



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

AGENDA
May 27, 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: **April 22, 2025**
- III. ANNOUNCEMENTS/DEFERRALS
- IV. UPCOMING MEETINGS DATES/TIMES:
 - 1. CITY COUNCIL INFORMAL **May 29, 2025 @ 4:30 P.M.**
 - 2. CITY COUNCIL PUBLIC HEARING & FIRST READING **June 5, 2025 @ 6:00 P.M.**
 - 3. COUNTY COMMISSION PUBLIC HEARING **June 2, 2025 @ 6:00 P.M.**
 - 4. COUNTY COMMISSION FORMAL MEETING **June 9, 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 - 9 - 2025** APPLICANT **Hunter Winn**
REQUEST: **R-1 - Single-Family Residential District** to **R-2 - Single-Family Residential District**
LOCATION: **South of Slayden Circle**
TAX MAP(S): **079J** PARCEL #(S): **A 016.00 A 017.00**
REASON FOR REQUEST: **Property to be used as residential for four houses. Currently three lots as residential. Asking approval for R-2 zoning to make one additional lot.**
CO. COMM. DISTRICT: **4** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **2.17 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
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REGULAR AGENDA ITEM(S): All items in this portion of the Agenda will be read and considered individually.

CASE TYPE: **CITY ZONING**

2. 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**

CASE TYPE: **CITY ZONING**

3. CASE NUMBER: **Z - 21 - 2025** APPLICANT **Audrey Short Rothstein**
REQUEST: **A- Airport to C-5 - Highway & Arterial Commercial District**
LOCATION: **A parcel fronting on the south frontage of Tiny Town Rd. 335+/- feet east of the Pembroke Rd.and Tiny Town Rd. intersection**
TAX MAP(S): **006** PARCEL #(S): **054.00**
REASON FOR REQUEST: **We are requesting a zone change to C-5 to develop a retail center on the subject property. This location is well-suited for commercial use due to its access to major highways and proximity to growing neighborhoods. Rezoning will allow for better use of the land, support local economic growth and provide needed retail service to the community.**
CO. COMM. DISTRICT: **12** CITY COUNCIL WARD: **1** NUMBER OF ACRES: **.87 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**

CASE TYPE: **CITY ZONING**

4. CASE NUMBER: **Z - 22 - 2025** APPLICANT **Tonya Bosley**
REQUEST: **R-1 - Single-Family Residential District to C-2 - General Commercial District**
LOCATION: **A parcel fronting on the north frontage of Rossvie Rd. Approximately 500 feet +/- feet east of the Dunbar Cave Rd. and Rossvie Rd. intersection.**
TAX MAP(S): **057** PARCEL #(S): **012.00**
REASON FOR REQUEST: **For a retail building and a child care facility.**
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **4.41 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**

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CASE TYPE: **CITY ZONING**

5. CASE NUMBER: **Z - 23 - 2025** APPLICANT **Brian Wolff**
REQUEST: **R-1 - Single-Family Residential District to R-5 - Residential District**
LOCATION: **South of Bellamy Ln., west of Warfield Blvd., east of Stokes Rd.**
TAX MAP(S): **041** PARCEL #(S): **171.00 (p/o)**
REASON FOR REQUEST: **Townhome development**
CO. COMM. DISTRICT: **1** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **2.1 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**

CASE TYPE: **CITY ZONING**

6. CASE NUMBER: **Z - 24 - 2025** APPLICANT **Millan Holdings LLC**
REQUEST: **M-1 - Light Industrial District to C-5 - Highway & Arterial Commercial District**
LOCATION: **A lot fronting on the west frontage of Industrial Dr., 390 feet +/- north of the W. Dunbar Cave Rd. and Industrial Dr. Intersection**
TAX MAP(S): **056A** PARCEL #(S): **A 015.01**
REASON FOR REQUEST: **The subject property, currently zoned M-1, is no longer achieving its highest and best use due to significant changes in the surrounding area. Over time, this area has transitioned into a predominantly commercial district, making the requested rezoning to C-5 appropriate.**
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **9** NUMBER OF ACRES: **2.09 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**

CASE TYPE: **CITY ZONING**

7. 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

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

CASE TYPE: **CITY ZONING**

8. CASE NUMBER: **ZO - 7 - 2024** APPLICANT: **Clarksville City Council**
REQUEST: **An Ordinance text amendment to create Clarksville Design Overlay Districts along Fort Campbell Blvd and Tiny Town Rd.**

CASE TYPE: **COUNTY ZONING**

9. CASE NUMBER: **CZ - 5 - 2025** APPLICANT **Ben Mimms**
REQUEST: **AG - Agricultural District to C-4 - Highway Interchange District**
LOCATION: **A a portion of a tract 200 +/- feet southeast of the Guthrie Hwy. & Oakland Rd intersection**
TAX MAP(S): **016** PARCEL #(S): **018.01**
REASON FOR REQUEST: **The requested zoning change from AG to C-4 is consistent with the surrounding area and the intent of the ordinance. The subject property is to be used as a convenience store/dueling station.**
CO. COMM. DISTRICT: **19** NUMBER OF ACRES: **4.37 +/-**
GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **2**

CASE TYPE: **COUNTY ZONING**

10. CASE NUMBER: **CZ - 7 - 2025** APPLICANT **Thomas Oliver Jr and Terese Oliver**
REQUEST: **AG - Agricultural District to M-2 - General Industrial District**
LOCATION: **A tract of land west of the Hampton Station Rd. & Webb Rd. intersection.**
TAX MAP(S): **015** PARCEL #(S): **039.00**
REASON FOR REQUEST: **The subject property is identified as manufacturing and industrial on the Comprehensive Plan for Montgomery County. The applicant seeks to zone the property M-2 align with the Comprehensive Plan and to market the property for Industrial uses to support industry and job in the Clarksville-Montgomery County area. The subject property adjoins existing M-1 and M-2 zoning and will be an extension of the same.**
CO. COMM. DISTRICT: **19** NUMBER OF ACRES: **112.01 +/-**
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **1**

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

CASE TYPE: **COUNTY ZONING**

11. CASE NUMBER: **CZ - 8 - 2025** APPLICANT **Vision Home Builders, LLC**
REQUEST: **R-1 - Single-Family Residential District to R-1A - Single-Family Residential District**
LOCATION: **Two parcels fronting on the east frontage of Harper Rd. 1,250 +/- feet south of the Highway 41-A South & Harper Rd intersection.**
TAX MAP(S): **081** PARCEL #(S): **172.00 176.00**
REASON FOR REQUEST: **single family development**
CO. COMM. DISTRICT: **15** NUMBER OF ACRES: **7.1 +/-**
GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **11**

CASE TYPE: **COUNTY ZONING**

12. CASE NUMBER: **CZ - 9 - 2025** APPLICANT **David Phillips**
REQUEST: **AG - Agricultural District to C-5 - Highway & Arterial Commercial District**
LOCATION: **Two tracts fronting on the south frontage of Dover Road 1,870+/- feet east of the Montgomery County / Stewart County line.**
TAX MAP(S): **050** PARCEL #(S): **001.00 001.10**
REASON FOR REQUEST: **To build a storage facility**
CO. COMM. DISTRICT: **7** NUMBER OF ACRES: **8.75 +/-**
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **9**

CASE TYPE: **SUBDIVISION VARIANCE(S)**

13. CASE NUMBER: **V - 5 - 2025** APPLICANT: **JJ Developers**
VARIANCE REQUEST: **4.1.7.2. "Street, road or permanent easement intersections which do not align shall meet the following distance requirements between centerline intersections: D. "Major Local, Minor Local, Cul-de-sac, and Alleys - A minimum of one-hundred and fifty (150) feet.".**
To allow separation of the intersections of the proposed road (Jackson Ridge Road) and Old Dover Road to be 85 feet.
LOCATION: **South of and adjacent to Old Dover Court at the intersection with the proposed 40' right-of-way.**
ZONING: **R-1 - Single-Family Residential District**
GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **8**
CORRESPONDING CASE: **S-24-2025**

WITHDRAWN

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CASE TYPE: **SUBDIVISION(S)**

14. CASE NUMBER: **S - 24 - 2025** APPLICANT **JJ Developers**
REQUEST:**Preliminary Plat Approval of Jackson Hills Section 2 (cluster)**
LOCATION: **South of and adjacent to Old Dover Court, west of Cherry Fields Subdivision, East of Ross Lane.**
TAX MAP(S): **053** PARCEL #(S): **148.03 172.00**
CO. COMM. DISTRICT: **7** CITY COUNCIL WARD: NUMBER OF ACRES: **76.79 +/-**
GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **8**
ZONING: **R-1 - Single-Family Residential District**
OF LOTS: **143 +/-**

CASE TYPE: **SUBDIVISION(S)**

15. CASE NUMBER: **S - 25 - 2025** APPLICANT **Clarksville Fencing Industrial Development Board**
REQUEST:**Preliminary Plat Approval of Preliminary Plat North Rossvie Commons Lots 1-9**
LOCATION: **North of and adjacent to Hankook Road, east of and adjacent to the current terminus of Aspire Way.**
TAX MAP(S): **057 057** PARCEL #(S): **017.02 017.06**
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: **10** NUMBER OF ACRES: **13.77 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF LOTS: **9 +/-**

DEFERRED

CASE TYPE: **SUBDIVISION(S)**

16. CASE NUMBER: **S - 33 - 2025** APPLICANT **Reda Home Builders, Inc**
REQUEST:**Preliminary Plat Approval of ROW dedication for Mann Circle Apartments Lot 1**
LOCATION: **West of Oak Street**
TAX MAP(S): **055H** PARCEL #(S): **J 008.00 J 009.00**
CO. COMM. DISTRICT: **13** CITY COUNCIL WARD: **4** NUMBER OF ACRES: **3.04 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **7**
ZONING: **R-4 - Multiple-Family Residential District R-5 - Residential District**
OF LOTS: **1 +/-**

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CASE TYPE: **SUBDIVISION(S)**

17. CASE NUMBER: **S - 34 - 2025** APPLICANT **Hamilton Development Company/Whit Hamilton**
REQUEST:**Preliminary Plat Approval of NorthPark Logistics**
LOCATION: **4051 & 4175 Guthrie HWY**
TAX MAP(S): **016** PARCEL #(S): **007.00 007.01**
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: NUMBER OF ACRES: **199.46 +/-**
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **2**
ZONING: **M-2 - General Industrial District**
OF LOTS: **8 +/-**

DEFERRED

CASE TYPE: **SUBDIVISION(S)**

18. CASE NUMBER: **S - 35 - 2025** APPLICANT **J&N Enterprises, Inc.**
REQUEST:**Preliminary Plat Approval of E Street Row**
LOCATION: **Corner of E. St. & Oak St.**
TAX MAP(S): **055H** PARCEL #(S): **J 014.00**
CO. COMM. DISTRICT: **13** CITY COUNCIL WARD: **4** NUMBER OF ACRES: **1.38 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **7**
ZONING: **R-6 - Single-Family Residential District**
OF LOTS: **13 +/-**

CASE TYPE: **SUBDIVISION(S)**

19. CASE NUMBER: **S - 36 - 2025** APPLICANT **David Phillips**
REQUEST:**Preliminary Plat Approval of Ireland Way Commercial Subdivision**
LOCATION: **SE Corner of HWY 79 & Ireland Way**
TAX MAP(S): **053 053** PARCEL #(S): **148.01 148.04**
CO. COMM. DISTRICT: **7** CITY COUNCIL WARD: NUMBER OF ACRES: **3.89 +/-**
GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **8**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF LOTS: **5 +/-**

DEFERRED

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

20. CASE NUMBER: **SR - 34 - 2025** APPLICANT: **Casey's General Stores**
DEVELOPMENT: **Casey's #4633**
LOCATION: **125 Sango Drive Clarksville TN 37043**
TAX MAP(S): **082** PARCEL #(S): **122.00 (P/O)**
PROPOSED USE: **Convenience store with fuel sales**
CO. COMM. DISTRICT: **15** CITY COUNCIL WARD: NUMBER OF ACRES: **1.82 +/-**
GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **11**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **3, 218 +/-**

DEFERRED

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

21. CASE NUMBER: **SR - 35 - 2025** APPLICANT: **Domis, Inc.**
DEVELOPMENT: **Domis Office Phase 2**
LOCATION: **1255 International Blvd**
TAX MAP(S): **040** PARCEL #(S): **013.01**
PROPOSED USE: **Warehouse**
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: NUMBER OF ACRES: **8.63 +/-**
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **6**
ZONING: **M-2 - General Industrial District**
OF UNITS: **+/-** SQ FOOTAGE: **+/-**

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

22. CASE NUMBER: **SR - 36 - 2025** APPLICANT: **Powers & Powers**
DEVELOPMENT: **Retreat at Sidney Place**
LOCATION: **East of Richardson Street**
TAX MAP(S): **066M** PARCEL #(S): **D 004.01**
PROPOSED USE: **Multi-Family**
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **2.48 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
ZONING: **R-4 - Multiple-Family Residential District R-5 - Residential District**
OF UNITS: **21 +/-** SQ FOOTAGE: **20,160 +/-**

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

23. CASE NUMBER: **SR - 37 - 2025** APPLICANT: **Riverland Partners**
DEVELOPMENT: **Warrioto Hills Townhomes**
LOCATION: **Ramblewood Drive**
TAX MAP(S): **090** PARCEL #(S): **054.00**
PROPOSED USE: **townhomes**
CO. COMM. DISTRICT: **4** CITY COUNCIL WARD: NUMBER OF ACRES: **16.10 +/-**
GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **13**
ZONING: **R-4 - Multiple-Family Residential District C-5 - Highway & Arterial Commercial District**
OF UNITS: **56 +/-** SQ FOOTAGE: **41,048 +/-**

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

24. CASE NUMBER: **SR - 38 - 2025** APPLICANT: **Clarksville Masonic Lodge #89 F & A M**
DEVELOPMENT: **Masonic Lodge #89**
LOCATION: **1530 Keese Road Clarksville TN 37040**
TAX MAP(S): **091** PARCEL #(S): **026.02**
PROPOSED USE: **Assembly**
CO. COMM. DISTRICT: **6** CITY COUNCIL WARD: NUMBER OF ACRES: **5 +/-**
GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **13**
ZONING: **AGC - Agricultural Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **4,158 +/-**

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

25. CASE NUMBER: **SR - 39 - 2025** APPLICANT: **Hamilton Development Company (Whit Hamilton)**
DEVELOPMENT: **NorthPark Logistics Phase 1A**
LOCATION: **4051 and 4175 Guthrie Highway Clarksville TN 37040**
TAX MAP(S): **016** PARCEL #(S): **007.00 007.01**
PROPOSED USE: **Industrial**
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: NUMBER OF ACRES: **199.46 +/-**
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **2**
ZONING: **M-2 - General Industrial District**
OF UNITS: **+/-** SQ FOOTAGE: **534, 236 +/-**

DEFERRED

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

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26. CASE NUMBER: **SR - 41 - 2025** APPLICANT: **Power & Grace Preparatory Academy**
DEVELOPMENT: **Power & Grace Academy**
LOCATION: **337 Peterson Lane Clarksville TN 37043**
TAX MAP(S): **055** PARCEL #(S): **016.00**
PROPOSED USE: **School (BZA-02-2022)**
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **9** NUMBER OF ACRES: **9.66 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
ZONING: **R-1 - Single-Family Residential District**
OF UNITS: **+/-** SQ FOOTAGE: **9,816 +/-**

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

-
27. CASE NUMBER: **SR - 42 - 2025** APPLICANT: **Acquisition Properties, LLC**
DEVELOPMENT: **450 Needmore Road Multifamily**
LOCATION: **South of Needmore Road, 360 feet East of Thrush Drive**
TAX MAP(S): **032** PARCEL #(S): **076.00**
PROPOSED USE: **Multifamily**
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **9** NUMBER OF ACRES: **6.31 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**
ZONING: **R-4 - Multiple-Family Residential District R-5 - Residential District**
OF UNITS: **87 +/-** SQ FOOTAGE: **+/-**

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

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28. CASE NUMBER: **SR - 43 - 2025** APPLICANT: **Rex Hawkins**
DEVELOPMENT: **Woodlawn Storage**
LOCATION: **1808 Woodlawn Road**
TAX MAP(S): **052** PARCEL #(S): **055.00 055.02**
PROPOSED USE: **Self-Storage**
CO. COMM. DISTRICT: **7** CITY COUNCIL WARD: NUMBER OF ACRES: **5.99 +/-**
GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **8**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **77,850 +/-**

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

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29. CASE NUMBER: **SR - 44 - 2025** APPLICANT: **Pro-Star Development**
DEVELOPMENT: **Cedar Bend Phase 2**
LOCATION: **2941 Ashland City Road Clarksville TN 37043**
TAX MAP(S): **088** PARCEL #(S): **031.02**
PROPOSED USE: **Retail**
CO. COMM. DISTRICT: **15** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **2.04 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **11**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **14,100 +/-**

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

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30. CASE NUMBER: **SR - 45 - 2025** APPLICANT: **Reach Holdings LLC**
DEVELOPMENT: **Holland Park Phase 2**
LOCATION: **2515 Wilson Road Clarksville TN 37043**
TAX MAP(S): **081** PARCEL #(S): **039.00**
PROPOSED USE: **Multifamily Residential**
CO. COMM. DISTRICT: **2** CITY COUNCIL WARD: **10** NUMBER OF ACRES: **17.32 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **11**
ZONING: **R-4 - Multiple-Family Residential District R-5 - Residential District**
OF UNITS: **72 +/-** SQ FOOTAGE: **30,666 +/-**

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

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31. CASE NUMBER: **SR - 46 - 2025** APPLICANT: **Jerrold Pedigo**
DEVELOPMENT: **Exit 11 Commercial**
LOCATION: **635 Hornbuckle Road Clarksville TN 37043**
TAX MAP(S): **063** PARCEL #(S): **046.07**
PROPOSED USE: **Spec Commercial Building**
CO. COMM. DISTRICT: **2** CITY COUNCIL WARD: **10** NUMBER OF ACRES: **3.01 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **11**
ZONING: **C-4 - Highway Interchange District**
OF UNITS: **+/-** SQ FOOTAGE: **9,139.57 +/-**

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VI. OTHER BUSINESS:

- A. March and April Profit and Loss Statement**
- B. Amended FY26 Budget**
- C. Accept City of Clarksville CIP**

VII. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda