CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION
AGENDA
September 22, 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: **August 25, 2026**

III. ANNOUNCEMENTS/DEFERRALS

IV. UPCOMING ZONING MEETINGS DATES/TIMES:

1. CITY COUNCIL INFORMAL **September 24, 2026** @ **4:30 P.M.**
2. CITY COUNCIL PUBLIC HEARING & FIRST READING **October 1, 2026** @ **6:00 P.M.**
3. COUNTY COMMISSION PUBLIC HEARING **October 5, 2026** @ **6:00 P.M.**
4. COUNTY COMMISSION FORMAL MEETING **October 12, 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**

2. **Z - 30 - 2026** OWNER(S): **Anba Kyrillos LLC** REQUEST:**R-1 - Single-Family Residential District & R-3 - Three Family Residential District to R-2A - Single-Family Residential District** LOCATION: **A tract of land consisting of two parcels on the eastern frontage of Ringgold Rd, 1,500 ft north of the intersection of 101st Airborne Division Pkwy & Ringgold Rd.** TAX MAP (S): **030** PARCEL #(S): **020.00 & 021.00** REASON FOR REQUEST: **To create an additional housing and better use of property.** CO. COMM. DISTRICT: **16** CITY COUNCIL WARD: **3** NUMBER OF ACRES: **1.82 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**

RECOMMENDED FOR DEFERRAL

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

RECOMMENDED FOR DEFERRAL

CASE TYPE: **COUNTY ZONING**

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

4. **CZO - 1 - 2026** APPLICANT: **Regional Planning Commission** REQUEST: **To clarify the Site Plan requirements in the County Zoning Resolution as well as refine regulations of Data Centers**

5. **CZO - 2 - 2026** APPLICANT: **Regional Planning Commission** REQUEST: **To clarify requirements in the County Zoning Resolution in regards to Smelting and similar operations in the M-2 District**

6. **CZO - 3 - 2026** APPLICANT: **Regional Planning Commission** REQUEST: **Amend verbiage governing vape and smoke shop locations and changes to site plan review procedures**

CASE TYPE: **SUBDIVISION VARIANCE(S)**

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

7. **V - 6 - 2026** OWNER(S): **Van Wormer Construction LLC** VARIANCE REQUEST:**Section 4.4.1. All lots shall be able to accommodate a minimum 15 foot by 40 foot building envelope.**
This request is to allow Lots 1-3 to have different minimum building envelope dimensions: 28'x32', 21'x34', and 21'x38' respectively. LOCATION: **The northeast corner of the intersection of Church Street and Forest Street** ZONING: **R-6 - Single-Family Residential District** CORRESPONDING CASE: **S-41-2026**

8. **V - 7 - 2026** OWNER(S): **Saint Thomas Health** VARIANCE REQUEST:**Section 4.3.2 "No block or block face shall be greater than 1,500 feet in length as measured from the intersecting centerlines of one (1) intersection to the other. Careful consideration shall be given to circulation, control, and safety of street traffic, school buses and emergency vehicles. (See Definitions 2.2 "Block" for additional information)**

The request is to allow the proposed "Road C" a block length of approximately 2,060 feet (with a maximum of 2,100 feet) 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.** ZONING: **C-2 - General Commercial District** CORRESPONDING CASE: **S-56-2026**

RECOMMENDED FOR DEFERRAL

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:**

9. **S - 41 - 2026** OWNER(S): **Van Wormer Construction LLC** REQUEST:**Preliminary Plat Approval of 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 +/-** CORRESPONDING CASE: **S-41-2026**

10. **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

11. **S - 55 - 2026** OWNER(S): **Phoenix Services Corp** REQUEST:**Preliminary Plat Approval of Cotham's Corner Phase II** LOCATION: **East of and adjacent to Greenwood Ave., South of Clark St, approximately 65 feet northeast of the intersection of Washington St. and Greenwood Av.** TAX MAP(S): **066K** PARCEL #(S): **L 042.00** NUMBER OF ACRES: **0.96 +/-** ZONING: **R-3 -Three Family Residential District** # OF LOTS: **6 +/-**

12. **S - 56 - 2026** OWNER(S): **Saint Thomas Health** REQUEST:**Preliminary Plat Approval of Ascension St Thomas Medical Campus** 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 +/-** CORRESPONDING CASE: **V-7-2026**

RECOMMENDED FOR DEFERRAL

13. **S - 59 - 2026** OWNER(S): **Michael Phillips** REQUEST:**Preliminary Plat Approval of Fairfax Fields** LOCATION: **East of Cooper Creek Rd. and North of Blooming Grove Rd.; Northeast of the intersection of Cooper Creek Rd. and Blooming Grove Rd.** TAX MAP(S): **075** PARCEL #(S): **075.00** NUMBER OF ACRES: **11.21 +/-** ZONING: **AG - Agricultural District** # OF LOTS: **7 +/-**

CASE TYPE: **LANDSCAPE APPEAL(S)**

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

14. **LA - 2 - 2026** APPLICANT: **Knott's Property Restoration** REQUEST: **Applicant seeks relief from requirements held within Chapter 7: Landscape, Buffering and Screening Requirements. The applicant seeks permission to move forward with the proposed building, which is in addition to the existing development, without introducing additional landscape. The applicant proposes a fence for screening along the building portion of the R-4 zoning district boundary.** CORRESPONDING CASE: **SR-75-2026** LOCATION: **Along the east frontage of Vista Ln, approximately 173 ft south of the intersection of Vista Ln and Baltimore Dr.**
TAX MAP(S): **080G** PARCEL #(S): **G 007.00**
NUMBER OF ACRES: **0.79 +/-** ZONING: **M-1 - Light Industrial District**

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:**

15. **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 +/-**

16. **SR - 71 - 2026** APPLICANT: **Richard Collins** DEVELOPMENT: **421 Dover Road** LOCATION: **Along the northern frontage of Dover Road, between Paula Drive and Aurelia Lynn Drive** TAX MAP(S): **054G** PARCEL #(S): **C 010.00** PROPOSED USE: **Truck & Trailer Sales & Repair** NUMBER OF ACRES: **3.47 +/-** ZONING: **C-5 - Highway & Arterial Commercial District** # OF UNITS: **n/a +/-** SQ FOOTAGE: **21,600 +/-**

17. **SR - 74 - 2026** APPLICANT: **Foxman, LLC** DEVELOPMENT: **Foxman, LLC Building 5** LOCATION: **Currently addressed as 1000 Boolean Drive. Immediately west of the intersection of Boolean Drive and Jim Johnson Road.** TAX MAP(S): **009** PARCEL #(S): **014.01 (P/O)** PROPOSED USE: **Industrial** NUMBER OF ACRES: **1331.99 +/-** ZONING: **M-2 - General Industrial District** # OF UNITS: **n/a +/-** SQ FOOTAGE: **307,300 +/-**

18. **SR - 75 - 2026** APPLICANT: **B&T Enterprises** DEVELOPMENT: **Knott's Property Restoration** LOCATION: **Along the east frontage of Vista Ln, approximately 173 ft south of the intersection of Vista Ln and Baltimore Dr.** TAX MAP(S): **080G** PARCEL #(S): **G 007.00** PROPOSED USE: **Warehouse** NUMBER OF ACRES: **0.79 +/-** ZONING: **M-1 - Light Industrial District** # OF UNITS: **n/a +/-** SQ FOOTAGE: **3,000 +/-**

19. **SR - 76 - 2026** APPLICANT: **Ferrari Stampi USA Inc** DEVELOPMENT: **Ferrari Stampi** LOCATION: **Along the southern frontage of W Dunbar Cave Rd, approx. 260'+/- east of its intersection with Alpine Dr.** TAX MAP(S): **056A** PARCEL #(S): **C 009.00** PROPOSED USE: **Warehouse** NUMBER OF ACRES: **0.62 +/-** ZONING: **M-1 - Light Industrial District** # OF UNITS: **n/a +/-** SQ FOOTAGE: **9,800 +/-**

RECOMMENDED FOR DEFERRAL

20. **SR - 77 - 2026** APPLICANT: **Veterans Buying Homes LLC** DEVELOPMENT: **113 B & C Walnut Street Multifamily Townhomes** LOCATION: **113 B & C Walnut Street** TAX MAP(S): **055I** PARCEL #(S): **A 027.01 & A 027.02** PROPOSED USE: **Residential Townhomes** NUMBER OF ACRES: **0.54 +/-** ZONING: **R-4 - Multiple-Family Residential District** # OF UNITS: **5 +/-** SQ FOOTAGE: **2,800 +/-**

21. **SR - 78 - 2026** APPLICANT: **Singletary Construction LLC** DEVELOPMENT: **Walker Farms Final PUD revision** LOCATION: **Located 497 +/- ft East of the intersection of Pea Ridge Road and Rutting Dr.** TAX MAP(S): **041** PARCEL #(S): **039.00** PROPOSED USE: **Mixed use added 4050 Dog Park Building** NUMBER OF ACRES: **22.50 +/-** ZONING: **PUD - Planned Unit Development Residential District** # OF UNITS: **358 +/-** SQ FOOTAGE: **4,050 +/-**

VII. OTHER BUSINESS:

A. **Profit and Loss Statement**
B. **Release Bond for 125 Sango Drive Plat**

VIII. PUBLIC COMMENT PERIOD:
For Items Not on the Agenda