



CLARKSVILLE-MONTGOMERY COUNTY  
**REGIONAL PLANNING COMMISSION**

**AGENDA**  
**August 27, 2024**

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 13, 2024**
- III. ANNOUNCEMENTS/DEFERRALS
- IV. UPCOMING MEETINGS DATES/TIMES:
  - 1. CITY COUNCIL INFORMAL **August 29, 2024 @ 4:30 P.M.**
  - 2. CITY COUNCIL PUBLIC HEARING & FIRST READING **September 5, 2024 @ 6:00 P.M.**
  - 3. COUNTY COMMISSION PUBLIC HEARING **September 3, 2024 @ 6:00 P.M.**
  - 4. COUNTY COMMISSION FORMAL MEETING **September 9, 2024 @ 6:00 P.M.**
- V. CURRENT CASES:

**REGULAR AGENDA ITEM(S): All items in this portion of the Agenda will be read and considered individually.**

CASE TYPE: **CITY ZONING**

- 1. CASE NUMBER: **Z - 29 - 2024** OWNER(S): **Timothy Baggett**  
 REQUEST:**R-2 - Single-Family Residential District to R-4 - Multiple-Family Residential District**  
 LOCATION: **The northeast corner of the Crossland Ave. & Kelly Ln. intersection / the southeast corner of the Golf Club Ln. & Kelly Ln. intersection.**  
 TAX MAP(S): **65P** PARCEL #(S): **H 021.00 (P/O)**  
 REASON FOR REQUEST: **To provide for a multi-family development**  
 CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **4.52 +/-**  
 GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**

---

**REGULAR AGENDA ITEM(S): All items in this portion of the Agenda will be read and considered individually.**

---

**2. CASE NUMBER: Z - 30 - 2024 OWNER(S): Brianna Davis  
REQUEST:R-1 - Single-Family Residential District to R-6 - Single-Family Residential District  
LOCATION: A parcel fronting on the west frontage of Peachers Mill Rd., 75 +/- feet south of the Peachers Mill Rd. & Carter Rd. intersection.  
TAX MAP(S): 043E PARCEL #(S): A 013.00  
REASON FOR REQUEST: Lot shape makes it difficult to match existing multi-family  
To provide affordable housing  
R-6 will allow for 2 SFH  
CO. COMM. DISTRICT: 16 CITY COUNCIL WARD: 4 NUMBER OF ACRES: .53 +/-  
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 3**

---

**3. CASE NUMBER: Z - 31 - 2024 OWNER(S): William Tierney  
REQUEST:R-1 - Single-Family Residential District to R-4 - Multiple Family Residential District  
LOCATION: A parcel of land fronting on the east frontage of Pembroke Rd., 950 +/- feet north of the Tiny Town Rd. & Pembroke Rd. intersection.  
TAX MAP(S): 006 006 PARCEL #(S): 005.00 005.01  
REASON FOR REQUEST: To develop a small scale condominium development with detached housing units.  
CO. COMM. DISTRICT: 8 CITY COUNCIL WARD: 1 NUMBER OF ACRES: 2.92 +/-  
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 3**

---

**4. CASE NUMBER: Z - 32 - 2024 OWNER(S): Reed Orlando Rudolph  
REQUEST:AG - Agricultural District to R-5 Residential District  
LOCATION: A parcel of land fronting on the eastern frontage of N. Whitfield Rd.. 250 +/- feet north of the Whitfield Rd. & Needmore Rd. intersection.  
TAX MAP(S): 031 PARCEL #(S): 018.00  
REASON FOR REQUEST: To develop a small multi-family development  
CO. COMM. DISTRICT: 17 CITY COUNCIL WARD: 9 NUMBER OF ACRES: .78 +/-  
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 2**

---

---

**REGULAR AGENDA ITEM(S): All items in this portion of the Agenda will be read and considered individually.**

---

5. CASE NUMBER: **ZO - 3 - 2024** APPLICANT: **Regional Planning Commission**  
REQUEST:  
REASON FOR REQUEST: **Modify language for building around communications towers in the fall zones. Add similar language from Permitted with Conditions to under Site Plan Review.**
- 

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

---

6. CASE NUMBER: **V - 10 - 2024** OWNER(S): **William Belew**  
VARIANCE REQUEST: **Table 4.1 and 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 extensions of Autumnwood Blvd. and Horseshoe Cave Dr. to be up to (approximately) 2,800 feet in length. The total length may vary as the exact location of the frontage road may change slightly.*

LOCATION: **South of tiny Town Road. North of Horseshoe Cave Road**

ZONING: **R-2 Single-Family Residential District R-4-Multiple-Family Residential District  
C-1-neighborhood Commercial District C-5- Highway & Arterial Commercial  
District**

GROWTH PLAN: **City** CIVIL DISTRICT: **2**

CORRESPONDING CASE: **S-41-2024**

**DEFERRED**

---

**REGULAR AGENDA ITEM(S): All items in this portion of the Agenda will be read and considered individually.**

---

7. CASE NUMBER: **V - 11 - 2024** OWNER(S): **Michael Schrecker/ Golden Ventures**  
VARIANCE REQUEST: **Table 4.1. - Maximum cul-de-sac length of 750 feet.**

*The request is to allow the proposed SSG Jason McDonald Road to be approximately 1302 feet in length. The required midway point intermediate turnaround is shown on the plans.*

LOCATION: **Northwest of the intersection of Pollard and Lennox Roads along the proposed "SSG Jason McDonald Road"**

ZONING: **R-1 - Single-Family Residential District**

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

CORRESPONDING CASE: **S-64-2024**

---

CASE TYPE: **SUBDIVISION(S)**

---

**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. CASE NUMBER: **S - 31 - 2024** OWNER(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 +/-**



---

**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. CASE NUMBER: **S - 41 - 2024** OWNER(S): **Gordon Seay**  
REQUEST: **Revised Preliminary Plat Approval of Autumnwood Farms Cluster**  
LOCATION: **North of Hazelwood Rd, south of and adjacent to Tiny Town Road, north of and adjacent to the current termini of Autumnwood Blvd. and Horseshoe Cave Road.**  
TAX MAP(S): **018** PARCEL #(S): **01600 p/o**  
CO. COMM. DISTRICT: **18** CITY COUNCIL WARD: **8** NUMBER OF ACRES: **319.48 +/-**-GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**  
ZONING: **R-2 Single-Family Residential District R-4-Multiple-Family Residential District C-1-neighborhood Commercial District C-5- Highway & Arterial Commercial District**  
# OF LOTS: **165 +/-**

**DEFERRED**

---

10. CASE NUMBER: **S - 55 - 2024** OWNER(S): **Ollie Burks**  
REQUEST: **Preliminary Plat Approval of Ollie Burks Property Guildfield Drive Lots 1 & 2**  
LOCATION: **North of Guildfield Drive**  
TAX MAP(S): **011G** PARCEL #(S): **A 004.00**  
CO. COMM. DISTRICT: **1** CITY COUNCIL WARD: NUMBER OF ACRES: **1.09 +/-**  
GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **1**  
ZONING: **R-3 - Three Family Residential District**  
# OF LOTS: **2 +/-**

11. CASE NUMBER: **S - 59 - 2024** OWNER(S): **Brandon Fletcher**  
REQUEST: **Preliminary Plat Approval of Plat of the Oak Street Townhomes Lots 1-3**  
LOCATION: **490 Oak St**  
**Clarksville TN**  
TAX MAP(S): **055H** PARCEL #(S): **J 001.00**  
CO. COMM. DISTRICT: **13** CITY COUNCIL WARD: **4** NUMBER OF ACRES: **0.66 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **7**  
ZONING: **R-3 - Three Family Residential District**  
# OF LOTS: **3 +/-**

---

**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. CASE NUMBER: S - 62 - 2024 OWNER(S): SDRA Holdings LLC**  
**REQUEST: Preliminary Plat Approval of Replat of the Belle Forest Section 12, Lot 371-A & 371-B and Belle Forest Lots 518-522**  
**LOCATION: East of Cook Dr, South of Lafayette Rd, North of R.S. Bradley**  
**TAX MAP(S): 043H 043H PARCEL #(S): H 001.00 H 001.01**  
**CO. COMM. DISTRICT: 11 CITY COUNCIL WARD: 2 NUMBER OF ACRES: 6.98 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 3**  
**ZONING: R-2D - Two-Family Residential District R-3 - Three Family Residential District**  
**# OF LOTS: 6 +/-**

---

**13. CASE NUMBER: S - 64 - 2024 OWNER(S): Michael Schrecker /Donald Washington/ Golden Ventures LLC**  
**REQUEST: Revised Preliminary Plat Approval of Veterans Landing & Veterans Landing Reserve (cluster)**  
**LOCATION: North of and adjacent to Pollard Road, east of and adjacent to the current terminus of Granger Lane, east of and adjacent to the current terminus of Fox Ridge Drive.**  
**TAX MAP(S): 042 042 PARCEL #(S): 020.00, 020.01 020.02, 021.01**  
**CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 4 NUMBER OF ACRES: 92.65 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 3**  
**ZONING: R-1 - Single-Family Residential District**  
**# OF LOTS: 215 +/-**

---

**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:**

---

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

---

14. CASE NUMBER: **SR - 26 - 2024** OWNER(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**  
ZONING: **C-5 - Highway & Arterial Commercial District**  
# OF UNITS: **N/A +/-** SQ FOOTAGE: **3700 +/-**

**DEFERRED**

---

15. CASE NUMBER: **SR - 37 - 2024** OWNER(S): **Casey's General Stores Inc**  
DEVELOPMENT: **Casey's General Store**  
LOCATION: **SW corner of Tiny Town Rd & Tobacco Rd**  
TAX MAP(S): **006** PARCEL #(S): **056.04**  
PROPOSED USE: **Casey's General Store - Convenience Store**  
CO. COMM. DISTRICT: **12** CITY COUNCIL WARD: **1** NUMBER OF ACRES: **2.59 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**  
ZONING: **C-2 - General Commercial District**  
# OF UNITS: **1 +/-** SQ FOOTAGE: **3219 +/-**

**DEFERRED**

---

---

**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:**

---

**16. CASE NUMBER: SR - 38 - 2024 OWNER(S): Brandon Shreves  
DEVELOPMENT: Marriott StudioRes Clarksville  
LOCATION: On Kennedy Ln, west of I-24 southbound exit lane, south of Heatherwood Trace  
TAX MAP(S): 033 PARCEL #(S): 001.02  
PROPOSED USE: Hotel  
CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: 12 NUMBER OF ACRES: 2.63 +/-GROWTH  
PLAN AREA: CITY CIVIL DISTRICT : 2  
ZONING: C-4 - Highway Interchange District  
# OF UNITS: 124 +/- SQ FOOTAGE: 55,556 +/-**

---

**17. CASE NUMBER: SR - 39 - 2024 OWNER(S): MW/MBLLC  
DEVELOPMENT: MW/MBLLC  
LOCATION: 1900 Corporate Blvd  
Clarksville, TN  
TAX MAP(S): 033 PARCEL #(S): 006.12  
PROPOSED USE: Warehouse  
CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: NUMBER OF ACRES: 39.62 +/-  
GROWTH PLAN AREA: UGB CIVIL DISTRICT : 6  
ZONING: M-2 - General Industrial District  
# OF UNITS: N/A +/- SQ FOOTAGE: 8,700 +/-**

---

**18. CASE NUMBER: SR - 40 - 2024 OWNER(S): Oldcastle APG South Inc  
DEVELOPMENT: Oldcastle Expansion  
LOCATION: 4235 Guthrie Hwy  
TAX MAP(S): 015 015 PARCEL #(S): 041.01 041.03  
PROPOSED USE: Warehouse  
CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: NUMBER OF ACRES: 19.28 +/-  
GROWTH PLAN AREA: RA CIVIL DISTRICT : 1  
ZONING: M-2 - General Industrial District  
# OF UNITS: +/- SQ FOOTAGE: 3500 +/-**

---



---

**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. CASE NUMBER: SR - 41 - 2024 OWNER(S): Luis Macias  
DEVELOPMENT: Ringgold Rd Retail  
LOCATION: 140 Ringgold Rd  
TAX MAP(S): 030J PARCEL #(S): C 01000  
PROPOSED USE: Commercial, Retail building with parking  
CO. COMM. DISTRICT: 16 CITY COUNCIL WARD: 3 NUMBER OF ACRES: 0.89 +/-  
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 3  
ZONING: C-5 - Highway & Arterial Commercial District  
# OF UNITS: 2 +/- SQ FOOTAGE: 5,000 +/-**

---

**20. CASE NUMBER: SR - 42 - 2024 OWNER(S): Kimley-Horn Associates Inc  
DEVELOPMENT: Whataburger- Tiny Town Rd  
LOCATION: Approximately 1500 LF west of the Tiny Town Rd & Trenton Rd Intersection  
TAX MAP(S): 008 PARCEL #(S): 014.00 p/o  
PROPOSED USE: Restaurant, Carry Out  
CO. COMM. DISTRICT: 9 CITY COUNCIL WARD: 8 NUMBER OF ACRES: 1.88 +/-  
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 2  
ZONING: C-2 - General Commercial District  
# OF UNITS: N/A +/- SQ FOOTAGE: 2571 +/-**

---

**21. CASE NUMBER: SR - 43 - 2024 OWNER(S): Dkorta Investments, Inc  
DEVELOPMENT: Frito-Lay  
LOCATION: Corporate Parkway  
TAX MAP(S): 033 PARCEL #(S): 006.18  
PROPOSED USE: Frito-Lay manufacturer / distributor  
CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: NUMBER OF ACRES: 8.01 +/-  
GROWTH PLAN AREA: UGB CIVIL DISTRICT : 6  
ZONING: M-2 - General Industrial District  
# OF UNITS: 1 +/- SQ FOOTAGE: 16714 +/-**

---

---

**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:**

---

22. CASE NUMBER: **SR - 44 - 2024** OWNER(S): **Kevin Strangman - Altra Federal Credit Union**  
DEVELOPMENT: **Altra Credit Union**  
LOCATION: **2280 Madison St**  
**Clarksville, TN 37043**  
TAX MAP(S): **081H** PARCEL #(S): **B 003.00**  
PROPOSED USE: **Bank**  
CO. COMM. DISTRICT: **21** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **1.26 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **11**  
ZONING: **C-5 - Highway & Arterial Commercial District**  
# OF UNITS: **1 +/-** SQ FOOTAGE: **6967 +/-**

**DEFERRED**

---

23. CASE NUMBER: **SR - 45 - 2024** OWNER(S): **Living Word International Ministries**  
DEVELOPMENT: **Living Word International Ministries**  
LOCATION: **949 Tiny Town Road**  
TAX MAP(S): **006** PARCEL #(S): **030.01**  
PROPOSED USE: **Church Facility / Ministry building with parking**  
CO. COMM. DISTRICT: **8** CITY COUNCIL WARD: NUMBER OF ACRES: **7 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**  
ZONING: **AG - Agricultural District**  
# OF UNITS: **1 +/-** SQ FOOTAGE: **18,675 +/-**

24. CASE NUMBER: **SR - 46 - 2024** OWNER(S): **Trenton Road Properties LLC**  
DEVELOPMENT: **2815 Trenton Road Apartments**  
LOCATION: **2815 Trenton Road**  
**Clarksville TN 37040**  
TAX MAP(S): **032** PARCEL #(S): **026.00**  
PROPOSED USE: **Townhome Development**  
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **10.40 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**  
ZONING: **R-4 - Multiple-Family Residential District R-5 - Residential District**  
# OF UNITS: **122 +/-** SQ FOOTAGE: **87,840 +/-**
-

---

**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:**

---

- 25. CASE NUMBER: SR - 47 - 2024 OWNER(S): Kathy Conn**  
**DEVELOPMENT: Kathy's Pampered Paws**  
**LOCATION: 127 Hadley Dr**  
**Clarksville TN 37042**  
**931-801-0313**  
**TAX MAP(S): 030H PARCEL #(S): B 022.00**  
**PROPOSED USE: Dog Boarding, Daycare & Grooming**  
**CO. COMM. DISTRICT: 10 CITY COUNCIL WARD: 3 NUMBER OF ACRES: 0.27 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 3**  
**ZONING: C-5 - Highway & Arterial Commercial District**  
**# OF UNITS: 1 +/- SQ FOOTAGE: 2,946 +/-**

**DEFERRED**

---

CASE TYPE: **ABANDONMENT(S)**

---

- 26. CASE NUMBER: AB - 1 - 2024 OWNER(S): South 7th Street, LLC - Brad Hill**  
**REQUEST: Right of Way alley abandonment**  
**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: 0.08 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12**  
**ZONING: CBD - Central Business District**  
**# OF UNITS: +/- SQ FOOTAGE: +/-**
-

---

**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:**

---

27. CASE NUMBER: **AB - 2 - 2024** OWNER(S): **A.J. Sanders , JR**  
REQUEST: **Right of Way Abandonment - 16 FT wide unpaved Alley**  
LOCATION: **Unimproved alley off of Bogard Ln between parcels 9.00 & 21.00 as shown of Tax Map 066B**  
TAX MAP(S): **066B** PARCEL #(S): **B 00900**  
REASON FOR REQUEST: **To be abandoned to adjoining property owners**  
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **0.34 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**  
ZONING: **CBD - Central Business District**  
# OF UNITS: **+/-** SQ FOOTAGE: **+/-**

---

28. CASE NUMBER: **AB - 3 - 2024** OWNER(S): **John W. Beach**  
REQUEST: **Right of Way Abandonment - Mary's Garden**  
LOCATION: **2809 Trough Springs Rd**  
TAX MAP(S): **063** PARCEL #(S): **032.01**  
REASON FOR REQUEST:  
CO. COMM. DISTRICT: **2** CITY COUNCIL WARD: **10** NUMBER OF ACRES: **0.47 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **11**  
ZONING: **C-5 - Highway & Arterial Commercial District**  
# OF UNITS: **+/-** SQ FOOTAGE: **+/-**

VI. OTHER BUSINESS:

**A. Profit and Loss Statement**

---

VII. PUBLIC COMMENT PERIOD:

***For Items Not on the Agenda***