



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

AGENDA
October 28, 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: **September 23, 2025**
- III. ANNOUNCEMENTS/DEFERRALS
- IV. UPCOMING ZONING MEETINGS DATES/TIMES:
 - 1. CITY COUNCIL INFORMAL **October 30, 2025 @ 4:30 P.M.**
 - 2. CITY COUNCIL PUBLIC HEARING & FIRST READING **November 6, 2025 @ 6:00 P.M.**
 - 3. COUNTY COMMISSION PUBLIC HEARING **November 3, 2025 @ 6:00 P.M.**
 - 4. COUNTY COMMISSION FORMAL MEETING **November 10, 2025 @ 6:00 P.M.**
- V. CONSENT AGENDA
- VI. REGULAR AGENDA
- VII. OTHER BUSINESS
- VIII. PUBLIC COMMENT PERIOD

V. 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)**

1. **S - 25 - 2025** OWNER(S): **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): **017.02 017.06 003.02** NUMBER OF ACRES: **13.77 +/-** ZONING: **C-5 - Highway & Arterial Commercial District** # OF LOTS: **9 +/-**

**RECOMMENDED FOR
DEFERRAL**



CASE TYPE: SUBDIVISION(S)

2. **S - 75 - 2025** OWNER(S): **Christian Innovative Enterprises** REQUEST: **Preliminary Plat Approval of Whispering Cedar at Black Oaks** LOCATION: **Along the north frontage of Kennedy Rd, roughly centered at the terminus of Stone Bluff Way.** TAX MAP(S): **017** PARCEL #(S): **042.00** NUMBER OF ACRES: **11.16 +/-** ZONING: **R-2A - Single-Family Residential District** # OF LOTS: **53 +/-**

CASE TYPE: SITE REVIEW(S)

3. **SR - 61 - 2025** APPLICANT: **Singletary Construction LLC** DEVELOPMENT: **Whitfield Center** LOCATION: **2550 & 2590 Whitfield Road** TAX MAP(S): **031** PARCEL #(S): **013.02 053.00** PROPOSED USE: **Commercial & Multifamily** NUMBER OF ACRES: **3.81 +/-** ZONING: **R-3 - Three Family Residential District and C-2 - General Commercial District** # OF UNITS: **10 +/-** SQ FOOTAGE: **8,400 +/-**

RECOMMENDED FOR DEFERRAL

4. **SR - 64 - 2025** APPLICANT: **Josh Dennis** DEVELOPMENT: **Dennis Concrete** LOCATION: **Located on the western frontage of Kendra Rhea Court, 270 ft +/- north of the intersection of Kendra Rhea Ct & Highway 41A.** TAX MAP(S): **081I** PARCEL #(S): **B 021.00 (p/o)** PROPOSED USE: **Retail** NUMBER OF ACRES: **2.37 +/-** ZONING: **C-5 - Highway & Arterial Commercial District** # OF UNITS: **n/a +/-** SQ FOOTAGE: **19,991 +/-**

5. **SR - 66 - 2025** APPLICANT: **Bill Belew** DEVELOPMENT: **Autumnwood East Apartments** LOCATION: **Portion of a tract of land south of Tiny Town Rd and west of Jockey Dr.** Proposed access from Tiny Town approximately 575 ft +/- west of Profit Dr. TAX MAP(S): **018** PARCEL #(S): **016.00 (P/O)** PROPOSED USE: **Multi-Family** NUMBER OF ACRES: **24.75 +/-** ZONING: **R-4 - Multiple-Family Residential District** # OF UNITS: **396 +/-** SQ FOOTAGE: **259,374 +/-**

6. **SR - 67 - 2025** APPLICANT: **BILL MACE** DEVELOPMENT: **Autumnwood Farms Commercial** LOCATION: **South Adjacent of Tiny Town Rd. Approximately 551' East of intersection of Tiny town & Tower Rd.** TAX MAP(S): **018** PARCEL #(S): **016.00 (P/O)** PROPOSED USE: **Retail & Office** NUMBER OF ACRES: **3.31 +/-** ZONING: **C-5 - Highway & Arterial Commercial District** # OF UNITS: **+/-** SQ FOOTAGE: **30,579 +/-**

7. **SR - 68 - 2025** APPLICANT: **Bill Mace** DEVELOPMENT: **Autumnwood West Apartments** LOCATION: **Approximately 840' south of Tiny Town Rd. Connecting to Tower Dr via Caroline Dr.** TAX MAP(S): **018** PARCEL #(S): **016.00 (P/O)** PROPOSED USE: **Multi-Family** NUMBER OF ACRES: **15.32 +/-** ZONING: **R-4 - Multiple-Family Residential District** # OF UNITS: **245 +/-** SQ FOOTAGE: **150,640 +/-**



CASE TYPE: SITE REVIEW(S)

8. **SR - 74 - 2025** APPLICANT: **Lori Smith** DEVELOPMENT: **Ace Hardware (revised)**
LOCATION: **North of and adjacent to Hankook Rd. , south of and adjacent to the current terminus of Aspire Way.** TAX MAP(S): **057** PARCEL #(S): **017.06 017.02** PROPOSED USE: **Hardware Store** NUMBER OF ACRES: **3.05 +/-** ZONING: **C-5 - Highway & Arterial Commercial District** # OF UNITS: **+/-** SQ FOOTAGE: **18,750 +/-**

9. **SR - 75 - 2025** APPLICANT: **Providence Builders** DEVELOPMENT: **Providence Builders Field Office #2** LOCATION: **814 Crossland Avenue** TAX MAP(S): **066N** PARCEL #(S): **D 037.00** PROPOSED USE: **Office and Storage** NUMBER OF ACRES: **1.39 +/-** ZONING: **C-2 - General Commercial District** # OF UNITS: **+/-** SQ FOOTAGE: **3,548 +/-**

10. **SR - 76 - 2025** APPLICANT: **Rick Reda Homes** DEVELOPMENT: **Rick Reda Homes LLC Phase 3** LOCATION: **Off of Ft Campbell Blvd. on Idlewild Street adjacent to Chestnut Drive.** TAX MAP(S): **054C** PARCEL #(S): **F 047.00** PROPOSED USE: **Townhomes** NUMBER OF ACRES: **4.57 +/-** ZONING: **C-2 - General Commercial District** # OF UNITS: **8 +/-** SQ FOOTAGE: **3,895 +/-**

11. **SR - 77 - 2025** APPLICANT: **River Investments, GP** DEVELOPMENT: **The River Club** LOCATION: **1150 Warfield Blvd** TAX MAP(S): **064** PARCEL #(S): **001.00** PROPOSED USE: **Covered Golf Ball Hitting Bay** NUMBER OF ACRES: **134 +/-** ZONING: **R-1 - Single-Family Residential District** # OF UNITS: **+/-** SQ FOOTAGE: **3,250 +/-**

12. **SR - 78 - 2025** APPLICANT: **CSDG- Jeremy Westmoreland** DEVELOPMENT: **Sprouts Clarksville** LOCATION: **575 Fire Station Road (SE corner of Fire Station Road and Winn Way)** TAX MAP(S): **063** PARCEL #(S): **077.00 (p/o)** PROPOSED USE: **Sprouts anchored shopping center with associated parking and utilities** NUMBER OF ACRES: **5.028 +/-** ZONING: **C-2 - General Commercial District** # OF UNITS: **+/-** SQ FOOTAGE: **37, 105 +/-**

13. **SR - 79 - 2025** APPLICANT: **ISI Athletics** DEVELOPMENT: **ISI Athletics** LOCATION: **A portion of a parcel of land on the northern frontage of Hwy 41A S, 770 ft +/- east of the Sango Dr, McAdoo Creek Rd & Hwy 41A S intersection.** TAX MAP(S): **082** PARCEL #(S): **122.00** PROPOSED USE: **Athletic training facility** NUMBER OF ACRES: **11.22 +/-** ZONING: **C-5 - Highway & Arterial Commercial District** # OF UNITS: **+/-** SQ FOOTAGE: **30,400 +/-**

CASE TYPE: ABANDONMENT(S)

14. **AB - 4 - 2025** APPLICANT: **Kayla Gunter** REQUEST: **Partial Right of Way Abandonment of Cambridge Road** LOCATION: **Cambridge Rd stub south of Craigmont Blvd** TAX MAP(S): **065E** PARCEL #(S)**A 005.00 A 006.00** REASON FOR REQUEST: **Not used as Public ROW, not city maintained** NUMBER OF ACRES: **0.26 +/-** ZONING: **E-1 - Single-Family Estate District** LENGTH OF ROAD: **+/- 0.04 Miles** ROAD WIDTH: **+/- 50 Feet**

VI. REGULAR AGENDA ITEMS: All items in this portion of the Agenda will be read and considered individually.

CASE TYPE: CITY ZONING

15. **Z - 38 - 2025** OWNER(S): **Legacy Nursery & Landscape GP** REQUEST:**C-4 - Highway Interchange District to C-5 - Highway & Arterial Commercial District** LOCATION: **a tract of land at the northern terminus of Kennedy Lane** TAX MAP(S): **017** PARCEL #(S): **017.01** REASON FOR REQUEST: **When I purchased the property, I was informed that the existing zone would permit me to operate a nursery business. However, I have since learned that the current zoning does not allow for such use, and now I need to pursue a rezoning in order to operate my business as originally intended.** CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: **12** NUMBER OF ACRES: **12.82 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**

16. **Z - 39 - 2025** OWNER(S): **Chris Dority** REQUEST:**R-1 - Single-Family Residential District and R-3-Moderate Density Residential District to R-4 - Multiple-Family Residential District** LOCATION: **A parcel of land fronting on the north frontage of Pollard Rd. north/northwest of the Pollard Rd. & Quentin Dr. intersection.** TAX MAP(S): **043L** PARCEL #(S): **H 027.00** REASON FOR REQUEST: **To bring property up to codes and one day further develop.** CO. COMM. DISTRICT: **13** CITY COUNCIL WARD: **4** NUMBER OF ACRES: **2.97 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **7**

17. **Z - 40 - 2025** OWNER(S): **Janet Palmer** REQUEST:**R-1 - Single-Family Residential District to O-1 - Office District** LOCATION: **A parcel fronting on the northern frontage of Memorial Dr, north of Memorial Dr & Landrum Pl intersection.** TAX MAP(S): **065K** PARCEL # (S): **H 018.00** REASON FOR REQUEST: **To convert the existing house to a small real estate office** CO. COMM. DISTRICT: **21** CITY COUNCIL WARD: **10** NUMBER OF ACRES: **.53 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **11**

18. **Z - 41 - 2025** OWNER(S): **Michael T Booth** REQUEST:**R-2 - Single-Family Residential District to R-2A - Single-Family Residential District** LOCATION: **A parcel fronting on the west frontage of Dotsonville Rd. 275 +/- feet south of the Arrowfield Dr. & Dotsonville Rd. intersection.** TAX MAP(S): **053** PARCEL #(S): **133.00** REASON FOR REQUEST: **To help with inner city growth. To create more lots to full fill needs of community. To help Regional Planning Commission with growth plan.** CO. COMM. DISTRICT: **7** CITY COUNCIL WARD: **2** NUMBER OF ACRES: **1.78 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **8**

VI. REGULAR AGENDA ITEMS: All items in this portion of the Agenda will be read and considered individually.

CASE TYPE: CITY ZONING

19. **Z - 42 - 2025** OWNER(S): **John Mark Holleman** REQUEST:**R-1 - Single-Family Residential District to R-6 - Single-Family Residential District** LOCATION: **A parcel of land fronting on the northern frontage of Paradise Hill Rd, 155 ft +/- east of Hayden Dr & Paradise Hill Rd intersection.** TAX MAP(S): **080A** PARCEL #(S): **E 046.00** REASON FOR REQUEST: **To conform with the existing subdivision Charleston Cove. It got left out when we did the original subdivision.** CO. COMM. DISTRICT: **21** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **.37 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**

20. **Z - 43 - 2025** OWNER(S): **Shaun Robertson** REQUEST:**AG - Agricultural District to R-5 - Residential District** LOCATION: **A parcel of land fronting on the northern frontage of Meriwether Rd, 1,414 ft +/- east of Trenton Rd & Meriwether Rd Intersection.** TAX MAP(S): **017** PARCEL #(S): **005.16** REASON FOR REQUEST: **Highest and best use to match similar residential density in surrounding neighborhoods. Looking to utilize R-5 to build a single family community.** CO. COMM. DISTRICT: **20** CITY COUNCIL WARD: **12** NUMBER OF ACRES: **5.12 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**

22. **Z - 45 - 2025** OWNER(S): **Faith Investments** REQUEST:**M-2 - General Industrial District to C-2 - General Commercial District** LOCATION: **A parcel of land fronting on the southern frontage of College St, 210 ft +/- northeast of Hornberger Ln & College St intersection.** TAX MAP(S): **055M** PARCEL #(S): **C 012.00** REASON FOR REQUEST: **Uses in the area over the years have transitioned into more of a commercial area.** CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **1.24 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**

CASE TYPE: CITY ZONING

23. **Z - 46 - 2025** OWNER(S): **William Page** REQUEST:**R-4 - Multiple-Family Residential District to C-5 - Highway & Arterial Commercial District** LOCATION: **A parcel of land fronting on the northern frontage of HWY 41A Bypass, 1,120 ft +/- to the east of Chesterfield Dr & HWY 41A Bypass intersection.** TAX MAP(S): **081I** PARCEL #(S): **B 017.01** REASON FOR REQUEST: **For office retail redevelopment** CO. COMM. DISTRICT: **21** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **2.13 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **11**

24. **Z - 47 - 2025** OWNER(S): **Michael Burkhart** REQUEST:**R-4 - Multiple-Family Residential District to C-2 - General Commercial District** LOCATION: **A parcel of land fronting on the northern frontage of Madison St, located center block between S. 10th St & S. 11th St.** TAX MAP(S): **066L** PARCEL #(S): **A 019.00** REASON FOR REQUEST: **Tiny Mother's General Store is a retail based year-round farmers market designed to benefit the local community farmers and business owners by helping alleviate the areas "food desert." It is located beside a C-2 area.** CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **.62 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**

25. **ZO - 4A - 2024** APPLICANT: **Regional Planning Commission** REQUEST: **Update City wide Electronic Message Center regulations**

RECOMMENDED FOR DEFERRAL

CASE TYPE: COUNTY ZONING

26. **CZ - 16 - 2025** OWNER(S): **Thoung Pham** REQUEST: **R-1- Single Family Residential District to C-5-Highway & Arterial Commercial District** LOCATION: **A parcel fronting on the northern frontage of HWY 41A S, 1,225 ft +/- west of the Mcadoo Creek Rd & HWY 41A S intersection.** TAX MAP(S): **082** PARCEL #(S): **168.00** REASON FOR REQUEST: **For future development of property & to serve a better use as adjacent properties are multifamily and C-5 property currently has a run down dwelling serves no purpose.** CO. COMM. DISTRICT: **15** CITY COUNCIL WARD: NUMBER OF ACRES: **1.38 +/-** GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **11**

27. **CZ - 17 - 2025** OWNER(S): **Lora Richardson** REQUEST: **AG-Agricultural District to E-1-Single Family Residential District** LOCATION: **a parcel fronting on the northern frontage of Charles Holt Rd, 485 ft +/- to the north of the Trough Springs Rd & Charles Holt Rd intersection.** TAX MAP(S): **084** PARCEL #(S): **003.00** REASON FOR REQUEST: **To bring existing lot into conformance with zoning. Lot has existed since 1976.** CO. COMM. DISTRICT: **15** CITY COUNCIL WARD: NUMBER OF ACRES: **1 +/-** GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **5**

28. **CZ - 18 - 2025** OWNER(S): **Thomas B Black** REQUEST: **AG-Agricultural District to E-1-Single Family Residential District** LOCATION: **A parcel of land fronting on the eastern frontage of Vernon Creek Rd, 417 ft +/- to the north of the Vernon Creek Rd & Hwy 13 Intersection.** TAX MAP(S): **133** PARCEL #(S): **044.00** REASON FOR REQUEST: **Rezoning to comply with building single family home and garage.** CO. COMM. DISTRICT: **6** CITY COUNCIL WARD: NUMBER OF ACRES: **1.25 +/-** GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **18**

29. **CZ - 19 - 2025** OWNER(S): **DRG Family Partnership** REQUEST: **AG-Agricultural District to C-5- Highway & Arterial Commercial District and R-4- Multiple-Family Residential District** LOCATION: **A parcel of land fronting on the southeast frontage of McAdoo Creek Rd & Hwy 41A S intersection.** TAX MAP(S): **087** PARCEL #(S): **008.00** REASON FOR REQUEST: **To use the property as a commercial endeavor along HWY 41-A as an extension of the existing C-5 and a R-4 multi family at the rear of the lot fronting McAdoo Creek Road only.** CO. COMM. DISTRICT: **3** CITY COUNCIL WARD: NUMBER OF ACRES: **7.96 +/-** GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **11**

30. **CZ - 21 - 2025** OWNER(S): **Paul Collins** REQUEST: **AG-Agricultural District to R-1-Single Family Residential District** LOCATION: **A tract of land fronting on the western frontage of Dotsonville Rd, 3,756 ft +/- south of Dover Rd & Dotsonville Rd intersection.** TAX MAP(S): **053** PARCEL #(S): **202.00** REASON FOR REQUEST: **For Single Family Development** CO. COMM. DISTRICT: **7** CITY COUNCIL WARD: NUMBER OF ACRES: **86.9 +/-** GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **8**

VII. OTHER BUSINESS:

- A. Profit and Loss Statement**
- B. Initiate Historic Zoning and Downtown Design District Code Updates for City Zoning Ordinance and County Zoning Resolution**

VIII. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda

DRAFT