



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

AGENDA
February 25, 2025

2:00 P.M.

329 MAIN STREET
(MEETING ROOM-BASEMENT)

- I. CALL TO ORDER / QUORUM CHECK / PLEDGE TO FLAG
- II. APPROVAL OF MINUTES OF RPC MEETING: **January 28, 2025**
- III. ANNOUNCEMENTS/DEFERRALS
- IV. UPCOMING MEETINGS DATES/TIMES:
 - 1. CITY COUNCIL INFORMAL **March 3, 2025 @ 4:30 P.M.**
 - 2. CITY COUNCIL PUBLIC HEARING & FIRST READING **March 6, 2025 @ 6:00 P.M.**
 - 3. COUNTY COMMISSION PUBLIC HEARING **March 3, 2025 @ 6:00 P.M.**
 - 4. COUNTY COMMISSION FORMAL MEETING **March 10, 2025 @ 6:00 P.M.**
- V. CURRENT CASES:

REGULAR AGENDA ITEM(S): All items in this portion of the Agenda will be read and considered individually.

CASE TYPE: **CITY ZONING**

- 1. CASE NUMBER: **Z - 03 - 2025** OWNER(S): **Bill Mace**
 REQUEST:**C-4 - Highway Interchange District to C-2 - General Commercial District**
 LOCATION: **A property fronting north of West Bound I-24 right of way and south of Tylertown Rd, approximately 760 +/- feet east of Trenton Rd and Tylertown Rd Intersection and across from Roscommon Way.**
 TAX MAP(S): **008** PARCEL #(S): **007.00**
 REASON FOR REQUEST: **Retail/office and Multifamily development**
 CO. COMM. DISTRICT: **20** CITY COUNCIL WARD: **12** NUMBER OF ACRES: **25.31 +/-**
 GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 2**

DEFERRED



REGULAR AGENDA ITEM(S): All items in this portion of the Agenda will be read and considered individually.

2. CASE NUMBER: **Z - 05 - 2025** OWNER(S): **Regional Planning Commission**
REQUEST:**CBD - Central Business District to CBD - Central Business District**
LOCATION: **Properties East of Public Square, South of College Street, North of Madison Street and West of S 5th Street to also include the property on the NE corner of S 5th St.**
TAX MAP(S): **066G 066K** PARCEL #(S): **G 005.00, G 006.00, G 007.00, G 009.00, G 010.00 , G 011.00, G 012.00, G 013.00, G 014.00, G 015.00, G 016.00, G 017.00, G 018.00, G 019.00, G 020.00, G 021.00, G 022.00, G 023.00, G 024.00, G 025.00, G 026.00, G 027.00, G 028.00, J 001.00, J 039.00 A 001.00, A 027.00, A 026.00, A 025.00 , A 024.00, A 018.00, A 016.00**
REASON FOR REQUEST: **Requested by the Regional Historic Zoning Commission, the RPC initiated a zoning change adding properties in downtown Clarksville to the H-1 Historic Overlay.**
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **8.8 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
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3. CASE NUMBER: **Z - 06 - 2025** OWNER(S): **Reda Home Builders Inc**
REQUEST:**R-4 - Multiple-Family Residential District to R-2A - Single-Family Residential District**
LOCATION: **Fronting on the north frontage of Airport Rd., 155 +/- feet east of the eastern intersection of Airport Rd. & Tandy Dr.**
TAX MAP(S): **019A** PARCEL #(S): **B 004.00**
REASON FOR REQUEST: **R-4 unsuitable for lot size, R-2A is better for future development.**
CO. COMM. DISTRICT: **12** CITY COUNCIL WARD: **1** NUMBER OF ACRES: **.43 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**
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4. CASE NUMBER: **Z - 07 - 2025** OWNER(S): **Reda Home Builders Inc**
REQUEST:**R-2 - Single-Family Residential District to R-4 - Multiple-Family Residential District**
LOCATION: **N of W Concord Drive**
TAX MAP(S): **043J 043J** PARCEL #(S): **D 29.02 D 29.05**
REASON FOR REQUEST: **Future building.**
CO. COMM. DISTRICT: **10** CITY COUNCIL WARD: **2** NUMBER OF ACRES: **1 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **7**
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DEFERRED

REGULAR AGENDA ITEM(S): All items in this portion of the Agenda will be read and considered individually.

5. CASE NUMBER: **Z - 08 - 2025** OWNER(S): **Infinity Investment, LLC**
REQUEST:**R-1 - Single-Family Residential District to R-6 - Single-Family Residential District**
LOCATION: **A parcel located at the southeast corner of Hillsboro Rd. & Binks Dr.**
TAX MAP(S): **043L** PARCEL #(S): **L 001.00**
REASON FOR REQUEST: **future building**
CO. COMM. DISTRICT: **13** CITY COUNCIL WARD: **4** NUMBER OF ACRES: **.45 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **7**

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6. CASE NUMBER: **Z - 09 - 2025** OWNER(S): **Hunter Winn**
REQUEST:**R-1 - Single-Family Residential District to R-2A - Single-Family Residential District**
LOCATION: **South of Slayden Circle**
TAX MAP(S): **079J 079J** PARCEL #(S): **A 016.00 A 017.00**
REASON FOR REQUEST: **going from three lots to four**
CO. COMM. DISTRICT: **4** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **2.17 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**

DEFERRED

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7. CASE NUMBER: **Z - 10 - 2025** OWNER(S): **Hunter Winn**
REQUEST:**R-1A - Single-Family Residential District to C-2 - General Commercial District**
LOCATION: **A parcel fronting on the south frontage of Tiny Town Rd., South of the Tiny Town Rd. & Pembroke Rd. intersection.**
TAX MAP(S): **006** PARCEL #(S): **056.00**
REASON FOR REQUEST:
CO. COMM. DISTRICT: **12** CITY COUNCIL WARD: **1** NUMBER OF ACRES: **2.9 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**

DEFERRED

REGULAR AGENDA ITEM(S): All items in this portion of the Agenda will be read and considered individually.

8. CASE NUMBER: **Z - 11 - 2025** OWNER(S): **Mike Greenfield**
REQUEST:**C-5 - Highway & Arterial Commercial District to M-1 - Light Industrial District**
LOCATION: **A tract of land south of the Ashland City Rd. & Chesterfield Dr. intersection.**
TAX MAP(S): **080N** PARCEL #(S): **C 024.00**
REASON FOR REQUEST: **The owner is having to move contractors building location due to fire loss. In the current zoning manual construction contractor is designated in the M1 zone per table 3.4.7**
CO. COMM. DISTRICT: **3** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **8.71 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **11**
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9. CASE NUMBER: **Z - 12 - 2025** OWNER(S): **Hunter Winn**
REQUEST:**R-1A - Single-Family Residential District to R-2A - Single-Family Residential District**
LOCATION: **West of Summerfield Drive, South of Barbee Lane, North of Silver Star Dr.**
TAX MAP(S): **006L** PARCEL #(S): **E 028.00**
REASON FOR REQUEST: **Looking to go from one to two lots**
CO. COMM. DISTRICT: **8** CITY COUNCIL WARD: **1** NUMBER OF ACRES: **.39 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**
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10. CASE NUMBER: **Z - 13 - 2025** OWNER(S): **David Merrill**
REQUEST:**R-1A - Single-Family Residential District to C-5 - Highway & Arterial Commercial District**
LOCATION: **The northeast corner of the Tiny Town Rd. & Tobacco Rd. intersection.**
TAX MAP(S): **006J** PARCEL #(S): **B 017.00**
REASON FOR REQUEST: **For speculative commercial building**
CO. COMM. DISTRICT: **8** CITY COUNCIL WARD: **1** NUMBER OF ACRES: **1.22 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**
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DEFERRED

REGULAR AGENDA ITEM(S): All items in this portion of the Agenda will be read and considered individually.

**11. CASE NUMBER: Z - 14 - 2025 OWNER(S): RL Home LLC
REQUEST:RM-1 - Single-Family Mobile Home Residential District to R-4 - Multiple-Family Residential District
LOCATION: South of Britton Springs Road, East of Center Road
TAX MAP(S): 029L PARCEL #(S): C 008.02
REASON FOR REQUEST: To match surrounding R-4 and provide highest and best use, possibly build a triplex.
CO. COMM. DISTRICT: 11 CITY COUNCIL WARD: 3 NUMBER OF ACRES: .35 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 3**

**12. CASE NUMBER: Z - 15 - 2025 OWNER(S): New Vision Renovations, LLC
REQUEST:R-4 - Multiple-Family Residential District to R-2A - Single-Family Residential District
LOCATION: A parcel located near the northern terminus of East Fork Drive.
TAX MAP(S): 030H PARCEL #(S): B 012.06
REASON FOR REQUEST: To bring the non compliant lot into compliance allowing for the lot to be replatted.
CO. COMM. DISTRICT: 10 CITY COUNCIL WARD: 3 NUMBER OF ACRES: .23 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 3**

DEFERRED

**13. CASE NUMBER: ZO - 3 - 2024 APPLICANT: Regional Planning Commission
REQUEST: Modify language for building around communications towers in the fall zones.
Add similar language from Permitted with Conditions to under Site Plan Review.**

REGULAR AGENDA ITEM(S): All items in this portion of the Agenda will be read and considered individually.

- 14. CASE NUMBER: ZO - 4 - 2024 APPLICANT: Regional Planning Commission
REQUEST: Amend Digital Message Board Language and Lighting Regulations and Update Madison Street Overlay Signage Regulations Accordingly**

DEFERRED

CASE TYPE: **COUNTY ZONING**

- 15. CASE NUMBER: CZ - 01 - 2025 OWNER(S): Ronnie Nicholson C/o Ann Swaim
REQUEST:AG - Agricultural District to R-1A - Single-Family Residential District
LOCATION: North & east of Kirkwood Road, west & south of Buck Road
TAX MAP(S): 034 PARCEL #(S): 22.03
REASON FOR REQUEST: To provide an extension of single family housing within the UGB slightly more density to provide much needed housing near the growing industrial park. Public utilities are available near by in the newly developed Wellington Fields Subdivision.
CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: NUMBER OF ACRES: 95.7 +/-
GROWTH PLAN AREA: UGB CIVIL DISTRICT : 1**

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- 16. CASE NUMBER: CZ - 02 - 2025 OWNER(S): Carolyn Jackson Houston
REQUEST:AG - Agricultural District to R-1 - Single-Family Residential District
LOCATION: South of Old Dover Court, East of Ross Lane
TAX MAP(S): 053 053 PARCEL #(S): 172.00 148.03
REASON FOR REQUEST: No reason for the request provided..
CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: NUMBER OF ACRES: 76.21 +/-
GROWTH PLAN AREA: PGA CIVIL DISTRICT : 8**
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17. CASE NUMBER: **CZ - 03 - 2025** OWNER(S): **Leonard and Angela Carter**
REQUEST: **to C-2 - General Commercial District**
LOCATION: **West of Highway 48, East of Moody Road**
TAX MAP(S): **101** PARCEL #(S): **207.00**
REASON FOR REQUEST: **Property is currently under a split zone, the same being RM-2, that previously contained a mobile home which has since been removed and a portion being R-2 which contains a single family residential home. Applicants intend to convert the improvement to a hair salon providing hair cutting and associated services, This activity is identified as Barber and Beauty Ships which is permitted in C-2 zoning. The property adjoins existing C-2 property and there is existing C-2 property across Highway 48.**
CO. COMM. DISTRICT: **6** CITY COUNCIL WARD: NUMBER OF ACRES: **.76 +/-**
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **17**
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CASE TYPE: **SUBDIVISION VARIANCE(S)**

18. CASE NUMBER: **V - 2 - 2025** OWNER(S): **Ligon Home Builders LLC**
VARIANCE REQUEST: **4.1.2.1 Each subdivision shall continue all public streets and road stubbed to the boundary of the development plan by previously approved (built and unbuilt) active subdivisions.**
LOCATION: **West of Bell Road, North of Needmore Road** ZONING: **R-3 - Three Family Residential District** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2** CORRESPONDING CASE: **S-11-2025**
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19. CASE NUMBER: **V - 3 - 2025** OWNER(S): **Thomas B LLC**
VARIANCE REQUEST(S):
1 & 2) The request is to have a cul-de-sac length of 990' on road 1 & to have a cul-de-sac length of 947' on road 3.
Regulation: 4.1.9.1 The length of a cul-de-sac, measured from the centerline of the intersecting street, road or permanent easement to the center of the turnaround, shall not be...longer than indicated in Table 4.1. (750 ft).
3) The request is to exceed the block length of 1,500 feet. We request for a block length of 1,800 feet.
Regulation: 4.3.2 No block or block face shall be greater than 1,500 feet in length as measured from the intersecting centerlines of one (1) intersection to the other...
LOCATION: **South & adjacent to the Antioch Rd & Oak Hill Rd intersection on the eastern portion of Highway 48**
ZONING: **AG - Agricultural District**
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **17**
CORRESPONDING CASE: **S-12-2025**
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CASE TYPE: **SUBDIVISION(S)**

20. CASE NUMBER: S - 9 - 2025 OWNER(S): J & N Enterprises
REQUEST: Preliminary Plat Approval of Anderson Place, Section 5
LOCATION: North of Tiny Town Road, East of Macon Lane, connecting to Bridgeport Way Road stub and Union Camp Blvd Road
TAX MAP(S): 007 PARCEL #(S): 004.00 (p/o)
CO. COMM. DISTRICT: 9 CITY COUNCIL WARD: 8 NUMBER OF ACRES: 14.9 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 2
ZONING: R-2A - Single-Family Residential District C-5 - Highway & Arterial Commercial District R-2 - Single-Family Residential District
OF LOTS: 71 +/-

21. CASE NUMBER: S - 10 - 2025 OWNER(S): Seay Farms
REQUEST: Preliminary Plat Approval of Wellington Fields Section 7 (cluster)
LOCATION: South of and adjacent to Kirkwood Road, west of and adjacent to Kirkwood Road, north of and adjacent to the existing Wellington Fields Subdivision.
TAX MAP(S): 034 034 PARCEL #(S): 052.02 052.03
CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: NUMBER OF ACRES: 131.92 +/-
GROWTH PLAN AREA: UGB CIVIL DISTRICT : 1
ZONING: R-1 - Single-Family Residential District E-1 - Single-Family Estate District
OF LOTS: 326 +/-

22. CASE NUMBER: S - 11 - 2025 OWNER(S): Ligon Home Builders LLC
REQUEST: Revised Preliminary Plat Approval of Gold Landing
LOCATION: West of Bell Road, North of Needmore Road
TAX MAP(S): 032 032 PARCEL #(S): 052.01 052.01
CO. COMM. DISTRICT: 17 CITY COUNCIL WARD: 9 NUMBER OF ACRES: 10.81 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 2
ZONING: R-3 - Three Family Residential District
OF LOTS: 43 +/-
CORRESPONDING CASE: V-2-2025

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23. CASE NUMBER: S - 12 - 2025 OWNER(S): Thomas B LLC
REQUEST: Preliminary Plat Approval of Central Fields & Central Ridge Sec 1 & 2 (Formerly Cunningham Fields)
LOCATION: South and adjacent to the Antioch Rd & Oak hill Rd intersection, on the eastern portion of Highway 48
TAX MAP(S): 112 PARCEL #(S): 133.00
CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: NUMBER OF ACRES: 125.84 +/-GROWTH PLAN AREA: RA CIVIL DISTRICT : 17
ZONING: AG - Agricultural District
OF LOTS: 58 +/-
CORRESPONDING CASE: V-3-2025

CASE TYPE: **SITE REVIEW(S)**

24. CASE NUMBER: SR - 63 - 2024 OWNER(S): Church of Christ Riverside Dr David Brown
DEVELOPMENT: Church of Christ Riverside Dr
LOCATION: 708-782 N. 2nd St.
TAX MAP(S): 0550 PARCEL #(S): C 001.00 C 018.00 C 020.00
PROPOSED USE: Church Sanctuary and Offices
CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 1.11 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12
ZONING: R-2 - Single-Family Residential District
OF UNITS: +/- SQ FOOTAGE: 3,800 +/-

25. CASE NUMBER: SR - 68 - 2024 OWNER(S): Maxie K West

DEVELOPMENT: Maxxed Out Autobody
LOCATION: 2631 Fort Campbell Boulevard, Clarksville, TN 37042
TAX MAP(S): 019A PARCEL #(S): B 059.01
PROPOSED USE: Auto Repair
CO. COMM. DISTRICT: 12 CITY COUNCIL WARD: 1 NUMBER OF ACRES: 0.90 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 3
ZONING: C-5 - Highway & Arterial Commercial District
OF UNITS: +/- SQ FOOTAGE: 3,120 +/-

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26. CASE NUMBER: SR - 70 - 2024 OWNER(S): SDRA Holdings LLC
DEVELOPMENT: Pembroke Speculative Warehouses
LOCATION: West of Pembroke Road
TAX MAP(S): 006 PARCEL #(S): 001.08
PROPOSED USE: Warehouse
CO. COMM. DISTRICT: 8 CITY COUNCIL WARD: 1 NUMBER OF ACRES: 2.69 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 3
ZONING: M-2 - General Industrial District
OF UNITS: 1 +/- SQ FOOTAGE: 13920 +/-

DEFERRED

27. CASE NUMBER: SR - 7 - 2025 OWNER(S): BG Investments IV LLC
DEVELOPMENT: Little Hope Townhomes
LOCATION: North of and adjacent to HWY 76, West of and adjacent to Little Hope Road
TAX MAP(S): 063 PARCEL #(S): 049.00
PROPOSED USE: Multi-family
CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: 10 NUMBER OF ACRES: 6.39 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 11
ZONING: C-2 - General Commercial District
OF UNITS: 76 +/- SQ FOOTAGE: 55,936 +/-

28. CASE NUMBER: SR - 8 - 2025 OWNER(S): Eric Huneycutt
DEVELOPMENT: The Millie at Midtown
LOCATION: 1494 Golf Club Lane
TAX MAP(S): 065P PARCEL #(S): H 021.00
PROPOSED USE: Multi-family
CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: NUMBER OF ACRES: 4.51 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12
ZONING: R-4 - Multiple-Family Residential District
OF UNITS: 64 +/- SQ FOOTAGE: 37,591 +/-

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29. CASE NUMBER: SR - 9 - 2025 OWNER(S): Life Point Church
DEVELOPMENT: Life Point Church Storage
LOCATION: 1915 Rossvie Road Clarksville TN
TAX MAP(S): 039 PARCEL #(S): 025.01
PROPOSED USE: Storage Shed
CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: NUMBER OF ACRES: 23.17 +/-
GROWTH PLAN AREA: UGB CIVIL DISTRICT : 1
ZONING: C-5 - Highway & Arterial Commercial District
OF UNITS: +/- SQ FOOTAGE: 2852 +/-

30. CASE NUMBER: SR - 10 - 2025 OWNER(S): Haruko Brown
DEVELOPMENT: Atlas Coffee #2
LOCATION: 2037 Ft. Campbell Blvd Clarksville TN 37042
TAX MAP(S): 030H PARCEL #(S): D 005.00
PROPOSED USE: Drive Thru Coffee Shop
CO. COMM. DISTRICT: 16 CITY COUNCIL WARD: 3 NUMBER OF ACRES: 2.01 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 3
ZONING: C-5 - Highway & Arterial Commercial District
OF UNITS: +/- SQ FOOTAGE: 320 +/-

DEFERRED

31. CASE NUMBER: SR - 11 - 2025 OWNER(S): Casey's General Stores Inc
DEVELOPMENT: Casey's General Store
LOCATION: SW Corner of Tiny Town and Tobacco Road
TAX MAP(S): 006 PARCEL #(S): 056.04
PROPOSED USE: Convenience Store
CO. COMM. DISTRICT: 12 CITY COUNCIL WARD: 1 NUMBER OF ACRES: 2.59 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 3
ZONING: C-2 - General Commercial District
OF UNITS: +/- SQ FOOTAGE: 3,219 +/-

CONSENT AGENDA ITEMS: All items in this portion of the Agenda are considered to be routine and non-controversial by the staff of the Regional Planning Commission and may be approved by one motion; however, a member of the audience, Commission, or staff may request that an item be removed for separate consideration:

32. CASE NUMBER: SR - 12 - 2025 OWNER(S): Brian Johnson
DEVELOPMENT: Johnson Self Storage
LOCATION: 287 Dover Road Clarksville TN 37042
TAX MAP(S): 054E PARCEL #(S): F 009.00
PROPOSED USE: Portable Storage
CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 2 NUMBER OF ACRES: 2.42 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 7
ZONING: C-5 - Highway & Arterial Commercial District
OF UNITS: +/- SQ FOOTAGE: 4,000 +/-

DEFERRED

33. CASE NUMBER: SR - 13 - 2025 OWNER(S): Chris Blackwell
DEVELOPMENT: The Willow Condos at Madison
LOCATION: South of Madison Street, West of Meadowhill Lane
TAX MAP(S): 081J PARCEL #(S): A 003.00
PROPOSED USE: Multifamily
CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 10.90 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 11
ZONING: C-2 - General Commercial District
OF UNITS: 171 +/- SQ FOOTAGE: N/A +/-

DEFERRED

34. CASE NUMBER: SR - 14 - 2025 OWNER(S): CHRIS BLACKWELL
DEVELOPMENT: Pea Ridge Park
LOCATION: 2510 Pea Ridge Road Clarksville TN 37042
TAX MAP(S): 041 PARCEL #(S): 040.08
PROPOSED USE: office building and warehouse
CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 9 NUMBER OF ACRES: 2.99 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6
ZONING: C-5 - Highway & Arterial Commercial District
OF UNITS: SQ FOOTAGE: 24,930 +/-

CONSENT AGENDA ITEMS: All items in this portion of the Agenda are considered to be routine and non-controversial by the staff of the Regional Planning Commission and may be approved by one motion; however, a member of the audience, Commission, or staff may request that an item be removed for separate consideration:

35. CASE NUMBER: SR - 16 - 2025 OWNER(S): Bill Belew
DEVELOPMENT: Arbor Ridge
LOCATION: 2091 Ashland City Road Clarksville TN 37043
TAX MAP(S): 080 PARCEL #(S): 005.00
PROPOSED USE: Multi-Family
CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 21.11 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 11
ZONING: R-4 - Multiple-Family Residential District
OF UNITS: 324 +/- SQ FOOTAGE: 159,631 +/-

36. CASE NUMBER: SR - 17 - 2025 OWNER(S): Gracey General Partnership
DEVELOPMENT: The Joseph
LOCATION: 517 Madison Street Clarksville TN 37040
TAX MAP(S): 066K PARCEL #(S): B 019.00
PROPOSED USE: Retail/Multi-Family
CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 0.99 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12
ZONING: CBD - Central Business District
OF UNITS: 92 +/- SQ FOOTAGE: 21,940 +/-

CASE TYPE: **ABANDONMENT(S)**

37. CASE NUMBER: AB - 1 - 2025 OWNER(S): Karyl Smalley Kirkland
REQUEST: Unnamed Alley Off Woodmont Blvd
LOCATION: Unimproved alley south of Woodmont Blvd between parcels 7.00, 8.00, 43.00, and 11.01 as shown on Tax Map 079C Group E.
TAX MAP(S): 079C PARCEL #(S): E 007.00 E 008.00
REASON FOR REQUEST: unimproved right of way to be added to adjacent property CO.
COMM. DISTRICT: 13 CITY COUNCIL WARD: 2 NUMBER OF ACRES: .11 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 7
ZONING: R-3 - Three Family Residential District
LENGTH OF ROAD: 202.19 +/- feet ROAD WIDTH: 25.49 +/- Feet

WITHDRAWN

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VI. OTHER BUSINESS:

A. Profit and Loss Statement

VII. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda