



# CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION MEETING MINUTES

**Date: December 20, 2024**

**Time: 2:00 PM**

## **Members Present**

**Richard Swift**

**Valerie Guzman**

**Stacey Streetman**

**Eric Huneycutt**

**Bill Kimbrough**

**Michael Long**

**Charlie Patterson**

**Jeff Henley**

## **Others Present**

**Jeffrey Tyndall, Director of Planning**

**John Spainhoward, Deputy Director**

**Brad Parker, Senior Planner**

**Daniel Morris, GIS Manager**

**Drew Sturdivant, Administrative Assistant**

**Joe Green, CSD**

**Ben Browder, CGW**

**Chris Cowan, CSD**

**Tim Benson, CGW**

**Mike Reed, CFR**

**Meeting called to order at 2:00 PM**

## **Approval of Minutes**

**Stacey Streetman made a motion to approve minutes from the 11/26/2024 meeting, seconded by Jeff Henley. All others voted in favor. Minutes were approved.**

## **Announcements/Deferrals**

**Jeff Tyndall gave the dates for the upcoming city council meetings, public hearing, and county commission meeting.**

**Mr. Tyndall read the deferrals for the meeting ZO-3-2024, ZO-4-2024. While CZ-08-024 was withdrawn. SR-63-2024, SR-66-2024, SR-68-2024, SR-70-2024, AB-6-2024 were deferred for one month. DDR-14-2024 under other business was also deferred one month.**

**Bill Kimbrough made a motion to approve deferrals, seconded by Michael Long. All others voted in favor, deferrals were approved.**

**Richard Swift read rules for speaking.**

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**CITY ZONING CASES:**

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- 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**

John Spainhoward presented.

**STAFF RECOMMENDATION: APPROVAL**

This request is consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan. This request is an extension of an existing C-5 Highway Arterial Commercial Zoning Classification to the east, west & south. The request also "squares up" the C-5 zoning district to create a more appropriately aligned northern C-5 zoning boundary. This request is located at a commercial node of activity and work is in progress to provide a traffic light at this intersection. No adverse environmental issues have been identified as part of this request.

Richard Swift opened public hearing.

Mark Holleman spoke for the case.

Charlie Patterson asked a question, which Mark answered.

No one spoke against.

Michael Long made a motion for approval based on its consistency with the overall goals and objectives of the Clarksville-Montgomery County Comprehensive Plan. Seconded by Jeff Henley.

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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**

John Spainhoward presented.

**STAFF RECOMMENDATION: APPROVAL**

This request is consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan. The Hilldale Planning Area encourages a mixture of housing types & neighborhood improvements. 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 identified as part of this request.

Richard Swift opened public hearing.

Terrence Burney spoke in favor of the case.

No one spoke against.

Public hearing was closed.

Charlie Patterson made a motion for approval due based on the overall goals and objectives of the Clarksville-Montgomery County comprehensive plan. Seconded by Eric Huneycutt. All others voted in favor. Motion passes for approval.

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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**

**John Spainhoward presented.**

**STAFF RECOMMENDATION: DISAPPROVAL**

**Recommendation Reasoning: This request is not consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan. The Future Land Use designation of Suburban Neighborhood indicates that increases of residential density are more appropriate along the transitional edges of the land use designation when abutting higher intensity uses and along major transportation corridors. This request lies within the inner boundaries of the suburban neighborhood designation and has limited connectivity to residential-supportive uses such as mass transit and retail services as mentioned in the R-6 Single Family Residential description. No adverse environmental issues have been identified as part of this request. This parcel appears to have received damage as part of the December 2022 tornado.**

**Richard Swift opened public hearing.**

**No one spoke in favor.**

**No one spoke against.**

**Public hearing was closed.**

**Bill Kimbrough made a motion for disapproval the request is not consistent with the overall goals of the Clarksville-Montgomery County Comprehensive plan, Stacey Streetman seconded. All others voted in favor, motion passes for disapproval.**

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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

John Spainhoward presented.

**STAFF RECOMMENDATION: APPROVAL**

This request is consistent with the overall goals of the adopted Clarksville-Montgomery County Comprehensive Plan, but appears to be in conflict with the adopted Future Land Use Opinion Map. The planning area improvement plan discourages development near the quarry and identifies this area as Commercial/Industrial Hybrid, however the most recent investments in the area are multi-family residential structures that appear to have been successful and well received in the immediate area. The New Providence Planning area calls for improvement and investment of a mixture of affordable housing types throughout the planning area. It has been determined that the most recent residential investments and the proposed future land use designation are in conflict. The current parcel sizes, access & location have very limited development potential under the future land use designation of Commercial / Industrial Hybrid. The RPC Staff is of the opinion that the neighboring properties recent residential investments and the need for additional housing in the area outweighs the conflicts identified within the Planning Area improvement bullets of the Comprehensive Plan. "Consideration of Adjacent Future Land Use in Re-Zoning Requests." Page 159.

Richard Swift opened public hearing.

Terrence Burney spoke in favor.

No one spoke against.

Public hearing was closed.

Charlie Patterson made a motion for approval based on its consistency with the overall goals for the Clarksville-Montgomery County Comprehensive plan. Michael Long seconded. All others voted in favor, motion passes for approval.

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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**

**John Spainhoward presented.**

**STAFF RECOMMENDATION: DISAPPROVAL**

**This request is not consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan. This request is located in the Lafayette Peachers Mill Planning Area which is home to Heritage Park, Bel Aire Park, The Greenway, etc. Recent sidewalk improvements have also been made along the frontage of this property. It is encouraged to provide the highest residential densities in areas served by public infrastructure. While the Comp Plan does promote a mixture of housing types, this parcel lacks the ability to create internal street connectivity to the surrounding residential development. Due to this lack of connectivity it appears that this parcel is better suited to remain the R-4 Multi-Family Residential zoning classification. This request is located in close proximity to a Commercial Investment node. The Comp Plan encourages the highest residential densities near these nodes to promote goods and services within a walkable distance. No adverse environmental issues have been identified as part of this request.**

**Richard Swift opened public hearing.**

**Houston Smith spoke in favor of the case.**

**Carmen Maria Del Gil spoke against the case.**

**Charlie Patterson asked Carmen a question, which Carmen answered.**

**Charlie Patterson made a comment.**

**Carmen made a comment.**

**Patterson made a comment.**

**Carmen made a comment.**

**Eric Huneycutt made a comment.**

**Carmen made a comment.**

**Public hearing was closed.**

**Bill Kimbrough made a motion to approve, seconded by Stacey Streetman. All others voted in favor, motion passes for approval.**



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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**

**John Spainhoward presented.**

**STAFF RECOMMENDATION: APPROVAL**

**This request is consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan. This request is a continuation of single family residential developments of similar density. The Future Land use opinion map identifies this area as suburban neighborhood and this infill request aligns with the proposed future land use map. Roadway improvements will be required by the Clarksville Street Dept. as part of the request. No adverse environmental issues have been identified as part of this request.**

**John Spainhoward read into the record an email of support from Cal Ligon, who was unable to attend due to illness.**

**Richard Swift opened public hearing.**

**No one spoke in favor.**

**No one spoke against.**

**Charlie Patterson made a motion for approval based on the overall goals and objectives of the Clarksville-Montgomery County comprehensive plan. Jeff Henley seconded, all others voted in favor. Motion passes for approval.**

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**CITY ZONING CASES:**

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7. 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.**

**DEFERRED**

**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.



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

**DEFERRED**

**STAFF RECOMMENDATION: APPROVAL**

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**COUNTY ZONING CASES:**

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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**

**STAFF RECOMMENDATION: WITHDRAWN BY APPLICANT**

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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

John Spainhoward presented.

**STAFF RECOMMENDATION: APPROVAL**

This request is consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan. This request will permit the division of an existing 2.35 acre parcel into two single family residential lots in close proximity to Cumberland Heights Elementary School and a commercial investment node identified Comp Plan. This request is in character with the surrounding development pattern in the immediate area. No adverse environmental issues have been identified as part of this request.

Richard Swift opened public hearing.

Analeasa Harper spoke in favor.

No one spoke against.

Public hearing was closed,

Charlie Patterson made a motion for approval based on the overall goals and objectives of the Clarksville-Montgomery County comprehensive plan. Seconded by Bill Kimbrough. All others voted in favor, motion passes for approval.

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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 +/-**

**Brad Parker presented.**

**STAFF RECOMMENDATION: APPROVAL**

**Richard Swift opened the public hearing.**

**No one spoke in favor.**

**Jennika Smith spoke against.**

**Richard Swift asked a question to Brad Parker, which he answered.**

**Valerie Guzman asked a question.**

**John Spainhoward answered.**

**Valerie Guzman asked a question, Brad Parker responded.**

**Bill Kimbrough asked a question which Brad Parker answered.**

**Stephen Smith spoke against the case.**

**Cal McKay gave a rebuttal.**

**Richard Swift made a comment.**

**Jeff Tyndall made a comment.**

**John Spainhoward and Jeff Tyndall each made a comment.**

**Bill Kimbrough asked a question which Cal McKay answered.**

**John Spainhoward asked a question which Cal McKay answered.**

**John Spainhoward asked a question which Cal McKay answered.**

**Charlie Patterson asked a question. Eric Huneycutt responded.**

**Charlie Patterson made a comment.**

**Jeff Tyndall made a comment.**

**Stacey Streetman made a comment.**

**Public hearing was closed.**

**Eric Huneycutt made a motion for approval, seconded by Jeff Henley. All others voted in favor, motion passes for approval.**

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**SITE REVIEW(S) CASES: Cases added into the consent agenda: SR-44-2024, SR-67-2024, SR-69-2024, SR-71-2024, SR-72-2024, SR-74-2024.**

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**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 +/-**

**Brad Parker added the case into the consent agenda.**

**STAFF RECOMMENDATION: APPROVAL, subject to the following conditions:**

- 1. Final Site Plan release cannot be granted until the completion of the Access Road by TDOT.**
- 2. Approval of all utility plans by the City Engineer's Office.**
- 3. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.**
- 4. Approval of the hydrant location by the Clarksville Fire Rescue.**
- 5. Approval and recording of a minor plat.**

**Richard Swift opened public hearing.**

**No one spoke in favor.**

**No one spoke against.**

**The public hearing was closed.**

**Charlie Patterson made a motion to approve the consent agenda and Jeff Henley seconded the motion. All others voted in favor, consent agenda passes with approval.**

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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 +/-**

**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.**
- 3. Approved replat of the subject property.**

**Richard Swift opened the public hearing.**

**Larry Rocconi spoke in favor.**

**Owen Bearing spoke in favor.**

**No one spoke against.**

**Public hearing was closed.**

**Stacey Streetman made a comment.**

**Jeff Tyndall made a comment.**

**Richard Swift made a comment.**

**Chris Cowan (Clarksville Street Department) made a comment.**

**Richard Swift asked a question.**

**Chris Cown (CSD) made a comment.**

**Charlie Patterson asked a question, which Chris Cowan answered.**

**Stacey Streetman asked a question which Chris Cowan answered.**

**Stacey Streetman asked a question which Chris Cowan answered.**

**Jeff Henley made a motion for approval, Bill Kimbrough seconded. All others voted in favor, but Stacey Streetman who voted against. Motion passes for approval 5-1.**

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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 +/-**

**STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION**

1. CDRB approval is needed regarding demolition proposals prior to consideration of the site plan.
2. Parking area layout and articulation of pedestrian pathing to be revised.
3. Access management requirements can be addressed during this period as well.



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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 +/-**

**Brad Parker presented.**

**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 public hearing.**

**Joe Shakeenab asked several questions.**

**Jeff Tyndall responded.**

**John Spainhoward made a comment.**

**Joe Shakeenab made a comment.**

**No one spoke against.**

**Bill Kimbrough made a motion for approval, seconded by Jeff Henley. All others voted in favor, motion passes for approval.**

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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 +/-**

**STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION**

**DEFERRED**

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**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 +/-**

**Brad Parker added the case into 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.**
- 2. Approval of all Grading, Drainage and Water Quality permits by the Clarksville Street Department.**
- 3. Approved electric plan required by CDE Lightband.**

**Richard Swift opened public hearing.**

**No one spoke in favor.**

**No one spoke against.**

**The public hearing was closed.**

**Charlie Patterson made a motion to approve the consent agenda and Jeff Henley seconded the motion. All others voted in favor, consent agenda passes with approval.**

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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: +/- SQ FOOTAGE: 3,120 +/-**

**STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION**

- 1. Deferral pending submittal and review of required landscape plan.**
- 2. Replat application is strongly encouraged during this period, as a recommended condition for approval will be the recording of a re-plat for the subject property.**
- 3. Revision addressing Fire Department and CDE Lightband comments.**

**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): 063 063 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 +/-**

**Brad Parker added 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.**

**Richard Swift opened public hearing.**

**No one spoke in favor.**

**No one spoke against.**

**The public hearing was closed.**

**Charlie Patterson made a motion to approve the consent agenda and Jeff Henley seconded the motion. All others voted in favor, consent agenda passes with approval.**

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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 +/-**

**STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER.**

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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 +/-**

**Brad Parker added the case into 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.**
- 2. Approval of all Grading, Drainage and Water Quality permits by the Clarksville Street Department.**
- 3. Approval of hydrant location by the Clarksville Fire Rescue.**

**Richard Swift opened public hearing.**

**No one spoke in favor.**

**No one spoke against.**

**The public hearing was closed.**

**Charlie Patterson made a motion to approve the consent agenda and Jeff Henley seconded the motion. All others voted in favor, consent agenda passes with approval.**



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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 +/-**

**Brad Parker added 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.**

**Richard Swift opened public hearing.**

**No one spoke in favor.**

**No one spoke against.**

**The public hearing was closed.**

**Charlie Patterson made a motion to approve the consent agenda and Jeff Henley seconded the motion. All others voted in favor, consent agenda passes with approval.**

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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 +/-**

**Brad Parker added 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. An offsite gravity sewer main extension is required**
- 2. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.**
- 3. Approval from Clarksville Fire Rescue.**

**Richard Swift opened public hearing.**

**No one spoke in favor.**

**No one spoke against.**

**The public hearing was closed.**

**Charlie Patterson made a motion to approve the consent agenda and Jeff Henley seconded the motion. All others voted in favor, consent agenda passes with approval.**

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**ABANDONMENT(S) CASES:**

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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**  
# OF UNITS: **+/-** SQ FOOTAGE: **+/-**

STAFF RECOMMENDATION: **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): **041I 041I** 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**  
# OF UNITS: **+/-** SQ FOOTAGE: **+/-**

**Brad Parker presented.**

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

- 1. City of Clarksville will retain 45 ft drainage easement from centerline on both the east and west sides of current right of way, for a total drainage easement area of 90 ft.**
- 2. Coordinate relocation of north to south drainage easement with Clarksville Street Department upon replat.**

**Richard Swift opened public hearing.**

**No one spoke in favor.**

**No one spoke against.**

**Public hearing was closed.**

**Eric Huneycutt made a motion for approval, seconded by Stacey Streetman. All others voted in favor, motion passes for approval.**

**1. 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
- C. Profit and Loss Statement
- D. CDE notes
- E. Approve Amendments to 2025 RPC Calendar
- F. CGW Application Fee Waiver (E. Fork Drive)

1. Jeff Tyndall presented Chairman Richard Swift with a plaque for his retirement from the RPC with over twenty-four years of service. Richard Swift and Charlie Patterson made comments.

2. Deferred

3. Jeff Tyndall presented the Profit and Loss Statement.

Jeff Henley asked a question which Jeff Tyndall answered.

Jeff Henley asked a follow-up question, which Jeff Tyndall answered.

Jeff Henley asked a question, Jeff Tyndall answered.

Jeff Henley made a comment.

Jeff Tyndall made a comment.

Jeff Henley made a motion for approval, seconded by Stacey Streetman. All others voted in favor, motion passes for approval.

4. Stacey Streetman made a motion to approve, seconded by Valerie Guzman. All others voted in favor, motion passes for approval.

5. Bill Kimbrough made a motion to approve, seconded by Stacey Streetman. All others voted in favor, motion passes for approval.

6. Eric Huneycutt made a motion for approval, seconded by Stacey Streetman. All others voted in favor, motion passes for approval.

**1. PUBLIC COMMENT PERIOD:**

*For Items Not on the Agenda*

Richard Swift made a motion to adjourn at 3:13 PM.

ATTEST:

 1.28.25

Chairman Signature/ Date

**CMCRPC MEETING MINUTES**

