



# CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION MEETING MINUTES

**Date: September 24, 2024**

**Time: 2:00 PM**

## **Members Present**

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

## **Others Present**

Jeffrey Tyndall, Director of Planning  
John Spainhoward, Deputy Director  
Brad Parker, Senior Planner  
Daniel Morris, GIS Manager  
Samuel McCanna, Planner  
Silas Matchem Sr., Planner  
Leslie Sloan, Administrative Specialist

Joe Green, CSD  
Chris Cowan, CSD  
Ben Browder, CSG  
Tim Benson, CSG  
Cpt. Reed, CFR

Meeting was called to order at 2:00 PM

### **Approval of Minutes**

Valerie Guzman made a motion to approve the minutes from the 08/27/2024 meeting, seconded by Micheal Long. All others voted in favor. Minutes were approved.

### **Announcements/Deferrals**

Richard Swift stated the rules for speaking, and he gave the dates for the City and Council meetings.

Jeffrey Tyndall made an announcement that we will be releasing our Housing Needs Assessment soon, and read the deferrals ZO-3-2024, SR-37-2024, SR-44-2024 and SR-57-2024 into the record.

Bill Kimbrough made a motion to approve deferrals, seconded by Joe Smith. All others voted in favor, and deferrals were approved.

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2. **CASE NUMBER: Z - 34 - 2024 OWNER(S): Marvin Curtis Merrell**  
**REQUEST:R-1 - Single-Family Residential District to R-2D - Two-Family Residential District**  
**LOCATION: A parcel of land fronting on the south frontage of Old Trenton Rd. 1,370 +/- feet west of the Wilma Rudolph Blvd. & Old Trenton Rd. intersection.**  
**TAX MAP(S): 041 O PARCEL #(S): F 028.00**  
**REASON FOR REQUEST: We purchased a dilapidated single family home that we would like to demo and construct a duplex**  
**CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 9 NUMBER OF ACRES: .59 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12**

**John Spainhoward presented the case.**

**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 in close proximity to major roads, existing jobs and commercial nodes.**

**The Future Land Use Opinion Map indicates that the future land use of this property should be Suburban Neighborhood. Mild residential density increases are appropriate in this future land use as you transition away from commercial corridors, such as the Wilma Rudolph Blvd. corridor to the east of this property.**

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

**Richard Swift opened the Public Hearing.**

**No one spoke in favor of the case.**

**No one spoke against the case.**

**Public Hearing was closed.**

**Charlie Patterson made the motion for approval based on it is consistent with the overall goals and objectives of the Clarksville-Montgomery County Comprehensive Plan. Jeff Henley seconded the motion. All others voted in favor and the motion passed.**

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4. CASE NUMBER: **Z - 36 - 2024** OWNER(S): **Austin Peay IV**  
REQUEST: **R-1 - Single-Family Residential District to C-5 - Highway & Arterial Commercial District**  
LOCATION: **The southeast corner of the Cumberland Dr. & Southern Pkwy. intersection**  
TAX MAP(S): **079P** PARCEL #(S): **A 014.00**  
REASON FOR REQUEST: **Speculative Retail / Office Development**  
CO. COMM. DISTRICT: **4** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **1.33 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**

**John Spainhoward presented the case.**

**STAFF RECOMMENDATION: Deferral**

**The Clarksville Street Dept. has requested a Traffic Assessment for this application.**

**Richard Swift opened the Public Hearing.**

**Cal McKay spoke in favor of the case and made a statement regarding deferral.**

**No one spoke in opposition of the case.**

**Public Hearing was closed.**

**Bill Kimbrough made a motion for a 30 day deferral, seconded by Jeff Henley. All others voted in favor and the motion passed for a 30 day deferral.**

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**6. CASE NUMBER: ZO - 2 - 2024 APPLICANT: Regional Planning Commission**

**REASON FOR REQUEST: Extending the Madison Street corridor urban design overlay district up Highway 76 connector to Interstate 24 and other associated changes.**

**STAFF RECOMMENDATION: DISAPPROVAL**

Jeffrey Tyndall presented the case.

Stacey Streetman asked 6 questions, each question was answered by Jeffrey Tyndall. Stacey Streetman made a statement, Jeffrey made a statement in response.

Stacey Streetman made a statement, with Jeffrey Tyndall responding.

Stacey Streetman asked 4 questions, with Jeff Tyndall answering every question. Stacey Streetman made a statement, Jeffrey Tyndall made a statement in response.

Stacey Streetman asked 2 questions. Jeffrey Tyndall answered both questions.

Stacey Streetman made a statement, then asked a question, Jeffrey Tyndall answered.

Charlie Patterson asked a question, Jeffrey Tyndall answered.

Joe Smith asked 2 questions, Jeffrey Tyndall answered both questions.

Richard Swift made a statement.

Valerie Guzman made a statement.

Stacey Streetman asked 2 questions. Jeffrey Tyndall answered both questions.

Jeffrey Tyndall made a statement.

Bill Kimbrough asked a question, Jeffrey Tyndall answered.

Jeff Henley asked a question, Jeffrey Tyndall answered.

Since the overlay only applies to new construction and redevelopment coupled with the growth in the Hwy 76 corridor over the past 4+ years the overlay's impact would be minimal.

The growth along the Hwy 76 corridor has been of a nature that would meet or exceed the overlay regulations if they were imposed.

Signage would be most impacted along the corridor.

RPC and City Code staff resources would further stretched with the expansion of the corridor

Richard Swift opened the Public Hearing

Bill Summers spoke in favor of the case.

No one spoke against the case.

Public Hearing was closed.

Bill Kimbrough made a motion for Disapproval, seconded by Eric Huneycutt.

4 voted in favor (Bill Kimbrough, Joe Smith, Eric Huneycutt, Charlie Patterson)

4 voted against disapproval (Micheal Long, Stacey Streetman, Jeff Henley, Valerie Guzman)

Chairman Swift voted in favor Disapproval.

Motion passed for Disapproval.

**CMCRPC MEETING MINUTES**

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**SUBDIVISION(S) CASES:**

7. CASE NUMBER: **S - 41 - 2024** OWNER(S): **William Belew**

**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**

**# OF LOTS: 155 +/-**

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

**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. A Traffic Impact study (TIS) shall be submitted to the Clarksville Street Department (CSD) prior to Phase 1 construction plan submittal. CSD shall have the final authority of the timing and scope of the TIS and any future studies.**
- 4. TIS(s) and CSD shall determine the final scope of right-of-way improvements to be provided for the development.**
- 5. The traffic signal installation at the intersection of Tiny Town Road and Autumnwood Farms Blvd. shall be provided by the developer during the Phase 1 construction as determined by the Clarksville Street Department.**
- 6. A paved 10' multi-use pathway shall be installed along Autumnwood Blvd. and Horseshoe Cave Dr.**
- 7. A Homeowners Association agreement shall be recorded for the open space in the cluster portion of the development as a part of Final Platting.**
- 8. The Private Access easement shall align with Calumet Drive at Final Plat.**

**Richard Swift opened the Public Hearing.**

**No one spoke in favor.**

**No one spoke against.**

**Public Hearing was closed.**

**Charlie Patterson made a motion for approval, seconded by Jeff Henley. All others voted in favor. Motion was approved on the Consent Agenda.**

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**SITE REVIEW(S) CASES:**

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9. CASE NUMBER: **SR - 26 - 2024** OWNER(S): **Ofi Chito -Leslie Ford**  
DEVELOPMENT: **McDonald's**  
LOCATION: **3326 Allen Rd Clarksville TN 37042**  
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 +/-**

This case was pulled from the Consent Agenda by a member of the Public.  
Brad parker presented the case.

**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 and recording of minor plat.
3. Approval of all utility plans by the City Engineer's Office.
4. Approval of a TDOT Access Permit.

Richard Swift opened the Public Hearing.

Leslie Ford spoke in favor of the case.

Derrick Cook spoke against the case.

Leslie Ford gave a rebuttal.

Richard Swift asked Chris Cowan or Joe Green with the Street Dept. to speak.

Jeff Tyndall asked Chris Cowan to give some updates.

Chris Cowan gave some explanation of future expansions.

Jeff Henley asked a question, Chris Cowan answered.

Valerie Guzman asked a question, Chris Cowan answered.

Public Hearing was closed.

Joe Smith made a motion for approval, seconded by Jeff Henley. All others voted in favor and the motion passed.

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**11. CASE NUMBER: SR - 50 - 2024 OWNER(S): Choice Hotels International Services Corp  
DEVELOPMENT: Everhome Suites**

**LOCATION: Stacy Johnson Boulevard ( Proposed Lot 2)  
TAX MAP(S): 033 PARCEL #(S): 005.01 (P/O)  
PROPOSED USE: Hotel  
CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 1.9804 +/-  
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6  
ZONING: C-5 - Highway & Arterial Commercial District  
# OF UNITS: 1 +/- SQ FOOTAGE: 57830 +/-**

**This case was presented in the Consent Agenda.  
Brad Parker presented the case.**

**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.**
- 3. Approval and recording of a minor plat.**

**Richard Swift opened the Public Hearing.**

**No one spoke in favor.**

**No one spoke against.**

**Public Hearing was closed.**

**Charlie Patterson made a motion for approval, seconded by Joe Smith. All others voted in favor and the motion passed.**

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- 13. CASE NUMBER: SR - 52 - 2024 OWNER(S): Powers Commercial  
DEVELOPMENT: Stor-A-Lot Self Storage Exit 8 (Revised)  
LOCATION: 1245 Rossvie Rd. Clarksville, TN  
TAX MAP(S): 057 PARCEL #(S): 016.02  
PROPOSED USE: Retail  
CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 10.33 +/-  
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6  
ZONING: C-5 - Highway & Arterial Commercial District C-4 - Highway Interchange District  
# OF UNITS: N/A +/- SQ FOOTAGE: 23241 +/-**

**This case was presented in the Consent Agenda.  
Brad Parker presented the case.**

**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.**
- 4. Approval of a TDOT Access Permit.**

**Richard Swift opened the Public Hearing.**

**No one spoke in favor.**

**No one spoke against.**

**Public Hearing was closed.**

**Charlie Patterson made a motion for approval, seconded by Joe Smith. All others except Bill Kimbrough voted in favor and the motion passed.**

**Bill Kimbrough stated that he abstained from vote on this case.**



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15. CASE NUMBER: **SR - 54 - 2024** OWNER(S): **PTL Properties**  
DEVELOPMENT: **PTL Properties Paint Shop Expansion**  
LOCATION: **4581 Guthrie Hwy**  
**Clarksville TN 370040**  
TAX MAP(S): **015** PARCEL #(S): **00.704**  
PROPOSED USE: **Warehouse**  
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: NUMBER OF ACRES: **11.3 +/-**  
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **1**  
ZONING: **M-2 - General Industrial District**  
# OF UNITS: **N/A +/-** SQ FOOTAGE: **4830 +/-**

**This case was presented in the Consent Agenda.  
Brad Parker presented the case.**

**STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS**

**Richard Swift opened the Public Hearing.**

**No one spoke in favor.**

**No one spoke against.**

**Public Hearing was closed.**

**Charlie Patterson made a motion for approval, seconded by Joe Smith. All others voted in favor and the motion passed.**

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17. CASE NUMBER: **SR - 56 - 2024** OWNER(S): **Eric Hawkins Custom Homes Eric Hawkins Custom Homes**  
DEVELOPMENT: **Landrum Place Townhomes**  
LOCATION: **312 Landrum Place**  
TAX MAP(S): **065N** PARCEL #(S): **J 014.00**  
PROPOSED USE: **Townhomes & Storage Units**  
CO. COMM. DISTRICT: **21** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **1.73 +/-**  
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 11**  
ZONING: **C-2 - General Commercial District**  
# OF UNITS: **8 +/-** SQ FOOTAGE: **2780 +/-**

**This case was presented in the Consent Agenda.  
Brad Parker presented the case.**

**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.**

**Richard Swift opened the Public Hearing.**

**No one spoke in favor.**

**No one spoke against.**

**Public Hearing was closed.**

**Charlie Patterson made a motion for approval, seconded by Joe Smith. All others voted in favor and the motion passed.**