



CLARKSVILLE-MONTGOMERY COUNTY  
**REGIONAL PLANNING COMMISSION**

**AGENDA**  
**November 26, 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: **October 29, 2024**
- III. ANNOUNCEMENTS/DEFERRALS
- IV. UPCOMING MEETINGS DATES/TIMES:
- V. CITY COUNCIL INFORMAL **December 3, 2024 @ 4:30 P.M.**
- VI. CITY COUNCIL PUBLIC HEARING & FIRST READING **December 5, 2024 @ 6:00 P.M.**
- VII. COUNTY COMMISSION PUBLIC HEARING **December 2, 2024 @ 6:00 P.M.**
- VIII. COUNTY COMMISSION FORMAL MEETING **December 9, 2024 @ 6:00 P.M.**
- IX. CURRENT CASES:

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

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CASE TYPE: **CITY ZONING**

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- 1. CASE NUMBER: **Z - 38 - 2024** OWNER(S): **Samuel R. Baggett**  
REQUEST:**R-3 - Three Family Residential District to C-2 - General Commercial District** LOCATION:  
**Property located on the northern frontage of Adams Ct, approximately 130 feet west of the intersection of Adams Ct & Cumberland Dr**  
TAX MAP(S): **066K** PARCEL #(S): **H 035.00**  
REASON FOR REQUEST: **This would extend the C-2 zone from the East. The rezone would allow for multi-family units to compliment the commercial units on the owner adjoining property, as well as, provide a residential transition between single family and commercial. CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: .475 +/-GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12**
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2. CASE NUMBER: **Z - 45 - 2024** OWNER(S): **David Brent Adkins**  
REQUEST:**R-1 - Single-Family Residential District to R-2A - Single-Family Residential District**  
LOCATION: **A tract of land fronting on the west frontage of Seven Mile Ferry north, West of the Old Seven Mile Ferry Rd. & Seven Mile Ferry Rd. North.**  
TAX MAP(S): **079L** PARCEL #(S): **B 024.00 B 025.00**  
REASON FOR REQUEST: **Zone changes will improve affordable housing options in the area with estimated unattached single family 250-300K range for purchase and attached single family 12-1400/mo rental , 200K-240K purchase. R2-A and R-4 will buffer the existing C-2 to the south and R-1 to the north.**  
CO. COMM. DISTRICT: **4** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **3.6 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
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3. CASE NUMBER: **Z - 46 - 2024** OWNER(S): **Judy Clayton**  
REQUEST:**R-1 - Single-Family Residential District to C-5 - Highway & Arterial Commercial District**  
LOCATION: **A parcel of land fronting on the west frontage of Pea Ridge Rd., 500 +/- feet north of the 101st Airborne Division Pkwy. & Pea Ridge Rd. intersection.**  
TAX MAP(S): **041** PARCEL #(S): **008.00**  
REASON FOR REQUEST: **We wish to have our property rezoned to C-5 to allow for the sale of our property.**  
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **9** NUMBER OF ACRES: **2.03 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**
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CASE TYPE: **CITY ZONING**

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

**DEFERRED**

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5. CASE NUMBER: **ZO - 4 - 2024** APPLICANT: **Regional Planning Commission**  
REQUEST: **Amend Digital Message Board Language and Lighting Regulations and Update Madison Street Overlay Signage Regulations Accordingly**

**DEFERRED**

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CASE TYPE: **COUNTY ZONING**

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6. CASE NUMBER: **CZ - 07 - 2024** OWNER(S): **Katherine Sharp & David Sharp**  
REQUEST: **O-1 - Office District to C-2 - General Commercial District**  
LOCATION: **A parcel of land fronting on the west frontage of McAdoo Creek Rd. 675 +/- feet north of the McAdoo Creek Rd. & Poplar Hill intersection.**  
TAX MAP(S): **087** PARCEL #(S): **005.02**  
REASON FOR REQUEST: **Commercial / Warehouse space**  
CO. COMM. DISTRICT: **3** CITY COUNCIL WARD: NUMBER OF ACRES: **2.46 +/-**  
GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **11**

**DEFERRED**

7. CASE NUMBER: **CZ - 08 - 2024** OWNER(S): **Green Tennessee Community Property Trust**  
REQUEST: **AG - Agricultural District to E-1 - Single-Family Estate District**  
LOCATION: **Multiple tracts of land fronting on the west frontage of Lake Rd., west of the northern intersection Lake Rd. & Jim Taylor Rd.**  
TAX MAP(S): **069** PARCEL #(S): **002.01 003.00**  
REASON FOR REQUEST: **Requested re-zoning is to allow residential subdivision.**  
CO. COMM. DISTRICT: **7** CITY COUNCIL WARD: NUMBER OF ACRES: **208.38 +/-**  
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **8**

**DEFERRED**

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CASE TYPE: **SUBDIVISION(S)**

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8. CASE NUMBER: **S - 72 - 2024** OWNER(S): **3Tucksproperties, LP**  
REQUEST:**Preliminary Plat Approval of Longview Ridge Section 3 Cluster**  
LOCATION: **Terminus of Daniel Johnson Way, extended to Red River.**  
TAX MAP(S): **064** PARCEL #(S): **013.09**  
CO. COMM. DISTRICT: **2** CITY COUNCIL WARD: **10** NUMBER OF ACRES: **62.586 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **11**  
ZONING: **R-1 - Single-Family Residential District**  
# OF LOTS: **72 +/-**

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9. CASE NUMBER: **S - 80 - 2024** OWNER(S): **Ross Farms Development, LLC**  
REQUEST:**Revised Preliminary Plat Approval of Ross Farms (Cluster)**  
LOCATION: **South of Dunbar Cave Rd. and west of Powell Rd, south of Moray Ln.**  
TAX MAP(S): **057** PARCEL #(S): **132.00**  
CO. COMM. DISTRICT: **2** CITY COUNCIL WARD: **10** NUMBER OF ACRES: **98.74 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**  
ZONING: **R-1 - Single-Family Residential District**  
# OF LOTS: **324 +/-**

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

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**10. 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 +/-**

## **WITHDRAWN**

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**11. 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 +/-**

**12. CASE NUMBER: SR - 59 - 2024 OWNER(S): Saul Martinez**  
DEVELOPMENT: **Rinconcito's Mexican Grill**  
LOCATION: **1605 Ft. Campbell Blvd**  
TAX MAP(S): **043B** PARCEL #(S): **A 013.00**  
PROPOSED USE: **Restaurant**  
CO. COMM. DISTRICT: **16** CITY COUNCIL WARD: **4** NUMBER OF ACRES: **0.54 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**  
ZONING: **C-5 - Highway & Arterial Commercial District**  
# OF UNITS: **1 +/-** SQ FOOTAGE: **1800 +/-**

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**13. CASE NUMBER: SR - 62 - 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 +/-**

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**14. CASE NUMBER: SR - 63 - 2024 OWNER(S): Church of Christ Riverside Dr David Brown**  
**DEVELOPMENT: Church of Christ Riverside Dr**  
**LOCATION: 708-782 N. 2nd St.**  
**TAX MAP(S): 0550 PARCEL #(S): C 001.00 C 018.00**  
**PROPOSED USE: Church Sanctuary and Offices**  
**CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 1.11 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12**  
**ZONING: R-2 - Single-Family Residential District**  
**# OF UNITS: +/- SQ FOOTAGE: 3,800 +/-**

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**15. CASE NUMBER: SR - 64 - 2024 OWNER(S): Allen Moser**  
**DEVELOPMENT: Franklin Row**  
**LOCATION: 603 & 607 Franklin St**  
**TAX MAP(S): 066F PARCEL #(S): E 034.00**  
**PROPOSED USE: Multifamily**  
**CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 0.24 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12**  
**ZONING: CBD - Central Business District**  
**# OF UNITS: 6 +/- SQ FOOTAGE: +/-**

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CASE TYPE: **ABANDONMENT(S)**

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16. CASE NUMBER: **AB - 4 - 2024** OWNER(S): **Montgomery County Highway Dept**  
REQUEST: **Partial Public Right of Way Abandonment of Underwood Rd.**  
LOCATION: **A portion of Underwood Rd, approximately .52 miles.**  
TAX MAP(S): **151** PARCEL #(S): **053.03 053.01**  
REASON FOR REQUEST:  
CO. COMM. DISTRICT: **6** CITY COUNCIL WARD: NUMBER OF ACRES: **+/-**  
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **20**  
ZONING: **AG - Agricultural District**  
LENGTH OF ROAD: **2,745 +/- Miles** ROAD WIDTH: **50 +/- Feet**

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17. CASE NUMBER: **AB - 6 - 2024** OWNER(S): **Montgomery County Highway Dept**  
REQUEST: **Partial Right of Way Abandonment of Happy Hills Acres Rd**  
LOCATION: **2193 Happy Hills Acres**  
TAX MAP(S): **076** PARCEL #(S): **002.00**  
REASON FOR REQUEST: **.58 miles to be abandoned**  
CO. COMM. DISTRICT: **7** CITY COUNCIL WARD: NUMBER OF ACRES: **+/-**  
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **9**  
ZONING: **AG - Agricultural District**  
LENGTH OF ROAD: **.58 +/- Miles** ROAD WIDTH: **40 +/- Feet**

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## **DEFERRED**

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VI. OTHER BUSINESS:

- A. Appeal of a CDRB Decision for DDR-14-2024** **DEFERRED**
- B. Profit and Loss Statement**

VII. PUBLIC COMMENT PERIOD:

*For Items Not on the Agenda*