CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION
AGENDA
November 24, 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: **October 27, 2026**

III. ANNOUNCEMENTS/DEFERRALS

IV. UPCOMING ZONING MEETINGS DATES/TIMES:

1. CITY COUNCIL INFORMAL **December 1, 2026** @ **4:30 P.M.**
2. CITY COUNCIL PUBLIC HEARING & FIRST READING **December 3, 2026** @ **6:00 P.M.**
3. COUNTY COMMISSION PUBLIC HEARING **December 7, 2026** @ **6:00 P.M.**
4. COUNTY COMMISSION FORMAL MEETING **December 14, 2026** @ **6:00 P.M.**

V. REGULAR AGENDA

VI. CONSENT AGENDA

VII. OTHER BUSINESS

VIII. PUBLIC COMMENT PERIOD

CASE TYPE: **CITY ZONING**

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

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-3 - Regional Shopping Center 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**

CASE TYPE: **CITY ZONING**

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

2. **Z - 35 - 2026** OWNER(S): **City of Clarksville** REQUEST:**C-3 - Regional Shopping Center District to R-4 - Multiple-Family Residential District** LOCATION: **A parcel of land located on the northern frontage of Jack Miller Blvd 1,275 ft +/- west of the Fort Campbell Blvd & Jack Miller Blvd intersection.** TAX MAP(S): **019H** PARCEL #(S): **D 013.01** REASON FOR REQUEST: **R-4 would allow for the best possible use of this property. We believe that this aligns with the growth plan and surrounding area.** CO. COMM. DISTRICT: **12** CITY COUNCIL WARD: **1** NUMBER OF ACRES: **1.24 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**

3. **ZO - 2A - 2026** APPLICANT: **Regional Planning Commission** REQUEST: **Amend verbiage governing site plan review procedures to be compliant with PC1044.**

CASE TYPE: **COUNTY ZONING**

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

4. **CZ - 14 - 2026** OWNER(S): **Angelia Knight** REQUEST:**AG - Agricultural District to AGC - Agricultural Commercial District** LOCATION: **A tract of land located at the southeast corner of the intersection of Marion Rd & Louise Rd** TAX MAP(S): **156** PARCEL #(S): **050.02** REASON FOR REQUEST: **Ag Commercial selling, farm equipment, and farm related items** CO. COMM. DISTRICT: **6** NUMBER OF ACRES: **7.6 +/-** GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **22**

CASE TYPE: **COUNTY ZONING**

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

5. **CZ - 15 - 2026** OWNER(S): **JJ Developers** REQUEST:**AG - Agricultural District to R-1 - Single-Family Residential District** LOCATION: **A property located on a tract of land along the southern frontage of Old Dover Ct 120 ft+/- east of the Old Dover Rd & Old Dover Ct intersection.** TAX MAP(S): **053** PARCEL #(S): **160.00** REASON FOR REQUEST: **To bring the parcel into compliance.** CO. COMM. DISTRICT: **7** NUMBER OF ACRES: **.35 +/-** GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **8**

CASE TYPE: **SUBDIVISION(S)**

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:**

6. **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: **12.65+/-** ZONING: **R-3 - Three Family Residential District & AG - Agricultural District** # OF LOTS: **56+/-**

7**. S - 56 - 2026** OWNER(S): **Saint Thomas Health** REQUEST:**Preliminary Plat Approval of Ascension St Thomas Medical Campus right-of-way Dedication** LOCATION: **North of and adjacent to Hwy. 76, north of the intersection of Neptune Dr. and Hwy. 76, west of and adjacent to Little Hope Rd., and south of and adjacent to the current terminus of Mulberry Pl.** TAX MAP(S): **063** PARCEL #(S): **048.00 & 048.03** NUMBER OF ACRES: **104.33 +/-** ZONING: **C-2 - General Commercial District** # OF LOTS: **3 +/-**

CASE TYPE: **SUBDIVISION(S)**

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:**

8. **S - 63 - 2026** OWNER(S): **Bill Belew** REQUEST:**Final Plat Approval of Cardinal Creek 5A (Cluster)** LOCATION: **West of Needmore Rd, located at the western terminus of Annabella Dr.** TAX MAP(S): **031** PARCEL #(S): **008.00 (P/O)** NUMBER OF ACRES: **23.17 +/-** ZONING: **R-1 - Single-Family Residential District** # OF LOTS: **57 +/-**

RECOMMENDED FOR DEFERRAL

9. **S - 64 - 2026** OWNER(S): **Crest Properties** REQUEST:**Final Plat Approval of Concord Meadows (previously Concord Ridge) & Replat Bel-Air Section C Lots 11 & 12** LOCATION: **East of Ft. Campbell Blvd, South of Concord Dr, West of W Bel Air Blvd, immediately southwest of the intersection of Richmond Dr. and Concord Dr.** TAX MAP(S): **043K** PARCEL #(S): **A 006.00 & A 030.00** NUMBER OF ACRES: **13.73 +/-** ZONING: **R-1 - Single-Family Residential District, R-2A - Single-Family Residential District & C-2 - General Commercial District** # OF LOTS: **40 +/-**

10. **S - 73 - 2026** OWNER(S): **Marrah Trust** REQUEST:**Preliminary Plat Approval of Stoneleaf Reserve Cluster** LOCATION: **A property located on the southern frontage of Dunbar Cave Rd 1,670 ft+/- to the West of the intersection of Ross Farms Blvd and Dunbar Cave Rd. Bound to the south by the Red River.** TAX MAP(S): **057** PARCEL #(S): **126.00** NUMBER OF ACRES: **244.94+/-** ZONING: **R-1 - Single-Family Residential District** # OF LOTS: **486 +/-**

CASE TYPE: **SITE REVIEW(S)**

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:**

11. **SR - 82 - 2026** APPLICANT: **CJ & J Properties** DEVELOPMENT: **The Shoppes of Tiny Town** LOCATION: **Along the northwest frontage of Tiny Town Road, approximately 1,100' east of its intersection with Fort Campbell Boulevard** TAX MAP(S): **006I** PARCEL #(S): **D 001.00** PROPOSED USE: **Retail** NUMBER OF ACRES: **4.73 +/-** ZONING: **C-5 - Highway & Arterial Commercial District** # OF UNITS: **n/a +/-** SQ FOOTAGE: **19,287 +/-**

12. **SR - 86 - 2026** APPLICANT: **Adkins Property Trust** DEVELOPMENT: **1301 Tylertown Road Development** LOCATION: **Currently addressed as 1301 Tylertown Road. Generally located along the north frontage of Tylertown Road, 1030' +/- west of the intersection of Tylertown Road and Trenton Road** TAX MAP(S): **008** PARCEL #(S): **002.15 (P/O)** PROPOSED USE: **Office building & warehouses** NUMBER OF ACRES: **13.79 +/-** ZONING: **M-2 - General Industrial District** # OF UNITS: **n/a +/-** SQ FOOTAGE: **22,560 +/-**

13. **SR - 88 - 2026** APPLICANT: **Crucible Metals, LLC & Industrial Development Board** DEVELOPMENT: **Project Crucible** LOCATION: **Northwest of and immediately adjacent to the current terminus of Zinc Plant Road (currently addressed as 1795 Zinc Plant Road)** TAX MAP (S): **067** PARCEL #(S): **015.00** PROPOSED USE: **Smelting, Metal Melting, Metal Refining** NUMBER OF ACRES: **391.34 +/-** ZONING: **M-2 - General Industrial District** # OF UNITS: **n/a +/-** SQ FOOTAGE: **3,440,193 +/-**

RECOMMENDED FOR DEFERRAL

CASE TYPE: **SITE REVIEW(S)**

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:**

14. **SR - 89 - 2026** APPLICANT: **Hilldale First Baptist Church** DEVELOPMENT: **Hilldale Baptist Church Family Life Center** LOCATION: **A 79-acre site along 1280' +/- of the west frontage of Old Farmers Road, 550' south of the intersection of Old Farmers Road and Martin Luther King Parkway** TAX MAP(S): **081** PARCEL #(S): **006.00** PROPOSED USE: **Church Classrooms** NUMBER OF ACRES: **79.19 +/-** ZONING: **R-1 - Single-Family Residential District** # OF UNITS: **n/a +/-** SQ FOOTAGE: **4,900 +/-**

15. **SR - 90 - 2026** APPLICANT: **Domis, Inc.** DEVELOPMENT: **Domis Office Phase 3** LOCATION: **Approximately 1,148 feet +/- Northeast of the intersection of Kapsia Way and International Blvd** TAX MAP(S): **040** PARCEL #(S): **013.01** PROPOSED USE: **Warehouse** NUMBER OF ACRES: **8.63 +/-** ZONING: **M-2 -General Industrial District** # OF UNITS: **n/a +/-** SQ FOOTAGE: **10,080+/-**

16. **SR - 91 - 2026** APPLICANT: **Todd Morris** DEVELOPMENT: **Morris Properties Business Park** LOCATION: **930 ft +/- Southeast of the intersection of Riverwood Place and Ashland City Road** TAX MAP(S): **079** PARCEL #(S): **025.06** PROPOSED USE: **Office/Warehouse** NUMBER OF ACRES: **6.04 +/-** ZONING: **C-5 - Highway & Arterial Commercial District** # OF UNITS: **n/a +/-** SQ FOOTAGE: **24,000 +/-**

CASE TYPE: **ABANDONMENT(S)**

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:**

17. **AB - 5 - 2026** APPLICANT: **Manna Cafe Ministries** REQUEST: **Partial ROW Abandonment of Oak Street** LOCATION: **Portion of Oak Street between D Street and E Street** TAX MAP(S): **055H** PARCEL #(S): **H 007.00 & H 008.00** REASON FOR REQUEST: **For Manna Cafe Ministries to control access to their property for security and flow of traffic** NUMBER OF ACRES: **0.11 +/-**ZONING: **C-2 - General Commercial District** LENGTH OF ROAD: **0.05+/- Miles** ROAD WIDTH: **20+/-Feet**

18. **AB - 6 - 2026** APPLICANT: **Manna Cafe Ministries** REQUEST: **Partial ROW Abandonment of D Street** LOCATION: **The current western terminus of D Street, between Oak Street and Plum Street** TAX MAP(S): **055H** PARCEL #(S): **H 008.00 & H 022.00** REASON FOR REQUEST: **For Manna Cafe Ministries to control access to their property for security and flow of traffic** NUMBER OF ACRES: **0.10 +/-** ZONING: **C-2 - General Commercial District** LENGTH OF ROAD: **0.04+/- Miles** ROAD WIDTH: **23+/- Feet**

WITHDRAWN

VII. OTHER BUSINESS:

A. **Profit and Loss Statement**
B. **Revised Landscape Plan for SR-79-2025**
C. **Release Bond for North Industrial Park**
D. **Adopt 2027 Calendars**
E. **Road Name Approved for an Unnamed Road Stub off W Bel Air Blvd**
F. **Accept Annual Audit**

VIII. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda