



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

AGENDA
January 28, 2025

2:00 P.M.

329 MAIN STREET

(MEETING ROOM-BASEMENT)

- I. CALL TO ORDER / QUORUM CHECK / PLEDGE TO FLAG/ELECTION OF OFFICERS
- II. APPROVAL OF MINUTES OF RPC MEETING: **December 20, 2024**
- III. ANNOUNCEMENTS/DEFERRALS
- IV. UPCOMING MEETINGS DATES/TIMES:
- V. CITY COUNCIL INFORMAL **January 30, 2025 @ 4:30 P.M.**
- VI. CITY COUNCIL PUBLIC HEARING & FIRST READING **February 6, 2025 @ 6:00 P.M.**
- VII. COUNTY COMMISSION PUBLIC HEARING **February 3, 2025 @ 6:00 P.M.**
- VIII. COUNTY COMMISSION FORMAL MEETING **February 10, 2025 @ 6:00 P.M.**
- IX. 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 - 01 - 2025** OWNER(S): **GP Contractors LLC**
REQUEST: **R-1 - Single-Family Residential District to R-2A - Single-Family Residential District**
LOCATION: **A parcel of property located at the intersection of Lafayette Rd and Riggins Dr fronting on the east side of Riggins Dr.**
TAX MAP(S): **044F** PARCEL #(S): **A 004.00**
REASON FOR REQUEST: **We are proposing to revitalize the property by demolishing the existing dilapidated house and replacing it with single family detached homes, creating affordable housing opportunities through an in-fill development just minutes from Ft. Campbell and the amenities of Ft. Campbell.**
CO. COMM. DISTRICT: **11** CITY COUNCIL WARD: **2** NUMBER OF ACRES: **1.11 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**
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REGULAR AGENDA ITEM(S): All items in this portion of the Agenda will be read and considered individually.

2. CASE NUMBER: **Z - 02 - 2025** OWNER(S): **PB & J**
REQUEST:**R-1 - Single-Family Residential District to PUD - Planned Unit Development Residential District**
LOCATION: **Property fronting on Manning Heights at the northeast corner of the Riverside Dr. & Cumberland Dr. intersection.**
TAX MAP(S): **079G** PARCEL #(S): **A 001.00 A 002.00**
REASON FOR REQUEST: **This rezoning request will provide much needed housing opportunities in the downtown area, will provide for additional economic activity in the area, and enhance this portion of the Riverside Drive corridor.**
CO. COMM. DISTRICT: **4** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **3.01 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
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3. CASE NUMBER: **Z - 03 - 2025** OWNER(S): **Bill Mace**
REQUEST:**C-4 - Highway Interchange District to C-2 - General Commercial District**
LOCATION: **A property fronting north of West Bound I-24 right of way and south of Tylertown Rd, approximately 760 +/- feet east of Trenton Rd and Tylertown Rd Intersection and across from Roscommon Way.**
TAX MAP(S): **008** PARCEL #(S): **007.00**
REASON FOR REQUEST: **Retail/office and Multifamily development**
CO. COMM. DISTRICT: **20** CITY COUNCIL WARD: **12** NUMBER OF ACRES: **25.31 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**
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DEFERRED

4. CASE NUMBER: **Z - 04 - 2025** OWNER(S): **E & R Properties LLC**
REQUEST:**R-3 - Three Family Residential District to R-4 - Multiple-Family Residential District**
LOCATION: **A parcel of land located on the east frontage of Emory St, approximately 210 +/- feet south of the intersection of Clarks St and Emory St.**
TAX MAP(S): **066L** PARCEL #(S): **L 030.00**
REASON FOR REQUEST: **The prior tenants experienced a house fire. Its not feasible to renovate this this 1945 SFR that is currently zoned R-3. Instead of demolishing it and building a triplex we are seeking R-4 to build one quadplex which is consistent with the adopted land use plan in addition to there is an adjoining property at 123 Emory Street that has a quadplex on it.**
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **.48 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
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REGULAR AGENDA ITEM(S): All items in this portion of the Agenda will be read and considered individually.

5. CASE NUMBER: **Z - 05 - 2025** OWNER(S): **Regional Planning Commission**
REQUEST: **to**
LOCATION: **Properties East of Public Square, South of College Street, North of Madison Street and West of S 5th Street to also include the property on the NE corner of S 5th St.**
TAX MAP(S): **066G 066K** PARCEL #(S): **G 005.00, G 006.00, G 007.00, G 009.00, G 010.00 , G 011.00, G 012.00, G 013.00, G 014.00, G 015.00, G 016.00, G 017.00, G 018.00, G 019.00, G 020.00, G 021.00, G 022.00, G 023.00, G 024.00, G 025.00, G 026.00, G 027.00, G 028.00, J 001.00, J 039.00 A 001.00, A 027.00, A 026.00, A 025.00 , A 024.00, A 018.00, A 016.00**
REASON FOR REQUEST: **Requested by the Regional Historic Zoning Commission, the RPC initiated a zoning change adding properties in downtown Clarksville to the H-1 Historic Overlay.**
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **8.8 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
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CASE TYPE: **CITY ZONING**

6. 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.

7. 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**

CASE TYPE: **COUNTY ZONING- NO CASES**

CASE TYPE: **SUBDIVISION VARIANCE(S)**

8. CASE NUMBER: **V - 1 - 2025** OWNER(S): **JMJMS Properties**
VARIANCE REQUEST:
LOCATION: **SOUTH OF OGBURN CHAPEL ROAD AND WEST OF DOTSONVILLE ROAD**
ZONING: **R-1 - Single-Family Residential District**
GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **8**
CORRESPONDING CASE:

WITHDRAWN

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CASE TYPE: **SUBDIVISION(S)**

9. CASE NUMBER: **S - 1 - 2025** OWNER(S): **JMJMS Properties**
REQUEST: **Preliminary Plat Approval of Oakleigh Ridge**
LOCATION: **south of Ogburn Chapel Rd and west of Dotsonville Rd**
TAX MAP(S): **077** PARCEL #(S): **061.00**
CO. COMM. DISTRICT: **7** CITY COUNCIL WARD: NUMBER OF ACRES: **112.50 +/-**
GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **8**
ZONING: **R-1 - Single-Family Residential District**
OF LOTS: **113 +/-**
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10. CASE NUMBER: **S - 2 - 2025** OWNER(S): **Chris Blackwell**
REQUEST: **Preliminary Plat Approval of Mae Fields Subdivision**
LOCATION: **Southwest corner of Rossview Road and Basham Lane**
TAX MAP(S): **057** PARCEL #(S): **065.00**
CO. COMM. DISTRICT: **1** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **31.54 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**
ZONING: **R-1 - Single-Family Residential District**
OF LOTS: **74 +/-**
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11. CASE NUMBER: **S - 3 - 2025** OWNER(S): **Byard & Mabry Holdings , LLC**
REQUEST: **Revised Preliminary Plat Approval of Tailwater Meadows Section 1 (cluster) and Tailwater Meadows Section 2**
LOCATION: **North of and adjacent to Ringgold Road, approximately 450 feet northwest of the intersection of Ishee Drive and Ringgold Road.**
TAX MAP(S): **030** PARCEL #(S): **010.00**
CO. COMM. DISTRICT: **16** CITY COUNCIL WARD: **3** NUMBER OF ACRES: **133.19 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**
ZONING: **R-2 - Single-Family Residential District R-6 - Single-Family Residential District R-5 - Residential District**
OF LOTS: **413 +/-**
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12. Subdivision Regulation Updates

Various updates regarding CDE Lightband signatures, traffic calming, and subdivision notes.

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

12. 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

13. 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 +/-**

14. 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 +/-**

DEFERRED

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15. 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

16. CASE NUMBER: **SR - 1 - 2025** OWNER(S): **John Wallace Crow**
DEVELOPMENT: **1274 Paradise Hill Road**
LOCATION: **1274 Paradise Hill road... South of Paradise Hill Road, North of Daniel Street, East of Dumas Drive**
TAX MAP(S): **079D** PARCEL #(S): **E 006.00**
PROPOSED USE: **Contracting office/shop**
CO. COMM. DISTRICT: **21** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **3.18 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
ZONING: **C-2 - General Commercial District**
OF UNITS: **1 +/-** SQ FOOTAGE: **5400 +/-**

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17. CASE NUMBER: **SR - 2 - 2025** OWNER(S): **Sanderson Pipe Corporation**
DEVELOPMENT: **Sanderson Pipe**
LOCATION: **East of International Blvd, West of Steel Stock Road**
TAX MAP(S): **033** PARCEL #(S): **013.14**
PROPOSED USE: **Additional office building and material storage shed**
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: NUMBER OF ACRES: **57.35 +/-**
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **6**
ZONING: **M-2 - General Industrial District**
OF UNITS: **1 +/-** SQ FOOTAGE: **11799 +/-**
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18. CASE NUMBER: SR - 3 - 2025 OWNER(S): Johnson Realty Strategic Investors LLC
DEVELOPMENT: NAPA Auto Parts
LOCATION: 184 Stone Container Drive Clarksville TN
TAX MAP(S): 041 PARCEL #(S): 023.01
PROPOSED USE: Retail, Warehouse, Office
CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 3.27 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6
ZONING: C-5 - Highway & Arterial Commercial District
OF UNITS: N/A +/- SQ FOOTAGE: 22,160 +/-

19. CASE NUMBER: SR - 4 - 2025 OWNER(S): Seven Hills Ventures LLC
DEVELOPMENT: Bypass Storage Lot 3 (Revised)
LOCATION: 1245 Rossvie Road, Clarksville TN 37040
TAX MAP(S): 057 PARCEL #(S): 016.02
PROPOSED USE: Retail Building
CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 1.46 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6
ZONING: C-5 - Highway & Arterial Commercial District
OF UNITS: N/A +/- SQ FOOTAGE: 13,500 +/-

20. CASE NUMBER: SR - 5 - 2025 OWNER(S): Seven Hills Ventures LLC
DEVELOPMENT: Bypass Storage Lot 1 (Revised)
LOCATION: 1245 Rossvie Road Clarksville TN 37043
TAX MAP(S): 057 PARCEL #(S): 016.02
PROPOSED USE: Retail Building
CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 1.44 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6
ZONING: C-5 - Highway & Arterial Commercial District
OF UNITS: N/a +/- SQ FOOTAGE: 13,500 +/-

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21. CASE NUMBER: **LA - 1 - 2025** OWNER(S): **Wyatt's Body Shop Landscape Appeal**
DEVELOPMENT: **Wyatt's Body Shop**
LOCATION: **420 Palmyra Road, Clarksville, TN 37040**
TAX MAP(S): **100** PARCEL #(S): **098.00**
PROPOSED USE: **Body Shop**
CO. COMM. DISTRICT: **6** CITY COUNCIL WARD: NUMBER OF ACRES: **2.42 +/-**
GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **13**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **N/A +/-** SQ FOOTAGE: **15,000 +/-**

CASE TYPE: **ABANDONMENT(S)**

22. CASE NUMBER: **AB - 1 - 2025** OWNER(S): **Karyl Smalley Kirkland**
REQUEST: **Unnamed Alley Off Woodmont Blvd**
LOCATION: **Unimproved alley south of Woodmont Blvd between parcels 7.00, 8.00, 6.00, 43.00, and 11.01 as shown on Tax Map 079C Group E.**
TAX MAP(S): **079C** PARCEL #(S): **E 007.00 E 008.00**
REASON FOR REQUEST: **unimproved right of way to be added to adjacent property**
CO. COMM. DISTRICT: **13** CITY COUNCIL WARD: **2** NUMBER OF ACRES: **.18 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **7**
ZONING: **R-3 - Three Family Residential District**
LENGTH OF ROAD: **+/- Miles** ROAD WIDTH: **+/- Feet**

VI. OTHER BUSINESS:

- A. Profit and Loss Statement**
- B. Appeal CDRB decision for DDR-14-2024**

VII. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda