



# CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION MEETING MINUTES

**Date: March 25, 2025**

**Time: 2:00 PM**

## **Members Present**

**Jeff Henley  
Charlie Patterson  
Joe Smith  
Bill Kimbrough  
Eric Huneycutt  
Stacey Streetman  
Michael Long**

## **Others Present**

**Jeff Tyndall, Director of Planning  
Brad Parker, Senior Planner  
John Spainhoward, Deputy Director  
Daniel Morris, GIS Manager  
Drew Sturdivant, Administrative Assistant  
  
Mike Reed, CFR  
Neal Cherry, CFR  
Joe Green, CSD  
Chris Cowan, CSD  
Alex Morris, Co. HWY**

Jeff Henley called the meeting to order at 2:01 pm and stated a quorum was present.

## **Approval of Minutes**

Charlie Patterson made a motion to approve the February 25, 2025 minutes, seconded by Michael Long. All others voted in favor. Minutes were approved.

## **Announcements/Deferrals**

Jeff Tyndall presented the Clarksville-Montgomery County Regional Planning Commission 2024 Annual Report.

Jeff Tyndall read the deferrals for the meeting: Z-13-2025, Z-18-2025, ZO-4-2024, V-4-2025, S-11-2025, SR-15-2025, SR-19-2025, SR-17-2025, SR-20-2025, as well as two that were withdrawn Z-15-2025 and SR-19-2025. Joe Smith made a motion to approve deferrals, seconded by Michael Long. All others voted in favor, cases were approved for deferral. Jeff Henley read the rules for speaking.

- 
1. CASE NUMBER: **Z - 3 - 2025** APPLICANT **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): **8** PARCEL #(S): **7**  
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**

John Spainhoward presented.

**STAFF RECOMMENDATION: Disapproval**

This request is not consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.

The property is located at Interstate Exit 1 of Interstate 24 and the C-4 Commercial Highway Interchange District is the appropriate zoning classification for an interstate exit.

The Future Land Use Opinion Map for the area designates the property as Regional Commercial. This land use designation is intended to accommodate larger commercial and employment centers that serve the greater region. High Density Residential with density greater than 16 units per acre. The proposed C-2 Commercial district does not align with the Regional Commercial designation.

The scale of the C-2 General Commercial District request does not align with the overall Comp Plans goal to create a sustainable growth pattern & can have a negative impact on the planning area as it relates to future regional commercial growth and the appropriate blend of future housing options.

No environmental issues have been identified relative to this tract.

Jeff Henley opened public hearing.

Stanley Ross spoke in favor.

No one spoke against.

Jeff Henley closed public hearing.

Bill Kimbrough made a motion for disapproval since the request isn't consistent with the overall goals and objectives of the Clarksville-Montgomery County Comprehensive Plan, seconded by Charlie Patterson. All others voted in favor. Motion passes for disapproval.

Jeff Tyndall made an announcement about City Council executive session meeting location.

**CMCRPC MEETING MINUTES**

- 
2. CASE NUMBER: **Z - 7 - 2025** APPLICANT **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): **43 043J** PARCEL #(S): **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**

**John Spainhoward presented.**

**STAFF RECOMMENDATION: Approval**

**This request is consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.**

**The R-4 Multi-Family Residential District request aligns with the Mixed Residential Neighborhood designation and serves as a logical extension of an existing R-4 Multi-Family Residential District.**

**The Lafayette Peachers Mill Planning Area's General Recommendations encourages a desirable mixture of affordable housing types throughout the area.**

**Recent heavy rains & flooding have heightened awareness of the flooding potential within the mapped FEMA Flood Zone for this area. While the rear portions of these two parcels fall within the flood plain, there remains adequate buildable area unaffected by encumbrances.**

**Engineering data is required before development to ensure no adverse effects on surrounding properties or conditions.**

**Jeff Henley opened public speaking.**

**Garrett Lindsey spoke in favor.**

**Britt Little spoke in favor.**

**Dan Fucella spoke against and presented an exhibit.**

**Todd Hood spoke against and presented "a poster board with pictures to the commissioners, that he took with him when he left the meeting"**

**Deanna McGauhlin spoke against and presented an exhibit.**

**Jeff Henley closed public hearing.**

**Charlie Patterson asked a question.**

**Garrett Lindsay answered.**

**Jeff Henley made a comment.**

**Garrett Lindsay made a comment.**

**Charlie Patterson asked a question.**

**Garrett Lindsay answered.**

**Charlie Patterson asked a question.**

**Garrett Lindsay answered.**

**Charlie Patterson asked a question.**

**John Spainhoward answered.**

**Charlie Patterson asked a question.**

**John Spainhoward answered.**

**Jeff Henley made a comment.**

Joe Green, Clarksville Street Department, made comment.  
Jeff Henley made a comment.  
Charlie Patterson asked a question.  
Joe Green answered.  
Charlie Patterson asked a question.  
Joe Green answered.  
Charlie Patterson made a comment.  
Joe Green made a comment.  
Charlie Patterson asked a question.  
Joe Green answered.  
Charlie Patterson made a comment.  
Jeff Henley made a comment.  
Stacey Streetman made a comment.  
Jeff Henley made a comment.  
Stacey Streetman made a comment.  
Stacey Streetman asked a question.  
John Spainhoward answered.  
Stacey Streetman asked a question.  
Joe Green answered.  
Stacey Streetman made a comment.  
Jeff Henley made a comment.  
Michael Long asked a question.  
Jeff Tyndall answered.  
Michael Long made a comment.  
Charlie Patterson made a motion for approval, seconded by Joe Smith.  
Bill Kimbrough asked a question.  
John Spainhoward answered.  
Bill Kimbrough made a comment and asked a question.  
Britt Little answered.  
Michael Long asked a question.  
Britt Little answered.  
Michael Long made a comment.  
Stacey Streetman and Eric Huneycutt voted in disapproval, all others voted for approval.  
Motion passes for approval 4-2.

- 
3. CASE NUMBER: **Z - 9 - 2025** APPLICANT **Hunter Winn**  
REQUEST: **R-1 - Single-Family Residential District** to **R-2A - Single-Family Residential District**  
LOCATION: **South of Slayden Circle**  
TAX MAP(S): **79 079J** PARCEL #(S): **16 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**

**John Spainhoward presented.**

**STAFF RECOMMENDATION: DISAPPROVAL**

**This request is not consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.**

**This proposal is internal to an established R-1 Single Family Subdivision. Increases in residential density are most appropriate along the outer edges of existing neighborhoods as transitions and buffers to more intense uses.**

**Residential zone changes internal to an existing developed subdivision should be more gradual by nature.**

**The proposed zone change from R-1 to R-2A reduces the minimum lots sizes for 15,000 sq. ft. to 5,000 sq. ft. and lot widths from 90 ft. to 40 ft. This would not be consistent with the overall development pattern internal to the existing subdivision.**

**The developer must coordinate with the Street Department to resolve matters related to grading and drainage.**

**Jeff Henley opened public hearing.**

**Jake Welch spoke in favor and presented an exhibit.**

**Robert Brady spoke against.**

**Juan Valadez spoke against.**

**Jake Welch gave a rebuttal.**

**Jeff Henley closed public hearing.**

**Joe Smith asked a question.**

**Jeff Tyndall answered.**

**Joe Smith made a comment.**

**Jeff Henley made a comment.**

**Stacey Streetman made a motion for disapproval because the request is not consistent with the overall goals and objectives of the adopted Clarksville Montgomery County comprehensive plan, seconded by Eric Huneycutt. All others were in favor of disapproval, but Michael Long who voted in favor. Motion passes for disapproval.**

- 
4. CASE NUMBER: **Z - 10 - 2025** APPLICANT **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**  
REASON FOR REQUEST:  
CO. COMM. DISTRICT: **12** CITY COUNCIL WARD: **1** NUMBER OF ACRES: **2.9 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**

**John Spainhoward presented.**

**STAFF RECOMMENDATION: Disapproval**

**This request is not consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.**

**The proposed C-2 General Commercial district does not fully align with the adopted Future Land Use Opinion Map designation of Commercial / Industrial Hybrid.**

**Rezoning to a more intense “commercial” use introduces the potential for adding a 4th leg to the existing traffic signal, possibly reducing the efficiency of the intersection by increasing signal cycle length and delays for all users.**

**Rezoning to a more intense use should be in alignment with the Commercial / Industrial Hybrid Future Land Use Map designation and combined and/or connected to the neighboring parcel(s) to the east to provide an opportunity for a more appropriate driveway access point. Ex. Shared Drive, Travel Easement, etc.**

**The developer must coordinate with the Street Department to resolve matters related to grading and drainage. Per CSD: A sinkhole impacts a significant portion of the property. The current drainage at the sinkhole is insufficient and an injection well will likely be needed as the area develops.**

**Bill Kimbrough asked a question.**

**John Spainhoward answered.**

**Bill Kimbrough asked a question.**

**John Spainhoward answered.**

**Bill Kimbrough made a comment.**

**John Spainhoward made a comment.**

**Bill Kimbrough made a comment.**

**John Spainhoward made a comment.**

**Stacey Streetman asked a question.**

**John Spainhoward answered.**

**Stacey Streetman asked a question.**

**John Spainhoward answered.**

**Stacey Streetman asked a question.**

**John Spainhoward answered.**

**Stacey Streeman made a comment.**

**Jeff Henley opened public hearing.**

**Hunter Winn spoke in favor.**

Charlie Patterson asked a question.  
Hunter Winn answered.  
Stacey Streetman asked a question.  
Hunter Winn answered.  
Bill Kimbrough made a comment.  
Hunter Winn made a comment.  
Jeff Tyndall asked a question.  
Hunter Winn answered.  
Jeff Tyndall asked a question.  
Hunter Winn answered.  
Jeff Tyndall made a comment.  
David Forbes spoke against.  
Jeff Henley asked a question.  
David Forbes answered.  
Hunter Winn gave a rebuttal.  
Jeff Henley closed public hearing.  
Joe Smith asked a question.  
Jeff Tyndall made a comment.  
John Spainhoward answered.  
Joe Smith made a comment.  
Jeff Tyndall made a comment.  
Joe Smith made a comment.  
John Spainhoward made a comment.  
Joe Smith made a comment.  
John Spainhoward made a comment.  
Joe Smith asked a question.  
John Spainhoward made a comment.  
Stacey Streetman made a comment.  
Bill Kimbrough made a comment.  
John Spainhoward made a comment.  
Bill Kimbrough made a comment.  
Bill Kimbrough made a motion for approval based on its consistency with the overall goals and objectives of the Clarksville Montgomery County comprehensive plan, seconded by Stacey Streetman. All others voted in favor, motion passes for approval.

- 
5. CASE NUMBER: **Z - 13 - 2025** APPLICANT **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**

**STAFF RECOMMENDATION: 1 month deferral**



- 
6. CASE NUMBER: **Z - 15 - 2025** APPLICANT **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): **030** PARCEL #(S): **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**

**STAFF RECOMMENDATION: 1 Month Deferral**

**The RPC Staff request a month deferral to review possible alternatives to a zone change.**

- 
7. CASE NUMBER: **Z - 16 - 2025** APPLICANT **F&M Bank**  
REQUEST: **M-3 - Planned Industrial District to C-5 - Highway & Arterial Commercial District**  
LOCATION: **East of Old Russellville Pike, North of Stone Container Drive**  
TAX MAP(S): **041** PARCEL #(S): **023.03**  
REASON FOR REQUEST: **Planning to operate a used vehicle dealership and vintage motorcycle museum on property.**  
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **7.5 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**

John Spainhoward presented.

**STAFF RECOMMENDATION: APPROVAL**

This request is consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.

The C-5 Highway & Arterial Commercial Zoning Classification request aligns with the Regional Commercial Future Land Use Designation.

No adverse environmental issues have been identified as part of this request.

Jeff Henley opened public hearing.

David Gordon asked a question.

John Spainhoward made a comment.

Jeff Henley asked a question.

David Gordon answered.

Jeff Tyndall asked a question.

David Gordon answered.

Jeff Tyndall made a comment.

Britt Little made a comment.

John Spainhoward made a comment.

Britt Little made a comment.

John Spainhoward made comments.

Jeff Henley made a comment.

Chris Cowan made a comment.

Jeff Henley asked a question.

Chris Cowan answered.

Jeff Tyndall made a comment.

Jeff Henley made a comment.

Joe Shakenwabb spoke in favor.

No one spoke against.

Stacey Streetman made a comment.

John Spainhoward made a comment.

Stacey Streetman made a comment.

Bill Kimbrough made a comment.

John Spainhoward made a comment.

Bill Kimbrough made a comment.

Bill Kimbrough made a motion for approval based on its consistency with the overall goals and

objectives of the Clarksville Montgomery County comprehensive plan, seconded by Stacey Streetman.

All others voted in favor, motion passes for approval.

**CMCRPC MEETING MINUTES**

- 
8. CASE NUMBER: **Z - 17 - 2025** APPLICANT **Diann Clevenger Pinkstaff**  
REQUEST: **R-1 - Single-Family Residential District to R-3 - Three Family Residential District**  
LOCATION: **Property fronts on the East frontage of Fantasy Lane, 325 +/- feet North of the Fantasy Lane & Candlewood Court Intersection.**  
TAX MAP(S): **056** PARCEL #(S): **108.00**  
REASON FOR REQUEST: **To split property for better use of property and give more dense residential development.**  
CO. COMM. DISTRICT: **1** CITY COUNCIL WARD: **10** NUMBER OF ACRES: **1.08 +/-**  
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 12**

**John Spainhoward presented.**

**STAFF RECOMMENDATION: Disapproval**

**This request is not consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.**

**Increases in residential density are most appropriate along the outer edges of existing neighborhoods as transitions and buffers to more intense uses.**

**Residential zone changes internal to an existing developed subdivision should be more gradual by nature.**

**The proposed zone change from R-1 to R-3 reduces the minimum lot sizes from 15,000 sq. ft. to 3,500 sq. ft. and lot widths from 90 ft. to 30 ft. for single family development. R-3 zoning also permits duplexes & triplexes. This would not be consistent with the overall development pattern for this area.**

**No environmental issues have been identified relative to this parcel.**

**Jeff Henley opened public hearing.**

**No one spoke in favor.**

**Denise Dudley spoke against and asked a question.**

**John Spainhoward answered.**

**Denise Dudley made a comment and asked a question.**

**John Spainhoward answered.**

**Denise Dudley made a comment.**

**Mary Schiller spoke against and asked a question.**

**Jeff Tyndall answered.**

**Mary Schiller asked a question.**

**Jeff Tyndall answered.**

**Mary Schiller asked a question.**

**Jeff Tyndall answered.**

**Mary Schiller asked a question.**

**John Spainhoward answered.**

**Mary Schiller asked a question.**

**John Spainhoward answered.**

**Mary Schiller asked a question.**

**John Spainhoward answered.**

**Mary Schiller asked a question.**

**John Spainhoward answered.**

**Mary Schiller asked a question.**

**John Spainhoward answered.**

**Mary Schiller asked a question.**

**John Spainhoward answered.**

**Mary Schiller commented.**

**Pam Nelson spoke against.**

**Jeff Henley closed public hearing.**

**Stacey Streetman made a motion for disapproval based on the fact that there are increases in residential density that are more appropriate along the outer edges of existing neighborhood and transitions and buffers to more intense uses and residential zone changes to an existing neighborhood should be more gradual by nature, seconded by Michael Long. All others voted in favor. Motion passes for disapproval.**

- 
9. CASE NUMBER: **Z - 18 - 2025** APPLICANT **James Page**  
REQUEST: **R-1 - Single-Family Residential District** to **C-5 - Highway & Arterial Commercial District**  
LOCATION: **Property fronts on the South frontage of Dover Road, 200 +/- feet East of the Dover Road and Walker Circle Intersection.**  
TAX MAP(S): **054G** PARCEL #(S): **F 035.00 F 036.00**  
REASON FOR REQUEST: **To provide an extension of C-5 Zoning for commercial development.**  
CO. COMM. DISTRICT: **7** CITY COUNCIL WARD: **4** NUMBER OF ACRES: **1.4 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **7**

**STAFF RECOMMENDATION: 1 Month Deferral**

- 
10. 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.**

Jeff Tyndall presented.

**STAFF RECOMMENDATION: Approval**

The purpose of this zoning text amendment is to clear confusion with the current zoning ordinance in the placement of where the fall zone is enforced. This will allow a fall zone to be enforced in areas even when a fall zone easement was not provided.

Jeff Henley made a comment.  
Stacey Streetman asked a question.  
Jeff Tyndall answered.  
Joe Smith asked a question.  
Jeff Tyndall answered.  
Joe Smith asked a question.  
Jeff Tyndall answered.  
Joe Smith asked a question.  
Jeff Tyndall made a comment and answered.  
Joe Smith asked a question.  
Jeff Tyndall answered.  
Joe Smith made a comment.  
Jeff Henley made a comment.  
Stacey Streetman asked a question.  
Jeff Tyndall answered.  
Stacey Streetman made a comment.  
Jeff Tyndall made a comment.  
Stacey Streetman asked a question.  
Jeff Tyndall answered.  
Stacey Streetman asked a question.  
Jeff Tyndall answered.  
Stacey Streetman asked a question.  
Jeff Tyndall answered.  
Stacey Streetman asked a question.  
Jeff Tyndall answered.  
Stacey Streetman made a comment.  
Jeff Henley asked a question.  
Jeff Tyndall answered.  
Jeff Henley opened public hearing.  
Summer Walls spoke against.  
Jeff Henley closed public hearing.  
Jeff Tyndall made a comment.  
Jeff Henley made a comment.  
Stacey Streetman asked a question.

Jeff Tyndall answered.  
Stacey Streetman made a comment.  
Joe Smith asked a question.  
Jeff Tyndall answered.  
Joe Smith asked a question.  
Jeff Tyndall answered.  
Joe Smith made a comment.  
Jeff Tyndall made a comment.  
Joe Smith asked a question.  
Jeff Tyndall asked a question.  
Joe Smith answered.  
Jeff Tyndall made a comment.  
Joe Smith made a comment.  
Stacey Streetman made a comment.  
Joe Smith made a comment.  
Stacey Streetman made a comment.  
Joe Smith made a comment.  
Stacey Streetman made a comment.  
Jeff Tyndall made a comment.  
Stacey Streetman made a comment.  
Jeff Henley asked a question.  
Jeff Tyndall answered the question.  
Joe Smith made a comment.  
Jeff Tyndall made a comment.  
Joe Smith made a comment.  
Jeff Tyndall made a comment.  
Joe Smith made a motion to table the case, seconded by Stacey Streetman. All others voted in favor, motion passes to table the case indefinitely.  
Joe Smith made a comment.  
Jeff Tyndall made a comment.  
Joe Smith made a comment.  
Jeff Tyndall made a comment.

- 
11. 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**

**STAFF RECOMMENDATION: 1 Month Deferral**

Digital Message Boards currently have no regulation within the city except size and location on a property.

Digital Message Boards are effective at displaying a message when utilized properly, but when not utilized in a safe manner can become a distraction to drivers (brightness, quickness of messages, moving images, etc.)

Madison Street Corridor has long denied the ability of properties to have Digital Message Boards but with the amount of grandfathered Digital Message Boards and recent new ones it is time the regulations were adjusted.

Neither the city code or zoning ordinance regulate property lighting and there are several places in the community with light pollution in the public right of way or neighboring properties.



- 
12. CASE NUMBER: **S - 11 - 2025** APPLICANT **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** PARCEL #(S): **052.01 053.00 (P/O)**  
CO. COMM. DISTRICT: **17** CITY COUNCIL WARD: **9** NUMBER OF ACRES: **11.47 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**  
ZONING: **R-3 - Three Family Residential District**  
# OF LOTS: **56 +/-**

**STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER**

- 
13. CASE NUMBER: **S - 23 - 2025** APPLICANT **Marvin Pitts**  
REQUEST: **Preliminary Plat Approval of Marvin Pitts Property Boolean Drive Lots 1 & 2 (previously called 7-Eleven Boolean and Right of Way Dedication)**  
LOCATION: **The Northeast Corner of Boolean Drive and Guthrie Hwy (Highway 79) intersection.**  
TAX MAP(S): **016** PARCEL #(S): **010.00 (p/o)**  
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: NUMBER OF ACRES: **4 +/-**  
GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **2**  
ZONING: **C-5 - Highway & Arterial Commercial District**  
# OF LOTS: **2 +/-**

**Brad Parker presented.**

**STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):**

- 1. Approval by the County Highway Department of road and drainage plans, for drainage structures within the proposed rights-of-way, before construction begins on site.**
- 2. Approval of Grading Permit by Montgomery County Building and Codes before Final Plat Approval.**
- 3. Approval of all utility plans by the Office of the Chief Utility Engineer/Utility District.**

**Jeff Henley opened public hearing.**

**Tom Hopkins spoke in favor.**

**No one spoke against.**

**Jeff Henley closed public hearing.**

**Jeff Tyndall made a comment.**

**Joe Smith made a motion for approval, seconded by Michael Long. All others voted in favor.**

**Motion passes for approval.**

**Joe Smith amended his motion for approval to being subject to the conditions listed.**

- 
14. CASE NUMBER: **SR - 10 - 2025** APPLICANT: **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 +/-**

**Brad Parker presented into the consent agenda.**

**STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):**

- 1. Approval of all utility plans by the City Engineer's Office or Utility District Official.**
- 2. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.**
- 3. Meet CDE requirements per CDE Lightband's design, at full cost to the Developer**

**Jeff Henley made a comment.**

**Eric Huneycutt made a motion to approve the consent agenda, seconded by Stacey Streetman.**  
**All others voted in favor, consent agenda passes for approval.**

- 
15. CASE NUMBER: **SR - 12 - 2025** APPLICANT: **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: **2.22 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **7**  
ZONING: **C-5 - Highway & Arterial Commercial District**  
# OF UNITS: **+/-** SQ FOOTAGE: **4000 +/-**

**Brad Parker presented into the consent agenda.**

**STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER**

**Jeff Henley made a comment.**

**Eric Huneycutt made a motion to approve the consent agenda, seconded by Stacey Streetman. All others voted in favor, consent agenda passes for approval.**

---

**16. CASE NUMBER: SR - 13 - 2025 APPLICANT: 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: 10.9 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 11**  
**ZONING: C-2 - General Commercial District**  
**# OF UNITS: 171 +/- SQ FOOTAGE: 0 +/-**

**STAFF RECOMMENDATION: WITHDRAWN**

---

17. CASE NUMBER: **SR - 17 - 2025** APPLICANT: **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: **.99 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**  
ZONING: **CBD - Central Business District**  
# OF UNITS: **92 +/-** SQ FOOTAGE: **21940 +/-**

**STAFF RECOMMENDATION: 1 Month Deferral**

- 
18. CASE NUMBER: **SR - 18 - 2025** APPLICANT: **CHRIS BLACKWELL**  
DEVELOPMENT: **Clarksville Spaces Old Russellville**  
LOCATION: **Located near the west adjacent portion of 2430 Old Russellville Pike**  
TAX MAP(S): **041** PARCEL #(S): **072.00**  
PROPOSED USE: **Office Space**  
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **.61 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**  
ZONING: **C-1 - Neighborhood Commercial District**  
# OF UNITS: **+/-** SQ FOOTAGE: **5400 +/-**

**Brad Parker presented into the consent agenda.**

**STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):**

- 1. Approval of all utility plans by the City Engineer's Office.**
- 2. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.**

**Jeff Henley made a comment.**

**Eric Huneycutt made a motion to approve the consent agenda, seconded by Stacey Streetman. All others voted in favor, consent agenda passes for approval.**

- 
19. CASE NUMBER: **SR - 19 - 2025** APPLICANT: **Double Dogs Clarksville, LLC**  
DEVELOPMENT: **Double Dogs Clarksville**  
LOCATION: **East adjacent to 601 Dunlop Lane**  
TAX MAP(S): **040** PARCEL #(S): **004.13**  
PROPOSED USE: **Restaurant**  
CO. COMM. DISTRICT: **1** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **3.13 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**  
ZONING: **C-2 - General Commercial District**  
# OF UNITS: **+/-** SQ FOOTAGE: **5477 +/-**

**Brad Parker presented into the consent agenda.**

**STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):**

- 1. Approval of all utility plans by the City Engineer's Office.**
- 2. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.**

**Jeff Henley made a comment.**

**Eric Huneycutt made a motion to approve the consent agenda, seconded by Stacey Streetman. All others voted in favor, consent agenda passes for approval.**



---

20. CASE NUMBER: **SR - 20 - 2025** APPLICANT: **Turner and Associates Realty, Inc.**  
DEVELOPMENT: **Dollar General**  
LOCATION: **1000 Creek Way Clarksville, TN 37042**  
TAX MAP(S): **018P** PARCEL #(S): **D 031.00**  
PROPOSED USE: **Dollar General Supermarket and Proposed Retail**  
CO. COMM. DISTRICT: **12** CITY COUNCIL WARD: **5** NUMBER OF ACRES: **2.54 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**  
ZONING: **C-5 - Highway & Arterial Commercial District**  
# OF UNITS: **N/A +/-** SQ FOOTAGE: **16,640 +/-**

**STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION**

---

**21. CASE NUMBER: SR - 21 - 2025 APPLICANT: Brian Hamm**  
**DEVELOPMENT: Hammer Concepts**  
**LOCATION: 1031 Smokestack Drive Clarksville TN 37040**  
**TAX MAP(S): 033G PARCEL #(S): A 019.00**  
**PROPOSED USE: Industrial**  
**CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 0.95 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6**  
**ZONING: M-1 - Light Industrial District**  
**# OF UNITS: +/- SQ FOOTAGE: 17,000 +/-**

**Brad Parker presented into the consent agenda.**

**STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):**

- 1. Approval of all utility plans by the City Engineer's Office.**
- 2. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.**

**Jeff Henley made a comment.**

**Eric Huneycutt made a motion to approve the consent agenda, seconded by Stacey Streetman. All others voted in favor, consent agenda passes for approval.**

---

**22. CASE NUMBER: SR - 22 - 2025 APPLICANT: Russell Leitch**  
**DEVELOPMENT: Frito-Lay**  
**LOCATION: West Adjacent of 1850 Corporate Parkway Blvd. Clarksville TN 37040**  
**TAX MAP(S): 033 PARCEL #(S): 006.18**  
**PROPOSED USE: Frito-Lay Distribution Center**  
**CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: NUMBER OF ACRES: 8.00 +/-**  
**GROWTH PLAN AREA: UGB CIVIL DISTRICT : 6**  
**ZONING: M-2 - General Industrial District**  
**# OF UNITS: +/- SQ FOOTAGE: 1,950 +/-**

**Brad Parker presented into the consent agenda.**

**STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):**

- 1. Approval of all grading and drainage plans by the County Building and Codes Department.**
- 2. Approval of all utility plans by the City Engineer's Office.**

**Jeff Henley made a comment.**

**Eric Huneycutt made a motion to approve the consent agenda, seconded by Stacey Streetman. All others voted in favor, consent agenda passes for approval.**

- 
- 23. CASE NUMBER: SR - 23 - 2025 APPLICANT: Red Oak Trust:**  
**DEVELOPMENT: The Columns**  
**LOCATION: South of and adjacent to Tiny Town Road, approximately 150 feet southeast of the intersection of Tiny Town Road and Little Bobcat Lane.**  
**TAX MAP(S): 007 PARCEL #(S): 016.05**  
**PROPOSED USE: Retail, Office, & Warehouse**  
**CO. COMM. DISTRICT: 18 CITY COUNCIL WARD: 5 NUMBER OF ACRES: 5.10 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 3**  
**ZONING: C-5 - Highway & Arterial Commercial District**  
**# OF UNITS: +/- SQ FOOTAGE: 47,000 +/-**

**Brad Parker presented into the consent agenda.**

**STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):**

- 1. Approval of all utility plans by the City Engineer's Office or Utility District Official.**
- 2. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.**

**Jeff Henley made a comment.**

**Eric Huneycutt made a motion to approve the consent agenda, seconded by Stacey Streetman. All others voted in favor, consent agenda passes for approval.**

- 
24. CASE NUMBER: **SR - 24 - 2025** APPLICANT: **Mina Sadek**  
DEVELOPMENT: **Mina Sadek Shopping Center & Gas Station**  
LOCATION: **534 Dover Road, Clarksville, TN 37043**  
TAX MAP(S): **054G** PARCEL #(S): **F 037.00 F 038.00**  
PROPOSED USE: **Convenience Store & Retail**  
CO. COMM. DISTRICT: **7** CITY COUNCIL WARD: **4** NUMBER OF ACRES: **2.31 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **7**  
ZONING: **C-5 - Highway & Arterial Commercial District**  
# OF UNITS: **+/-** SQ FOOTAGE: **15,000 +/-**

**Brad Parker presented into the consent agenda.**

**STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):**

- 1. Approval of all utility plans by the City Engineer's Office or Utility District Official.**
- 2. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.**
- 3. If any dumpsters are used on the site in the future, they must be connected to the sanitary sewer.**

**Jeff Henley made a comment.**

**Eric Huneycutt made a motion to approve the consent agenda, seconded by Stacey Streetman. All others voted in favor, consent agenda passes for approval.**

- 
25. CASE NUMBER: **SR - 25 - 2025** APPLICANT: **Marvin Pitts**  
DEVELOPMENT: **Speedway**  
LOCATION: **Northeast corner of the intersection of Guthrie Hwy (Hwy 79) and Boolean Drive.**  
TAX MAP(S): **016** PARCEL #(S): **010.00 (p/o)**  
PROPOSED USE: **Construction of a Speedway gas station with commercial and standard pumps.**  
CO. COMM. DISTRICT: CITY COUNCIL WARD: NUMBER OF ACRES: **3.46 +/-**  
GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **2**  
ZONING: **C-5 - Highway & Arterial Commercial District**  
# OF UNITS: **+/-** SQ FOOTAGE: **4,850 +/-**

**Brad Parker presented into the consent agenda.**

**STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):**

- 1. Approval of all grading and drainage plans by the Montgomery County Building and Codes Department.**
- 2. Approval by the Montgomery County Fire Service.**
- 3. Approval and recording of subdivision plat.**
- 4. Approval of all utility plans by the City Engineer's Office.**
- 5. Approval from the Montgomery County Highway Department and the Tennessee Department of Transportation (TDOT).**

**Jeff Henley made a comment.**

**Eric Huneycutt made a motion to approve the consent agenda, seconded by Stacey Streetman. All others voted in favor, consent agenda passes for approval.**

- 
26. CASE NUMBER: **SR - 26 - 2025** APPLICANT: **Armored Trucking Academy**  
DEVELOPMENT: **Armored Trucking Academy- Dunlop Lane**  
LOCATION: **1490 Dunlop Lane Clarksville TN 37040**  
TAX MAP(S): **040** PARCEL #(S): **007.06**  
PROPOSED USE: **CDL Training Facility**  
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: NUMBER OF ACRES: **4.36 +/-**  
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **6**  
ZONING: **M-1 - Light Industrial District**  
# OF UNITS: **+/-** SQ FOOTAGE: **1056 +/-**

Brad Parker presented into the consent agenda.

**STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):**

- 1. Approval by the Montgomery County Fire Service.**
- 2. Approval and recording of subdivision plat.**
- 3. Approval of all utility plans by the City Engineer's Office.**
- 4. Approval from the Montgomery County Highway Department.**
- 5. Approval of LA- 2-2025 Landscape Appeal.**

Jeff Henley made a comment.

Eric Huneycutt made a motion to approve the consent agenda, seconded by Stacey Streetman. All others voted in favor, consent agenda passes for approval.

---

27. CASE NUMBER: **SR - 70 - 2024** APPLICANT: **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 +/-**

Brad Parker presented into the consent agenda.

**STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):**

1. Approval of all utility plans by the City Engineer's Office.
2. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.

Jeff Henley made a comment.

Eric Huneycutt made a motion to approve the consent agenda, seconded by Stacey Streetman. All others voted in favor, consent agenda passes for approval.



- 
28. CASE NUMBER: LA - 2 - 2025 APPLICANT: Armored Trucking Academy  
REQUEST: The reason for the variance request is the owner thought he was building in an industrial area and did not understand the impact of adjacent AG zoning. They constructed a pad for CDL training using an existing driveway which followed closely along the east property line. The owner did not understand the approval process and was advised improperly, he is now trying to do everything correctly. It was definitely not a deliberate act. Justification for the variance is the adjacent properties are likely to be developed as industrial instead of single family. The property to the west is likely a jurisdictional wetland and the property to the east is crop land with a residential structure on the opposite side of the subject property. If the were industrial zones, a landscape buffer and variance would not be needed.

CORRESPONDING CASE:

Jeff Tyndall made a comment.  
Brad Parker presented.

STAFF RECOMMENDATION: N/A

Jeff Tyndall made a comment.  
Brad Parker presented.  
Jeff Henley opened public hearing.  
Kris Grempler spoke in favor.  
Jeff Henley made a comment.  
No one spoke against.  
Jeff Henley closed public hearing.  
Bill Kimbrough made a motion to waive the landscape buffer requirement on the eastern and western border of the site, seconded by Eric Huneycutt. All others voted in favor except Stacey Streetman who voted against. Motion passes for approval.  
Jeff Tyndall made a comment.  
Bill Kimbrough made a comment.

---

**29. CASE NUMBER: AB - 2 - 2025 APPLICANT: Montgomery County Highway Dept**  
**REQUEST: Faulk Road**  
**LOCATION: Entire length of Faulk Rd, approximately 0.45 miles**  
**TAX MAP(S): 139 PARCEL #(S): 001.00 002.00**  
**REASON FOR REQUEST: 0.45 miles of Faulk Road to be abandoned.**  
**CO. COMM. DISTRICT: 6 CITY COUNCIL WARD: NUMBER OF ACRES: 1.15 +/-**  
**GROWTH PLAN AREA: RA CIVIL DISTRICT : 20**  
**ZONING: AG - Agricultural District**  
**LENGTH OF ROAD: 0.45 +/- Miles ROAD WIDTH: 21 +/- Feet**

**Jeff Tyndall presented into the consent agenda.**

**STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):**

**1. Approximately 0.01 miles or 50 ft to remain as a private drive.**

**Jeff Henley made a comment.**

**Eric Huneycutt made a motion to approve the consent agenda, seconded by Stacey Streetman. All others voted in favor, consent agenda passes for approval.**

- 
30. CASE NUMBER: **AB - 3 - 2025** APPLICANT: **Montgomery County Highway Dept**  
REQUEST: **Partial Right of Way Abandonment of Weeze Road**  
LOCATION: **A portion of Weeze Road, approximately 0.9 miles. Approximately 0.07 miles (342 ft) will remain as county ROW.**  
TAX MAP(S): **136** PARCEL #(S): **002.00 (P/O) 002.02 (P/O)**  
REASON FOR REQUEST: **abandonment of 0.90 miles of ROW of Weeze Road.**  
CO. COMM. DISTRICT: **6** CITY COUNCIL WARD: NUMBER OF ACRES: **4.36 +/-**  
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **19**  
ZONING: **AG - Agricultural District**  
LENGTH OF ROAD: **0.9 +/- Miles** ROAD WIDTH: **40 +/- Feet**

**Jeff Tyndall presented into the consent agenda.**

**STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS**

**Jeff Henley made a comment.**

**Eric Huneycutt made a motion to approve the consent agenda, seconded by Stacey Streetman. All others voted in favor, consent agenda passes for approval.**

- 
31. CASE NUMBER: **AB - 6 - 2024** APPLICANT: **Montgomery County Highway Dept**  
REQUEST: **Partial Right of Way Abandonment of Happy Hills Acres Rd**  
LOCATION: **2193 Happy Hills Acres**  
TAX MAP(S): **076** PARCEL #(S): **002.00**  
REASON FOR REQUEST: **.58 miles to be abandoned**  
CO. COMM. DISTRICT: **7** CITY COUNCIL WARD: NUMBER OF ACRES: **2.81 +/-**  
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **9**  
ZONING: **AG - Agricultural District**  
LENGTH OF ROAD: **.58 +/- Miles** ROAD WIDTH: **40 +/- Feet**

**Jeff Tyndall presented into the consent agenda.**

**STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS**

**Jeff Henley made a comment.**

**Eric Huneycutt made a motion to approve the consent agenda, seconded by Stacey Streetman. All others voted in favor, consent agenda passes for approval.**

**VI. OTHER BUSINESS:**

**A. Profit and Loss Statement**

**1. Jeff Tyndall presented the Profit and Loss Statement.**

**Bill Kimbrough made a motion to approve the profit and loss statement, seconded by Stacey Streetman. All others voted in favor. Profit and Loss statement was approved.**

**VI. PUBLIC COMMENT PERIOD:**

*For Items Not on the Agenda*

**Several comments were made by various commissioners.**

**Jeff Henely opened public comment period.**

**Ronnie Howton made comments.**

**Jeff Henley closed public comment period.**

**Michael Long made a motion to adjourn, seconded by Stacey Streetman. All others voted in favor. Meeting was adjourned at 3:56 pm.**

**ATTEST:**

  
\_\_\_\_\_  
**Chairman Signature / Date**

# 2024 Clarksville Montgomery County Regional Planning Commission Annual Report



# ■ Table of Contents



Welcome Message	—————→	3
Comprehensive Plan Adopted	—————→	4
Comprehensive Plan Milestones: City and County Zoning	—————→	5
Comprehensive Plan Milestones: Land Bank/Land Trust	—————→	6
Comprehensive Plan Milestones: Housing Needs Assessment	—————→	7
Comprehensive Plan Milestones: Formation of a Community Development Corporation	—————→	8
CMCRPC By the Numbers	—————→	9





# Welcome Message

Reflecting on my first seven years serving as the Clarksville-Montgomery County Regional Planning Commission Director, I am awestruck by the unprecedented growth our community has experienced. Middle Tennessee, Montgomery County, and the City of Clarksville have all been at the forefront of this regional boom, welcoming new residents, businesses, and opportunities at an incredible pace. Growth is a sign of a thriving community, but if we don't shape it with intention, we risk burdening future generations with unsustainable costs and missed opportunities—something we are already struggling with.

For decades, our development pattern has largely followed a familiar playbook of many small cities: expanding outward, extending infrastructure further, and assuming that growth will pay for itself. The reality is that we need a more financially stable approach—one that strengthens the core of our community, maximizes the value of existing infrastructure, and fosters neighborhoods where people of all incomes and backgrounds can find a place to call home.

To do this, we must embrace a smarter way forward. That means prioritizing denser infill development by leveraging land that already has roads, utilities, and public services rather than stretching those resources ever outward. It means making fiscally responsible choices, ensuring that new growth contributes long-term value. It means creating a wider range of housing options that support our local businesses so our workforce, children, and retirees alike can afford to live and thrive here.

This is a pivotal moment for Clarksville-Montgomery County. With growth comes both opportunity and responsibility. If we continue down the same path of expensive expansion, we risk a future where our infrastructure costs outpace our ability to maintain them. We must not focus solely on solving today's problems, but instead, make decisions that set up future generations for success. Short-term fixes may be tempting, but true leadership requires looking ahead to ensure our community remains strong and sustainable in the decades to come.

I encourage our community members and elected officials to be bold in rethinking how we grow. Lean on the newly adopted Comprehensive Plan and seek what is best for the future of Clarksville-Montgomery County. Over the next year, the RPC will be working on rewriting the city and county zoning codes to incorporate many of these ideas. Let's build wisely. Let's grow smart. And let's ensure that the Clarksville-Montgomery County of tomorrow is one that future generations will thank us for.



**Jeffrey Tyndall, AICP Director**





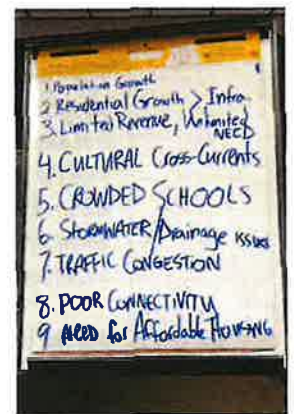
## Comprehensive Plan Adopted



In March of 2024, the RPC adopted its first Comprehensive Plan, the first community-wide planning document since 1999. With the help of consulting firm Houseal Lavigne, the two-year project culminated in unanimous adoption by the Clarksville City Council and Montgomery County Commission. This plan represents substantial citizen input, stakeholder engagement, and research and analysis leading to thoughtful deliberation. It reflects on shared goals, values, and aspirations of our diverse community. This solid plan should assist community leaders and developers in decision-making, policy implementation, and construction of our growing area.

In the time since its adoption, the Clarksville-Montgomery County Comprehensive Plan has won two awards of excellence, one from the Tennessee Chapter of the American Planning Association and the other from the National Association of County Planners. The Comprehensive Plan has been recognized for its eye-pleasing and readable layout, how the plan has analyzed the community and the actions it recommends going forward. In fact, this plan is also being studied by Clemson University's School of Architecture and Planning for its cutting-edge design and content.

Already the RPC and other departments have been busy implementing aspects of the Comprehensive Plan, as evident in this annual report. Zoning decisions are being weighed against the plan, more sidewalk connections are being made in site plan and subdivision reviews, a housing needs assessment has been completed, the zoning code rewrites are underway, and a host of other work is in progress according to the short, medium, and long-term guidance in the plan.



## Comprehensive Plan Milestone: City and County Zoning



Building a city is much like baking a cake, both require clear instructions and the right ingredients. A cake recipe outlines the ingredients and steps for mixing and baking. Similarly, cities need a variety of components such as housing, businesses, government buildings, parks, and roads to function effectively. The construction and development of many of these elements are guided by zoning regulations.

Zoning outlines the allowable uses of a property, building size (including height and setbacks), total units, parking requirements, landscaping, and other physical improvements. In Clarksville and Montgomery County, our current zoning codes have not been updated since 2010. While some modernization efforts were made at that time, the Regional Planning Commission, in collaboration with city and county code departments, is undertaking a comprehensive rewrite of the zoning code in 2025-2026.

The goal of this effort is to align the zoning codes with the adopted Comprehensive Plan. Our current codes fall short in supporting the community's desired future due to outdated regulations that restrict certain types of construction, lack context-sensitive design, and often waste valuable land through excessive parking requirements, inappropriate landscaping standards, and inefficient setbacks. We aim to address these issues by developing modern regulations that meet local needs.

In addition, over the years, our zoning code has become increasingly complex, often requiring users to flip between sections to find answers. This process opens the door to misinterpretation, confusion, and ultimately frustration. One of our primary objectives is to simplify the code by incorporating more visual aids, such as pictures, charts, and tables, to make it more user-friendly while keeping like sections together to avoid the back and forth in the current code.

Additionally, the RPC staff is evaluating the current zoning classifications. With over 26 zones in the city, many of which have only minor differences, we aim to reduce the number of zones and provide clearer distinctions between them. This streamlining effort will enhance clarity and efficiency for developers, planners, and the community alike.





# Comprehensive Plan Milestone: Housing Needs Assessment

A Housing Needs Assessment was conducted to identify local housing challenges and guide future planning efforts. It examined housing availability, affordability, and population trends through market analysis and community engagement. Surveys were distributed to gather resident and business input, ensuring the assessment reflected real needs.

The final report provided data-driven recommendations, including expanding affordable housing, improving housing quality, and revising zoning codes for a more sustainable market. Special thanks to the Clarksville Montgomery County Regional Planning, Clarksville Neighborhood & Community Services, and Bowen National Research for their contributions.



PSA (Clarksville) Housing Gap Estimates (2024 to 2029) - Number of Units Needed	
Housing Segment	Number of Units*
<b>Rentals</b>	
Extremely Low-Income Rental Housing (<\$602/Month Rent)	1,094
Very Low-Income Rental Housing (\$603-\$1,004/Month Rent)	1,073
Low-Income Rental Housing (\$1,005-\$1,606/Month Rent)	1,444
Moderate-Income Rental Housing (\$1,607-\$2,409/Month Rent)	1,805
High-Income Market-Rate Rental Housing (\$2,410+/Month Rent)	1,182
<b>Total Units</b>	<b>6,598</b>
<b>For-Sale</b>	
Entry-Level For-Sale Homes (< \$133,831)	525
Lower-Income For-Sale Homes (\$133,834-\$214,131)	1,117
Moderate-Income For-Sale Homes (\$214,134-\$321,200)	3,283
Higher-Income For-Sale Homes (\$321,201+)	3,670
<b>Total Units</b>	<b>8,595</b>

Clarksville has an overall five-year housing gap of 15,193 units for rental and for-sale product at a variety of affordability levels. It is projected that Clarksville has a rental housing gap of 6,598 units and a for-sale housing gap of 8,595 units.

*While there are housing gaps among all affordability levels of both rental and for sale product, the rental housing gap is greatest for product with rents between \$1,607 and \$2,409 while the for-sale housing gap is greatest for product priced \$321,201 or higher.*



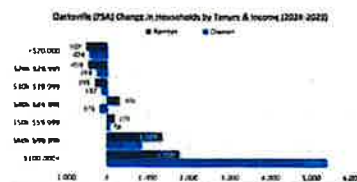
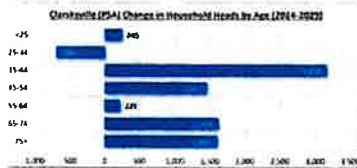
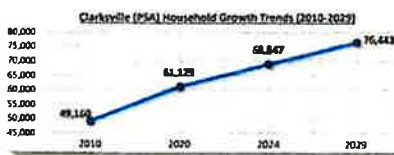
Scan below to  
view the  
Housing Needs  
Assessment



6

In addition, to ensure that growth occurs in an organized and sustainable way, it is crucial that development adheres to the Growth Framework, which outlines smart growth strategies. These charts should be considered in conjunction with the key initiatives outlined in the Housing and Neighborhoods Chapter of the Comprehensive Plan.

## Household Trends



Household growth is projected to occur among most age cohorts between 2024 and 2029, with the greatest growth projected for the 35 to 44 age cohort. However, despite the notable growth projected among younger age cohorts (under age 55), the senior (age 55 and older) demographic is projected to increase by nearly 3,500 households and comprise nearly one-third (31.9%) of all households in the PSA through 2029.

## Comprehensive Plan Milestone: Land Bank/Land Trust



The establishment of a land bank or land trust is currently being studied in collaboration with the Clarksville Neighborhood & Community Services, Regional Planning Commission office. The group is determining the feasibility of establishing land bank and/or land trust in the community. This involves the creation of a legal entity with governing structures, bylaws, and a sustainable operating model. Once operational, the land bank will have the potential to acquire vacant, abandoned, or tax-delinquent properties for future use or sale.

Through property revitalization efforts, these properties can be rehabilitated, and redeveloped, addressing environmental hazards, blighted structures, and improving infrastructure.

Additionally, the land bank or land trust will have the capacity to collaborate with developers and community organizations to create affordable housing. By making acquired land available at reduced prices, it can support the development of sustainable and accessible housing options for the community.





## Comprehensive Plan Milestone: Formation of a Community Development Corporation



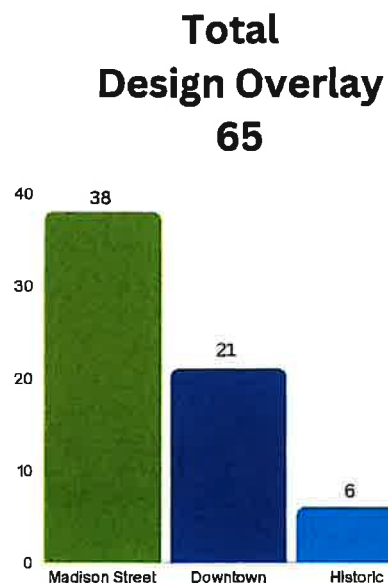
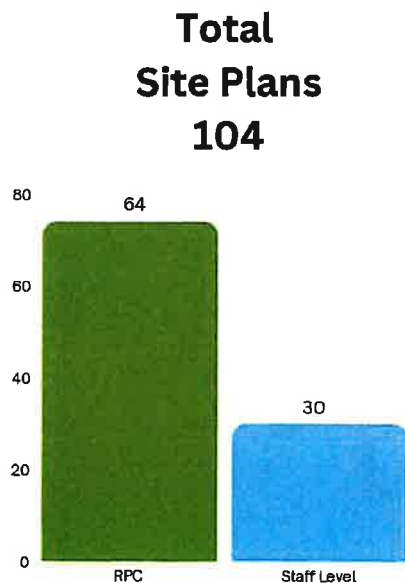
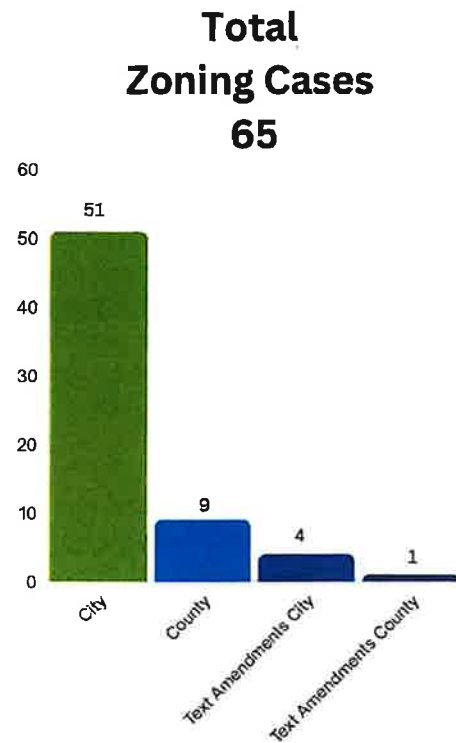
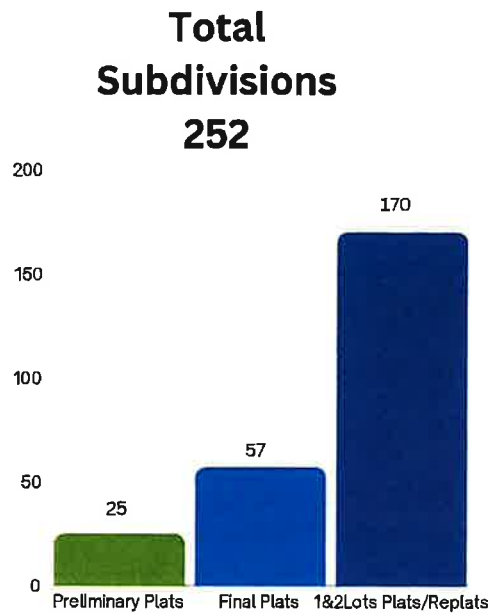
Clarksville does not currently have a Community Development Corporation (CDC) to lead initiatives that address critical community needs. Without a CDC, the community lacks a dedicated entity to coordinate efforts, attract funding, and implement sustainable development strategies. By establishing a CDC, it will aim to create opportunities for economic growth, improve housing options, and enhance the overall quality of life for residents. The organization will serve as a vital resource in fostering long-term, community-driven progress.

Efforts are underway to stand up a CDC, which involves the establishment of a nonprofit organization, incorporation, attainment of nonprofit status, and the creation of governance structures such as a board of directors. Once this process is complete, a comprehensive assessment of community needs will be conducted, followed by the development of a strategic plan to guide the CDC's initiatives.

This plan will define the geographic area of focus, identify specific needs such as housing and economic development, and establish measurable goals. Upon completing the community assessment, efforts will be directed toward implementing projects that address identified needs. These initiatives may include affordable housing development, business incubators, workforce development programs, and other community-based projects.



## CMCRPC 2024 by the numbers



### Additional Numbers

Addresses Assigned..... **2804**

Abandonments..... **7**


Annexations..... **1**


Total Number of Lots..... **1102**

Total Number of Units Created..... **1441**



# Thank You

 931-645-7448

 329 Main Street Clarksville, TN 37070

 [cmcrpc.com](http://cmcrpc.com)



## PETITION TO STOP ZONE CHANGE

CREATED BY  
**TemplateLAB**

**Subject Matter:** We petition the Clarksville Montgomery County Planning

Commission to not change the parcel of land on West Concord Drive from R-2 to R-4.

Due to the recent flooding on this end of West Concord Drive, we the residents of this neighbourhood, do not want a townhouse to be built on West Concord Drive.

Name: ROBERT CURTIS  
Address: 149 W. CONCORD DR. CLARKSVILLE, MD 21031-37042  
Signature: [Signature]

Name: Jennie Welch  
Address: 115 W Concord  
Signature: [Signature]

Name: Lafayette Anderson  
Address: 126 West Concord  
Signature: [Signature]



# PETITION TO STOP ZONE CHANGE

CREATED BY  
**TemplateLAB**

**Subject Matter:** We petition the Clarksville Montgomery County Planning Commission to not change the parcel of land on West Concord Drive from R-2 to R-4.

Due to the recent flooding on this end of West Concord Dr. We the residents of this neighbourhood, do not want a townhouse to be built on West Concord Drive.

Name: Tina Barks

Address: 125 C

Signature:

Tina Barks

Name: Steve Hughes

Address: 137 A

Signature:

Steve Hughes

Name: Pierre Custard

Address: 138 J

Signature:

Pierre Custard

# PETITION TO STOP ZONE CHANGE

CREATED BY  
**TemplateLAB**

**Subject Matter:** We petition the Clarksville Montgomery County Planning Commission to not change the parcel of land on West Concord Drive from R-2 to R-4.

---

Name: Romeo Shamburger

Address: 138 W Concord Dr

Signature: 

---

Name: Rafael Carrero

Address: 1527 Armistead Dr

Signature: 

---

Name: Barbara Campbell

Address: 126 W Concord Drive Apt C Clarksville TN

Signature: 

---

Name: Kathleen Qualls

Address: 152 W CONCORD DR

Signature: 

---

Person lodging this petition is:

Name: Dana Fucella

Address: 173 W. Concord Dr.

# PETITION TO STOP ZONE CHANGE

CREATED BY  
**TemplateLAB**

**Subject Matter:** We petition the Clarksville Montgomery County Planning

Commission to not change the parcel of land on West Concord Drive from R-2 to R-4.

Name:

Juan A. Gonzalez

Address:

154 W Concord

Signature:

Juan A. Gonzalez

Name:

Mitz Emerson

Address:

156 W Concord Drive

Signature:

Mitz Emerson

Name:

Michael Buchanan

Address:

155 W. Concord

Signature:

Michael Buchanan

Name:

COUNTRY ALLEN

Address:

245 Rain Tree Dr

Signature:

COUNTRY ALLEN

Person lodging this petition is:

Name: Dana Fucella

Address: 173 W. Concord Dr.

# PETITION TO STOP ZONE CHANGE

CREATED BY  
**TemplateLAB**

**Subject Matter:** We petition the Clarksville Montgomery County Planning Commission to not change the parcel of land on West Concord Drive from R-2 to R-4.

---

Name: Naren Maples  
Address: 1550 Armistead Dr.  
Signature: Naren Maples

---

Name: William Joiner  
Address: 1547 ARMISTEAD DR  
Signature: William Joiner

---

Name: Madeline Lee Freeman  
Address: 1545 Armistead Dr  
Signature: Madeline Freeman

---

Name: Dan Fucella  
Address: 173 W. Concord Dr  
Signature: D. Fucella

---

Person lodging this petition is:

Name: Dana Fucella

Address: 173 W. Concord Dr.

# PETITION TO STOP ZONE CHANGE

CREATED BY  
**TemplateLAB**

**Subject Matter:** We petition the Clarksville Montgomery County Planning Commission to not change the parcel of land on West Concord Drive from R-2 to R-4.

Name: CRAIG PORTER

Address: 180 KIRBY DR.

Signature: 

Name: Song C Mandare

Address: 182 Kirby

Signature: Song C Mandare

Name: Tanya Christopher Haupt

Address: 174 Kirby

Signature: O Christy Haupt

Name: John Sheffer-Jones

Address: 165 Kirby Dr.

Signature: John Sheffer-Jones

Person lodging this petition is:

Name: Dana Fucella

Address: 173 W. Concord Dr.

# PETITION TO STOP ZONE CHANGE

CREATED BY  
**TemplateLAB**

**Subject Matter:** We petition the Clarksville Montgomery County Planning Commission to not change the parcel of land on West Concord Drive from R-2 to R-4.

Name: Penny Brannard  
Address: 195 Kirby Dr.  
Signature: Penny Brannard

Name: Ulrike Dabney  
Address: 167 Kirby Dr  
Signature: Ulrike Dabney

Name: Maddie Wellman  
Address: 181 Kirby Dr.  
Signature: Maddie Wellman

Name: James M. Waldroup  
Address: 184 Kirby Drive  
Signature: James M. Waldroup

Person lodging this petition is:

Name: Dana Fucella

Address: 173 W. Concord Dr.

# PETITION TO STOP ZONE CHANGE

CREATED BY  
**TemplateLAB**

**Subject Matter:** We petition the Clarksville Montgomery County Planning Commission to not change the parcel of land on West Concord Drive from R-2 to R-4.

---

Name: Ashley Brown  
Address: 186 Kirby Rd  
Signature: [Signature]

---

Name: Carlynn Price  
Address: 187 Kirby Dr  
Signature: [Signature]

---

Name: Harley Villanueva  
Address: 190 Kirby Dr  
Signature: [Signature]

---

Name: Trevor Brown  
Address: 142 West Concord Dr  
Signature: [Signature]

Person lodging this petition is:

Name: Dana Fucella

Address: 173 W. Concord Dr.

# PETITION TO STOP ZONE CHANGE

CREATED BY  
**TemplateLAB**

**Subject Matter:** We petition the Clarksville Montgomery County Planning Commission to not change the parcel of land on West Concord Drive from R-2 to R-4.

---

Name: Amber H.  
Address: 117 West Concord Dr.  
Signature: TA

---

Name: Connie Johnson  
Address: 137 W. Concord Dr Apt A - Office  
Signature: Connie Johnson

---

Name: Monique Robinson  
Address: 137 W Concord Dr Apt B.  
Signature: Monique Robinson

---

Name: Lori Ann Metcalf  
Address: 110 W. Concord Dr. # 107  
Signature: Lori Ann Metcalf

---

Person lodging this petition is:

Name: Dana Fucella  
Address: 173 W. Concord Dr.




# PETITION TO STOP ZONE CHANGE


CREATED BY  
**TemplateLAB**

**Subject Matter:** We petition the Clarksville Montgomery County Planning Commission to not change the parcel of land on West Concord Drive from R-2 to R-4.


---

Name: Derek Brown  
Address: 192 Kirby Dr.  
Signature: 


---

Name: Laura Pantaja  
Address: 189 Kirby Dr  
Signature: 

---

Name: Leslie Frasier  
Address: 192 Kirby Dr  
Signature: 

---

Name: Kelly Davis  
Address: 183 Kirby Drive  
Signature: 

---

Person lodging this petition is:

Name: Dana Fucella

Address: 173 W. Concord Dr.

# PETITION TO STOP ZONE CHANGE

CREATED BY  
**TemplateLAB**

**Subject Matter:** We petition the Clarksville Montgomery County Planning

Commission to not change the parcel of land on West Concord Drive from R-2 to R-4.

Name: Beatriz Melany

Address: 186 Haven D

Signature: Beatriz

Name: Blake Mishler

Address: 185 Haven Dr.

Signature: Blake Mishler

Name: Eva Galabova

Address: 188 Haven Dr

Signature: Eva Galabova

Name: Peasey Wade DenMun

Address: 187 Haven DR

Signature: Peasey Wade DenMun

Person lodging this petition is:

Name: Dana Fucella

Address: 173 W. Concord Dr.

# PETITION TO STOP ZONE CHANGE

CREATED BY  
**TemplateLAB**


**Subject Matter:** We petition the Clarksville Montgomery County Planning

Commission to not change the parcel of land on West Concord Drive from R-2 to R-4.


---

Name: Katrina Maldne  
Address: 187 Haven Dr. Clarksville TN  
Signature: Katrina Maldne

---

Name: Derek Ratkowski  
Address: ~~187~~ 302 Westfield Dr.  
Signature: 

---

Name: Eliezer Sweeney  
Address: 302 Westfield Dr  
Signature: 

---

Name: ZACH SMITH  
Address: 2347 Hall Dr.  
Signature:

---

Person lodging this petition is: 

Name: Dana Fucella

Address: 173 W. Concord Dr.

# PETITION TO STOP ZONE CHANGE

CREATED BY  
**TemplateLAB**

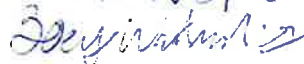
**Subject Matter:** We petition the Clarksville Montgomery County Planning

Commission to not change the parcel of land on West Concord Drive from R-2 to R-4.


---

Name: Tyler Christian  
Address: 1609 Spring House Rd  
Signature: 

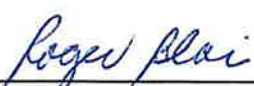
---

Name: Zoey West/11.75  
Address: 1711 W West Concord dr  
Signature: 

---

Name: Stephanie Morris / Stephanie L. Morris  
Address: 151 W Concord, DR.  
Signature: 

---

Name: Roger Blai  
Address: 410 Athena Drive  
Signature: 

---

Person lodging this petition is:

Name: Dana Fucella


Address: 173 W. Concord Dr.

# PETITION TO STOP ZONE CHANGE

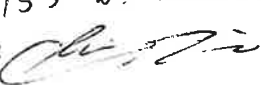
**Subject Matter:** We petition the Clarksville Montgomery County Planning

Commission to not change the parcel of land on West Concord Drive from R-2 to R-4.


---

Name: Angela Grimmer  
Address: 150 West Concord Dr Clarksville TN 37042  
Signature: 

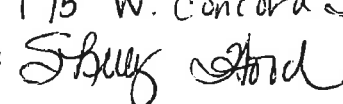
---

Name: Christopher Grimmer  
Address: 153 W. Concord Dr.  
Signature: 

---

Name: Andrew Evans  
Address: 1546 Armistead Dr  
Signature: 

---

Name: Shelly Hood  
Address: 175 W. Concord Dr.  
Signature: 

---

Person lodging this petition is:

Name: Dana Fucella

Address: 173 W. Concord Dr.

# PETITION TO STOP ZONE CHANGE

CREATED BY  
**TemplateLAB**

**Subject Matter:** We petition the Clarksville Montgomery County Planning

Commission to not change the parcel of land on West Concord Drive from R-2 to R-4.

Name:

Todd Hood

Address:

175 W Concord Dr - 37042

Signature:

Todd Hood

Name:

Robert A Morris

Address:

151 W Concord Dr.

Signature:

Robert A Morris

Name:

Richard Maples

Address:

138 H W Concord Drive

Signature:

Richard Maples

Name:

Justin Hood

Address:

175 W Concord Drive

Signature:

Justin Hood

Person lodging this petition is:

Name: Dana Fucella

Address: 173 W. Concord Dr.

# PETITION TO STOP ZONE CHANGE

CREATED BY  
**TemplateLAB**

**Subject Matter:** We petition the Clarksville Montgomery County Planning

Commission to not change the parcel of land on West Concord Drive from R-2 to R-4.

Name: Rick Maples  
Address: 1550 Annistead Dr, Clarksville, TN 37042  
Signature: RML

Name: April A. Scott  
Address: 402 Louise Ln Clarksville TN 37042  
Signature: April A Scott

Name: Joshua Carroll  
Address: 145 Kirby Dr Clarksville TN 37042  
Signature: J. Carroll

Name: James Cotton  
Address: 600 Dover Rd  
Signature: J. Cotton

Person lodging this petition is:

Name: Dana Fucella

Address: 173 W. Concord Dr.

# PETITION TO STOP ZONE CHANGE

**Subject Matter:** We petition the Clarksville Montgomery County Planning

Commission to not change the parcel of land on West Concord Drive from R-2 to R-4.

Name: Karri Marinko

Address: 175 Haven Dr.

Signature:

Karri Marinko

Name:

Angela Umst

Address:

1842 Armistead Dr

Signature:

Angela Umst

Name:

Roy D. Somers

Address:

1540 ARMISTEAD DR

Signature:

Roy D. Somers

Name:

Connie Sparks

Address:

1538 Armistead Dr

Signature:

Connie Sparks

Person lodging this petition is:

Name: Dana Fucella

Address: 173 W. Concord Dr.




# PETITION TO STOP ZONE CHANGE

CREATED BY  
**TemplateLAB**

**Subject Matter:** We petition the Clarksville Montgomery County Planning Commission to not change the parcel of land on West Concord Drive from R-2 to R-4.

---

Name: Jennylyn Baanrud  
Address: 1532 Armistead drive  
Signature: 

---

Name: Christopher Persinger  
Address: 1525 Armistead drive  
Signature: Chris P.

---

Name: Mikey Carrero  
Address: 1527 Armistead drive  
Signature: MC

---

Name: Freda Brooks  
Address: 1533 Armistead Dr  
Signature: 

---

Person lodging this petition is:

Name: Dana Fucella

Address: 173 W. Concord Dr.

# PETITION TO STOP ZONE CHANGE

CREATED BY  
**TemplateLAB**

**Subject Matter:** We petition the Clarksville Montgomery County Planning

Commission to not change the parcel of land on West Concord Drive from R-2 to R-4.

---

Name: Elizabeth Brown  
Address: 1460 Ivy lane  
Signature: Elizabeth Brown

---

Name: Peter Hawker  
Address: 1535 ARMISTEAD  
Signature: P. Hawker

---

Name: Brandon Polant  
Address: 1543 Armistead  
Signature: B Polant

---

Name: Stephanie W. Kerson  
Address: 212 Kirby Dr  
Signature: SWK

---

Person lodging this petition is:

Name: Dana Fucella

Address: 173 W. Concord Dr.


# PETITION TO STOP ZONE CHANGE

CREATED BY  
**TemplateLAB**

**Subject Matter:** We petition the Clarksville Montgomery County Planning

Commission to not change the parcel of land on West Concord Drive from R-2 to R-4.


---

Name: Alfredo Rosado  
Address: 1534 Armistead Dr.  
Signature: 


---

Name: JOHN PINKHAM  
Address: 1541 ARMISTEAD DR  
Signature: 

---

Name: Angelica Isita  
Address: 1560 Armistead dr ~~010~~  
Signature: 

---

Name: Linda Mitchell  
Address: 181 Kirby Drive  
Signature: 

---

Person lodging this petition is:

Name: Dana Fucella

Address: 173 W. Concord Dr.

# PETITION TO STOP ZONE CHANGE

**Subject Matter:** We petition the Clarksville Montgomery County Planning Commission to not change the parcel of land on West Concord Drive from R-2 to R-4.

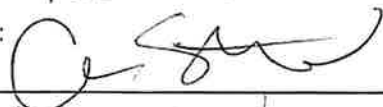
Name: George R. Brown

Address: 186 Kirby Dr.

Signature: 

Name: Chris Stewart

Address: 182 Haven Drive

Signature: 


Name: Jack Lucas

Address: 179 Haven Dr.

Signature: 

Name: Harriet Kearney

Address: 191 Haven Dr.

Signature: 

Person lodging this petition is:

Name: Dana Fucella

Address: 173 W. Concord Dr.

# PETITION TO STOP ZONE CHANGE

CREATED BY  
**TemplateLAB**

**Subject Matter:** We petition the Clarksville Montgomery County Planning

Commission to not change the parcel of land on West Concord Drive from R-2 to R-4.

---

Name: Cameron S. Walters

Address: 189 Haven Dr.

Signature: 

---

Name: Jamil Brown

Address: 190 Haven Dr Clarksville Tn. 37042

Signature: 

---

Name: Katherine Brown

Address: 190 Haven Dr Clarksville Tn. 37042

Signature: 

---

Name: Rocky Boehrin

Address: 192 Haven Dr.

Signature: 

---

Person lodging this petition is:

Name: Dana Fucella

Address: 173 W. Concord Dr.

# PETITION TO STOP ZONE CHANGE

CREATED BY  
**TemplateLAB**

**Subject Matter:** We petition the Clarksville Montgomery County Planning Commission to not change the parcel of land on West Concord Drive from R-2 to R-4.

---

Name: Jaden Shaw  
Address: 174 Haven Dr  
Signature: Jaden Shaw

---

Name: Renee Neal  
Address: 193 HAVEN DR  
Signature: Renee Neal

---

Name: Delois Hagan  
Address: 195 HAVEN DR  
Signature: Delois Hagan

---

Name: Ryan Adams  
Address: 196 Haven  
Signature: Ryan Adams

---

Person lodging this petition is:

Name: Dana Fucella

Address: 173 W. Concord Dr.

# PETITION TO STOP ZONE CHANGE

CREATED BY  
**TemplateLAB**

**Subject Matter:** We petition the Clarksville Montgomery County Planning Commission to not change the parcel of land on West Concord Drive from R-2 to R-4.

---

Name: DAVID Noble  
Address: 208 Kirby Dr.  
Signature: David A Noble

---

Name: Christina Endre  
Address: 208 Kirby Dr.  
Signature: Christina Endre

---

Name: Lonny Noble  
Address: 208 Kirby Dr.  
Signature: Lonny Noble

---

Name: Mitchell, Frank  
Address: 210 Kirby Drive  
Signature: Frank Mitchell

---

Person lodging this petition is:


Name: Dana Fucella

Address: 173 W. Concord Dr.

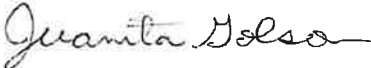
# PETITION TO STOP ZONE CHANGE

**Subject Matter:** We petition the Clarksville Montgomery County Planning Commission to not change the parcel of land on West Concord Drive from R-2 to R-4.

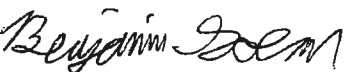
---

Name: Martin Golson  
Address: 1557 Armistead Dr  
Signature: 


---

Name: Juanita Golson  
Address: 1557 Armistead Dr  
Signature: 

---

Name: Ben Golson  
Address: 1557 Armistead Dr  
Signature: 

---

Name: Aubrey Golson  
Address: 1557 Armistead Dr  
Signature: 

Person lodging this petition is:

Name: Dana Fucella

Address: 173 W. Concord Dr.



# PETITION TO STOP ZONE CHANGE

CREATED BY  
**TemplateLAB**


**Subject Matter:** We petition the Clarksville Montgomery County Planning

Commission to not change the parcel of land on West Concord Drive from R-2 to R-4.


---

Name: Jonas Anderson  
Address: 138 West Concord Dr. Clarksville, TN 37042  
Signature: 


---

Name: Ashley Burton  
Address: 131 West Concord Dr B Clarksville TN 37042  
Signature: 

---

Name: Anthony Rand  
Address: 131 B West Concord Dr Clarksville TN 37042  
Signature: 

---

Name: Shemeka Jones  
Address: 161A W Concord  
Signature: 

---

Person lodging this petition is:

Name: Dana Fucella

Address: 173 W. Concord Dr.


# PETITION TO STOP ZONE CHANGE

CREATED BY  
**TemplateLAB**

**Subject Matter:** We petition the Clarksville Montgomery County Planning

Commission to not change the parcel of land on West Concord Drive from R-2 to R-4.


---

Name: Katie Moss  
Address: 163 B W. Concord Dr.  
Signature: 

---

Name: Catherine Bess  
Address: 128-G W. Concord Drive Clarksville, TX 37042  
Signature: Catherine Bess

---

Name: Carleone Smith  
Address: 147 W Concord unite  
Signature: 

---

Name: Michael Vest  
Address: 1517 S. Freestone Dr.  
Signature: Michael Vest

---

Person lodging this petition is:

Name: Dana Fucella


Address: 173 W. Concord Dr.

# PETITION TO STOP ZONE CHANGE


CREATED BY  
**TemplateLAB**

**Subject Matter:** We petition the Clarksville Montgomery County Planning Commission to not change the parcel of land on West Concord Drive from R-2 to R-4.

---

Name: Ginger Lane  
Address: 1416 Kirby Dr  
Signature: 

---

Name: Joseph Taylor  
Address: 178 Haven Dr  
Signature: 

---

Name: Anthony Kay  
Address: 193 Concord  
Signature: 

---

Name: Dana Fucella  
Address: 173 W. Concord Dr  
Signature: Dana Fucella

---

Person lodging this petition is:

Name: Dana Fucella

Address: 173 W. Concord Dr.

# PETITION TO STOP ZONE CHANGE

**Subject Matter:** We petition the Clarksville Montgomery County Planning Commission to not change the parcel of land on West Concord Drive from R-2 to R-4.

Signature:

Dana Lucella

# PETITION TO STOP ZONE CHANGE

**Subject Matter:** We petition the Clarksville Montgomery County Planning Commission to not change the parcel of land on West Concord Drive from R-2 to R-4.

---

Name: Makayla Levy  
Address: 124 N West Concord Drive  
Signature: Makayla Levy

---

Name:  
Address:  
Signature:

---

Name:  
Address:  
Signature:

---

Name:  
Address:  
Signature:

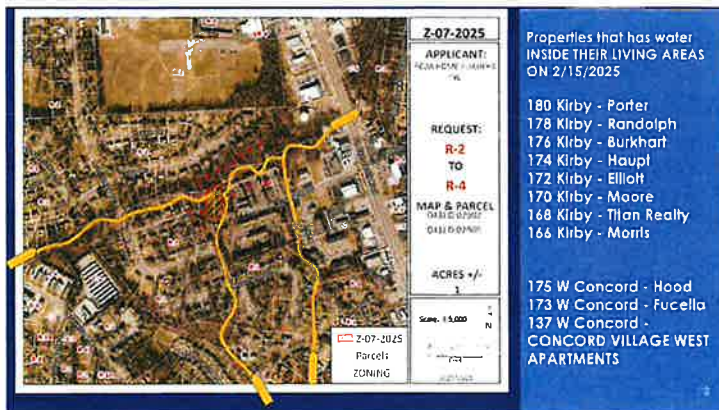
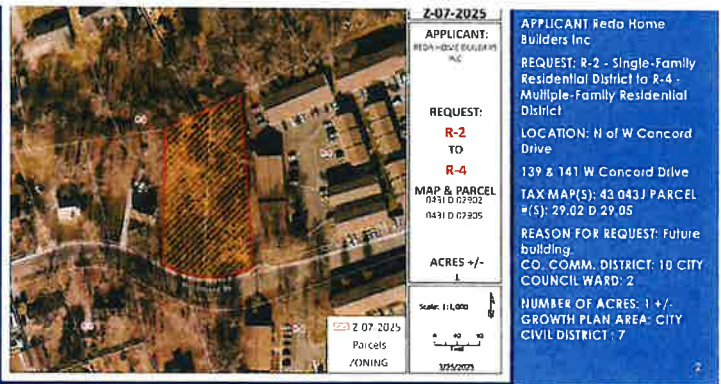
---

Person lodging this petition is:

Name: Dana Fucella  
Address: 173 W. Concord Dr.

Exhibit #3 presented by Deanna McLaughlin

# Kirby/W Concord Drive Flooding (the single residential houses have NEVER flooded inside their living areas BEFORE February 15, 2025)



180 Kirby Drive - February 15, 2025



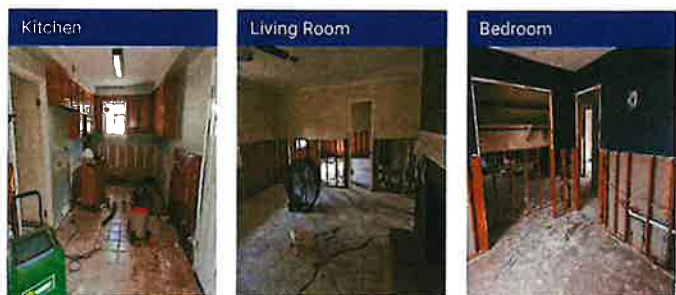
178 Kirby Drive - February 15, 2025



176 Kirby Drive - February 15, 2025



176 Kirby Drive - March 11, 2025

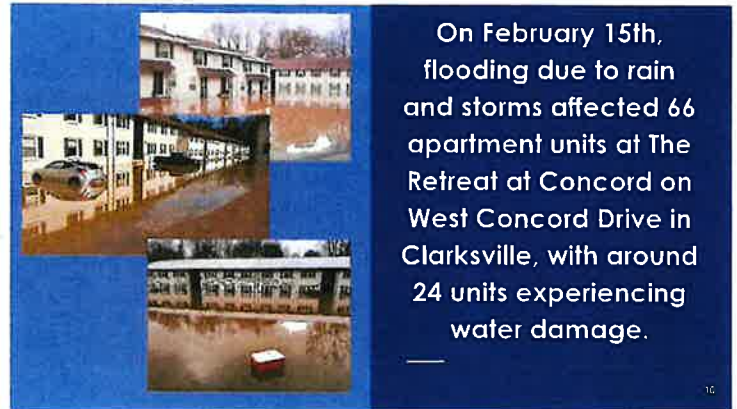


170 Kirby Drive - February 15, 2025





## 166 Kirby Drive - February 15, 2025



10



W Concord/Kirby  
Culvert from 166 Kirby  
looking at the back of  
the apartment complex  
located at 137 W  
Concord



W Concord/Kirby  
Culvert from 166 Kirby

11

12





173 W Concord Water  
Inside House

National Flood Hazard Layer FIRMette



Legend

- SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
- SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE)
  - With BFE or Depth 2-1/2 FEET, AE, AH, VE, AR
  - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with draining areas of less than one square mile
  - Future Conditions 1% Annual Chance Flood Hazard
  - Area with Reduced Flood Risk due to Levee. See Notes.
  - Area with Flood Risk due to Levee
- OTHER AREAS**
- NO SCREEN Area of Minimal Flood Hazard
  - Effective LOMRs
  - Area of Undetermined Flood Hazard
- GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall
- OTHER FEATURES**
- Cross Sections with 1% Annual Chance Water Surface Elevation
  - Coastal Transect
  - Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary
  - Coastal Transect Baseline
  - Profile Baseline
  - Hydrographic Feature
- MAP PANELS**
- Digital Data Available
  - No Digital Data Available
  - Unmapped
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/25/2025 at 2:36 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



# National Flood Hazard Layer FIRMette



87°26'3"W 36°34'3"N



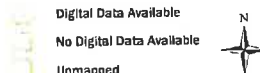
0 250 500 1 000 1 500 2 000 Feet 1:6,000

87°25'26"W 36°33'34"N

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
  - Without Base Flood Elevation (BFE) Zone A, V, AR
  - With BFE or Depth Zone AE, AD, AH, VE, AR
  - Regulatory Floodway
  - 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with draining areas of less than one square mile Zone J
  - Future Conditions 1% Annual Chance Flood Hazard Zone X
- OTHER AREAS OF FLOOD HAZARD**
  - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
  - Area with Flood Risk due to Levee Zone D
- OTHER AREAS**
  - No SCREEN Area of Minimal Flood Hazard Zone X
  - Effective LOMRs
  - Area of Undetermined Flood Hazard Zone
- GENERAL STRUCTURES**
  - Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall
- OTHER FEATURES**
  - Cross Sections with 1% Annual Chance Water Surface Elevation
  - Coastal Transect
  - Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary
  - Coastal Transect Baseline
  - Profile Baseline
  - Hydrographic Feature
- MAP PANELS**
  - Digital Data Available
  - No Digital Data Available
  - Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

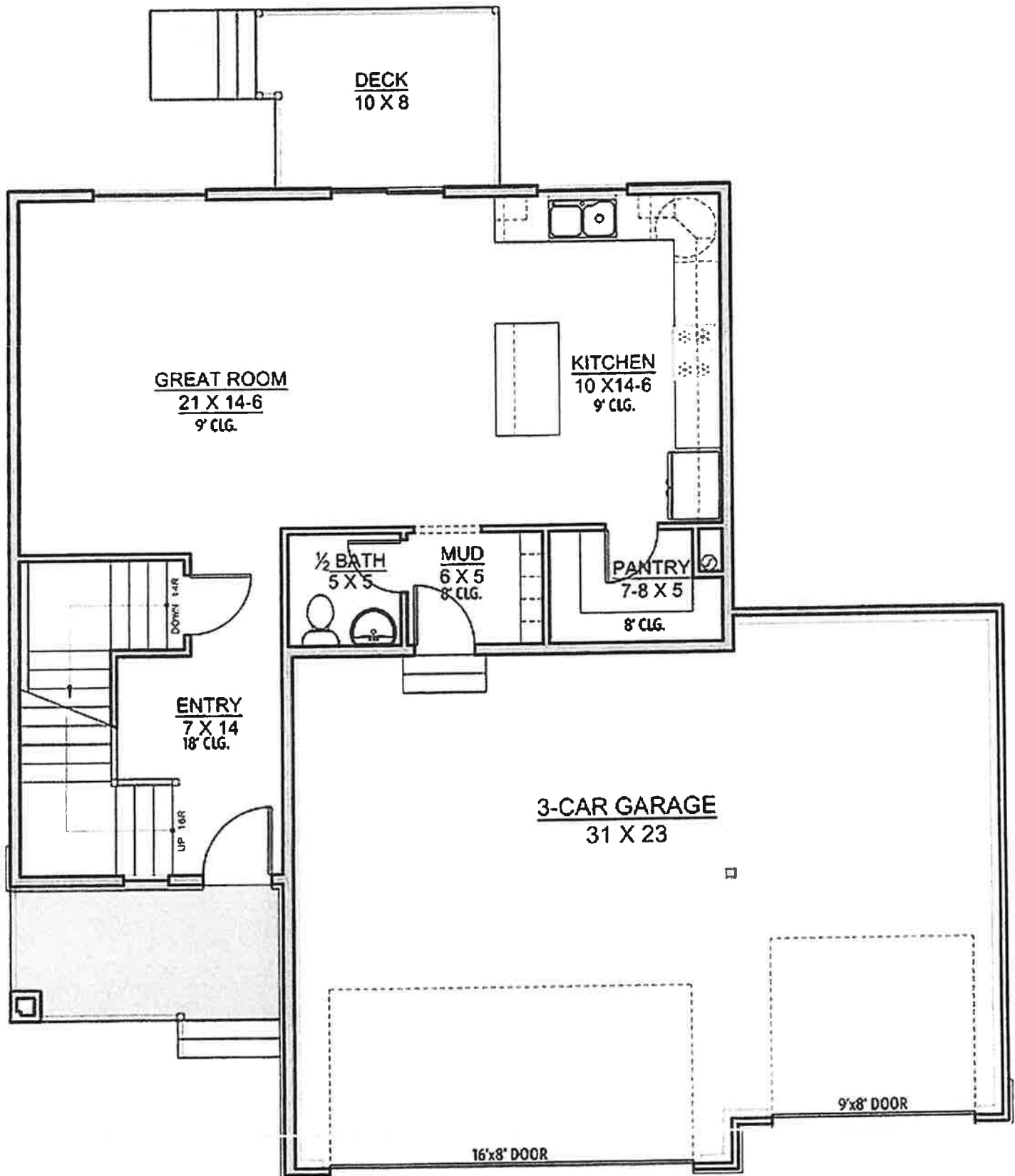
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/25/2025 at 3:06 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Exhibit #4 presented by Jake Welch



**Main Level**



2nd Floor

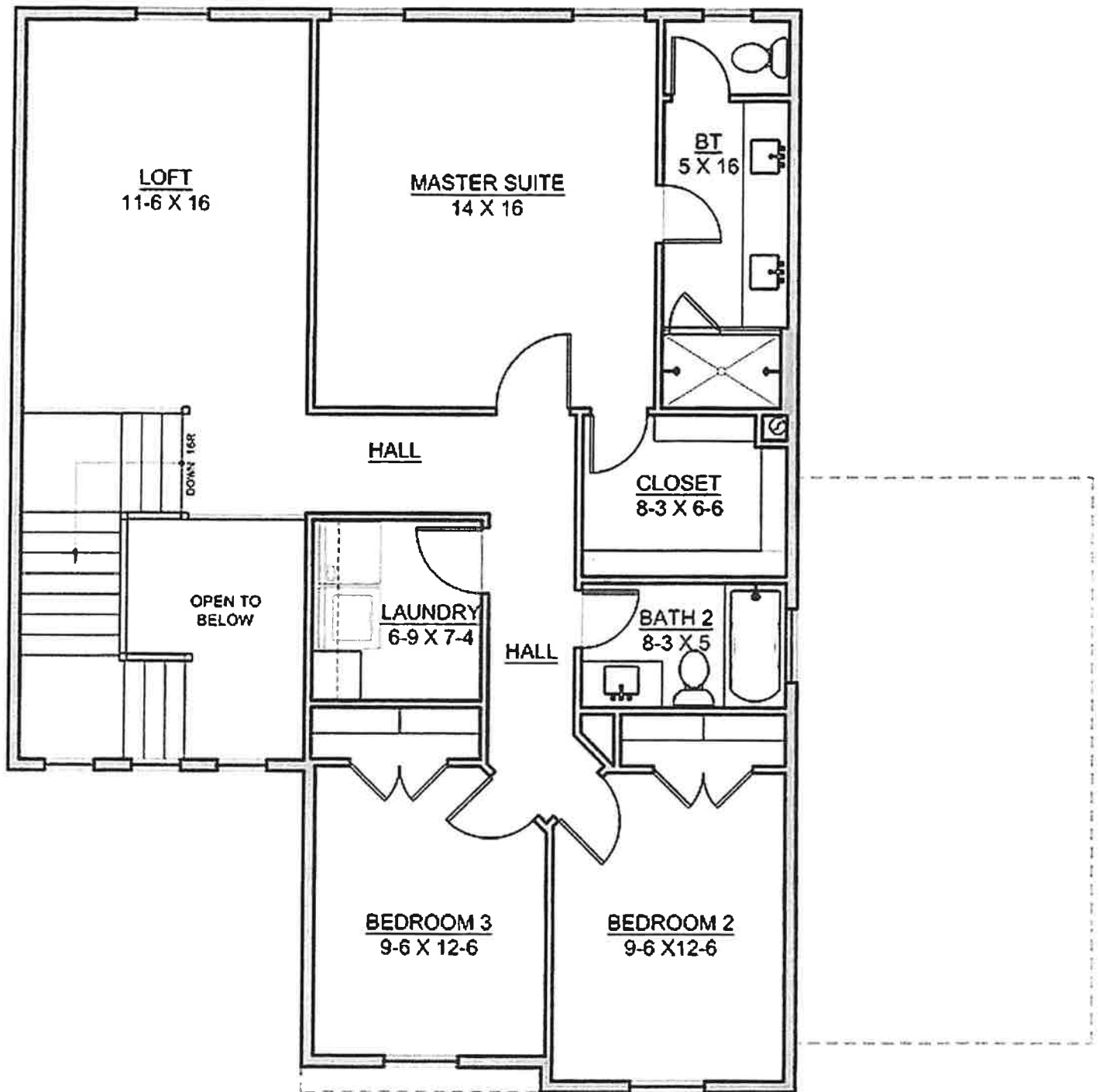
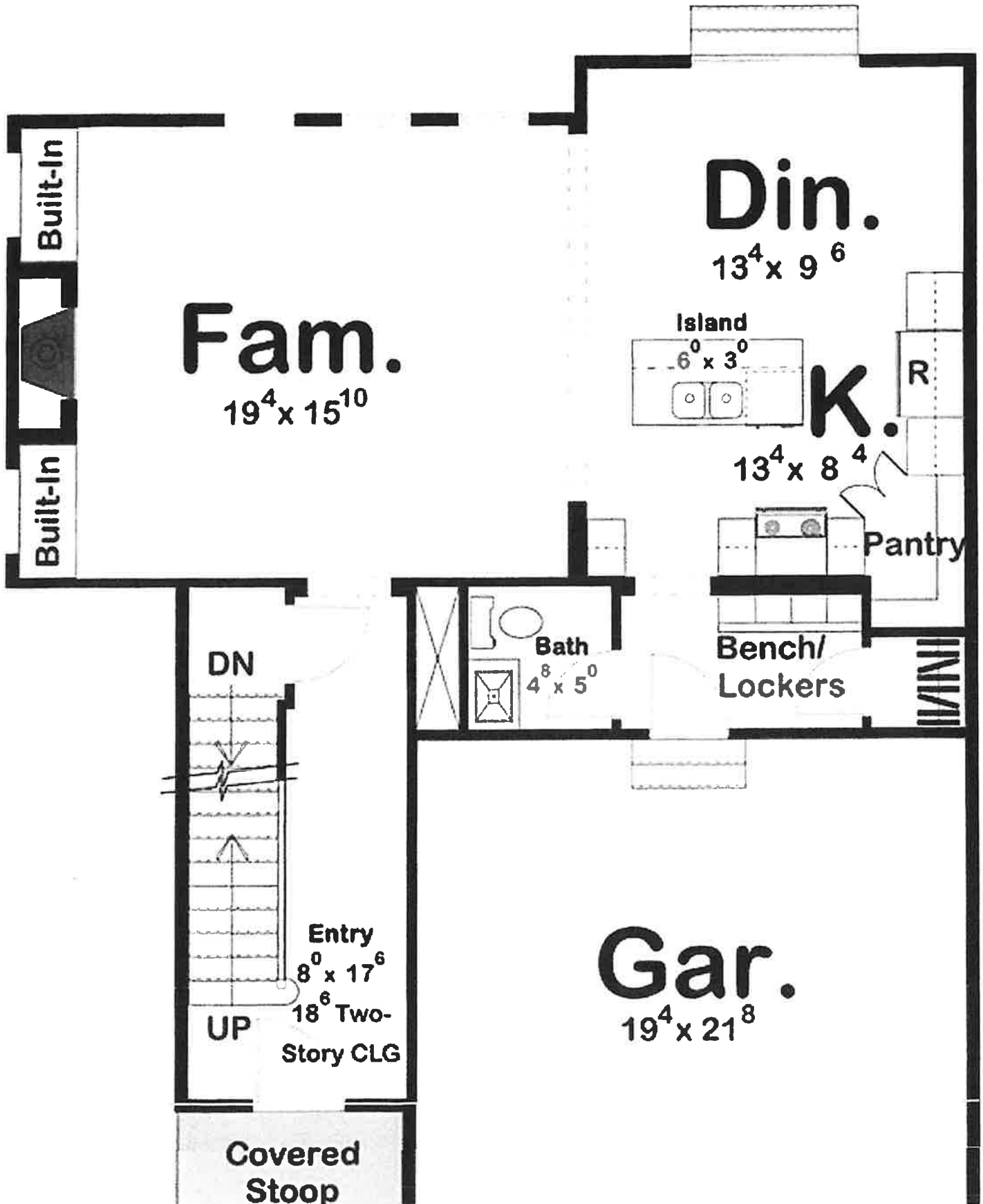


Exhibit #5 presented by Jake Welch



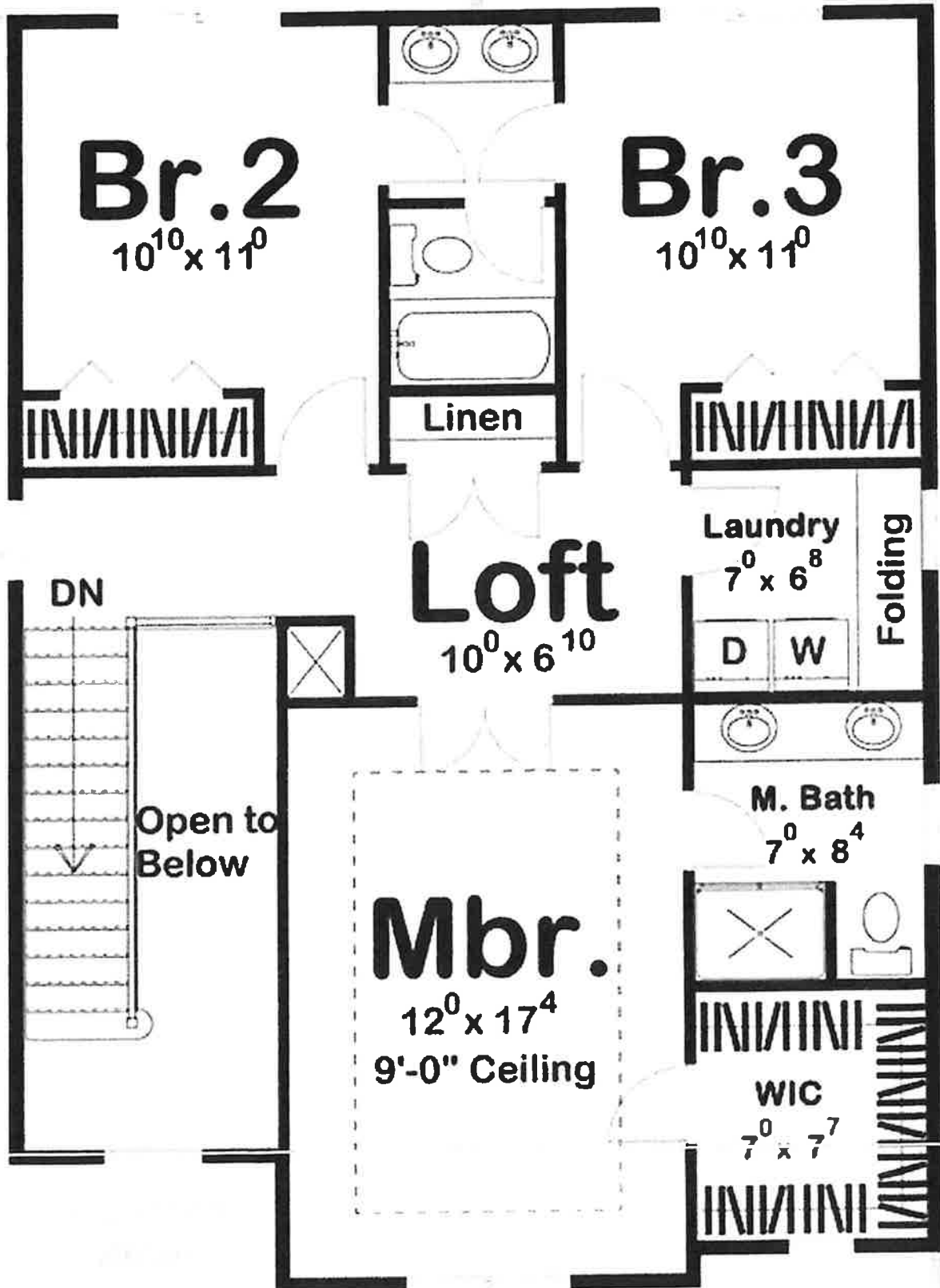


Main Level





8 x 6



Optional Lower Level +\$250

