



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

AGENDA

February 24, 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 23, 2025 & February 6, 2026**
- III. ANNOUNCEMENTS/DEFERRALS
- IV. UPCOMING ZONING MEETINGS DATES/TIMES:
 - 1. CITY COUNCIL INFORMAL **February 26, 2026 @ 4:30 P.M.**
 - 2. CITY COUNCIL PUBLIC HEARING & FIRST READING **March 5, 2026 @ 6:00 P.M.**
 - 3. COUNTY COMMISSION PUBLIC HEARING **March 2, 2026 @ 6:00 P.M.**
 - 4. COUNTY COMMISSION FORMAL MEETING **March 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: **SUBDIVISION(S)**

1. **S - 11 - 2026** OWNER(S): **Greenspace Partners** REQUEST: **Preliminary Plat Approval of The Quarry Section 3** LOCATION: **West of and adjacent to the roundabout intersection of Quarry Ridge Road and Quarry Overlook Way, Southeast of the Louisville and Nashville Railroad** TAX MAP(S): **056** PARCEL #(S): **073.00 & 073.02** NUMBER OF ACRES: **12.62 +/-** ZONING: **R-2A - Single-Family Residential District** # OF LOTS: **34 +/-**

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: **0.28 +/-** ZONING: **CBD - Central Business District** # OF UNITS: **6 +/-** SQ FOOTAGE: **3,832 +/-**

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 +/-**

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 +/-**

CASE TYPE: SITE REVIEW(S)

8. **SR - 6 - 2026** APPLICANT: **Shelton Covington** DEVELOPMENT: **Gold Storage**
LOCATION: **South of and adjacent to Needmore Road, approximately 1530 +/- feet East of the intersection of Needmore Road and Trenton 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 - 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: **n/a +/-** SQ FOOTAGE: **24,000 +/-**

10. **SR - 9 - 2026** APPLICANT: **Banner Properties LLC** DEVELOPMENT: **Banner at AJAX**
LOCATION: **375 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: **82970.37 +/-**

11. **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 +/-**

12. **SR - 11 - 2026** APPLICANT: **Carter Engineering/Mark Campbell** DEVELOPMENT: **CFA 06163 Ft. Campbell** LOCATION: **1607 & 1611 Fort Campbell Boulevard** TAX MAP(S): **043B** PARCEL #(S): **A 014.01 & A 014.02** PROPOSED USE: **Commercial- Restaurant** NUMBER OF ACRES: **1.69 +/-** ZONING: **C-5 - Highway & Arterial Commercial District** # OF UNITS: **+/-** SQ FOOTAGE: **5,183 +/-**

13. **SR - 12 - 2026** APPLICANT: **Legacy Nursery and Landscaping General Partnership** DEVELOPMENT: **Legacy Nursery Supply Center** LOCATION: **731 Kennedy Lane** TAX MAP (S): **017** PARCEL #(S): **017.01** PROPOSED USE: **Retail Nursery Sales** NUMBER OF ACRES: **12.82 +/-** ZONING: **C-5 - Highway & Arterial Commercial District** # OF UNITS: **+/-** SQ FOOTAGE: **1,500 +/-**

CASE TYPE: SITE REVIEW(S)

14. **SR - 13 - 2026** APPLICANT: **Immaculate Conception** DEVELOPMENT: **Immaculate Conception Catholic Church** LOCATION: **1901 Madison Street** TAX MAP(S): **080C** PARCEL #(S): **A 001.00** PROPOSED USE: **School** NUMBER OF ACRES: **3.25 +/-** ZONING: **R-4 - Multiple-Family Residential District** # OF UNITS: **+/-** SQ FOOTAGE: **3,072 +/-**

15. **SR - 14 - 2026** APPLICANT: **Foxman, LLC** DEVELOPMENT: **Foxman, LLC Building 13** LOCATION: **1000 Boolean Drive** TAX MAP(S): **009** PARCEL #(S): **014.01 (P/O)** PROPOSED USE: **Industrial** NUMBER OF ACRES: **15 +/-** ZONING: **M-2 - General Industrial District** # OF UNITS: **+/-** SQ FOOTAGE: **15,200 +/-**

16. **SR - 15 - 2026** APPLICANT: **Clarksville Stone LLC C/O Earl Bradley, IV** DEVELOPMENT: **OEM Tube Assemblies Parking Addition** LOCATION: **191 Stone Container Drive** TAX MAP(S): **041** PARCEL #(S): **024.00 P/O**) PROPOSED USE: **parking addition** NUMBER OF ACRES: **.98 +/-** ZONING: **M-3 - Planned Industrial District** # OF UNITS: **+/-** SQ FOOTAGE: **+/-**

17. **SR - 16 - 2026** APPLICANT: **Narayana Ventures LLC** DEVELOPMENT: **Sango Crossing at 41A Building 300** LOCATION: **125 Sango Drive (Lot 3)** TAX MAP(S): **082** PARCEL #(S): **122.00 (P/O)** PROPOSED USE: **Retail** NUMBER OF ACRES: **2.08 +/-** ZONING: **C-5 - Highway & Arterial Commercial District** # OF UNITS: **+/-** SQ FOOTAGE: **17,125 +/-**

18. **SR - 17 - 2026** APPLICANT: **Narayana Ventures LLC** DEVELOPMENT: **Sango Crossing at 41A Building 400** LOCATION: **125 Sango Drive (Lot 4)** TAX MAP(S): **082** PARCEL #(S): **122.00 (P/O)** PROPOSED USE: **Retail** NUMBER OF ACRES: **1.13 +/-** ZONING: **C-5 - Highway & Arterial Commercial District** # OF UNITS: **+/-** SQ FOOTAGE: **7,039 +/-**

19. **SR - 18 - 2026** APPLICANT: **VHS Developers** DEVELOPMENT: **Persinger Place Apartments** LOCATION: **East of and adjacent to Allen Road, south of Brewster Drive, approximately 760 feet north and east of the intersection of Tiny Town Road and Allen Road.** TAX MAP(S): **006** PARCEL #(S): **037.00 (P/O)** PROPOSED USE: **Multi Family** NUMBER OF ACRES: **27.19 +/-** ZONING: **C-2 - General Commercial District** # OF UNITS: **432 +/-** SQ FOOTAGE: **+/-**



CASE TYPE: SITE REVIEW(S)

20. **SR - 19 - 2026** APPLICANT: **Crest Properties** DEVELOPMENT: **West Bel Air Townhomes** LOCATION: **East of Ft. Campbell Blvd, South of Concord Drive, North of West Bel Air Blvd** TAX MAP(S): **043K** PARCEL #(S): **A 030.00 (P/O)** PROPOSED USE: **Townhomes** NUMBER OF ACRES: **2.62 +/-** ZONING: **C-2 - General Commercial District** # OF UNITS: **27 +/-** SQ FOOTAGE: **15,494.40 +/-**

21. **SR - 20 - 2026** APPLICANT: **Melior Development LLC Syd Hedrick** DEVELOPMENT: **Woodmont Landing** LOCATION: **819 Woodmont Blvd** TAX MAP(S): **079C** PARCEL #(S): **C 019.00, C 027.00 & C 036.01** PROPOSED USE: **Multi Family** NUMBER OF ACRES: **3.81 +/-** ZONING: **R-4 - Multiple-Family Residential District & R-6 - Single-Family Residential District** # OF UNITS: **56 +/-** SQ FOOTAGE: **30,437 +/-**

22. **SR - 21 - 2026** APPLICANT: **Ft. Campbell Federal Credit Union** DEVELOPMENT: **Fortera Bank Addition** LOCATION: **2050 Lowes Drive** TAX MAP(S): **041F** PARCEL #(S): **B 014.00** PROPOSED USE: **Bank** NUMBER OF ACRES: **3.94 +/-** ZONING: **C-3 - Regional Shopping Center District** # OF UNITS: **+/ -** SQ FOOTAGE: **3,923 +/-**

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

CASE TYPE: CITY ZONING

23. 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**

24. 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**

25. 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**

26. 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**

27. **Z - 2 - 2026** OWNER(S): **Infinity Investment, LLC** REQUEST:**R-1 - Single-Family Residential District to R-3 - Three Family Residential District** LOCATION: **1160 Seven Mile Ferry Rd** TAX MAP(S): **079** PARCEL #(S): **027.00** REASON FOR REQUEST: **To provide affordable housing on this property. The extra density will help with some topographical challenges on this property. Would be an extension of the existing R-3 zones immediately east and west of this lot. This would connect the two R-3 areas.** CO. COMM. DISTRICT: **4** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **20.16 +/-** GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 12**

28. **Z - 3 - 2026** OWNER(S): **John Mark Holleman** REQUEST:**R-1 - Single-Family Residential District to R-5 - Residential District** LOCATION: **2610 Ashland City Road** TAX MAP(S): **088** PARCEL #(S): **120.00** REASON FOR REQUEST: **Extension of existing R-5 development** CO. COMM. DISTRICT: **3** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **3.31 +/-** GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 11**

29. **Z - 4 - 2026** OWNER(S): **Terrence Burney** REQUEST:**M-2 - General Industrial District to R-2A - Single-Family Residential District** LOCATION: **2075 N Ford Street** TAX MAP(S): **055J** PARCEL #(S): **A 003.00** REASON FOR REQUEST: **To provide a single family in fill development** CO. COMM. DISTRICT: **13** CITY COUNCIL WARD: **4** NUMBER OF ACRES: **.47 +/-** GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 7**

30. **Z - 5 - 2026** OWNER(S): **Ligon Home Builders** REQUEST:**R-2D - Two-Family Residential District to R-1 - Single-Family Residential District** LOCATION: **1640 Evans Road** TAX MAP(S): **029M** PARCEL #(S): **A 031.00** REASON FOR REQUEST: **To build 1 single family home** CO. COMM. DISTRICT: **11** CITY COUNCIL WARD: **2** NUMBER OF ACRES: **.38 +/-** GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 3**

31. **Z - 6 - 2026** OWNER(S): **William Belew** REQUEST:**AG - Agricultural District to R-1 - Single-Family Residential District** LOCATION: **A portion of a tract of land fronting on the west frontage of Needmore Rd., 500 +/- feet south of the Needmore Rd. & Cardinal Creek Dr. intersection** TAX MAP(S): **031** PARCEL #(S): **009.00 (P/O)** REASON FOR REQUEST: **To extend existing R-1 development** CO. COMM. DISTRICT: **17** CITY COUNCIL WARD: **8** NUMBER OF ACRES: **63.58 +/-** GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 2**

CASE TYPE: CITY ZONING

32. **Z - 7 - 2026** OWNER(S): **Chris Blackwell** REQUEST:**R-1 - Single-Family Residential District to R-5 - Residential District** LOCATION: **3341 & 3351 Pembroke Road** TAX MAP(S): **006** PARCEL #(S): **005.00 & 005.01** REASON FOR REQUEST: **To develop a small scale condominium development with detached housing units** CO. COMM. DISTRICT: **8** CITY COUNCIL WARD: **1** NUMBER OF ACRES: **2.92 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**

33. **Z - 8 - 2026** OWNER(S): **Bryce Powers** REQUEST:**O-1 - Office District to R-2A - Single-Family Residential District** LOCATION: **1018 Swift Drive** TAX MAP(S): **079F** PARCEL #(S): **B 030.00** REASON FOR REQUEST: **To provide single family infill development** CO. COMM. DISTRICT: **4** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **2.11 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**

34. **Z - 9 - 2026** OWNER(S): **Richard Collins** REQUEST:**C-2 - General Commercial District to C-5 - Highway & Arterial Commercial District** LOCATION: **Property fronting on the north of Dover Rd. (US 79) east of Paula Dr. & west of Aurelia Lynn Dr.** TAX MAP(S): **054G** PARCEL #(S): **C 010.00** REASON FOR REQUEST: **This commercial property is located on an Arterial Highway and plans to be used for truck and trailer sales. We believe that this use and location fits the definition of the C-5 Highway & Arterial Commercial District and we ask for your support.** CO. COMM. DISTRICT: **13** CITY COUNCIL WARD: **2** NUMBER OF ACRES: **3.47 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **7**

CASE TYPE: COUNTY ZONING

35. CZ - 1 - 2026 OWNER(S): **Ronnie Ganoe** REQUEST: **RM-1 - Single-Family Mobile Home Residential District to R-3 - Three Family Residential District** LOCATION: **947 Calvert Drive** TAX MAP(S): **029L** PARCEL #(S): **A 026.00** REASON FOR REQUEST: **To remove the existing dilapidated trailer and redevelop into affordable housing** CO. COMM. DISTRICT: **11** CITY COUNCIL WARD: **3** NUMBER OF ACRES: **.34 +/-** GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **3**

CASE TYPE: SUBDIVISION VARIANCE(S)

36. 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)

37. S - 1 - 2026 OWNER(S): **Tailwater Meadows, Inc.** REQUEST: **Preliminary Plat Approval of Woodland Springs Section 3 (Cluster)** LOCATION: **South of Nussbaumer Road, 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**

CASE TYPE: LANDSCAPE APPEAL(S)

38. LA - 1 - 2026 OWNER(S): **Providence Builders** DEVELOPMENT: **Providence Builders Field Office #2** LOCATION: **814 Crossland Avenue** TAX MAP(S): **066N** PARCEL #(S): **D 037.00** PROPOSED USE: **Office & Storage** NUMBER OF ACRES: **1.39** ZONING: **C-2 -General Commercial District & R-3 - Three Family Residential District** # OF UNITS: **+/ - SQ FOOTAGE: 2,036 +/-** CORRESPONDING CASE: **SR-22-2026**
Request: **To not include perimeter landscaping, separating the front parking area from Crossland Avenue.**

CASE TYPE: SITE REVIEW(S)

39. **SR - 22 - 2026** APPLICANT: **Providence Builders** DEVELOPMENT: **Providence Builders Field Office #2** LOCATION: **814 Crossland Avenue** TAX MAP(S): **066N** PARCEL #(S): **D 037.00** PROPOSED USE: **Office & Storage** NUMBER OF ACRES: **1.39 +/-** ZONING: **C-2 - General Commercial District & R-3 - Three Family Residential District** # OF UNITS: **+/-** SQ FOOTAGE: **2,036 +/-** CORRESPONDING CASE: **LA-1-2026**

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 Report per TCA 13-3-403
- E. Endorse Plan of Service for A-1-2026

VIII. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda

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