



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

AGENDA
August 25, 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: **July 28, 2026**
- III. ANNOUNCEMENTS/DEFERRALS
- IV. UPCOMING ZONING MEETINGS DATES/TIMES:
 - 1. CITY COUNCIL INFORMAL **August 27, 2026 @ 4:30 P.M.**
 - 2. CITY COUNCIL PUBLIC HEARING & FIRST READING **September 3, 2026 @ 6:00 P.M.**
 - 3. COUNTY COMMISSION PUBLIC HEARING **September 8, 2026 @ 6:00 P.M.**
 - 4. COUNTY COMMISSION FORMAL MEETING **September 14, 2026 @ 6:00 P.M.**
- V. REGULAR AGENDA
- VI. CONSENT AGENDA
- VII. OTHER BUSINESS
- VIII. PUBLIC COMMENT PERIOD

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

CASE TYPE: CITY ZONING

1. 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



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

CASE TYPE: CITY ZONING

2. **Z - 28 - 2026** OWNER(S): **Blick Homes, LLC** REQUEST: **RM-1 - Single-Family Mobile Home Residential District to R-2A - Single-Family Residential District** LOCATION: **A parcel of land located on the northern frontage of Eva Dr, 133 ft +/- east of the Britton Springs Rd & Eva Dr intersection.** TAX MAP(S): **030H** PARCEL #(S): **M 020.00** REASON FOR REQUEST: **To subdivide the lot into two lots** CO. COMM. DISTRICT: **10** CITY COUNCIL WARD: **3** NUMBER OF ACRES: **.33 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**

3. **Z - 29 - 2026** OWNER(S): **Huneycutt LLC** REQUEST: **RM-1 - Single-Family Mobile Home Residential District to R-2A - Single-Family Residential District** LOCATION: **A property located on the eastern frontage of Calvert Dr, 360 ft +/- south of the Center Rd and Calvert Dr.** TAX MAP(S): **029L** PARCEL #(S): **C 039.00** REASON FOR REQUEST: **To develop 3 single family lots** CO. COMM. DISTRICT: **11** CITY COUNCIL WARD: **3** NUMBER OF ACRES: **.34 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**

4. **ZO - 2 - 2026** APPLICANT: **Regional Planning Commission** REQUEST: **Amend verbiage governing vape and smoke shop locations, site plan processes, and design guidelines.**

CASE TYPE: COUNTY ZONING

5. **CZ - 10 - 2026** OWNER(S): **David & Debra Tuberville** REQUEST: **AG - Agricultural District to E-1 - Single-Family Estate District** LOCATION: **A parcel of land property located on the western frontage of Louise Rd, 375 ft+/- north of the intersection of Louise Creek Rd and Louise Rd.** TAX MAP(S): **142** PARCEL #(S): **119.00** REASON FOR REQUEST: **Current home is 126 years old and deteriorating. We want to place a manufactured home and increase property value.** CO. COMM. DISTRICT: **6** NUMBER OF ACRES: **1.38 +/-** GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **22**

6. **CZ - 11 - 2026** OWNER(S): **J & N Enterprises** REQUEST: **E-1 - Single-Family Estate District to C-5 - Highway & Arterial Commercial District** LOCATION: **A tract of land situated east of Guthrie Hwy and south of Arkadelphia Rd, with frontage along both Guthrie Hwy and Arkadelphia Rd.** TAX MAP(S): **010** PARCEL #(S): **039.00** REASON FOR REQUEST: **To make the land around the new proposed road to the fairgrounds compatible with said fairgrounds.** CO. COMM. DISTRICT: **19** NUMBER OF ACRES: **39.79 +/-** GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **1**

VI. **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:

7. **S - 41 - 2026** OWNER(S): **Van Wormer Construction LLC** REQUEST: **Preliminary Plat Approval of Preliminary Replat Church Street Row** LOCATION: **The northeast corner of the intersection of Church Street and Forest Street** TAX MAP(S): **066N** PARCEL #(S): **C 009.00, C 009.01 & C 009.02** NUMBER OF ACRES: **0.59 +/-** ZONING: **R-6 - Single-Family Residential District # OF LOTS: 7 +/-**

RECOMMENDED FOR DEFERRAL

8. **S - 43 - 2026** OWNER(S): **MVM Properties (previously listed as Gordon Seay)** REQUEST: **Preliminary Plat Approval of The Reserve at Hickory Wild Section 2 (Cluster)** LOCATION: **East of Dunlop Lane, east of and adjacent to the current terminus of Judge Tyler Drive, south of and adjacent to the current terminus of Shield Drive.** TAX MAP(S): **034 & 039** PARCEL #(S): **052.05 & 016.07** NUMBER OF ACRES: **59.81 +/-** ZONING: **R-1 - Single-Family Residential District # OF LOTS: 148 +/-**

9. **S - 44 - 2026** OWNER(S): **Ligon Homes Builders LLC** REQUEST: **Final Plat Approval of Gold Landing Section 1** LOCATION: **Continuing from the current terminus of Ann Dr. Generally located west of Bell Rd, 1200' +/- northwest of the intersection of Needmore Rd and Bell Rd** TAX MAP(S): **032** PARCEL #(S): **052.01, 053.04 & 053.05** NUMBER OF ACRES: **10.80 +/-** ZONING: **R-3 - Three Family Residential District # OF LOTS: 56 +/-**

RECOMMENDED FOR DEFERRAL

10. **S - 53 - 2026** OWNER(S): **River Investments** REQUEST: **Preliminary Plat Approval of Residences at The River Club** LOCATION: **A portion of a tract of land located on the intersection of Warfield Blvd and Rivermont Dr and bisected to the northeast and northwest by Rivermont Dr.** TAX MAP(S): **064** PARCEL #(S): **001.00 (P/O)** NUMBER OF ACRES: **2.78 +/-** ZONING: **R-1 - Single-Family Residential District # OF LOTS: 7 +/-**

CASE TYPE: SITE REVIEW(S)

11. **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 +/-**

12. **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 +/-**

13. **SR - 67 - 2026** APPLICANT: **Jeff Bryant (In-N-Out) MLCB LLC** DEVELOPMENT: **In-N-Out Burger (Wilma Rudolph Blvd.)** LOCATION: **Southeast of and adjacent to the intersection of Wilma Rudolph Blvd. and Holiday Dr.** TAX MAP(S): **033** PARCEL #(S): **015.01 (P/O)** PROPOSED USE: **Restaurant with drive-thru** NUMBER OF ACRES: **2.22 +/-** ZONING: **C -4 - Highway Interchange District** # OF UNITS: **n/a +/-** SQ FOOTAGE: **3,890 +/-**

14. **SR - 69 - 2026** APPLICANT: **Todd Morris** DEVELOPMENT: **Bellamy Lane Business Park** LOCATION: **Currently addressed as 405 Bellamy Lane. Immediately west of the intersection of Bellamy Ln and Warfield Blvd** TAX MAP(S): **041** PARCEL #(S): **085.00** PROPOSED USE: **Office & Warehouse** NUMBER OF ACRES: **2.87 +/-** ZONING: **C-5 -Highway & Arterial Commercial District** # OF UNITS: **n/a +/-** SQ FOOTAGE: **21,000 +/-**

15. **SR - 70 - 2026** APPLICANT: **Jennifer Fisher** DEVELOPMENT: **Hopscotch Gymnastics**
LOCATION: **1,270 ft +/- Northwest of the intersection of Merchants Boulevard and Wilma
Rudolph Boulevard, south of and adjacent to 101st Airborne Division Parkway,** TAX
MAP(S): **041K** PARCEL #(S): **E 026.00** PROPOSED USE: **Commercial gymnastics academy**
NUMBER OF ACRES: **1.51 +/-** ZONING: **C-5 - Highway & Arterial Commercial District** # OF
UNITS: **n/a +/-** SQ FOOTAGE: **11,520 +/-**

16. **SR - 72 - 2026** APPLICANT: **D&S Clarksville LLC** DEVELOPMENT: **Homewood Suites
by Hilton** LOCATION: **A site located on the southern frontage of Stacy Johnson Blvd, 700 ft
+/- to the east of the Alfred Thun Rd and Stacy Johnson Blvd intersection.** TAX MAP(S): **033**
PARCEL #(S): **005.13** PROPOSED USE: **Hotel** NUMBER OF ACRES: **1.92 +/-** ZONING: **C-5 -
Highway & Arterial Commercial District** # OF UNITS: **n/a +/-** SQ FOOTAGE: **16,433 +/-**

17. **SR - 73 - 2026** APPLICANT: **Trey Mitchell** DEVELOPMENT: **Lot 6 Scogin Industrial
Park** LOCATION: **802 ft Northwest of the intersection of Corporate Parkway Blvd and Alfred
Thud Rd.** TAX MAP(S): **033G** PARCEL #(S): **A 005.00** PROPOSED USE: **Manufacturing
Warehouse** NUMBER OF ACRES: **1.79 +/-** ZONING: **M-1 - Light Industrial District** # OF
UNITS: **n/a +/-** SQ FOOTAGE: **12,900 +/-**

VII. OTHER BUSINESS:

- A. Profit and Loss Statement**
- B. Initiate a County Zoning Resolution Update with regards to Data Centers and Site
Plan Requirements**
- C. Initiate a County Zoning Resolution Update with regard to Smelting and similar
operations in M-2 Districts**
- D. Initiate a County Zoning Resolution Update with regards to Smoke Shops, Vape
Shops, and Site Plan requirements.**

VIII. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda