CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION
AGENDA
October 27, 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: **September 22, 2026**

III. ANNOUNCEMENTS/DEFERRALS

IV. UPCOMING ZONING MEETINGS DATES/TIMES:

1. CITY COUNCIL INFORMAL **October 29, 2026 @ 4:30 P.M.**
2. CITY COUNCIL PUBLIC HEARING & FIRST READING **November 5, 2026 @ 6:00 P.M.**
3. COUNTY COMMISSION PUBLIC HEARING **November 2, 2026 @ 6:00 P.M.**
4. COUNTY COMMISSION FORMAL MEETING **November 9, 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**

RECOMMENDED FOR DEFERRAL

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**

3. **Z - 31 - 2026** OWNER(S): **Virginia James & Jason Feltner Family Foundation** REQUEST:**C -3 - Regional Shopping Center District to C-2 - General Commercial District** LOCATION: **Portion of a tract of land, located on the southern frontage of Athletic Ave at the southeast corner of Athletic Ave and Dunlop Ln intersection.** TAX MAP(S): **040** PARCEL #(S): **001.00 (P/O)** REASON FOR REQUEST: **C-3 does not allow hospital use. C-2 does allow hospital use.** CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **6.11+/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**

4. **Z - 32 - 2026** OWNER(S): **Wilson Family Community Property Trust** REQUEST:**R-1 -Single-Family Residential District to M-1 - Light Industrial District** LOCATION: **Property located on the southern frontage of Alfred Thun Rd, at the corner of Corporate Parkway Blvd & Alfred Thun Rd intersection.** TAX MAP(S): **040** PARCEL #(S): **001.05** REASON FOR REQUEST: **To better align with the existing zoning and uses in the area.** CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **3.45 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**

5. **Z - 33 - 2026** OWNER(S): **Millan Holdings LLC** REQUEST:**O-1 - Office District to R-6 - Single-Family Residential District** LOCATION: **A property located east of Trenton Rd and north of Wilma Rudolph Blvd, with frontage along the southern side of Fairview Ln, situated at the southwest corner of Fairview Ln and West Rossview Rd intersection.** TAX MAP(S): **041** PARCEL #(S): **104.00 (P/O)** REASON FOR REQUEST: **To allow a single family development to align with R-6 zoning along W Rossview.** CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **1.48 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**

6. **Z - 34 - 2026** OWNER(S): **Gary Norris** REQUEST:**R-1 - Single-Family Residential District to R-2A - Single-Family Residential District** LOCATION: **A property located on the western frontage of Collinwood Dr, 250 ft +/- north of Dover Rd & Collinwood Dr Intersection.** TAX MAP(S): **054G** PARCEL #(S): **D 011.00** REASON FOR REQUEST: **R-2A 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: **13** CITY COUNCIL WARD: **2** NUMBER OF ACRES: **.57 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **7**

7. **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.**

8. **CZO - 1 - 2026** APPLICANT: **Regional Planning Commission** REQUEST: **Review County Commission amendments to Data Center Regulations.**

9. **CZ - 12 - 2026** OWNER(S): **Chris Blackwell** REQUEST:**AG - Agricultural District to E-1 Single-Family Estate District** LOCATION: **A property located on the western frontage of Jarman Hollow Rd, approximately 1 mile south of Hwy 149 & Jarman Hollow Rd intersection.** TAX MAP(S): **120** PARCEL #(S): **018.01** REASON FOR REQUEST: **Future single family residential use and the construction of a single family residence** CO. COMM. DISTRICT: **6** NUMBER OF ACRES: **1.25 +/-** GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **13**

10. **CZ - 13 - 2026** OWNER(S): **Revaba Properties LLC** REQUEST:**R-1 - Single-Family Residential District to C-5 - Highway & Arterial Commercial District** LOCATION: **A portion of a parcel of land located on the southern frontage of Old Sango Rd, 1,060 ft +/- east of the intersection of Wilson Green Way and Old Sango Rd.** TAX MAP(S): **081** PARCEL #(S): **024.00 (P/O)** REASON FOR REQUEST: **To match with remainder of property** CO. COMM. DISTRICT: **15** NUMBER OF ACRES: **1.12 +/-** GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **11**

CASE TYPE: **SUBDIVISION(S)**

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

11. **V - 7 - 2026** OWNER(S): **Saint Thomas Health** 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.** 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" to have a block length of approximately 2,060 feet (with a maximum of 2,100 feet)

Section 4.1.2 "Connectivity – in order to provide for a road system that allows for the disbursement of trips and adequate emergency response, all public rights of way and/or dedicated permanent access easements must provide for the following:
B. A stubout for future continuation of the public street and road network shall be provided from the subdivision to all adjacent vacant land as determined by the RPC staff. Subdivisions may not use a dedicated permanent access easement, private street, or other methods to terminate a public street connection."

RPC staff has determined that a road stub to the north, connecting to the James D. Slate Property, is required. The applicant is requesting a variance from this requirement and proposes not to provide the road stub.

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:**

12. **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

13. **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 +/-**

14. **S - 60 - 2026** OWNER(S): **Adam Blick Blick Homes, LLC** REQUEST:**Preliminary Plat Approval of E Street Subdivision Lots 1-14** LOCATION: **A property located with frontage on northern E Street, with intersections of Oak Street to the west & Plum Street to the east.** TAX MAP(S): **055H** PARCEL #(S): **A 001.04** NUMBER OF ACRES: **1.54 +/-** ZONING: **R-3 - Three Family Residential District** # OF LOTS: **14 +/-**

15. **S - 61 - 2026** OWNER(S): **JJ Developers** REQUEST:**Jackson Hills Section 2 (Cluster) & Replat of Section 1 (Cluster) Lots 60, 61 & Open Space** LOCATION: **Two tracts of land south of Dover Rd and the Hwy 374 interchange, west of Ireland Way and east of Old Dover Rd.** TAX MAP(S): **053 & 053O** PARCEL #(S): **172.00, 172.01, 148.03, D 005.00, D 006.00,** NUMBER OF ACRES: **77.99 +/-** ZONING: **R-1 -Single-Family Residential District** # OF LOTS: **143 +/-**

16. **S - 62 - 2026** OWNER(S): **J&N Enterprises, Inc.** REQUEST:**Final Plat Approval of Anderson Place Section 5** LOCATION: **Approximately 549.5 +/- feet from the intersection of Danbury Dive & Torrington Lane** TAX MAP(S): **007** PARCEL #(S): **004.00 (P/O)** NUMBER OF ACRES: **14.94 +/-** ZONING: **R-2A - Single-Family Residential District** # OF LOTS: **70 +/-**

17. **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

18. **S - 64 - 2026** OWNER(S): **Crest Properties** REQUEST:**Final Plat Approval of Concord Meadows (previously Concord Ridge) & Replat of 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 +/-**

RECOMMENDED FOR DEFFERAL

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:**

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 +/-**

20. **SR - 79 - 2026** APPLICANT: **LG Chem America Advanced Materials, Inc** DEVELOPMENT: **LG Chem America Advanced Materials, Inc.** LOCATION: **A site located at the northeast corner of the intersection of Charles Bell Rd & Columbus Ave.** TAX MAP(S): **034** PARCEL #(S): **001.00** PROPOSED USE: **Manufacturing** NUMBER OF ACRES: **420.08 +/-** ZONING: **M-2 - General Industrial District** # OF UNITS: **n/a +/-** SQ FOOTAGE: **36,389.60 +/-**

21. **SR - 80 - 2026** APPLICANT: **Johnnie Cable** DEVELOPMENT: **Johnnie Cable Property** LOCATION: **Currently addressed as 1380 Ft. Campbell Blvd. Generally located along the north frontage of Charlemagne Blvd, at the northwest corner of the intersection of Charlemagne Blvd and Ft. Campbell Blvd.** TAX MAP(S): **043O** PARCEL #(S): **A 032.00 & A 032.01** PROPOSED USE: **Automobile Repair Service, Minor** NUMBER OF ACRES: **0.82 +/-** ZONING: **C-5 - Highway & Arterial Commercial District** # OF UNITS: **n/a +/-** SQ FOOTAGE: **5,008 +/-**

22. **SR - 81 - 2026** APPLICANT: **Kirkwood Church, Inc.** DEVELOPMENT: **Kirkwood Church Addition** LOCATION: **At the Northwest corner of the intersection of Dunlop Ln and Kirkwood Rd** TAX MAP(S): **034** PARCEL #(S): **030.00** PROPOSED USE: **Church** NUMBER OF ACRES: **4.07 +/-** ZONING: **AG - Agricultural District** # OF UNITS: **n/a +/-** SQ FOOTAGE: **16,023 +/-**

23. **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 +/-**

RECOMMENDED FOR DEFERRAL

24. **SR - 83 - 2026** APPLICANT: **FR2 OZ, LLC** DEVELOPMENT: **FR2 OZ, Lot 1** LOCATION: **Northeast of and adjacent to the intersection of Riverside Dr. and Dean Dr.** TAX MAP(S): **079B** PARCEL #(S): **E 028.00** PROPOSED USE: **Office** NUMBER OF ACRES: **1.396 +/-** ZONING: **C-2 - General Commercial District** # OF UNITS: **n/a+/-** SQ FOOTAGE: **14,000 +/-**

25. **SR - 84 - 2026** APPLICANT: **Cougar WJ RP, LLC** DEVELOPMENT: **Wyatt Johnson Toyota Storage Lot Expansion** LOCATION: **Along the Eastern frontage of Old Russellville Pike and Union Hall Road.** TAX MAP(S): **041** PARCEL # (S): **023.02 (P/O)** PROPOSED USE: **car storage** NUMBER OF ACRES: **+/-** ZONING: **C-5 - Highway & Arterial Commercial District** # OF UNITS: **n/a +/-** SQ FOOTAGE: **n/a +/-**

26. **SR - 85 - 2026** APPLICANT: **Clarksville Laydown Yard Owner LLC** DEVELOPMENT: **Knox Farms Laydown** LOCATION: **West of and adjacent to Guthrie Highway, approximately 400 feet southwest of the intersection of Guthrie Hwy. and Shadybrook Ln.** TAX MAP(S): **010** PARCEL #(S): **004.04** PROPOSED USE: **Laydown Area** NUMBER OF ACRES: **35.79 +/-** ZONING: **M-1 - Light Industrial District** # OF UNITS: **n/a +/-** SQ FOOTAGE: **1,400 +/-**

27. **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 +/-**

RECOMMENDED FOR DEFERRAL

VII. OTHER BUSINESS

- **A. Profit and Loss Statement**
- **B. Release Bond for North Industrial Park**
- **C. Fee Waivers for Manna Cafe**

VIII. PUBLIC COMMENT

For Items Not on the Agenda