



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

AGENDA
July 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: **June 23, 2026**
- III. ANNOUNCEMENTS/DEFERRALS
- IV. UPCOMING ZONING MEETINGS DATES/TIMES:
- V. CITY COUNCIL INFORMAL **July 30, 2026 @ 4:30 P.M.**
- VI. CITY COUNCIL PUBLIC HEARING & FIRST READING **August 6, 2026 @ 6:00 P.M.**
- VII. COUNTY COMMISSION PUBLIC HEARING **August 3, 2026 @ 6:00 P.M.**
- VIII. COUNTY COMMISSION FORMAL MEETING **August 10, 2026 @ 6:00 P.M.**
- IX. REGULAR AGENDA
- X. OTHER BUSINESS
- XI. PUBLIC COMMENT PERIOD

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

CASE TYPE: CITY ZONING

1. Z - 18 - 2026 OWNER(S): **Faith Investments** REQUEST: **O-1 - Office District to C-5 - Highway & Arterial Commercial District** LOCATION: **A parcel of land located on the western frontage of Alpine Dr, 670 +/- feet south of the intersection of West Dunbar Cave Rd and Alpine Dr.** TAX MAP(S): **056H** PARCEL #(S): **A 007.00** REASON FOR REQUEST: **To better align with surrounding uses in area.** CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **9** NUMBER OF ACRES: **.61 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**

WITHDRAWN

2. **Z - 19 - 2026** OWNER(S): **Estate of Jason Feltner, Bob Yates Executor** REQUEST: **AG - Agricultural District to R-2A - Single-Family Residential District, R-4 - Multiple-Family Residential District, R-5 - Residential District & C-5 - Highway & Arterial Commercial District** LOCATION: **A large tract of land consisting of two parcels with frontage on the western edge of Ted A. Crozier Blvd and split by Dunlop Ln running east to west.** TAX MAP(S): **040 & 041** PARCEL #(S): **001.01 & 026.00** REASON FOR REQUEST: **To allow for a multi-use development** CO. COMM. DISTRICT: **1** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **134.02 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**

RECOMMENDED FOR DEFERRAL

3. **Z - 24 - 2026** OWNER(S): **Lewis Contracting, LLC** REQUEST: **RM-1 - Single-Family Mobile Home Residential District to R-3 - Three Family Residential District** LOCATION: **A parcel of land located on the western frontage of Evans Rd, 350' +/- south of the intersection of Britton Springs Rd and Evans Rd.** TAX MAP(S): **029L** PARCEL #(S): **C 015.00** REASON FOR REQUEST: **To divide the lot into three lots. This will give better use of the lot and increase the number of residences.** CO. COMM. DISTRICT: **11** CITY COUNCIL WARD: **3** NUMBER OF ACRES: **.37 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**

4. **Z - 25 - 2026** OWNER(S): **Ok H Guiterrez** REQUEST: **R-1 - Single-Family Residential District to C-5 - Highway & Arterial Commercial District** LOCATION: **A parcel of land located on the northern frontage of Tiny Town Rd, 440' +/- west of the intersection of Green Acres Dr and Tiny Town Rd.** TAX MAP(S): **006I** PARCEL #(S): **D 007.00** REASON FOR REQUEST: **Commercial Strip Mall Center** CO. COMM. DISTRICT: **8** CITY COUNCIL WARD: **1** NUMBER OF ACRES: **1 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**

5. **Z - 26 - 2026** OWNER(S): **Harris Homes Holding, LLC** REQUEST: **AG - Agricultural District to R-5 - Residential District** LOCATION: **A parcel of land located at the southeast intersection of Gibbs Ln and Trenton Rd.** TAX MAP(S): **032** PARCEL #(S): **031.00** REASON FOR REQUEST: **For Townhomes** CO. COMM. DISTRICT: **17** CITY COUNCIL WARD: **12** NUMBER OF ACRES: **2.49 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**

CASE TYPE: CITY ZONING

6. **Z - 27 - 2026** OWNER(S): **Regional Planning Commission** REQUEST: **CBD - Central Business District to CBD - Central Business District & H-1 - Historic Overlay** 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 Street.** TAX MAP(S): **066G, 066K& 066J** PARCEL #(S): 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: **22.8 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**

7. **ZO - 1 - 2026** APPLICANT: **Regional Planning Commission** REQUEST: **Requested by the Regional Historic Zoning Commission, the RPC initiated a Historic Zoning Language Change**

CASE TYPE: COUNTY ZONING

8. **CZ - 8 - 2026** OWNER(S): **Russell Ali & Carlo Rovetto** REQUEST: **AG - Agricultural District to E-1 - Single-Family Estate District** LOCATION: **A tract of land along the south frontage of Antioch Church Rd, 4,250' +/- west of the intersection of River Rd and Antioch Church Rd.** TAX MAP(S): **100** PARCEL #(S): **178.00** REASON FOR REQUEST: **The requested E-1 zoning classification is compatible with surrounding land uses and promotes orderly growth while preserving open space and the rural character of the community. The rezoning will allow the property to be legally divided into two conforming residential parcels, improving property maintenance, ownership flexibility, financing opportunities, and long-term investment in the existing homes.** CO. COMM. DISTRICT: **6** NUMBER OF ACRES: **2.57 +/-** GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **17**

CASE TYPE: COUNTY ZONING

9. **CZ - 9 - 2026** OWNER(S): **Clarksville-Montgomery Regional Planning Commission**
REQUEST: **C-5 - Highway & Arterial Commercial District to R-1 - Single-Family Residential District** LOCATION: **Property consisting of eleven parcels of land, north of Hwy 41A, south and east of Bagwell Rd, and surrounding Albright Circle.** TAX MAP(S): **086 & 087** PARCEL # (S): **022.00, 023.00, 026.00, 027.00, 028.00 & 042.00, 043.00, 044.00, 047.00, 048.00, 053.00**
REASON FOR REQUEST: **To correct existing non-compliant zoning** CO. COMM. DISTRICT: **3**
NUMBER OF ACRES: **4.95 +/-** GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **10**

CASE TYPE: SUBDIVISION VARIANCE

10. **V - 5 - 2026** OWNER(S): **Hanna Price & Steven Seay** VARIANCE REQUEST: **The residential common access easement shall not exceed five hundred (500) feet in length. Section 3.2.10 (2) *The request is for the Residential Common Access Easement to be 1220 feet.*** LOCATION: **Currently addressed as 540 & 542 Woodland Drive. Generally located at the south of the terminus of Woodland Dr, extending +/- 930 feet southward toward Red River.** ZONING: **R-1 -Single-Family Residential District** CORRESPONDING CASE: **S-32-2026**

All items in this portion of the Agenda 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. **S - 32 - 2026** OWNER(S): **Hanna Price & Steven Seay** REQUEST: **Preliminary Plat Approval of Woodland View** LOCATION: **Currently addressed as 540 & 542 Woodland Drive. Generally located at the south of the terminus of Woodland Dr, extending +/- 930 feet southward toward Red River** TAX MAP(S): **056** PARCEL #(S): **105.00 & 106.00** NUMBER OF ACRES: **18.35 +/-** ZONING: **R-1 - Single-Family Residential District** # OF LOTS: **10 +/-**

12. **S - 34 - 2026** OWNER(S): **Chris Blackwell Reecie and Tommy Byard** REQUEST: **Preliminary Plat Approval of Royal Aire Subdivision** LOCATION: **1911 Old Russellville Pike** TAX MAP(S): **056** PARCEL #(S): **052.00 & 052.01** NUMBER OF ACRES: **10.85 +/-** ZONING: **R-2A - Single-Family Residential District** # OF LOTS: **51 +/-**

13. **S - 41 - 2026** OWNER(S): **Van Wormer Construction LLC** REQUEST: **Preliminary Plat Approval of Preliminary Replat Church Street Row** LOCATION: **The northeast corner of the intersection of Church Street and Forest Street** TAX MAP(S): **066N** PARCEL #(S): **C 009.00, C 009.01 & C 009.02** NUMBER OF ACRES: **0.59 +/-** ZONING: **R-6 - Single-Family Residential District** # OF LOTS: **7 +/-**

14. **S - 42 - 2026** OWNER(S): **Eric & Danny Smithson** REQUEST: **Preliminary Plat Approval of Smithson Ridge** LOCATION: **A tract of land situated on the northern frontage of Attaway Road, 1,945 +/- ft west of the HWY 13 & Attaway Rd intersection.** TAX MAP(S): **122** PARCEL #(S): **021.05 (p/o)** NUMBER OF ACRES: **22.75 +/-** ZONING: **AG - Agricultural District** # OF LOTS: **8 +/-**

15. **S - 43 - 2026** OWNER(S): **Gordon Seay** REQUEST: **Preliminary Plat Approval of The Reserve at Hickory Wild Section 2 (Cluster)** LOCATION: **East of Dunlop Lane, east of and adjacent to the current terminus of Judge Tyler Drive, south of and adjacent to the current terminus of Shield Drive.** TAX MAP(S): **034, 039 & 039B** PARCEL #(S): **052.05, 016.07 & B 012.01** NUMBER OF ACRES: **61.12 +/-** ZONING: **R-1 - Single-Family Residential District** # OF LOTS: **151 +/-**

16. **S - 44 - 2026** OWNER(S): **Ligon Homes Builders LLC** REQUEST: **Final Plat Approval of Gold Landing Section 1** LOCATION: **Continuing from the current terminus of Ann Dr. Generally located west of Bell Rd, 1200' +/- northwest of the intersection of Needmore Rd and Bell Rd** TAX MAP(S): **032** PARCEL #(S): **052.01, 053.04 & 053.05** NUMBER OF ACRES: **10.80 +/-** ZONING: **R-3 - Three Family Residential District** # OF LOTS: **56 +/-**

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

17. **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 +/-**

WITHDRAWN

18. **SR - 45 - 2026** APPLICANT: **Chris Blackwell** DEVELOPMENT: **736 Main Villas**
LOCATION: **A site consisting of two parcels with frontage along Main St and Grant Ave,**
between 7th St and 8th St. Approximately 180 +/- ft to the west of the intersection of Main St
and 8th St. TAX MAP(S): **066F** PARCEL #(S): **E 017.00 & E 018.01** PROPOSED USE:
Multifamily NUMBER OF ACRES: **0.39 +/-** ZONING: **CBD - Central Business District** # OF
UNITS: **20 +/-** SQ FOOTAGE: **n/a +/-**

19. **SR - 46 - 2026** APPLICANT: **Greg Guinn** DEVELOPMENT: **McAdoo Creek Townhomes**
LOCATION: **South of and adjacent to HWY 41A S, east of and adjacent to McAdoo Creek**
Road, approximately 280' south of the intersection of McAdoo Creek Road and HWY 41A S
TAX MAP(S): **087** PARCEL #(S): **008.00** PROPOSED USE: **Multifamily** NUMBER OF ACRES:
5.75 +/- ZONING: **R-4 - Multiple-Family Residential District** # OF UNITS: **84 +/-** SQ FOOTAGE:
129,864 +/-

RECOMMENDED FOR DEFERRAL

20. **SR - 47 - 2026** APPLICANT: **Hunter Winn, ET AL** DEVELOPMENT: **Northeast Drive Villas** LOCATION: **South of Northfield Drive, adjacent to and east of the terminus of Northeast Drive** TAX MAP(S): **017** PARCEL #(S): **004.00** PROPOSED USE: **Multifamily** NUMBER OF ACRES: **6.73 +/-** ZONING: **R-4 - Multiple-Family Residential District** # OF UNITS: **92 +/-** SQ FOOTAGE: **69,000 +/-**

21. **SR - 57 - 2026** APPLICANT: **Naren Patel** DEVELOPMENT: **Tim Horton's + Retail** LOCATION: **Currently addressed as 1445 Fort Campbell Boulevard. Generally located along the east frontage of Ft. Campbell Blvd, +/- 225ft south of the intersection of Concord Dr and Ft. Campbell Blvd** TAX MAP(S): **043K** PARCEL #(S): **A 035.00** PROPOSED USE: **Coffee Shop and one retail tenant** NUMBER OF ACRES: **1.08 +/-** ZONING: **C-5 - Highway & Arterial Commercial District** # OF UNITS: **n/a +/-** SQ FOOTAGE: **3,100 +/-**

22. **SR - 60 - 2026** APPLICANT: **Saul Martinez** DEVELOPMENT: **Rinconcito's Mexican Grill** LOCATION: **Along the eastern frontage of Fort Campbell Boulevard, north of the intersection of Ashbury Road.** TAX MAP(S): **043B** PARCEL #(S): **A 013.00** PROPOSED USE: **Restaurant** NUMBER OF ACRES: **0.524 +/-** ZONING: **C-5 - Highway & Arterial Commercial District** # OF UNITS: **n/a +/-** SQ FOOTAGE: **1800 +/-**

23. **SR - 61 - 2026** APPLICANT: **Danell Welch** DEVELOPMENT: **Watson Point Townhomes** LOCATION: **Located on the southern frontage of HWY 41A S, 560 +/- ft east of Shady Maple Dr & HWY 41A S intersection.** TAX MAP(S): **081** PARCEL #(S): **162.00 (P/O), 163.00 & 164.01** PROPOSED USE: **Townhomes** NUMBER OF ACRES: **0.91 +/-** ZONING: **C-2 - General Commercial District** # OF UNITS: **14 +/-** SQ FOOTAGE: **+/-**

24. **SR - 62 - 2026** APPLICANT: **Singletary Construction LLC** DEVELOPMENT: **Walker Farms Final PUD Revision** LOCATION: **Located 497 +/- ft East of the intersection of Pea Ridge Road and Rutting Dr.** TAX MAP(S): **041** PARCEL #(S): **039.00** PROPOSED USE: **Mixed Use** NUMBER OF ACRES: **22.5 +/-** ZONING: **PUD - Planned Unit Development Residential District** # OF UNITS: **358 +/-** SQ FOOTAGE: **46,500 +/-**

25. **SR - 63 - 2026** APPLICANT: **Singletary Construction LLC** DEVELOPMENT: **The Willow at Madison** LOCATION: **Located on the western frontage of Meadowhill Ln, 400+/- ft south of the Madison St & Meadowhill Ln intersection.** TAX MAP(S): **081J** PARCEL #(S): **A 003.00** PROPOSED USE: **Commercial (Retail) & Multifamily** NUMBER OF ACRES: **10.88 +/-** ZONING: **C-2 - General Commercial District** # OF UNITS: **174 +/-** SQ FOOTAGE: **27,000 +/-**

26. **SR - 64 - 2026** APPLICANT: **Bridge Church of Clarksville (Chad Rowland)** DEVELOPMENT: **Bridge Church Expansion** LOCATION: **Between Highway 76 and Memorial Drive, at the northeast corner of the intersection of Red Coat Run and Highway 76** TAX MAP (S): **064& 064N** PARCEL #(S): **043.00 & A 045.00** PROPOSED USE: **Expansion of existing church/religious facility** NUMBER OF ACRES: **8.49 +/-** ZONING: **R-1 - Single-Family Residential District** # OF UNITS: **n/a +/-** SQ FOOTAGE: **27,892 +/-**

27. **SR - 65 - 2026** APPLICANT: **Billy Ray Suiter** DEVELOPMENT: **Heritage Pointe Lot 4** LOCATION: **Located on the Western frontage of Heritage Pointe Dr 505 +/- ft North of Tiny Town Rd & Heritage Pointe Dr intersection.** TAX MAP(S): **008** PARCEL #(S): **013.08** PROPOSED USE: **Surveying & Engineering Office** NUMBER OF ACRES: **0.46 +/-** ZONING: **C -5 - Highway & Arterial Commercial District** # OF UNITS: **n/a +/-** SQ FOOTAGE: **3,240 +/-**

28. **SR - 66 - 2026** APPLICANT: **Chris Blackwell** DEVELOPMENT: **25 Crossland Lofts**
LOCATION: **Currently addressed as 25 Crossland Avenue. Located on the north frontage of Crossland Ave, +/- 270' east of the intersection of Crossland Ave and S Riverside Dr.** TAX MAP(S): **066J** PARCEL #(S): **G 006.00** PROPOSED USE: **Multifamily** NUMBER OF ACRES: **0.52 +/-** ZONING: **C-2 - General Commercial District** # OF UNITS: **12 +/-** SQ FOOTAGE: **n/a +/-**

VII. OTHER BUSINESS:

- A. Profit and Loss Statement**
- B. A-2-2026 Annexation Plan of Service for Land West of Little Hope Road**
- C. Adopt Historic & Downtown Guidelines**
- D. Readopt Fee Schedule**
- E. Approve City of Clarksville FY27 Capital Improvement Plan**
- F. Approve Montgomery County FY27 Capital Improvement Plan**
- G. Fee Waiver Request from CNCS for a property on Jack Miller Blvd**

VIII. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda

DRAFT