



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

AGENDA
September 23, 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: **August 26, 2025**
- III. ANNOUNCEMENTS/DEFERRALS
- IV. UPCOMING ZONING MEETINGS DATES/TIMES:
- V. CITY COUNCIL INFORMAL **September 25, 2025 @ 4:30 P.M.**
- VI. CITY COUNCIL PUBLIC HEARING & FIRST READING **October 2, 2025 @ 6:00 P.M.**
- VII. COUNTY COMMISSION PUBLIC HEARING **October 6, 2025 @ 6:00 P.M.**
- VIII. COUNTY COMMISSION FORMAL MEETING **October 20, 2025 @ 6:00 P.M.**
- IX. CONSENT AGENDA
- X. REGULAR AGENDA
- XI. OTHER BUSINESS
- XII. PUBLIC COMMENT PERIOD

V. CONSENT AGENDA ITEMS: All items in this section have been reviewed by the Regional Planning Commission staff and are recommended for approval. These matters are considered routine and noncontroversial, these may be adopted in one motion without discussion. However, any Commissioner, staff member, or member of the audience may request that an item be removed from the Consent Agenda for separate consideration. Items removed will be taken up under the Regular Agenda portion of the meeting.

CASE TYPE: **SUBDIVISION(S)**

1. **S - 25 - 2025** OWNER(S): **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): **017.02 017.06 003.02** NUMBER OF ACRES: **13.77 +/-** ZONING: **C-5 - Highway & Arterial Commercial District** # OF LOTS: **9 +/-**

DEFERRED

2. **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** NUMBER OF ACRES: **3.81 +/-** ZONING: **R-3 - Three Family Residential District** # OF UNITS: **10 +/-** SQ FOOTAGE: **8,400 +/-**

DEFERRED

3. **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** NUMBER OF ACRES: **0.32 +/-** ZONING: **CBD - Central Business District** # OF UNITS: **8 +/-** SQ FOOTAGE: **5,232 +/-**

4. **SR - 64 - 2025** APPLICANT: **Josh Dennis** DEVELOPMENT: **Dennis Concrete** LOCATION: **Located on the western frontage of Kendra Rhea Court, 270 ft +/- north of the intersection of Kendra Rhea Ct & Highway 41A.** TAX MAP(S): **081I** PARCEL #(S): **B 021.00 (p/o)** PROPOSED USE: **Retail** NUMBER OF ACRES: **2.37 +/-** ZONING: **C-5 - Highway & Arterial Commercial District** # OF UNITS: **n/a +/-** SQ FOOTAGE: **19,991 +/-**

DEFERRED

5. **SR - 65 - 2025** APPLICANT: **Dharma Tiny Town Holdings** DEVELOPMENT: **Town Gate Plaza (Formerly Tiny Town Retail Center)** LOCATION: **605 Tiny Town Road** TAX MAP(S): **006** PARCEL #(S): **054.00** PROPOSED USE: **Retail** NUMBER OF ACRES: **0.89 +/-** ZONING: **C-5 - Highway & Arterial Commercial District** # OF UNITS: **+/-** SQ FOOTAGE: **6,720 +/-**

6. **SR - 66 - 2025** APPLICANT: **Bill Belew** DEVELOPMENT: **Autumnwood East Apartments** LOCATION: **Portion of a tract of land south of Tiny Town Rd and west of Jockey Dr.** Proposed access from Tiny Town approximately 575 ft +/- west of Profit Dr. TAX MAP(S): **018** PARCEL #(S): **016.00 (P/O)** PROPOSED USE: **Multi-Family** NUMBER OF ACRES: **24.75 +/-** ZONING: **R-4 - Multiple-Family Residential District** # OF UNITS: **396 +/-** SQ FOOTAGE: **259,374 +/-**

DEFERRED

7. **SR - 67 - 2025** APPLICANT: **BILL MACE** DEVELOPMENT: **Autumnwood Farms Commercial** LOCATION: **South Adjacent of Tiny Town Rd. Approximately 551' East of intersection of Tiny town & Tower Rd.** TAX MAP(S): **018** PARCEL #(S): **016.00 (P/O)** PROPOSED USE: **Retail & Office** NUMBER OF ACRES: **3.31 +/-** ZONING: **C-5 - Highway & Arterial Commercial District** # OF UNITS: **+/-** SQ FOOTAGE: **30,579 +/-**

DEFERRED

8. **SR - 68 - 2025** APPLICANT: **Bill Mace** DEVELOPMENT: **Autumnwood West Apartments** LOCATION: **Approximately 840' south of Tiny Town Rd. Connecting to Tower Dr via Caroline Dr.** TAX MAP(S): **018** PARCEL #(S): **016.00 (P/O)** PROPOSED USE: **Multi-Family** NUMBER OF ACRES: **15.32 +/-** ZONING: **R-4 - Multiple-Family Residential District** # OF UNITS: **245 +/-** SQ FOOTAGE: **150,640 +/-**

DEFERRED

9. **SR - 69 - 2025** APPLICANT: **Todd Morris** DEVELOPMENT: **1979 Madison Street Retail/ Office Building** LOCATION: **1979 Madison Street** TAX MAP(S): **080D** PARCEL #(S): **C 020.00 C 021.00** PROPOSED USE: **Retail/Office** NUMBER OF ACRES: **1.10 +/-** ZONING: **C-5 - Highway & Arterial Commercial District** # OF UNITS: **+/-** SQ FOOTAGE: **10,440 +/-**

CASE TYPE: SITE REVIEW(S)

10. **SR - 71 - 2025** APPLICANT: **Torx LLC Travis Bubar** DEVELOPMENT: **Torx LLC**
LOCATION: **5137 Pinewoods Road** TAX MAP(S): **011** PARCEL #(S): **027.01** PROPOSED
USE: **Warehouse- eCommerce** NUMBER OF ACRES: **6.45 +/-** ZONING: **M-2 - General**
Industrial District # OF UNITS: **n/a +/-** SQ FOOTAGE: **5000 +/-**

11. **SR - 72 - 2025** APPLICANT: **Fairview Properties** DEVELOPMENT: **160 Fairview Lane**
LOCATION: **160 Fairview Lane** TAX MAP(S): **041K** PARCEL #(S): **A 012.00** PROPOSED USE:
Multi-Family Residential NUMBER OF ACRES: **0.54 +/-** ZONING: **R-4 - Multiple-Family**
Residential District # OF UNITS: **7 +/-** SQ FOOTAGE: **5,316 +/-**

12. **SR - 73 - 2025** APPLICANT: **Retail Partners Tiny Town, GP** DEVELOPMENT: **Panera**
Bread Franklin Commons LOCATION: **South of Tiny Town Road, 800+/- feet east of the**
Franklin Meadows Way/Tiny Town Road intersection TAX MAP(S): **007** PARCEL #(S): **016.09**
(p/o) PROPOSED USE: **Restaurant** NUMBER OF ACRES: **0.98 +/-** ZONING: **C-5 - Highway &**
Arterial Commercial District # OF UNITS: **+/-** SQ FOOTAGE: **2,414 +/-**

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

CASE TYPE: CITY ZONING

13. **Z - 38 - 2025** OWNER(S): **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**

DEFERRED

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

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

CASE TYPE: COUNTY ZONING

15. CZ - 15 - 2025 OWNER(S): **J&N Enterprises** REQUEST: **to** 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** CITY COUNCIL WARD: NUMBER OF ACRES: **11.21 +/-** GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **8**

CASE TYPE: SUBDIVISION VARIANCE(S)

16. V - 8 - 2025 OWNER(S): **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**
CORRESPONDING CASE: **S-59-2025**

CASE TYPE: SUBDIVISION(S)

17. S - 59 - 2025 OWNER(S): **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** NUMBER OF ACRES: **4.34 +/-** ZONING: **CBD - Central Business District** # OF LOTS: **6 +/-**

18. S - 67 - 2025 OWNER(S): **Ross Farms Development LLC** REQUEST:**Revised Preliminary Plat Approval of Ross Farms Section 3 (Cluster)** LOCATION: **South of Dunbar Cave Rd., west of Powell Rd., south of Moray Ln.** TAX MAP(S): **057** PARCEL #(S): **132.00 (P/O)** NUMBER OF ACRES: **88.90 +/-** ZONING: **R-1 - Single-Family Residential District** # OF LOTS: **276 +/-**

19. S - 68 - 2025 OWNER(S): **CJM Properties , LLC** REQUEST: **Final Plat Approval of 125 Sango Drive** LOCATION: **Northeast corner of Sango Drive and US 41-A intersection.** TAX MAP (S): **082** PARCEL #(S): **122.00** NUMBER OF ACRES: **19.18 +/-** ZONING: **C-5 - Highway & Arterial Commercial District** # OF LOTS: **5 +/-**

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

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

20. **SR - 70 - 2025** APPLICANT: **Vintage Clarksville Owner, LLC** DEVELOPMENT: **Vintage Clarksville** LOCATION: **501 Vintage Way** TAX MAP(S): **057** PARCEL #(S): **016.05** PROPOSED USE: **Multi-Family** NUMBER OF ACRES: **14.77 +/-** ZONING: **C-2 - General Commercial District** # OF UNITS: **236 +/-** SQ FOOTAGE: **105,852 +/-**

VII. OTHER BUSINESS:

- A. Profit and Loss Statement**
- B. Employee Handbook Update-Retirement**
- C. Lincoln Homes Fee Waiver**
- D. Road Name Assignment: Theodore Ct**

VIII. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda