



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

AGENDA
January 27, 2026

2:00 P.M.

329 MAIN STREET

(MEETING ROOM-BASEMENT)

- I. CALL TO ORDER / QUORUM CHECK / PLEDGE TO FLAG/ ELECTION OF OFFICERS
- II. APPROVAL OF MINUTES OF RPC MEETING: **December 19, 2025**
- III. ANNOUNCEMENTS/DEFERRALS
- IV. UPCOMING ZONING MEETINGS DATES/TIMES:
 - 1. CITY COUNCIL INFORMAL **January 29, 2026 @ 4:30 P.M.**
 - 2. CITY COUNCIL PUBLIC HEARING & FIRST READING **February 5, 2026 @ 6:00 P.M.**
 - 3. COUNTY COMMISSION PUBLIC HEARING **February 2, 2026 @ 6:00 P.M.**
 - 4. COUNTY COMMISSION FORMAL MEETING **February 9, 2026 @ 6:00 P.M.**
- V. CONSENT AGENDA
- VI. REGULAR AGENDA
- VII. OTHER BUSINESS
- VIII. PUBLIC COMMENT PERIOD

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

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

1. **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 +/-**

WITHDRAWN



CASE TYPE: SITE REVIEW(S)

2. **SR - 87 - 2025** APPLICANT: **Todd Morris** DEVELOPMENT: **2265 Trenton Road, Mixed Use Property** LOCATION: **2265 Trenton Road** TAX MAP(S): **041** PARCEL #(S): **054.00, 060.00, 061.00 & 062.00** PROPOSED USE: **Retail & Multifamily** NUMBER OF ACRES: **14.31 +/-** ZONING: **C-5 - Highway & Arterial Commercial District & R-4 - Multiple-Family Residential District** # OF UNITS: **132 +/-** SQ FOOTAGE: **23,160 +/-**

RECOMMENDED FOR DEFERRAL

3. **SR - 1 - 2026** APPLICANT: **Blick Homes LLC** DEVELOPMENT: **Blick Homes LLC** 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: **6 +/-** SQ FOOTAGE: **5, 232 +/-**

4. **SR - 2 - 2026** APPLICANT: **Nick Madonia- Kimley-Horn** DEVELOPMENT: **Chase Bank Hilldale Heights** LOCATION: **1778, 1790, 1798 Madison Street** TAX MAP(S): **080B** PARCEL #(S): **C 007.00** PROPOSED USE: **Freestanding Bank with ATM** NUMBER OF ACRES: **0.75 +/-** ZONING: **C-2 - General Commercial District** # OF UNITS: **+/-** SQ FOOTAGE: **3,432 +/-**

5. **SR - 3 - 2026** APPLICANT: **Charles Jerles** DEVELOPMENT: **Bellamy Lane Storage** LOCATION: **405 Bellamy Lane (immediately west of the intersection of Bellamy LN. and Warfield BLVD)** TAX MAP(S): **041** PARCEL #(S): **085.00** PROPOSED USE: **Storage Lot** NUMBER OF ACRES: **2.88 +/-** ZONING: **C-5 - Highway & Arterial Commercial District** # OF UNITS: **+/-** SQ FOOTAGE: **+/-**

6. **SR - 4 - 2026** APPLICANT: **Eric Huneycutt** DEVELOPMENT: **The Millie at Midtown** LOCATION: **1494 Golf Club Lane** TAX MAP(S): **065P** PARCEL #(S): **H 021.00** PROPOSED USE: **Multi-Family** NUMBER OF ACRES: **4.51 +/-** ZONING: **R-4 - Multiple-Family Residential District** # OF UNITS: **64 +/-** SQ FOOTAGE: **37,951 +/-**



CASE TYPE: SITE REVIEW(S)

7. **SR - 5 - 2026** APPLICANT: **Blackpatt Properties LLC** DEVELOPMENT: **1221 Vine Street Blackpatt Properties** LOCATION: **1221 Vine Street** TAX MAP(S): **066D** PARCEL #(S): **D 021.00** PROPOSED USE: **Multi Family** NUMBER OF ACRES: **0.66 +/-** ZONING: **R-3 - Three Family Residential District** # OF UNITS: **3 +/-** SQ FOOTAGE: **1,936 +/-**

8. **SR - 6 - 2026** APPLICANT: **Shelton Covington** DEVELOPMENT: **Gold Storage** LOCATION: **Needmore Road** TAX MAP(S): **032** PARCEL #(S): **099.04** PROPOSED USE: **Self Storage** NUMBER OF ACRES: **5.05 +/-** ZONING: **C-5 - Highway & Arterial Commercial District** # OF UNITS: **+/-** SQ FOOTAGE: **84,543 +/-**

9. **SR - 7 - 2026** APPLICANT: **Shannon Keen** DEVELOPMENT: **Shannon Keen Property** LOCATION: **127 South Richview Road** TAX MAP(S): **081H** PARCEL #(S): **E 008.00** PROPOSED USE: **Existing Office Building and Storage Shed Addition** NUMBER OF ACRES: **0.63 +/-** ZONING: **C-5 - Highway & Arterial Commercial District** # OF UNITS: **+/-** SQ FOOTAGE: **3,558 +/-**

10. **SR - 8 - 2026** APPLICANT: **Ken Hua LLC** DEVELOPMENT: **1955 Madison Street** LOCATION: **1955 Madison Street** TAX MAP(S): **080D** PARCEL #(S): **A 028.01** PROPOSED USE: **Health Club** NUMBER OF ACRES: **1.27 +/-** ZONING: **C-5 - Highway & Arterial Commercial District** # OF UNITS: **+/-** SQ FOOTAGE: **24,000 +/-**

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

12. **SR - 10 - 2026** APPLICANT: **South 7th Street, LLC** DEVELOPMENT: **South 7th Street Apartments** LOCATION: **203, 207, 215 South 7th Street** TAX MAP(S): **066F** PARCEL #(S): **L 001.00, L 029.00 & L 030.00** PROPOSED USE: **Multi Family Residential** NUMBER OF ACRES: **1.13 +/-** ZONING: **CBD - Central Business District** # OF UNITS: **39 +/-** SQ FOOTAGE: **44,391 +/-**



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

CASE TYPE: CITY ZONING

13. **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**

14. **Z - 53 - 2025** OWNER(S): **Tommy & Reecie Byard** REQUEST:**R-1 - Single-Family Residential District to R-2A - Single-Family Residential District** LOCATION: **1911 Old Russellville Pike** TAX MAP(S): **056** PARCEL #(S): **052.00 & 052.01** REASON FOR REQUEST: CO. COMM. DISTRICT: **1** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **10.77 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**

RECOMMENDED FOR DEFERRAL

15. **Z - 54 - 2025** OWNER(S): **Naroo Real Estate LLC** REQUEST:**O-1 - Office District to C-1 - Neighborhood Commercial District** LOCATION: **1850 Memorial Dr** TAX MAP(S): **065N** PARCEL #(S): **J 023.03** REASON FOR REQUEST: **Propose to convert existing building into a veterinary clinic** CO. COMM. DISTRICT: **21** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **.55 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **11**

16. **Z - 1 - 2026** OWNER(S): **Mark & Kathryn Barton /** REQUEST:**R-4 - Multiple-Family Residential District to CBD - Central Business District** LOCATION: **3 parcels located north of the intersection of Wilcox St. & Marion St.** TAX MAP(S): **066B** PARCEL #(S): **B 043.00, B 044.00 & B 044.01** REASON FOR REQUEST: **Request to rezone to accommodate for a pool** CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **.39 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**

CASE TYPE: SUBDIVISION VARIANCE(S)

17. **V - 1 - 2026** OWNER(S): **Tailwater Meadows Inc.** VARIANCE REQUEST: **1. Section 4.1.9.1 Length of a cul-de-sac shall not be shorter than 150 feet. The proposed cul-de-sac is 51' in length. 2. Section 4.3.2: No block or block face shall be greater than 1,500 feet. The proposed length is 1,579 feet.** LOCATION: **South of Nussbaumer Road, East of Tobacco Road** ZONING: **R -2 - Single-Family Residential District** CORRESPONDING CASE: **S-1-2026**

CASE TYPE: SUBDIVISION(S)

18. **S - 1 - 2026** OWNER(S): **Tailwater Meadows Inc.** REQUEST: **Preliminary Plat Approval of Woodland Springs Section 3 Cluster** LOCATION: **South of Nussbaumer, East of Tobacco Road** TAX MAP(S): **030** PARCEL #(S): **006.00 (P/O)** NUMBER OF ACRES: **36.64+/-** ZONING: **R-2 -Single-Family Residential District** # OF LOTS: **102 +/-** CORRESPONDING CASE: **V-1-2026**

19. **S - 2 - 2026** OWNER(S): **Hamilton Development Company** REQUEST: **NorthPark Logistics Phase 1B Right of Way Dedication and Final Plat of Lot 5** LOCATION: **4051 & 4175 Guthrie HWY** TAX MAP(S): **016** PARCEL #(S): **007.01 (p/o)** NUMBER OF ACRES: **7.01 +/-** ZONING: **M-2 - General Industrial District** # OF LOTS: **1 +/-**

VII. OTHER BUSINESS:

- A. Profit and Loss Statement**
- B. Accept FY2025 Audit Report**
- C. Subdivision Regulation Update** **RECOMMENDED FOR DEFERRAL**
- D. A resolution to request the County Commission and City Council allow the RPC to delegate final platting to the RPC Staff per TCA 13-3-403**

VIII. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda