



CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

MEETING MINUTES

Date: November 25, 2025

Time: 2:00 PM

Members Present

Jeff Henley
Valerie Guzman
Cindy Greene
Charlie Patterson
Eric Huneycutt
Joe Smith
Michael Long
Stacey Streetman

Others Present

Jeff Tyndall, Director of Planning
John Spainhoward, Deputy Director
Brad Parker, Senior Planner
Drew Sturdivant, Administrative Assistant

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

Jeff Henley called the meeting to order at 2 p.m. and stated a quorum was present. Jeff Henley conducted a moment of silence for State Representative Jeff Burkhart.

Approval of Minutes

Stacey Streetman arrived at 2:01 p.m.

Eric Huneycutt made a motion to approve the October 28, 2025 meeting minutes. Seconded by Michael Long. All members voted in favor, motion passes for approval.

Announcements/Deferrals

Jeff Tyndall announced that all applicable subdivisions and site reviews will be deferred via consent agenda, and none of the zoning cases have been deferred up front. As well as that the December planning commission meeting would be held on December 19, 2025 at 2 p.m.

Jeff Henley explained the public speaking process.

Jeff Tyndall announced that 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.

Brad Parker read the following cases and conditions into the consent agenda: S-25-25, S-84-25, S-86-25, S-87-25, SR-61-25, SR-80-25, SR-81-25, SR-82-25, SR-84-25, SR-85-25, AB-5-25.

Joe Smith made a motion to approve the consent agenda. Seconded by Charlie Patterson. All members voted in favor. Motion passes for approval.

1. 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.

Jeff Henley opened public hearing.

David Thompson spoke in favor stating he was the owner of Legacy Nursery & Landscaping. The zone change request is out of necessity to operate the business. It would be ideal to operate in the current zone. The request for C-5 was determined by looking at like businesses in the area zoned C-5.

Eric Huneycutt asked why Agriculture Commercial (AGC) was not an option.

David Thompson answered that it being an option was recent news. The options to operate the business are C-2, C-5, and AGC. That request is a down zoning and in the event the business does not perform as desired it would limit what other options they have with the property. We started with the Planning Commission for information on the correct zone and we were sent to Building and Codes. We have an email from Building and Codes that the C-4 zone was proper so we went forward with the purchase of the property.

Jeff Henley asked if they could view the emails.

David Thompson passed out Exhibit #1.

Valerie Guzman asked for a definition of C-2 versus C-5.

John Spainhoward responded that the biggest difference is the allowance of multi family. Mr. Thompson vocalized that was not his intent in a recent phone call, and that the multifamily allowance in C-2 was the main reason he didn't request that zone.

Valerie Guzman asked what business can go in C-2 that cannot go in C-5.

John Spainhoward explained that it's easier to answer the other way. Automobile associated uses are most seen in C-5, such as automobile sales. Subtle difference between motels and hotels.

Valerie Guzman asked if the AGC zoning would be more appropriate for this area.

John Spainhoward answered that he doesn't think any commercial designation in this location aligns with the suburban neighborhood designation.

David Thompson commented that during the due diligence period the example was given such as Walmart has a garden center. We are obviously different than Walmart. It is our full intention to operate in retail garden sales. When looking at like business in the community it seems C-5 is the most reasonable.

Valerie Guzman commented that she expected the emails to show that C-5 was appropriate, but sees they are saying C-4 is appropriate.

Jeff Henley stated that in the emails it doesn't seem clear that he would be able to operate in the current zone.

David Thompson stated that you had to keep reading the email.

John Spainhoward read the definition of a nursery "The retail handling of any article, substance, or commodity related to the planting, maintenance, or harvesting of garden plants, shrubs, trees, packaged fertilizers, soils, chemicals, or other nursery goods and related products in small quantities to the consumer." That is specifically listed in C-5, not C-4 in the use tables.

Joe Smith commented that after reading the emails it doesn't appear Codes said it was okay, it stated that the sale of plants and other items is allowable. On December 30, Justin Crosby, stated that retail sales are an approved use in C-4, if you are bringing in plants and products for a retail store this will be an approved use. If you are using greenhouses to grow on site, this would not be an approved use.

David Thompson added that there was an affidavit that states the site is for retail use only. The growing of the plants happens at a different location.

Jeff Henley asked if the retail business could operate now, why is there an issue.

David Thompson answered that they have a farm where they grow the plants and are currently selling them from the home. They are hoping to expand and scale.

Joe Smith stated that in an email from Cal it says no buildings are being built, just the greenhouses are being placed and some additional gravel for access.

David Thompson stated that the email chain starts with Mrs. Lappin from the Codes Department. When the site plan process started there were greenhouses on the plan as well as a commercial retail building where sales take place. The greenhouses are for storing plant material.

Joe Smith reiterated that they were not for growing.

David Thompson replied they were not for growing. The attorney who assisted in the sale of the property submitted an affidavit to the City Codes Department stating that the growing for the operation would be elsewhere.

Joe Smith asked if a copy of the affidavit was available to review.

David Thompson responded that it was not at this time.

Jeff Henley asked if the business could operate on site now with no greenhouses.

David Thompson asked if he meant on this site.

Jeff Henley responded yes.

David Thompson responded that was not what was relayed to him.

Joe Smith stated that is what Building and Codes says in the email. If it's a nursery where greenhouses are on site growing plants that's one version requiring C-5, C-2, or AG Commercial. If you are growing the plants elsewhere and storing them on site for sale as retail sale that would fall under C-4.

John Spainhoward read the zoning ordinance definition for nursery "the retail handling of any article, substance, or commodity related to the planting, maintenance, or harvesting of garden plants, shrubs, trees, package fertilizer, soils, chemicals or other nursery goods related to the products in small quantities to the consumer." In the use matrix it shows that is allowed in C-5 and AGC. General retail sales are permitted in C-4, but when certain products are called out in the matrix they have to follow the zoning ordinance guidelines. The Codes department is the interpreter of the Codes ultimately.

Joe Smith commented that under home improvement sales a facility engaged in the retail sales of basic hardware lines such as tools, building materials, hardware, garden supplies, nursery is allowed.

John Spainhoward answered that in the use matrix that is not permissible in C-4 either.

Joe Smith asked what zone that fell under.

John Spainhoward answered C-5.

Jeff Tyndall answered C-2, C-3, and C-5.

John Spainhoward commented that everything has been done to try and assist the owner in operating the business, but ethically he must go through this process.

Jeff Tyndall summarized that the initial email from October 2023 was vague and led to the purchase of this property.

David Thompson answered that there was a lot of dialogue undocumented prior to the emails. The emails start right before closing for the property. The attorney assisting asked for a written statement from Codes that it was proper use and this was the response.

Jeff Tyndall responded that the person at Codes is no longer an employee. The rest of the emails pick up a year ago when the correspondence was with multiple employees.

David Thompson stated that in the emails Mr. Crosby refers to Mr. Kimberling and that it was being presented as a retail garden center. During verbal conversations with Mr. Kimberling, it was stated that Walmart has a garden center in a retail C-4 zoning and due to the product sold being similar that is how we landed on that particular zoning.

Jeff Tyndall commented that this is Mr. Thompson's attempt to make things right by zoning since there is an in pass at the site plan process.

David Thompson responded that was correct and that they were directed to look at changing the zoning to match other like businesses in the community and C-5 seemed to be the fit. On an email dated December 30, 2024 Mr. Crosby stated that the project was presented to David Kimberling as a retail garden center.

Stacey Streetman commented that she mentioned two months ago that AGC would be an alternate zone change option and a better option. City Council members are less likely to support a C-5 zone this deep into the subdivision. While there may be others that operate near residential areas, they are typically located on main thoroughfares whereas this is at the back end. Would it be possible to change the zone request to AGC versus C-5.

David Thompson responded that he is aware of her advocating for a zone change to AGC but he was not present at that time. It would be nice to know that the business is going to perform and do well going in, but in case it doesn't the property was purchased at C-4 pricing, not AGC price.

Stacey Streetman responded that as a council member and planning commissioner they also have to think if this project doesn't make it then the door is open for all C-5 opportunities. No one spoke against.

Public hearing was closed.

Stacey Streetman made a motion disapproval based on it not being consistent with the Comprehensive Growth Plan. Seconded by Joe Smith.

Joe Smith commented that it is highly recommended to go back and ask for AGC. Although it is a down zoning, if the business does fail in a few years, he can always come back and apply for C-4 again.

Stacey Streetman added that her recommendation would be at the City Council meeting he request that the application is redirected back to the Planning Commission. Otherwise, a year will have to pass before the rezoning request could be made again.

All members voted in favor. Motion passes for disapproval.

2. CASE NUMBER: Z - 48 - 2025 APPLICANT Kevin Huh
REQUEST: M-1 - Light Industrial District to C-5 - Highway & Arterial Commercial District
LOCATION: Two parcels fronting on the east frontage of College St., East of the College St. & Kraft St. intersection.
TAX MAP(S): 055M PARCEL #(S): C 005.00 C 006.00
REASON FOR REQUEST: To bring zoning more in line with existing property use.
CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 5.63 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12

John Spainhoward presented the RPC Staff Report.

STAFF RECOMMENDATION: Defer 1 Month

Awaiting Traffic Assessment Submittal by the applicant and Review by the Clarksville Street Dept.

Jeff Henley opened public hearing.

No one spoke in favor.

No one spoke against.

Public hearing was closed.

Joe Smith made a motion for a one-month deferral awaiting the traffic assessments by the applicant and review by the Clarksville Street Department. Seconded by Stacey Streetman. All members voted in favor. Motion passes for one month deferral.

3. CASE NUMBER: Z - 49 - 2025 APPLICANT Jonathan Blick
REQUEST: R-2 - Single-Family Residential District to R-3 - Three Family Residential District
LOCATION: A parcel fronting on the north frontage of Hickory Grove Blvd. & the southern frontage of Elwood Dr. at the eastern most intersection of Hickory Grove Blvd. & Elwood Dr.
TAX MAP(S): 079B PARCEL #(S): C 016.00
REASON FOR REQUEST: To match existing R-3 zoning in the area for single family infill development.
CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: .26 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12

John Spainhoward presented the RPC Staff Report.

STAFF RECOMMENDATION: Defer 1 month

The applicant wishes to further review their proposal and may make changes.

Jeff Henley opened public hearing.

No one spoke in favor.

No one spoke against.

Public hearing was closed.

Joe Smith made a motion for a one-month deferral as the applicant wishes to further review their proposal and may make changes. Seconded by Michael Long.

All members voted in favor. Motion passes for one month deferral.

4. CASE NUMBER: Z - 50 - 2025 APPLICANT Fonda Malone
REQUEST: AG - Agricultural District to R-5 - Residential District
LOCATION: A parcel fronting on the east frontage of N. Whitfield Rd. 200 +/- feet north of the N. Whitfield Rd. & Needmore Rd. roundabout.
TAX MAP(S): 032P PARCEL #(S): C 061.00
REASON FOR REQUEST: To build affordable housing
CO. COMM. DISTRICT: 10 CITY COUNCIL WARD: 9 NUMBER OF ACRES: 1.23 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 2

John Spainhoward presented the RPC Staff Report.

STAFF RECOMMENDATION: Defer 1 Month

Awaiting Traffic Assessment Submittal by the applicant and Review by the Clarksville Street Dept.

Jeff Henley opened public hearing.

No one spoke in favor.

No one spoke against.

Public hearing was closed.

Joe Smith made a motion for a one-month deferral as it's awaiting a traffic assessment submittal by the applicant and review by the Clarksville Street Department. Seconded by Stacey Streetman.

All members voted in favor. Motion passes for one month deferral.

5. CASE NUMBER: **Z - 51 - 2025** APPLICANT **Fonda Malone**
REQUEST: **R-2 - Single-Family Residential District** to **C-2 - General Commercial District**
LOCATION: **A parcel located at the northeast quadrant of the N. Whitfield Rd. & Needmore Rd. roundabout.**
TAX MAP(S): **032P** PARCEL #(S): **C 060.00**
REASON FOR REQUEST: **Small commercial retail**
CO. COMM. DISTRICT: **17** CITY COUNCIL WARD: **9** NUMBER OF ACRES: **.29 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 2**

John Spainhoward presented the RPC Staff Report.

STAFF RECOMMENDATION: Defer 1 Month

Awaiting Traffic Assessment Submittal by the applicant and Review by the Clarksville Street Dept.

Jeff Henley opened public hearing.

No one spoke in favor.

No one spoke against.

Public hearing was closed.

Joe Smith made a motion for a one-month deferral as it's awaiting a traffic assessment submittal by the applicant and review by the Clarksville Street Department. Seconded by Stacey Streetman. All members voted in favor. Motion passes for one month deferral.

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

Jeff Tyndall presented the RPC Staff Report.

STAFF RECOMMENDATION: Approval

This item was a split question from the original ZO-4-2024 regarding introducing EMCs into the design districts.

Currently there are no regulations on the operation of an EMC within the city limits, items such as message speed, transition, animation, and brightness have no standards.

This ordinance provides a reasonable middle ground for the public and the sign owners for size and use of EMCs.

Joe Smith commented that it looks like anything surrounding the type of message was removed.

Jeff Tyndall responded that was correct. It is already covered under other city laws and sections and did not need to be repeated here.

Joe Smith thanked Jeff Tyndall and stated that he wasn't going to be in favor of anything regarding the first amendment.

Jeff Henley opened public hearing.

No one spoke in favor.

Thomas Brennan spoke against. Thanking Stacey Streetman and Jeff Tyndall for their work thus far. Additionally, two things are still an issue with the first one being the duration. As seen on the computer there is fifty-two pages of preloaded software which the duration cannot be changed, they are mostly all six seconds long. When trying to change it to five seconds the software gives an error. Eighty five percent of the preloaded software is six seconds. They are designed by the sign company so they transition well without flashing or moving too fast. It could also ease the burden on Building & Codes, for those who aren't aware and think that they can just use the preloaded software. It would be nice to see the animation part of it move to at least six seconds. The second issue is under Section K, the way the current language is written is a little ambiguous. Thomas Brennan presented Exhibit #2 with some possible text amendments that could be made to Section K.

Stacey Streetman asked if Thomas Brennan could play the software on his laptop again.

Thomas Brennan presented the software on the laptop.

Stacey Streetman commented that the animation is less than six seconds, would Mr. Tyndall verify that this is legal.

Jeff Henle commented that this time was for answering questions, not making additional comments.

Stacey Streetman asked if she was correct that the video played which is six seconds, but static for a period of time would be allowed.

Jeff Tyndall answered that was correct and if the static image remained for five seconds after it stopping animating it would be complaint with the rules.

Stacey Streetman asked if the software wouldn't let the time be less, would it allow it the time to go higher?

Thomas Brennan answered it was his understanding from the text messages that this message could be followed by a different static message that had no movement.

Jeff Tyndall answered that was correct.

Thomas Brennan stated that was part of the language he was speaking of.

Jeff Tyndall commented that the same image can be left up for the remaining five seconds or a brand-new image could be up for five seconds.

Jeff Henley made a statement that this time was for answering questions only and that Mr. Brennan had more than adequate time to speak.

Stacey Streetman asked if the time could be higher than six.

Thomas Brennan responded yes.

Stacey Streetman asked if that could be verified.

Valerie Guzman asked if they wanted only five seconds of movement, if the sign is ten seconds long but only five seconds is moving, that static part before and after is sufficient. Stacey Streetman added that you could load it separately and have one animation followed by no animation and so on.

Thomas Brennan added that it could be followed by a non-animated message if this was amended to read so.

Stacey Streetman commented that answered her question.

Public hearing was closed.

Stacey Streetman asked Jeff Tyndall if Thomas Brennan's amendment was necessary to move ZO-4A-2024 forward.

Jeff Tyndall answered that the reason it wasn't amended was because it was sent that morning and at that point one version had already been discussed during the informal meeting, and he didn't want to bring a completely different version to the meeting. Additionally, Mr. Crosby was given the scenario that Mr. Brennan laid out and agreed with the earlier interpretation, that email correspondence was forwarded to Mr. Brennan. Furthermore, when this rolls out in the Spring the planning commission will come up with a small pamphlet that can be given out to sign owners to allow them to program their signs correctly. The intent of this is to have animate, pause, animate, or just singular images throughout. When this started we were between six to ten seconds but after talking with folks we landed on five or six seconds, which is a good medium from the four seconds asked for by businesses and the six to ten seconds proposed.

Stacey Streetman expressed her thanks to Jeff Tyndall for all his work during the public meeting and showcasing this proposal.

Stacey Streetman made a motion for approval. Seconded by Valerie Guzman.

Joe Smith asked if the text that was amended by Mr. Brennan would be a better replacement to the text that is currently written. Continuing that what if in five years Mr. Tyndall or Mr. Crosby are not the head of the department would the next persons interpretation of the language be the same.

Jeff Tyndall responded asking if everyone could look at letter K I and double II, in comparison to what Mr. Brennan provided and which one is easier to understand.

Joe Smith replied that the proposed amendment appeared more detailed.

Michael Long agreed.

Jeff Tyndall agreed but added that it seemed repetitive of what was already stated in the stanza before it. If desired, it could possibly be amended into it.

Jeff Henley asked if it was a good idea to change verbiage on the fly. It may need to go to City Council and be addressed by legal department or it should be deferred again.

Jeff Tyndall commented that it could be moved to the end of the meeting. The initial reaction is that the first sentence is unnecessary and if you deleted the image or text shall be static after the initial transition because it basically says that in the following two sentences.

Jeff Henley commented that there was a motion and properly made second.

Joe Smith commented that you can't ask for votes when still in discussion.

Jeff Henley commented that the motion and the second had been made.

Joe Smith responded it had, but there was still discussion.

Charlie Patterson commented that they could vote on the question.

Jeff Tyndall stated that the open question now was him answering Commissioner Smith's earlier question regarding the verbiage in Section K. He continued that if he were to amend it he would look at adding the second proposed sentence to the end.

John Spainhoward stated that the ultimate interpreter of the document is the Codes Department and without Mr. Crosby being present, this question should be asked to him.

Joe Smith asked if all commissioners could get a copy of the email sent to Thomas Brennan. Jeff Tyndall responded yes.

Joe Smith added that would appease his worry about the definition being more detailed. Now the discussion is over.

Stacey Streetman commented that if this were to be amended on the council floor, would that be considered a substantial change and need to come back to the planning commission.

Jeff Tyndall responded that the state law is any material change, so any change short of a missing period or comma needs to come back to the Planning Commission.

Valerie Guzman asked if the language could be used in the pamphlet that is going to be sent out.

Jeff Tyndall answered that the pamphlet wasn't ready at this time.

Stacey Streetman commented that she doesn't want to delay it any further, additionally she wants the business owners to have as much time to come into compliance as possible.

Jeff Tyndall commented that City Council could amend the effective date if it was deferred. Stacey Streetman stated she was good with it moving forward.

All members voted in favor. Motion passes for approval.

7. CASE NUMBER: CZ - 19 - 2025 APPLICANT DRG Family Partnership
REQUEST: AG - Agricultural District to C-5 - Highway & Arterial Commercial District R-4 -
Multiple-Family Residential District
LOCATION: A parcel of land fronting on the southeast frontage of McAdoo Creek Rd & Hwy
41A S intersection.
TAX MAP(S): 087 PARCEL #(S): 008.00
REASON FOR REQUEST: To use the property as a commercial endeavor along HWY 41-A
as an extension of the existing C-5 and a R-4 multi family at the rear of the lot fronting
McAdoo Creek Road only.
CO. COMM. DISTRICT: 3 NUMBER OF ACRES: 7.96 +/-
GROWTH PLAN AREA: UGB CIVIL DISTRICT : 11

John Spainhoward presented the RPC Staff Report.

STAFF RECOMMENDATION: Approve

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

The overall zone change request aligns with the adopted Future Land Use Opinion Map designation of Neighborhood Commercial.

The general recommendations for the Sango Planning Area promote multifamily residential near commercial areas and major roads.

The proposed zone change is located at a commercial node identified by the Comprehensive Plan and offers logical transitions from commercial,multifamily residential and the adjacent parcels parcels.

Jeff Henley opened public hearing.

Larry Rocconi spoke in favor explaining this property is TN Ironworks. It is being taxed as commercial even though it's current zoning is Agriculture. The developer is hoping to split zone the property with commercial zoning fronting 41-A which is an extension of the existing C-5 across the street and all the way down 41-A. To use the land to the highest and best use it needs a stair step down from commercial to residential, which is why we are proposing R-4 in the back. Across 41-A is a good example with C-5 in the front and R-4 in the rear. It is a more appropriate request and respective of the neighbors.

No one spoke against.

Public hearing was closed.

Joe Smith stated that he sees the emails sent in and agrees with one of them. Additionally, the access should be off 41-A for the multifamily and not Mcadoo Creek as the school traffic there is very heavy in the morning.

Joe Smith made a motion for approval based on the request is consistent with the overall goals and objectives of the adopted Clarksville Montgomery County Comprehensive Plan. Seconded by Stacey Streetman.

All members voted in favor. Motion passes for approval.

8. CASE NUMBER: CZ - 22 - 2025 APPLICANT John & Diane Daigle
REQUEST: AG - Agricultural District to C-5 - Highway & Arterial Commercial District
LOCATION: A property consisting of two tracts of land, split by Lylewood Rd bound to the north by Dover Rd and to the south by Woodlawn Rd.
TAX MAP(S): 051 PARCEL #(S): 033.01
REASON FOR REQUEST: Parking Lot
CO. COMM. DISTRICT: 7 NUMBER OF ACRES: 3.99 +/-
GROWTH PLAN AREA: RA CIVIL DISTRICT : 4

John Spainhoward presented the deferral recommendation.

STAFF RECOMMENDATION: Defer 1 Month

Awaiting Traffic Assessment Submittal by the applicant and Review by the Montgomery County Highway Dept..

Joe Smith made a motion for a one-month deferral awaiting a traffic assessment.

Seconded by Cindy Greene.

All members voted in favor. Motion passes for approval.

9. CASE NUMBER: CZ - 23 - 2025 APPLICANT Marvin Pitts
REQUEST: AG - Agricultural District C-5 - Highway & Arterial Commercial District to C-5 - Highway & Arterial Commercial District M-1 - Light Industrial District
LOCATION: A property consisting of two parcels fronting on Guthrie Hwy 475 +/- ft to the east of Guthrie Hwy & Boolean Dr (Solar Way) intersection.
TAX MAP(S): 016 PARCEL #(S): 010.05 010.10
REASON FOR REQUEST: This rezone will make the future lots 3 & 4 on submitted preliminary plat into complete zones. This rezone matches surrounding parcel zones on both Solar Way and Guthrie Hwy and we feel it is the best use of the property. We would appreciate your support.
CO. COMM. DISTRICT: 19 NUMBER OF ACRES: 7.62 +/-

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 overall zone change request aligns with the adopted Future Land Use Opinion Map designation of Manufacturing and Industrial.

The Rossview Planning areas recommends that additional industrial and manufacturing should occur in this area, north of Guthrie Road.

Jeff Henley opened public hearing.

Brad Weakley spoke in favor explaining this request was to align with the preliminary plat that was approved earlier in the meeting. The majority of the land surrounding this property is industrial or commercial aligning with this request.

No one spoke against.

Public hearing was closed.

Cindy Greene made a motion for approval the overall zone change request aligns with the adopted future land use opinion map designation of manufacturing and industrial. Seconded by Joe Smith.

All members voted in favor. Motion passes for approval.

10. 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): **058** PARCEL #(S): **003.02**

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 +/-**

Brad Parker presented the case into the consent agenda.

STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE CONDITIONS LISTED.

1. Approval from the Clarksville Street Department to include roadway improvements, grading and water quality and driveway access locations to the public right-of-way.
2. Approval of all utility plans and easements by the City Engineer's Office.
3. The roadway connection to Hankook/Rossview Road, shown as Phase 2 on the Preliminary Plat, shall not be completed until the Rossview Road widening project is finished. Any roadway connection prior to that time will require additional roadway improvements, as determined by the County Engineer, Tennessee Department of Transportation (TDOT), and the Clarksville Street Department.
4. Prior to Phase 2 final plat approval, as shown on the Preliminary Plat, a TDOT access permit shall be required.

Joe Smith made a motion to approve the consent agenda. Seconded by Charlie Patterson. All members voted in favor. Motion passes for approval.

11. CASE NUMBER: **S - 75 - 2025** APPLICANT **Christian Innovative Enterprises**
REQUEST: **Preliminary Plat Approval of Whispering Cedar at Black Oaks**
LOCATION: **Along the north frontage of Kennedy Rd, roughly centered at the terminus of Stone Bluff Way.**
TAX MAP(S): **017** PARCEL #(S): **042.00**
CO. COMM. DISTRICT: **17** CITY COUNCIL WARD: **12** NUMBER OF ACRES: **11.16 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 2**
ZONING: **R-2A - Single-Family Residential District**
OF LOTS: **53 +/-**

Brad Parker presented the RPC Staff Report.

STAFF RECOMMENDATION: THE SUBDIVISION APPLICATION SHALL BE JUDGED ON ITS OWN MERITS

Recommendation: Judged on its own merits

The adopted subdivision regulations do not specifically address private gated subdivision development proposals.

The applicant has submitted a preliminary subdivision application for a “private gated subdivision development per note, “Security And Fencing For The Entire Perimeter Of Property” and “Private Permanent Dedicated Easement.” street label(s.)

The RPC Staff is recommending that the application be judged on its own merits, due to ambiguity of the following Subdivision Regulations when applied to the proposed subdivision:

Section: 4.1.2 STREET AND DEDICATED PERMANENT ACCESS EASEMENT ALIGNMENT

1. **Connectivity – in order to provide for a road system that allows for the disbursement of trips and adequate emergency response, all public rights of way must provide for the following:**
 - 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.**
 - B. **A stubout for future continuation of the public street and road network shall be provided from the subdivision to all adjacent vacant land zoned for residential or commercial use including Agricultural zoning as determined by the RPC staff.**

4.1.2 STREET AND DEDICATED PERMANENT ACCESS EASEMENT ALIGNMENT

3. **The arrangement of streets, roads or permanent easements shall be such as will not cause hardship to owners of adjoining property in providing convenient access.**
4. **Collector streets, roads or permanent easements may be required where necessary to facilitate traffic flow in the subdivision.**

3.2.4 REQUIREMENTS FOR ALL TYPES OF SUBDIVISIONS

1. **All proposed subdivision of land shall conform to the applicable portion of the Comprehensive Plan, Growth Plan, Land Use Plan, Major Road (Street) Plan or any other plan adopted by the Regional Planning Commission or any local governing body.**

2. Whenever regulations contained in this document are different from regulations contained in other City Ordinances and County Resolutions, the most restrictive regulations shall prevail.
3. The Regional Planning Commission shall not approve the subdivision of land if, from adequate investigations conducted by all public agencies concerned, it has been determined that in the best interest of the public the site is not suitable for platting and development purposes of the kind proposed.

If approved, staff recommends the following conditions for approval:

1. Approval from the Clarksville Street Department to include roadway improvements, grading and water quality and driveway access locations to the public right-of-way.
2. Approval of all utility plans by the City Engineer's Office or Utility District Official. Possible lift station upgrades required.

Brad Parker presented the RPC Staff Report.

Stacey Streetman asked what the final determination was from the City Legal department regarding the legality of the request by the applicant.

Jeff Tyndall answered that the question asked to the City Legal Department was if a variance was needed for the private road to not connect to the surrounding properties and there determination was that a variance was not needed for the private road. It did raise other questions as Mr. Parker mentioned earlier, although they were not legal questions taken to City Legal.

Jeff Henley asked if it being gated changes the rules on if it needs to connect to other roads.

Jeff Tyndall answered that if it were a public road stubbing to surrounding properties would require a variance, because of the ambiguity in the section under connectivity it does not mention private dedicated access easements only public roads. However, it does address private access easements multiple other times in section 1.2 and 3.2.4.

Stacey Streetman asked if City Legal believed it was required for a private access road to connect.

Jeff Tyndall answered it didn't need a variance so it could be inferred it doesn't need to connect.

Michael Long asked if that is something that would be changed in the future.

Jeff Tyndall answered yes.

Michael Long stated it seemed a loop hole had been found.

Jeff Tyndall responded possibly.

Stacey Streetman commented that it isn't necessarily a loophole only because there is other gated communities, this is not the first. As well as this being a small area being developed and other parcels around it have the ability to connect to Kennedy Road.

Jeff Henley opened public hearing.

Will Christian spoke in favor stating he was the owner of the property and managing director of this development. He thanked the Commissioner's and RPC for their time. The goal is to provide a quality development and a key piece of that is being in compliance. Since day one the company has wanted to be good neighbors and stayed in contact with the neighbors to do so. Sufficient access has been provided to the neighbors at the North to access Kennedy Road. This is our first build in the Black Oaks and is a legacy project. Both of my parents are in conversation with me about their plans for the area and how we want it to look. We have very unique plots of land that we want to conserve. We fear that creating a high traffic road in this development would create safety issues and destroy the environment we are trying to create.

Joe Vandusen spoke against stating that earlier when the subdivision regulations were read that one was placing undue hardship on surrounding properties. By relying on a goat path onto subsequent properties for developing that is misconstruing and that the community is paying for the stub road leading to the development. It would be in the public's best interest for the public road to continue into the subdivision and the surrounding properties to be able to utilize this access. Otherwise, those properties owner will not be able to develop their property like they would if it did.

Will Christian rebutted thanking the previous speaker for their comment and the ability to rebut. The concerns mentioned were taken into consideration, as well as conversations with the street department have been had. We came to an agreement about Kennedy Road improvements. We have worked with our northern neighbor and the neighbors surrounding the land, and everyone was in agreement. No issues have been had until these were raised. We have tried to maintain fair access to everyone onto Kennedy Road.

Stacey Streetman asked if the fifty-foot strip connecting to Kennedy Road was originally part of the acreage.

Will Christian answered it was.

Stacey Streetman expanded stating the one connecting to the property in the rear.

Will Christian answered yes, that agreement was made with those neighbors to meet the requirements for Kennedy Road access.

Stacey Streetman asked if they had wanted more then that should've been apart of the agreement.

Will Christian answered that was correct.

Stacey Streetman asked if they were the only ones building the private road, and if the City had any involvement.

Will Christian answered there would be no expense to the city as well as any maintenance would be handled by them and not the city. Everything within the confines of the gated community will be handled by them with no cost to the city.

Stacey Streetman thanked Mr. Christian.

Public hearing was closed.

Stacey Streetman made a motion for approval based on this being a legal plan that has been brought before us. I know it's mentioned in here regarding stubbing to streets that are public roads that are connected to the boundary of the property, but in this case the road across the street is connected to Kennedy Road and they are already making the improvements themselves to Kennedy Road. Seconded by Cindy Greene.

Jeff Henley asked Mr. Parker to read the conditions into the record.

Brad Parker read the conditions into the record: the first, approval from the Clarksville Street Department to include roadway improvements, grading, and water quality, and driveway access locations to the public right of way. As well as approval of all utility plans by the City Engineer's office or utility district. Possible lift station upgrades required.

Jeff Tyndall asked if the original motion maker acknowledge the conditions listed in the staff report.

Stacey Streetman acknowledged the conditions and asked if the reference regarding driveway access locations to the public right of way was if a connection was made to Kennedy versus the private access roads within.

Brad Parker replied that the street department has said no access to Kennedy for the driveways anyway.

Stacey Streetman commented that made sense but wanted the clarification.

Joe Smith commented that he didn't see Clarksville Fire and Rescue's comment about needing a clicker for the gate and the gate width requirements added as a condition.

Brad Parker replied that this was only a preliminary plat and that condition would be added when it came back for final.

Jeff Tyndall added that they have shown it on the plan on page ten.

Joe Smith replied that he did not see it, but does now.

All members voted in favor except Eric Huneycutt. Motion passes for approval 5-1.

12. CASE NUMBER: **S - 84 - 2025** APPLICANT **Marvin Pitts**
REQUEST: Preliminary Plat Approval of Preliminary plat of Marvin Pitts Property Boolean
Drive Lot 2 and Final plat of lots 3-5
LOCATION: East of and adjacent to Boolean Dr., north of and adjacent to Guthrie
Highway.
TAX MAP(S): **016** PARCEL #(S): **010.10 010.05**
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: NUMBER OF ACRES: **17.95 +/-**
GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **2**
ZONING: **C-5 - Highway & Arterial Commercial District AG - Agricultural**
OF LOTS: **4 +/-**

Brad Parker presented the case into the consent agenda.

STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE CONDITIONS LISTED.

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.

Joe Smith made a motion to approve the consent agenda. Seconded by Charlie Patterson. All members voted in favor. Motion passes for approval.

13. CASE NUMBER: **S - 86 - 2025** APPLICANT **Clarksville Housing Authority**
REQUEST: **Preliminary Plat Approval of Right-of-way Dedication for portions of Ernest
Shelton Drive, Howard Street. & Lincoln Drive (Lincoln Homes Redevelopment Project)**
LOCATION: **Located within the Lincoln Homes development, along Lincoln Drive, adjacent
to two intersections: Lincoln Drive at Howard Street, and Lincoln Drive at Ernest Shelton
Drive.**

TAX MAP(S): 055N PARCEL #(S): C 002.00 (p/o)

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: .60 +/-

GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12

ZONING: R-4 - Multiple-Family Residential District

OF LOTS: +/-

Brad Parker presented the case into the consent agenda.

**STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE CONDITIONS
LISTED.**

- 1. Meet CDE requirements per CDE Lightband's design, at full cost to the Developer**
- 2. Approval of AB-5-2025 (proposed abandonment) by the Clarksville City Council.**
- 3. Approval from the Clarksville Street Department to include roadway improvements, grading
and water quality and driveway access locations to the public right-of-way.**
- 4. Approval of all utility easements by Clarksville Gas and Water.**

**Joe Smith made a motion to approve the consent agenda. Seconded by Charlie Patterson. All
members voted in favor. Motion passes for approval.**

14. CASE NUMBER: **S - 87 - 2025** APPLICANT **Oldacre McDonald, LLC**
REQUEST: **Preliminary Plat Approval of Freedom Farms Right of Way Dedication**
LOCATION: **A property located on the eastern and western frontages of Ted A. Crozier Sr. Blvd. north and south of the western intersection of 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**
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **15.8 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 6**
ZONING: **C-4 - Highway Interchange District C-3 - Regional Shopping Center District C-5 - Highway & Arterial Commercial District**

Brad Parker presented the case into the consent agenda.

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

1. Abandonment of E. Morris ROW completed prior to Final Plat.
2. Approval of all utility plans by the City Engineer's Office.
3. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.
4. Meet CDE requirements per CDE Lightband's design, at full cost to the Developer.
5. TVA right of way approval prior to Final Plat approval.

Joe Smith made a motion to approve the consent agenda. Seconded by Charlie Patterson. All members voted in favor. Motion passes for approval.

17. 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 C-2 - General Commercial District**
OF UNITS: **10 +/-** SQ FOOTAGE: **8,400 +/-**

Brad Parker presented the case into the consent agenda.

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

1. Approval of all utility plans by the Office of the Chief Utility Engineer.
2. Approval of all Grading, Drainage and Water Quality permits by the Clarksville Street Dept.
3. Electrical plan approved by CDE Lightband
4. Minor plat of proposed lots required prior to release.

Joe Smith made a motion to approve the consent agenda. Seconded by Charlie Patterson. All members voted in favor. Motion passes for approval.

18. CASE NUMBER: **SR - 80 - 2025** APPLICANT: **NMD Hospitality**
DEVELOPMENT: **NMD Hospitality**
LOCATION: **Southeast of the intersection of Mr. C Drive and Clay Lewis RD**
TAX MAP(S): **033H** PARCEL #(S): **D 022.00**
PROPOSED USE: **Hotel**
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **2.75 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 6**
ZONING: **C-4 - Highway Interchange District**
OF UNITS: **+/-** SQ FOOTAGE: **14,018 +/-**

Brad Parker presented the case 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 or 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.**

Joe Smith made a motion to approve the consent agenda. Seconded by Charlie Patterson. All members voted in favor. Motion passes for approval.

19. CASE NUMBER: **SR - 81 - 2025** APPLICANT: **Scott Little**
DEVELOPMENT: **Black Dog Storage**
LOCATION: **2220 Woodlawn Road**
TAX MAP(S): **052** PARCEL #(S): **092.01**
PROPOSED USE: **Storage Units**
CO. COMM. DISTRICT: **7** CITY COUNCIL WARD: NUMBER OF ACRES: **4.756 +/-**
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **8**
ZONING: **C-2 - General Commercial District**
OF UNITS: **+-** SQ FOOTAGE: **21,226 +/-**

Brad Parker presented the case into the consent agenda.

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

Joe Smith made a motion to approve the consent agenda. Seconded by Charlie Patterson. All members voted in favor. Motion passes for approval.

20. CASE NUMBER: **SR - 82 - 2025** APPLICANT: **Danell Welch**
DEVELOPMENT: **Meadowhill Lot 3B**
LOCATION: **278+/- feet southeast of the intersection of Madison Street and Meadowhill Lane**
TAX MAP(S): **081J** PARCEL #(S): **A 008.01**
PROPOSED USE: **Warehouse**
CO. COMM. DISTRICT: **2** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **0.75 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 11**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+-** SQ FOOTAGE: **11,050 +/-**

Brad Parker presented the case 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.**

Joe Smith made a motion to approve the consent agenda. Seconded by Charlie Patterson. All members voted in favor. Motion passes for approval.

22. CASE NUMBER: **SR - 84 - 2025** APPLICANT: **Clarksville Housing Authority**
DEVELOPMENT: **Lincoln Homes Redevelopment Phases 1 & 2**
LOCATION: **Within the Lincoln Homes development, along portions of Summer St., Ernest Shelton Dr., Farris Dr., and Lincoln Dr.**
TAX MAP(S): **055N** PARCEL #(S): **C 002.00 (p/o)**
PROPOSED USE: **Multi-Family Housing**
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **13.6 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 12**
ZONING: **R-4 - Multiple-Family Residential District**
OF UNITS: **32 +/-** SQ FOOTAGE: **16, 824 +/-**

Brad Parker presented the case into the consent agenda.

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

1. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.
2. Meet CDE requirements per CDE Lightband's design, at full cost to the Developer.
3. Approval of all utility easements by Clarksville Gas and Water.

Note: The Certificate of Occupancy for the residential structures will not be issued by the Clarksville Building and Codes Department until such time that the proposed public right-of-way (S-86-2025) has been accepted by the Clarksville Street Department and recorded with the Montgomery County Register of Deeds.

Joe Smith made a motion to approve the consent agenda. Seconded by Charlie Patterson. All members voted in favor. Motion passes for approval.

23. CASE NUMBER: **SR - 85 - 2025** APPLICANT: **Hamilton Development Company (Whit Hamilton)**

DEVELOPMENT: **NorthPark Logistics Phase 1B**

LOCATION: **4175 Guthrie HWY**

TAX MAP(S): **016** PARCEL #(S): **007.01 (p/o)**

PROPOSED USE: **Industrial**

CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: **NUMBER OF ACRES: 49.55 +/-**

GROWTH PLAN AREA: **RA CIVIL DISTRICT : 2**

ZONING: **M-2 - General Industrial District**

OF UNITS: **n/a +/-** SQ FOOTAGE: **530,880 +/-**

Brad Parker presented the case into the consent agenda.

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

1. **Approval of Grading Permit by Montgomery County Building and Codes.**
2. **Approval of all utility plans by the City Engineer's Office and Utility District Official.**
3. **Highway Dept approval of all required access improvements.**
4. **Completion of 60' ROW up to northern access of Phase 1B.**

Joe Smith made a motion to approve the consent agenda. Seconded by Charlie Patterson. All members voted in favor. Motion passes for approval.

24. CASE NUMBER: **AB - 5 - 2025** APPLICANT: **Clarksville Housing Authority**
REQUEST: **Portions of Howard Street, Lincoln Drive, & Ernest Shelton Drive (Lincoln Homes
Redevelopment)**
LOCATION: **Portions of Howard Street, Lincoln Drive, and Ernest Shelton Drive**
TAX MAP(S): **055N** PARCEL #(S): **C 002.00**
REASON FOR REQUEST:
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **0.89 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 12**
ZONING: **R-4 - Multiple-Family Residential District**
LENGTH OF ROAD: **1,277 +/- Miles** ROAD WIDTH: **30-40 (varies) +/- Feet**

Brad Parker presented the case into the consent agenda.

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

- 1. Retention of utility easements for existing gas lines.**

Joe Smith made a motion to approve the consent agenda. Seconded by Charlie Patterson. All members voted in favor. Motion passes for approval.

VI. OTHER BUSINESS:

1. Profit & Loss Statement

Jeff Tyndall presented the Profit & Loss statement.

Joe Smith made a motion to approve. Seconded by Michael Long. All members voted in favor. Motion passes for approval.

2. Adoption of the Britton Springs Neighborhood Plan

Jeff Tyndall presented the Britton Springs Neighborhood Plan.

Jeff Henley opened public hearing.

Jonathan Blick spoke in favor stating he represented a few investors who are prominent in that area. They think it's a good plan to follow, but were seeking clarification on what zonings were being recommended in each color plan. As well as if it's noted as the lowest density does that mean that those lots should be cut in half for future development. The goal is to not price out the community, the target price is three hundred or below. There will be early applications submitted, so we would request that those get approval. The main thing is what zoning is being recommended in those colored plans so that the developers know which way to move going forward.

David Smith spoke against certain parts of the plan such as Eva Drive going into a one-way street. That is not needed as sidewalks can be put on the side of the road. That runs from Britton Springs to Ft. Campbell Blvd and it can be done without changing the traffic direction. You are already getting sidewalks on Jordan and Britton Springs, so the other step is to put them on Eva, but it's unnecessary to change the traffic direction. Most people living in the neighborhood have been there a while like me. I've been here since 1995, and most people are sixty to seventy. To change that will cause a lot of issues. I am a supporter of walkability and think that could be achieved without changing the road. The other idea of the roundabout at the bottom of Britton Springs and Evans Road. Britton Springs Road comes down to a gully and it's a flood zone, so putting a roundabout there doesn't make sense. It goes from a gully to a ten to fifteen-foot elevation change. It's understood that more subdivisions are coming out there and an increase in traffic may arise, but you can currently sit on those roads for fifteen minutes and not see a car.

Public hearing was closed.

Joe Smith commented that he agreed with the previous speaker. Eva Drive being one way to Ft. Campbell from Britton Springs that will divert a lot of impatient people through that neighborhood. Jeff Tyndall responded that the first plan showed more one-way streets and a lot of the feedback was given at the first meeting. This is a plan and ultimately up to the Street Department to implement. The comments shared could be sent along with the plan, or it could be deferred and those roadway concerns could be changed before moving forward.

Michael Long stated he would prefer a deferment based on the roadway going both directions currently and to change that would cause headache to the current residents.

Stacey Streetman added on that she takes concern as well from the aspect of the connection to Ft. Campbell Boulevard and changing it to allow you to go out but not in could cause even more traffic delays with the amount of time that GPS takes to update. While the residents may figure it out the people who aren't familiar may cause a potential accident.

Joe Smith responded that it would have to be built with median and bollards, at this time moving it forward for approval with those comments listed for the street department would be okay with me because I strongly believe Eva Drive doesn't need to be a one way.

Jeff Tyndall stated he doesn't disagree and does not want to be hasty as this is the first solid neighborhood plan that has been done. If this was a minor line here or there it would be different. To reiterate this doesn't mean the road would change tomorrow, it is up to the street department. The neighborhood plan is a lot of suggestions put together and crafted in a way that makes things work or potentially not work. Thoughts or concerns on the roundabout would be appreciated so that it could be relayed back to the consultants.

Joe Smith commented he was a true believer in roundabouts.

Valerie Guzman commented that they are good but if it's in a flood area?

Michael Long stated that if it's in a flood zone it won't benefit anyone.

Jeff Henley commented that he assumed it would be built up.

Joe Smith asked if that flood zone was based on the one hundred year flood.

Jeff Tyndall answered he didn't know that.

Joe Smith stated a lot of roads in Clarksville that get cut off when there is a major flood incident as is the nature of the topography, but roundabouts as a use of traffic movement is great. The Needmore and Whitfield roundabout does flow. The county's first one at Rollow and Dunlop will be done soon.

Jeff Tyndall added this was a suggestion.

Joe Smith stated he was okay with deferring for a month if they wanted to reassess the plan and make it look more similar to the suggestions made.

Jeff Henley commented that whatever goes forward should be something they all like.

Joe Smith commented that the gentlemen's comments earlier were what he was already thinking.

Jeff Tyndall commented that he believes they could make a recommendation for that change and keep it on track as the consultants will be here the first of December. The map and language in those paragraphs can be amended prior to the presentation at City Council.

John Spainhoward explained it wasn't an ordinance.

Joe Smith responded it was a plan or a guide.

Michael Long asked for clarity on where the roundabout would be.

Jeff Tyndall answered it was page twenty-nine on the tablets and is a yellow circle where Eva and Britton Springs come together.

John Spainhoward explained the actual document was clearer but to get it in the power point degrades the imagery.

Joe Smith made a motion to approve the plan based on the amendments that Eva Drive is not made a one-way street. Seconded by Stacey Streetman.

All members voted in favor. Motion passes for approval.

Jeff Tyndall asked if Eva Drive was a one way just on the western intersection of Britton Springs.

Multiple commissioners responded no.

3. Approval of the 2026 Calendar

Jeff Tyndall presented the RPC 2026 Calendar.

Joe Smith made a motion to approve the 2026 Calendar. Seconded by Valerie Guzman.

All members voted in favor. Motion passes for approval.

4. Request for fee waiver for Cunningham Volunteer Fire Department

Jeff Tyndall presented the Fee Waiver Request.

Joe Smith made a motion to approve the waiving of the minor plat fee. Seconded by Stacey Streetman.

All members voted in favor. Motion passes for approval.

Jeff Tyndall announced that the December informal meeting would be December 19, 2025 at 12 p.m. and the formal meeting would follow at 2 p.m. due to the Christmas Holiday.

VI. PUBLIC COMMENT PERIOD:

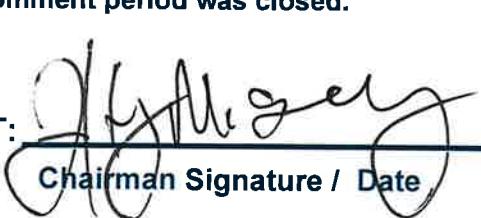
For Items Not on the Agenda

Jeff Henley opened public comment period.

No one spoke.

Public comment period was closed.

ATTEST:

 11. 19/25

Chairman Signature / Date

Exhibit #1

731 KENNEDY LN

Inbox

Search for all messages with label Inbox

Remove label Inbox from this conversation



Jessica Lappin <jessica.lappin@cityofclarksville.com>

Dec 30,
2024,

11:04 A

M

to me, mbco1545, Justin, David, Jeffrey, Joseph

You will need to get site plan approval and all the buildings will need to be permitted. This project we will need to make note on the permit as previously discussed with David before this is for sales only and no greenhouse for plant germinating or growing will be allowed in C-4. This zoning class will only allow for retail sales. If you would like to change the zoning you can move forward with that.

--

Jessica Lappin

Senior Building Inspector

City of Clarksville, TN 37040

Building & Codes Department

931-645-7426 ext: 5660

Exhibit #1



Cal Burchett <cburchett@mbcengineer.com>

Dec 30,
2024,
11:07 A
M

to Jessica, me, mbco1545@gmail.com, Justin, David, Jeffrey, Joseph

Jessica,

No buildings are being built at this time. Just the greenhouses are being placed and some additional gravel for access to them.

Thank you,

Cal Burchett, PE, RLS

**1545 Madison Street
Clarksville, TN 37040
Office: 931.245.3095
Cell: 931.249.6894**
cburchett@mbcengineer.com
www.mbcengineer.com

Exhibit #1

Justin Crosby <justin.crosby@cityofclarksville.com>

Dec 30,
2024,
11:13 A
M

to Cal, Jessica, me, mbco1545@gmail.com, David, Jeffrey, Joseph

This is not an approved use in C-4. The project was presented to David Kimberling as a retail garden center. Greenhouses alone are not an approved use in C-4. Gravel is not allowed for parking or drive access. Any new structure on a commercial lot must go through the site plan process.

Justin Crosby, CBO | Director
City of Clarksville | Building & Codes Department
100 South Spring Street, Clarksville, TN 37040
P: 931.645.7426 C:931.320.2790

Exhibit #1

D

David Thompson <legacynursery22@gmail.com>

Dec 30,
2024,
1:44 PM

to Justin, Cal, Jessica, mbco1545@gmail.com, David, Jeffrey, Joseph

All:

Thank you for the email. I want to confirm this property will be used for a retail garden center. Please confirm it is an authorized use under C4.

David Thompson | Owner

Business: (931) 534-3031

Mobile: (931) 801-1709

Email: legacynursery22@gmail.com



"Plant by the river of living water"
Psalm 1: 1-3

J

Justin Crosby <justin.crosby@cityofclarksville.com>

Dec 30,
2024,
1:53 PM

to me, Cal, Jessica, mbco1545@gmail.com, David, Jeffrey, Joseph

Retail sales are an approved use in C-4.

If you are bringing in plants and products for a retail store this would be an approved use. If you are using greenhouses to grow plants on site it would not be an approved use.

Exhibit #1

From: David Kimberling <david.kimberling@cityofclarksville.com>

Date: October 4, 2023 at 5:23:18 PM CDT

To: thompson.david22@gmail.com

Subject: Kennedy Lane

David,

The sale of plants and other items is allowable in a C-4.

Thank you.

--
David L. Kimberling
Building Official / Deputy Director
Clarksville Building & Codes Dept.
100 South Spring St.
Clarksville, TN 37040
Office: 931.645.7426

Exhibit #2

ORDINANCE ##-2025-26

AN ORDINANCE AMENDING THE CITY ZONING ORDINANCE OF THE CITY OF CLARKSVILLE, TENNESSEE, AS IT PERTAINS TO CITYWIDE ELECTRONIC MESSAGE CENTER SIGNAGE REGULATIONS.

WHEREAS Design Districts have recently been expanded along Dr. Martin Luther King Jr. Parkway, Fort Campbell Boulevard, and Tiny Town Road which limit new Electronic Message Center sizes, AND

WHEREAS the Regional Planning Commission staff, in coordination with the Clarksville Building and Codes staff, determined there are currently no regulations on the usage of Electronic Message Centers within the City Limits, AND

WHEREAS, the RPC staff has conducted research of other Tennessee cities and best practices for Electronic Message Centers and determined that while Electronic Message Center signage should be allowed, overall guidelines for Electronic Message Center signage are currently lacking, AND

WHEREAS, this ordinance provides reasonable minimum standards for the use of Electronic Message Centers in the City of Clarksville to reduce visual clutter and contribute to improved driver safety.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE,

The following amendments are hereby made to the Clarksville City Zoning Ordinance:

Add the following definition alphabetically in Chapter 2.2 Definitions:

Sign face: The surface of a sign upon which the message is displayed. For a multi-sided sign, each side displaying a message shall be considered a separate sign face.

Replace [RESERVED] from Section 8.2 (25) and insert the following

25. Electronic Message Center requirements:

The following standards apply to Electronic Message Centers within the city limits and shall be enforced in conjunction with all other applicable provisions of this Ordinance.

- A. Electronic Message Centers may not be used in place of wall signs.
- B. The Electronic Message Center portion of pylon signs shall not exceed 75% of the total sign area for the district. The sign may not be exclusively an electronic message center.
- C. The Electronic Message Center portion of a Development Directory Sign shall not exceed 25% of the total sign area. The sign may not be exclusively an electronic message center.
- D. One free-standing Electronic Message Center sign is permitted on each road frontage per property.
- E. New electronic message centers are permitted in all commercial districts and for educational uses (Chart 3.4.6) and institutional uses (Chart 3.4.8), except in C-1 and CBD districts. Some overlay districts may have additional requirements or restrictions.
- F. No new electronic message centers may be installed within 100 feet of a single-family residence unless the sign face is oriented away from the residence, in which case a 25-foot distance may be used.
- G. Only one Electronic Message Center display area is permitted per sign face.
- H. Minimum height of an electronic message center shall be 2 feet.

Exhibit #2

- I. All Electronic Message Center signs shall be UL-listed or certified and utilize automatic dimming to adjust brightness based on ambient lighting conditions. At no time shall the brightness of the sign exceed 0.3 footcandles above ambient light levels as measured with a light meter perpendicular to the sign face at a horizontal distance of 100 feet. During periods of low visibility or inclement weather (including overcast skies, fog, rain, or snow), the sign shall dim accordingly to prevent glare and maintain safe visibility in proportion to the ambient light conditions.
- J. When the sign is off or malfunctioning, it shall display a solid black background.
- K. As of April 1, 2026 all Electronic Message Center signs within the Clarksville City Limits shall be compliant with the following:
 - I. The transition time between images or messages shall be limited to no more than 5 seconds. Transitions may animate or move; however, inappropriate transitions such as flashing, spinning, or other distracting techniques shall be prohibited.
 - II. The image or text shall be static after the initial transition. Animated messages or images shall be permitted, providing that the maximum time of animation or transitions is 5 seconds. An animated message may then become static for a minimum of 5 seconds or may be immediately followed by a different static message, which shall also be displayed for a minimum of 5 seconds.
 - III. shall be no movies, GIFs, or other flashing or moving images on the sign during this period.
 - IV. No audio is permitted with signage
 - V. No chasing, sequential, or running messages shall be used (i.e. content or words that continue to the next image or message) except EMCs less than 2 feet tall containing single-letter high messaging and legally permitted prior to September 4, 2025.

Under 9.4.2 DESIGN STANDARDS AND GUIDELINES (E.) Signage and Lighting Design Standards and Guidelines 1.6 Permitted Signs: Free-Standing Signs (Madison Street and Dr. Martin Luther King Jr. Parkway/Connector Corridor) Add the following:

1.6.9 A portion of one free-standing sign per property may contain an electronic message center not to exceed 50 percent of the total sign area. The free-standing sign may not be exclusively an electronic message center.

1.6.10 Any changeable copy sign (signs with individual manually moveable letters and numbers) legally permitted before September 4, 2025 may apply to convert the changeable copy sign (or portion thereof) to an electronic message center, provided that: the electronic message center is no larger than the area of the existing changeable copy sign and the electronic message center does not exceed the maximum size permitted in the design district (Section 1.6.9).

Under 9.4.2 DESIGN STANDARDS AND GUIDELINES (E.) Signage and Lighting Design Standards and Guidelines 1.6 Permitted Signs: Free-Standing Signs (Fort Campbell Boulevard and Tiny Town Road Districts) Add the following:

1.7.9 A portion of one free-standing sign per property may contain an electronic message center not to exceed 50 percent of the total sign area. The free-standing sign may not be exclusively an electronic message center.

Exhibit #2

1.7.10 Any changeable copy sign (signs with individual manually moveable letters and numbers) legally permitted before September 4, 2025 may apply to convert the changeable copy sign (or portion thereof) to an electronic message center, provided that: the electronic message center is no larger than the area of the existing changeable copy sign and the electronic message center does not exceed the maximum size permitted in the design district (Section 1.6.9).

Under 9.4.2 DESIGN STANDARDS AND GUIDELINES (E.) Sign Design Standards and Guidelines 1.8 Permitted Signs: Monument Signs Add new 1.8.2 as follows:

1.8.2 A portion of one monument sign per property may contain an electronic message center not to exceed 60 percent or 18 square feet. The monument sign may not be exclusively an electronic message center.

PUBLIC HEARING: December 4, 2025

FIRST READING: December 4, 2025

SECOND READING: January 8, 2026

EFFECTIVE DATE: January 8, 2026