



CLARKSVILLE-MONTGOMERY COUNTY  
**REGIONAL PLANNING COMMISSION**  
**MEETING MINUTES**

**Date: May 28, 2024**

**Time: 2:00 PM**

**Members Present**

Richard Swift, Chairman  
Valerie Guzman  
Jeff Henley  
Bill Kimbrough  
Stacey Streetman  
Joe Smith  
Eric Huneycutt

**Others Present**

Jeff Tyndall  
Brad Parker  
Daniel Morris  
Mike Reed, Clarksville Fire Dept  
Chris Cowan, CSD  
Joe Green, CSD  
Ben Browder, Clarksville Gas & Water  
Justin Crosby, City Building & Codes

Meeting was called to order at 2:00 PM

**Approval of Minutes**

Mr. Smith made a motion to approve the minutes from the April 23, 2024 Meeting. Mr. Kimbrough seconded. All others in favor and motion passed.

**Announcements/Deferrals**

Mr. Tyndall read into the record that cases, V-2-2024, S-20-2024, S-29-2024, S-31-2024, SR-18-2024, SR-26-2024, AB-1-2024 were deferred.

Mr. Huneycutt made a motion to approve the deferrals, Mr. Kimbrough seconded and all members were in favor.

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1. **CASE NUMBER: Z - 10 - 2024 APPLICANT(S): Chris Blackwell Construction**  
**REQUEST: R-1 - Single-Family Residential District to R-6 - Single-Family Residential District**  
**LOCATION: A portion of a tract that is located at the northeast corner of the Gupton Ln. & Gupton Circle intersection.**  
**TAX MAP(S): 079L PARCEL #(S): B 029.00 (p/o)**  
**REASON FOR REQUEST: Request more dense single family zoning to assist with required roadway and utility improvements.**  
**CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 2.27 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT: 12**

**Mr. Tyndall read the Staff Report and answered any questions from the Commissioners.**

**STAFF RECOMMENDATION: Disapproval**

**This request is not consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.**

**The proposed R-6 Single Family Residential Zoning request does not appear to be in character with the surrounding residential development pattern, nor does it appear to be the appropriate transition to the Commercial / Industrial Hybrid Land Use to the South.**

**The Future Land Use Opinion Map indicates that this property that this property is part of the Evergreen Cemetery & the immediate area adjacent to this request are identified as Suburban Neighborhood. The proposed**

**R-6 Single Family Residential Zoning Classification does not align with the intent of the future land use designation.**

**Roadway infrastructure improvements have been identified by the Clarksville Street Dept. as part of the request. The RPC Staff does have concern relative to the sensitive nature of the improvements in close proximity to the cemetery.**

**Chairman Swift opened up the public hearing**

**Chris Blackwell spoke in favor of the application**

**Commissioner Streetman asked Mr. Blackwell some questions**

**Mr. Blackwell deferred to his Engineer**

**Cal McKay spoke in favor of the application and responded to Commissioner Streetman's questions**

**Commissioner Smith asked Mr. McKay a question**

**Mr. McKay responded to the question**

**Commissioner Streetman asked a question of Mr. Tyndall**

**Mr. Tyndall responded to Commissioner Streetman's question**

**Commissioner Kimbrough asked a question of the Street Department**

**Joseph Green (CSD) answered Commissioner Kimbrough's question**

**Commissioner Guzman made a statement**

**Commissioner Streetman asked a question of Mr. Green**

**Mr. Green answered Commissioner Streetman's question**

**No one spoke against the request**

**Public Hearing was closed by the chairman**

**Commissioner Streetman made a motion for approval citing the “substantial upgrades the development would bring to the street and gas and water” seconded by Commissioner Huneycutt**

**The Chairman asked for a vote and the motion passed 4-2 with Commissioners Guzman and Kimbrough dissenting.**

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2. **CASE NUMBER: Z - 21 - 2024 APPLICANT(S): Carlo Burzi**  
**REQUEST: M-1 - Light Industrial District to C-5 - Highway & Arterial Commercial District**  
**LOCATION: A parcel of land fronting on the east frontage of Smokestack Dr., 475 +/- feet north of the Corporate Parkway Blvd. & Smokestack Dr. intersection.**  
**TAX MAP(S): 033G PARCEL #(S): A 014.00**  
**REASON FOR REQUEST: none given**  
**CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 1.38 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6**

**Mr. Tyndall read the Staff Report and answered any questions from the Commissioners.**

**STAFF RECOMMENDATION: Disapproval**

**This request is not consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.**

**This request does not align with the recommendation to preserve the industrial zoned property within the industrial park & planning area. The proposed C-5 zoning request displaces existing M-1 Light Industrial zoned property. When industrial zoned properties are displaced, future industrial uses/zones are pushed to areas that are likely not in character with their surroundings.**

**The future Land Use Opinion Map indicates that this area as a Commercial Industrial Hybrid.**

**The C-5 Highway & Arterial Zoning request does not align with the intent of the future land use designation. The property also does not have frontage along an arterial highway.**

**The current M-1 zoning designation is the correct zoning classification for the property & aligns with the Land Use Opinion Map. There also has not been a change within the area that was not anticipated in the present plan or a substantial change of character for the area that warrants a change of zoning classification.**

**Chairman Swift opened the public hearing**

**Larry Rocconi spoke in favor of the request and passed out some exhibits to the commissioners**

**Carlo Burzi spoke in favor of the request**

**No one spoke against the case**

**Chairman Swift closed the public hearing**

**Commissioner Streetman asked a question of Mr. Tyndall**

**Mr. Tyndall answered Commissioner Streetman's question**

**Commissioner Guzman made a motion for approval stating the need for and the fact that there are other restaurants in the area seconded by Commissioner Streetman**

**Motion passed 5-0 with Commissioner Kimbrough abstaining**

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3. **CASE NUMBER: Z - 22 - 2024 APPLICANT(S): Christopher Harvey**  
**REQUEST: R-3 - Three Family Residential District to R-4 - Multiple-Family Residential District**  
**LOCATION: A parcel of land fronting on the south frontage of Needmore Rd., South of the Needmore Rd. & Centerstone Cir. intersection.**  
**TAX MAP(S): 031 PARCEL #(S): 050.01**  
**REASON FOR REQUEST: To expand the development to the east.**  
**CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 9 NUMBER OF ACRES: .85 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 2**

**Mr. Tyndall read the Staff Report and answered any questions from the Commissioners.**

**STAFF RECOMMENDATION: Approval**

**This request is consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.**

**This request is in alignment with the goal of prioritizing development of underutilized sites, in an area where Multi-family residential development is encouraged due to its proximity to commercial areas, transit & major roads.**

**This Future Land Use Opinion Map indicates that this area should be a Mixed Residential neighborhood. This request aligns with intent of a Mixed Residential Neighborhood & is in character with the surrounding development pattern.**

**Infrastructure is currently being improved in the area.**

**Commissioner Streetman asked a question and was answered by Mr. Tyndall**

**Chairman Swift opened the public hearing**

**Richard Garrett spoke in favor of the case**

**Mr. Tyndall asked Mr. Garrett a question which he answered**

**No one spoke against the case**

**Chairman Swift closed the public hearing**

**Commissioner Huneycutt made a motion for approval and Commissioner Henley seconded it.**

**The motion passed unanimously.**

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**COUNTY ZONING CASES:**

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4. **CASE NUMBER: CZ - 02 - 2024 APPLICANT(S): Gary Thomas Mosley**  
**REQUEST: R-1 - Single-Family Residential District to C-2 - General Commercial District**  
**LOCATION: Property fronting on the south frontage of Highway 149, 1,560 +/- feet west of the Highway 149 & Belle Rd. intersection.**  
**TAX MAP(S): 100C PARCEL #(S): A 018.01**  
**REASON FOR REQUEST: To offer small business opportunity for the neighboring areas such as shops, cafe, small office space, etc.**  
**CO. COMM. DISTRICT: 6 CITY COUNCIL WARD: NUMBER OF ACRES: 1.29 +/-**  
**GROWTH PLAN AREA: PGA CIVIL DISTRICT: 13**

**Mr. Tyndall read the Staff Report and answered any questions from the Commissioners.**

**STAFF RECOMMENDATION: Disapproval**

**This request is not consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.**

**This request is located 2,485+/- feet from the center of the Commercial Reinvestment Node identified on the Future Land Use Map. While this property is near the identified Commercial Node, it is separated by nearly 2,000 +/- feet of residential land.**

**Commercial development should be paced from the center of the node out. At this point this application is premature and does not meet the goals & objectives of the Comprehensive Plan. Strip commercialization of traffic corridors should be discouraged.**

**Chairman Swift opened up the public hearing**

**No one was present to speak for the application**

**Edward Cruster spoke in opposition to the case**

**Chairman Swift closed the public hearing**

**Commissioner Smith made a motion for disapproval stating most houses in the county are on 1.5 acres and this is 1.2 acres, seconded by Commissioner Kimbrough and the motion for disapproval passed unanimously.**

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5. **CASE NUMBER: CZ - 03 - 2024 APPLICANT(S): Phillip Traylor**  
**REQUEST: AG - Agricultural District to C-5 - Highway & Arterial Commercial District**  
**LOCATION: A portion of two parcel fronting on the east frontage of Hwy. 12, 915 +/- feet south of the Hwy 12 & Shady Grove Rd. intersection.**  
**TAX MAP(S): 109 109 PARCEL #(S): 070.00 (p/o) 073.00 (p/o)**  
**REASON FOR REQUEST: This Zone request is an extension of the C-5 zone. We ask for this rezone to have the ability to build commercial buildings similar to the existing businesses adjoining this property to the south and across the road. We believe this zone matches the surrounding area and**  
**CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: NUMBER OF ACRES: 3.44 +/-**  
**GROWTH PLAN AREA: RA CIVIL DISTRICT : 15**

**Mr. Tyndall read the Staff Report and answered any questions from the Commissioners.**

**STAFF RECOMMENDATION: Approval**

**This request is consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.**

**This request is located within a Commercial Reinvestment Node identified on the Future Land Use Map. The C-5 Highway & Arterial Commercial zoning request is located along the Highway 12 / Ashland City Rd. and is an extension of an existing C-5 Zoning District.**

**Adequate infrastructure serves the site & no adverse environmental issue has been identified as part of this request.**

**Chairman Swift opened the public hearing**

**Brad Weakley spoke in favor of the case as the applicants engineer**

**No one spoke against the case**

**Chairman Swift closed the public hearing**

**Commissioner Kimbrough made a motion for approval stating its consistency with the Goals and Objectives of the Comprehensive Plan, Commissioner Guzman seconded it and the motion passed unanimously.**

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6. **CASE NUMBER: CZ - 04 - 2024 APPLICANT(S): Entersource Properties**  
**REQUEST: C-2 - General Commercial District to C-5 - Highway & Arterial Commercial District**  
**LOCATION: A parcel of land located at the southwest corner of the Hwy. 149 & River Rd. intersection.**  
**TAX MAP(S): 100 PARCEL #(S): 098.00**  
**REASON FOR REQUEST: For future relocation of Wyatt's Body Shop**  
**CO. COMM. DISTRICT: 6 CITY COUNCIL WARD: NUMBER OF ACRES: 2.34 +/-**  
**GROWTH PLAN AREA: PGA CIVIL DISTRICT: 13**

Mr. Tyndall read the Staff Report and answered any questions from the Commissioners.

**STAFF RECOMMENDATION: Approval**

This request is consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.

This request is located within a Commercial Reinvestment Node identified on the Future Land Use Map. The C-5 Highway & Arterial Commercial zoning request is located along the Highway 149 Arterial at the River Road intersection.

Adequate infrastructure serves the site & no adverse environmental issue has been identified as part of this request.

Chairman Swift opened the public hearing

Terry Buckner spoke in favor of the request

No one spoke against the request

Chairman Swift closed the public hearing

Commissioner Smith made a motion for approval seconded by Commissioner Huneycutt. The motion passed unanimously.



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7. **CASE NUMBER: CZ - 05 - 2024 APPLICANT(S): Industrial Development Board**  
**REQUEST: AG - Agricultural District to M-1 - Light Industrial District**  
**LOCATION: A parcel of land fronting on the south frontage of Dunlop Lane, 1,050 +/- feet east of the Dunlop Ln. & Michaela Cir. intersection.**  
**TAX MAP(S): 040 PARCEL #(S): 00706**  
**REASON FOR REQUEST: The parcel is located in the industrial park adjacent to Hankook 3 CO, Red Knight, and a 70-acre IDB parcel. The zone request is M-1, not M-2.**  
**CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: NUMBER OF ACRES: 4.3 +/-**  
**GROWTH PLAN AREA: RA CIVIL DISTRICT : 6**

**Mr. Tyndall read the Staff Report and answered any questions from the Commissioners.**

**STAFF RECOMMENDATION: Approval**

**This request is consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.**

**The Future Land Use Opinion Map indicates that this area is intended for Commercial / Industrial Hybrid. The proposed M-1 Light Industrial aligns with the intent of the future land use designation.**

**Adequate infrastructure serves the site & no adverse environmental issue has been identified as part of this request.**

**Chairman Swift opened the public hearing**

**Josh Ward of the Industrial Development Board spoke in favor of the request**

**No one spoke against the request**

**Chairman Swift closed the public hearing**

**Commissioner Kimbrough made a motion for approval and Commissioner Smith seconded it.**

**The motion passed unanimously.**

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**SUBDIVISION VARIANCE(S) CASES:**

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8. **CASE NUMBER: V - 2 - 2024 APPLICANT(S): Terrence Burney**  
**REQUEST: Variance Request Terrence Burney Property**  
**LOCATION: East of and adjacent to the terminus of Dyce Court, west of and adjacent to the terminus of Givens Lane.**  
**TAX MAP(S): 079D PARCEL #(S): D 030.00**  
**REASON FOR REQUEST:**  
**CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: .54 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12**  
**ZONING: R-3 - Three Family Residential District # OF LOTS: 6 +/-**

**Case deferred at beginning of meeting.**

**Case deferred till next RPC meeting**

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9. **CASE NUMBER: V - 3 - 2024 APPLICANT(S): Patrick Murray**  
**REQUEST: Variance Request Patrick's Point**  
**LOCATION: South of Lawn St., east of Bradley St. & north of Dixon Dr.**  
**TAX MAP(S): 0660 PARCEL #(S): D 001.00 D 002.00**  
**REASON FOR REQUEST:**  
**CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 3.95 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12**  
**ZONING: R-3 - Three Family Residential District # OF LOTS: 30 +/-**

**Staff presented the facts on the variance case**

**Chairman Swift opened the public hearing**  
**Cal Burchett spoke in favor of the variance**  
**Commissioner Smith asked a question**  
**Mr. Burchett answered the question**  
**Donny Farmer spoke against the variance**  
**Chairman Swift closed the public hearing**  
**Commission Kimbrough made a motion for approval and Commissioner Henley seconded it and it passed unanimously.**

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**SUBDIVISION(S) CASES:**

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10. **CASE NUMBER: S - 20 - 2024 APPLICANT(S): Terrence Burney**  
**REQUEST: Preliminary Plat Approval of Terrence Burney Property**  
**LOCATION: East of and adjacent to the terminus of Dyce Court, west of and adjacent to the terminus of Givens Lane.**  
**TAX MAP(S): 079D PARCEL #(S): D 030.00**  
**CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 6 NUMBER OF ACRES: .54 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12**  
**ZONING: R-3 - Three Family Residential District # OF LOTS: 6 +/-**

**STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer.**

The case was deferred to the next RPC meeting.

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**11. CASE NUMBER: S - 21 - 2024 APPLICANT(S): Patrick Murray**  
**REQUEST: Preliminary Plat Approval of Patrick's Point**  
**LOCATION: South of Lawn St., east of Bradley St. & north of Dixon Dr.**  
**TAX MAP(S): 0660 PARCEL #(S): D 001.00 D 002.00 CO. COMM.**  
**DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 3.95 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12**  
**ZONING: R-3 - Three Family Residential District # OF LOTS: 30 +/-**

**STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the below condition(s): This Approval Recommendation is subject to variance approval.**

- 1. Approval from the Clarksville Street Department to include roadway improvements, grading and water quality and driveway access locations to the public right-of-way.**
- 2. Approval of all utility plans by the Office of the Chief Utility Engineer.**
- 3. Approved electric plan as required by CDE Lightband.**

**This item was pulled off the consent agenda by a member of the public  
Brad Parker presented the staff's recommendation  
Chairman Swift opened the public hearing  
Cal Burchett spoke in favor of the case  
Cynthia Murray Mimic spoke in favor of the case  
No one spoke in opposition to the case  
Chairman Swift closed the public hearing  
Commissioner Kimbrough made a motion for approval based on the staff's recommendations,  
seconded by Commissioner Henley and passed unanimously**

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12. **CASE NUMBER: S - 29 - 2024 APPLICANT(S): Moniqueka E. Gold**  
**REQUEST: Preliminary Plat Approval of Glen Ellen Landing Section 5**  
**LOCATION: North of Needmore Road, south of and adjacent to the terminus of Ann Drive.**  
**TAX MAP(S): 032 PARCEL #(S): 052.01 CO. COMM. DISTRICT: 17 CITY COUNCIL WARD: 9**  
**NUMBER OF ACRES: 10.82 +/- GROWTH PLAN AREA: CITY CIVIL DISTRICT : 2**  
**ZONING: R-3 - Three Family Residential District # OF LOTS: 64 +/-**

Case Deferred at start of meeting.

STAFF RECOMMENDATION: Defer for 30 days.

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**13. CASE NUMBER: S - 30 - 2024 APPLICANT(S): Virgina James & Jason Feltner Family Foundation  
REQUEST: Preliminary Plat (ROW Dedication) Approval of North Chesapeake Lane & Athletic Avenue Right of Way Dedication  
LOCATION: East of Ted Crozier Boulevard, north of Dunlop Lane, West of Interstate 24  
TAX MAP(S): 040 PARCEL #(S): 004.01 CO. COMM. DISTRICT: 1 CITY COUNCIL WARD:  
NUMBER OF ACRES: 6.82 +/- GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6  
ZONING: C-5 - Highway & Arterial Commercial District R-1 - Single-Family Residential  
District # OF LOTS: 0 +/-**

**STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the following condition(s):**

- 1. Approval from the Clarksville Street Department for the traffic signal design and installation for signal at North Chesapeake Lane & Dunlop Lane before Final Plat approval.**
- 2. Approval from the Clarksville Street Department for modifications to existing signal at Ted Crozier Boulevard & Athletic Way before Final Plat Approval.**
- 3. Approval from the Clarksville Street Department to include roadway improvements, grading and water quality, and driveway access locations to the public right-of-way.**
- 4. Approval of all utility plans by the Office of the Chief Utility Engineer.**
- 5. Written approval from RJ Corman Railroad.**
- 6. Approved electric plan as required by CDE Lightband.**

**Approved on the Consent Agenda Item**

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**14. CASE NUMBER: S - 31 - 2024 APPLICANT(S): Bill Mace**  
**REQUEST: Preliminary Plat Approval of Bayview Subdivision Cluster**  
**LOCATION: East of HWY 48 and south of Salem Road, accessed by Clara Ct and Bayview Drive to the north.**  
**TAX MAP(S): 90P PARCEL #(S): A 001.00 , 002.00 , 003.00 , 004.00 005.00, 006.00 , 007.00 , 008.00**  
**CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: NUMBER OF ACRES: 20 +/- GROWTH PLAN AREA:**  
**PGA CIVIL DISTRICT : 13 ZONING: R-1 - Single-Family Residential District # OF LOTS: 29 +/-**

**This case was deferred for 30 days at the start of the meeting.**

**STAFF RECOMMENDATION: Defer for 30 days.**



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**SITE REVIEW(S) CASES:**

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15. **CASE NUMBER: SR - 18 - 2024 APPLICANT(S): Ben Udell**  
**DEVELOPMENT: Kraft Popeye's**  
**LOCATION: 886 Kraft St. Clarksville TN**  
**TAX MAP(S): 0550 PARCEL #(S): A 014.01**  
**PROPOSED USE: Drive Thru Only Restaurant (Drive Thru)**  
**CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 0.49 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT: 12**  
**# OF UNITS: NA +/- SQ FOOTAGE: 1,583 +/-**

**Approved on the Consent Agenda Item**

**STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION**

**Awaiting BOZA Approval for setback & parking variance.**

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16. **CASE NUMBER: SR - 19 - 2024 APPLICANT(S): Kalpesh Patel**

**DEVELOPMENT: Peachers Mill Retail**

**LOCATION: 1001 Creek Way**

**TAX MAP(S): 018P PARCEL #(S): D 032.00 (p/o)**

**PROPOSED USE: Retail / Restaurant**

**CO. COMM. DISTRICT: 12 CITY COUNCIL WARD: 5 NUMBER OF ACRES: 1.46 +/-**

**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 3**

**# OF UNITS: +/- SQ FOOTAGE: 10,930 +/-**

**Approved on the Consent Agenda Item**

**STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):**

1. Approval of all utility plans by the Office of the Chief Utility Engineer.
2. Approval of all grading, drainage and water quality plans by the City Street Department, to include road, traffic signal, and sidewalk improvements as required.
3. Approved electric plan required by CDE Lightband.

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17. **CASE NUMBER: SR - 20 - 2024 APPLICANT(S): Marty Darnell**

**DEVELOPMENT: Evans Road Condos**

**LOCATION: East side of Evans Road south and adjacent to the intersection of Shaw Dr.**

**TAX MAP(S): 044D PARCEL #(S): B 025.00 B 026.00**

**PROPOSED USE: Condos**

**CO. COMM. DISTRICT: 10 CITY COUNCIL WARD: 3 NUMBER OF ACRES: 3.7 +/-**

**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 3**

**# OF UNITS: 16 +/- SQ FOOTAGE: +/-**

**Approved on the Consent Agenda Item**

**STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):**

1. **Approval of all utility plans by the Office of the Chief Utility Engineer.**
2. **Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.**
3. **Approved electric plan required by CDE Lightband.**
4. **Approval of Fire Hydrant Location.**

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**18. CASE NUMBER: SR - 21 - 2024 APPLICANT(S): Club Car Wash**

**DEVELOPMENT: Club Car Wash 120 & 130 Vintage Way**

**LOCATION: 120 & 130 Vintage Way**

**TAX MAP(S): 057 PARCEL #(S): 016.03**

**PROPOSED USE: Car Wash**

**CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 1.41 +/-**

**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6**

**# OF UNITS: +/- SQ FOOTAGE: 5028 +/-**

**Approved on the Consent Agenda Item**

**STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):**

- 1. Approval of all utility plans by the Office of the Chief Utility Engineer.**
- 2. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.**
- 3. Approved electric plan required by CDE Lightband.**

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19. **CASE NUMBER: SR - 22 - 2024 APPLICANT(S): Adam Cole Prentiss**  
**DEVELOPMENT: AutoZone Store #64**  
**LOCATION: 1105 Riverwood Place Clarksville TN**  
**TAX MAP(S): 079 PARCEL #(S): 03406**  
**PROPOSED USE: Auto parts Retail Store with auto-parts storage addition**  
**CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 1.349 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12**  
**# OF UNITS: 1 +/- SQ FOOTAGE: 8,361 +/-**

**Approved on the Consent Agenda Item**

**STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):**

**1. Approved electric plan required by CDE Lightband.**

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20. **CASE NUMBER: SR - 23 - 2024 APPLICANT(S): Cycle Laundromat**

**DEVELOPMENT: Cycle Laundromat**

**LOCATION: 101 Highland Bluff Way**

**TAX MAP(S): 007 PARCEL #(S): 011.10 (P/O)**

**PROPOSED USE: Laundromat**

**CO. COMM. DISTRICT: 18 CITY COUNCIL WARD: 8 NUMBER OF ACRES: 1.12 +/-**

**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 2**

**# OF UNITS: +/- SQ FOOTAGE: 6000 +/-**

**Approved on the Consent Agenda Item**

**STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):**

1. Approval of all utility plans by the Office of the Chief Utility Engineer.
2. Approval of all Grading, Drainage and Water Quality permits by the Clarksville Street Department.
3. Sidewalk construction along Tiny Town Rd will be coordinated with Clarksville Street Department.
4. Approved electric plan required by CDE Lightband.

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21. **CASE NUMBER: SR - 24 - 2024 APPLICANT(S): Jenks LLC**  
**DEVELOPMENT: Jenkins & Wynne Body Shop Building Addition**  
**LOCATION: W. Lowes Dr**  
**TAX MAP(S): 041 PARCEL #(S): 039.01 039.05**  
**PROPOSED USE: Auto Body Shop**  
**CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 34.9 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT: 6**  
**# OF UNITS: +/- SQ FOOTAGE: 6000 +/-**

**Approved on the Consent Agenda Item**

**STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):**

- 1. Approval of all utility plans by the Office of the Chief Utility Engineer.**
- 2. Approval of all Grading, Drainage and Water Quality permits by the Clarksville Street Department.**
- 3. Approved electric plan required by CDE Lightband.**

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**22. CASE NUMBER: SR - 25 - 2024 APPLICANT(S): ESM Developer**

**DEVELOPMENT: Elite Cheer Center 2**

**LOCATION: East of 2625 Madison Street**

**TAX MAP(S): 081 PARCEL #(S): 033.22 (P/O)**

**PROPOSED USE: Recreation**

**CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: NUMBER OF ACRES: 1.60 +/-**

**GROWTH PLAN AREA: CITY CIVIL DISTRICT: 11**

**# OF UNITS: 1 +/- SQ FOOTAGE: 14000 +/-**

**Approved on the Consent Agenda Item**

**STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):**

- 1. Approval of all utility plans by the Office of the Chief Utility Engineer.**
- 2. Approval of all Grading, Drainage and Water Quality permits by the Clarksville Street Department.**
- 3. Approved electric plan required by CDE Lightband.**



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23. CASE NUMBER: SR - 26 - 2024 APPLICANT(S): Ofi Chito Leslie Ford

DEVELOPMENT: McDonald's

LOCATION: 3326 Allen Rd

TAX MAP(S): 006 PARCEL #(S): 029.01 (P/O)

PROPOSED USE: Quick service restaurant

CO. COMM. DISTRICT: 8 CITY COUNCIL WARD: 1 NUMBER OF ACRES: 1.56 +/-

GROWTH PLAN AREA: CITY CIVIL DISTRICT : 3

# OF UNITS: +/- SQ FOOTAGE: +/-

Approved on the Consent Agenda Item

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

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**24. CASE NUMBER: SR - 27 - 2024 APPLICANT(S): Clear Sky**  
**DEVELOPMENT: James Bell Jr. Property Lot 2A**  
**LOCATION: Belltrace Ct., Clarksville**  
**TAX MAP(S): 040 PARCEL #(S): 004.26 (P/O)**  
**PROPOSED USE: Professional offices**  
**CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: NUMBER OF ACRES: 1.51 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6**  
**# OF UNITS: 1 +/- SQ FOOTAGE: 13,112 +/-**

**Approved on the Consent Agenda Item**

**STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):**

- 1. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.**
- 2. Approval of all utility plans by the Office of the Chief Utility Engineer**
- 3. Approved Electric Plan Required.**

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**ABANDONMENT(S) CASES:**

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25. **CASE NUMBER: AB - 1 - 2024 APPLICANT(S): South 7th Street, LLC - Brad Hill**  
**REQUEST: Unimproved Alley Abandonment 7th Street adjacent**  
**LOCATION: Unimproved alley located off South 7th street between 207 & 215 South 7th street.**  
**TAX MAP(S): 066F PARCEL #(S): L 029.00 (P/O)**  
**REASON FOR REQUEST: Alley proposed to be dedicated to adjoining property owners**  
**CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: .08 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT: 12**

**Case deferred at the start of the meeting.**

**STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION**

**Verifying notification of affected parties.**

**Deferred to next RPC Meeting**

**VI. OTHER BUSINESS:**

**A. A-1-2024**

**B. City Capital Improvement**

**E. Profit and Loss Statement**

**Mr. Tyndall presented the annexation case A-1-2024**

**Chairman Swift opened the public hearing**

**Devin Daley spoke in favor of the annexation**

**No one spoke against the annexation**

**Chairman Swift closed the public hearing**

**Commissioner Streetman made a motion for approval seconded by Commissioner Kimbrough and passed unanimously with Commissioner Guzman abstaining**

**Mr. Tyndall presented the City of Clarksville 5 year Capital Improvement Plan for consideration to the Commissioners. There were no comments given. Commissioner Streetman made a motion for acceptance and Commissioner Guzman seconded with the motion passing unanimously.**

**Mr. Tyndall presented the monthly Profit and Loss statement for the RPC.**

**Commissioner Kimbrough made a motion for approval seconded by Commissioner Smith and passed unanimously.**

**VI. PUBLIC COMMENT PERIOD:**

*For Items Not on the Agenda*

**John Comperry provided public comments**

**ATTEST:**   
Richard Swift (Jun 27, 2024 09:15 CDT)

27/06/2024

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**Chairman Signature / Date**