



# CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION MEETING MINUTES

**Date: August 27, 2024**

**Time: 2:00 PM**

## **Members Present**

Richard Swift  
Bill Kimbrough  
Charlie Patterson  
Eric Huneycutt  
Jeff Henley  
Joe Smith  
Micheal Long  
Stacey Streetman

## **Others Present**

Jeffrey Tyndall, Director of Planning  
John Spainhoward, Deputy Director  
Brad Parker, Senior Planner  
Daniel Morris, GIS Manager  
Leslie Sloan, Administrative Specialist  
  
Joe Green, CSD  
Cpt. Reed, CFR  
Jennifer Letourneau, City Parks & Rec

Meeting was called to order at 2:00 P.M.

## **Approval of Minutes**

Joe Smith made a motion to approve the minutes from the August 13, 2024 special called meeting, seconded by Charlie Patterson.

## **Announcements/Deferrals**

Chairman Swift stated the rules of the meeting and reminded everyone how long they would have to speak in favor or opposition. Jeffrey Tyndall read the deferrals (V-10-2024, S-41-2024, SR-26-2024, SR-37-2024, SR-44-2024, and SR-47-2024) into the record, and made an announcement stating that the City Council meetings will be held in the RPC meeting room at 329 Main St. for the next 6 weeks or so.

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CITY ZONING CASES:

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

John Spainhoward read the staff report and answered any questions by the Commissioners. He stated that the Street Department has indicated there is a known drainage issue in the area. There has been discussion with the Street Department engineering staff and it has been stated that the subject property up for rezoning should be able to be developed and will be under further review for any future development to accommodate for the drainage issues in the immediate area.

**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 property should be part of an Urban Neighborhood & it is the intent in this future land use to include a wide range of housing options with higher densities located along major roadways and transit service.  
The Hilldale Planning Area recommendations include promoting Multi-Family Residential in proximity to major roadways, such as Crossland Ave. It is also important to have transit and commercial near Multi-family developments both of which are available.  
The R-4 Multi-Family Residential request is an extension of the R-4 Zoning Classification & is in character with the surrounding development pattern.  
The Clarksville Street Dept. has indicated that a known drainage issue exist in the area, however in discussion with the Street Dept. Engineering Staff it has been stated that the subject property up for rezoning should be able to be developed & will be under further review with any future development to accommodate for the drainage issue in the immediate area.

Chairman Swift opened up the Public hearing.

Timothy Baggett (owner) spoke in favor of the case.

No one spoke against.

Chairman Swift closed the Public hearing.

Joe Smith made the motion to approve based on the request is consistent with the overall goals and objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.

Jeff Henley seconded the motion. All were in favor and the motion passed.

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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

John Spainhoward 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 Lafayette Peachers Mill Planning Area general recommendations state that we should promote infill within neighborhoods containing aging housing stock. As well as maintain a desirable mixture of affordable housing types throughout the area.

The Future Land Use Opinion Map indicates that this property should be part of an Mixed Residential Neighborhood & it is the intent in this future land use to accommodate diversity in housing needs, to include single-family residential detached homes on smaller lots along major roadways, transit routes & near commercial area.

This R-6 Zoning request is in proximity to residential-supportive uses such as, mass transit, parks & retail services.

No adverse environmental issues have been identified as part of this request.

Chairman Swift opened the public hearing.

No one spoke in favor of the case.

No one spoke against the case.

Chairman Swift closed the public hearing.

Charlie Patterson made a motion to approve based on the request is consistent with the overall goals and objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.

Motion was seconded by Jeff Henley.

Stacy Streetman stated that she would be voting against this rezoning.

Michael Long stated he was abstaining from a vote.

Eric Huneycutt and Stacey Streetman voted No, Michael Long abstained, all others were in favor and the motion passed 4:2.

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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

John Spainhoward 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 North Clarksville Planning Area & General Land Use Goals recommend that a continued mixture of housing types that are compatible with the surrounding neighborhood and in close proximity to existing jobs and commercial nodes. The RPC Staff will also seek inclusion of amenities within the new development as indicated in general recommendations of the North Clarksville Planning Area.

The Future Land Use Opinion Map indicates that this property should be part of an Mixed Residential Neighborhood & it is the intent in this future land use to accommodate diversity in housing needs, to include workforce and affordable housing along major roads and commercial areas.

No adverse environmental issues have been identified as part of this request.

Chairman Swift opened the Public hearing.

Chris Blackwell spoke in favor of the case.

No one spoke in favor.

No one spoke against.

Chairman Swift closed The Public hearing.

Stacey Streetman stated a concern with a property line on the map.

Her concern was addressed.

Bill Kimbrough made a motion for approval based on the future land use opinion map indicates this property should be part of mixed residential neighborhood. Seconded by Michael Long. All others voted in favor and the motion passed.

**CMCRPC MEETING MINUTES**

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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

John Spainhoward read the staff report and answered any questions about the case. Mr. Spainhoward addressed Stacey Streetman's concern that she stated in the previous case that actually pertained to this case. Mr. Spainhoward showed the updated map that shows the realignment of the property. He stated the we asked the Assessor's office who creates the parcel data to take both deeds and there was a discrepancy on one of the property lines and then they go in and make adjustments with the deeds, and then also cross reference them with surrounding properties, and that helps realign the map as a whole so the entire city is a puzzle peice of parcel and sometimes the data gets a little bit skewed. Stacey apoligized for marking the wrong spot on her agenda. Mr. Spainhoward stated that he would like to publicly Thank Ms. Erinne Hester's office since they fixed the map overnight and that is not always easily done.

**STAFF RECOMMENDATION: APPROVAL**

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

The St. Bethlehem Planning Area & General Land Use Goals recommend we promote Multi-Family or Attached Single Family in close proximity to major roads, existing jobs and commercial nodes.

The Future Land Use Opinion Map indicates that this property should be part of a Suburban Neighborhood & it is appropriate to include limited single family attached housing along major transportation corridors.

The request is adjacent to an existing Elementary School & is an extension of an established R-5 Residential District. CMC Comp Plan & Complete Neighborhood designs recommend higher residential densities in close proximity to schools and commercial nodes.

No adverse environmental issues have been identified as part of this request. It is also important to note that RPC Staff has discouraged submittal of zone change & development requests in proximity to this intersection until completion of the neighboring roadway construction project is near completion.

Chairman Swift opened the Public Hearing.

Richard Garrett spoke in favor of the request.

Fonda Malone spoke against the case.

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Chairman Swift offered Mr. Garret a rebuttal, which he said No Thank You.  
Charlie Patterson asked a question, it was answered, then he made a motion to approve based on the planning staff's recommendation for future land use opinion map indicates this property should be part of the suburban neighborhood in St. Bethlehem and it's appropriate to include single family attached housing along major transportation corridor.  
Seconded by Eric Huneycutt. All others voted in favor and the motion passed.

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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.

John Spainhoward read the staff report , he stated that the approval has been vetted by the Codes Department.

**STAFF RECOMMENDATION:** Approval

The purpose of this zoning text amendment is to clear confusion with the current zoning ordinance in the placement of where the fall zone is enforced. This will allow a fall zone to be enforced in areas even when a fall zone easement was not provided.

Chairman Swift opened the Public Hearing.

No one spoke in favor.

Vernon Weakley spoke against, he asked for more clarification. He requested a 30 or even a 60 day deferral. Also he asked some questions.

Charlie Patterson asked a question also.

Jeffrey Tyndall responded to both questions. He stated that he is not against a 30 day deferral, but did not know if we need a 60 day.

Mr. Tyndall made some statements regarding towers.

Chairman Swift closed the Public hearing.

He asked for a vote on deferral. Joe Smith made a motion to defer the case, seconded by Stacey Streetman.

All others voted in favor. Case was deferred for 30 days.

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**SUBDIVISION(S) CASES:**

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6. CASE NUMBER: **V - 11 - 2024** OWNER(S): **Michael Schrecker/ Golden Ventures**  
VARIANCE REQUEST:  
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:

**Brad Parker read the staff report and answered any questions.**

**Chairman Swift opened the Public Hearing**

**No one spoke in favor  
No one spoke against**

**Chairman Swift closed the Public Hearing**

**Bill Kimbrough made a motion for approval, seconded by Stacey Streetman. All others voted in favor. Motion Passed.**



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7. 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 +/-**

**S-31-2024** was pulled from the consent Agenda. Brad Parker read the staff report along with conditions and answered any questions.

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

1. Approval of Grading Permit by Montgomery County Building and Codes before Final Plat Approval.
2. Approval of all utility plans by the Office of the Chief Utility Engineer/Utility District.
3. Approval by the County Highway Department of all road, drainage, grading, and erosion control plans before construction begins.
4. A copy of the Executed Contract or other acceptable legal document between Adenus Wastewater Systems and the developer must be provided to the Planning Commission prior to Final Plat approval.

Chairman Swift opened the Public hearing.

Houston Smith representing the applicant spoke in favor of the case.

Dwayne Compton spoke against the case. He stated his concerns

Houston Smith addressed his concerns.

Mr. Kimbrough asked a question.

Mr. Smith answered Mr. Kimbrough's question.

Chairman Swift closed the Public Hearing.

Stacey Streetman made the motion to approve, seconded by Jeff Henley. All others voted in favor and the motion passed.

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8. 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 +/-**

**Brad Parker read this case into the consent agenda.**

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

- 1. Approval from Guthrie Utility Department.**

**Chairman Swift opened the Public Hearing for the Consent Agenda.**

**No one spoke in favor.**

**No one spoke against.**

**Stacey Streetman made a motion to approve on the consent agenda, seconded by Jeff Henley.**

**All others voted in favor and the motion passed.**

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9. 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 +/-**

**Brad Parker read this case in to the Consent Agenda**

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

- 1. Approval of all utility plans by the Office of the Chief Utility Engineer.**

**Chairman Swift opened the Public Hearing for the Consent Agenda.**

**No one spoke in favor.**

**No one spoke against.**

**Stacey Streetman made a motion to approve on the consent agenda, seconded by Jeff Henley. All others voted in favor and the motion passed.**

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SITE REVIEW(S) CASES:

10. 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 +/-

This case was pulled from the Consent Agenda.

Brad Parker read the staff report and answered any questions.

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

1. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
2. Approval of all grading, drainage and water quality plans by the City Street Department before construction begins on site.
3. Approval by the City Street Department of all driveway access locations to the public right-of-way before construction begins on site, as per City of Clarksville Driveway Access Ordinance.

Chairman Swift opened the Public Hearing.

Cal Burchett (engineer) spoke in favor of the case.

Richard Chalmers spoke against the case.

Deanna McGaughlin City Council spoke against the case.

Mr. Burchett gave his rebuttal.

Mike Mitchell spoke against the case.

Bill Kimbrough stated that he wanted to hear from the Street Department.

Joe Green with the Street Department addressed the concerns of the Commissioners and answered questions from the Commissioners.

Stacey Streetman asked questions of the RPC staff, and her questions were answered. Jeffery Tyndall addressed some of the concerns as well.

Chairman Swift closed the Public Hearing.

Charlie Patterson made a motion to approve based on the Staff's Recommendation, seconded by Joe Smith. Commissioners Long, Streetman, and Henley voted no, all others voted in favor. Motion passed 4:3.

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11. 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 +/-

This case was pulled from the consent agenda. Brad Parker read the staff report and conditions.

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

1. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
2. Approval of all grading, drainage and water quality plans by the City Street Department before construction begins on site.
3. Approval by the City Street Department of all driveway access locations to the public right-of-way before construction begins on site, as per City of Clarksville Driveway Access Ordinance.

Chairman Swift opened the Public Hearing.

Mr. Trent (engineer) spoke in favor of the case.

Thomas Bassingthwaite spoke in favor of the case.

Mary Clark spoke against the case. She asked for a 30 day deferral.

Vernon Weakley stated he was not here to speak against the case, but also asked for a 30 day deferral.

Commissioner Smith asked some questions that were answered by Mr. Tyndall.

Mr. Trent gave his rebuttal. Alex Seidov (developer) also gave rebuttal, and stated he is willing to work with the adjacent land owners.

Mr. Kimbrough asked some questions that were addressed by Mr. Tyndall.

Chairman Swift closed the public hearing.

Bill Kimbrough made a motion for approval since they have accommodated another cut with the new plan, seconded by Stacey Streetman. Mr. Patterson made some comments about deferral and Stacey Streetman gave a rebuttal. Commissioner Smith also wanted to vote in favor due to demands being met. Vote was opened, all others voted Yes with Charlie Patterson voting No.

**CMCRPC MEETING MINUTES**

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12. CASE NUMBER: **SR - 38 - 2024** OWNER(S): **Brandon Shreves**  
DEVELOPMENT: **Marriott Studio Res 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 +/-**

This case was pulled from the Consent Agenda. Brad Parker read the staff report and conditions.

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

1. Approval of all utility plans by the City Engineer's Office.
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 replat of the subject property.
4. Approval by the Clarksville Fire Department of a requested hydrant per department comments.

Chairman Swift opened the Public Hearing.

Owen Berry stated he was here on behalf of the applicant to answer any questions.

Kerry Lavato City Council spoke against the case.

Derrick Sheppard spoke against the case.

Mr. Berry gave his rebuttal and states he understands the concerns.

Mr. Green from the Street Department stated they are working on ideas to resolve concerns.

Chairman Swift closed the Public hearing.

Charlie Patterson made a motion to approve based on staff recommendations. There was no second. Chairman Swift stated the motion dies for lack of second.

Stacey Streetman made a motion for disapproval , seconded by Michael Long. Mr. Tyndall asked for justification.

All were in favor of disapproval except Mr. Patterson and Mr. Henley. Motion passed for Disapproval 5:2

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13. 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 +/-**

**Brad Parker read this case in to the Consent Agenda.**

**STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS**

**Chairman Swift opened the public hearing for the Consent Agenda.**

**No one spoke in favor.**

**No one spoke against.**

**Chairman Swift Closed the public hearing.**

**Eric Huneycutt made a motion for Consent Agenda approval, seconded by Stacey Streetman, all voted in favor. Consent Agenda passed.**

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14. 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 +/-**

**Brad parker read the case in to the Consent Agenda.**

**STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS**

**Chairman Swift opened the public hearing for the Consent Agenda.**

**No one spoke in favor.**

**No one spoke against.**

**Chairman Swift Closed the public hearing.**

**Eric Huneycutt made a motion for Consent Agenda approval, seconded by Stacey Streetman, all voted in favor. Consent Agenda passed.**



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15. 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 +/-**

Brad parker read the case into the Consent Agenda.

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

1. Approval of all utility plans by the City Engineer's Office or Utility District Official.
2. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.

Chairman Swift opened the public hearing for the Consent Agenda.

No one spoke in favor.  
No one spoke against.

Chairman Swift Closed the public hearing.

Eric Huneycutt made a motion for Consent Agenda approval, seconded by Stacey Streetman, all voted in favor. Consent Agenda passed.

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16. 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 +/-**

**Brad Parker read the case into the Consent Agenda.**

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

- 1. Approval of all utility plans by the City Engineer's Office.**
- 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 and recorded Minor Plat of the subject property.**

**Chairman Swift opened the public hearing for the Consent Agenda.**

**No one spoke in favor.**

**No one spoke against.**

**Chairman Swift Closed the public hearing.**

**Eric Huneycutt made a motion for Consent Agenda approval, seconded by Stacey Streetman, all voted in favor. Consent Agenda passed.**

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17. 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 +/-**

Brad parker read the case into the Consent Agenda.

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

1. Approval of all grading and drainage plans by the County Building and Codes Department.
2. Approval of all utility plans by the City Engineer's Office.
3. Approval the Montgomery County Highway Department.

Chairman Swift opened the public hearing for the Consent Agenda.

No one spoke in favor.  
No one spoke against.

Chairman Swift Closed the public hearing.

Eric Huneycutt made a motion for Consent Agenda approval, seconded by Stacey Streetman, all voted in favor. Consent Agenda passed.

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18. 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 +/-**

Brad Parker read the case into the Consent Agenda.

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

1. Approval from TVA
2. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements
3. Approval of all utility plans by the City Engineer's Office

Chairman Swift opened the public hearing for the Consent Agenda.

No one spoke in favor.

No one spoke against.

Chairman Swift Closed the public hearing.

Eric Huneycutt made a motion for Consent Agenda approval, seconded by Stacey Streetman, all voted in favor. Consent Agenda passed.

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19. 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 +/-**

This case was pulled from the Consent Agenda. Brad Parker read the staff report and answered any questions.

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

1. Approval of all utility plans by the City Engineer's Office.
2. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.

Chairman Swift Opened the Public Hearing.

Houston Smith spoke in favor of the case.

Terri Summers spoke against the case.

Joe Shakeenab City Council spoke against the case. He mentioned questions that he had about setbacks and roads. His question was answered by Mr. Tyndall.

Mr. Smith gave his rebuttal and answered Mr. Shakeenab's other question.  
Stacey Streetman asked for Mr. Smith to answer Ms. Summers questions. Mr. Smith did answer her questions. Stacey Streetman also asked a question, that was answered by Mr. Smith.  
Mr. Kimbrough asked questions regarding TDOT. Mr. Tyndall responded.

Chairman Swift closed the Public Hearing.

Bill Kimbrough made a motion to approve, seconded by Jeff Henley. All voted in favor except Stacey Streetman. Motion passed 6:1

**CMCRPC MEETING MINUTES**

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**ABANDONMENT(S) CASES:**

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20. 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: **+/-**

**Brad Parker read this case in to the Consent Agenda**

**STAFF RECOMMENDATION: APPROVAL**

1. Approval from the Chief Utility Engineer that any portion of the right of way is not needed as a Public Utility or Drainage Easement. (PUDE).
2. Approval from the Street Dept that any portion of the right of way is not needed as a Public Utility or Drainage Easement. (PUDE).

**Chairman Swift opened the Public Hearing for the Consent Agenda.**

**No one spoke in favor.**

**No one spoke against.**

**Stacey Streetman made a motion to approve on the consent agenda, seconded by Jeff Henley. All others voted in favor and the motion passed**

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21. 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: **+/-**

**Brad Parker read this case in to the Consent Agenda**

**STAFF RECOMMENDATION: APPROVAL**

- 1. The location and orientation of this Right of Way, is surrounded by a dense and redeveloping residential area that quickly transitions to commercial along one of the busiest Minor Arterial roads in Clarksville (11,239 Trips per day).**
- 2. Retaining this Right of Way will allow the City the possibility and opportunity to create a more walkable corridor connecting up to 12 potential parcels with safer walking access in the Urban Core Planning Area.**
- 3. As the area develops and density increases, Right of Way will only become more expensive to acquire after the fact.**

**If Approved, all of the remaining Right of Way must be included not just the portion requested.**

**Chairman Swift opened the Public Hearing for the Consent Agenda.**

**No one spoke in favor.**

**No one spoke against.**

**Stacey Streetman made a motion to approve on the consent agenda, seconded by Jeff Henley. All others voted in favor and the motion passed**

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22. 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: +/-

**Brad Parker read this case in to the Consent Agenda**

**STAFF RECOMMENDATION: APPROVAL**

1. Approval from the Chief Utility Engineer that any portion of the right of way is not needed as a Public Utility or Drainage Easement. (PUDE).
2. Approval from the Street Dept that any portion of the right of way is not needed as a Public Utility or Drainage Easement. (PUDE).

**Chairman Swift opened the Public Hearing for the Consent Agenda.**

**No one spoke in favor.**

**No one spoke against.**

**Stacey Streetman made a motion to approve on the consent agenda, seconded by Jeff Henley. All others voted in favor and the motion passed.**



**VI. OTHER BUSINESS:**

Mr. Tyndall presented the final item, Profit and Loss and stated he would be happy to answer any questions.

Mr. Kimbrough made a motion for approval, seconded by Stacey Streetman. All others were in favor. Motion passed.

Mr. Tyndall also addressed an earlier comment about transparency.

**VI. PUBLIC COMMENT PERIOD:**

*For Items Not on the Agenda*

Mark Holloman asked from the floor about abandonments, and he was reminded they were passed on the Consent Agenda.

There were no Public Comments.

Chairman Swift asked for a motion to adjourn. Michael Long made the motion, seconded by Stacey Streetman. All voted in favor.

Meeting adjourned at 4:00 PM

ATTEST: \_\_\_\_\_



9-24-2024

Chairman Signature / Date

