



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**

- 
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**

---

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**

## WITHDRAWN

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**

---

**CONSENT AGENDA ITEMS:** All items in this portion of the Agenda are considered to be routine and non-controversial by the staff of the Regional Planning Commission and may be approved by one motion; however, a member of the audience, Commission, or staff may request that an item be removed for separate consideration:

---

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 +/-**
-

---

**CONSENT AGENDA ITEMS:** All items in this portion of the Agenda are considered to be routine and non-controversial by the staff of the Regional Planning Commission and may be approved by one motion; however, a member of the audience, Commission, or staff may request that an item be removed for separate consideration:

---

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 +/-**

---

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 +/-**

---

---

**CONSENT AGENDA ITEMS:** All items in this portion of the Agenda are considered to be routine and non-controversial by the staff of the Regional Planning Commission and may be approved by one motion; however, a member of the audience, Commission, or staff may request that an item be removed for separate consideration:

---

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 +/-**

---

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 +/-**

---

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 +/-**

---

---

**CONSENT AGENDA ITEMS:** All items in this portion of the Agenda are considered to be routine and non-controversial by the staff of the Regional Planning Commission and may be approved by one motion; however, a member of the audience, Commission, or staff may request that an item be removed for separate consideration:

---

**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 +/-**

---

**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 +/-**

---

---

**CONSENT AGENDA ITEMS:** All items in this portion of the Agenda are considered to be routine and non-controversial by the staff of the Regional Planning Commission and may be approved by one motion; however, a member of the audience, Commission, or staff may request that an item be removed for separate consideration:

---

**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**

---

**CONSENT AGENDA ITEMS:** All items in this portion of the Agenda are considered to be routine and non-controversial by the staff of the Regional Planning Commission and may be approved by one motion; however, a member of the audience, Commission, or staff may request that an item be removed for separate consideration:

---

- 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**
- 

**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**
- C. Profit and Loss Statement**
- D. CDE notes**
- E. Approve Amendments to 2025 RPC Calendar**

**VII. PUBLIC COMMENT PERIOD:**

***For Items Not on the Agenda***