



CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION MEETING MINUTES

Date: May 26, 2026

Time: 2:00 PM

Members Present

**Jeff Henley
Stacey Streetman
Eric Huneycutt
Joe Smith
Bill Kimbrough**

Others Present

**Jeff Tyndall, Director of Planning
John Spainhoward, Deputy Director
Sam McCanna, Planner
Daniel Morris, GIS Manager
Drew Sturdivant, Administrative Assistant**

**Alex Morris, Co. HWY
David Smith CSD
Chad Alsbrooks, CSD
Ben Browder, CGW**

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

Approval of Minutes

Bill Kimbrough made a motion to approve the April 28, 2026 minutes as well as the May 12, 2026 Executive Session minutes. Seconded by Stacey Streetman. All members voted in favor, minutes were approved.

Announcements/Deferrals

Jeff Tyndall welcomed summer interns, Aiden and Aubrey for the RPC and the County Highway's summer intern.

Jeff Tyndall presented the following cases into the consent agenda for one month deferral: S-29-2026, SR-9-2026, SR-41-2026 (withdrawn), SR-42-2026, SR-44-2026, SR-45-2026, SR-46-2026, Z-6-2026 (withdrawn), Z-18-2026, Z-19-2026.

Stacey Streetman asked why SR-45-2026 was being deferred.

Jeff Tyndall answered that an email was sent out Friday to the applicant who at the time was agreeable to a deferral. Just before the meeting an email was received asking what conditions were present on the case, the response listed four to five items that needed to be addressed. With the small site size and the issues that need to be resolved with the Fire Department it may require the site to be altered. Additionally, CDE hasn't had the chance to comment.

Stacey Streetman stated that she assumed the Fire Department was present, could the Fire Department and CDE comment on that case here.

Stacey Streetman made a motion to remove SR-45-2026 from the consent agenda. Seconded by Joe Smith. All members voted in favor. Motion passes for approval.

Stacey Streetman made a motion to approve the deferrals and withdrawals. Seconded by Bill Kimbrough. All members voted in favor. Motion passes to approve the deferrals via consent agenda.

Jeff Tyndall explained the consent agenda procedure.

Sam McCanna presented the consent agenda: S-28-2026, SR-87-2025, SR-43-2026, SR-48-2026, SR-49-2026, SR-50-2026, AB-1-2026, AB-2-2026, AB-3-2026, AB-4-2026.

Members of the public asked for S-28-2026 and AB-3-2026 to be heard separately. Those items were removed from the consent agenda.

Bill Kimbrough made a motion to approve the consent agenda. Seconded by Joe Smith.

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: **S - 29 - 2026** APPLICANT **Meritage Homes**
REQUEST: **Final Plat Approval of Red River Ridge Phase II**
LOCATION: **East of Rudolphtown, accessed from Little Barn Drive**
TAX MAP(S): **064** PARCEL #(S): **020.00 (P/O)**
CO. COMM. DISTRICT: **2** CITY COUNCIL WARD: **10** NUMBER OF ACRES: **12.88 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **11**
ZONING: **R-1 - Single-Family Residential District**
OF LOTS: **60 +/-**

Jeff Tyndall presented the case into the consent agenda for deferral.

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

Deferred pending additional information for the Clarksville Street Department and the Clarksville Gas & Water Department. Please see department review comments below.

Stacey Streetman made a motion to approve the deferrals and withdrawals. Seconded by Bill Kimbrough.

All members voted in favor. Motion passes to approve the deferrals via consent agenda.

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2. 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 +/-**

Sam McCanna 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 from the Clarksville Street Department to include roadway improvements, grading and water quality and driveway access locations to the public right-of-way.**
- 3. TDOT Access Permit required.**
- 4. Minor plat required.**
- 5. Electrical plan approved by CDE Lightband**

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

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3. 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 +/-**

Jeff Tyndall presented the case into the consent agenda for deferral.

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

Previous recommended conditions for approval:

- ~~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~~
- ~~4. Access permit approval. Prior to issuing an Access Permit or allowing any ROW construction, the applicant must submit a supplemental engineering memo providing:~~
 - ~~-1. A formal Left-Turn Lane Warrant Analysis using standard AASHTO or TDOT nomographs.~~
 - ~~-2. An Intersection and Stopping Sight Distance Certification for the proposed driveway.~~

Stacey Streetman made a motion to approve the deferrals and withdrawals. Seconded by Bill Kimbrough.

All members voted in favor. Motion passes to approve the deferrals via consent agenda.

4. CASE NUMBER: **SR - 41 - 2026** APPLICANT: **Richie Rosebush**
DEVELOPMENT: **Zaxby's**
LOCATION: **2119 Lowes Drive**
TAX MAP(S): **041F** PARCEL #(S): **B 006.00 B 007.00 (P/O)**
PROPOSED USE: **Restaurant**
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **1.23 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**
ZONING: **C-3 - Regional Shopping Center District**
OF UNITS: **n/a +/-** SQ FOOTAGE: **n/a +/-**

Jeff Tyndall presented the case into the consent agenda for withdrawal.

STAFF RECOMMENDATION: WITHDRAWN

Stacey Streetman made a motion to approve the deferrals and withdrawals. Seconded by Bill Kimbrough.
All members voted in favor. Motion passes to approve the deferrals via consent agenda.

5. CASE NUMBER: **SR - 42 - 2026** APPLICANT: **Bill Mace Homes**
DEVELOPMENT: **Mace Horseshoe Commercial**
LOCATION: **Portion of a tract of land south of Tiny Town Rd and west of Jockey Dr. Approximately 900+/- ft west of the Tiny Town Rd and Jockey Dr intersection. Proposed access' will be from an extension of the current terminus of Calumet Dr to the west as well as from a new road to be built on the western frontage connecting to Tiny Town Rd.**
TAX MAP(S): **018** PARCEL #(S): **016.00 (P/O)**
PROPOSED USE: **Commercial**
CO. COMM. DISTRICT: **18** CITY COUNCIL WARD: **8** NUMBER OF ACRES: **4.45 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **n/a +/-** SQ FOOTAGE: **42,600 +/-**

Jeff Tyndall presented the case into the consent agenda for deferral.

STAFF RECOMMENDATION: DEFER FOR 30 DAYS

Pending Common Design Overlay application and hearing

Stacey Streetman made a motion to approve the deferrals and withdrawals. Seconded by Bill Kimbrough.

All members voted in favor. Motion passes to approve the deferrals via consent agenda.

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6. CASE NUMBER: **SR - 43 - 2026** APPLICANT: **BJ Properties**
DEVELOPMENT: **Keystone Villas**
LOCATION: **West of and adjacent to Denny Rd, approximately 280' southwest of the intersection of Madison St. and Denny Rd.**
TAX MAP(S): **081H** PARCEL #(S): **E 013.02**
PROPOSED USE: **Multifamily**
CO. COMM. DISTRICT: **21** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **6.63 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **11**
ZONING: **R-4 - Multiple-Family Residential District**
OF UNITS: **51 +/-** SQ FOOTAGE: **n/a +/-**

Sam McCanna 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.**

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

7. CASE NUMBER: **SR - 44 - 2026** APPLICANT: **Courtney Lynch (DMG) Bill Belew**
DEVELOPMENT: **Proposed Retail**
LOCATION: **South of and adjacent to Tiny Town Rd., approximately 1,680 feet east of the intersection of Tiny Town Rd. and Tower Dr.**
TAX MAP(S): **018** PARCEL #(S): **016.00 (P/O)**
PROPOSED USE: **Retail**
CO. COMM. DISTRICT: **18** CITY COUNCIL WARD: **8** NUMBER OF ACRES: **25.04 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **n/a +/-** SQ FOOTAGE: **181, 236 +/-**

Jeff Tyndall presented the case into the consent agenda for deferral.

STAFF RECOMMENDATION: DEFER FOR 30 DAYS

Pending Common Design Overlay application and hearing

Stacey Streetman made a motion to approve the deferrals and withdrawals. Seconded by Bill Kimbrough.

All members voted in favor. Motion passes to approve the deferrals via consent agenda.

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8. CASE NUMBER: **SR - 46 - 2026** APPLICANT: **Greg Guinn**
DEVELOPMENT: **McAdoo Creek Townhomes**
LOCATION: **South of and adjacent to HWY 41A S, east of and adjacent to McAdoo Creek Road, approximately 280' south of the intersection of McAdoo Creek Road and HWY 41A S**
TAX MAP(S): **087** PARCEL #(S): **008.00**
PROPOSED USE: **Multifamily**
CO. COMM. DISTRICT: **3** CITY COUNCIL WARD: NUMBER OF ACRES: **5.75 +/-**
GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **11**
ZONING: **R-4 - Multiple-Family Residential District**
OF UNITS: **84 +/-** SQ FOOTAGE: **129,864 +/-**

Jeff Tyndall presented the case into the consent agenda for deferral.

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

Pending Traffic Study completion and acceptance by Highway Dept

Stacey Streetman made a motion to approve the deferrals and withdrawals. Seconded by Bill Kimbrough.

All members voted in favor. Motion passes to approve the deferrals via consent agenda.

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9. CASE NUMBER: **SR - 48 - 2026** APPLICANT: **Singleary Construction LLC**
DEVELOPMENT: **Whitfield Center Triplex**
LOCATION: **A parcel located on the western frontage of Whitfield Rd 180 +/- ft to the south of the Needmore Rd and Whitfield Rd Intersection.**
TAX MAP(S): **031** PARCEL #(S): **013.02 053.00 (p/o)**
PROPOSED USE: **Triplex buildings on individual lots**
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **9** NUMBER OF ACRES: **0.64 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**
ZONING: **R-3 - Three Family Residential District**
OF UNITS: **6 +/-** SQ FOOTAGE: **N/A +/-**

Sam McCanna 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 from the Clarksville Street Department to include roadway improvements, grading and water quality and driveway access locations to the public right-of-way.**
- 3. Final Plat completed (S-30-2026)**
- 4. Electrical plan approved by CDE Lightband**

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

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10. CASE NUMBER: **SR - 49 - 2026** APPLICANT: **CSDG- Jeremy Westmoreland**
DEVELOPMENT: **Legends Bank**
LOCATION: **Southwest corner of Jefferson Street and N. 1st Street intersection.**
TAX MAP(S): **066G** PARCEL #(S): **A 006.00**
PROPOSED USE: **Office Building**
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **1.85 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 12**
ZONING: **CBD - Central Business District**
OF UNITS: **n/a +/-** SQ FOOTAGE: **26,500 +/-**

Sam McCanna 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. Approved Electrical Plan from CDE Lightband.**

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

**11. CASE NUMBER: SR - 50 - 2026 APPLICANT: Clarksville Veterans Company, LLC
DEVELOPMENT: Clarksville TN VA Outpatient Clinic
LOCATION: Along the northeast frontage of Spring Creek Parkway, +/- 1400' north of Wilma Rudolph Boulevard, extending to the west frontage of Fair Brook Place, +/- 800' north of Wilma Rudolph Boulevard**

TAX MAP(S): 032 PARCEL #(S): 013.00 014.07

PROPOSED USE: VA Outpatient Clinic

CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: 12 NUMBER OF ACRES: 54.13 +/-

GROWTH PLAN AREA: CITY CIVIL DISTRICT : 2

ZONING: C-2 - General Commercial District C-5 - Highway & Arterial Commercial District

OF UNITS: n/a +/- SQ FOOTAGE: 258,210 +/-

Sam McCanna 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. CDE approval: Meet CDE requirements per CDE Lightband's design, at full cost to the Developer**
- 4. Combination deed needed. Approved accesses by CSD to Spring Creek Parkway, pending completion of Spring Creek Parkway ROW**
- 5. Approval by CTS director for public transportation circulation**

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

12. CASE NUMBER: **AB - 1 - 2026** APPLICANT: **Montgomery County Highway Dept**
REQUEST: **Partial ROW Abandonment of Cunningham Ridge Road**
LOCATION: **A portion of Cunningham Ridge Road, 0.89 +/- miles. 0.41 +/- miles (2,160 +/- ft) to remain.**
TAX MAP(S): **078 078** PARCEL #(S): **027.00 026.00**
REASON FOR REQUEST: **This portion of road only serves one property owner beyond this point.**
CO. COMM. DISTRICT: **6** CITY COUNCIL WARD: NUMBER OF ACRES: **4.3 +/-**
GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **13**
ZONING: **M-2 - General Industrial District R-1 - Single-Family Residential District RM-2 - Single Family Mobile Home Residential District**
LENGTH OF ROAD: **0.89 +/- Miles** ROAD WIDTH: **40 +/- Feet**

Sam McCanna presented the case into the consent agenda.

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

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

**13. CASE NUMBER: AB - 2 - 2026 APPLICANT: Montgomery County Highway Dept
REQUEST: ROW Abandonment of Grimes Road
LOCATION: Entire length of Grimes Road, 0.1 +/- miles.
TAX MAP(S): 147 PARCEL #(S): 006.00
REASON FOR REQUEST: This road only serves one property and is not needed.
CO. COMM. DISTRICT: 6 CITY COUNCIL WARD: NUMBER OF ACRES: 0.42 +/-
GROWTH PLAN AREA: RA CIVIL DISTRICT : 16
ZONING: AG - Agricultural District
LENGTH OF ROAD: 0.10 +/- Miles ROAD WIDTH: 35 +/- Feet**

Sam McCanna presented the case into the consent agenda.

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

- 1. Approximately 50 ft to remain as a private drive.**

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

14. CASE NUMBER: **AB - 4 - 2026** APPLICANT: **Montgomery County Highway Dept**
REQUEST: **Partial ROW Abandonment of Moore Road**
LOCATION: **A portion of Moore Road, 0.35 +/- miles. 0.20 +/- mi to remain.**
TAX MAP(S): **067 067** PARCEL #(S): **015.00 016.00**
REASON FOR REQUEST: **This portion of road is not suitable for development and only serves one property owner beyond this point.**
CO. COMM. DISTRICT: **6** CITY COUNCIL WARD: NUMBER OF ACRES: **1.02 +/-**
GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **13**
ZONING: **M-2 - General Industrial District**
LENGTH OF ROAD: **0.35 +/- Miles** ROAD WIDTH: **24 +/- Feet**

Sam McCanna presented the case into the consent agenda.

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

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

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15. CASE NUMBER: S - 28 - 2026 APPLICANT CHM Clarksville LLC
REQUEST: Revised Preliminary Plat Approval of Autumnwoods Farms
LOCATION: South of and adjacent to Tiny Town Road, east of Caroline Drive, north of the current terminus of Autumnwood Blvd.
TAX MAP(S): 018 018 PARCEL #(S): 016.00 016.07
CO. COMM. DISTRICT: 18 CITY COUNCIL WARD: 8 NUMBER OF ACRES: 91.40 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT :
ZONING: R-2 - Single-Family Residential District R-4 - Multiple-Family Residential District
C-5 - Highway & Arterial Commercial District
OF LOTS: 13 +/-

Sam McCanna 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 from the Clarksville Street Department to include roadway improvements, grading and water quality and driveway access locations to the public right-of-way.
3. TDOT Access Permit required.
4. Common Design Review Board approval.
5. Meet CDE requirements per CDE Lightband's design, at full cost to the Developer.
6. A paved 10' multi-use pathway shall be installed along Autumnwood Blvd. and Horseshoe Cave Dr.

Jeff Henley opened public hearing.

?? Kendall spoke in favor representing the development as it's part of a bigger project coming forward in a Site Plan soon. Here to answer any questions.

Lenore Erickson spoke against stating she can see the property from her kitchen window. The concern lies in the roundabout on Autumnwood Drive and what happens to Carolyn Drive. This case is connected to SR-44-2026. Five parcels against along Tiny Town currently. The travel easement should be Carolyn Drive. It seems the developer doesn't want to build a street that complies with drainage and sidewalks and such. SR-44-2026 states it is a retail business, if it has loading docks then they should not be using a round about on Autumnwood Drive. The intersection should be Autumnwood Drive North and South through street. Carolyn Drive would have stop signs. North of the intersection would be a three lane drive to allow traffic to turn left or right onto Tiny Town. The hospitals proposed round about is inconsistent with how the overall farm should be used. Another thousand or so apartments could come on this lot South of the hospital. Carolyn Drive should run from Tower Road to Horseshoe Cave Road. The bus should turn from Moonbeam with a stop at Moonbeam and Carolyn Drive to service the two hundred and fifty apartments or Autumnwood West. Then it should turn left on Carolyn Drive with a stop at Autumnwood Drive to service the residences South of the intersection. Then it should service the hospital, and turn left onto Horseshoe Drive to make it back to Tiny Town. It is important to have a bus service the hospital and it cannot due that if the hospital is service drive and not a complete street. Please defer this request until the cases can be heard together. Don Kendall rebutted stating they were late to the party and that Mr. Belew had a original preliminary tract and a traffic study with improvements that are now shown on the plat. It is out understanding the round about was a request made by the Planning Commisison. The development needs a travel easement to work sufficiency. A letter was provided to show the change that is being proposed and wouldn't cause issues with the two public roads. The hospital is not far in their plans but they did voice that they want a travel easement.

Public hearing was closed.

Jeff Tyndall commented that this is the third version of the plat. Orignally, the round about wasn't poposed but after several traffic studies and talks with department heads a round about was decided for the major businesses coming. The primary entrance to most of these parcels isn't off Tiny Town, but off the back it will be a three lane private road. That road will be constructed to City standards. It will connect to a four way intersection. This accommodates East and West traffic along Tiny Town and allows the two bigger users to work with the parking lot and building arrangement they need to make this happen.

Bill Kimbrough made a motion for approval. Seconded by Joe Smith.

All memebbers voted in favor, motion passes for approval.

CMCRPC MEETING MINUTES

16. CASE NUMBER: AB - 3 - 2026 APPLICANT: Montgomery County Highway Dept
REQUEST: Partial ROW Abandonment of Perry Road
LOCATION: A portion of Perry Road, 0.52 +/- miles. 0.23 +/- mi (1,210 +/- ft) to remain.
TAX MAP(S): 118 PARCEL #(S): 011.00
REASON FOR REQUEST: This portion of road is not suitable for development and only serves one property owner beyond this point.
CO. COMM. DISTRICT: 6 CITY COUNCIL WARD: NUMBER OF ACRES: 1.89 +/-
GROWTH PLAN AREA: RA CIVIL DISTRICT : 19
ZONING: AG - Agricultural District
LENGTH OF ROAD: 0.52 +/- Miles ROAD WIDTH: 30 +/- Feet

Sam McCanna presented the RPC Staff Report.

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

Jeff Henley opened public hearing.

Bill Kimbrough asked if the County Highway Department would come speak.

Alex Morris, County Highway Department, spoke in favor stating the portion being abandoned is not suitable for any future development and only serves one parcel which makes it private. This road is a part of a long list of roads from 2014 that wasn't abandoned appropriately. It's not reasonable for us to send tractors down there to mow or trucks to salt. Us abandoning it allows the property owner to do so as they wish.

Wade Hadley spoke against and presented Exhibit #1. His concern is that the property is his families and in the future they would like the opportunity to someday build on the property. After this abandonment there will only be fifty foot of road frontage which would only allow for two flag lots in the future. They would like to road to be left as is. The County is not maintaining the last three hundred and fifty feet it shouldn't be abandoned. They did recently back top from the highway to fifty feet past the property line which is appreciated.

Alex Morris rebutted stating that Mr. Hadley can still do what he wants to do but he would have to rebuild the road back as is standard with new property subdivisions. Anyone who wants to subdivide or build can, they just must develop the road out.

Jeff Tyndall stated that the map shows the divide going through the road Perry, while the Property Assessor's office shows something different. Would it be possible to defer this one month to see if there is some space between the zero feet that the Highway Department is proposing and the four hundred feet Mr. Hadley proposed.

Alex Morris stated he would present that to Jeff Bryant.

Public hearing was closed.

Joe Smith made a motion for a one month deferral. Seconded by Bill Kimbrough.

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

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17. 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**

Jeff Tyndall presented the case into the consent agenda.

STAFF RECOMMENDATION: WITHDRAWN

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

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18. 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

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 proposed C-5 Highway & Arterial Commercial District aligns with the Corridor Commercial future land use designation for this parcel.

The intersection of Merchants Blvd. and Wilma Rudolph Blvd. currently has some safety and traffic flow concerns, particularly with northbound / left turn movements.

Both the current zoning and the proposed zoning permit uses with similar traffic generation characteristics.

Jeff Henley opened the public hearing.

No one spoke.

Public hearing was closed.

Joe Smith made a motion for approval. Seconded by Stacey Streetman.

All members voted in favor. Motion passes for approval.

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- 19. CASE NUMBER: Z - 17 - 2026 APPLICANT Marvin Pitts**
REQUEST: M-2 - General Industrial District to C-5 - Highway & Arterial Commercial District
LOCATION: A parcel located on the Northern frontage of Kraft St, 780 +/- feet west of the Kraft St and College St Intersection.
TAX MAP(S): 055M PARCEL #(S): A 015.00
REASON FOR REQUEST: To make the current business compliant with zoning and to conform with zoning in the general area.
CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: .85 +/-
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 proposed C-5 Highway & Arterial Commercial District has usable frontage along an arterial highway, SR 13, also known as Kraft Street and also aligns with the Commercial & Industrial Hybrid future land use designation for this area.

It should be noted that both the C-5 Highway & Arterial Commercial District & M-1 Light Industrial District align with the Commercial & Industrial Hybrid future land use designation for this area.

Jeff Henley opened public hearing.

No one spoke.

Public hearing was closed.

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

All members voted in favor, motion passes for approval.

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20. CASE NUMBER: Z - 18 - 2026 APPLICANT Faith Investments
REQUEST: O-1 - Office District to C-5 - Highway & Arterial Commercial District
LOCATION: A parcel of land located on the western frontage of Alpine Dr, 670 +/- feet south of the intersection of West Dunbar Cave Rd and Alpine Dr.
TAX MAP(S): 056H PARCEL #(S): A 007.00
REASON FOR REQUEST: To better align with surrounding uses in area.
CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 9 NUMBER OF ACRES: .61 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12

Jeff Tyndall presented the case into the consent agenda for deferral.

STAFF RECOMMENDATION: 1 Month Deferral at the Request of the Applicant

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

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21. CASE NUMBER: Z - 19 - 2026 APPLICANT Estate of Jason Feltner, Bob Yates Executor
REQUEST: AG - Agricultural District to R-2A - Single-Family Residential District R-4 -
Multiple-Family Residential District R-5 - Residential District
LOCATION: A large tract of land consisting of two parcels with frontage on the western edge
of Ted A. Crozier Blvd and split by Dunlop Ln running east to west.
TAX MAP(S): 040 041 PARCEL #(S): 001.01 026.00
REASON FOR REQUEST: To allow for a multi-use development
CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 134.02 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6

Jeff Tyndall presented the case into the consent agenda for deferral.

STAFF RECOMMENDATION: 1 Month Deferral at the Request of the Applicant

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

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22. CASE NUMBER: Z - 20 - 2026 APPLICANT Tonya Bosley
REQUEST: R-1 - Single-Family Residential District to C-5 - Highway & Arterial Commercial District
LOCATION: A parcel located at the northwest corner of the Rossvie Rd and Bosley Ln intersection
TAX MAP(S): 057 PARCEL #(S): 012.00
REASON FOR REQUEST: For a retail building and a child care facility
CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 4.41 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6

John Spainhoward presented the RPC Staff Report

STAFF RECOMMENDATION: Disapproval

This request is not consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.

The proposed C-5 Highway and Arterial Commercial zoning classification does not align with the site's future land use designation of Mixed Residential Neighborhood. The C-5 district permits a broad range of auto-oriented commercial uses, many of which may be incompatible with adjacent residential development patterns and nearby schools.

Bill Kimbrough asked if the commissioners voted in favor of the rezoning request at its last hearing.

John Spainhoward answered that they voted in favor of the C-2 zoning request.

Joe Smith asked if City Council turned down the C-2 request because of the multifamily possibility.

John Spainhoward stated he believed that was correct.

Joe Smith asked if there was another commercial zoning district that would allow a daycare.

John Spainhoward answered that there could be, but it's limited to the total number of acreage. C-1 may allow it but it has a two acre max.

Bill Kimbrough asked if both the staff and the commission approved the C-2 rezoning request, and the problem with the C-5 is that anything and everything could be placed on the property.

John Spainhoward answered yes that C-5 has more intensive uses that aren't compatible with the residential neighbors and school itself.

Joe Smith stated that this didn't have any residential neighbors. We approved C-5 across the street, it's surrounded by fields and commercial uses.

Jeff Tyndall responded that when the Comprehensive Plan was developed years ago neither of the C-5 parcels, the storage units or the multifamily, had been developed. Keeping in mind the previous R-4 applications that area had received in the last several years to the East the thought was that these parcels would be good multi family to encourage walking to school with possible commercial on the road frontage portion. The future land use map hasn't exactly been followed, which is why the property to the east is C-5 which we were possibly against. This is the last piece besides the school before the neighborhood to the West. We thought C-2 was appropriate last time, the board may believe this request is appropriate, but we still think C-5 is a little too much next to the school. The intended use is daycare and strip mall which could happen in C-2 or C-5.

Joe Smith stated that the use hasn't changed, strip mall and daycare. The daycare may benefit the school even though the school won't allow access to the driveway. They still have the same plan, and while C-2 may scare City Council because of the apartments if C-5 is the only avenue and it's adjacent to C-5 then I feel like it should get a motion for approval.

Jeff Tyndall commented that they need to have public hearing and during that time he would look into the Zoning Ordinance to see if they have other options.

Joe Smith asked if he could see if C-4 would be available for daycare.

Stacey Streetman asked if the original request had retail or if it was just daycare.

Jeff Tyndall stated the mock up showed two buildings on site. Retail on the front and daycare in the back.

CMCRPC MEETING MINUTES

Stacey Streetman commented that she offered the opportunity for the applicant to submit the application as a PUD, but it was not supported by the City Council members.

Jeff Tyndall added that the rendering had two buildings on it.

Stacey Streetman stated that C-5 does increase the uses of a commercial business and it is directly in front of the school. It may be more appropriate to wait on the Zoning rewrite.

Jeff Henley opened public hearing.

Jason Herrington spoke in favor stating the original applicant had C-2 and was going to do multi family. They now just want C-5 to do retail and a daycare facility.

Stacey Streetman asked if they were new applicants from the last submittal.

Jason Herrington stated they were and had no intentions for apartments, this would be a daycare similar to one that is already running on Rockfield.

Jeff Parnell spoke in favor stating he was the listing agent for the property. His job is to see what is possible to be built on the property and can they find a buyer for that. The first call was made to Joe Shakeenab to try and figure out what was desired there. The reality was the residents didn't want anymore residential on the property. The buyer they found wanted to do retail and a child care facility and yet they wanted to ask for C-2. So, when it came to City Council they said they wouldn't support any C-2 proposal on the site and they turned it down. They have found a new buyer who understands the request has to be C-3 or C-5 with no residential component. The owner has been trying to get this approved for years, this is a good use of the property. We are doing what we have been asked to.

Joe VanDeusen spoke against stating that many communities around Tennessee that have allowed high volume automobile businesses to develop around schools and it's resulted in more pollution. Zoning doesn't change unless asked for. So, in twenty years it will still be zoned C-5 even if the daycare is no more. You have to think long term, not the next few years. The Comprehensive Plan reserves this for mixed residential neighborhood not automobile dependent, not automobile dependent uses. Few places allow for mixed use residential, but schools are a very common destination for both people working there and students commuting by walking. This is the easiest and cheapest way to achieve this, so please vote no.

Eric Claunch spoke against stating he has received a couple emails about this and residents of this area don't want C-5. While we do need a daycare facility, do we need another strip mall in front of a school. Public hearing was closed.

Stacey Streetman made a motion for disapproval the request is inconsistent with the overall goals and objectives of the Clarksville-Montgomery County Comprehensive Plan.

Motion falls for a lack of a second.

Joe Smith commented that they have a case of you can't make everyone happy. When Joe Shakeenab spoke on this case last time his constituents didn't want residential. While the Comprehensive Plan shows mixed residential neighborhood half of the area shown on the map is already zoned C-5. A gentleman spoke that it should be residential so they can walk to the school. If the constituents last year said they didn't want residential, but the zoning only allows daycare in specific zoning is there a way to have a variance on that. So that in C-3 or C-4, a less intensive commercial zoning, they could operate their day care facility. Two separate applicants have asked for the ability to have a daycare facility. City Council turned it down after a recommendation from this body because it was a lower intensity use commercial. Now we are back and its commercial only, and you don't want it to be this intensive of a commercial district. They want to do a daycare which personally seems to be an appropriate use in front of a school.

Jeff Tyndall answered that child care centers are allowed in C-1, C-2, C-3, and C-5. The problem with C-1 is you can't zone more than two acres at a time. C-2 allows multi family. C-3 is not an appropriate zoning as you see that out by the mall primarily. We usually don't rezone to C-3, in the future C-3 will be more compatible in the new zoning ordinance. Now the retail aspect is permitted in C-2, C-3, and C-5. They are caught in a rock and hard place. We said go ahead last time, City Council said no. This time we are sticking to the Comprehensive Plan guidelines like usual.

Joe Smith asked why C-3 wouldn't work.

Jeff Tyndall answered that they haven't zoned anything to C-3 but the Freedom Farms project since he's been there. It's considered a regional commercial center.

Jeff Henley asked if it allowed daycares.

Jeff Tyndall stated it appeared so.

Joe Smith asked if it was allowed with their acreage, or if they could request C-1, get a waiver to allow for more acreage than what is allowed to be rezoned.

John Spainhoward stated that the applicant stated they didn't have the month to defer. Any change of zoning requests means the process must restart. That is important to note. The path forward happened after the City Council meeting last time. A PUD application would've locked in the use they specified and that opportunity was voted down as well. It would lock in not only the use but also the site plan. It takes three quarters of council to allow for the PUD and that wasn't how it played out. We have a Land Use Plan we follow.

Joe Smith made a motion for approval based on its an extension of the commercial zoning to the East. Seconded by Eric Huneycutt.

All members voted in favor except Stacey Streetman who voted against. Motion passes for approval 3-1.

CMCRPC MEETING MINUTES

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23. CASE NUMBER: Z - 21 - 2026 APPLICANT Todd Morris
REQUEST: M-1 - Light Industrial District to C-5 - Highway & Arterial Commercial District
LOCATION: A parcel located on the western frontage of Industrial Dr, 700 +/- FT to the north of the West Dunbar Cave Rd and Industrial Dr intersection.
TAX MAP(S): 056A PARCEL #(S): D 002.00
REASON FOR REQUEST: To be more compatible with surrounding areas.
CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 9 NUMBER OF ACRES: 1.07 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12

John Spainhoward presented the RPC Staff Report.

STAFF RECOMMENDATION: Disapproval

This request is not consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.

The request for C-5 Highway & Arterial Commercial District does not have frontage on an arterial highway & the nearest arterial highway is Wilma Rudolph Blvd., which is over a quarter of a mile away from this parcel.

It should be noted that M-1 Light Industrial District is currently being reviewed as part of the Zoning Ordinance Rewrite project & it is likely that the available uses within the M-1 district will be expanded to allow a slightly wider range of uses that are appropriate in a light industrial setting.

Bill Kimbrough stated he noticed that C-5 was currently on the lower side of the zoning map. Was that rezoned recently.

John Spainhoward answered that was in the last few months and the staff recommendation was for disapproval but it did pass at City Council.

Jeff Henley opened public hearing.

Larry Rocconi spoke in favor stating that this application came about due to the recent rezoning of C-5 of a nearby property. Currently Mr. Morris uses this as an office, with some intended expansion it may make them un compliant. Which is why the C-5 was requested. Discussions were had about mending the zoning request with RPC staff but due to not being able to get in contact with Mr. Morris we do need the case to move forward to City Council. Anyone familiar with the area knows that those intensive zoning districts aren't really being utilized here and vice versa. Here for any questions.

No one spoke against.

Public hearing was closed.

Joe Smith stated that again it looks like the Comprehensive Plan is at odds with the request being made. This is shown as a commercial industrial hybrid area, that is majority industrial except one parcel that was approved less than a year ago. If we are going to follow Commercial Industrial hybrid then we probably need some Commercial zoning districts. It may not need to be this intense but the whole area is labeled commercial industrial hybrid. This location seems appropriate as it is a feeder road to commercial areas.

Jeff Tyndall stated in the future code rewrite we are trying to align this better, we will continue to work with Codes to see how best to move forward. Contractors offices are allowed in M-1 right now.

Bill Kimbrough made a motion for approval the request is consistent with another approved C-5 parcel close to this one in the last five months. Seconded by Eric Huneycutt.

All members voted in favor. Motion passes for approval.

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24. 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 Rossvie 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

John Spainhoward presented the RPC Staff Report.

STAFF RECOMMENDATION: Disapproval

This request is not consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.

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.

Presently, multiple developments within the area have been conditioned to proceed in phases or at a reduced pace through the Planned Unit Development (PUD) process and residential development limitations, in recognition of existing infrastructure constraints. Given the current roadway capacity limitations and the need to maintain consistency with the Comprehensive Plan's infrastructure coordination objectives, additional zoning approvals that would intensify development are not recommended at this time.

The proposed C-5 Highway and Arterial Commercial zoning classification does not align with the site's future land use designation of Suburban Neighborhood. The C-5 district permits a broad range of auto-oriented commercial uses, many of which may be incompatible with adjacent residential development patterns and nearby schools.

A less intense commercial zoning classification could be considered for this site once roadway infrastructure improvements are nearing completion.,

Jeff Henley opened public hearing.

Bill Beach spoke in favor stating he was the Owner of Beach Oil. They are under contract for this property. The plan is to build a neighborhood convenience store as the closest one is three miles away. I understand the traffic concerns but we feel that it will help to eliminate some of the trips to the nearest store. We feel this is a good use of the property. Development would take twelve or so months. Kirkwood Road is planned to be four lanes with a turning lane.

Teresa McCraw spoke in favor stating this was her farm. We decided to go with the plan Bill presented. Stating she didn't don't understand all this but this will be four to five lanes and have a sidewalk. The whole corner will eventually have sidewalks all the way around it. The State is currently working on the road. A lot of homes are planned for this area so not sure why this is an issue.

Joe VanDeusen spoke against stating that sprawl has to stop somehow. This is a situation that doesn't align with the future designation just like the previous case. Yet again the request is for C-5 right next to a school, a less intensive use would be more appropriate for this land. C-5 encourages sprawl to the point where it could be another Wilma Rudolph. We have to think about 10-20 years down the road. This community has a budget crisis and every time commercial land is approved further and further out we incentive people to develop further out which we can't pay for
Public hearing was closed.

Joe Smith asked if any less intensive commercial uses could do a convenience store.

Jeff Tyndall stated he would check and believed C-1 could. The Staff's objection is not to the end use, as they mentioned 1,300-1,400 units are planned, it is a matter of timing with Rossvie Road improvements in TDOT's five year plan.

CMCRPC MEETING MINUTES

Joe Smith stated that is where he would disagree with the gentlemen who just spoke. Yes, there are dense pockets of residential in the County that is where commercial should be. It shouldn't be out of control, but it could reduce trips back to town.

Jeff Tyndall stated it was permitted on conditions in C-1 in the County. Conditions would be a max of 25,000 gallon storage capacity. No pumps within fifty feet of a residential district, fifteen feet of any right of way, and no structure located within twenty five feet of a residential district. C-1, C-2, and C-5 would all be appropriate zoning requests.

Joe Smith made a motion for a one month deferral.

Seconded by Stacey Streetman.

All members voted in favor. Motion passes for approval.

25. 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 +/-

Sam McCanna 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. Meet CDE requirements per CDE Lightband's design, at full cost to the Developer.

Jeff Henley opened public hearing.

Houston Smith spoke in favor stating this is a small subdivision that is an extension of an existing stub road with ten total lots with one being the existing home. This plan meets the requirements and all regulations.

Jacob Yoquet spoke against stating that the proposed sewer line is running through his and his neighbors properties. The slope of their yards is very steep and they have concerns regarding how the required sewer pitch would be achieved with extensive digging and excavation which creates lasting impacts to their yards and behind the homes. A 150 foot TVA Easement as well as a drainage easement exists behind the properties, additionally disturbing the land behind the homes may disrupt current storm water drainage and increase the flooding risk. Once drainage problems are created homeowners are left with the consequences. Finally, the value of having a tree lined backyard adds privacy, protects wild life, and preserves the character of the neighborhood. Many people purchased these homes due to the natural buffer. Growth is a part of the community but should not become a problem of the existing homeowners. Respectfully ask for a denial of this application.

Everett Skinner spoke against stating that the concern is the proposal of where the sewer will run which is off Sunbelt. If he is on sewer then why isn't an extension being made from that sewer line and not the one that runs through his property. Another concern is that TVA is planning on running the electrical lines currently above the property and putting them below the ground at the end of 2026 where the sewage line is going will be right through that TVA easement. Finally, the other concerns the last speaker spoke on are shared concerns of the both of us. Is the zoning changing.

Jeff Henley stated the property was already zoned correctly for the residential development.

Everett Skinner added that several times a day they see semis loading or unloading pallets which are right on Lot 1 shown on the plat. If this is zoned residential why are they allowed to do this. It goes on from midnight to three am.

Jeff Henley stated that would be a matter that needs to be called to the attention of the Clarksville Building & Codes Department.

Everett Skinner stated that it was a huge concern.

Houston Smith rebutted stating that the existing home on Sunbelt is on septic and that no sewer runs down Sunbelt. There is a platted utility easement running down the houses to the East, so those easements are left in place to make connections like this. TVA did comment on this case, but unsure about the underground line potential.

Public hearing was closed.

Sam McCanna stated that a TVA easement is nearby but seems to be unaffected and no further comments would be needed by them. As a part of the final steps in the subdivision process TVA will sign off on this right-of-way.

CMCRPC MEETING MINUTES

Jeff Tyndall stated that a representative from Gas and Water is present if more questions about the sewer need to be answered.

Ben Browder, Clarksville Gas & Water, introduced himself.

Jeff Tyndall stated while this is not typical its not illegal. Most sites have sewer at the street or stub street. So the sewer has to be connected through a utility easement, which is the purpose of including them during the subdivision process. Can you elaborate on the utility easement process for those affected.

Ben Browder stated that a silt fence is usually installed which the Street Department could shed more light on, any damage done has to be replaced in kind. Anything that happens after that the contractor is held liable.

Joe Smith made a motion for approval due to this already being zoned correctly and with the conditions listed. Seconded by Stacey Streetman.

All members vote in favor. Motion passes for approval.

26. CASE NUMBER: **SR - 47 - 2026** APPLICANT: **Hunter Winn, ET AL**
DEVELOPMENT: **Northeast Drive Villas**
LOCATION: **South of Northfield Drive, adjacent to and east of the terminus of Northeast Drive**
TAX MAP(S): **017** PARCEL #(S): **004.00**
PROPOSED USE: **Multifamily**
CO. COMM. DISTRICT: **20** CITY COUNCIL WARD: **12** NUMBER OF ACRES: **6.73 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 2**
ZONING: **R-4 - Multiple-Family Residential District**
OF UNITS: **102 +/-** SQ FOOTAGE: **49,657 +/-**

Sam McCanna presented the RPC Staff Report.

STAFF RECOMMENDATION: TBD

- Revisions to address staff comments, including significant changes to parking, landscaping, and vehicular and pedestrian circulation.
- Revisions to address Street Department comments, including drainage and access concerns.

Jeff Henley opened public hearing.

Vernon Weakley spoke in favor stating that three years ago this case was approved as drawn. It was left the same way since it was approved three years ago, that developer didn't go through with the project. Hard to believe the change in the case in a three year period. We are willing to do the thirty day deferral. Jeff Henley asked if Vernon Weakley could address the concerns raised in the public comments about drainage and flooding.

Vernon Weakley stated he would address it after hearing the other speakers during the rebuttal period.

Kevin Bean spoke against and presented Exhibit #2. Mr. Bean asked for everyone who opposed the proposal in attendance today to stand up. He went on to introduce himself as the Meriwether Farms HOA President. The Trenton road/Tiny Town corridor is one of the worst places for accidents and adding 102 apartments would bring over two hundred additional cars without a traffic study this is irresponsible and dangerous. It will also add in more cut through traffic to the neighborhood which already has a problem. In April 2025 Meriwether Farms severely flooded with sixteen homes were damaged. Flood waters were high for several weeks. A small retention pond is behind three homes as well as the HOA pond property. During the flooding both ponds became very overwhelmed. Can the builders fill in the small pond. The flooding recently was due to inadequate infrastructure and run off not just rainfall. Clarksville has spent millions buying homes due to flooding and are facing millions in lawsuits. This process favors developers and not homeowners despite recent disasters. This project even sits uphill from the effected homes. If the drainage system families during the next major storm will the runoff flood the neighborhood again. If that happens who is responsible. Consequences will be faced by homeowners and their families and not developers. Key decisions continue to be made behind closed doors while residents are left out of the conversation such as the one that happened between the Street Department, developers, and the RPC. This current plan doesn't have revisions to show drainage. We aren't against development but are against proposals that put homeowners at risk. Until a traffic study, drainage analysis, and full transparency of all meeting records this case should be deferred. Where will the sewer be, why do no plans show drainage.

Keri Lovato spoke against stating that three different areas have substantial flooding. Two ponds in Meriwether Farms that effected sixteen homes and one in the Greenbriar neighborhood that effected nine homes. During that time flooding entered crawlspaces mere inches from living areas. The elevation maps show that any additional runoff from this area will continue to effect these residents. This should be deferred until January 2027 as the City is currently doing a storm water utility study. That would give adequate time to get answers and evaluate the area.

Clarence Hartranft spoke against stating he lived across the street from the retaining pond. Last year we had water in the crawlspace almost up to the main flooring in the home from February until someone in the neighborhood was able to assist in pumping it out. That process took from February to June.

CMCRPC MEETING MINUTES

Vernon Weakley rebutted apologizing for all the flooding in the area that happened last year and many times before. With that knowledge and the State law no more water can go into the ponds. To do that certain engineering methods like retention ponds and compensatory cuts, that will make it so that this site does not effect their ponds. It will try to help the situation by enlarging it beyond what is required of them. We are happy to be aware of the situation and will try and work with them to improve the drainage and not add to the drainage.

Jeff Tyndall responded that someone asked a question about where the sewer would be located.

Vernon Weakley answered that stating it would be coming through two of the houses in Greenbriar where there is a manhole at the end of the cul de sac. Very similar to the last case, it will utilize an easement. The site plan doesn't give drainage details that comes next in the approval through the Street Department.

Jeff Tyndall stated the hundred year flood from the ponds touches this property on both sides as shown on the plan. Is the plan to enlarge those basins or create new basins that would then feed those basins down hill.

Vernon Weakley answered that if they did a compensatory cut it would enlarge those basins on their property. If you did retention you would have your own basin that held water and be dependent on a stand pipe to handle that water. Not sure the one in Meriwether has a stand pipe, and the one in Greenbriar must not be working properly but there were huge amounts of rain. We won't be adding to their problem regardless.

Jeff Tyndall asked if the areas they had hatched out as drainage areas on the Northeast and the Southwest of the parcel are areas identified for compensatory cut. Even though it goes right up to the buildings they aren't going to go towards the buildings it will go away from them in those areas. Because if the one hundred year alters then the buildings as shown today will have to alter as well. Depending on the calculations.

Vernon Weakley stated that is why the thirty days didn't offend them they will work on the drainage and that will tie down the building locations a little bit.

Jeff Henley asked if he was requesting a thirty day deferral.

Vernon Weakley responded that he was agreeing to it.

Joe Smith made a motion to defer for one month.

Jeff Henley responded that public hearing was still open.

Joe Smith apologized.

Jeff Henley asked if anyone wanted to hear from the Street Department or if they wanted to wait until next month.

David Smith, Jr., Clarksville Street Department, stated that Jeff could probably speak to the drainage better as that is conditional, so its a little bit ahead of the schedule to have the grading and grading approval that early and make your voting based on a grading and drainage plan that hasn't been properly reviewed and approved yet.

Jeff Tyndall responded that is usually a condition but there are situations such as this that the commissioners may feel more comfortable having that go through a design that you're more comfortable with that assures everyone included that they are comfortable with your calculations with Mr. Weakley.

David Smith, Jr. responded that as long as it doesn't violate the TCA it's all good.

Jeff Henley asked if they could get it done by next month.

David Smith, Jr. responded that he doesn't draw it and they would have to ask the engineer, but they could get it reviewed. They do not see it working as drawn currently. Mr. Weakley has some buildings and access roads directly over some storage on the East side of the lot. Big brother TDEC governs this and anyone of the drainage things. This lot is higher than its entire surroundings. It's already shedding water to every one of those areas. Once the impervious goes down its going to shed it at a higher rate and thats something that it can't do, sending any new rate of water to one of those areas. So he's going to have to detain and retain on site. Comp cuts and that sort of stuff to check the box. Ultimately we will not require him to isolate every ounce of water to this site. What he can't do is adversely affect those adjacent properties and alter the one hundred year to the negative.

Jeff Henley closed public hearing.

Bill Kimbrough made a motion for a one month deferral. Joe Smith seconded.

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

CMCRPC MEETING MINUTES

27. CASE NUMBER: **SR - 45 - 2026** APPLICANT: **Chris Blackwell**
DEVELOPMENT: **736 Main Villas**
LOCATION: **A site consisting of two parcels with frontage along Main St and Grant Ave, between 7th St and 8th St. Approximately 180 +/- ft to the west of the intersection of Main St and 8th St.**
TAX MAP(S): **066F** PARCEL #(S): **E 017.00 E 018.01**
PROPOSED USE: **Multifamily**
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **0.39 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
ZONING: **CBD - Central Business District**
OF UNITS: **10 +/-** SQ FOOTAGE: **n/a +/-**

STAFF RECOMMENDATION: TBD

Stacey Streetman stated that she had to leave and that would drop them below quorum. Jeff Tyndall stated that was okay and that he wasn't worried about the Other Business. We had planned to defer SR-45-2026 anyway. We can defer it really quick and hear it next month.

Joe Smith made a motion to defer the case for one month.

Seconded by Eric Huneycutt.

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

VI. OTHER BUSINESS:

Joe Smith made a motion to defer Other Business for one month.
Seconded by Stacey Streetman.
All members voted in favor. Motion passes for one month deferral.
Stacey Streetman left the meeting at 3:47 pm.

VI. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda

Jeff Tyndall asked if anyone wanted to make public comments.
No one spoke.

Bill Kimbrough made a motion to adjourn. Seconded by Joe Smith. All members were in favor. Meeting was adjourned at 3:49 pm.

ATTEST:


Chairman Signature / Date

6/23/24

Map for Parcel Address: 3100 Rossvie Rd Clarksville, TN 37043-5326 Parcel ID: 038 03600 000



Good afternoon.

My name is Kevin Bean, the HOA president of Meriwether Farms, and I reside on Glenhurst Way. I am here today to strongly oppose SR 47-2026, the proposed Northeast Drive Villas development.

The Trenton Road and Tiny Town Road corridor at Exit 1 is already the worst in our area for congestion and accidents. Adding 102 apartment units, which would bring over 200 additional vehicles, without a dedicated traffic study is irresponsible and dangerous. It will also add a substantial amount of *additional* cut through traffic to Glenhurst Way and through our neighborhood, which is already a problem.

In April 2025, Meriwether Farms suffered severe flooding. Approximately 16 homes sustained damages reaching up to forty-five thousand dollars each. Many homes were surrounded by flood water for several weeks, and crawl spaces were damaged for months.

We have small retention pond located behind three homes and HOA property in the rear of the neighborhood, where Northeast Villas will connect. During the 2025 flood, both ponds were completely overwhelmed and remained several feet above normal levels for weeks. *Will the builders be allowed to fill this in?*

This flooding was caused by inadequate infrastructure and upstream runoff, not just heavy rainfall.

The county has spent millions of dollars buying flood-damaged homes, and both Montgomery County and the City of Clarksville are facing millions of dollars in lawsuits from homeowners affected by the 2025 flood.

This process in my opinion is unfair to the homeowners, but favor the builders and developers, despite this recent disaster, the proposed development sits uphill from us.

My question is... if their drainage system fails during the next major storm, will the extra runoff flow directly into our neighborhood and flood us again? Then would the city be responsible for the builder? It's time to put communities over profit!!

The consequences will fall not on the developer, but on our families.

Specific concerns were raised this past Thursday in a discussion between the Street Department, the RPC and the builder, yet those documents have not been made public. Why were only the builders in attendance.

Key decisions continue to be made behind closed doors, while residents are left in the dark.

We are not against responsible development, but we strongly oppose reckless projects that put existing homeowners at risk. I urge this panel to defer SR 47-2026 until we have a full independent traffic study, a comprehensive drainage analysis, and full transparency on all meeting records.

Thank you for your time.







