



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

AGENDA
May 26, 2026

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 & EXECUTIVE MEETING: **April 28 & May 12, 2026**
- III. ANNOUNCEMENTS/DEFERRALS
- IV. UPCOMING ZONING MEETINGS DATES/TIMES:
 1. CITY COUNCIL INFORMAL **May 28, 2026 @ 4:30 P.M.**
 2. CITY COUNCIL PUBLIC HEARING & FIRST READING **June 4, 2026 @ 6:00 P.M.**
 3. COUNTY COMMISSION PUBLIC HEARING **June 1, 2026 @ 6:00 P.M.**
 4. COUNTY COMMISSION FORMAL MEETING **June 8, 2026 @ 6:00 P.M.**
- V. CONSENT AGENDA
- VI. REGULAR AGENDA
- VII. OTHER BUSINESS
- VIII. PUBLIC COMMENT PERIOD

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

CASE TYPE: SUBDIVISION(S)

1. **S - 28 - 2026** OWNER(S): **CHM Clarksville LLC** REQUEST: **Revised Preliminary Plat Approval of Autumnwoods Farms** LOCATION: **South of and adjacent to Tiny Town Road, east of Caroline Drive, north of the current terminus of Autumnwood Blvd.** TAX MAP(S): **018** PARCEL #(S): **016.00 & 016.07** NUMBER OF ACRES: **91.40 +/-** ZONING: **R-2 - Single-Family Residential District, R-4 - Multiple-Family Residential District, & C -5 - Highway & Arterial Commercial District** # OF LOTS: **13 +/-**



CASE TYPE: **SUBDIVISION(S)**

2. **S - 29 - 2026** OWNER(S): **Meritage Homes** REQUEST: **Final Plat Approval of Red River Ridge Phase II** LOCATION: **East of Rudolphtown, accessed from Little Barn Drive** TAX MAP (S): **064** PARCEL #(S): **020.00 (P/O)** NUMBER OF ACRES: **12.88 +/-** ZONING: **R-1 - Single-Family Residential District** # OF LOTS: **60 +/-**

RECOMMENDED FOR DEFERRAL

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

3. **SR - 87 - 2025** APPLICANT: **Todd Morris** DEVELOPMENT: **2265 Trenton Road, Mixed Use Property** LOCATION: **A site consisting of four separate parcels with proposed access from eastern frontage of Trenton Rd, 450 ft +/- North of Trenton Rd & Fairview Ln intersection** TAX MAP(S): **041** PARCEL #(S): **054.00, 060.00, 061.00 & 062.00** PROPOSED USE: **Retail & Multifamily** NUMBER OF ACRES: **14.31 +/-** ZONING: **C-5 - Highway & Arterial Commercial District & R-4 - Multiple-Family Residential District** # OF UNITS: **132 +/-** SQ FOOTAGE: **23,160 +/-**

4. **SR - 9 - 2026** APPLICANT: **Banner Properties LLC** DEVELOPMENT: **Banner at AJAX** LOCATION: **375 Bellamy Lane** TAX MAP(S): **041** PARCEL #(S): **086.02** PROPOSED USE: **Apartments** NUMBER OF ACRES: **11.25 +/-** ZONING: **R-4 - Multiple-Family Residential District** # OF UNITS: **180 +/-** SQ FOOTAGE: **82,970 +/-**

RECOMMENDED FOR DEFERRAL

5. **SR - 41 - 2026** APPLICANT: **Richie Rosebush** DEVELOPMENT: **Zaxby's** LOCATION: **2119 Lowes Drive** TAX MAP(S): **041F** PARCEL #(S): **B 006.00 & 007.00 (P/O)** PROPOSED USE: **Restaurant** NUMBER OF ACRES: **1.23 +/-** ZONING: **C-3 - Regional Shopping Center District** # OF UNITS: **n/a +/-** SQ FOOTAGE: **n/a +/-**

WITHDRAWN

6. **SR - 42 - 2026** APPLICANT: **Bill Mace Homes** DEVELOPMENT: **Mace Horseshoe Commercial** LOCATION: **Portion of a tract of land south of Tiny Town Rd and west of Jockey Dr. Approximately 900+/- ft west of the Tiny Town Rd and Jockey Dr intersection. Proposed access' will be from an extension of the current terminus of Calumet Dr to the west as well as from a new road to be built on the western frontage connecting to Tiny Town Rd.** TAX MAP(S): **018** PARCEL #(S): **016.00 (P/O)** PROPOSED USE: **Commercial** NUMBER OF ACRES: **4.45 +/-** ZONING: **C-5 - Highway & Arterial Commercial District** # OF UNITS: **n/a +/-** SQ FOOTAGE: **42,600 +/-**

RECOMMENDED FOR DEFERRAL

7. **SR - 43 - 2026** APPLICANT: **BJ Properties** DEVELOPMENT: **Keystone Villas** LOCATION: **West of and adjacent to Denny Rd, approximately 280' southwest of the intersection of Madison St. and Denny Rd.** TAX MAP(S): **081H** PARCEL #(S): **E 013.02** PROPOSED USE: **Multifamily** NUMBER OF ACRES: **6.63 +/-** ZONING: **R-4 - Multiple-Family Residential District** # OF UNITS: **51 +/-** SQ FOOTAGE: **n/a +/-**



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

8. **SR - 44 - 2026** APPLICANT: **Courtney Lynch (DMG) Bill Belew** DEVELOPMENT: **Proposed Retail** LOCATION: **South of and adjacent to Tiny Town Rd., approximately 1,680 feet east of the intersection of Tiny Town Rd. and Tower Dr.** TAX MAP(S): **018** PARCEL #(S): **016.00 (P/O)** PROPOSED USE: **Retail** NUMBER OF ACRES: **25.04 +/-** ZONING: **C-5 - Highway & Arterial Commercial District** # OF UNITS: **n/a +/-** SQ FOOTAGE: **181, 236 +/-**

RECOMMENDED FOR DEFERRAL

9. **SR - 45 - 2026** APPLICANT: **Chris Blackwell** DEVELOPMENT: **736 Main Villas** LOCATION: **A site consisting of two parcels with frontage along Main St and Grant Ave, between 7th St and 8th St. Approximately 180 +/- ft to the west of the intersection of Main St and 8th St.** TAX MAP(S): **066F** PARCEL #(S): **E 017.00 & E 018.01** PROPOSED USE: **Multifamily** NUMBER OF ACRES: **0.39 +/-** ZONING: **CBD - Central Business District** # OF UNITS: **10 +/-** SQ FOOTAGE: **n/a +/-**

RECOMMENDED FOR DEFERRAL

10. **SR - 46 - 2026** APPLICANT: **Greg Guinn** DEVELOPMENT: **McAdoo Creek Townhomes** LOCATION: **South of and adjacent to HWY 41A S, east of and adjacent to McAdoo Creek Road, approximately 280' south of the intersection of McAdoo Creek Road and HWY 41A S** TAX MAP(S): **087** PARCEL #(S): **00800** PROPOSED USE: **Multifamily** NUMBER OF ACRES: **5.75 +/-** ZONING: **R-4 - Multiple-Family Residential District** # OF UNITS: **84 +/-** SQ FOOTAGE: **129,864 +/-**

RECOMMENDED FOR DEFERRAL

11. **SR - 48 - 2026** APPLICANT: **Singletary Construction LLC** DEVELOPMENT: **Whitfield Center Triplex** LOCATION: **A parcel located on the western frontage of Whitfield Rd 180 +/- ft to the south of the Needmore Rd and Whitfield Rd Intersection.** TAX MAP(S): **031** PARCEL #(S): **013.02** PROPOSED USE: **Triplex buildings on individual lots** NUMBER OF ACRES: **0.64 +/-** ZONING: **R-3 - Three Family Residential District** # OF UNITS: **6 +/-** SQ FOOTAGE: **N/A +/-**

CASE TYPE: SITE REVIEW(S)

12. **SR - 49 - 2026** APPLICANT: **CSDG- Jeremy Westmoreland** DEVELOPMENT: **Legends Bank** LOCATION: **Southwest corner of Jefferson Street and N. 1st Street intersection.** TAX MAP(S): **066G** PARCEL #(S): **A 006.00** PROPOSED USE: **Office Building** NUMBER OF ACRES: **1.85 +/-** ZONING: **CBD - Central Business District** # OF UNITS: **n/a +/-** SQ FOOTAGE: **26,500 +/-**

13. **SR - 50 - 2026** APPLICANT: **Clarksville Veterans Company, LLC** DEVELOPMENT: **Clarksville TN VA Outpatient Clinic** LOCATION: **Along the northeast frontage of Spring Creek Parkway, +/- 1400' north of Wilma Rudolph Boulevard, extending to the west frontage of Fair Brook Place, +/- 800' north of Wilma Rudolph Boulevard** TAX MAP(S): **032** PARCEL #(S): **013.00 & 014.07** PROPOSED USE: **VA Outpatient Clinic** NUMBER OF ACRES: **54.13 +/-** ZONING: **C-5 - Highway & Arterial Commercial District & C-2 - General Commercial District** # OF UNITS: **n/a +/-** SQ FOOTAGE: **258,210 +/-**

CASE TYPE: ABANDONMENT(S)

14. **AB - 1 - 2026** APPLICANT: **Montgomery County Highway Dept** REQUEST: **Partial ROW Abandonment of Cunningham Ridge Road** LOCATION: **A portion of Cunningham Ridge Road, 0.89 +/- miles. 0.41 +/- miles (2,160 +/- ft) to remain.** TAX MAP(S): **078, 078& 078F** PARCEL #(S) **027.00, 026.00 & B 011.00** REASON FOR REQUEST: **This portion of road only serves one property owner beyond this point.** NUMBER OF ACRES: **4.3 +/-** ZONING: **M-2-General Industrial District, R-1 - Single-Family Residential District & RM-2 - Single Family Mobile Home Residential District** LENGTH OF ROAD: **0.41 +/- Miles** ROAD WIDTH: **40 +/- Feet**

15. **AB - 2 - 2026** APPLICANT: **Montgomery County Highway Dept** REQUEST: **ROW Abandonment of Grimes Road** LOCATION: **Entire length of Grimes Road, 0.1 +/- miles.** TAX MAP(S): **147** PARCEL #(S) **006.00** REASON FOR REQUEST: **This road only serves one property and is not needed.** NUMBER OF ACRES: **0.42 +/-** ZONING: **AG - Agricultural District** LENGTH OF ROAD: **0.10 +/- Miles** ROAD WIDTH: **35 +/- Feet**

CASE TYPE: **ABANDONMENT(S)**

16. **AB - 3 - 2026** APPLICANT: **Montgomery County Highway Dept** REQUEST: **Partial ROW Abandonment of Perry Road** LOCATION: **A portion of Perry Road, 0.52 +/- miles. 0.23 +/- mi (1,210 +/- ft) to remain.** TAX MAP(S): **118** PARCEL #(S) **011.00** REASON FOR REQUEST: **This road only serves one property and is not needed.** NUMBER OF ACRES: **1.89 +/-** ZONING: **AG - Agricultural District** LENGTH OF ROAD: **0.52 +/-Miles** ROAD WIDTH: **30 +/- Feet**

17. **AB - 4 - 2026** APPLICANT: **Montgomery County Highway Dept** REQUEST: **Partial ROW Abandonment of Moore Road** LOCATION: **A portion of Moore Road, 0.35 +/- miles. 0.20 +/- mi to remain.** TAX MAP(S): **067& 067** PARCEL #(S) **015.00 & 016.00** REASON FOR REQUEST: **This road only serves one property and is not needed.** NUMBER OF ACRES: **1.02 +/-** ZONING: **M-2 - General Industrial District** LENGTH OF ROAD: **0.35+/- Miles** ROAD WIDTH: **24 +/- Feet**

VI. REGULAR AGENDA ITEMS: **All items in this portion of the Agenda will be read and considered individually.**

CASE TYPE: **CITY ZONING**

18. **Z - 6 - 2026** OWNER(S): **William Belew** REQUEST: **AG - Agricultural District to R-1 -Single-Family Residential District** LOCATION: **A portion of a tract of land fronting on the west frontage of Needmore Rd., 500 +/- feet south of the Needmore Rd. & Cardinal Creek Dr. intersection** TAX MAP(S): **031** PARCEL #(S): **009.00 (P/O)** REASON FOR REQUEST: **To extend existing R-1 development** CO. COMM. DISTRICT: **17** CITY COUNCIL WARD: **8** NUMBER OF ACRES: **63.58+/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**

WITHDRAWN

19. **Z - 11 - 2026** OWNER(S): **Casey and Beth Brown Community Property Trust** REQUEST: **C-3 - Regional Shopping Center District to C-5 - Highway & Arterial Commercial District** LOCATION: **Along the Northern frontage of Merchants Blvd, 980 +/- feet West of its intersection with Merchants Ct** TAX MAP(S): **041K** PARCEL #(S): **E 026.00** REASON FOR REQUEST: **To build a gymnastic center** CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **1.51 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**

20. **Z - 17 - 2026** OWNER(S): **Marvin Pitts** REQUEST: **M-2 - General Industrial District to C-5 - Highway & Arterial Commercial District** LOCATION: **A parcel located on the Northern frontage of Kraft St, 780 +/- feet west of the Kraft St and College St Intersection.** TAX MAP(S): **055M** PARCEL #(S): **A 015.00** REASON FOR REQUEST: **To make the current business compliant with zoning and to conform with zoning in the general area.** CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **.85 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**



VI. REGULAR AGENDA ITEMS: All items in this portion of the Agenda will be read and considered individually.

CASE TYPE: CITY ZONING

21. Z - 18 - 2026 OWNER(S): **Faith Investments** REQUEST:**O-1 - Office District to C-5 - Highway & Arterial Commercial District** LOCATION: **A parcel of land located on the western frontage of Alpine Dr, 670 +/- feet south of the intersection of West Dunbar Cave Rd and Alpine Dr.** TAX MAP(S): **056H** PARCEL #(S): **A 007.00** REASON FOR REQUEST: **To better align with surrounding uses in area.** CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **9** NUMBER OF ACRES: **.61 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**

RECOMMENDED FOR DEFERRAL

22. Z - 19 - 2026 OWNER(S): **Estate of Jason Feltner, Bob Yates Executor** REQUEST:**AG - Agricultural District to R-2A - Single-Family Residential District, R-4 - Multiple-Family Residential District, R-5 - Residential District & C-5 - Highway & Arterial Commercial District** LOCATION: **A large tract of land consisting of two parcels with frontage on the western edge of Ted A. Crozier Blvd and split by Dunlop Ln running east to west.** TAX MAP(S): **040& 041** PARCEL #(S): **001.01 & 026.00** REASON FOR REQUEST: **To allow for a multi-use development** CO. COMM. DISTRICT: **1** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **134.02 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**

RECOMMENDED FOR DEFERRAL

23. Z - 20 - 2026 OWNER(S): **Tonya Bosley** REQUEST:**R-1 - Single-Family Residential District to C-5 - Highway & Arterial Commercial District** LOCATION: **A parcel located at the northwest corner of the Rossvie Rd and Bosley Ln 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**

24. Z - 21 - 2026 OWNER(S): **Todd Morris** REQUEST:**M-1 - Light Industrial District to C-5 - Highway & Arterial Commercial District** LOCATION: **A parcel located on the western frontage of Industrial Dr, 700 +/- FT to the north of the West Dunbar Cave Rd and Industrial Dr intersection.** TAX MAP(S): **056A** PARCEL #(S): **D 002.00** REASON FOR REQUEST: **To be more compatible with surrounding areas.** CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **9** NUMBER OF ACRES: **1.07 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**

CASE TYPE: COUNTY ZONING

25. **CZ - 4 - 2026** OWNER(S): **Billy McCraw** REQUEST:**AG - Agricultural District to C-5 - Highway & Arterial Commercial District** LOCATION: **A portion of a tract of land located at the northwest corner of the Rossvie Rd & Kirkwood Rd intersection** TAX MAP(S): **039** PARCEL #(S): **013.00 (P/O)** REASON FOR REQUEST: **Proposed convenience store at a signalized intersection** CO. COMM. DISTRICT: **19** NUMBER OF ACRES: **2.18 +/-** GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **1**

CASE TYPE: SUBDIVISION(S)

26. **S - 18 - 2026** OWNER(S): **Adam Kessler** REQUEST:**Preliminary Plat Approval of Kessler Estates (Cluster)** LOCATION: **A tract of land located at the northern terminus of Sunbelt Dr** TAX MAP(S): **007** PARCEL #(S): **002.01** NUMBER OF ACRES: **20.28 +/-** ZONING: **R-1 - Single-Family Residential District** # OF LOTS: **10 +/-**

CASE TYPE: SITE REVIEW(S)

27. **SR - 47 - 2026** APPLICANT: **Hunter Winn, ET AL** DEVELOPMENT: **Northeast Drive Villas** LOCATION: **South of Northfield Drive, adjacent to and east of the terminus of Northeast Drive** TAX MAP(S): **017** PARCEL #(S): **004.00** PROPOSED USE: **Multifamily** NUMBER OF ACRES: **6.73 +/-** ZONING: **R-4 - Multiple-Family Residential District** # OF UNITS: **102 +/-** SQ FOOTAGE: **49,657 +/-**

VII. OTHER BUSINESS:

- A. Profit and Loss Statement
- B. Approve RPC FY2027 Budget
- C. Adopt Fee Justification Report
- D. Adopt Updated Fee Schedule July 3, 2026

VIII. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda