



# CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION MEETING MINUTES

**Date: February 24, 2026**

**Time: 2:00 PM**

## **Members Present**

**Micheal Long**

**Eric Huneycutt**

**Stacey Streetman**

**Cindy Greene**

**Jeff Henley**

**Valerie Guzman**

## **Others Present**

**Jeff Tyndall, Director of Planning**

**Brad Parker, Senior Planner**

**Daniel Morris, GIS Manager**

**Drew Sturdivant, Administrative Assistant**

**Mike Reed, CFR**

**Alex Morris, Co. HWY**

**Joe Green, CSD**

**Tim Benson, CGW**

**Will Kostinch, City Codes**

Jeff Henley called the meeting to order at 2:00 p.m. and stated a quorum was present.

Jeff Tyndall asked for nominations for Chairman for 2026.

Valerie Guzman nominated Jeff Henley, seconded by Stacey Streetman. Nominations were closed.

All members voted in favor.

Jeff Tyndall asked for nominations for Vice Chairman for 2026.

Micheal Long nominated Valerie Guzman, seconded by Stacey Streetman. Nominations were closed.

All members voted in favor. Jeff Henley resumed control of the meeting a Chair.

## **Approval of Minutes**

Micheal Long made a motion to approve the December 19, 2025 minutes as well as the February 6, 2026 Special Called Meeting minutes. Seconded by Stacey Streetman. All members voted in favor, minutes were approved.

## **Announcements/Deferrals**

Jeff Tyndall announced that letter "D" under other business would be heard today and had in the last week been marked incorrectly as deferred.

Jeff Tyndall announced that Z-54-25 had been withdrawn and Z-6-26 has been deferred.

Stacey Streetman made a motion to pass the deferred and withdrawn zoning cases, seconded by Valerie Guzman. All members voted in favor. Motion passes for approval.

Jeff Tyndall asked if anyone wanted to remove cases from the consent agenda.

The public pulled SR-2-26, SR-18-26, SR-19-26, and SR-22-26.

Jeff Tyndall explained that SR-2-2026 was deferred and would have public hearing next month.

Brad Parker read the following cases into the consent agenda: S-11-2026, SR-87-2025 for deferral, SR-1-26, SR-2-26 for deferral, SR-3-26, SR-4-26, SR-5-26, SR-6-26, SR-10-26, SR-11-26, SR-12-26, SR-13-26, SR-14-26, SR-15-26, SR-16-26, SR-17-26, SR-18-26 for deferral, and SR-21-26.

Eric Huneycutt abstained from SR-4-26.

Stacey Streetman made a motion to approve the consent agenda, seconded by Cindy Greene.

All members voted in favor. Motion passes for approval.

Jeff Henley explained the public speaking process.

**CMCRPC MEETING MINUTES**

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1. **CASE NUMBER: Z - 48 - 2025 APPLICANT 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**

**Jeff Tyndall presented the RPC Staff Report.**

**STAFF RECOMMENDATION: Approval**

**The proposed C-5 Highway & Arterial Commercial district request aligns with the Corridor Commercial future land use designation.**

**It appears that this zone change request will bring existing uses that are currently legal non-conforming on this parcel into current zoning compliance.**

**The submitted traffic assessment details current conditions and worst-case redevelopment scenario. traffic volumes and PM peak delays are expected to increase, while the overall Level of Service (F) would remain unchanged.**

**Any future development should include the mitigation strategies outlined in the traffic assessment under the review of the Clarksville Street Dept. & TDOT.**

**Jeff Tyndall opened public hearing.**

**No one spoke in favor.**

**No one spoke against.**

**Public hearing was closed.**

**Stacey Streetman made a motion to approve based on the proposed C-5 highway and arterial commercial district request aligns with the corridor and commercial future land designation. Seconded by Mihcael Long.**

**All members voted in favor, motion passes for approval.**

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2. CASE NUMBER: Z - 53 - 2025 APPLICANT 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

Jeff Tyndall presented the RPC Staff Report.

**STAFF RECOMMENDATION: Approval**

The proposed R-2A Single-Family Residential request provides an appropriate transition between the existing R-4 Multi-Family Residential district and the R-1 Single-Family Residential district, which is consistent with the guiding principles of the adopted Clarksville-Montgomery Comprehensive Plan.

This zoning request represents an incremental increase in single family residential density while maintaining compatibility with surrounding development, Documented drainage concerns exist within this area. Regardless of the outcome of the zone change request, it is recommended that appropriate attention be given to addressing and remediating the adverse drainage conditions identified in the submitted hydrology report. Any future development proposal, regardless of zoning classification, will require careful review of stormwater management and drainage considerations. Similar issues have been successfully addressed through compliance with current regulations and established review processes

Stacey Streetman asked with the parcel's current R-1 zoning how many lots could they get.

Jeff Tyndall answered that they estimate mid-thirties with the topography.

Valerie Guzman asked if they could build currently without fixing the flooding.

Jeff Tyndall answered that any development more than a single-family house on one lot would require addressing drainage concerns on the property.

Jeff Henley opened public hearing.

Larry Rocconi spoke in favor stating that this is an example of the process working. The application was submitted and quickly discovered the hydrology issues the developer pulled back and started addressing the issue with the engineer and the Street Department. The development of the parcel will fix the problem for neighbors. We amended our request from R-6 to R-2A to make sure we were still able to obtain the density needed to fix the hydrology issues. Density increases only marginally from the surrounding residences. When this is developed the city will not incur the costs of fixing the problem. This is the highest and best use by providing marginal increases in density and addressing existing hydrology issues.

Debbie Hagewood spoke in favor stating this was her family farm purchased in 1963, it was once part of a bigger tract that was used for livestock and farming activities. The property is important for the family and they have found a great contractor who is willing to address the concerns of the neighbors. The pond on the back of the property was man made and has existed for a long time. Until the apartments and subdivision weren't built excess water retention was not an issue. When the apartments were built a large hole was created with pipes to help alleviate the water build up. A lot of times those pipes get filled up with debris, for instance the yard debris from the apartments is thrown in the ditch not allowing the water to flow.

**CMCRPC MEETING MINUTES**

Eric Claunch spoke against asking if the council would respectfully defer the case until an independent hydrology study can be done that will take into account all the additional homes planning to be built. A lot of community members see housing going up and an increase in impervious surfaces without studies done to properly understand those ramifications.

Steve Austin spoke against stating it was obvious that the drainage must be repaired. Another reason for the opposition is the possibility of forty-nine homes on ten acres, with only seven acres able to be utilized. That could mean seventy-five to one hundred more cars with only one current entrance and exit and the uncertainty if another will be built. The intersection of Old Russellville Pike and Dunbar Cave Road needs to be addressed as it is a traffic hazard currently before more development happens. Furthermore, the character of this development does not compliment the R-1 neighborhood next to it. Mark Remeny spoke against explaining that Old Russellville Pike is very narrow with homes close to the road making it unlikely to be widened. The water on the back of the land is currently coming up to houses on Cheshire during heavy rain. On both sides of the train tracks running on the back of the property water is currently collecting.

Larry Rocconi gave a rebuttal stating that the density is only being increased by nineteen lots if that, a hydrology report has been provided, and a traffic assessment wasn't needed. It's an empty lot that one day will be developed.

Jeff Henley asked Joe Green, Clarksville Street Department, to come to the podium.

Joe Green, CSD, stated that they reviewed the hydrology report and it is understood what the goal is and it will require a grading permit at the subdivision development stage. One of the speakers mentioned the compensatory cut, similar to that instance, this would also require that to maintain the storm water. Additionally, they have to meet detention and water quality standards.

Jeff Tyndall asked if the pond in the back drained North and the rest drains towards to Old Russellville Pike.

Joe Green answered that years ago a pipe was inserted underneath the pond to help alleviate the water runoff, but the water does drain back towards the North side of the property line.

Public hearing was closed.

Cindy Greene made a motion to approve, seconded by Eric Huneycutt.

All members voted in favor. Motion passes for approval.

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3. CASE NUMBER: **Z - 54 - 2025** APPLICANT **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**

**STAFF RECOMMENDATION: WITHDRAWN BY APPLICANT**

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4. CASE NUMBER: Z - 1 - 2026 APPLICANT 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  
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

Jeff Tyndall presented the RPC Staff Report.

**STAFF RECOMMENDATION: Approval**

**This request is consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.**

The CBD Central Business District request is an extension of the established CBD District and aligns with the Future Land Use Designation of Urban Core.

The zone change request appears to bring the existing residential structures onsite into compliance with the current zoning ordinance.

Jeff Henley opened public hearing.

No one spoke in favor.

No one spoke against.

Public hearing was closed.

Micheal Long made a motion for approval the request is consistent with the overall goals and objectives of the adopted Clarksville-Montgomery County Comprehensive Plan. Seconded by Stacey Streetman.

All members voted in favor. Motion passes for approval.

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5. CASE NUMBER: Z - 2 - 2026 APPLICANT 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

Jeff Tyndall presented the RPC Staff Report.

**STAFF RECOMMENDATION: Disapproval**

This request is inconsistent with the overall goals & objectives of the adopted Clarksville Montgomery County Comprehensive Plan.

The Future Land Use Opinion Map designates these parcels as Suburban Neighborhood. Large areas of R-3 Moderate Density Residential within this designation do not fully reflect the intended development pattern for the area.

The South Clarksville Area Planning Area & the Growth & Development Framework section of the Clarksville Montgomery County Comprehensive Plan discourage development on steep slopes due to increased risks of erosion, higher construction cost, and other safety factors. Access to this site is limited to the intersection at Ashland City Road / 41A Bypass, which serves as its sole connection to the major street network. The submitted traffic assessment identifies poor Level of Service (E) condition for the southbound approach. This negatively contributes to associated traffic safety concerns.

In addition to the above referenced traffic safety and Levels of Service concerns, the road serving this site, Seven Mile Ferry Rd. is described as substandard at 16' wide. The road is adjacent to areas of steep topography which makes improvements such as widening, sidewalks, etc. difficult to construct. additional study or assessments are necessary to determine the feasibility of required improvements.

Micheal Long asked if other zoning request suggestions were made to the applicant.

Jeff Tyndall answered that he didn't believe any other zones were discussed prior to applying.

Jeff Henley opened public hearing.

Ricky Reda spoke in favor stating that the property is twenty acres and the goal is to put seventy houses on it. The property has been on the market for various prices for sixteen years. The property borders R-3 across the waterway previously mentioned off Kingsburg Road. Seven Mile Ferry in front of the property's road frontage is eighteen feet when measured. We are willing to work with the Clarksville Street Department to enhance the roadway and a traffic study was submitted. Across the street from the property is R-3 with six hundred feet of road frontage. The planning commission back in 2025 had a study done that said we needed 5,800 doors a year until 2050. We need more housing here.

Charles Smith spoke against thanking the members for their service to the commission. Having been a member of the conservation club for thirty years or more we know that the road is very narrow and has a lot of traffic. From tenants of the property, we have been told that school buses will not go down the road and children have to come up to the top of the hill. If someone comes down with a boat one or both must pull off the road to pass. Rick Reda is a friend to me, but the problem is the access to Seven Mile Ferry Road, if other accesses were utilized instead that would be better suited.

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Virgil Nunn spoke against stating that the traffic concern is a serious one. Seven Mile Ferry Road needs to be left alone for the safety of the members of the club and people who live along the road. We are not against building on the property, but think that the access should not be off Seven Mile Ferry.

Ricky Reda gave a rebuttal stating that these people are his friends and his family is members of the Conservation Club. Members of the board are aware that I am thinking of donating land to the club to expand their garages. My plan if Mike Greenfield sells me the property beside mine is to buy it and access off Kingsbury Bluff which has nine hundred feet of road frontage.

Jeff Henley asked if he was willing to upgrade Seven Mile Ferry as that is the main concern of the public.

Ricky Reda answered that he was willing to widen the road to twenty feet which is the minimum for City roads.

Valerie Guzman asked where the stop sign was and to where the road improvements would be made.

Ricky Reda answered that if the Clarksville Street Department required those improvements they would be done.

Stacey Streetman asked if they were able to connect to Kingsbury would they still connect to Seven Mile Ferry.

Ricky Reda answered that they wouldn't need too and they could potentially gain two lots.

Jeff Tyndall asked if he was working with a design professional.

Ricky Reda answered that he had been working with Cal on the project.

Jeff Tyndall asked if the entrance to Kingsbury Court had been assessed for feasibility, when making the recommendation for disapproval this was not taken into consideration.

Ricky Reda answered that once the culvert drain is put in to cross there that they will also have gravity fed sewer.

Jeff Tyndall commented that the traffic assessment being only off Seven Mile Ferry focused the attention there.

Ricky Reda commented that buying the property was his plan, but it hasn't been purchased at this time.

Stacey Streetman asked if he was willing to defer it thirty days.

Ricky Reda stated he was okay with a month deferral.

Public hearing was closed.

Stacey Streetman made a motion to defer to allow the applicant to explore other options.

Seconded by Valerie Guzman.

All members voted in favor. Motion passes for deferral.

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6. CASE NUMBER: Z - 3 - 2026 APPLICANT 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

Jeff Tyndall presented the RPC Staff Report.

**STAFF RECOMMENDATION: Approval**

**This request is consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.**

**This parcel is designated Suburban Neighborhood on the Future Land Use Map, which supports limited attached housing & increased density along major transportation routes.**

**Ashland City Road serves as major transportation routes for the area.**

**The adopted Clarksville Montgomery County Comprehensive Plan's housing goals encourages a variety of housing types within the community.**

Jeff Henley opened public hearing.

No one spoke in favor.

Joe VanDeusen asked if the access would be limited to the one access currently along Whispering Pines way instead of Ashland City Road.

Jeff Tyndall answered that it doesn't have to be combined with the existing R-5 next door, but they imagine this would be an extension of that development off Whispering Pines Way.

Public hearing was closed.

Stacey Streetman made a motion for approval based on the request being consistent with the overall goals and objectives of the Clarksville-Montgomery County Comprehensive Plan.

Seconded by Valerie Guzman.

All members voted in favor, motion passes for approval.

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7. CASE NUMBER: Z - 4 - 2026 APPLICANT 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

Jeff Tyndall presented the RPC Staff Report.

**STAFF RECOMMENDATION: Approval**

This request is consistent with the overall goals of the adopted Clarksville-Montgomery County Comprehensive Plan, but appears to be in conflict with the adopted Future Land Use Opinion Map.

The Future Land Use Map identifies this parcel as Commercial/Industrial Hybrid, however the most recent investments in the area are residential structures that appear to be successful and well received in the immediate area.

The proposed R-2A Single Family zoning classification would remove the current M-2 General Industrial zoning from the parcel and be much more compatible with the N. Ford St. residences. The adopted Clarksville Montgomery County Comprehensive Plan's housing goals encourages a variety of housing types within the community.

Jeff Henley opened public hearing.

No one spoke in favor.

No one spoke against.

Public hearing was closed.

Micheal Long made a motion for approval the adopted Clarksville Montgomery County Comprehensive Plans housing goals encourages a variety of housing types within the community. Seconded by Stacey Streetman.

All members voted in favor. Motion passes for approval.

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8. CASE NUMBER: Z - 5 - 2026 APPLICANT 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

Jeff Tyndall presented the RPC Staff Report.

**STAFF RECOMMENDATION: Approval**

The current R-2D Two-Family Residential District appears to be the correct zoning classification, however the blueline stream along the northern border of the property proves difficult to accommodate a duplex structure.

The proposed R-1 Single-Family Residential District will afford the ability to construct a single family home on site.

The adopted Clarksville Montgomery County Comprehensive Plan's housing goals encourages a variety of housing types within the community.

Jeff Henley opened public hearing.

No one spoke in favor.

No one spoke against.

Public hearing was closed.

Cindy Greene made a motion to approve the proposed R-1 single family residential district will afford the ability to construct a single family home on site.

Seconded by Micheal Long.

All members voted in favor. Motion passes for approval.

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9. CASE NUMBER: Z - 7 - 2026 APPLICANT 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

Jeff Tyndall presented the RPC Staff Report.

**STAFF RECOMMENDATION: Approval**

This request is consistent with the overall goals & objectives of the adopted Clarksville Montgomery County Comprehensive Plan.

The North Clarksville Planning Area & General Land Use Goals recommend that a continued mixture of housing types that are compatible with the surrounding neighborhood and in close proximity to existing jobs and commercial nodes. The RPC Staff will also seek inclusion of amenities within the new development as indicated in general recommendations of the North Clarksville Planning Area.

The Future Land Use Opinion Map indicates that this property should be part of an Mixed Residential Neighborhood & it is the intent in this future land use to accommodate diversity in housing needs, to include workforce and affordable housing along major roads and commercial areas.

Jeff Henley opened public hearing.

Larry Rocconi spoke in favor stating this has been here before and left with an approval, but was not approved at City Council possibly due to the Buccee's. This will be a small tiny house development. The owner is hoping to provide affordable housing amidst a possible future housing shortage. These will all be rental units with similar amenities. This will probably be the first community of its kind here in Clarksville.

Joe VanDeusen spoke in favor stating that this project is a good opportunity for our elderly and empty nesters a place they can afford and downsize to with lower utility costs. This could also be a way for younger people to save for a future home. There is a large need for rentals between six hundred and one thousand dollars a month and that need will only increase. Taking care of our people starts with providing them a house they are able to afford.

Public hearing was closed.

Stacey Streetman asked if everyone was good with the R-5 zoning on this, and that these small homes will be allowed under this request.

Jeff Tyndall answered that after consulting with the Codes department they confirmed that as long as these are not sold off and held as rentals that there should not be any problems along the line. In the previous meetings for this case questions were raised about tiny homes and if they were feasible with the zoning requested.

Stacey Streetman made a motion for approval based on the request being consistent with the overall goals and objectives of the adopted Clarksville-Montgomery County comprehensive plan and based on the fact that those in need in our community truly need affordable housing. Seconded by Eric Huneycutt.

All members voted in favor. Motion passes for approval.

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10. CASE NUMBER: Z - 8 - 2026 APPLICANT 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

Jeff Tyndall presented the RPC Staff Report.

**STAFF RECOMMENDATION: Approval**

This request is consistent with the overall goals & objectives of the adopted Clarksville Montgomery County Comprehensive Plan.

The R-2A Single Family Residential proposal removes an area of O-1 Office District zoning that is out of character with the residential development pattern of the area and proposes a single family residential district that is compatible with the established residences.

Jeff Henley opened public hearing.

Bryce Powers spoke in favor stating this is an O-1 district inside a single family neighborhood. The intention was to operate a business from there, but as time progressed reservations arose about this being a good spot to do that. Since then, a new location has been located for the business uses. The previous owner was going to do narrow lots off Swift Drive, but the goal now is to create a cul-de-sac for eight single family homes to be built.

Stacey Streetman stated that with eight lots the average car trips would be sixteen cars.

Bryce Powers answered that if the business had operated there instead it would have been many more vehicles and trips as opposed to the single-family residences.

No one spoke against.

Public hearing was closed.

Stacey Streetman made a motion for approval based on its consistency with the overall goals and objectives of the adopted Clarksville-Montgomery County comprehensive plan.

Seconded by Micheal Long.

All members voted in favor. Motion passes for approval.

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11. CASE NUMBER: Z - 9 - 2026 APPLICANT 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

Jeff Tyndall presented the RPC Staff Report.

**STAFF RECOMMENDATION: Approval**

The request is consistent with the goals and objectives of the adopted Clarksville-Montgomery Comprehensive Plan

This parcel is identified as Corridor Commercial in the Comprehensive Plan and C-5 is consistent with that future land use designation.

A traffic study was submitted and accepted by the Clarksville Street Department.

Jeff Henley opened public hearing.

Brad Weakley spoke in favor stating that this property is on an arterial highway and the owners brought a site plan to the Engineers where they discovered that they were operating in the incorrect zone. The only concern they are aware of is the possibility of multi family going there, but the rezoning request would eliminate that possibility if approved.

Eric Claunch spoke against asking for a one-month deferral so that the residents behind the property can be informed. While this corridor is commercial it seems that the Street Department should add in a stop light due to traffic concerns.

Brad Weakley gave a rebuttal stating that the property is existing C-2 meaning it already has commercial ability and another entrance would require a TDOT access permit. When looking at the traffic study this is a minor upgrade not really effecting the level of service.

Public hearing was closed.

Cindy Greene made a motion to approve the request is consistent with the overall goals and objectives of the Clarksville-Montgomery County Comprehensive Plan.

Seconded by Valerie Guzman.

All members voted in favor. Motion passes for approval.

The meeting went into recess at 3:28 pm.

The meeting resumed at 3:35 pm.

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12. CASE NUMBER: CZ - 1 - 2026 APPLICANT 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 NUMBER OF ACRES: .34 +/-  
GROWTH.PLAN AREA: UGB CIVIL DISTRICT : 3

Jeff Tyndall presented the RPC Staff Report.

**STAFF RECOMMENDATION: Disapproval**

The request is inconsistent with the goals and objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.

The Suburban Neighborhood designation encourages “limited single family attached housing is appropriate as a buffer along major transportation corridors and as a transition to higher intensity uses” and this property does not fit that description.

This proposal is internal to an established RM-1 neighborhood. Increases in residential density are most appropriate along the outer edges of existing neighborhoods as transitions and buffers to more intense uses.

Residential density should be limited in areas without adequate access to fire and EMS services.

Jeff Henley opened public hearing.

No one spoke in favor.

No one spoke against.

Public hearing was closed.

Stacey Streetman made a motion for disapproval the request is inconsistent with the objectives of the adopted Clarksville Montgomery County Comprehensive Plan. Seconded by Eric Huneycutt.

All memebtrs voted in favor expcet Micheal Long, who voted against. Motion passes for disapproval 4-1.

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- 13. CASE NUMBER: S - 11 - 2026 APPLICANT 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  
CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 10 NUMBER OF ACRES: 12.62 +/-  
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12  
ZONING: R-2A - Single-Family Residential District  
# OF LOTS: 36 +/-**

**Brad Parker presented the case into the consent agenda.**

**STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):**

- 1. Approval of all grading, drainage, and water quality plans by the City Street Department, to include road and sidewalk improvements as required.**

**Stacey Streetman made a motion to approve the consent agenda, seconded by Cindy Greene.**

**All members voted in favor. Motion passes for approval.**

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- 14. CASE NUMBER: 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**  
**CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 0.28 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12**  
**ZONING: CBD - Central Business District**  
**# OF UNITS: 6 +/- SQ FOOTAGE: 3,832 +/-**

**Brad Parker presented the case into the consent agenda.**

**STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):**

- 1. Approval of all utility plans by the City Engineer's Office and Utility District Official.**
- 2. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.**
- 3. Meet CDE requirements per CDE Lightband's design, at full cost to the Developer**

**Stacey Streetman made a motion to approve the consent agenda, seconded by Cindy Greene.**

**All members voted in favor. Motion passes for approval.**

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**15. CASE NUMBER: 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**  
**CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 2.88 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6**  
**ZONING: C-5 - Highway & Arterial Commercial District**  
**# OF UNITS: +/- SQ FOOTAGE: +/-**

**Brad Parker presented the case into the consent agenda.**

**STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):**

- 1. Approval of all utility plans by the City Engineer's Office.**
- 2. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.**
- 3. Final approval of a tree survey and landscape plan meeting the City Zoning Requirements .**
- 4. Approval by Clarksville Fire Rescue.**

**Stacey Streetman made a motion to approve the consent agenda, seconded by Cindy Greene.**

**All members voted in favor. Motion passes for approval.**

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**16. CASE NUMBER: 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**  
**CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 4.51 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12**  
**ZONING: R-4 - Multiple-Family Residential District**  
**# OF UNITS: 64 +/- SQ FOOTAGE: 37,951 +/-**

**Brad Parker presented the case into the consent agenda.**

**STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):**

**1. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.**

**Stacey Streetman made a motion to approve the consent agenda, seconded by Cindy Greene.**

**All members voted in favor. Motion passes for approval.**

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17. CASE NUMBER: **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**  
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **0.66 +/-**  
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 12**  
ZONING: **R-3 - Three Family Residential District**  
# OF UNITS: **3 +/-** SQ FOOTAGE: **1,936 +/-**

**Brad Parker presented the case into the consent agenda.**

**STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):**

- 1. Approval of all utility plans by the City Engineer's Office and Utility District Official.**
- 2. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.**
- 3. Recording of the minor plat.**

**Stacey Streetman made a motion to approve the consent agenda, seconded by Cindy Greene.**

**All members voted in favor. Motion passes for approval.**

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**18. CASE NUMBER: 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**  
**CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 5.05 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6**  
**ZONING: C-5 - Highway & Arterial Commercial District**  
**# OF UNITS: +/- SQ FOOTAGE: 84,543 +/-**

**Brad Parker presented the case into the consent agenda.**

**STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S)**

- 1. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.**
- 2. Replat required prior to release of site plan.**
- 3. Approval of all utility plans by the City Engineer's Office and Utility District Official.**

**Stacey Streetman made a motion to approve the consent agenda, seconded by Cindy Greene.**

**All members voted in favor. Motion passes for approval.**

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19. CASE NUMBER: 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  
CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 1.27 +/-  
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 11  
ZONING: C-5 - Highway & Arterial Commercial District  
# OF UNITS: n/a +/- SQ FOOTAGE: 24,000 +/-

Brad Parker presented the RPC Staff Report and presented Exhibit #1.

**STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):**

1. Approval of all utility plans by the City Engineer's Office and Utility District Official.
2. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.
- ~~3. Electrical plan approved by CDE Lightband:~~
- ~~4. Common Design Review Board approval (DO-3-2026) - Satisfied 23 Feb 2026~~

Jeff Henley opened public hearing.

Brad Weakley spoke in favor stating that he appreciated the support and unless there were any questions they are excited to revitalize the space.

No one spoke against.

Public hearing was closed.

Valerie Guzman made a motion to approve subject to the conditions of approved utility plan and grading permit.

Seconded by Micheal Long.

All members voted in favor. Motion passes for approval.

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20. CASE NUMBER: 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  
CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 11.25 +/-  
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6  
ZONING: R-4 - Multiple-Family Residential District  
# OF UNITS: 180 +/- SQ FOOTAGE: 82970.37 +/-

Brad Parker presented the RPC Staff Report.

**STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):**

1. Approval of all utility plans by the City Engineer's Office and Utility District Official.
2. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.
3. Meet CDE requirements per CDE Lightband's design, at full cost to the Developer

Jeff Henley opened public hearing.

Houston Smith spoke in favor on behalf of the developers stating the site plan was approved four years ago, but it wound up expiring. This new plan is almost the same with small changes to bring it up to standards now and adding in a sidewalk extension. Here for any questions or concerns.

Layton Brown spoke against stating that the site plan was approved years ago and the land was rezoned forty years ago but today's proposal raises questions about whether this site plan meets the needs of current and future residents. The staff recommended disapproval originally of a previous zoning case that was going to add an additional seventy homes to a small city road, while this project is 180 units with four hundred parking spaces and one ingress/egress onto Bellamy Lane which has no shoulders and no sidewalks. Bellamy Lane cannot handle any additional traffic. Any traffic issues on Warfield result in bumper-to-bumper traffic on Bellamy Lane making it hard for residents to get in and out of driveways. Clarksville does need homes and apartments, but this site plan needs a secondary or a tertiary ingress/egress or a reduction in the number of units to mitigate future traffic.

Public hearing was closed.

Stacey Streetman asked if there was a dedicated turning lane.

Jeff Tyndall suggested that Joe Green may be the best person to answer. Curbs and sidewalks are shown but it doesn't appear to show any turning lanes.

Joe Green stated that there are no turning lanes shown on the plans.

Stacey Streetman asked if any other improvements were shown.

Jeff Tyndall asked what could be accommodated in a fifty foot right of way.

Joe Green answered twenty feet of pavement is standard, with fifty feet a turning lane could be accommodated as well as sidewalks.

Jeff Tyndall asked if they dedicated a little but of right away a deceleration lane could also be added.

Joe Green answered that was correct with a right of way dedication.

Jeff Tyndall added that one hundred and fifty foot each way would be needed for length of turning.

Stacey Streetman stated that with the amount of traffic it was something that needed to be put in.

**Jeff Tyndall commented that it was within their right as commissioners to ask for that improvement to the entryway or ask the engineer if they would want to defer one month. Houston Smith stated that if that improvement was asked of them, they would like a one-month deferral to study the change.**

**Stacey Streetman added that the traffic is a valid concern.**

**Micheal Long asked if there was concern regarding residents from Bellamy Lane entering Warfield, that additional traffic needs to be looked at.**

**Jeff Henley commented that it appears a traffic light would need to be added which is a large expense to the City.**

**Micheal Long commented that it's only two hundred yards to the next light.**

**Jeff Henley agreed and stated that the engineer did request a deferral.**

**Jeff Tyndall stated that they would study the left and right turn lanes as well as the entrances into the property.**

**Stacey Streetman made a motion for deferral until the next meeting so that the entrance can be looked at more thoroughly. Seconded by Micheal Long.**

**All members voted in favor; motion passes for approval.**

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21. CASE NUMBER: **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**  
PROPOSED USE: **Multi Family Residential**  
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: NUMBER OF ACRES: **1.13 +/-**  
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 12**  
ZONING: **CBD - Central Business District**  
# OF UNITS: **39 +/-** SQ FOOTAGE: **44,391 +/-**

**Brad Parker presented the case into the consent agenda.**

**STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):**

- 1. Approval of all utility plans by the City Engineer's Office and Utility District Official.**
- 2. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.**
- 3. Approval of CDE Lightband, at full cost to the developer.**
- 4. Approval from the Common Design Review Board.**

**Stacey Streetman made a motion to approve the consent agenda, seconded by Cindy Greene.**

**All members voted in favor. Motion passes for approval.**

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**22. CASE NUMBER: 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  
CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: 12 NUMBER OF ACRES: 12.82 +/-  
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 2  
ZONING: C-5 - Highway & Arterial Commercial District  
# OF UNITS: +/- SQ FOOTAGE: 1,500 +/-**

**Brad Parker presented the case into the consent agenda.**

**STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):**

- 1. Approval of all utility plans by the City Engineer's Office and Utility District Official.**
- 2. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.**
- 3. Meet CDE requirements per CDE Lightband's design, at full cost to the Developer**

**Stacey Streetman made a motion to approve the consent agenda, seconded by Cindy Greene.**

**All members voted in favor. Motion passes for approval.**

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**23. CASE NUMBER: 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  
CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 3.25 +/-  
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 11  
ZONING: R-4 - Multiple-Family Residential District  
# OF UNITS: +/- SQ FOOTAGE: 3,072 +/-**

**Brad Parker presented the case into the consent agenda.**

**STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):**

- 1. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.**
- 2. Approval from Clarksville Gas and Water.**
- 3. Approval from Clarksville Fire Department.**
- 4. Approval of CDE Lightband, at full cost to the developer.**

**Stacey Streetman made a motion to approve the consent agenda, seconded by Cindy Greene.**

**All members voted in favor. Motion passes for approval.**

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**24. CASE NUMBER: 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**  
**CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: NUMBER OF ACRES: 15 +/-**  
**GROWTH PLAN AREA: RA CIVIL DISTRICT : 2**  
**ZONING: M-2 - General Industrial District**  
**# OF UNITS: +/- SQ FOOTAGE: 15,200 +/-**

**Brad Parker presented the case into the consent agenda.**

**STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):**

- 1. Approval of all grading, drainage, and erosion control plans by the Montgomery County Building and Codes Department.**
- 2. Approval of all utility plans by the City Engineer's Office and Utility District Official.**

**Stacey Streetman made a motion to approve the consent agenda, seconded by Cindy Greene.**

**All members voted in favor. Motion passes for approval.**

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25. CASE NUMBER: **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**  
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **.98 +/-**  
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 6**  
ZONING: **M-3 - Planned Industrial District**  
# OF UNITS: **+/-** SQ FOOTAGE: **+/-**

**Brad Parker presented the case into the consent agenda.**

**STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):**

- 1. Approval of Clarksville Gas and Water.**
- 2. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.**
- 3. Approval of Clarksville Fire and Rescue.**
- 4. Approval of CDE Lightband, at full cost to the developer.**

**Stacey Streetman made a motion to approve the consent agenda, seconded by Cindy Greene.**

**All members voted in favor. Motion passes for approval.**

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**26. CASE NUMBER: 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  
CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: NUMBER OF ACRES: 2.08 +/-  
GROWTH PLAN AREA: UGB CIVIL DISTRICT : 11  
ZONING: C-5 - Highway & Arterial Commercial District  
# OF UNITS: +/- SQ FOOTAGE: 17,125 +/-**

**Brad Parker presented the case into the consent agenda.**

**STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):**

- 1. Approval of all utility plans by the City Engineer's Office and Utility District Official.**
- 2. Approval of all grading, drainage, and erosion control plans by the Montgomery County Building and Codes Department.**
- 3. Approval by Montgomery Highway Department**

**Stacey Streetman made a motion to approve the consent agenda, seconded by Cindy Greene.**

**All members voted in favor. Motion passes for approval.**

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**27. CASE NUMBER: 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**  
**CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: NUMBER OF ACRES: 1.13 +/-**  
**GROWTH PLAN AREA: UGB CIVIL DISTRICT : 11**  
**ZONING: C-5 - Highway & Arterial Commercial District**  
**# OF UNITS: +/- SQ FOOTAGE: 7,039 +/-**

**Brad Parker presented the case into the consent agenda.**

**STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):**

- 1. Approval of all utility plans by the City Engineer's Office and Utility District Official.**
- 2. Approval of all grading, drainage, and erosion control plans by the Montgomery County Building and Codes Department.**
- 3. Approval by Montgomery Highway Department**

**Stacey Streetman made a motion to approve the consent agenda, seconded by Cindy Greene.**

**All members voted in favor. Motion passes for approval.**

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**28. CASE NUMBER: 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**  
**CO. COMM. DISTRICT: 8 CITY COUNCIL WARD: 5 NUMBER OF ACRES: 27.19 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 3**  
**ZONING: C-2 - General Commercial District**  
**# OF UNITS: 432 +/- SQ FOOTAGE: +/-**

**Brad Parker presented the case into the consent agenda.**

**STAFF RECOMMENDATION: DEFERRAL**

**Stacey Streetman made a motion to approve the consent agenda, seconded by Cindy Greene.**  
**All members voted in favor. Motion passes for approval.**

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**29. CASE NUMBER: V - 1 - 2026 APPLICANT: Tailwater Meadows, Inc.**  
**VARIANCE REQUEST:**  
**LOCATION: South of Nussbaumer Road, east of Tobacco Road**  
**ZONING: R-2 - Single-Family Residential District**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 3**  
**CORRESPONDING CASE:**

**Brad Parker presented the RPC Staff Report.**

**STAFF RECOMMENDATION: APPROVAL**

**Jeff Henley opened public hearing.**

**Cal Burchett spoke in favor stating that the plan was previously approved in 2020 and since then the subdivision regulations have changed regarding short cul-de-sacs. The change is going to the cluster but using the same roadway layout. The cul de sac is the same and the block length is slightly greater.**

**No one spoke against.**

**Public hearing was closed.**

**Stacey Streetman made a motion to approve.**

**Seconded by Valerie Guzman.**

**All members voted in favor. Motion passes for approval.**

- 
30. CASE NUMBER: **S - 1 - 2026** APPLICANT **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)**  
CO. COMM. DISTRICT: **12** CITY COUNCIL WARD: **5** NUMBER OF ACRES: **36.64 +/-**  
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 3**  
ZONING: **R-2 - Single-Family Residential District**  
# OF LOTS: **102 +/-**

**Brad Parker presented the RPC Staff Report.**

**STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):**

- 1. Approval of all utility plans by the City Engineer's Office.**
- 2. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.**
- 3. Approval of electrical plan by CDE Lightband.**
- 4. TVA right of way approval prior to Final Plat approval.**
- 5. Approval of V-1-2026 variance application for relief from sections 4.1.9.1 and 4.3.2 of the Montgomery County Subdivision Regulations**

**Jeff Henley opened public hearing.**

**No one spoke in favor.**

**No one spoke against.**

**Public hearing was closed.**

**Eric Huneycutt made a motion to approve.**

**Seconded by Cindy Greene.**

**All members voted in favor. Motion passes for approval.**

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31. CASE NUMBER: 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  
CO. COMM. DISTRICT: 16 CITY COUNCIL WARD: 4 NUMBER OF ACRES: 2.62 +/-  
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 7  
ZONING: C-2 - General Commercial District  
# OF UNITS: 27 +/- SQ FOOTAGE: 15,494.40 +/-

Brad Parker presented the RPC Staff Report.

**STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):**

1. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.
2. Final plat required prior to release of site plan.
3. Approval of all utility plans by the City Engineer's Office and Utility District Official.
- 4.. Meet CDE requirements per CDE Lightband's design, at full cost to the Developer
5. Road name approval by RPC

Jeff Henley opened public hearing.

Houston Smith spoke in favor representing the owner of the property. The neighbor's questions about property lines were addressed during the recess.

Ann Murtha spoke against stating concerns over the current neighborhood is single family and the addition of town homes doesn't match the surrounding area. The road situation is also problematic as 41-A has a lot of commercial buildings and traffic. The North end of Bel Air flooded recently and a creek bed is there. Townhouses in the middle of an established neighborhood could negatively effect property values and isn't respectful of current residents.

Edward Zeek spoke against stating that was the property he grew up on and putting 27 units on 2.5 acres could add fifty to sixty cars which will exit at the top of a hill on a blind curve. At that point you are 400 ft from 41-A where people are still traveling the same speed as they were on the highway. The creek has flooded historically in the Northeast part of the subdivision. The creek has also eroded considerably. After talking to a lot of homeowners in the subdivision none of them thought this was a good idea. There will be no open spaces and a sidewalk that goes to nowhere as no other part of the existing subdivision has sidewalks. Back when this property was bought in 1958 it wasn't deemed buildable so not sure what has changed. This development will drain into the creek onto Concord Drive which has another proposed single-family development.

Irvin Myers spoke against stating he was a nearby home owner. While he does understand that his property lines won't be touched concerns are still raised that the road is a one car road currently. Where the driveway is of his home, he must use his neighbor's driveway to get in and out and it has been this way since 1955. With this proposed development it raises safety concerns not only for future residents but of the current ones as well. The road cannot be widened without taking from the homes surrounding it. This development may work if a different entrance was found to the property. Houston Smith rebutted saying that the storm water has been a major concern for the site as well as for the single-family subdivision on the other side where storm water areas have been created.

Jeff Henley asked about the concerns the previous speaker mentioned regarding road width.

Micheal Long asked if there was a way to create a different entrance.

**CMCRPC MEETING MINUTES**

Houston Smith stated there was no way to create a different entry and that the road coming out had not been studied, but during the permitting process at the Street Department that is likely to come up.

Brad Parker asked if the plan was to extend the pavement down the road, past the gentlemen's driveway.

Houston Smith answered that it would be the end of the existing pavement, it stops fifty feet short of the current right of way. If they went further it would intrude on the driveways currently existing.

Jeff Tyndall stated that the twenty foot of pavement is a minimum for the Street Department, and asked if with the help of the Street Department could they get the remainder of the road up to the twenty feet.

Houston Smith answered that without studying the road that was hard to answer, but they do still have to get a permit from the Street Department.

Jeff Henley closed public hearing.

Eric Huneycutt made a motion for approval, seconded by Stacey Streetman.

All members voted in favor except Micheal Long and Valerie Guzman.

Motion passes for approval. 3-2.

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32. CASE NUMBER: **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**  
PROPOSED USE: **Multi Family**  
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **3.81 +/-**  
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 12**  
ZONING: **R-4 - Multiple-Family Residential District R-6 - Single-Family Residential District**  
# OF UNITS: **56 +/-** SQ FOOTAGE: **30,437 +/-**

**Brad Parker presented the RPC Staff Report.**

**STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):**

- 1. Approval of all utility plans by the City Engineer's Office or Utility District Official.**
- 2. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.**
- 3. Approval of CDE Lightband, at full cost to the developer.**
- 4. Plat approved and recorded.**

**Cal Burchett spoke in favor stating that the development team was good with the conditions in place and that the owner was present if the had any additional questions.**

**No one spoke against.**

**Public hearing was closed.**

**Eric Huneycutt made a motion for approval. Seconded by Cindy Greene.**

**All members voted in favor. Motion passes for approval.**

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**33. CASE NUMBER: 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  
CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 3.94 +/-  
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6  
ZONING: C-3 - Regional Shopping Center District  
# OF UNITS: +/- SQ FOOTAGE: 3,923 +/-**

**STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):**

- 1. Approval of all utility plans by the City Engineer's Office and Utility District Official.**
- 2. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.**
- 3. Approval of CDE Lightband, at full cost to the developer.**

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**34. CASE NUMBER: 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  
CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 1.39 +/-  
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12  
ZONING: C-2 - General Commercial District R-3 - Three Family Residential District  
# OF UNITS: +/- SQ FOOTAGE: 2,036 +/-**

**Brad Parker presented the RPC Staff Report.**

**STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):**

- 1. Approval of all utility plans by the City Engineer's Office and Utility District Official.**
- 2. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.**
- 3. Meet CDE requirements per CDE Lightband's design, at full cost to the Developer**

**Jeff Henley opened public hearing.**

**Cal Burchett spoke in favor stating they were okay with all conditions, it had a previously approved building addition in the front and this request is for storage in the back.**

**Joe VanDeusen spoke against stating that the Greenway and Blueway master plan from 2015 has this proposed structure in the collision oath of future easements. This could increase the future acquisition costs for those projects.**

**Jeff Tyndall commented that in the past several properties off Martin Street and Crossland Avenue have been in this situation where they owned part of the old railbed that ran down Crossland Avenue before it existed. The city owns some of it, and some is owned privately. Currently the greenway is largely owned by the city until Cumberland Drive or Elder Street at that point the greenway becomes a larger urban sidewalk. Possibly six to ten foot sidewalk along Crossland until it joins the newer addition further down Crossland by Madison Street. This runs from Pageant to Madison Street as a portion of the greenway. It's a portion that's been lost over the years due to development and private owners where we have to adapt for the urban sidewalk to bridge the gaps in areas like this or downtown.  
Public hearing was closed.**

**Eric Huneycutt made a motion for approval. Seconded by Micheal Long.**

**All members voted in favor. Motion passes for approval.**

**VI. OTHER BUSINESS:**

**1. Profit & Loss**

Jeff Tyndall presented the December 2025 and January 2026 Profit & Loss Statements. Stacey Streetman made a motion for approval. Seconded by Micheal Long.

**2. Accept FY2025 Audit Report**

Jeff Tyndall presented.

Micheal Long made a motion to accept the audit. Seconded by Stacey Streetman. All members voted in favor. Motion passes for approval.

**3. 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**

Jeff Tyndall presented.

Eric Huneycutt made a motion to approve. Seconded by Micheal Long. All members voted in favor. Motion passes for approval.

**4. A-1-2026**

Jeff Tyndall presented.

Jeff Henley opened public hearing.

Joe VanDusen spoke in favor as the President of Strong Towns who are traditionally against sprawl except in this instance where it benefits the overall good of the city both public health and financial health.

No one spoke against.

Public hearing was closed.

Stacey Streeman made a motion for approval. Seconded by Micheal Long.

All members voted in favor. Motion passes for approval.

**VI. PUBLIC COMMENT PERIOD:**

*For Items Not on the Agenda*

Jeff Henley opened public comment period.

No one spoke.

Public comment period was closed.

Stacey Streetman made a motion to adjourn at 4:27 pm.

ATTEST:



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Chairman Signature / Date