



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

AGENDA
April 28, 2026

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: **March 24, 2026**
- III. ANNOUNCEMENTS/DEFERRALS
- IV. UPCOMING ZONING MEETINGS DATES/TIMES:
 1. CITY COUNCIL INFORMAL **April 30, 2026 @ 4:30 P.M.**
 2. CITY COUNCIL PUBLIC HEARING & FIRST READING **May 7, 2026 @ 6:00 P.M.**
 3. COUNTY COMMISSION PUBLIC HEARING **May 4, 2026 @ 6:00 P.M.**
 4. COUNTY COMMISSION FORMAL MEETING **May 11, 2026 @ 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 - 19 - 2026** OWNER(S): **Bryce Powers** REQUEST: **Preliminary Plat Approval of Swift Drive Subdivision** LOCATION: **A tract of land South of Swift Drive and Ridgecrest Drive** TAX MAP(S): **079F** PARCEL #(S): **B 030.00** NUMBER OF ACRES: **2.11 +/-** ZONING: **R-2A - Single-Family Residential District** # OF LOTS: **8 +/-**

2. **S - 20 - 2026** OWNER(S): **Gayla Stewart** REQUEST: **Preliminary Plat Approval of Gold Landing 2** LOCATION: **North of Needmore Rd, at the terminus of Bell Road, +/- 400' east of Ann Drive** TAX MAP(S): **032** PARCEL #(S): **052.00, 052.03, 052.04 & 052.05** NUMBER OF ACRES: **14.70 +/-** ZONING: **R-3 - Three Family Residential District** # OF LOTS: **69 +/-**



3. **SR - 87 - 2025** APPLICANT: **Todd Morris** DEVELOPMENT: **2265 Trenton Road, Mixed Use Property** LOCATION: **A site consisting of four separate parcels with proposed access from eastern frontage of Trenton Rd, 450 ft +/- North of Trenton Rd & Fairview Ln intersection** TAX MAP(S): **041** PARCEL #(S): **054.00, 060.00, 061.00 & 062.00** PROPOSED USE: **Retail & Multifamily** NUMBER OF ACRES: **14.31 +/-** ZONING: **C-5 - Highway & Arterial Commercial District & R-4 - Multiple-Family Residential District** # OF UNITS: **132 +/-** SQ FOOTAGE: **23,160 +/-**

4. **SR - 11 - 2026** APPLICANT: **Carter Engineering/Mark Campbell** DEVELOPMENT: **CFA 06163 Ft. Campbell** LOCATION: **1607 & 1611 Fort Campbell Boulevard** TAX MAP(S): **043B** PARCEL #(S): **A 014.01 & A 014.02** PROPOSED USE: **Commercial- Restaurant** NUMBER OF ACRES: **1.69 +/-** ZONING: **C-5 - Highway & Arterial Commercial District** # OF UNITS: **+/-** SQ FOOTAGE: **5,183 +/-**

5. **SR - 30 - 2026** APPLICANT: **Retasal Holdings LLC** DEVELOPMENT: **1662 Golf Club Lane** LOCATION: **At the SW intersection of Gary Hills Drive and Golf Club Lane** TAX MAP(S): **080G** PARCEL #(S): **D 004.00** PROPOSED USE: **Professional Office** NUMBER OF ACRES: **0.34 +/-** ZONING: **OP - Office, Professional District** # OF UNITS: **+/-** SQ FOOTAGE: **1,152 +/-**

6. **SR - 33 - 2026** APPLICANT: **Full Gospel Tennessee Church** DEVELOPMENT: **Full Gospel Church** LOCATION: **South of and adjacent to Needmore Rd., immediately southeast of the intersection of Thrush Dr. and Needmore Rd.** TAX MAP(S): **041** PARCEL #(S): **009.00** PROPOSED USE: **Church** NUMBER OF ACRES: **2.98 +/-** ZONING: **R-1 - Single-Family Residential District** # OF UNITS: **n/a +/-** SQ FOOTAGE: **6,134 +/-**

7. **SR - 34 - 2026** APPLICANT: **Scott Little** DEVELOPMENT: **Black Dog Storage** LOCATION: **South of and adjacent to Woodlawn Road, East of Woodlawn School Rd.** TAX MAP(S): **052** PARCEL #(S): **092.01** PROPOSED USE: **Warehouse** NUMBER OF ACRES: **4.756+/-** ZONING: **C-2 - General Commercial District** # OF UNITS: **n/a +/-** SQ FOOTAGE: **4900+/-**

8. **SR - 36 - 2026** APPLICANT: **Dark Leaf Properties** DEVELOPMENT: **The Warehouse**
LOCATION: **Southeast corner of McClure Street and North Spring Street.** TAX MAP(S): **066B**
PARCEL #(S): **B 001.00** PROPOSED USE: **Retail & Office** NUMBER OF ACRES: **1.42 +/-** ZONING:
CBD - Central Business District # OF UNITS: **n/a +/-** SQ FOOTAGE: **16,361 +/-**
9. **SR - 37 - 2026** APPLICANT: **Charter Foods Inc.** DEVELOPMENT: **Long John Silver's Tiny Town Road**
LOCATION: **61+/- feet south of the Tiny Town Road and Tara Boulevard intersection.**
TAX MAP(S): **007** PARCEL #(S): **016.09 (p/o)** PROPOSED USE: **Restaurant** NUMBER OF ACRES:
0.78 +/- ZONING: **C-5 - Highway & Arterial Commercial District** # OF UNITS: **n/a +/-** SQ
FOOTAGE: **2,244 +/-**
10. **SR - 38 - 2026** APPLICANT: **CarMax Auto Superstores, Inc.** DEVELOPMENT: **CarMax #6187 Clarksville**
LOCATION: **South of the 101st Airborne Division Pkwy., at the current terminus of Merchants Blvd.**
TAX MAP(S): **041** PARCEL #(S): **063.00** PROPOSED USE: **Used auto sales and service**
NUMBER OF ACRES: **19.03 +/-** ZONING: **C-5 -Highway & Arterial Commercial District**
OF UNITS: **n/a +/-** SQ FOOTAGE: **7,737 +/-**
11. **SR - 39 - 2026** APPLICANT: **Chris Helle** DEVELOPMENT: **McCoy Group Clarksville**
LOCATION: **At the northwest side of the intersection of Hornbuckle Road and Windermere Drive, +/- 300' north of M.L.K. Jr Pkwy (HWY 76)**
TAX MAP(S): **063** PARCEL #(S): **046.04** PROPOSED USE: **Heavy Equipment Dealer**
NUMBER OF ACRES: **19.79 +/-** ZONING: **C-5 -Highway & Arterial Commercial District**
OF UNITS: **n/a +/-** SQ FOOTAGE: **33,289 +/-**
12. **SR - 40 - 2026** APPLICANT: **Providence Builders** DEVELOPMENT: **River Road Commercial**
LOCATION: **At the intersection of, and in between, River Road and HWY 48** TAX MAP(S): **101**
PARCEL #(S): **190.00 & 191.00** PROPOSED USE: **Contractors Building** NUMBER OF ACRES: **0.89 +/-**
ZONING: **C-2 - General Commercial District** # OF UNITS: **n/a +/-** SQ FOOTAGE: **2000 +/-**

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

CASE TYPE: CITY ZONING

13. **Z - 57 - 2025** OWNER(S): **CGH Properties** REQUEST: **R-1 - Single-Family Residential District to C-1 - Neighborhood Commercial District** LOCATION: **1182 Rossvie Road** TAX MAP(S): **057** PARCEL #(S): **041.02** REASON FOR REQUEST: **Rezoning this lot for neighborhood commercial to serve the neighborhood and near residents.** CO. COMM. DISTRICT: **1** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **.55 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**

14. **Z - 2 - 2026** OWNER(S): **Infinity Investment, LLC** REQUEST: **R-1 - Single-Family Residential District to R-3 - Three Family Residential District** LOCATION: **Located on the Western frontage of Seven Mile Ferry Rd, 1450 +/- Feet south of its intersection with Pumping Station Rd.** TAX MAP(S): **079** PARCEL #(S): **027.00** REASON FOR REQUEST: **To provide affordable housing on this property. The extra density will help with some topographical challenges on this property. Would be an extension of the existing R-3 zones immediately east and west of this lot. This would connect the two R-3 areas.** CO. COMM. DISTRICT: **4** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **20.16 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**

15. **Z - 6 - 2026** OWNER(S): **William Belew** REQUEST: **AG - Agricultural District to R-1 -Single-Family Residential District** LOCATION: **A portion of a tract of land fronting on the west frontage of Needmore Rd., 500 +/- feet south of the Needmore Rd. & Cardinal Creek Dr. intersection** TAX MAP(S): **031** PARCEL #(S): **009.00 (P/O)** REASON FOR REQUEST: **To extend existing R-1 development** CO. COMM. DISTRICT: **17** CITY COUNCIL WARD: **8** NUMBER OF ACRES: **63.58 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**

16. **Z - 11 - 2026** OWNER(S): **Casey and Beth Brown Community Property Trust** REQUEST: **C-3 - Regional Shopping Center District to C-5 - Highway & Arterial Commercial District** LOCATION: **Along the Northern frontage of Merchants Blvd, 980 +/- feet West of its intersection with Merchants Ct** TAX MAP(S): **041K** PARCEL #(S): **E 026.00** REASON FOR REQUEST: **To build a gymnastic center** CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **1.51 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**

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

CASE TYPE: CITY ZONING

17. Z - 12 - 2026 OWNER(S): **Richard Garrett** REQUEST:**R-1 - Single-Family Residential District to O-1 - Office District** LOCATION: **The Northwest corner of the intersection of Trenton Rd and Hayes St** TAX MAP(S): **041J** PARCEL #(S): **A 001.00** REASON FOR REQUEST: **The purpose of this request is to allow the adaptive reuse of an existing single-family residence for a low-intensity professional office use. The applicant does not propose demolition of the existing structure, expansion of building footprint, or additional development on the remainder of the property at this time. The proposed O-1 zoning is intended to provide a limited, office-only use that is compatible with surrounding development patterns while minimizing impacts related to traffic, drainage, flooding, and infrastructure.** CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **1.45 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**

18. Z - 13 - 2026 OWNER(S): **Raul Lozano** REQUEST:**RM-1 - Single-Family Mobile Home Residential District to R-4 - Multiple-Family Residential District** LOCATION: **Along the Eastern frontage of Center Rd, 180 +/- ft South of its intersection with Britton Springs Rd** TAX MAP(S): **029L** PARCEL #(S): **C 008.02** REASON FOR REQUEST: **To match zoning across the street. Will be used for multi-family residential.** CO. COMM. DISTRICT: **11** CITY COUNCIL WARD: **3** NUMBER OF ACRES: **.35 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**

19. Z - 14 - 2026 OWNER(S): **KNW Investments, A General Partnership** REQUEST:**R-3 -Three Family Residential District to R-6 - Single-Family Residential District** LOCATION: **Along the Northern frontage of Marion St, 153 +/- ft West of its intersection with Ford St** TAX MAP(S): **066C** PARCEL #(S): **D 028.00** REASON FOR REQUEST: **To build two new houses on a currently vacant property and that the request is in line with the Red River District Study.** CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **.14 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**

CASE TYPE: CITY ZONING

20. **Z - 15 - 2026** OWNER(S): **Paul Richard Pinkstaff** REQUEST:**R-1 - Single-Family Residential District to R-1A - Single-Family Residential District** LOCATION: **Property fronts on the East frontage of Fantasy Lane, 325 +/- feet North of the Fantasy Lane & Candlewood Court Intersection.** TAX MAP(S): **056** PARCEL #(S): **108.00** REASON FOR REQUEST: **I am asking for R-1A as an extension of the adjacent properties from the West. This property will be used to construct three building single family homes.** CO. COMM. DISTRICT: **1** CITY COUNCIL WARD: **10** NUMBER OF ACRES: **1.08 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**

21. **Z - 16 - 2026** OWNER(S): **City of Clarksville C/O Michelle Austin** REQUEST:**M-2 - General Industrial District to PUD - Planned Unit Development Residential District** LOCATION: **A parcel of land located at the northeast corner of Frosty Morn Dr & Red River St.** TAX MAP(S): **066D** PARCEL #(S): **A 001.00** REASON FOR REQUEST: **See PUD Report** CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **3.24 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**

CASE TYPE: COUNTY ZONING

22. **CZ - 4 - 2026** OWNER(S): **Billy McCraw** REQUEST:**AG - Agricultural District to C-5 - Highway & Arterial Commercial District** LOCATION: **A portion of a tract of land located at the northwest corner of the Rossvie Rd & Kirkwood Rd intersection** TAX MAP(S): **039** PARCEL #(S): **013.00 (P/O)** REASON FOR REQUEST: **Proposed convenience store at a signalized intersection** CO. COMM. DISTRICT: **19** NUMBER OF ACRES: **2.18 +/-** GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **1**

23. **V - 2 - 2026** OWNER(S): American Snuff American Snuff CO LLC/PTL Properties
VARIANCE REQUEST: 4.1.13. Subsection 1. (and Table 4.1) All subdivisions shall install curb and gutter, as specified in City and/or County Street and Road Specifications.

The request is to have no curb and gutter added to the proposed road (Right-of-way)

4.1.1. Subsection 1. A. (and Table 4.1) Office, Civic/Institution, Commercial, and Industrial zoned subdivisions shall have a minimum of fifty (50) feet right-of-way and a minimum of twenty-eight (28) feet of pavement width.

The request is to allow approximately 24 feet of pavement instead of the required 28 feet.

LOCATION: South of and adjacent to Guthrie Highway, approximately 1,140' south and west of the intersection Clear Springs Road and Guthrie Highway. ZONING: M-2 - General Industrial District CORRESPONDING CASE: **S-21-2026**

24. **V - 3 - 2026** OWNER(S): American Snuff American Snuff CO LLC/PTL Properties
VARIANCE REQUEST: 4.1.9. Subsection 1 (and Table 4.1) The length of a cul-de-sac, measured from the centerline of the intersecting street, road or permanent easement to the center of the turnaround, shall not be shorter than 150 feet or longer than indicated in Table 4.1. (Table 4.1 nonresidential cul-de-sac is a maximum of 1500 feet). For cul-de-sacs 1,000 feet or longer a permanent intermediate turnaround located between at or near the midway point with a right-of-way radius of not less than fifty (50) feet and a pavement radius of not less than forty-five (45) feet. Thumbnail or Elbow Cul-de-sacs shall be avoided wherever possible.

The request is for cul-de-sac length to exceed 1,500 feet. The proposed nonresidential cul-de-sac length is 2,371 feet without a proposed intermediate turnaround.

LOCATION: South of and adjacent to Guthrie Highway, approximately 1,140' south and west of the intersection Clear Springs Road and Guthrie Highway. ZONING: M-2 - General Industrial District CORRESPONDING CASE: **S-21-2026**

25. **V - 4 - 2026** OWNER(S): Paul Collins VARIANCE REQUEST: 3.2.10 Subsection 2 "The residential common access easement shall not exceed seven hundred and fifty (750) feet in length."

The request is to have a common access easement that is 1,371 feet. LOCATION: Along the western frontage of Dotsonville Road, 1,600 +/- feet south of its intersection with York Rd
ZONING: AG - Agricultural District CORRESPONDING CASE: **S-22-2026**

CASE TYPE: SUBDIVISION(S)

26. **S - 18 - 2026** OWNER(S): **Adam Kessler** REQUEST: **Preliminary Plat Approval of Kessler Estates (Cluster)** LOCATION: **A tract of land located at the northern terminus of Sunbelt Dr** TAX MAP(S): **007** PARCEL #(S): **002.01** NUMBER OF ACRES: **20.28 +/-** ZONING: **R-1 - Single-Family Residential District** # OF LOTS: **10 +/-**

RECOMMENDED FOR DEFERRAL

28. **S - 21 - 2026** OWNER(S): **American Snuff American Snuff CO LLC/PTL Properties** REQUEST: **Preliminary Plat Approval of Grizzly Road Right-of-Way Dedication** LOCATION: **South of and adjacent to Guthrie Highway, approximately 1,140' south and west of the intersection Clear Springs Road and Guthrie Highway.** TAX MAP(S): **015 & 015** PARCEL #(S): **007.00 (P/O) & 007.04 (P/O)** NUMBER OF ACRES: **7.88 +/-** ZONING: **M-2 - General Industrial District** # OF LOTS: **0 +/-**

29. **S - 22 - 2026** OWNER(S): **Paul Collins** REQUEST: **Preliminary Plat Approval of Collins Way (Private Residential Common Access Easement)** LOCATION: **Along the western frontage of Dotsonville Road, 1,600 +/- feet south of its intersection with York Rd** TAX MAP(S): **053** PARCEL #(S): **202.00 (P/O)** NUMBER OF ACRES: **86.91 +/-** ZONING: **AG - Agricultural District** # OF LOTS: **10 +/-**

CASE TYPE: SITE REVIEW(S)

29. **SR - 2 - 2026** APPLICANT: **Nick Madonia- Kimley-Horn** DEVELOPMENT: **Chase Bank Hilldale Heights** LOCATION: **1778, 1790, 1798 Madison Street** TAX MAP(S): **080B** PARCEL #(S): **C 007.00** PROPOSED USE: **Freestanding Bank with ATM** NUMBER OF ACRES: **0.75 +/-** ZONING: **C-2 - General Commercial District** # OF UNITS: **+/-** SQ FOOTAGE: **3,432 +/-**

30. **SR - 9 - 2026** APPLICANT: **Banner Properties LLC** DEVELOPMENT: **Banner at AJAX** LOCATION: **375 Bellamy Lane** TAX MAP(S): **041** PARCEL #(S): **086.02** PROPOSED USE: **Apartments** NUMBER OF ACRES: **11.25 +/-** ZONING: **R-4 - Multiple-Family Residential District** # OF UNITS: **180 +/-** SQ FOOTAGE: **82,970 +/-**

RECOMMENDED FOR DEFERRAL

31. **SR - 32 - 2026** APPLICANT: **Joe Serra** DEVELOPMENT: **Serra Pea Ridge** LOCATION: **East of and adjacent to the terminus of Del Ray Dr, northwest of and adjacent to the intersection of 101st Airborne Division Pkwy and Pea Ridge Rd** TAX MAP(S): **041** PARCEL #(S): **006.01** PROPOSED USE: **Car Dealership** NUMBER OF ACRES: **15.80 +/-** ZONING: **C-5 - Highway & Arterial Commercial District** # OF UNITS: **+/-** SQ FOOTAGE: **59,954 +/-**

32. **SR - 35 - 2026** APPLICANT: **Chris Blackwell** DEVELOPMENT: **Liberty Storage Expansion**
LOCATION: **The northwest corner of the intersection of Dover Road and Butts Drive** TAX MAP(S):
053 PARCEL #(S): **006.00** PROPOSED USE: **Self Storage** NUMBER OF ACRES: **3.52 +/-** ZONING:
C-5 - Highway & Arterial Commercial District # OF UNITS: **n/a +/-** SQ FOOTAGE: **14,575 +/-**

VII. OTHER BUSINESS:

- A. **Extension Request for Black Oaks PUD (Z-50-2023)**
- B. **Profit and Loss Statement**
- C. **Subdivision Regulation Update**
- D. **Release of Bond Request for The Flats Final Plat (S-109-2021)**
- E. **Approve RPC FY27 Budget**

VIII. PUBLIC COMMENT PERIOD:
For Items Not on the Agenda