



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

AGENDA

March 24, 2026

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: **February 24, 2026**
- III. ANNOUNCEMENTS/DEFERRALS
- IV. UPCOMING ZONING MEETINGS DATES/TIMES:
 1. CITY COUNCIL INFORMAL **March 26, 2026 @ 4:30 P.M.**
 2. CITY COUNCIL PUBLIC HEARING & FIRST READING **April 2, 2026 @ 6:00 P.M.**
 3. COUNTY COMMISSION PUBLIC HEARING **April 6, 2026 @ 6:00 P.M.**
 4. COUNTY COMMISSION FORMAL MEETING **April 13, 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 - 87 - 2025** APPLICANT: **Todd Morris** DEVELOPMENT: **2265 Trenton Road, Mixed Use Property** LOCATION: **A site consisting of four separate parcels with proposed access from eastern frontage of Trenton Rd, 450 ft +/- North of Trenton Rd & Fairview Ln intersection** 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



CASE TYPE: SITE REVIEW(S)

2. **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 +/-**

RECOMMENDED FOR DEFERRAL

3. **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: **N/A** SQ FOOTAGE: **5,183 +/-**

RECOMMENDED FOR DEFERRAL

4. **SR - 23 - 2026** APPLICANT: **Chris Blackwell** DEVELOPMENT: **1302 Restaurant & Market** LOCATION: **Southwest of and adjacent to the intersection of Hwy 48 and Hawkins Rd, East of the Cumberland River.** TAX MAP(S): **090** PARCEL #(S): **002.02** PROPOSED USE: **Restaurant/ Market/Food Storage** NUMBER OF ACRES: **2.54 +/-** ZONING: **C-1 - Neighborhood Commercial District** # OF UNITS: **N/A** SQ FOOTAGE: **5,849 +/-**

5. **SR - 24 - 2026** APPLICANT: **HLG LLC** DEVELOPMENT: **Eisenmann Office** LOCATION: **Along the Southern frontage of Townsend Ct approximately 180 feet West of the intersection of Townsend Ct and Old Farmers Rd** TAX MAP(S): **081** PARCEL #(S): **033.20** PROPOSED USE: **Office Building** NUMBER OF ACRES: **1.00 +/-** ZONING: **O-1 - Office District** # OF UNITS: **N/A** SQ FOOTAGE: **6,263 +/-**

6. **SR - 25 - 2026** APPLICANT: **Urban Six Realty** DEVELOPMENT: **The APex** LOCATION: **A site consisting of three separate parcels between N 1st St and N 2nd St. Parcel one is at the intersection of N 1st St & Bogard Ln on the northern frontage of Bogard Ln. The second is on the southern frontage of Bogard Ln 100 ft +/- west of Bogard Ln & N 2nd St intersection. The third parcel is located on the northern frontage of Bogard Ln at the western intersection of N 2nd St & Bogard Ln.** TAX MAP(S): **066B** PARCEL #(S): **B 009.00, B 020.00 & B 023.00** PROPOSED USE: **Multi Family** NUMBER OF ACRES: **1.03 +/-** ZONING: **CBD - Central Business District** # OF UNITS: **33 +/-** SQ FOOTAGE: **11,725 +/-**

7. **SR - 26 - 2026** APPLICANT: **Millan Enterprises** DEVELOPMENT: **Emerald Event Center** LOCATION: **On the north frontage of HWY 41-A BYP, +/- 400 feet south of the intersection of HWY 41-A and Madison St** TAX MAP(S): **081H** PARCEL #(S): **B 004.01** PROPOSED USE: **Bank/Retail** NUMBER OF ACRES: **2.06 +/-** ZONING: **C-5 - Highway & Arterial Commercial District** # OF UNITS: **N/A** SQ FOOTAGE: **N/A**



CASE TYPE: SITE REVIEW(S)

8. **SR - 27 - 2026** APPLICANT: **Chris Blackwell** DEVELOPMENT: **309 Farris Drive Triplex** LOCATION: **North of and adjacent to Farris Drive, approximately 280 feet east of the Robb Avenue and Farris Drive intersection.** TAX MAP(S): **055N** PARCEL #(S): **A 018.00 & A 018.02 (P/O)** PROPOSED USE: **Multi Family** NUMBER OF ACRES: **0.43 +/-** ZONING: **R-3 - Three Family Residential District** # OF UNITS: **3 +/-** SQ FOOTAGE: **1,936 +/-**

9. **SR - 29 - 2026** APPLICANT: **Lifepoint Church c/o Mr. Tim Hager** DEVELOPMENT: **Lifepoint Church Additional Parking** LOCATION: **Rear portion of a recently developed site, located on southern frontage of Calumet Dr at the intersection of Profit Dr & Calumet Dr.** TAX MAP(S): **018** PARCEL #(S): **016.00 (P/O) & 016.05** PROPOSED USE: **Additional parking for church** NUMBER OF ACRES: **1.65 +/-** ZONING: **R-4 - Multiple-Family Residential District** # OF UNITS: **N/A** SQ FOOTAGE: **N/A**

10. **SR - 30 - 2026** APPLICANT: **Retasal Holdings LLC** DEVELOPMENT: **1662 Golf Club Lane** LOCATION: **At the SW intersection of Gary Hills Drive and Golf Club Lane** TAX MAP(S): **080G** PARCEL #(S): **D 004.00** PROPOSED USE: **TBD** NUMBER OF ACRES: **0.34 +/-** ZONING: **OP - Office, Professional District** # OF UNITS: **N/A** SQ FOOTAGE: **1,152 +/-**

RECOMMENDED FOR DEFERRAL

11. **SR - 31 - 2026** APPLICANT: **Jamal Pahlevani** DEVELOPMENT: **Meadowhill Auto** LOCATION: **Along the south frontage of Madison St, +/- 500 feet east of the intersection of Country Ln and Madison St.** TAX MAP(S): **081J** PARCEL #(S): **A 001.00** PROPOSED USE: **Automobile Dealership** NUMBER OF ACRES: **1.82 +/-** ZONING: **C-5 - Highway & Arterial Commercial District** # OF UNITS: **N/A** SQ FOOTAGE: **5,950 +/-**

12. **SR - 32 - 2026** APPLICANT: **Joe Serra** DEVELOPMENT: **Serra Pea Ridge** LOCATION: **East of and adjacent to the terminus of Del Ray Dr, northwest of and adjacent to the intersection of 101st Airborne Division Pkwy and Pea Ridge Rd** TAX MAP(S): **041** PARCEL #(S): **006.01** PROPOSED USE: **Car Dealership** NUMBER OF ACRES: **15.80 +/-** ZONING: **C-5 Highway Commercial District** # OF UNITS: **+/-** SQ FOOTAGE: **59,954 +/-**

RECOMMENDED FOR DEFERRAL

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

CASE TYPE: CITY ZONING

13. 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**

14. 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**

RECOMMENDED FOR DEFERRAL

15. Z - 10 - 2026 OWNER(S): **Batson-East Land Company, Inc.** REQUEST:**AG - Agricultural District to C-5 - Highway & Arterial Commercial District** LOCATION: **A tract of land consisting of one full parcel and a portion of another, located on the northern frontage of Edgewood Pl, 950 +/- ft west of Wilma Rudolph Blvd & Edgewood Pl intersection.** TAX MAP(S): **032** PARCEL #(S): **013.00 (P/O) & 013.02** REASON FOR REQUEST: **Rezoning of agricultural land to permit medical office consistent with future land use as identified in the 2024 Clarksville-Montgomery County Comprehensive Plan. Rezoning is necessary to permit the construction of the new Department of Veterans Affairs Clinic.** CO. COMM. DISTRICT: **14 & 19** CITY COUNCIL WARD: **11 & 12** NUMBER OF ACRES: **61.82 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**

CASE TYPE: COUNTY ZONING

16. **CZ - 2 - 2026** OWNER(S): **Knox B Thomas III & Shirley Thomas** REQUEST: **AG - Agricultural District & C-5 - Highway & Arterial Commercial District to M-1 - Light Industrial District** LOCATION: **A portion of a tract of land fronting on the western frontage of Guthrie Hwy, 400 ft +/- to the south of Shadybrook Ln & Guthrie Hwy intersection.** TAX MAP(S): **010** PARCEL #(S): **004.00 (P/O)** REASON FOR REQUEST: **Rezone of portion of the existing property along Guthrie Highway frontage, to M-1 from AG/C-5 split zoning. This zoning is consistent with the remainder of the property and is intended for development of a stabilized lay-down yard with associated infrastructure to service the intended use.** CO. COMM. DISTRICT: **19** NUMBER OF ACRES: **35.8 +/-** GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **1**

17. **CZ - 3 - 2026** OWNER(S): **Arthur Clark** REQUEST: **AG - Agricultural District to C-5 - Highway & Arterial Commercial District** LOCATION: **A portion of a tract of land fronting on the southern frontage of Dover Rd, 2,600 ft +/- to the west of Oakwood Rd & Dover Rd intersection.** TAX MAP(S): **050** PARCEL #(S): **071.02 (P/O)** REASON FOR REQUEST: **Outdoor sportsman store, archery shop, and indoor range.** CO. COMM. DISTRICT: **7** NUMBER OF ACRES: **5 +/-** GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **9**

CASE TYPE: SITE REVIEW(S)

18. **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 +/-**

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: **N/A**

20. **SR - 28 - 2026** APPLICANT: **Red Snapper LLC** DEVELOPMENT: **Lemay Concrete Storage** LOCATION: **East of Fort Campbell Blvd., west of and adjacent to Shannon Street near it's terminus (at the rear of 1661 Fort Campbell Blvd.).** TAX MAP(S): **043B** PARCEL # (S): **A 003.00 & A 020.01** PROPOSED USE: **Contractor Storage** NUMBER OF ACRES: **1.70 +/-** ZONING: **C-5 - Highway & Arterial Commercial District & R-1 - Single Family District** # OF UNITS: **N/A** SQ FOOTAGE: **6,720 +/-**

VII. OTHER BUSINESS:

- A. Profit and Loss Statement
- B. RPC Annual Report
- C. Subdivision Regulation Update **RECOMMENDED FOR DEFERRAL**
- D. Zoning Code update from Houseal Lavigne

VIII. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda