



# CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION MEETING MINUTES

**Date: April 28, 2026**

**Time: 2:00 PM**

## **Members Present**

**Stacey Streetman  
Cindy Greene  
Michael Long  
Valerie Guzman  
David E. Smith, Sr.  
Eric Huneycutt  
Bill Kimbrough**

## **Others Present**

**Jeff Tyndall, Director of Planning  
Brad Parker, Senior Planner  
Daniel Morris, GIS Manager  
Drew Sturdivant, Administrative Assistant  
  
Alex Morris, Co. HWY  
David Smith CSD  
Tim Benson, CGW  
Ben Browder, CGW**

**Valerie Guzman called the meeting to order at 2:00 pm and stated a quorum was present.**

## **Approval of Minutes**

**Stacey Streetman made a motion to approve the February 24, 2026 minutes. Seconded by Michael Long. All members voted in favor, minutes were approved.**

## **Announcements/Deferrals**

**Jeff Tyndall stated all deferrals will be presented with the consent agenda with the exception of Z-6-2026 and CZ-4-2026.**

**Michael Long made a motion for deferral, seconded by David E Smith, Sr. All members voted in favor. Motion passes for deferral.**

**Valerie Guzman read the dates for City Council and County Commission's upcoming meetings.**

**Jeff Tyndall explained how the consent agenda operated.**

**Brad Parker presented the following cases into the consent agenda: S-18-2026 for deferral, S-19-2026, S-20-2026, SR-87-2025 for deferral, SR-2-2026, SR-9-2026 for deferral, SR-11-2026, SR-30-2026, SR-32-2026, SR-33-2026, SR-34-2026, SR-35-2026, SR-36-2026, SR-37-2026, SR-38-2026, SR-39-2026, SR-40-2026.**

**Jeff Tyndall asked if anyone on the board or in the public wanted to pull a case from the consent agenda.**

**No one spoke.**

**Michael Long made a motion to approve the consent agenda. Seconded by Bill Kimbrough.**

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

**Valerie Guzman explained the public speaking process.**

**CMCRPC MEETING MINUTES**

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1. CASE NUMBER: Z - 57 - 2025 APPLICANT CGH Properties  
REQUEST: R-1 - Single-Family Residential District to C-1 - Neighborhood Commercial District  
LOCATION: 1182 Rossvie Road  
TAX MAP(S): 057 PARCEL #(S): 041.02  
REASON FOR REQUEST: Rezoning this lot for neighborhood commercial to serve the neighborhood and near residents.  
CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 11 NUMBER OF ACRES: .55 +/-  
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6

John Spainhoward 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 parcel is designated Neighborhood Commercial on the adopted Land Use Opinion Map. This designation is intended to serve surrounding residents by providing small scale, neighborhood oriented goods and services.

The proposed C-1 Neighborhood Commercial zoning designation aligns with the future land use designation identified for this parcel.

Valerie Guzman opened public hearing.

Grayson Smith spoke in favor stating he was here for questions.

No one spoke against.

Public hearing was closed.

Bill Kimbrough made a motion for approval based on the consistency with the overall goals and objectives of the adopted Clarksville-Montgomery Comprehensive Plan. Seconded by Cindy Greene.

All members voted in favor. Motion passes for approval.

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2. CASE NUMBER: Z - 2 - 2026 APPLICANT Infinity Investment, LLC  
REQUEST: R-1 - Single-Family Residential District to R-3 - Three Family Residential District  
LOCATION: Located on the Western frontage of Seven Mile Ferry Rd, 1450 +/- Feet south of its intersection with Pumping Station 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

**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.

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

John Spainhoward answered historically it would be around 40, but the topography may change that. Stacey Streetman asked if they could cluster it.

John Spainhoward answered that density is capped at the zoning classification.

Stacey Streetman stated that he mentioned the 40 units would be capped by topography.

John Spainhoward explained that a lot of grading and cutting is required that can't be taken into consideration and that may be a good question for the engineer.

Valerie Guzman opened public hearing.

Ricky Reda spoke in favor stating the zoning surrounding the property on the East and West was already R-3. He mentioned that the property has been on the market since 2012. In their opinion this is perfect infill near the downtown area for nice homes with stucco basements. With the current zoning it could have 52 homes. The residents that live there are my friends. We have kept a hundred foot of tree line between this property and the conservation club. The highway will stay at a level E in the Southbound lane and goes from a C to a D on the Northbound lane. The road is twenty foot wide up to where the subdivision entrance would be. We are willing to put sidewalks on the road and this will allow school buses and emergency personal.

Virgil Nunn spoke against stating this was his third time speaking and the reasons haven't changed. There is a reason the property has remained on the market so long. The road can't support this. Unless the road and intersection is torn up and stoplights added this won't work. At 5 pm the traffic backs up from Queens Bluff to HWY 12 intersection. Emergency services use the ramp at the end of the road often. As residents we can't be in favor of this with the current road and the intersection off the highway.

Larry Larter spoke against stating he's lived there for 30 years and that road can't handle any more traffic. At this time it can take up to 8 minutes or more to turn right on the bypass. You can't run left in the morning or anytime after 3. When boats come down the road in the summer someone has to get in the ditch to allow passage. If this traffic is increased it will result in bad accidents such as HWY 12 and Edmonson Ferry.

Jeff Fletcher spoke against stating that the traffic off 41A Bypass is dangerous and making a left turn is almost impossible. The current turning lane is not for N Seven Mile Ferry so it isn't helpful for turning either. For years a traffic signal there has been turned down. Students walk down to the bypass to catch the bus where traffic runs 60 mph. Currently, the road is too dangerous for buses. We have a lot of water runoff on his property which have resulted in sinkholes. Also, the property to the West is his and it's zoned R-3, he would be willing to rezone his property back to R-1 if possible. With the new traffic that would be added residents aren't sure how they would handle the additional strain. While he has a right to develop this property this is not the correct path forward. Public hearing was closed.

Bill Kimbrough made a motion for disapproval the access to this site is limited to the intersection of 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. Seconded by David E Smith, Sr.

All members voted in favor but Stacey Streetman who voted against.  
Motion passes for disapproval.

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3. CASE NUMBER: Z - 6 - 2026 APPLICANT 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

**STAFF RECOMMENDATION:** Disapproval (Amended to one month deferral on the floor)

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

While portions of the tract are appropriate for future extensions of R-1 Single Family Residential development. This proposal accelerates the onset of Level of Service E for the Needmore Road by two to three years and creates additional delays and queue lengths for intersections along the corridor.

The Clarksville-Montgomery County Comprehensive Plan establishes a framework in which land use, transportation, and infrastructure systems are intended to be coordinated, and development is supported by the availability of adequate infrastructure. A 2022 Traffic Analysis and current traffic assessment indicate that improvements to Needmore Road are necessary. An overall improvement project to address corridor and intersection capacity has not been approved.

The current request does not encompass a significant portion of the overall tract. A long-range plan for the remaining area should be provided to ensure that future land uses are appropriately located and compatible with surrounding and planned uses, including the proposed City of Clarksville Regional Recreation site.

Any proposed roadway widening in the vicinity of the site, without corresponding improvements to the Spring Creek Bridge crossing, to the south, may result in a localized bottleneck and has the potential to affect traffic operations and safety.

Michael Long made a motion for deferral, seconded by David E Smith, Sr. All members voted in favor. Motion passes for deferral.

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4. CASE NUMBER: Z - 11 - 2026 APPLICANT Casey and Beth Brown Community Property Trust  
REQUEST: C-3 - Regional Shopping Center District to C-5 - Highway & Arterial Commercial District  
LOCATION: Along the Northern frontage of Merchants Blvd, 980 +/- feet West of its intersection with Merchants Ct  
TAX MAP(S): 041K PARCEL #(S): E 026.00  
REASON FOR REQUEST: To build a gymnastic center  
CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 1.51 +/-  
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6

**STAFF RECOMMENDATION: 1 Month Deferral**

Awaiting a traffic assessment and line of site analysis for entrance required by the Clarksville Street Dept.

Valerie Guzman opened public hearing.

No one spoke in favor.

No one spoke against.

Public hearing was closed.

Cindy Greene made a motion for a one month deferral. Seconded by Michael Long.

All members voted in favor. Motion passes for one month deferral.

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5. CASE NUMBER: Z - 12 - 2026 APPLICANT Richard Garrett  
REQUEST: R-1 - Single-Family Residential District to O-1 - Office District  
LOCATION: The Northwest corner of the intersection of Trenton Rd and Hayes St  
TAX MAP(S): 041J PARCEL #(S): A 001.00  
REASON FOR REQUEST: The purpose of this request is to allow the adaptive reuse of an existing single-family residence for a low-intensity professional office use. The applicant does not propose demolition of the existing structure, expansion of building footprint, or additional development on the remainder of the property at this time. The proposed O-1 zoning is intended to provide a limited, office-only use that is compatible with surrounding development patterns while minimizing impacts related to traffic, drainage, flooding, and infrastructure.  
CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 1.45 +/-

John Spainhoward presented the RPC Staff Report.

**STAFF RECOMMENDATION:** Disapproval

The proposed O-1 Office District Request aligns with the future land use designation of Urban Neighborhood, that states that limited office and commercial uses primarily located on major roads are appropriate according to the of the adopted Clarksville-Montgomery Comprehensive Plan.

However, documented flooding and drainage issues exist in the immediate area, and a clear path to resolving these concerns has not been provided. Given these existing conditions, staff does not recommend approval of a zone change that will result in increased impervious surface coverage and potential increases in site intensity.

Valerie Guzman opened the public hearing.

Richard Garrett spoke in favor stating he appreciated the comments of the planning commission staff. This won't be a new development, it is a house that is redone and currently housing a tenant whose home needed to be repaired. It will be a real estate brokerage with minimal traffic and the most being between the first and fifth when rent is due for those that don't pay on line. Horizon Realty is down the street as well as Berkshire Hathway, directly next door is a gymnastics studio. C-5 could've been requested, but O-1 was the request as this will just be an office space. This single family residence is on a major corridor and surrounded by commercial. Each house on Vaughn and Hayes street was informed by me.

Eric Huneycutt asked if more concrete would be added.

Richard Garrett stated that wasn't the plan at this time. Potentially in the front yard a pad for handicap parking may be needed.

Billy Lang spoke in favor stating he was a resident of Hayes/Love Street where flooding has occurred. The property remaining the same with some parking in the front is something we support.

Public hearing was closed.

John Spainhoward commented that the conversion to a commercial office requires eight parking spots, so that would require more pavement.

Michael Long asked about the driveway leading back to the shed and if that was adequate parking.

John Spainhoward responded he didn't believe so, the two by the garage would be 9x20 or 10x18 but you couldn't stack along the singular drive.

Richard Garrett stated the plan if required to add additional parking would be to make the sidewalk along Trenton into a paved area. The acre behind the home would help with any drainage.

Michael Long made a motion to approve based on the proposed office district aligns with the future land use designation of urban neighborhood. Seconded by Stacey Streetman.

All members voted in favor. Motion passes for approval.

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6. CASE NUMBER: Z - 13 - 2026 APPLICANT Raul Lozano  
REQUEST: RM-1 - Single-Family Mobile Home Residential District to R-4 - Multiple-Family Residential District  
LOCATION: Along the Eastern frontage of Center Rd, 180 +/- ft South of its intersection with Britton Springs Rd  
TAX MAP(S): 029L PARCEL #(S): C 008.02  
REASON FOR REQUEST: To match zoning across the street. Will be used for multi-family residential.  
CO. COMM. DISTRICT: 11 CITY COUNCIL WARD: 3 NUMBER OF ACRES: .35 +/-  
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 3

John Spainhoward 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 shown as part of Suburban Neighborhood future land use. While predominate use is moderate density single family residential this request is adjacent to a new multifamily residential development, replaces aging housing stock and increase housing options in the planning area without negatively effecting the character of the area.

It is encouraged to maintain a desirable mixture of housing stock for the planning area.

Bill Kimbrough asked why City Council turned it down last time on second reading.

Jeff Tyndall responded that it was right after the first meeting of the Britton Springs Neighborhood plan, and that possibly was what made one to two council members change their mind.

Bill Kimbrough asked if a unanimous approval vote was given by planning commission board members last time.

Jeff Tyndall stated they were in favor but he was unsure if it was unanimous.

Valerie Guzman opened public hearing.

Jonathan Blick spoke in favor stating he was there on behalf of Raul. The proposal was shot down last time due to the Britton Springs plan. The goal is to build affordable multi family. With the sprinkler hearing tomorrow this will more than likely be town homes. The stacked duplexes have a sprinkler cost of \$97,000 we aren't against sprinkler we are for a more affordable sprinkler. Hopefully, City Council supports this as ten triplexes are already on this street and a 150 unit complex to the left of Center Road.

Eric Claunch spoke against stating this City Council ward is next to his and the Britton Springs bunch is rowdy and that is said with love and respect. Until residents are spoken to this should be deferred. If Carlos Peters disapproved this last time there is some merit to that. The sprinklers are in regards to stacked duplexes but this isn't the time or place for that discussion.

Jonathan Blick rebutted stating the zoning proposal passed first reading with ten votes in favor and Carlos Peters didn't reach out to them but did pull it from the consent agenda stating that the Britton Springs plan should be apart of this proposal. Then the Britton Springs plan failed. We have waited a year and notified all residents in the area twice now, and no one has spoken against either time. Multiple multi family units are already present in this area.

Public hearing was closed.

Michael Long asked if all residents were notified.

John Spainhoward answered that anyone within 100 feet on the tax card, and a sign is in place on the property.

Bill Kimbrough made a motion for approval the request is consistent with the overall goals and objectives of the Clarksville-Montgomery County Comprehensive Plan. Seconded by Eric Huneycutt.

All members voted in favor except Stacey Streetman who voted against. Motion passes for approval 6-1.

**CMCRPC MEETING MINUTES**

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7. CASE NUMBER: Z - 14 - 2026 APPLICANT KNW Investments, A General Partnership  
REQUEST: R-3 - Three Family Residential District to R-6 - Single-Family Residential District  
LOCATION: Along the Northern frontage of Marion St, 153 +/- ft West of its intersection with Ford St  
TAX MAP(S): 066C PARCEL #(S): D 028.00  
REASON FOR REQUEST: To build two new houses on a currently vacant property and that the request is in line with the Red River District Study.  
CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: .14 +/-  
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12

John Spainhoward 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 Red River Neighborhood Plan.

The R-6 Single-Family Residential request aligns with both the Urban Neighborhood & Mixed Density Residential future land use designations of the aforementioned plans.

Small lot single family residential development is identified to be appropriate for this location by the adopted Red River Neighborhood Plan.

In is encouraged to maintain a desirable mixture of housing stock for the planning area.

Valerie Guzman opened public hearing.

No one spoke in favor.

Jerry Dukes spoke against asking if this would allow for homes or apartments.

Jeff Tyndall answered it would be two single family homes.

Jerry Dukes asked what the zone change was for.

Jeff Tyndall explained its more than likely not suitable for a triplex as allotted for in R-3, the plan for the property is more than likely to split the parcel into two and put one single family house on each parcel.

Jerry Dukes asked where parking would be.

Jeff Tyndall stated it would be in front of the homes.

Jerry Dukes stated with APSU students parking on the road there is no space for more parking and its on a hill so does drainage play a factor. As well as senior citizens that live there and use the alley to get to their homes.

Jeff Tyndall responded it sounded like they have been using this property that isn't theirs and they would need to work that out with the new property owners. As far as parking on the street there will be two driveways and you aren't supposed to block the driveways. This has been done all over the city on parcels this size.

Jerry Dukes stated he believed the survey stakes were over the property line of 825 Marion, and would like to hold off until the property is surveyed.

John Spainhoward presented the survey as Exhibit #1.

Tasha Duke Sanders spoke against asking for a deferral stating that the survey is incorrect they believe, possibly that over the years the property lines have been moved.

Jeff Tyndall stated that regardless of what zoning it is, it will have to come for a subdivision application which will verify the parcel lines. That process will take several months as it will come through City Council first.

Public hearing was closed.

Stacey Streetman asked if the line was incorrect and the lot being smaller would only change that it could only be one single family home and not two.

Jeff Tyndall stated he would guess they are asking for R-6 due to the lot depth, not lot width. Sixty foot is enough to do three single family lots but they are probably short on the square footage per lot on depth.

Michael Long asked what the density for R-3 was.

Jeff Tyndall stated he would need to see the square footage on the survey to answer accurately.

John Spainhoward explained beyond this process it would undergo another survey to divide the property if the zone change was achieved. Note 9 on the survey referenced the abandonment.

Jeff Tyndall stated it looked like it was just over 6,000 total square feet with 60 foot of frontage. You would not be allowed to have a duplex as it currently sits.

Stacey Streetman made a motion for approval due to the requests being consistent with the overall goals and objectives of the Clarksville-Montgomery County Comprehensive Plan and the Red River Neighborhood Plan.

Seconded by Eric Huneycutt. All members voted in favor except Michael Long who abstained. Motion passes for approval 6-1.

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8. CASE NUMBER: Z - 15 - 2026 APPLICANT Paul Richard Pinkstaff  
REQUEST: R-1 - Single-Family Residential District to R-1A - Single-Family Residential District  
LOCATION: Property fronts on the East frontage of Fantasy Lane, 325 +/- feet North of the Fantasy Lane & Candlewood Court Intersection.  
TAX MAP(S): 056 PARCEL #(S): 108.00  
REASON FOR REQUEST: I am asking for R-1A as an extension of the adjacent properties from the West. This property will be used to construct three building single family homes.  
CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 10 NUMBER OF ACRES: 1.08 +/-  
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12

John Spainhoward 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-1A Single Family Residential District request aligns with the Suburban Neighborhood designation identified for this tract and the request is located at an appropriate location for a gradual increase in density that is in character with the development pattern in the area.

The proposed R-1A Single Family Residential Zoning Classification is a gradual transition from R-1 standards of 15,000 sq.ft. lot size & 90 ft. lot width to R-1A 12,000 sq.ft. lot size & 80 ft. lot width. These types of gradual increases align with the growth principles of the adopted Comprehensive Plan

Stacey Streetman stated she knew this was a three lot anticipation with the zoning request, what would be the lot amount with the current zoning.

Jeff Tyndall asked if he could answer that after the public hearing.

Valerie Guzman opened public hearing.

David Blessing spoke in favor stating that the intention was to create three single family homes, which can be achieved under current zoning but would make one lot a flag lot, this request allows for a narrower lot and all three homes could be aligned on the front setback to match the adjacent properties.

Stephanie Fullerton spoke against stating the rezoning request of three separate single family homes on one lot makes it function as a multi unit development in every practical sense. Fantasy Lane is a single family neighborhood with one home on one lot. This would set a precedent that is impossible to contain. This will add extra traffic, overflow parking, sewer strain, and additional strain on storm water systems that were never designed for multi unit density. It will destroy old growth forest and change the character of the neighborhood. There are far more appropriate places for this proposal. Jeff Tyndall explained that the request would allow three single family homes on three separate lots, not three single family homes on one parcel as was stated.

David Blessing rebutted stating that their would be one home per lot and the only reason for the request was to make the homes in a line which is more aesthetically pleasing.

Public hearing was closed.

John Spainhoward elaborated that the earlier statement of three homes with one being a flag lot with the current R-1 zoning was correct.

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

Seconded by Bill Kimbrough.

All members voted in favor, motion passes for approval.

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9. CASE NUMBER: Z - 16 - 2026 APPLICANT City of Clarksville C/O Michelle Austin  
REQUEST: M-2 - General Industrial District to PUD - Planned Unit Development Residential District  
LOCATION: A parcel of land located at the northeast corner of Frosty Morn Dr & Red River St.  
TAX MAP(S): 066D PARCEL #(S): A 001.00  
REASON FOR REQUEST: See PUD Report  
CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 3.24 +/-  
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12

John Spainhoward presented the RPC Staff Report.

**STAFF RECOMMENDATION: Approval**

See RPC Preliminary Planned Unit Development (PUD) Staff Report

Valerie Guzman opened public hearing.

Shannon Tutor spoke in favor stating he represented SOCAYR he appreciated the opportunity to speak and was here to answer questions.

Jeff Tyndall asked about the low income tax credit aspect of this project.

Shannon Tutor responded that he was the operator of the land use lease from now until the foreseeable future and the application for the tax credit reward has been sent to the State pending their review.

Billy Lang spoke in favor stating he worked in senior living and this is a need of the community. At first he was against it at this location but after more research he did think this site was suitable.

No one spoke against.

Public hearing was closed.

Stacey Streetman made a motion for approval based on the future land use opinion map designates this property as mixed use and the designation aligns with the PUD proposal. Age restricted senior housing is an appropriate land use in a mixed use environment and the proposed PUD meeting a housing need for the overall community.

Seconded by Michael Long.

All members voted in favor. Motion passes for approval.

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10. CASE NUMBER: CZ - 4 - 2026 APPLICANT Billy McCraw  
REQUEST: AG - Agricultural District to C-5 - Highway & Arterial Commercial District  
LOCATION: A portion of a tract of land located at the northwest corner of the Rossview Rd  
& Kirkwood Rd intersection  
TAX MAP(S): 039 PARCEL #(S): 013.00 (P/O)  
REASON FOR REQUEST: Proposed convenience store at a signalized intersection  
CO. COMM. DISTRICT: 19 NUMBER OF ACRES: 2.18 +/-  
GROWTH PLAN AREA: UGB CIVIL DISTRICT : 1

**STAFF RECOMMENDATION: 1 Month Deferral**

**Awaiting submittal and review of a Traffic Assessment**

**Michael Long made a motion for deferral, seconded by David E Smith, Sr. All members voted in favor. Motion passes for deferral.**

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11. CASE NUMBER: **S - 18 - 2026** APPLICANT **Adam Kessler**  
REQUEST: **Preliminary Plat Approval of Kessler Estates (Cluster)**  
LOCATION: **A tract of land located at the northern terminus of Sunbelt Dr**  
TAX MAP(S): **007** PARCEL #(S): **002.01**  
CO. COMM. DISTRICT: **9** CITY COUNCIL WARD: **8** NUMBER OF ACRES: **20.28 +/-**  
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 2**  
ZONING: **R-1 - Single-Family Residential District**  
# OF LOTS: **10 +/-**

**STAFF RECOMMENDATION: DEFER FOR THRITY DAYS AT REQUEST FROM PROJECT ENGINEER**

**Michael Long made a motion to approve the consent agenda. Seconded by Bill Kimbrough. All members voted in favor. Motion passes for approval.**

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12. CASE NUMBER: S - 19 - 2026 APPLICANT Bryce Powers  
REQUEST: Preliminary Plat Approval of Swift Drive Subdivision  
LOCATION: A tract of land South of Swift Drive and Ridgecrest Drive  
TAX MAP(S): 079F PARCEL #(S): B 030.00  
CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 2.11 +/-  
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12  
ZONING: R-2A - Single-Family Residential District  
# OF LOTS: 9 +/-

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. Approval of electrical plan by CDE Lightband.

Michael Long made a motion to approve the consent agenda. Seconded by Bill Kimbrough. All members voted in favor. Motion passes for approval.

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13. CASE NUMBER: **S - 20 - 2026** APPLICANT **Gayla Stewart**  
REQUEST: **Preliminary Plat Approval of Gold Landing 2**  
LOCATION: **North of Needmore Road, at the terminus of Bell Road, +/- 400' east of Ann Drive**  
TAX MAP(S): **032** PARCEL #(S): **052.03 052.04**  
CO. COMM. DISTRICT: **17** CITY COUNCIL WARD: **9** NUMBER OF ACRES: **14.70 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**  
ZONING: **R-3 - Three Family Residential District**  
# OF LOTS: **69 +/-**

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

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

- 1. Approval from the Clarksville Street Department to include roadway improvements, grading and water quality and driveway access locations to the public right-of-way.**
- 2. Approval of all utility plans by the City Engineer's Office or Utility District Official. Possible lift station upgrades required.**
- 3. CDE approval: Meet CDE requirements per CDE Lightband's design, at full cost to the Developer**
- 4. Completion of Bell Rd improvements**

**Michael Long made a motion to approve the consent agenda. Seconded by Bill Kimbrough. All members voted in favor. Motion passes for approval.**

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14. CASE NUMBER: **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**  
PROPOSED USE: **Retail & Multifamily**  
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **14.31 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**  
ZONING: **C-5 - Highway & Arterial Commercial District R-4 - Multiple-Family Residential District**  
# OF UNITS: **132 +/-** SQ FOOTAGE: **23,160 +/-**

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

**STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION**

- 1. Approval of submitted Traffic Assessment by TDOT and Clarksville Street Dept.**
- 2. Additional revisions required per Building and codes for additional dumpsters for retail.**

**Michael Long made a motion to approve the consent agenda. Seconded by Bill Kimbrough. All members voted in favor. Motion passes for one month deferral.**

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**15. 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: 82,970 +/-**

**STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER**

**Michael Long made a motion to approve the consent agenda. Seconded by Bill Kimbrough. All members voted in favor. Motion passes for approval.**

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**16. CASE NUMBER: SR - 11 - 2026 APPLICANT: Carter Engineering/Mark Campbell  
DEVELOPMENT: CFA 06163 Ft. Campbell  
LOCATION: Along the eastern frontage of Fort Campbell Boulevard, +/-120 feet north of the intersection with Ashbury Road.  
TAX MAP(S): 043B PARCEL #(S): A 014.01 A 014.02  
PROPOSED USE: Commercial- Restaurant  
CO. COMM. DISTRICT: 16 CITY COUNCIL WARD: 4 NUMBER OF ACRES: 1.69 +/-  
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 3  
ZONING: C-5 - Highway & Arterial Commercial District  
# OF UNITS: +/- SQ FOOTAGE: 5,183 +/-**

**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. TDOT Access Permit required.**
- 4. CDE Lightband approval.**
- 5. Minor plat completed and recorded.**

**Michael Long made a motion to approve the consent agenda. Seconded by Bill Kimbrough. All members voted in favor. Motion passes for approval.**

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17. CASE NUMBER: **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: **Professional Office**  
CO. COMM. DISTRICT: **21** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **0.32 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**  
ZONING: **OP - Office, Professional District**  
# OF UNITS: **N/A +/-** SQ FOOTAGE: **1,152 +/-**

**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. If any dumpsters are used on the site in the future, they must be connected to the sanitary sewer.
4. CDE approval: Meet CDE requirements per CDE Lightband's design, at full cost to the Developer
5. Replat to record a private road easement / cross access easement
6. Approved landscape plan

**Michael Long made a motion to approve the consent agenda. Seconded by Bill Kimbrough. All members voted in favor. Motion passes for approval.**

- 
- 18. CASE NUMBER: SR - 33 - 2026 APPLICANT: Full Gospel Tennessee Church  
DEVELOPMENT: Full Gospel Church  
LOCATION: South of and adjacent to Needmore Rd. ,immediately southeast of the intersection of Thrush Dr. and Needmore Rd.  
TAX MAP(S): 041 PARCEL #(S): 009.00  
PROPOSED USE: Church  
CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 9 NUMBER OF ACRES: 2.98 +/-  
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6  
ZONING: R-1 - Single-Family Residential District  
# OF UNITS: n/a +/- SQ FOOTAGE: 6,134 +/-**

**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 of all utility plans by the City Engineer's Office and Utility District Official.**
- 3. Meet CDE requirements per CDE Lightband's design, at full cost to the Developer**

**Michael Long made a motion to approve the consent agenda. Seconded by Bill Kimbrough. All members voted in favor. Motion passes for approval.**

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**19. CASE NUMBER: SR - 34 - 2026 APPLICANT: Scott Little**  
**DEVELOPMENT: Black Dog Storage**  
**LOCATION: South of and adjacent to Woodlawn Road, East of Woodlawn School Rd.**  
**TAX MAP(S): 052 PARCEL #(S): 092.01**  
**PROPOSED USE: Warehouse**  
**CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: NUMBER OF ACRES: 4.756 +/-**  
**GROWTH PLAN AREA: RA CIVIL DISTRICT : 8**  
**ZONING: C-2 - General Commercial District**  
**# OF UNITS: n/a +/- SQ FOOTAGE: 4900 +/-**

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

- 1. Approval of all utility plans by the Office of the Chief Utility Engineer and Woodlawn Utility District**
- 2. Approval of Grading and Drainage Plan by County Building and Codes.**

**Michael Long made a motion to approve the consent agenda. Seconded by Bill Kimbrough. All members voted in favor. Motion passes for approval.**

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**20. CASE NUMBER: SR - 36 - 2026 APPLICANT: Dark Leaf Properties**  
**DEVELOPMENT: The Warehouse**  
**LOCATION: Southeast corner of McClure Street and North Spring Street.**  
**TAX MAP(S): 066B PARCEL #(S): B 001.00**  
**PROPOSED USE: Retail & Office**  
**CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 1.42 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12**  
**ZONING: CBD - Central Business District**  
**# OF UNITS: n/a +/- SQ FOOTAGE: 16,361 +/-**

**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. Developer shall come to a formal building encroachment agreement with Clarksville Street Department, or a right-of-way abandonment shall be approved prior to final building inspection.**

**Michael Long made a motion to approve the consent agenda. Seconded by Bill Kimbrough. All members voted in favor. Motion passes for approval.**

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**21. CASE NUMBER: SR - 37 - 2026 APPLICANT: Charter Foods Inc.**  
**DEVELOPMENT: Long John Silver's Tiny Town Road**  
**LOCATION: 61+/- feet south of the Tiny Town Road and Tara Boulevard intersection.**  
**TAX MAP(S): 007 PARCEL #(S): 016.09 (p/o)**  
**PROPOSED USE: Restaurant**  
**CO. COMM. DISTRICT: 18 CITY COUNCIL WARD: 5 NUMBER OF ACRES: 0.78 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 3**  
**ZONING: C-5 - Highway & Arterial Commercial District**  
**# OF UNITS: n/a +/- SQ FOOTAGE: 2,244 +/-**

**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 from TDOT for the realignment of the travel easement and Tara Boulevard.**
- 4. Common Design Review Board approval.**

**Michael Long made a motion to approve the consent agenda. Seconded by Bill Kimbrough. All members voted in favor. Motion passes for approval.**

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**22. CASE NUMBER: SR - 38 - 2026 APPLICANT: CarMax Auto Superstores, Inc. CarMax Auto Superstores Inc.**  
**DEVELOPMENT: CarMax Clarksville**  
**LOCATION: South of the 101st Airborne Division Pkwy., at the current terminus of Merchants Blvd.**  
**TAX MAP(S): 041 PARCEL #(S): 063.00**  
**PROPOSED USE: Used auto sales and service**  
**CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 18.27 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6**  
**ZONING: C-5 - Highway & Arterial Commercial District**  
**# OF UNITS: n/a +/- SQ FOOTAGE: 7,737 +/-**

**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 and recording of Right-of-way dedication and plat.**

- 
23. CASE NUMBER: **SR - 39 - 2026** APPLICANT: **Chris Helle**  
DEVELOPMENT: **McCoy Group Clarksville**  
LOCATION: **At the northwest side of the intersection of Hornbuckle Road and Windemere Drive, +/- 300' north of M.L.K. Jr Pkwy (HWY 76)**  
TAX MAP(S): **063** PARCEL #(S): **046.04**  
PROPOSED USE: **Heavy Equipment Dealer**  
CO. COMM. DISTRICT: **2** CITY COUNCIL WARD: **10** NUMBER OF ACRES: **19.79 +/-**  
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 11**  
ZONING: **C-5 - Highway & Arterial Commercial District**  
# OF UNITS: **n/a +/-** SQ FOOTAGE: **33,289 +/-**

**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. If any dumpsters are used on the site in the future, they must be connected to the sanitary sewer.
4. CDE approval: Meet CDE requirements per CDE Lightband's design, at full cost to the Developer
5. Shall maintain Permanent Erosion Control in the test dirt/box area

**Michael Long made a motion to approve the consent agenda. Seconded by Bill Kimbrough. All members voted in favor. Motion passes for approval.**

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**24. CASE NUMBER: SR - 40 - 2026 APPLICANT: Providence Builders**  
**DEVELOPMENT: River Road Commercial**  
**LOCATION: At the intersection of, and in between, River Road and HWY 48**  
**TAX MAP(S): 101 PARCEL #(S): 190.00 191.00**  
**PROPOSED USE: Contractors Building**  
**CO. COMM. DISTRICT: 6 CITY COUNCIL WARD: NUMBER OF ACRES: 0.89 +/-**  
**GROWTH PLAN AREA: PGA CIVIL DISTRICT : 17**  
**ZONING: C-2 - General Commercial District**  
**# OF UNITS: n/a +/- SQ FOOTAGE: 2000 +/-**

**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 fire hydrant location by the Cunningham Utility District**
- 3. Approval from Montgomery County Fire Servic.**
- 4. Approval from the Department of Water Resources for septic area**
- 5. Recorded combination plat**

**Michael Long made a motion to approve the consent agenda. Seconded by Bill Kimbrough. All members voted in favor. Motion passes for approval.**

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**25. CASE NUMBER: V - 2 - 2026 APPLICANT: American Snuff American Snuff CO LLC/PTL Properties**  
**VARIANCE REQUEST:**  
**LOCATION: South of and adjacent to Guthrie Highway, approximately 1,140' south and west of the intersection Clear Springs Road and Guthrie Highway.**  
**ZONING: M-2 - General Industrial District**  
**GROWTH PLAN AREA: RA CIVIL DISTRICT : 1**  
**CORRESPONDING CASE:**

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

**STAFF RECOMMENDATION:**

**Valerie Guzman opened public hearing.**

**Cal Burchett spoke in favor stating this is the old Union Carbide building. The driveway was built in 1970's. The project started in September for us and only three properties currently use this driveway. This request also allows the County landfill property to not be landlocked by converting this to a county road. Some of the variances are there because the driveway has functioned this way since the seventies so no curb and gutter and a little less pavement width and the turn around is just a question of where would it make the most sense.**

**Jeff Tyndall asked if the twenty four foot of pavement exists the whole length, and had the County Highway Department signed off on this request.**

**Cal Burchett stated that was correct and they will continue to work with the County Highway Department as well as fill out the required construction documents when the time comes.**

**No one spoke against.**

**Public hearing was closed.**

**Eric Huneycutt made a motion for approval. Seconded by Bill Kimbrough.**

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

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26. CASE NUMBER: V - 3 - 2026 APPLICANT: American Snuff American Snuff CO LLC/PTL Properties

VARIANCE REQUEST:

LOCATION: South of and adjacent to Guthrie Highway, approximately 1,140' south and west of the intersection Clear Springs Road and Guthrie Highway.

ZONING: M-2 - General Industrial District

GROWTH PLAN AREA: RA CIVIL DISTRICT : 1

CORRESPONDING CASE:

Brad Parker presented the RPC Staff Report.

**STAFF RECOMMENDATION:**

Valerie Guzman opened public hearing.

Cal Burchett spoke in favor stating this is the old Union Carbide building. The driveway was built in 1970's. The project started in September for us and only three properties currently use this driveway. This request also allows the County landfill property to not be landlocked by converting this to a county road. Some of the variances are there because the driveway has functioned this way since the seventies so no curb and gutter and a little less pavement width and the turn around is just a question of where would it make the most sense.

Jeff Tyndall asked if the twenty four foot of pavement exists the whole length, and had the County Highway Department signed off on this request.

Cal Burchett stated that was correct and they will continue to work with the County Highway Department as well as fill out the required construction documents when the time comes.

No one spoke against.

Public hearing was closed.

Eric Huneycutt made a motion for approval. Seconded by Bill Kimbrough.

All members voted in favor. Motion passes for approval.

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27. CASE NUMBER: V - 4 - 2026 APPLICANT: Paul Collins  
VARIANCE REQUEST:  
LOCATION: Along the western frontage of Dotsonville Road, 1,600 +/- feet south of its intersection with York Rd  
ZONING: AG - Agricultural District  
GROWTH PLAN AREA: UGB CIVIL DISTRICT : 8  
CORRESPONDING CASE:

Brad Parker presented the RPC Staff Report.

**STAFF RECOMMENDATION:**

Valerie Guzman opened public hearing.

George Dial spoke in favor stating he was a representative of the LEAD group. A few months back we had support for a high density subdivision which didn't pass due to the request and public opinion. We rethought our plan and came up with lots that are five to ten acres and hope you will accept this request.

Cal McKay spoke in favor stating that County Fire had a problem with the length and cul-de-sac width so an intermediate cul-de-sac was added at the required length. No other departments had any objections.

Christine McNemar spoke against stating she lived off Dotsonville Road and a big issue with this development when it was heard at County Commission was the current 105% capacity of Liberty Elementary, not including any other recent rezonings. It seems there is also a preliminary plat approval for eighty six acres. By doing this small section now it will make it easier for the larger tract to be subdivided in the future. How many units are expected with this.

Jeff Tyndall answered that this tract is proposed to be subdivided into ten homes with areas left off for future development. The type of road they are proposing, a residential common access easement, caps at ten lots. Additional lots can be added if the road become a public one. The AG zoning allows for lots as small as 1.5 acres and this proposed development includes 5 acre tracts. After this variance the subdivision plat will have a public hearing.

Christine McNemar thanked Mr. Tyndall for the clarification and mentioned that the proposed development could also impact the nearby residents due to an increase in property taxes. A lot of the residents who came and spoke out against the rezoning were elderly and on a fixed social security income or retirement. Many of which had owned the land they were on for hundreds of years and they mentioned not being able to afford any additional raises.

Jeff Tyndall stated he couldn't speak to how the property taxes would effect the region but a common access easement is upheld by the residents which live there and use it. Our concern as staff is that is a lot of road to take care of for only ten lots.

Brad Parker read a statement into the record "to allow the flexibility of private road while minimizing the burden placed on the homeowners. An extension would place financial burden on the homeowners and could possibly cause delays to emergency services.

Christine McNemar asked about the residents off York road.

Jeff Tyndall responded that no one but the residents of this development would feel the burden of maintaining this private road.

Christine McNemar asked if it would effect when the properties are reassessed and cause the value of the properties nearby to rise.

Jeff Tyndall stated a private road would be assessed in relation to the properties with which it accesses not the surrounding properties.

Christine McNemar thanked Mr. Tyndall.

Bill Kimbrough made a motion for approval.

Seconded by Stacey Streetman.

All members voted in favor, motion passes for approval.

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- 28. CASE NUMBER: S - 21 - 2026 APPLICANT American Snuff American Snuff CO LLC/PTL Properties**  
**REQUEST: Preliminary Plat Approval of Grizzly Road Right-of-Way Dedication**  
**LOCATION: South of and adjacent to Guthrie Highway, approximately 1,140' south and west of the intersection Clear Springs Road and Guthrie Highway.**  
**TAX MAP(S): 015 015 PARCEL #(S): 007.00 (P/O) 007.04 (P/O)**  
**CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: NUMBER OF ACRES: 7.88 +/-**  
**GROWTH PLAN AREA: RA CIVIL DISTRICT : 1**  
**ZONING: M-2 - General Industrial District**  
**# OF LOTS: 0 +/-**

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

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

- 1. Approval by the County Highway Department of road and drainage plans, for drainage structures within the proposed rights-of-way, before construction begins on site.**
- 2. Approval of all utility plans by the Office of the Chief Utility Engineer.**
- 3. Approval from the Tennessee Department of Transportation (TDOT).**
- 4. Approval of V-2-2026 and V-3-2026 variance requests.**

**Valerie Guzman opened public hearing.**

**Cal McKay spoke in favor stating he was here for questions.**

**No one spoke against.**

**Public hearing was closed.**

**Michael Long made a motion for approval. Seconded by Stacey Streetman.**

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

- 
29. CASE NUMBER: **S - 22 - 2026** APPLICANT **Paul Collins**  
REQUEST: **Preliminary Plat Approval of Collins Way (Private Residential Common Access Easement)**  
LOCATION: **Along the western frontage of Dotsonville Road, 1,600 +/- feet south of its intersection with York Rd**  
TAX MAP(S): **053** PARCEL #(S): **202.00 (P/O)**  
CO. COMM. DISTRICT: **7** CITY COUNCIL WARD: NUMBER OF ACRES: **86.91 +/-**  
GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **8**  
ZONING: **AG - Agricultural District**  
# OF LOTS: **10 +/-**

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

**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 or Utility District Official.**
- 3. Approval of V-4-2026**

**Valerie Guzman opened public hearing.**

**Cal McKay spoke in favor stating he was here for questions.**

**No one spoke against.**

**Public hearing was closed.**

**Bill Kimbrough made a motion for approval. Seconded by Stacey Streetman.**

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

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**30. CASE NUMBER: SR - 2 - 2026 APPLICANT: Nick Madonia- Kimley-Horn  
DEVELOPMENT: Chase Bank Hilldale Heights  
LOCATION: At the southwest corner of Memorial Drive and Madison Street, extending south along Golf Club Lane +/- 40' beyond its intersection with Old Ashland City Road.TAX MAP(S): 080B PARCEL #(S): C 007.00  
PROPOSED USE: Freestanding Bank with ATM  
CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 0.75 +/-  
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12  
ZONING: C-2 - General Commercial District  
# OF UNITS: +/- SQ FOOTAGE: 3,432 +/-**

**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. Minor Plat Completed and Recorded.**
- 4. Approval from CDE Lightband.**

**Valerie Guzman opened public hearing.**

**Nick Madonia spoke in favor stating he was here for questions.**

**No one spoke against.**

**Public hearing was closed.**

**Stacey Streetman made a motion for approval. Seconded by Cindy Greene.**

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

- 
31. CASE NUMBER: 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  
CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 9 NUMBER OF ACRES: 15.80 +/-  
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6  
ZONING: C-5 - Highway & Arterial Commercial District  
# OF UNITS: N/A +/- SQ FOOTAGE: 59,954 +/-

Brad Parker presented the RPC Staff Report.

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

1. TVA right of way approval prior to Final Plat approval.
2. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required. In addition, the vehicle delivery entrance must meet adequate turning radius to accommodate truck ingress and egress, as approved by the Street Department.
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

Valerie Guzman opened public hearing.

Houston Smith spoke in favor stating he would let the opposition speak, but if the issue is traffic all traffic will exit and enter off 101st and Pea Ridge Road. Everything drains internally on this site or off to the Southeast Church. Those drainage patterns will be maintained. A lot of water comes from the North so that will have to be mitigated. A Street Department permit for grading and drainage still has to be obtained. Jimmy Brown spoke against stating he wasn't opposed to the facility itself but held concerns for the Pea Ridge Road traffic. In the design it appears the road will be widened to the first entrance. The deliveries or semis would more than likely come through the second entrance and it doesn't appear that is to be widened. A semi coming down Pea Ridge would be tight, hopefully those trucks don't come through Needmore which would be worse. My concerns are all about getting in and out especially with the semis.

Stacey Streetman stated she will have questions for Mr. Smith regarding Mr. Brown's concerns.

Billy Lang spoke against stating that area has drainage issues. The site plan only shows one basin running down Pea Ridge to Needmore. That will be a lot of water coming to the church, it would make sense to hold water on the parking lot and not the street. That water travels far and with the basin right outside my front door there are concerns about what happens if it backs up. Cal McKay did a study back in the day over it. Another dealership down the hill, a Publix, and this proposed development is a lot of surfaces that water can't be absorbed in.

Steve Morgan spoke against stating he owned the property by the dealership and that the water that travels through there shouldn't be under estimated. Currently, all the water from Keystone travels through his property and down to Pea Ridge making it flood. Not against this project, but don't want the water to be underestimated in this area.

Houston Smith rebutted stating that the road will be widened up to the second entrance of the site. Storm water treatment is planned under the parking lot, utilizing an existing depression.

Stacey Streetman asked about the water run off and mentioned its previous rezoning history as well as her experience growing up close to their at a family members house.

Houston Smith stated their would be storm water areas added to the site to hold water as well as those calculations will be checked during the grading process.

Public hearing was closed.

Stacey Streetman asked David Smith with the Clarksville Street Department about the road widening. David Smith, Clarksville Street Department, stated that it would be twelve foot in both directions.

**CMCRPC MEETING MINUTES**

Stacey Streetman stated the condition had that it may require widening off Pea Ridge.  
David Smith stated they had two rounds of comments one asking for road widening and after a conversation with Jimmy Brown those two foot travel lanes were added.  
Stacey Streetman stated it sounded like those concerns were still being raised.  
David Smith stated that those travel lanes extended to the rear of the property. An average of 18-19 feet is prevalent across Pea Ridge and that would be widened significantly.  
Jeff Tyndall stated that the current condition is that the street department was adequate widening, and a part of the motion made could be that it is a minimum of twenty four feet.  
Stacey Streetman stated that would work. Anytime a council member comes up and speaks for their dictrict as the City Council appointee their comments I do try and address at that time.  
Stacey Streetman made a motion for approval with the updated condition.  
Jeff Tyndall stated the proper motion would be a motion subject to the staff's recommendation and to require a improvement at minimum of twelve foot travel lanes on Pea Ridge Road.  
Seconded by Bill Kimbrough.  
All members voted in favor, motion passes for approval.

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32. CASE NUMBER: SR - 35 - 2026 APPLICANT: Chris Blackwell  
DEVELOPMENT: Liberty Storage Expansion  
LOCATION: The northwest corner of the intersection of Dover Road and Butts Drive  
TAX MAP(S): 053 PARCEL #(S): 006.00  
PROPOSED USE: Self Storage  
CO. COMM. DISTRICT: 11 CITY COUNCIL WARD: NUMBER OF ACRES: 3.52 +/-  
GROWTH PLAN AREA: UGB CIVIL DISTRICT : 8  
ZONING: C-5 - Highway & Arterial Commercial District  
# OF UNITS: n/a +/- SQ FOOTAGE: 14,575 +/-

Brad Parker presented the RPC Staff Report.

**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 or Utility District Official.

Valerie Guzman opened public hearing.

Cal McKay spoke in favor stating he was unsure what the objections were but this was fully approved for three buildings. The approvals have since expired and the building layout changed, the owner Chris Blackwell is present.

Beau Jensen spoke against stating he had three main concerns. First, is the security of the business. Currently traffic is entering on one lane Butts Lane to a second informal entrance to the storage units, instead of the widened entrance to the facility at the beginning of the road. This has led to the congregation of people at the storage facility who seem to be doing nefarious things. This raises safety concerns for the children who travel through the neighborhood. We appreciate the increase in landscaping seen on the plan, but we are wondering if it is possible to ask for a fence to surround the property to help protect the residents. Landscaping is probably not going to prevent vehicles from entering as they are already entering the property illegally through the grass. Secondly, it shows drainage into 830 Butts Drive, but I would hope a berm would be places as that directly effects my property.

Alexis Monday spoke against stating her home was a military family. Recently they noticed a van that is hanging out who doesn't seem to have a storage unit stays in the area by the storage unit and throws trash out. Currently, no fence is there just landscaping which lends no security or privacy.

Cal McKay stated he couldn't speak to the fence but originally the plan was to take all the drainage to the North and put it in the roadside ditch along Butts Drive.

Jeff Tyndall stated that the original approval only showed one driveway and it sounds like over time a second access has been added informally. Is it possible to cut that off.

Cal McKay stated he would leave that up to the property owner.

Jeff Tyndall stated that the original approval showed two entrances and widening all the way down and over time it sounds like that has been done informally although it wasn't on the final approved plan. Chris Blackwell stated they have been and it could be ditched and heavy landscaping added in.

Michael Long asked if Mr. Blackwell would consider a fence.

Chris Blackwell stated that he wouldn't be opposed to putting up a privacy fence on the North side.

Stacey Streetman asked if the landscaping could be traded off since he proposed a fence in it's place.

Brad Parker stated that the landscape ordinance allowed a mix of landscaping and a fence.

Stacey Streetman asked if that would be handled by the RPC staff or would it come back in front of the commission.

Brad Parker stated it would be her preference.

Chris Blackwell asked where exactly they would like the fence.

Stacey Streetman stated along the residents home off Butts Lane.

Bill Kimbrough asked if he didn't have to do the heavy landscaping would the fence be feasible.

Chris Blackwell stated he wasn't sure on the code regarding the fence.

**CMCRPC MEETING MINUTES**

**Michael Long asked if there was a way to do away with some of the foliage for the fence to be added.**

**Jeff Tyndall stated it could be conditioned in a way that the landscape plan come back in for staff or PRC board approval.**

**John Spainhoward stated that you can require a privacy fence, but because someone if its adjacent to a right of way the site distance has to be taken into consideration. The safest path forward would involve asking for the landscape plan to come back for approval.**

**Bill Kimbrough stated he wasn't saying it should be required but he wanted to know if it was feasible from a monetary stand point.**

**John Spainhoward stated there are some allowances for privacy fencing that reduces planting buffering.**

**Chris Blackwell stated he feels confident that the second entrance off Butts Lane will be fixed.**

**Public hearing was closed.**

**Bill Kimbrough made a motion for approval. Seconded by Eric Huneycutt.**

**All members voted in favor, except Michel Long who voted against. Motion passes for approval 6-1.**

**VI. OTHER BUSINESS:**

Stacey Streetman asked for Item F to be moved to the front of other business.

Jeff Tyndall presented.

Stacey Streetman made a motion to initiate a city zoning ordinance change.

Stacey Streetman asked about how the County could also begin the process.

Jeff Tyndall stated Mr. Harper needs to write him an email. This could possibly still pass at the same time.

Seconded by Cindy Greene. All members voted in favor. Motion passes for approval.

Stacey Streetman left the meeting at 4:19 p.m.

**A. Extension Request for Black Oaks PUD (Z-50-2023)**

John Spainhoward presented.

Eric Huneycutt made a motion for extension. Seconded by Cindy Greene.

All members voted in favor. Motion passes for an extension.

**B. Profit and Loss Statement**

Jeff Tyndall presented.

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

All members voted in favor. Motion passes for approval.

**C. Subdivision Regulation Update**

Jeff Tyndall presented.

Valerie Guzman opened public hearing.

David Smith, Clarksville Street Department. stating his only issue is with the bond section. The street department accepts bonds in lieu of. Development can't stop, so how is the Street Department to continue moving forward. It is not a City Ordinance and the only mention of it currently is in the Sub Reg's.

Jeff Tyndall replied that this was discussed with Sonny and the process would be expedited. If this conversation could've happened before the public hearing they could've sat down and explored options. If the concern is they couldn't accept bonds then the commission can ask for Chapter Seven to be left in.

The planning commission is not moving forward to accept any bonds on final plats.

David Smith responded that the attorney's recommendation was to ask for that section to be left in.

Jeff Tyndall stated that the bond section should be added to City Code and not just the Sub Reg's.

Currently, the bond is more of a performance bond while the Street Department is looking at it as a maintenance bond.

Joe VanDeusen stated he liked that traffic calming was being added to the subdivision regulations. Public hearing was closed.

Eric Huneycutt made a motion for approval excluding Chapter Seven. Seconded by Michael Long. All members voted in favor. Motion passes for approval.

**D. Release of Bond Request for The Flats Final Plat (S-109-2021)**

Jeff Tyndall presented.

Michael Long made a motion for release. Seconded by Eric Huneycutt. All members voted in favor. Motion passes for approval.

**E. Approve RPC FY27 Budget**

**F. Initiate City Zoning Ordinance Change with regard to Vape Shops / Tobacco Stores and add conditions to such uses**

**VI. PUBLIC COMMENT PERIOD:**

*For Items Not on the Agenda*

Public comment period was opened.


No one spoke.

Public comment period was closed.

Michael Long made a motion for dismissal. Seconded by Eric Huneycutt.

All members voted in favor. Meeting was adjourned at 4:29pm.

ATTEST:

 5/24/26  
Chairman Signature / Date

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