



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

AGENDA

November 25, 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:
- III. ANNOUNCEMENTS/DEFERRALS
- IV. UPCOMING ZONING MEETINGS DATES/TIMES:
 - 1. CITY COUNCIL INFORMAL **December 1, 2025 @ 4:30 P.M.**
 - 2. CITY COUNCIL PUBLIC HEARING & FIRST READING **December 4, 2025 @ 6:00 P.M.**
 - 3. COUNTY COMMISSION PUBLIC HEARING **December 1, 2025 @ 6:00 P.M.**
 - 4. COUNTY COMMISSION FORMAL MEETING **December 8, 2025 @ 6:00 P.M.**
- V. CONSENT AGENDA
- VI. REGULAR AGENDA
- VII. OTHER BUSINESS
- VIII. PUBLIC COMMENTS PERIOD

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

CASE TYPE: **SUBDIVISION(S)**

1. **S - 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): **058** PARCEL #(S): **003.02** NUMBER OF ACRES: **13.77+/-** ZONING: **C-5 - Highway & Arterial Commercial District** # OF LOTS: **9 +/-**



CASE TYPE: SUBDIVISION(S)

2. S - 84 - 2025 OWNER(S): **Marvin Pitts** REQUEST: **Preliminary Plat Approval of Replat 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** NUMBER OF ACRES: **17.95 +/-** ZONING: **C-5 - Highway & Arterial Commercial District AG - Agricultural** # OF LOTS: **4 +/-**

3. S - 86 - 2025 OWNER(S): **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: **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)** NUMBER OF ACRES: **.60 +/-** ZONING: **R-4 - Multiple-Family Residential District** # OF LOTS: **+/-**

4. S - 87 - 2025 OWNER(S): **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): **001.00 018.03 015.00** NUMBER OF ACRES: **15.8 +/-** ZONING: **C-4 - Highway Interchange District, C-3 - Regional Shopping Center District, C-5 - Highway & Arterial Commercial District** # OF LOTS: **+/-**

CASE TYPE: SITE REVIEW(S)

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

6. **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** NUMBER OF ACRES: **2.75 +/-** ZONING: **C-4 - Highway Interchange District** # OF UNITS: **+/-** SQ FOOTAGE: **14,018 +/-**

7. **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** NUMBER OF ACRES: **4.756 +/-** ZONING: **C-2 - General Commercial District** # OF UNITS: **+/-** SQ FOOTAGE: **21,226 +/-**

RECOMMENDED FOR DEFFERAL

8. **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** NUMBER OF ACRES: **0.75 +/-** ZONING: **C-5 - Highway & Arterial Commercial District** # OF UNITS: **+/-** SQ FOOTAGE: **11,050 +/-**

9. **SR - 83 - 2025** APPLICANT: **Rakeshkumar Patel** DEVELOPMENT: **RAJ Patel Gas Station & Retail** LOCATION: **2631 HWY 41A Clarksville TN 37040** TAX MAP(S): **081H** PARCEL #(S): **B 004.01** PROPOSED USE: **Retail & Gas Station** NUMBER OF ACRES: **2.05 +/-** ZONING: **C-5 - Highway & Arterial Commercial District** # OF UNITS: **+/-** SQ FOOTAGE: **20,029.54 +/-**

WITHDRAWN

CASE TYPE: SITE REVIEW(S)

10. **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** NUMBER OF ACRES: **13.6 +/-** ZONING: **R-4 - Multiple-Family Residential District** # OF UNITS: **32 +/-** SQ FOOTAGE: **16, 824 +/-**

11. **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** NUMBER OF ACRES: **49.55 +/-** ZONING: **M-2 - General Industrial District** # OF UNITS: **+/-** SQ FOOTAGE: **530,880 +/-**

CASE TYPE: ABANDONMENT(S)

12. **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: NUMBER OF ACRES: **0.89 +/-** ZONING: **R-4 - Multiple-Family Residential District** LENGTH OF ROAD: **0.24 +/- Miles** ROAD WIDTH: **Varies**

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**

14. Z - 48 - 2025 OWNER(S): **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**

15. Z - 49 - 2025 OWNER(S): **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 four parcels across the street. Also R-3 has more feasible street setbacks for single family.** CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **.26 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**

16. Z - 50 - 2025 OWNER(S): **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**

CASE TYPE: CITY ZONING

17. **Z - 51 - 2025** OWNER(S): **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**

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

CASE TYPE: COUNTY ZONING

19. **CZ - 19 - 2025** OWNER(S): **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** CITY COUNCIL WARD: NUMBER OF ACRES: **7.96 +/-** GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **11**

20. **CZ - 22 - 2025** OWNER(S): **John & Diane Daigle** REQUEST: **AG - Agricultural District to C-5 - Highway & Arterial 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** CITY COUNCIL WARD: NUMBER OF ACRES: **3.99 +/-** GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **4**

RECOMMENDED FOR DEFFERAL

CASE TYPE: COUNTY ZONING

21. **CZ - 23 - 2025** OWNER(S): **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 (Boolean Dr) and Guthrie Hwy and we feel it is the best use of the property. We would appreciate your support.** CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: NUMBER OF ACRES: **7.62 +/-** GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **2**

CASE TYPE: SUBDIVISION(S)

22. **S - 75 - 2025** OWNER(S): **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** NUMBER OF ACRES: **11.16 +/-** ZONING: **R-2A - Single-Family Residential District**

VII. OTHER BUSINESS:

- A. Profit and Loss Statement**
- B. Adoption of Britton Springs Neighborhood Plan**
- C. Approval of the 2026 Calendar**
- D. Request for fee waiver for Cunningham Volunteer Fire Department**

VIII. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda