



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

AGENDA
August 26, 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: **July 29, 2025**
- III. ANNOUNCEMENTS/DEFERRALS
- IV. UPCOMING MEETINGS DATES/TIMES:
 - 1. CITY COUNCIL INFORMAL **August 28, 2025 @ 4:30 P.M.**
 - 2. CITY COUNCIL PUBLIC HEARING & FIRST READING **September 4, 2025 @ 6:00 P.M.**
 - 3. COUNTY COMMISSION PUBLIC HEARING **September 2, 2025 @ 6:00 P.M.**
 - 4. COUNTY COMMISSION FORMAL MEETING **September 8, 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 - 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**
-

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 - 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**

CASE TYPE: **CITY ZONING**

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**
-

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

CASE TYPE: **CITY ZONING**

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**
-

CASE TYPE: **CITY ZONING**

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**
-

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

CASE TYPE: **CITY ZONING**

6. CASE NUMBER: **Z - 36 - 2025** APPLICANT **Virginia James & Jason Feltner Family Foundation & Feltner Family Partnership**
REQUEST: **R-1 - Single-Family Residential District M-1 - Light 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 and new dining experiences. The complex is expected to draw consumers from Kentucky and surrounding and surrounding counties. The plan will generate a significant increase in sales tax revenue, property tax revenue, and employment opportunities.**
-

CASE TYPE: **CITY ZONING**

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.**
-

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: **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**
-

CASE TYPE: **CITY ZONING**

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

DEFERRED

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

CASE TYPE: **CITY ZONING**

10. 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**

11. 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**

DEFERRED

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

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

12. CASE NUMBER: **V - 8 - 2025** APPLICANT: **Millan Holdings LLC**
VARIANCE REQUEST: **4.4.Subsection 8 “The depth of a residential lot shall not be less than 80 feet.”**

The proposed lots 2-5 do not meet 80 foot lot depth. These lots vary in depth from approximately 56’ through approximately 74’ (see Exhibit for exact depths)

LOCATION: **South of and adjacent to Beaumont Street.**

ZONING: **CBD - Central Business District**

GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**

CORRESPONDING CASE: **S-59-2025**

DEFERRED

CASE TYPE: **SUBDIVISION(S)**

13. 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

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)**

14. 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 +/-**

CASE TYPE: **SUBDIVISION(S)**

15. 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 Street, 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 +/-**

DEFERRED

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: **SITE REVIEW(S)**

16. 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)**

17. 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 +/-**
-

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: **SITE REVIEW(S)**

18. 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 +/-**

CASE TYPE: **CITY ZONING**

19. 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 +/-**
-

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: **SITE REVIEW(S)**

- 20.** 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 +/-**

DEFERRED

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

- 21.** 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 +/-**
-

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: **SITE REVIEW(S)**

22. 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 +/-**

DEFERRED

VI. OTHER BUSINESS:

- A. Profit and Loss Statement**
- B. Employee Handbook Update-Retirement**
- C. Letter of Credit Release for Milam Development Crossland Avenue lots 1-4 alley**

VII. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda