



CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION MEETING MINUTES

Date: August 26, 2025

Time: 2:00 PM

Members Present

**Valerie Guzman
Jeff Henley
Joe Smith
Eric Huneycutt
Cindy Greene
Bill Kimbrough
Charlie Patterson
Stacey Streetman**

Others Present

**John Spainhoward, Deputy Director
Brad Parker, Senior Planner
Daniel Morris, GIS Manager
Drew Sturdivant, Administrative Assistant
Jeff Tyndall, Director of Planning**

**Chris Cowan, CSD
Ben Browder, CGW
Mike Reed, CFR
Mike Cherry, CFR
Tim Benson,
Will Kostinch, City Codes
Mike Ringgenberg, CTS**

Jeff Henley called the meeting to order at 2:01 pm.

Approval of Minutes

Stacey Streetman made a motion to approve July 29, 2025 minutes, seconded by Bill Kimbrough. All members voted in favor. Minutes were approved.

Announcements/Deferrals

Jeff Tyndall announced the upcoming Zoning Code Re-write meeting be held from 6-8 p.m. on August 27, 2025.

Jeff Tyndall presented the deferrals ZO-4A-2024, CZ-15-2025, V-8-2025, S-25-2025, S-59-2025, SR-61-2025, SR-63-2025.

Charlie Patterson made a motion to approve the deferrals, seconded by Valerie Guzman.

Jeff Tyndall announced that the consent agenda will be moved to the beginning of the meeting starting next month.

Jeff Henley explained the public comment process.

1. **CASE NUMBER:** Z - 31 - 2025 **APPLICANT** Clarkland
REQUEST: R-1 - Single-Family Residential District to C-5 - Highway & Arterial Commercial District
LOCATION: The northwest corner of the Ashland City Rd. /41-A Bypass & Denny Rd. intersection.
TAX MAP(S): 081 **PARCEL #(S):** 057.04
REASON FOR REQUEST: It would be more appropriate to be classified C-5 since it is on the 41-A Bypass with most of the surrounding property being C-5. The plan is to provide retail/ office space to support the needs of the community.
CO. COMM. DISTRICT: 21 **CITY COUNCIL WARD:** 7 **NUMBER OF ACRES:** 4.98 +/-**GROWTH PLAN AREA:** CITY CIVIL DISTRICT : 11

John Spainhoward presented the RPC staff report.

STAFF RECOMMENDATION: Approval

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

The Adopted Future Land Use Opinion Map identifies this parcel as Commercial / Industrial Hybrid and the proposed C-5 Highway & Arterial Commercial zoning classification aligns with the future land use designation.

This request is located at an intersection, along an arterial highway, part of a node of commercial activity & is an extension of the C-5 Highway & Arterial Commercial zoning classification to the east & west.

Jeff Henley opened public hearing.

Luke Baggett spoke in favor stating everything surrounding the property is zoned commercial and that the proposed zoning is in-line with the surroundings.

No one spoke against.

Public hearing was closed.

Charlie Patterson made a motion for approval the request is consistent with the overall goals and objectives of the Clarksville-Montgomery County Comprehensive Plan. Seconded by Stacey Streetman. All members voted in favor. Motion passes for approval.

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2. CASE NUMBER: Z - 32 - 2025 APPLICANT Ross & Ashley Morford / Armor Holdings LLC
REQUEST: R-4 - Multiple-Family Residential District to CBD - Central Business District
LOCATION: two adjacent parcels on the northern frontage of Marion St., 115 ft +/- west of
2nd St & Marion St intersection
TAX MAP(S): 066B PARCEL #(S): B 026.00 B 025.00
REASON FOR REQUEST: We have CBD zoned parcels touching both sides of our property
lines, as well as CBD across the street at Bogard Lane. We are looking to conform to the area
and build multifamily units. Existing homes on property will remain.
CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: .78 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12

John Spainhoward presented the RPC staff report.

STAFF RECOMMENDATION: Approval

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

The subject parcels are identified as part of the Urban Core on the adopted Land Use Opinion
Map. The proposed CBD- Central Business District zoning classification aligns with the future
land use designation and supports the goals and objectives of the Comprehensive Plan. This
request will permit higher density residential development and in-fill which is a
recommendation of the Comprehensive Plan for the Downtown Urban Core Planning Area.

Bogard Alley improvements will be evaluated during the site development review process to
enhance Fire Department requirements & enhance overall access.

The H-1 Historic Zoning Overlay remains in existence to these parcels.

Jeff Henley opened public hearing.

Ross Morford spoke in favor explaining how the proposed zoning will bring the lot into
conformity. As well as potentially provide more parking to current tenants nearby.

No one spoke against.

Public hearing was closed.

Joe Smith made a motion this request will permit higher density residential development and
infill which is a recommendation of the Comprehensive Plan for the downtown core planning
area. Seconded by Valerie Guzman. All members voted in favor. Motion passes for approval.

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3. CASE NUMBER: Z - 33 - 2025 APPLICANT Todd Morris
REQUEST: R-1 - Single-Family Residential District to R-4 - Multiple-Family Residential District C-5 - Highway & Arterial Commercial District
LOCATION: Tract of land consisting of four contiguous parcels, on the eastern frontage of Trenton rd, 450 ft +/- north of Fairview Ln.
TAX MAP(S): 041 PARCEL #(S): 054.00 060.00
REASON FOR REQUEST: For a mixed use development.
CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 14.31 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6

John Spainhoward presented the RPC staff report.

STAFF RECOMMENDATION: Approval

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

This zoning request fronts an arterial highway and is a logical extension of an existing node of commercial activity. The proposed C-5 Highway & Arterial Commercial District along the frontage, transitioning to the R-4 Multi-Family District to the rear, advances the intent of the Urban Neighborhood designation reflected on the adopted Future Land Use Opinion Map. The General Recommendations for the St. Bethlehem Planning Area encourages Multi-Family Residential development in proximity to commercial areas, transit, and major roadways.

Jeff Henley opened public hearing.

Larry Rocconi spoke in favor stating the proposed zoning is an extension of the nearby C-5. The applicant's goal is to build strip malls, in the process he was able to obtain the landlocked parcels in the rear of the property. Ultimately it will be an extension of the existing C-5 and R-4 zones nearby which is what is desired in the area and the highest and best use of the property. Charlie Patterson asked if the trailers on the site currently would be moved.

Larry Rocconi answered that they would.

Charlie Patterson stated that whatever is put their will be an improvement from it's current state.

Public hearing was closed.

Joe Smith made a motion for approval the general recommendations of the St. Bethlehem planning area encourages multi-family residential development and proximity to commercial areas, transit, and major roadways. Seconded by Stacey Streetman. All members voted in favor. Motion passes for approval.

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4. CASE NUMBER: Z - 34 - 2025 APPLICANT Ronnie Ganoe
REQUEST: RM-1 - Single-Family Mobile Home Residential District to R-2D - Two-Family Residential District
LOCATION: a parcel of land fronting on the western frontage of Evans Rd, 900 ft +/- north of Lafayette Rd.
TAX MAP(S): 029M PARCEL #(S): A 031.00
REASON FOR REQUEST: To build single family affordable housing. Lot has an old dilapidated mobile home that's not being occupied. Redevelopment will definitely improve this site.
CO. COMM. DISTRICT: 11 CITY COUNCIL WARD: 2 NUMBER OF ACRES: .41 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 3

John Spainhoward presented the RPC staff report.

STAFF RECOMMENDATION: Approval

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

The R-2D Two-Family Residential District permits the development of a duplex residential structure on an individual lot. The Lafayette Peachers Mill Planning Area General Recommendations state that its is encouraged to promote infill within neighborhoods containing aging housing stock & maintain a desirable mixture of housing types throughout the area/community. Market changes relative to the mobile home industry has limited the viability of RM-1 zoned property. This portion of Evans Road is a mixture of RM-1 mobile home lots and multi-family units. The R -2D district would not be out of character with the surrounding uses.

A possible "Blueline Stream" exists on the parcel. Attention to this condition is required at the development stage for this parcel.

Jeff Henley opened public hearing.

No one spoke in favor.

No one spoke against.

Pubic hearing was closed.

Bill Kimbrough made a motion for approval, the R-2D district would not be out of character with the surrounding uses. Seconded by Stacey Streetman. All members vote in favor. Motion passes for approval.

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5. CASE NUMBER: Z - 35 - 2025 APPLICANT Tiny Town Apartments LLC
REQUEST: C-4 - Highway Interchange District to C-2 - General Commercial District
LOCATION: A parcel fronting on the northern frontage of Tiny Town Rd, approximately 430 ft +/- west of Heritage Pointe Dr.
TAX MAP(S): 008 PARCEL #(S): 013.16 (P/O)
REASON FOR REQUEST: This rezone provides the opportunity to create a commercial retail and multifamily mix development. We believe that the C-2 zone is a good transition buffer from the existing R-4 and C-4/C-5 zones.
CO. COMM. DISTRICT: 9 CITY COUNCIL WARD: 8 NUMBER OF ACRES: 8 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 2

John Spainhoward presented the RPC staff report.

STAFF RECOMMENDATION: Approval

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

The C-2 General Commercial District aligns with the Future Land Use Designation of Mixed Residential Neighborhood.

The C-2 General Commercial District permits both Commercial & Multi-family residential development in a mixed use environment or independently of one another.

Jeff Henley opened public hearing.

Brad Weakley spoke in favor stating C-2 is a good transition buffer from the existing R-4 and C-5 zones. The owners are hoping to provide additional multi family and commercial retail.

Stacey Streetman asked if the intent was to provide commercial and retail and if that as why it wasn't just an R-4 request.

Brad Weakley answered that was correct.

No one spoke against.

Public hearing was closed.

Charlie Patterson made a motion for approval based on the general commercial C-2 district aligning with the general land use designation of mixed residential. Seconded by Bill Kimbrough. All members voted in favor. Motion passes for approval.

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6. CASE NUMBER: Z - 36 - 2025 APPLICANT Virginia James & Jason Feltner Family Foundation & Feltner Family Partnership
REQUEST: R-1 - Single-Family Residential District M-3 - Planned Industrial District to C-3 - Regional Shopping Center District C-4 - Highway Interchange District C-5 - Highway & Arterial Commercial District
LOCATION: property located on the eastern and western frontages of Ted A. Crozier Sr. Blvd. north and south of the of the western intersection Dunlop Ln. & Ted Crozier Sr. Blvd. & 1,800+/- feet north of the eastern intersection of Dunlop Ln. & Ted Crozier Sr. Blvd. spanning 3,600 +/- feet of Ted Crozier Sr. Blvd. frontage, bounded by I-24 on the northeast & a railroad track to the south.
TAX MAP(S): 040 033 PARCEL #(S): 001.00 018.03
REASON FOR REQUEST: The zone change is for the development of a commercial retail

John Spainhoward presented the RPC staff report.

STAFF RECOMMENDATION: Approval

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

The proposed C-3 Regional Shopping Center, C-4 Highway Interchange District & C-5 Highway & Arterial Districts advance the intent of the Regional Commercial designation reflected on the adopted Future Land Use Opinion Map.

This zoning request provides logical extensions of the zoning districts at a regional node of commercial activity.

Site specific improvements will be required at the site plan development.

Stacey Streetman expressed thanks for the new slide that created easier distinction of the zoning request.

Jeff Henley opened public hearing.

Larry Rocconi spoke in favor stating this was a transformative project for the area. In the past when I approached the Feltner family for another project on this land and as turned away. This time when I was contacted by the developer for Project Cranberry we all came together including the EDC to make this work. At this time I can't say what is coming until the zoning has been changed but the proposed development is a large retail big-box store. With the addition of this store we project sixty five million dollars in sales tax revenue annually. As well as six hundred direct jobs and two hundred ancillary jobs for just one retailer. We can build a plant in the County and while they may hire eight hundred people, we don't make any sales tax. While just a one acre tenant on this property could create just as many jobs and the sales tax. When finished this will bring retail, restaurants, ancillary products and services that are currently unavailable. This will create a lots jobs. Once we complete our first step here, we have to pass at the city, and then we can announce what is coming. We feel like Ted Crozier was designed for this project.

Charlie Patterson asked if it would be a Chico's.

Larry Rocconi answered that he couldn't say anything at this time.

Non one spoke against.

Public hearing was closed.

Stacey Streetman made a motion for approval based on the request being consistent with the overall goals and objectives of the adopted Clarksville Montgomery County Comprehensive Plan as well as for the benefit that it brings to the Clarksville-Montgomery County area. Seconded by Charlie Patterson. All members voted in favor. Motion passes for approval.

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7. CASE NUMBER: Z - 37 - 2025 APPLICANT SDRA Holdings, LLC
REQUEST: R-3 - Three Family Residential District to C-2 - General Commercial District
LOCATION: two parcels on the northwest corner of Thomas St. & Bradley St. intersection
TAX MAP(S): 0660 PARCEL #(S): A 014.00 A 021.00 (P/O)
REASON FOR REQUEST: Single Family Home at 21 Thomas St is in extreme disrepair and needs demolition in accordance with the Restoring Clarksville Initiative. The surrounding use of all properties is commercial, including the portion of 30 Crossland that is included in this request - a parking lot. Parking Lots are a nonconforming use in R3. Requesting to rezone 100% of this R3 area at the Northwest corner of Thomas and Bradley St intersection to C2 to bring this portion of 30 Crossland from nonconforming to conforming, to eliminate this spot zoning, and allow the last single family home on the block at 21 Thomas St to be demolished in accordance with the Restoring Clarksville Initiative and redeveloped in a manner conforming with surrounding development and Land Use Plan. C2 Zoning is an extension of an existing zoning to the West and South and use to the North and is in accordance with the Land Use Plan.

John Spainhoward presented the RPC staff report.

STAFF RECOMMENDATION: Approval

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

The C-2 General Commercial District would increase development potential for the parcels, as it will permit multi-family residential & commercial development flexibility for parcels suitable for redevelopment.

The C-2 Zoning request aligns with the Future Land Use Designation of Mixed Use.

Jeff Henley opened public hearing.

Allen Moser spoke in favor the request is pretty straight forward if you have any questions I would be happy to answer them.

No one spoke against.

Public hearing was closed.

Joe Smith made a motion for approval the C-2 general commercial district would increase development potential for the parcels as it will permit multi-family residential and commercial development and flexibility for parcels suitable for redevelopment. Seconded by Eric Huneycutt. All members voted in favor. Motion passes for approval.

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8. CASE NUMBER: Z - 38 - 2025 APPLICANT Legacy Nursery & Landscape GP
REQUEST: C-4 - Highway Interchange District to C-5 - Highway & Arterial Commercial District
LOCATION: a tract of land at the northern terminus of Kennedy Lane
TAX MAP(S): 017 PARCEL #(S): 017.01
REASON FOR REQUEST: When I purchased the property, I was informed that the existing zone would permit me to operate a nursery business. However, I have since learned that the current zoning does not allow for such use, and now I need to pursue a rezoning in order to operate my business as originally intended.
CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: 12 NUMBER OF ACRES: 12.82 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 2

John Spainhoward presented the RPC staff report.

STAFF RECOMMENDATION: Disapproval

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

Neither the current C-4 Highway Interchange District & the proposed C-5 Highway & Arterial Commercial District align with the the adopted Future Land Use Map designation of Suburban Neighborhood.

The C-5 Highway & Arterial Commercial District permits a wide range of uses many of which are not complementary to the single-family residential development to the south. In addition, the parcel does not have usable frontage along an arterial highway and limited commercial development potential.

The applicant has stated that they wish to operate a nursery business, while it would not align with the Future Land Use designation of Suburban Neighborhood, the AGC Agricultural Commercial District would permit a nursery operation with a significant reduction of "commercial use" potential.

There is a FEMA Flood Area Designation along the western boundary of the tract. Attention to this condition is required at the development stage for this parcel.

Valerie Guzman asked if Agricultural Commercial would be a more appropriate request.

Jeff Tyndall answered that commercial nurseries are allowed in several zones like C-5 and AGC. The other uses in AGC are more appropriate in a neighborhood versus C-5 which has a variety of uses.

Valerie Guzman asked if the applicant would like to operate a commercial nursery they could request AG zoning. Jeff Tyndall answered that they could go to AGC or C-5 which is what has been requested at this time.

Valerie Guzman asked if the AG zoning was more appropriate due to the surrounding Ag property.

Jeff Tyndall answered that in the RPC's opinion AGC is more in line with the suburban neighborhood around it. Jeff Henley opened public hearing.

No one spoke in favor.

No one spoke against.

Public hearing was closed.

Stacey Streetman asked if they could defer the case for one month to allow an opportunity for the applicant to speak and possibly make a down zone request.

Jeff Tyndall answered that they could defer it and he would reach out to the applicant and request their attendance next month.

Stacey Streetman made a motion to defer the case one month.

Bill Kimbrough asked if during the deferral period the applicant could make the down zoning request.

John Spainhoward answered that he would reach out to the applicant and share the concerns stated as well as the application amendment process.

Bill Kimbrough seconded the motion.

Charlie Patterson asked about the previous history of deferrals surrounding the case.

Jeff Henley commented that they haven't deferred this particular case before.

Jeff Tyndall answered that this was the first time a zoning request had been made the case that was deferred was a site plan. The site plan was submitted and then flagged by Building and Codes as needing a change of zoning.

Joe Smith commented that he made the request to turn down the site plan so that they could get the correct zoning, but was unsure if the applicant was advised correctly on which zone to choose. AGC would make more sense being that far off an arterial highway.

Cindy Greene asked if the applicant had been advised on which zone to choose.

John Spainhoward answered that through the process it has been explained that AGC may not be be a curd either as it does not align with the adopted land use plan for suburban neighborhoods. Even with a request for AGC it is likely that the recommendation will remain for disapproval.

Stacey Streetman mentioned that it would be for the benefit of the applicant to request AGC as it may be difficult to get City Council to approve C-5 that deep in a neighborhood.

John Spainward explained that while the potential zones don't align the business plan is understandable and a benefit is seen in the reduction of commercial use potential which is present with its current zoning.

All members voted in favor. Motion passes for approval.

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10. CASE NUMBER: **ZO - 4A - 2024** APPLICANT: **Regional Planning Commission**
REQUEST: **Update City wide Electronic Message Center regulations**

STAFF RECOMMENDATION: Defer

Defer till September RPC meeting to allow ZO-4-2024 to pass through City Council without confusion.

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11. 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. Amended by City Council on second reading, August 7, 2025, and remanded back to RPC for review.

Jeff Tyndall presented the RPC staff report.

STAFF RECOMMENDATION: This amendment reduces the overall effect of the original ordinance

While the bulk of the overlay ordinance still retains merit, the City Council's amendment to remove the proposed setback reductions undermines a key component intended to ensure context-sensitive design. These setback standards were developed to guide redevelopment and new growth along the corridors in a manner that enhances character, pedestrian orientation, and quality.

As amended, the ordinance continues to provide important design direction, but the loss of these standards represents a missed opportunity to fully achieve the original ordinance's objectives.

The Comprehensive Plan Policy Statements for Economic Development states "Increase walkability, beautification, and character in key commercial centers and corridors", "Encourage high-quality mixed use retail and development", and Key Initiatives to improve the aesthetics of retail corridors.

Participants in the zoning code rewrite process have consistently expressed a desire for streamlined development approvals that reduce complexity, delays, and costs. This ordinance appears to run counter to those priorities.

Jeff Tyndall presented.

Valerie Guzman commented that under surface parking the word shall was changed to should, even though they are similar, one of them has no impact at all. By changing it from shall to should it weakened it a lot.

Jeff Tyndall responded that he agreed, but that they had to take what was done at City Council into consideration. At a later date, they are able to come back with an amendment.

Valerie Guzman stated that she would like that.

Jeff Tyndall added or reword it in a way that makes all parties happy.

Jeff Henley opened public hearing.

No one spoke in favor.

No one spoke against.

Public hearing was closed.

Charlie Patterson made a motion for approval based on the planning commission's staff recommendation for the amendment to go towards City Council.

Jeff Henley stated that would be for disapproval.

Bill Kimbrough agreed.

Jeff Tyndall stated they were sending it along without a recommendation.

Jeff Henley asked Charlie Patterson how he would like to proceed.

Charlie Patterson answered he wasn't sure.

Jeff Tyndall commented that it can be sent forward without a recommendation.

Charlie Patterson asked Stacey Streetman what would help City Council.

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Stacey Streetman answered that she didn't vote in favor of the amendments. However, the majority of City Council did vote in favor of the amendments that were made. Something is better than nothing, amendments can always be made down the road. At this point this is what we have, I would make a motion for approval if I was making the motion. Jeff Henley made a motion to table it indefinitely. Joe Smith seconded. Jeff Tyndall explained that wasn't an option. Stacey Streetman answered that it would come back regardless. Jeff Tyndall stated it would move forward anyways. Bill Kimbrough asked why they just didn't make a recommendation. Stacey Streetman stated she made a motion for approval and asked if anyone seconded. Jeff Henley stated he didn't hear the motion for approval and he apologized. Charlie Patterson seconded. Stacey Streetman and Charlie Patterson voted in favor. Cindy Greene, Bill Kimbrough, Valerie Guzman, Eric Huneycutt, and Joe Smith voted against. Motion fails 5-2. Valerie Guzman asked if it went to the city without an RPC recommendation. Jeff Tyndall answered yes, after many discussions with the city attorney we have learned that it isn't often an amendment is made and sent back to the planning commission. When the planning commission initiates a resolution or an ordinance or responds to one from City Council we can table and amend things here due to it being in the workshop phase. After it has been sent to City Council when it comes back you are in review mode otherwise it could get caught in a cycle of amending it up and then sending it back down and so forth. Jeff Tyndall added that in the county ordinances could be amended again and so forth, but in the city it cannot. Joe Smith commented that it's a resolution in the county not an ordinance.

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12. CASE NUMBER: **CZ - 15 - 2025** APPLICANT **J&N Enterprises**
REQUEST: **AG - Agricultural District to R-1 - Single-Family Residential District**
LOCATION: **a tract of land on the western frontage at the southern terminus of Ross Ln.**
TAX MAP(S): **053** PARCEL #(S): **173.00 (P/O)**
REASON FOR REQUEST: **No reason provided by the applicant.**
CO. COMM. DISTRICT: **7** NUMBER OF ACRES: **11.21 +/-**
GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **8**

STAFF RECOMMENDATION: 1 Month Deferral

The applicant has requested a 1 month deferral.

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13. CASE NUMBER: **V - 8 - 2025** APPLICANT: **Millan Holdings LLC**
VARIANCE REQUEST:
LOCATION: **South of and adjacent to Beaumont Street.**
ZONING: **CBD - Central Business District**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 12**
CORRESPONDING CASE:

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

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14. 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 +/-**

STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE APPLICANT

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15. CASE NUMBER: **S - 36 - 2025** APPLICANT **David Phillips**
REQUEST: **Preliminary Plat Approval of Cherry Wells Station (Formerly 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 +/-**

Brad Parker presented the RPC staff report.

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.**
- 4. TDOT Access Permit.**

Jeff Henley opened public hearing.

Houston Smith spoke in favor on behalf of the applicant asking for approval.

No one spoke against.

Public hearing was closed.

Bill Kimbrough made a motion for approval, seconded by Cindy Greene. All members voted in favor.

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16. CASE NUMBER: **S - 59 - 2025** APPLICANT **Millan Holdings LLC**
REQUEST: **Minor Plat Approval of Millan Holdings LLC Property Jefferson Street Lots 1-6**
LOCATION: **South of and adjacent to Beaumont St. north of and adjacent to Jefferson Street.**
TAX MAP(S): **066G** PARCEL #(S): **A 004.00**
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **4.34 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
ZONING: **CBD - Central Business District**
OF LOTS: **6 +/-**

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

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25. 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 +/-**

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 and Utility District Official.**
- 2. Approval of all grading, drainage, and erosion control plans by the Montgomery County Building and Codes Department.**
- 3. Approved plat of the subject property**
- 4. TDOT access permit**
- 5. Sidewalks installed as required.**

Stacey Streetman registered an abstention from SR-34-2025.

Bill Kimbrough made a motion to approve, seconded by the Valerie Guzman. All members voted in favor, consent agenda passes for approval.

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26. CASE NUMBER: **SR - 51 - 2025** APPLICANT: **David Phillips**
DEVELOPMENT: **Cherry Wells Station Retail (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 +/-**

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 and Woodlawn Utility District.**
- 2. Approval of all grading, drainage plans by Montgomery County Building & Codes.**
- 3. Approval from the Montgomery County Highway Department.**
- 4. Approval from Montgomery County Fire.**
- 5. Final Plat approval.**

Bill Kimbrough made a motion to approve, seconded by the Valerie Guzman. All members voted in favor, consent agenda passes for approval.

27. 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: **n/a +/-** SQ FOOTAGE: **7,344 +/-**

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.**
- 3. Electrical plan approved by CDE Lightband**
- 4. TDOT access permit required.**
- 5. Replat required to record common access easement.**

Bill Kimbrough made a motion to approve, seconded by the Valerie Guzman. All members voted in favor, consent agenda passes for approval.

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1. CASE NUMBER: **SR - 60 - 2025** APPLICANT: **Ironhorse Realty LLC**
DEVELOPMENT: **Appleton Harley Davidson Service Center**
LOCATION: **2501 Hwy 41-A Bypass**
TAX MAP(S): **081** PARCEL #(S): **057.02**
PROPOSED USE: **Motorcycle Service Center**
CO. COMM. DISTRICT: **21** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **5.076 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **11**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **8,320 +/-**

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 and 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. Final location for installation of required fire hydrant to be approved by City Fire Department
4. Meet CDE requirements per CDE Lightband's design, at full cost to the Developer
5. Dumpster to be connected to sewer

Bill Kimbrough made a motion to approve, seconded by the Valerie Guzman. All members voted in favor, consent agenda passes for approval.

28. CASE NUMBER: **SR - 61 - 2025** APPLICANT: **Singletary Construction LLC**
DEVELOPMENT: **Whitfield Center**
LOCATION: **2550 & 2590 Whitfield Road**
TAX MAP(S): **031** PARCEL #(S): **013.02 053.00**
PROPOSED USE: **Commercial & Multifamily**
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **9** NUMBER OF ACRES: **3.81 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**
ZONING: **R-3 - Three Family Residential District**
OF UNITS: **10 +/-** SQ FOOTAGE: **8,400 +/-**

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

29. CASE NUMBER: **SR - 62 - 2025** APPLICANT: **David Phillips**
DEVELOPMENT: **Cherry Branch Storage**
LOCATION: **4782 Dover Road Indian Mound**
TAX MAP(S): **050 050** PARCEL #(S): **001.00 00101**
PROPOSED USE: **Storage Units**
CO. COMM. DISTRICT: **7** CITY COUNCIL WARD: NUMBER OF ACRES: **2.50 +/-**
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **9**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **56,400 +/-**

Brad Parker presented into the consent agenda,

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

- 1. Approval of Grading Permit by Montgomery County Building and Codes before Final Plat Approval.**
- 2. Approval by Ft.. Campbell required with added note : This site is located within the Sabre Heliport Overlay District, Noise Disclosure Area (NDA).**
- 3. Approval of combination of deed or plat required.**
- 4. TDOT Approval required**

Bill Kimbrough made a motion to approve, seconded by the Valerie Guzman. All members voted in favor, consent agenda passes for approval.

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30. CASE NUMBER: **SR - 63 - 2025** APPLICANT: **Blick Homes LLC**
DEVELOPMENT: **Blick Homes LLC Property**
LOCATION: **726 Main Street**
TAX MAP(S): **066F** PARCEL #(S): **E 013.00**
PROPOSED USE: **Multifamily**
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **0.32 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
ZONING: **CBD - Central Business District**
OF UNITS: **8 +/-** SQ FOOTAGE: **5,232 +/-**
- STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER**

VI. OTHER BUSINESS:

A. Profit & Loss Statement

Jeff Tyndall presented.

Stacey Streetman made a motion for approval. Seconded by Bill Kimbrough. All members voted in favor. Motion passes for approval.

B. Employee Handbook Update-Retirement

Jeff Tyndall presented.

Joe Smith made a motion for approval.

Stacey Streetman asked if they were sure the City operates under the hybrid and not the legacy program.

Jeff Tyndall answered that the planning commission had never been cotributory towards retirement, until now.

Jeff Henley asked if it should be deferred one month.

Joe Smith made a motion to defer for one month, seconded by Eric Huneycutt. All members voted in favor, motion passes for deferral.

C. Letter of Credit Release for Milam Development Crossland Avenue Lots 1-4 alley

Joe Smith made a motion for approval, seconded by Stacey Streetman. All members voted in favor, motion passes for approval.

VI. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda

Jeff Henley opened public comment period.

No one spoke.

Public comment period was closed.

Stacey Streetman made a motion to adjourn. All members voted in favor. Meeting was adjourned at 3:07 pm.

ATTEST:

 9/23/25

Chairman Signature / Date