



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

AGENDA
December 20, 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: **November 26, 2024**
- III. ANNOUNCEMENTS/DEFERRALS
- IV. UPCOMING MEETINGS DATES/TIMES:
 - 1. CITY COUNCIL INFORMAL **December 30, 2024 @ 4:30 P.M.**
 - 2. CITY COUNCIL PUBLIC HEARING & FIRST READING **January 2, 2025 @ 6:00 P.M.**
 - 3. COUNTY COMMISSION PUBLIC HEARING **January 6, 2025 @ 6:00 P.M.**
 - 4. COUNTY COMMISSION FORMAL MEETING **January 13, 2025 @ 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 - 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**

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

**2. CASE NUMBER: Z - 47 - 2024 OWNER(S): Terrence Burney
REQUEST:R-2 - Single-Family Residential District to R-6 - Single-Family Residential District
LOCATION: a parcel fronting on the eastern frontage of Kelly Ln., located 440 +/- feet south of the intersection of Crossland Ave & Kelly Ln.
TAX MAP(S): 080A PARCEL #(S): B 049.00
REASON FOR REQUEST: To provide a single family infill development
CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: .34 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12**

**3. CASE NUMBER: Z - 48 - 2024 OWNER(S): Antonio Ramos
REQUEST:RM-1 - Single-Family Mobile Home Residential District to R-6 - Single-Family Residential District
LOCATION: A parcel fronting on the eastern frontage of Calvert Dr., located 628+/- feet southeast of the intersection of Center Rd & Calvert Dr.
TAX MAP(S): 029L PARCEL #(S): C 037.00
REASON FOR REQUEST: To better utilize the property and improve the area.
CO. COMM. DISTRICT: 11 CITY COUNCIL WARD: 3 NUMBER OF ACRES: .51 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 3**

**4. CASE NUMBER: Z - 49 - 2024 OWNER(S): Terrence Burney
REQUEST:M-2 - General Industrial District to R-4 - Multiple-Family Residential District
LOCATION: A parcel fronting on the eastern frontage of N Ford St., located 640 +/- feet southeast of the intersection of Chapel St. & N Ford St.
TAX MAP(S): 055J PARCEL #(S): A 003.00
REASON FOR REQUEST: extend the multi family zoning for a more appropriate use and provide work force housing
CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 4 NUMBER OF ACRES: .48 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 7**

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

5. CASE NUMBER: **Z - 50 - 2024** OWNER(S): **Todd Morris**
REQUEST:**R-4 - Multiple-Family Residential District to R-6 - Single-Family Residential District**
LOCATION: **A tract of land fronting on the western frontage of Peachers Mill Rd., located 50 +/- feet west of the intersection of Pollard Rd. & Peachers Mill Rd.**
TAX MAP(S): **043M** PARCEL #(S): **E 046.03**
REASON FOR REQUEST: **To go from multi family development to single family development**
CO. COMM. DISTRICT: **13** CITY COUNCIL WARD: **4** NUMBER OF ACRES: **12.93 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **7**
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6. CASE NUMBER: **Z - 51 - 2024** OWNER(S): **Nannie W Bell Trust**
REQUEST:**AG - Agricultural District to R-2A - Single-Family Residential District**
LOCATION: **A tract of land consisting of four contiguous parcels & a portion of a fifth parcel, located adjacent to Bell Rd to the north, east, and west, beginning approximately 850 +/- feet northwest of the intersection of Needmore and Bell Roads.**
TAX MAP(S): **032** PARCEL #(S): **052.05, 052.04**
REASON FOR REQUEST: **To build single family houses**
CO. COMM. DISTRICT: **17** CITY COUNCIL WARD: **9** NUMBER OF ACRES: **24.97 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**
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CASE TYPE: **CITY ZONING**

7. 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

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

8. 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

CASE TYPE: **COUNTY ZONING**

9. 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

10. CASE NUMBER: **CZ - 09 - 2024** OWNER(S): **Analeasa Harper**
REQUEST: **AG - Agricultural District to E-1 - Single-Family Estate District**
LOCATION: **A tract of land fronting on the northern frontage of Ussery Rd. S., 47 +/- feet northwest of the Ussery Rd. S and Lewis Ln. intersection.**
TAX MAP(S): **100** PARCEL #(S): **002.00**
REASON FOR REQUEST: **To be able to minor plat into two parcels**
CO. COMM. DISTRICT: **6** CITY COUNCIL WARD: NUMBER OF ACRES: **2.35 +/-**
GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **13**

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CASE TYPE: **SUBDIVISION(S)**

11. CASE NUMBER: **S - 88 - 2024** OWNER(S): **Matthew Phillips**
REQUEST: **Preliminary Plat Approval of Preliminary Plat Primose Hill**
LOCATION: **West of Charlotte St. and east of Cumberland Dr., 215 +/- feet from Woodmont Blvd & Charlotte Rd intersection.**
TAX MAP(S): **079C** PARCEL #(S): **F 040.00**
CO. COMM. DISTRICT: **4** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **0.95 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
ZONING: **R-3 - Three Family Residential District**
OF LOTS: **7 +/-**

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

12. 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 +/-**
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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 +/-**

**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 +/-**

DEFERRED

**15. CASE NUMBER: SR - 65 - 2024 OWNER(S): Preserve Clarksville, LLC
DEVELOPMENT: Preserve at Spring Creek Phase 2
LOCATION: 200 South Hampton Place
TAX MAP(S): 032 PARCEL #(S): 013.08 (P/O)
PROPOSED USE: To create additional multi family units
CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 2.7 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 2
ZONING: R-4 - Multiple-Family Residential District
OF UNITS: 48 +/- SQ FOOTAGE: 12,000 +/-**

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16. CASE NUMBER: **SR - 66 - 2024** OWNER(S): **Trenton Road Properties LLC**
DEVELOPMENT: **2815 Trenton Road Townhomes (Revision)**
LOCATION: **2815 Trenton Road, Clarksville, TN 37040**
TAX MAP(S): **032 032** PARCEL #(S): **026.00 024.04 (p/o)**
PROPOSED USE: **Apartment Complex with 23 buildings for residential use**
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **17.77 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**
ZONING: **R-4 - Multiple-Family Residential District R-1 - Single-Family Residential District R-2 - Single-Family Residential District**
OF UNITS: **38 +/-** SQ FOOTAGE: **117,137 +/-**

DEFERRED

17. CASE NUMBER: **SR - 67 - 2024** OWNER(S): **PREMIER DEVELOPMENT**
DEVELOPMENT: **Premier Medical Group**
LOCATION: **Aspire Way, Clarksville, TN 37040**
TAX MAP(S): **057** PARCEL #(S): **017.06 (p/o)**
PROPOSED USE: **Two-story medical office building**
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: **10** NUMBER OF ACRES: **2.61 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **1 +/-** SQ FOOTAGE: **24, 962 +/-**

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18. CASE NUMBER: **SR - 68 - 2024** OWNER(S): **Maxie K West**
DEVELOPMENT: **Maxxed Out Autobody**
LOCATION: **2631 Fort Campbell Boulevard, Clarksville, TN 37042**
TAX MAP(S): **019A** PARCEL #(S): **B 059.01**
PROPOSED USE: **Auto Repair**
CO. COMM. DISTRICT: **12** CITY COUNCIL WARD: **1** NUMBER OF ACRES: **0.90 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **1 +/-** SQ FOOTAGE: **3,120 +/-**

DEFERRED

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19. CASE NUMBER: SR - 69 - 2024 OWNER(S): Living Hope Church
DEVELOPMENT: Living Hope Clarksville
LOCATION: HWY 76 and 1550 HWY 76
TAX MAP(S): 063 PARCEL #(S): 064.00 067.07
PROPOSED USE: Religious Institution (Church)
CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: 10 NUMBER OF ACRES: 13.06 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 11
ZONING: R-1A - Single-Family Residential District
OF UNITS: 1 +/- SQ FOOTAGE: 42,253 +/-

20. CASE NUMBER: SR - 70 - 2024 OWNER(S): SDRA Holdings LLC
DEVELOPMENT: Pembroke Speculative Warehouses
LOCATION: West of Pembroke Road
TAX MAP(S): 006 PARCEL #(S): 001.08
PROPOSED USE: Warehouse
CO. COMM. DISTRICT: 8 CITY COUNCIL WARD: 1 NUMBER OF ACRES: 2.69 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 3
ZONING: M-2 - General Industrial District
OF UNITS: 1 +/- SQ FOOTAGE: 13920 +/-

DEFERRED

21. CASE NUMBER: SR - 71 - 2024 OWNER(S): RAM Developers LLC
DEVELOPMENT: RAM Hotels
LOCATION: 480 Vintage Way
TAX MAP(S): 057 PARCEL #(S): 016.04
PROPOSED USE: Hotel
CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 3.17 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6
ZONING: C-5 - Highway & Arterial Commercial District
OF UNITS: 173 (rooms) +/- SQ FOOTAGE: 23,693 +/-

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22. CASE NUMBER: SR - 72 - 2024 OWNER(S): John Hadley
DEVELOPMENT: Whitecap Terminal Road
LOCATION: 181 Terminal Road, Clarksville, TN
TAX MAP(S): 032 PARCEL #(S): 021.00
PROPOSED USE: Warehouse
CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 7.62 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 2
ZONING: M-2 - General Industrial District
OF UNITS: 1 +/- SQ FOOTAGE: 24,251 +/-

23. CASE NUMBER: SR - 74 - 2024 OWNER(S): Athena Hospitality Group
DEVELOPMENT: Woodspring Suites Clarksville TN
LOCATION: East of and adjacent to Economy Dr., directly across from 730 Economy Dr.
TAX MAP(S): 063 PARCEL #(S): 044.00
PROPOSED USE: four story hotel
CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: 10 NUMBER OF ACRES: 5.32 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 11
ZONING: C-4 - Highway Interchange District
OF UNITS: 122 rooms +/- SQ FOOTAGE: 48,660 +/-

CASE TYPE: **ABANDONMENT(S)**

24. 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

DEFERRED

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25. CASE NUMBER: **AB - 7 - 2024** OWNER(S): **Zina Davis**
REQUEST: **Unnamed Public Right of Way**
LOCATION: **2163 Blakemore Drive Clarksville TN**
TAX MAP(S): **0411** PARCEL #(S): **A 007.00, A 008.00**
REASON FOR REQUEST: **Combine two lots**
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **9** NUMBER OF ACRES: **0.36 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**
ZONING: **R-1 - Single-Family Residential District**
LENGTH OF ROAD: **.06 +/- Miles** ROAD WIDTH: **50 +/- Feet**
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VI. OTHER BUSINESS:

- A. **Recognize Chairman Richard Swift for his years of dedication and service to the RPC.**
- B. **Appeal CDRB decision for DDR-14-2024 DEFERRED**
- C. **Profit and Loss Statement**
- D. **Initiate Subdivision Regulation Updates pertaining to CDE Notes**
- E. **Approve Amendments to 2025 RPC Calendar**
- F. **CGW Application Fee Waiver on E. Fork Dr**

VII. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda