



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

AGENDA
July 29, 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: **June 24, 2025**

III. ANNOUNCEMENTS/DEFERRALS

IV. UPCOMING MEETINGS DATES/TIMES:

1. CITY COUNCIL INFORMAL **July 31, 2025 @ 4:30 P.M.**

2. CITY COUNCIL PUBLIC HEARING & FIRST READING **August 7, 2025 @ 6:00 P.M.**

3. COUNTY COMMISSION PUBLIC HEARING **August 4, 2025 @ 6:00 P.M.**

4. COUNTY COMMISSION FORMAL MEETING **August 11, 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 - 29 - 2025** APPLICANT **Charles Thomas Jerles**
REQUEST: **C-2 - General Commercial District to C-5 - Highway & Arterial Commercial District**
LOCATION: **a tract of land fronting on the north frontage of Bellamy Ln approximately 225 +/- ft west of the Bellamy Ln & Warfield Blvd intersection.**
TAX MAP(S): **041** PARCEL #(S): **085.00**
REASON FOR REQUEST: **This rezone requests allows for more commercial options for the requested property. This is an extension of the zone from across Warfield Blvd and is similar to the surrounding area.**
CO. COMM. DISTRICT: **1** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **2.88 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**
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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 - 30 - 2025** APPLICANT **Donny Ray Plaster, Jr.**
REQUEST: **AG - Agricultural District to R-4 - Multiple-Family Residential District**
LOCATION: **A tract of land encompassing two adjacent parcels at the eastern terminus of Bellamy Ln**
TAX MAP(S): **040** PARCEL #(S): **022.00 022.01**
REASON FOR REQUEST: **Townhome development**
CO. COMM. DISTRICT: **1** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **3.96 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**

CASE TYPE: **CITY ZONING**

3. 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**

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

CASE TYPE: **COUNTY ZONING**

4. CASE NUMBER: **CZ - 14 - 2025** APPLICANT **Billy Riggins II**
REQUEST: **AG - Agricultural District to R-1 - Single-Family Residential District**
LOCATION: **a tract consisting of two adjacent parcels along the eastern frontage of Dotsonville Rd, approximately 500 +/- ft south of the Dotsonville Rd & Tommy Oliver Rd intersection.**
TAX MAP(S): **068** PARCEL #(S): **053.00 054.00**
REASON FOR REQUEST: **Combine two lots into one and zone for residential**
CO. COMM. DISTRICT: **7** NUMBER OF ACRES: **.76 +/-**
GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **8**

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

5. CASE NUMBER: **V - 7 - 2025** APPLICANT: **CREST PROPERTIES**
VARIANCE REQUEST: **4.1.9. Subsection 1. (and Table 4.1) "The length of a cul-de-sac, measured from the centerline of the intersecting street, road or permanent easement to the center of the turnaround, shall not be longer than 750 ft."**

The request is to have a cul-de-sac length of 1,121 ft on "Road A"

4.1.2 Subsection 1.A "Each subdivision shall continue all public streets and road stubbed to the boundary of the development plan by previously approved (built and unbuilt) active subdivisions."

The request is to not connect the proposed Road A to an unnamed street to the south.

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CASE TYPE: **SUBDIVISION(S)**

6. CASE NUMBER: **S - 25 - 2025** APPLICANT **Clarksville Fencing Industrial Development Board**
REQUEST: **Preliminary Plat Approval of Preliminary Plat North Rossview 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** 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

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7. 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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8. CASE NUMBER: **S - 48 - 2025** APPLICANT **CREST PROPERTIES**
REQUEST: **Preliminary Plat Approval of Concord Ridge**
LOCATION: **East of Ft. Campbell Blvd, South of Concord Drive, West of W Bel Air Blvd,, immediately southwest of the intersection of Richmond Dr. and Concord Dr.**
TAX MAP(S): **043K** PARCEL #(S): **A 006.00 A 030.00**
CO. COMM. DISTRICT: **16** CITY COUNCIL WARD: **4** NUMBER OF ACRES: **13.7 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **7**
ZONING: **C-2 - General Commercial District (R-2A Proposed) R-1 - Single-Family Residential District**
OF LOTS: **40 +/-**
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CASE TYPE: **SUBDIVISION(S)**

9. CASE NUMBER: **S - 49 - 2025** APPLICANT **Terrance Burney**
REQUEST: **Revised Preliminary Plat Approval of Terrance Burney Property Kelly Lane lots 1-3** LOCATION: **449 Kelly Lane**
TAX MAP(S): **080A** PARCEL #(S): **B 049.00**
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **0.35 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
ZONING: **R-6 - Single-Family Residential District**
OF LOTS: **3 +/-**

CASE TYPE: **SUBDIVISION(S)**

10. CASE NUMBER: **S - 50 - 2025** APPLICANT **CJM Properties , LLC**
REQUEST: **Preliminary Plat Approval of 125 Sango Drive**
LOCATION: **Intersection of 41-A and Sango Drive**
TAX MAP(S): **082** PARCEL #(S): **122.00**
CO. COMM. DISTRICT: **15** CITY COUNCIL WARD: NUMBER OF ACRES: **19.18 +/-**
GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **11**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF LOTS: **5 +/-**

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

11. 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 +/-**

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

12. CASE NUMBER: **SR - 47 - 2025** APPLICANT: **Bill Mace**
DEVELOPMENT: **Mace-Stonecrossing**
LOCATION: **261 Stonecrossing Drive**
TAX MAP(S): **030** PARCEL #(S): **059.01**
PROPOSED USE: **Commercial Retail**
CO. COMM. DISTRICT: **16** CITY COUNCIL WARD: **4** NUMBER OF ACRES: **1.27 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **3,440 +/-**
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CASE TYPE: **SITE REVIEW(S)**

13. CASE NUMBER: **SR - 48 - 2025** APPLICANT: **Legacy Nursery and Landscaping General Partnership**
DEVELOPMENT: **Legacy Nursery Supply Center**
LOCATION: **731 Kennedy Lane**
TAX MAP(S): **017** PARCEL #(S): **017.01**
PROPOSED USE: **Retail Nursery Sales**
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: **12** NUMBER OF ACRES: **12.82 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**
ZONING: **C-4 - Highway Interchange District**
OF UNITS: **+/-** SQ FOOTAGE: **1,500 +/-**

WITHDRAWN

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

14. CASE NUMBER: **SR - 51 - 2025** APPLICANT: **David Phillips**
DEVELOPMENT: **Cherry Wells Station (Formerly Ireland Way Retail)**
LOCATION: **Dover Road**
TAX MAP(S): **053** PARCEL #(S): **148.04**
PROPOSED USE: **Retail Center**
CO. COMM. DISTRICT: **7** CITY COUNCIL WARD: NUMBER OF ACRES: **2.05 +/-**
GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **8**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **15,000 +/-**

DEFERRED

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

- 15.** CASE NUMBER: **SR - 52 - 2025** APPLICANT: **Bill Mace Homes**
DEVELOPMENT: **Bill Mace Office Building**
LOCATION: **1919 Tiny Town Road**
TAX MAP(S): **008** PARCEL #(S): **013.04**
PROPOSED USE: **Equipment Storage Buildings**
CO. COMM. DISTRICT: **9** CITY COUNCIL WARD: **8** NUMBER OF ACRES: **4.893 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **10,000 +/-**

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

- 16.** CASE NUMBER: **SR - 53 - 2025** APPLICANT: **Nina Sadek**
DEVELOPMENT: **Sadek Building**
LOCATION: **1362 Ft. Campbell Blvd**
TAX MAP(S): **043N** PARCEL #(S): **F 003.00**
PROPOSED USE: **Retail Building**
CO. COMM. DISTRICT: **13** CITY COUNCIL WARD: **2** NUMBER OF ACRES: **0.64 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **7**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **7,344 +/-**
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CASE TYPE: **SITE REVIEW(S)**

17. CASE NUMBER: **SR - 54 - 2025** APPLICANT: **D&S Clarksville LLC**
DEVELOPMENT: **Alfred Thun Hotel**
LOCATION: **Located on the south frontage of Stacy Johnson Blvd approximately 330 ft +/- from Alfred Thun Rd & Stacy Johnson Blvd intersection**
TAX MAP(S): **033** PARCEL #(S): **005.13 (p/o)**
PROPOSED USE: **5-story hotel**
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **1.92 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **15,334 +/-**

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

18. CASE NUMBER: **SR - 55 - 2025** APPLICANT: **Nancy & Tito Dominguez**
DEVELOPMENT: **2016 Ft Campbell Blvd**
LOCATION: **2016 Ft Campbell Blvd**
TAX MAP(S): **030H** PARCEL #(S): **C 021.00**
PROPOSED USE: **Bakery/Retail**
CO. COMM. DISTRICT: **10** CITY COUNCIL WARD: **3** NUMBER OF ACRES: **0.30 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **2,000 +/-**
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CASE TYPE: **SITE REVIEW(S)**

- 19.** CASE NUMBER: **SR - 56 - 2025** APPLICANT: **Todd Morris**
DEVELOPMENT: **253 Clearview/Office**
LOCATION: **253 Clearview Drive**
TAX MAP(S): **065M** PARCEL #(S): **A 001.00**
PROPOSED USE: **retail/office**
CO. COMM. DISTRICT: **21** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **0.66 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **11**
ZONING: **C-1 - Neighborhood Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **6,600 +/-**

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

- 20.** CASE NUMBER: **SR - 57 - 2025** APPLICANT: **Red Oak Trust: Red Oak Trust**
DEVELOPMENT: **The Columns (revised)**
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: **5.1 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **47,000 +/-**
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CASE TYPE: **SITE REVIEW(S)**

21. CASE NUMBER: SR - 58 - 2025 APPLICANT: Michael Greenfield
DEVELOPMENT: Greenfield Trucking
LOCATION: At the terminus of Old Ashland City Rd, south of Ashland City Rd / US41-A
TAX MAP(S): 080N PARCEL #(S): C 024.00
PROPOSED USE: Contractor Office (Asphalt)
CO. COMM. DISTRICT: 3 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 8.59 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 11
ZONING: M-1 - Light Industrial District
OF UNITS: +/- SQ FOOTAGE: 17,600 +/-

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

22. CASE NUMBER: SR - 59 - 2025 APPLICANT: Done Dada OZ GP Triplex Lot 3
DEVELOPMENT: Done Dada OZ GP Triplex Lot 3
LOCATION: 320 7th Street Clarksville TN
TAX MAP(S): 066K PARCEL #(S): C 013.00 (p/o) C 014.00
PROPOSED USE: Multifamily
CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 0.18 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12
ZONING: CBD - Central Business District
OF UNITS: 3 +/- SQ FOOTAGE: 2,016 +/-

VI. OTHER BUSINESS:

A. Profit and Loss Statement

VII. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda