



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

AGENDA
June 23, 2026

2:00 P.M.

329 MAIN STREET
(MEETING ROOM-BASEMENT)

- I. CALL TO ORDER / QUORUM CHECK / PLEDGE TO FLAG
- II. APPROVAL OF MINUTES OF RPC MEETING: **May 26, 2026**
- III. ANNOUNCEMENTS/DEFERRALS
- IV. UPCOMING ZONING MEETINGS DATES/TIMES:
 - 1. CITY COUNCIL INFORMAL **June 25, 2026 @ 4:30 P.M.**
 - 2. CITY COUNCIL PUBLIC HEARING & FIRST READING **July 2, 2026 @ 6:00 P.M.**
 - 3. COUNTY COMMISSION PUBLIC HEARING **July 6, 2026 @ 6:00 P.M.**
 - 4. COUNTY COMMISSION FORMAL MEETING **July 13, 2026 @ 6:00 P.M.**
- V. CONSENT AGENDA
- VI. REGULAR AGENDA
- VII. OTHER BUSINESS
- VIII. PUBLIC COMMENT PERIOD

V. CONSENT AGENDA ITEMS: **All items in this portion of the Agenda are considered to be routine and non-controversial by the staff of the Regional Planning Commission and may be approved by one motion; however, a member of the audience, Commission, or staff may request that an item be removed for separate consideration:**

CASE TYPE: **SUBDIVISION(S)**

1. **S - 29 - 2026** OWNER(S): **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)** NUMBER OF ACRES: **12.88 +/-** ZONING: **R-1 - Single-Family Residential District** # OF LOTS: **60 +/-**



CASE TYPE: SUBDIVISION(S)

2. **S - 33 - 2026** OWNER(S): **Joshua Dennis** REQUEST: **Highland Pastures Hwy 149 Lots 1-10 & Oak Pastures Old TN-13 Lots 1-7** LOCATION: **East of and adjacent to the intersection of Old Highway 13 and Highway 149** TAX MAP(S): **137 & 118** PARCEL #(S): **008.00 & 019.00** NUMBER OF ACRES: **182.59 +/-** ZONING: **AG - Agricultural District** # OF LOTS: **17 +/-**

3. **S - 35 - 2026** OWNER(S): **Sterlin Investments** REQUEST: **Final Plat Approval of Mae Fields Section 1 Lots 1-12 & Mae Fields (Cluster) Section 2 Lots 13-74** LOCATION: **South of Rossvie Road, West of Basham Lane** TAX MAP(S): **057** PARCEL #(S): **065.00** NUMBER OF ACRES: **31.85 +/-** ZONING: **R-1 - Single-Family Residential District** # OF LOTS: **74 +/-**

4. **S - 38 - 2026** OWNER(S): **Titan Structures GP** REQUEST: **Preliminary Plat Approval of Titan Estates** LOCATION: **South frontage of Current Street, aprox. 400ft west of the Charlotte St, intersection, and aprox 60ft east of the Dixon Dr. intersection.** TAX MAP(S): **079B** PARCEL #(S): **A 020.00** NUMBER OF ACRES: **1.79 +/-** ZONING: **R-3 - Three Family Residential District** # OF LOTS: **7 +/-**

5. **S - 39 - 2026** OWNER(S): **Kolt Milam** REQUEST: **Preliminary Plat Approval of Ashland City Development** LOCATION: **A parcel of land fronting on the North frontage of Old Ashland City Rd., 667 +/- feet west of the Old Ashland City Rd. & Martha Ln. intersection.** TAX MAP(S): **080F** PARCEL #(S): **F 005.00** NUMBER OF ACRES: **1.91 +/-** ZONING: **R-3 - Three Family Residential District** # OF LOTS: **10 +/-**

CASE TYPE: SITE REVIEW(S)

6. **SR - 9 - 2026** APPLICANT: **Banner Properties LLC** DEVELOPMENT: **Banner at AJAX** LOCATION: **375 Bellamy Lane** TAX MAP(S): **041** PARCEL #(S): **086.02** PROPOSED USE: **Apartments** NUMBER OF ACRES: **11.25 +/-** ZONING: **R-4 - Multiple-Family Residential District** # OF UNITS: **180 +/-** SQ FOOTAGE: **82,970 +/-**

RECOMMENDED FOR DEFERRAL



CASE TYPE: SITE REVIEW(S)

7. **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** NUMBER OF ACRES: **4.45 +/-** ZONING: **C-5 - Highway & Arterial Commercial District** # OF UNITS: **n/a +/-** SQ FOOTAGE: **42,600 +/-**

8. **SR - 44 - 2026** APPLICANT: **Courtney Lynch (DMG) Bill Belew** DEVELOPMENT: **Autumnwood Farms Retail (Previously 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** NUMBER OF ACRES: **25.04 +/-** ZONING: **C-5 - Highway & Arterial Commercial District** # OF UNITS: **n/a +/-** SQ FOOTAGE: **181, 236 +/-**

9. **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** NUMBER OF ACRES: **0.39 +/-** ZONING: **CBD - Central Business District** # OF UNITS: **10 +/-** SQ FOOTAGE: **n/a +/-**

RECOMMENDED FOR DEFERRAL

10. **SR - 51 - 2026** APPLICANT: **House of Praise Trustee- Kenneth Leavelle** DEVELOPMENT: **House of Praise Property** LOCATION: **Western frontage of Peachers Mill Road directly west of the intersection of Peachers Ridge Road** TAX MAP(S): **054D** PARCEL # (S): **D 025.00, D 017.02 & D 017.03** PROPOSED USE: **Pavilion** NUMBER OF ACRES: **3.26 +/-** ZONING: **R-4 -Multiple-Family Residential District & R-2 - Single-Family Residential District** # OF UNITS: **n/a +/-** SQ FOOTAGE: **1,200 +/-**

11. **SR - 52 - 2026** APPLICANT: **Reyes Holding LLC** DEVELOPMENT: **RCCB Clarksville Warehouse Addition** LOCATION: **Southeast of and adjacent to the intersection of Dunlop Ln and Steelstock Rd** TAX MAP(S): **040** PARCEL #(S): **007.01** PROPOSED USE: **Warehouse** NUMBER OF ACRES: **12.27 +/-** ZONING: **M-1 - Light Industrial District & M-2 - General Industrial District** # OF UNITS: **n/a +/-** SQ FOOTAGE: **21,240 +/-**

12. **SR - 53 - 2026** APPLICANT: **Cross & Crown C/O Pastor Craig Caldwell** DEVELOPMENT: **Cross & Crown Church** LOCATION: **North adjacent to Meriwether Rd, 562 ft+/- west of the intersection of Glenhurst Way and Meriwether Rd** TAX MAP(S): **017** PARCEL # (S): **013.00** PROPOSED USE: **Religious** NUMBER OF ACRES: **6.3 +/-** ZONING: **AG -Agricultural District** # OF UNITS: **n/a +/-** SQ FOOTAGE: **17,955 +/-**



13. **SR - 54 - 2026** APPLICANT: **Tim Perkins** DEVELOPMENT: **Perkins Motorplex**
LOCATION: **East of and adjacent to Trenton Road, approximately 1,000 feet south of the intersection of 101st Airborne Division Parkway and Trenton Road.** TAX MAP(S): **041**
PARCEL #(S): **039.08 (P/O)**
& **039.11** PROPOSED USE: **Automobile Sales** NUMBER OF ACRES: **2.36 +/-** ZONING: **C-5 - Highway & Arterial Commercial District** # OF UNITS: **n/a +/-** SQ FOOTAGE: **3,290 +/-**

14. **SR - 55 - 2026** APPLICANT: **Chris Blackwell** DEVELOPMENT: **Pembroke Woods**
LOCATION: **Currently addressed as 3341 & 3351 Pembroke Rd. Along the east frontage of Pembroke Rd, +/- 760 feet north of the intersection of Pembroke Rd and Tiny Town Rd.** TAX MAP(S): **006** PARCEL #(S): **005.00 & 005.01** PROPOSED USE: **Multifamily** NUMBER OF ACRES: **2.92 +/-** ZONING: **R-5 - Residential District & Z-07-2026** # OF UNITS: **46 +/-** SQ FOOTAGE: **n/a +/-**

15. **SR - 57 - 2026** APPLICANT: **Naren Patel** DEVELOPMENT: **Tim Horton's + Retail**
LOCATION: **Currently addressed as 1445 Fort Campbell Boulevard. Generally located along the east frontage of Ft. Campbell Blvd, +/- 225ft south of the intersection of Concord Dr and Ft. Campbell Blvd** TAX MAP(S): **043K** PARCEL #(S): **A 035.00** PROPOSED USE: **Coffee Shop and one retail tenant** NUMBER OF ACRES: **1.08 +/-** ZONING: **C-5 - Highway & Arterial Commercial District** # OF UNITS: **n/a +/-** SQ FOOTAGE: **3,100 +/-**

RECOMMENDED FOR DEFERRAL

16. **SR - 58 - 2026** APPLICANT: **Concord Ventures Group LLC** DEVELOPMENT: **Concord Realty Office** LOCATION: **A site located on a portion of a parcel fronting on the Northwest corner of the Trenton Rd and Hayes St intersection.** TAX MAP(S): **041J** PARCEL #(S): **A 001.00** PROPOSED USE: **Office** NUMBER OF ACRES: **0.67 +/-** ZONING: **O-1 - Office District** # OF UNITS: **n/a +/-** SQ FOOTAGE: **2,674 +/-**

WITHDRAWN

17. **SR - 59 - 2026** APPLICANT: **Dominion Worship Center** DEVELOPMENT: **Dominion Worship Center** LOCATION: **Southeast of and adjacent to the intersection of Tylertown Rd and Oakland Rd** TAX MAP(S): **009** PARCEL #(S): **035.01** PROPOSED USE: **Worship Sanctuary** NUMBER OF ACRES: **6.75 +/-** ZONING: **R-1 - Single-Family Residential District** # OF UNITS: **n/a +/-** SQ FOOTAGE: **7,583 +/-**

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

CASE TYPE: CITY ZONING

18. Z - 18 - 2026 OWNER(S): **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**

RECOMMENDED FOR DEFERRAL

19. Z - 19 - 2026 OWNER(S): **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 & C-5 - Highway & Arterial Commercial 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**

RECOMMENDED FOR DEFERRAL

20. Z - 22 - 2026 OWNER(S): **Youth Realty, LLC** REQUEST:**O-1 - Office District to C-2 - General Commercial District** LOCATION: **A parcel of land located on the eastern frontage of Professional Park Dr, 1,850 ft +/- south of the intersection of Dunlop Ln and Professional Park Dr,** TAX MAP(S): **040G** PARCEL #(S): **C 012.00 (P/O)** REASON FOR REQUEST: **To convert existing facility to a nursing home. No new construction is planned.** CO. COMM. DISTRICT: **1** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **2.11 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**

21. Z - 23 - 2026 OWNER(S): **Shaun Robertson** REQUEST:**R-1 - Single-Family Residential District to C-5 - Highway & Arterial Commercial District** LOCATION: **Property consisting of two contiguous parcels located on the Southern frontage of Dover Rd, 520 ft +/- east of the Dover Rd and High Point Rd intersection.** TAX MAP(S): **054G** PARCEL #(S): **F 035.00 & F 036.00** REASON FOR REQUEST: **To provide an extension of C-5 zoning for commercial development** CO. COMM. DISTRICT: **7** CITY COUNCIL WARD: **4** NUMBER OF ACRES: **1.4 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **7**



CASE TYPE: COUNTY ZONING

22. **CZ - 4 - 2026** OWNER(S): **Billy McCraw** REQUEST:**AG - Agricultural District to C-2 - General 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**

23. **CZ - 6 - 2026** OWNER(S): **Shannon Cummings** REQUEST:**AG - Agricultural District to R -1 - Single-Family Residential District** LOCATION: **A parcel located on the western frontage of Dixie Bee Rd, 2,800 ft +/- south of Trough Springs Rd and Dixie Bee Rd intersection.** TAX MAP(S): **083** PARCEL #(S): **049.09** REASON FOR REQUEST: **No reason provided by applicant** CO. COMM. DISTRICT: **15** NUMBER OF ACRES: **16.97 +/-** GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **5**

24. **CZ - 7 - 2026** OWNER(S): **Kent & Carolyn Brown** REQUEST:**R-1 - Single-Family Residential District to C-5 - Highway & Arterial Commercial District** LOCATION: **A parcel fronting on the northern frontage of Highway 41A South, 880 ft +/- west of the Sango Dr & Highway 41A South intersection.** TAX MAP(S): **082** PARCEL #(S): **166.00** REASON FOR REQUEST: **To be able to build a dental office.** CO. COMM. DISTRICT: **15** NUMBER OF ACRES: **3 +/-** GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **11**

CASE TYPE: SUBDIVISION VARIANCE

25. **V - 5 - 2026** OWNER(S): **Hanna Price Steven Seay** VARIANCE REQUEST:**The residential common access easement shall not exceed seven hundred and fifty (750) feet in length.** Section 3.2.10 (2)

The request is for the Residential Common Access Easement to be 1220 feet. LOCATION: **Currently addressed as 540 & 542 Woodland Drive. Generally located at the south of the terminus of Woodland Dr, extending +/- 930 feet southward toward Red River.** ZONING: **R-1 - Single-Family Residential District** CORRESPONDING CASE: **S-32-2026**

RECOMMENDED FOR DEFERRAL



CASE TYPE: SUBDIVISION(S)

26. **S - 32 - 2026** OWNER(S): **Hanna Price Steven Seay** REQUEST: **Preliminary Plat Approval of Woodland View** LOCATION: **Currently addressed as 540 & 542 Woodland Drive. Generally located at the south of the terminus of Woodland Dr, extending +/- 930 feet southward toward Red River** TAX MAP(S): **056** PARCEL #(S): **105.00 & 106.00** NUMBER OF ACRES: **25.94 +/-** ZONING: **R-1 - Single-Family Residential District** # OF LOTS: **10 +/-**

RECOMMENDED FOR DEFERRAL

27. **S - 34 - 2026** OWNER(S): **Chris Blackwell Reecie and Tommy Byard** REQUEST: **Preliminary Plat Approval of Royal Aire Subdivision** LOCATION: **1911 Old Russellville Pike** TAX MAP(S): **056** PARCEL #(S): **052.00 & 052.01** NUMBER OF ACRES: **10.85 +/-** ZONING: **R-2A - Single-Family Residential District** # OF LOTS: **51 +/-**

CASE TYPE: SITE REVIEW(S)

28. **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** NUMBER OF ACRES: **5.75 +/-** ZONING: **R-4 - Multiple-Family Residential District** # OF UNITS: **84 +/-** SQ FOOTAGE: **129,864 +/-**

29. **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** NUMBER OF ACRES: **6.73 +/-** ZONING: **R-4 - Multiple-Family Residential District** # OF UNITS: **92 +/-** SQ FOOTAGE: **69,000 +/-**

30. **SR - 56 - 2026** APPLICANT: **Reda Home Builders, Inc.** DEVELOPMENT: **Nolen Road Townhomes** LOCATION: **A site located on the southern frontage of Nolen Rd at the intersection of Sandalwood Dr & Nolen Rd.** TAX MAP(S): **055** PARCEL #(S): **033.00** PROPOSED USE: **Townhomes** NUMBER OF ACRES: **3.93 +/-** ZONING: **R-4 - Multiple-Family Residential District** # OF UNITS: **53 +/-** SQ FOOTAGE: **n/a +/-**

31. **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.** NUMBER OF ACRES: **1.89 +/-** ZONING: **AG - Agricultural District** LENGTH OF ROAD: **0.52 +/- Miles** ROAD WIDTH: **30 +/- Feet**

VII. OTHER BUSINESS:

- A. April & May Profit and Loss Statement
- B. Approve RPC FY2027 Budget
- C. Adopt Fee Justification Report
- D. Adopt Updated Fee Schedule July 3, 2026
- E. Approve City of Clarksville FY27 Capital Improvement Plan **RECOMMENDED FOR DEFERRAL**
- F. Approve Montgomery County FY27 Capital Improvement Plan **RECOMMENDED FOR DEFERRAL**
- G. Initiate Area Rezoning of C-5 Parcels on Albright Circle to R-1.

VIII. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda