



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

AGENDA
June 24, 2025

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: **May 27, 2025**

III. ANNOUNCEMENTS/DEFERRALS

IV. UPCOMING MEETINGS DATES/TIMES:

1. CITY COUNCIL INFORMAL **June 26, 2025 @ 4:30 P.M.**
2. CITY COUNCIL PUBLIC HEARING & FIRST READING **July 1, 2025 @ 6:00 P.M.**
3. COUNTY COMMISSION PUBLIC HEARING **July 7, 2025 @ 6:00 P.M.**
4. COUNTY COMMISSION FORMAL MEETING **July 14, 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 - 23 - 2025** APPLICANT **Brian Wolff**
REQUEST: **R-1 - Single-Family Residential District** to **R-5 - Residential District**
LOCATION: **South of Bellamy Ln., west of Warfield Blvd., east of Stokes Rd.**
TAX MAP(S): **041** PARCEL #(S): **171.00 (p/o)**
REASON FOR REQUEST: **Townhome development**
CO. COMM. DISTRICT: **1** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **2.1 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**

DEFERRED

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

CASE TYPE: **CITY ZONING**

2. CASE NUMBER: **Z - 25 - 2025** APPLICANT **Faith Investments**
REQUEST: **O-1 - Office District** to **M-1 - Light Industrial District**
LOCATION: **A parcel fronting on the western frontage of Alpine Dr, approximately 420 ft south of the W Dunbar Cave Rd & Alpine Dr intersection.**
TAX MAP(S): **056H** PARCEL #(S): **A 010.00**
REASON FOR REQUEST: **To better align with surrounding M-1 zoning and uses.**
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **9** NUMBER OF ACRES: **.44 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**

CASE TYPE: **CITY ZONING**

3. CASE NUMBER: **Z - 26 - 2025** APPLICANT **Christian Innovative Enterprises, LLC**
REQUEST: **AG - Agricultural District** to **R-2A - Single-Family Residential District**
LOCATION: **A parcel of land fronting on the northern frontage of Kennedy Rd. at the terminus of Stone Bluff Way & Kennedy Rd Intersection.**
TAX MAP(S): **017** PARCEL #(S): **042.00**
REASON FOR REQUEST: **The landowner wishes to apply for a rezoning from AG to R-2A to allow for single family residential lots (min. 5,000 sqft lot min, lot width 40') while also preserving the family barn on site.**
CO. COMM. DISTRICT: **17** CITY COUNCIL WARD: **12** NUMBER OF ACRES: **11.16 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**
-

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CASE TYPE: **CITY ZONING**

4. CASE NUMBER: **Z - 27 - 2025** APPLICANT **Ransom S. Ritter, Jr.**
REQUEST: **R-1 - Single-Family Residential District** to **R-5 - Residential District**
LOCATION: **A parcel of land fronting on the Northwest intersection of Needmore Rd & Thrush Dr.**
TAX MAP(S): **032O** PARCEL #(S): **C 027.00 (p/o)**
REASON FOR REQUEST: **Multi-family development**
CO. COMM. DISTRICT: **17** CITY COUNCIL WARD: **9** NUMBER OF ACRES: **2.66 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**

CASE TYPE: **CITY ZONING**

5. CASE NUMBER: **Z - 28 - 2025** APPLICANT **Running M Properties, LLC**
REQUEST: **C-2 - General Commercial District** to **R-2A - Single-Family Residential District**
LOCATION: **South of W Concord Drive, East of Ft Campbell Blvd, and accessed approximately 260 ft south of the Ft Campbell Blvd & Concord Dr intersection.**
TAX MAP(S): **043K** PARCEL #(S): **A 030.00 (p/o)**
REASON FOR REQUEST: **To down zone from commercial/multi family and develop a single family subdivision.**
CO. COMM. DISTRICT: **16** CITY COUNCIL WARD: **4** NUMBER OF ACRES: **10.04 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **7**
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CASE TYPE: **CITY ZONING**

6. 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: **CITY ZONING**

7. CASE NUMBER: **ZO - 7 - 2024** APPLICANT: **Clarksville City Council**
REQUEST: **An Ordinance text amendment to create Clarksville Design Overlay Districts along Fort Campbell Blvd and Tiny Town Rd.**

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

CASE TYPE: **COUNTY ZONING**

8. CASE NUMBER: **CZ - 10 - 2025** APPLICANT **Julia Rabba**
REQUEST: **C-1 - Neighborhood Commercial District** to **AG - Agricultural District**
LOCATION: **Portion of a tract of land fronting on the southern frontage of Palmyra Rd, approximately 1,570 ft +/- east of the Corbandale Rd & Palmyra Rd intersection.**
TAX MAP(S): **115** PARCEL #(S): **024.00** (p/o)
REASON FOR REQUEST: **I purchased the property almost two years ago. This parcel no longer has any building on it and I do not plan to put anything there. This parcel will be attached to the AG-Greenbelt of 37.68 acres.**
CO. COMM. DISTRICT: **6** NUMBER OF ACRES: **.25 +/-**
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **19**
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CASE TYPE: **COUNTY ZONING**

9. CASE NUMBER: **CZ - 11 - 2025** APPLICANT **Jerry Wayne Trotter**
REQUEST: **AG - Agricultural District** to **E-1 - Single-Family Estate District**
LOCATION: **A parcel fronting on the western frontage of Louise Creek Rd, approximately 400 ft +/- south of the Philip Rd & Louise Creek Rd Intersection.**
TAX MAP(S): **142** PARCEL #(S): **081.00**
REASON FOR REQUEST: **This application is to request to be rezoned to E-1. This would provide the highest and best use of the property.**
CO. COMM. DISTRICT: **6** NUMBER OF ACRES: **2.38 +/-**
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **22**
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CASE TYPE: **COUNTY ZONING**

10. CASE NUMBER: **CZ - 12 - 2025** APPLICANT **James Joseph Smigiel**
REQUEST: **RM-2 - Single Family Mobile Home Residential District** to **C-5 - Highway & Arterial Commercial District**
LOCATION: **A portion of two parcels fronting on the southern frontage of Woodlawn Rd, approximately 2,800 ft east of the intersection of Lake Rd & Woodlawn Rd.**
TAX MAP(S): **052** PARCEL #(S): **055.00 (p/o) 055.02 (p/o)**
REASON FOR REQUEST: **This application is to request all RM-2 zone acres on parcels 55.00 and 55.02 to be zoned C-5. This would allow continuous zoning across the entire parcels. This would be an extension of the adjacent property's zone as well.**
CO. COMM. DISTRICT: **7** NUMBER OF ACRES: **.55 +/-**
GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **8**
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CASE TYPE: **COUNTY ZONING**

11. CASE NUMBER: **CZ - 13 - 2025** APPLICANT **Jane Moseley**
REQUEST: **AG - Agricultural District** to **E-1 - Single-Family Estate District**
LOCATION: **two parcels fronting on the west side of Lake Rd, approximately 485 ft south of Lake Rd & Jim Taylor Rd intersection.**
TAX MAP(S): **069** PARCEL #(S): **036.00 037.00**
REASON FOR REQUEST: **The family seeks to rezone the property from AG to E-1 single family estate district to preserve long-term flexibility with any future division of land among family heirs, while ensuring the requested parcels and surrounding family owned tracts remain under family ownership. This proposal complies with the community's Growth Plan and is consistent with the principles of the Comprehensive Plan, as it aligns with the character and development pattern of the surrounding area.**
CO. COMM. DISTRICT: **7** NUMBER OF ACRES: **10.39 +/-**
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **8**
-

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

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

12. CASE NUMBER: **V - 6 - 2025** APPLICANT: **Hamilton Development Company/Whit Hamilton**
VARIANCE REQUEST: **Table 4.1 and Section 4.3.2 “No block or block face shall be greater than 1,500 feet in length as measured from the intersecting centerlines of one (1) intersection to the other. Careful consideration shall be given to circulation, control, and safety of street traffic, school buses and emergency vehicles. (See Definitions 2.2 “Block” for additional information).**

The request is to allow the two proposed roadways (Extending in a northwesterly to southeasterly direction) to each be approximately 2,169 feet in length, exceeding the maximum allowed 1,500.

LOCATION: **4051 & 4175 Guthrie HWY**

ZONING: **M-2 - General Industrial District**

GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **2**

CASE TYPE: **SUBDIVISION(S)**

13. CASE NUMBER: **S - 25 - 2025** APPLICANT **Clarksville Fencing Industrial Development Board**
REQUEST: **Preliminary Plat Approval of Preliminary Plat North Rossvie Commons Lots 1-9**
LOCATION: **North of and adjacent to Hankook Road, east of and adjacent to the current terminus of Aspire Way.**
TAX MAP(S): **057 057** PARCEL #(S): **017.02 017.06**
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: **10** NUMBER OF ACRES: **13.77 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF LOTS: **9 +/-**

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:

CASE TYPE: **SUBDIVISION(S)**

14. CASE NUMBER: **S - 34 - 2025** APPLICANT **Hamilton Development Company/Whit Hamilton**
REQUEST: **Preliminary Plat Approval of NorthPark Logistics**
LOCATION: **4051 & 4175 Guthrie HWY**
TAX MAP(S): **016** PARCEL #(S): **007.00 007.01**
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: NUMBER OF ACRES: **199.46 +/-**
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **2**
ZONING: **M-2 - General Industrial District**
OF LOTS: **14 +/-**

CASE TYPE: **SUBDIVISION(S)**

15. CASE NUMBER: **S - 36 - 2025** APPLICANT **David Phillips**
REQUEST: **Preliminary Plat Approval of Ireland Way Commercial Subdivision**
LOCATION: **SE Corner of HWY 79 & Ireland Way**
TAX MAP(S): **053 053** PARCEL #(S): **148.01 148.04**
CO. COMM. DISTRICT: **7** CITY COUNCIL WARD: NUMBER OF ACRES: **3.89 +/-**
GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **8**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF LOTS: **5 +/-**

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CASE TYPE: **SUBDIVISION(S)**

16. CASE NUMBER: **S - 37 - 2025** APPLICANT **GP Contractors, LLC**
REQUEST: **Preliminary Plat Approval of Preliminary Plat of GP Contractors, LLC Property Riggins Drive Lots 1-3**
LOCATION: **East Side of Riggins Drive, South Side of Lafayette Road, North of Caskey Drive, West of Glennon Drive**
TAX MAP(S): **044F** PARCEL #(S): **A 004.00**
CO. COMM. DISTRICT: **11** CITY COUNCIL WARD: **2** NUMBER OF ACRES: **1.11 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**
ZONING: **R-1 - Single-Family Residential District**
OF LOTS: **3 +/-**
-

CASE TYPE: **SUBDIVISION(S)**

17. CASE NUMBER: **S - 42 - 2025** APPLICANT **Double J Partners**
REQUEST: **Preliminary Plat Approval of Tandy Hills**
LOCATION: **South of and adjacent to Trough Springs Road, northwest of Sango Elementary School, approximately 330 feet southwest of the intersection of Trough Springs Road and Mountain Way.**
TAX MAP(S): **082** PARCEL #(S): **013.00**
CO. COMM. DISTRICT: **15** CITY COUNCIL WARD: NUMBER OF ACRES: **83.65 +/-**
GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **11**
ZONING: **R-1 - Single-Family Residential District**
OF LOTS: **66 +/-**
-

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CASE TYPE: **SUBDIVISION(S)**

18. CASE NUMBER: **S - 43 - 2025** APPLICANT **Albert Marks IV**
REQUEST: **Preliminary Plat Approval of Muddy Branch Development**
LOCATION: **SE Corner of the intersection of Johnson Road and Muddy Branch Road**
TAX MAP(S): **110** PARCEL #(S): **005.00**
CO. COMM. DISTRICT: **3** CITY COUNCIL WARD: NUMBER OF ACRES: **32.19 +/-**
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **15**
ZONING: **AG - Agricultural District**
OF LOTS: **18 +/-**

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

19. CASE NUMBER: **SR - 34 - 2025** APPLICANT: **Casey's General Stores**
DEVELOPMENT: **Casey's #4633**
LOCATION: **125 Sango Drive Clarksville TN 37043**
TAX MAP(S): **082** PARCEL #(S): **122.00 (P/O)**
PROPOSED USE: **Convenience store with fuel sales**
CO. COMM. DISTRICT: **15** CITY COUNCIL WARD: NUMBER OF ACRES: **1.82 +/-**
GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **11**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **3, 218 +/-**

DEFERRED

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

20. CASE NUMBER: **SR - 39 - 2025** APPLICANT: **Hamilton Development Company (Whit Hamilton)**
DEVELOPMENT: **NorthPark Logistics Phase 1A**
LOCATION: **4051 and 4175 Guthrie Highway Clarksville TN 37040**
TAX MAP(S): **016** PARCEL #(S): **007.00 007.01**
PROPOSED USE: **Industrial**
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: NUMBER OF ACRES: **199.46 +/-**
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **2**
ZONING: **M-2 - General Industrial District**
OF UNITS: **+/-** SQ FOOTAGE: **534, 236 +/-**

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

21. CASE NUMBER: **SR - 47 - 2025** APPLICANT: **Bill Mace**
DEVELOPMENT: **Mace-Stonecrossing**
LOCATION: **261 Stonecrossing Drive**
TAX MAP(S): **030** PARCEL #(S): **059.01**
PROPOSED USE: **Commercial Retail**
CO. COMM. DISTRICT: **16** CITY COUNCIL WARD: **4** NUMBER OF ACRES: **1.27 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **3,440 +/-**

DEFERRED

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

- 22.** CASE NUMBER: **SR - 48 - 2025** APPLICANT: **Legacy Nursery and Landscaping General Partnership**
DEVELOPMENT: **Legacy Nursery Supply Center**
LOCATION: **731 Kennedy Lane**
TAX MAP(S): **017** PARCEL #(S): **017.01**
PROPOSED USE: **Retail Nursery Sales**
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: **12** NUMBER OF ACRES: **12.82 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**
ZONING: **C-4 - Highway Interchange District**
OF UNITS: **+/-** SQ FOOTAGE: **1,500 +/-**

DEFERRED

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

- 23.** CASE NUMBER: **SR - 49 - 2025** APPLICANT: **Sydney Hedrick**
DEVELOPMENT: **1018 Swift Office**
LOCATION: **Swift Road**
TAX MAP(S): **079F** PARCEL #(S): **B 030.00**
PROPOSED USE: **Office**
CO. COMM. DISTRICT: **4** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **2.10 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
ZONING: **O-1 - Office District**
OF UNITS: **+/-** SQ FOOTAGE: **8,100 +/-**

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

- 24.** CASE NUMBER: **SR - 50 - 2025** APPLICANT: **Clarksville Properties LLC**
DEVELOPMENT: **Kenny Pipe Extension**
LOCATION: **182 West Dunbar Cave Road**
TAX MAP(S): **056A** PARCEL #(S): **B 001.00**
PROPOSED USE: **Warehouse**
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **9** NUMBER OF ACRES: **1.87 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
ZONING: **M-1 - Light Industrial District**
OF UNITS: **+/-** SQ FOOTAGE: **4,225 +/-**

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

- 25.** CASE NUMBER: **SR - 51 - 2025** APPLICANT: **David Phillips**
DEVELOPMENT: **Ireland Way Retail**
LOCATION: **Dover Road**
TAX MAP(S): **053** PARCEL #(S): **148.04**
PROPOSED USE: **Retail Center**
CO. COMM. DISTRICT: **7** CITY COUNCIL WARD: NUMBER OF ACRES: **2.05 +/-**
GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **8**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **15,000 +/-**

VI. OTHER BUSINESS

- A. Appeal of DDR-5-2025**
- B. Final Plan of Service for A-3-2023 (Hankook Road east of International Blvd)**
- C. Final Plan of Service for A-4-2023 (Garrettsburg Road and Clyde Court)**
- D. Final Plan of Service for A-5-2023 (East of International Blvd)**
- E. Profit & Loss Statement**

VII. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda