



2025 Annual Report



**Clarksville-Montgomery County
Regional Planning Commission**

Message from the Director

As I reflect on the past year, I am reminded that Clarksville and Montgomery County continue to be defined by their growth, opportunity, and momentum. Our community remains one of the fastest-growing regions in Tennessee and the nation, and with that distinction comes both excitement and responsibility. Each new resident, new business, and new investment reinforces the strength of this community, but it also underscores the importance of thoughtful planning, strong partnerships, and a clear vision for the future.

At the Clarksville–Montgomery County Regional Planning Commission, we understand that growth cannot manage itself. It must be guided with purpose and shaped by the values of the community we serve. That work includes not only managing development activity as it happens daily, but also building the policy, regulatory, and infrastructure framework needed to support our community.

This report highlights several of the initiatives that are helping move that work forward. We have continued implementation of the nationally recognized Comprehensive Plan, advanced the modernization of the City and County zoning codes, supported housing strategies informed by the Housing Needs Assessment, and worked to develop neighborhood-level planning efforts such as the Britton Springs Neighborhood Plan. We have also helped guide important corridor design initiatives along Fort Campbell Boulevard and Tiny Town Road, while continuing to support regional transportation planning through the Clarksville Urbanized Area Metropolitan Planning Organization. These efforts reflect a proactive and forward-looking approach to growth that balances new investment with the need to protect community character, strengthen infrastructure, expand housing opportunities, and improve quality of life.

Planning is most effective when it is collaborative, transparent, and rooted in a shared commitment to the future. I am confident that Clarksville and Montgomery County are well positioned to meet the challenges that come with growth, but to turn them into opportunities that strengthen our community for generations to come. The Regional Planning Commission is proud to be part of that work, and I remain optimistic about the future we are building together.



Another Year of Growth and Innovation

Clarksville and Montgomery County continue to experience strong and sustained growth, with the region adding an estimated 5,000 to 6,000 new residents annually since 2019. That pace has positioned this community among the fastest-growing areas in Tennessee and the nation. Between 2020 and 2024, the City of Clarksville ranked as the 22nd fastest-growing city in the United States, posting 11.3% growth. With the city's population now exceeding 185,000 residents within its 100 square mile corporate limits, and residential development continuing across Montgomery County, that momentum is reshaping the needs of the region in significant ways.

As the community grows, so does the demand for the systems and services that support daily life. Infrastructure capacity, public safety operations, housing availability, transportation networks, and community amenities are all under increasing pressure as more families, businesses, and investment come to the area. This growth brings tremendous opportunity, but it also requires careful planning, coordinated action, and a long-term perspective to ensure the region remains both livable and resilient.



Key Achievements

Comprehensive Plan Recognition and Implementation

One of the most significant milestones for the Regional Planning Commission has been the continued implementation and national recognition of the Clarksville- Montgomery County Comprehensive Plan, a long-range policy framework guiding land use, infrastructure investment, housing, and economic development across the region. The plan has received multiple Awards of Excellence from professional planning organizations, highlighting the community's collaborative approach to long term growth management.

The plan outlines six core policy areas including:

- Economic Development
- Housing and Neighborhoods
- Transportation and Mobility
- Parks, Natural Resources, and Environment
- Utilities and Infrastructure
- Land Use and Growth Management

Community Engagement in Long-Range Planning

The Regional Planning Commission continued to prioritize public engagement and stakeholder collaboration in shaping the region's future growth strategy. Through open houses, surveys, and public meetings, residents were invited to provide feedback on planning initiatives and development proposals affecting their communities.

This outreach effort supports a transparent planning process and allows community voices to inform policy decisions related to growth, infrastructure, and neighborhood development.



Annual Plan Overview

Several key initiatives currently underway support the goals of the Comprehensive Plan, including the City of Clarksville's Zoning Ordinance rewrite, implementation of the Housing Needs Assessment, and the development of neighborhood plans such as Britton Springs. Together, these efforts help ensure that Clarksville and Montgomery County continue to grow in a coordinated, sustainable, and well managed manner while maintaining a strong quality of life for residents.

These initiatives are not only guiding policy and development decisions today, but also establishing a stronger framework for long-term planning, investment, and neighborhood vitality. They also reflect the importance of aligning land use, infrastructure, housing, and community development strategies so that growth can be supported in a balanced and thoughtful way. As these efforts move forward, they provide opportunities to strengthen neighborhoods, improve connectivity, and respond to the evolving needs of residents and businesses across the region. Together, they demonstrate a continued commitment to ensuring that growth remains coordinated, sustainable, and well managed while preserving the high quality of life that residents value.

Zoning Rewrite

The Clarksville–Montgomery County Regional Planning Commission continued in-depth work on a comprehensive Zoning Ordinance Rewrite. This project is aimed at modernizing the development codes to align with the comprehensive plan's goals and manage rapid growth, streamline regulations, improve design standards and achieve a more predictable outcome for developers and the citizens.

Neighborhood Plans

Neighborhood and Small Area planning has remained a priority, with the RPC continuing to advance neighborhood plans as exhibited in the development of the Britton Springs Neighborhood plan. While not adopted by the city or County yet, the plan did uncover ideas and items that need attention currently and in the future such as infrastructure investment and community improvements while preserving the character and needs of existing neighborhood.

Overall Numbers

CMCRPC 2025 By the Numbers highlights the Regional Planning Commission's development activity through charts illustrating the total number of zoning cases, subdivision plats, site plan reviews, design district applications, and addresses processed throughout the year.

Housing

The City of Clarksville continued advancing housing initiatives informed by the Housing Needs Assessment developed in 2024, focusing on expanding housing availability, improving affordability, and identifying policy strategies that support responsible residential growth while maintaining neighborhood stability. On-going partnership efforts with Clarksville Neighborhood Community Services are developing strategies and policies that will help some of our most vulnerable citizens.

Design Overlays

The City requested and adopted new zoning overlay districts along Fort Campbell Blvd and tiny Town Road in order to strengthen design standards, improve corridor access, and support higher-quality redevelopment. This overlay will preserve past investment and assure future development meets certain community minimum standards that have come to be accepted in other parts of the city.

Highlight on MPO

The Clarksville Urbanized Area Metropolitan Planning Organization (MPO), housed within the CMCRPC office, continued coordinating regional transportation planning efforts by working with local, state, and federal partners to prioritize infrastructure improvements, guide transportation investments, and support the region's long-term mobility needs.

Zoning Code Modernization Update

The Clarksville–Montgomery County Regional Planning Commission, in coordination with City of Clarksville and Montgomery County departments, continued making significant progress in 2025 on the comprehensive rewrite and modernization of the City Zoning Ordinance and County Zoning Resolution. These zoning codes serve as the regulatory framework that guides growth and development in each jurisdiction, shaping what can be built, where development occurs, and how projects address elements such as scale, design, parking, landscaping, signage, and the overall development process. This effort represents one of the most substantial updates to Clarksville and Montgomery County’s land development regulations and is intended to better align zoning (and the subsequent built environment) with the community’s vision as outlined in the Comprehensive Plan.

As Clarksville and Montgomery County continue to experience sustained population growth and development activity, the zoning rewrite is designed to create a more modern, flexible, and user-friendly regulatory framework that achieves the type of growth and development articulated in the many public meetings and workshops that developed the Comprehensive Plan. The updated approach will help encourage appropriate infill development, improve predictability within the development process, and support growth patterns that are more sustainable and fiscally responsible over the long term.

Key objectives of the zoning update include:

- Align with the Adopted Comprehensive Plan
- Streamline the Development Approval Process
- Expand Housing Options
- Modernize Parking Standards
- Zoning Districts and Land Use Updates
- Open Space and Community Space Preservation

Throughout the process, the Regional Planning Commission has worked closely with City and County departments, local stakeholders, and community members to review existing regulations and identify opportunities for improvement. Public engagement and stakeholder feedback continue to play an important role in shaping the updated ordinance.

Once adopted, the revised zoning ordinance will provide a modern planning framework capable of supporting Clarksville’s continued growth while ensuring thoughtful land use decisions that benefit residents, businesses, and future development across the community.

Scan the QR code below to learn more about recent updates to the Zoning Regulations.



Housing and Community Development Update

Building on the findings of the Clarksville–Montgomery County Housing Needs Assessment, regional partners continued efforts in 2025 to address housing availability, affordability, and long term housing market sustainability. The assessment provided a comprehensive evaluation of local housing conditions by analyzing demographic trends, market supply, affordability gaps, and community feedback gathered through resident and stakeholder engagement.

Throughout the past year, the Clarksville–Montgomery County Regional Planning Commission, the City of Clarksville Neighborhood & Community Services Department, and community partners have used the report’s findings to help guide policy discussions related to housing development, land use planning, and neighborhood revitalization.

Key recommendations from the assessment continue to inform local planning strategies, including expanding the supply of workforce and affordable housing, supporting improvements to existing housing stock, and evaluating zoning and development policies to encourage a broader range of housing types. These efforts are particularly important as the Clarksville–Montgomery County community continues to experience rapid population growth and increased demand for housing across the region.

The Housing Needs Assessment remains an important tool for local decision makers as they work collaboratively to ensure that future housing development supports a balanced, accessible, and sustainable housing market for current and future residents.

The City of Clarksville and Montgomery County extend appreciation to the Clarksville–Montgomery County Regional Planning Commission, Clarksville Neighborhood & Community Services, and Bowen National Research for their continued partnership and expertise in advancing housing solutions for the community.

Scan the QR code below to explore the Housing Needs Assessment and learn about current housing trends and needs in our community.



Neighborhood Planning Update

Britton Springs

In 2025, the Clarksville–Montgomery County Regional Planning Commission continued advancing neighborhood level planning efforts aimed at guiding growth in developing areas across the community. A key focus of these efforts has been the Britton Springs area, where residential development and population growth have accelerated in recent years.

The Britton Springs Neighborhood Plan is intended to provide a framework for managing development in a manner that balances housing demand with infrastructure capacity, neighborhood character, and long-term community needs. The planning process evaluates existing land use patterns, transportation connectivity, housing development trends, and opportunities for future neighborhood amenities.

Through collaboration with City of Clarksville departments, Montgomery County partners, and local residents, the plan seeks to ensure that growth within the Britton Springs area remains coordinated, sustainable, and reflective of community priorities.

Key focus areas within the neighborhood planning effort include:

- Transportation and connectivity improvements to support increased residential activity
- Land use compatibility between existing neighborhoods and new development
- Preservation of neighborhood character and open space where appropriate
- Infrastructure planning to support future growth
- Opportunities for neighborhood amenities and community gathering spaces

As development continues in the surrounding area, the Britton Springs Neighborhood Plan will serve as an important tool for guiding future zoning decisions, subdivision design, and infrastructure investments. The plan supports the broader goals of the Clarksville–Montgomery County Comprehensive Plan by promoting thoughtful neighborhood design and coordinated growth management.

Scan the QR code below to learn more about the Britton Springs Neighborhood Plan.



Fort Campbell Boulevard, Madison Street & Tiny Town Road Corridor Overlays

In 2025, Clarksville adopted zoning ordinance amendments establishing corridor overlay districts along major commercial corridors such as Fort Campbell Boulevard and Tiny Town Road. These overlays were created to improve redevelopment quality along some of the city's most heavily traveled commercial corridors.

Purpose of the corridor overlays

- Improve building design, landscaping, and site layout along major gateway corridors.
- Encourage higher-quality redevelopment and mixed-use investment.
- Address issues like signage, setbacks, pedestrian connectivity, and parking layout.
- Create a more consistent urban form along key entry corridors to the city.

These overlays are intended to support Clarksville's broader growth management strategy as the city continues to experience rapid population and commercial growth.

Madison Street Corridor Urban Design Overlay (Expanded)

Another important change tied to the zoning ordinance amendments involved the Madison Street Corridor Urban Design Overlay District, which has been expanded and refined through ordinance updates.

Goals of the Madison Street overlay

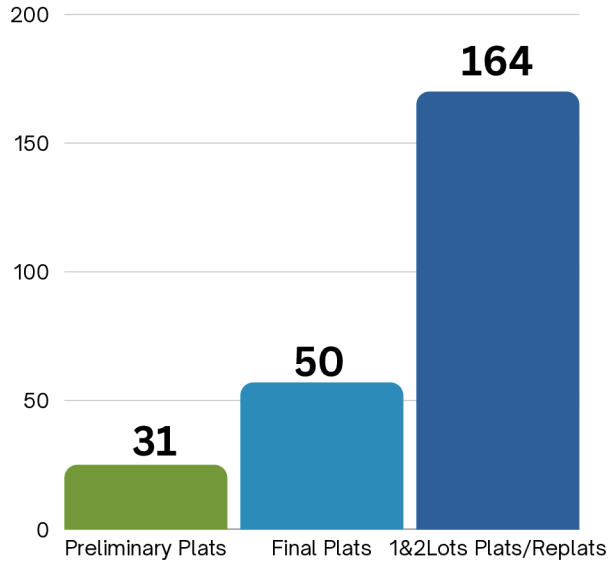
- Strengthen the visual character of the corridor.
- Promote pedestrian friendly streetscapes and improved building orientation.
- Encourage coordinated redevelopment along a key urban corridor connecting downtown and surrounding neighborhoods.

This overlay helps guide redevelopment along Madison Street, one of Clarksville's historic commercial corridors.

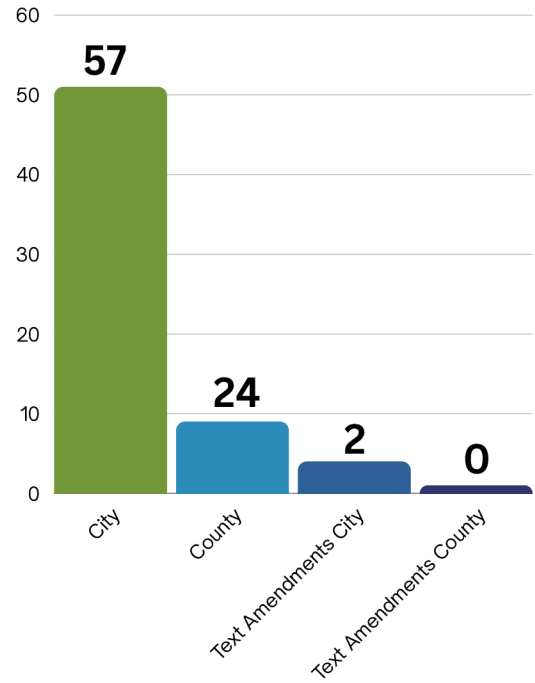


CMCRPC 2025 by the Numbers

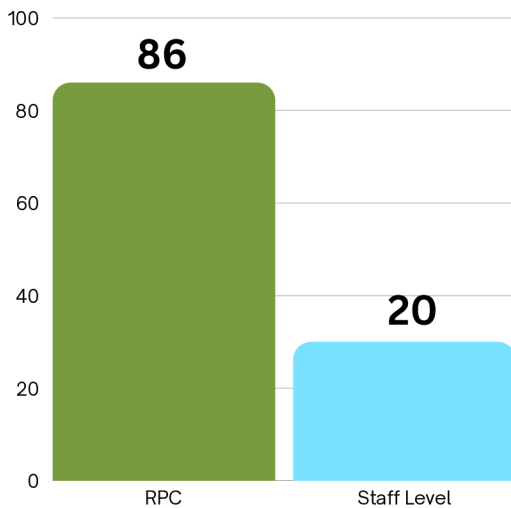
Total Subdivisions
254



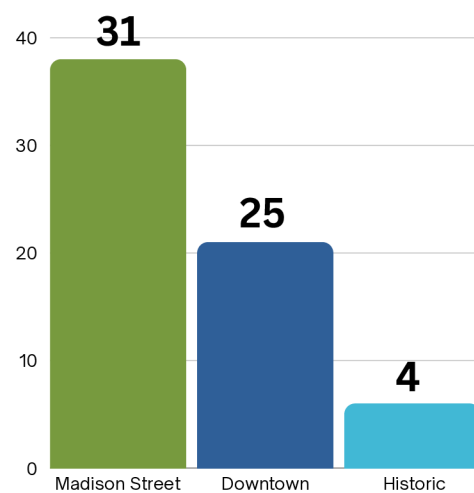
Total Zoning Cases
84



Total Site Plans
106



Total Design Overlay
73



Addresses Assigned.....2683
Abandonments.....5

Annexations..... 0
Total Number of Lots..... 2293

Total Number of Multifamily Units Approved..... 2319

Highlight on The Clarksville Urbanized Area MPO

What is an MPO?

A Metropolitan Planning Organization (MPO) is the policy board of an organization created and designated to carry out the metropolitan transportation planning process. MPOs are required to represent localities in all urbanized areas (UZAs) with populations over 50,000, as determined by the U.S. Census. MPOs are designated by agreement between the governor and local governments that together represent at least 75 percent of the affected population (including the largest incorporated city, based on population) or in accordance with procedures established by applicable state or local law.

Who belongs to an MPO?

Membership of the MPO's policy body is outlined in the federal regulations. Membership must include representation by local elected officials, officials of agencies that administer or operate major modes or systems of transportation, and appropriate state officials.

How does the MPO relate to the Regional Planning Commission?

The MPO coordinates transportation planning activities in support of the Regional Planning Commission (RPC) and local planning authorities. The MPO is a conduit for coordinating transportation plans and programs needed to support state and local comprehensive plans. The MPO provides a forum for improving communication and understanding between local governments and state agencies.

The Clarksville Urbanized Area MPO is now a Transportation Management Area (TMA).

An urbanized area with a population over 200,000, as defined by the Bureau of the Census and designated by the Secretary of the U.S. Department of Transportation (DOT), is called a Transportation Management Area (TMA). As described in 49 U.S.C. 5303(k), and in recognition of the greater complexity of transportation issues in large urban areas, an MPO in a TMA has a stronger voice in setting priorities for implementing projects listed in the Transportation Improvement Program (TIP) and are responsible for additional planning products. The planning processes in MPOs in TMAs also must be certified by the Secretary of DOT as being in compliance with federal requirements.

Go to the Clarksville Urbanized Area MPO Website for More Information: www.cuampo.com



Clarksville
URBANIZED AREA
**METROPOLITAN PLANNING
ORGANIZATION**



Community engagement is essential to shaping the future of Clarksville and Montgomery County. We invite residents, stakeholders, and partners to stay informed, share feedback, and participate in the planning efforts that guide our community's growth. By scanning the QR codes below, you can access key initiatives, join our email contact list, review the Housing Needs Assessment, learn more about the Britton Springs neighborhood planning efforts, and explore updates to the Zoning Regulations. Your involvement helps ensure that planning decisions reflect the needs, ideas, and vision of the entire community.

Scan the QR code below to explore ways to stay connected and participate in community planning initiatives.



Scan the QR code below to sign up for our Email Contact List and receive updates on planning projects and community engagement opportunities.



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