MONTGOMERY COUNTY
TENNESSEE

BUILDING AND CODES DEPARTMENT

Phone
931-648-5718

350 Pageant Lane Suite 309
Clarksville, TN 37040

Fax
931-553-5121

BOARD OF ZONING APPEALS

AGENDA
October 8, 2026
10:00 A.M.
(Building & Codes Conference Room)

CALL TO ORDER/QUORUM CHECK

APPROVAL OF MINUTES OF BZA MEETING: September 10, 2026

ANNOUNCEMENTS / DEFERRALS

PUBLIC COMMENTS *(Limited to cases on the agenda)*

BZA CASE(S):

1. CASE NUMBER: BZA-10-2026 **APPLICANT(S)**: Townsend Domexa

REQUEST: Requesting a Uses Permitted on Review (Chapter 11, Section 11.3.1) to operate a professional office for a customary home occupation.

LOCATION: 857 Rushing Dr

TAX MAP: 053B **GROUP**: A **PARCELS:** 023.00 **ZONED:** R-1

REASON FOR REQUEST: Montgomery County Zoning Resolution requires BZA approval: STANDARDS FOR OTHER USES PERMITTED ON REVIEW: 5.2.7.4-11j - Professional office

2. CASE NUMBER: BZA-11-2026 **APPLICANT(S)**: Morgan Gunn

REQUEST: Requesting a Uses Permitted on Review (Chapter 11, Section 11.3.1) to operate an in-home pet grooming business for a customary home occupation

LOCATION: 2954 Charlie Sleigh Rd

TAX MAP: 070E **GROUP**: C **PARCELS:** 004.00 **ZONED:** R-1

REASON FOR REQUEST: Montgomery County Zoning Resolution requires BZA approval: STANDARDS FOR OTHER USES PERMITTED ON REVIEW: 5.2.7.4-11i -Pet grooming.

3. CASE NUMBER: BZA-12-2026 **APPLICANT(S)**: Sherna Graham

REQUEST: Requesting a Uses Permitted on Review (Chapter 11, Section 11.3.1) operate an in-home professional office for a customary home occupation.

LOCATION: 1285 Judge Tyler Dr

TAX MAP: 039B **GROUP**: B **PARCELS:** 020.00 **ZONED:** R-1

REASON FOR REQUEST: Montgomery County Zoning Resolution requires BZA approval: STANDARDS FOR OTHER USES PERMITTED ON REVIEW: 5.2.7.4-11j - Professional Office.

4. CASE NUMBER: BZA-13-2026 **APPLICANT(S)**: McKay, Burchett & Company

REQUEST: Requesting a variance to allow parking to be oriented to require vehicles to back into Dunlop Ln - (Sections 6.1.2.4 and 5.2.5.4 -4 do not allow parking to back out onto the street) per the Montgomery County Zoning Resolution (Chapter 11, Section 11.2.1)

LOCATION: 3400 Kirkwood Rd

TAX MAP: 034 **PARCELS:** 030.00 **ZONED:** AG

REASON FOR REQUEST: The existing parking on Dunlop Ln has been used for many years. The church plans to remove the existing parking on Kirkwood and needs additional parking near the existing and proposed building on Dunlop Ln. The parking on Dunlop Ln will be angled and allow vehicles to not back out into the travel lane.

5. CASE NUMBER: BZA-14-2026 **APPLICANT(S)**: Lindy Leeper

REQUEST: Requesting a Uses Permitted on Review (Chapter 11, Section 11.3.1) operate a massage therapy practice for a customary home occupation.

LOCATION: 1198 Cumberland Heights Rd

TAX MAP: 078N **GROUP**: A **PARCELS:** 014.00 **ZONED:** R-1

REASON FOR REQUEST: Montgomery County Zoning Resolution requires BZA approval: STANDARDS FOR OTHER USES PERMITTED ON REVIEW: 5.2.7.4-11j - Professional Office.

ADJOURNMENT

BZA-10-2026

TWENLYNX SECURITY

Request for Customary Home Occupation / Use Permitted on Review

August 31, 2026

Montgomery County Board of Zoning Appeals
Montgomery County Building & Codes
350 Pageant Lane, Suite 309
Clarksville, TN 37040

RE: Request for approval of a home-based administrative office for Twenlynx Security

Dear Members of the Board:

I respectfully request approval to operate a customary home occupation for Twenlynx Security from my residence at 857 Rushing Drive, Clarksville, Tennessee. The home will remain primarily residential, and the business use will be limited to a small designated office area located inside the dwelling.

The home office will be used only for administrative functions such as telephone calls, scheduling, email, billing, recordkeeping, and paperwork. No customers or clients will visit the residence. No security guards or other employees will report to, gather at, or work from the residence. All private security services will be performed away from the residence at client locations.

The proposed home occupation will not involve the use of the garage as a business office or commercial work area. It will not create additional customer traffic, business-related noise, outdoor storage, exterior business activity, or changes to the residential appearance or character of the property. No security services will be provided at the residence.

I understand that the purpose of the home-occupation review is to ensure that the business remains compatible with the surrounding residential neighborhood. I am willing to comply with all applicable Montgomery County zoning requirements and any reasonable conditions imposed by the Board.

Thank you for considering my request. I respectfully ask the Board to approve the use of a small office area inside my residence for the administrative operations of Twenlynx Security.

Sincerely,

Domexa Townsend
Owner, Twenlynx Security
Date: August 31, 2026

BZA-13-2026



VICINITY MAP
(NOT TO SCALE)

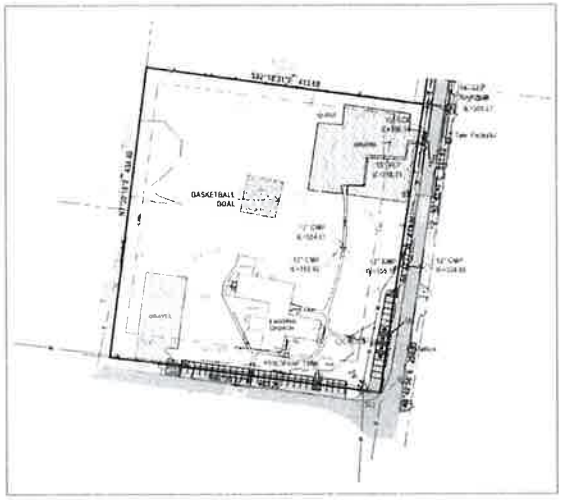
GENERAL SITE INFORMATION:

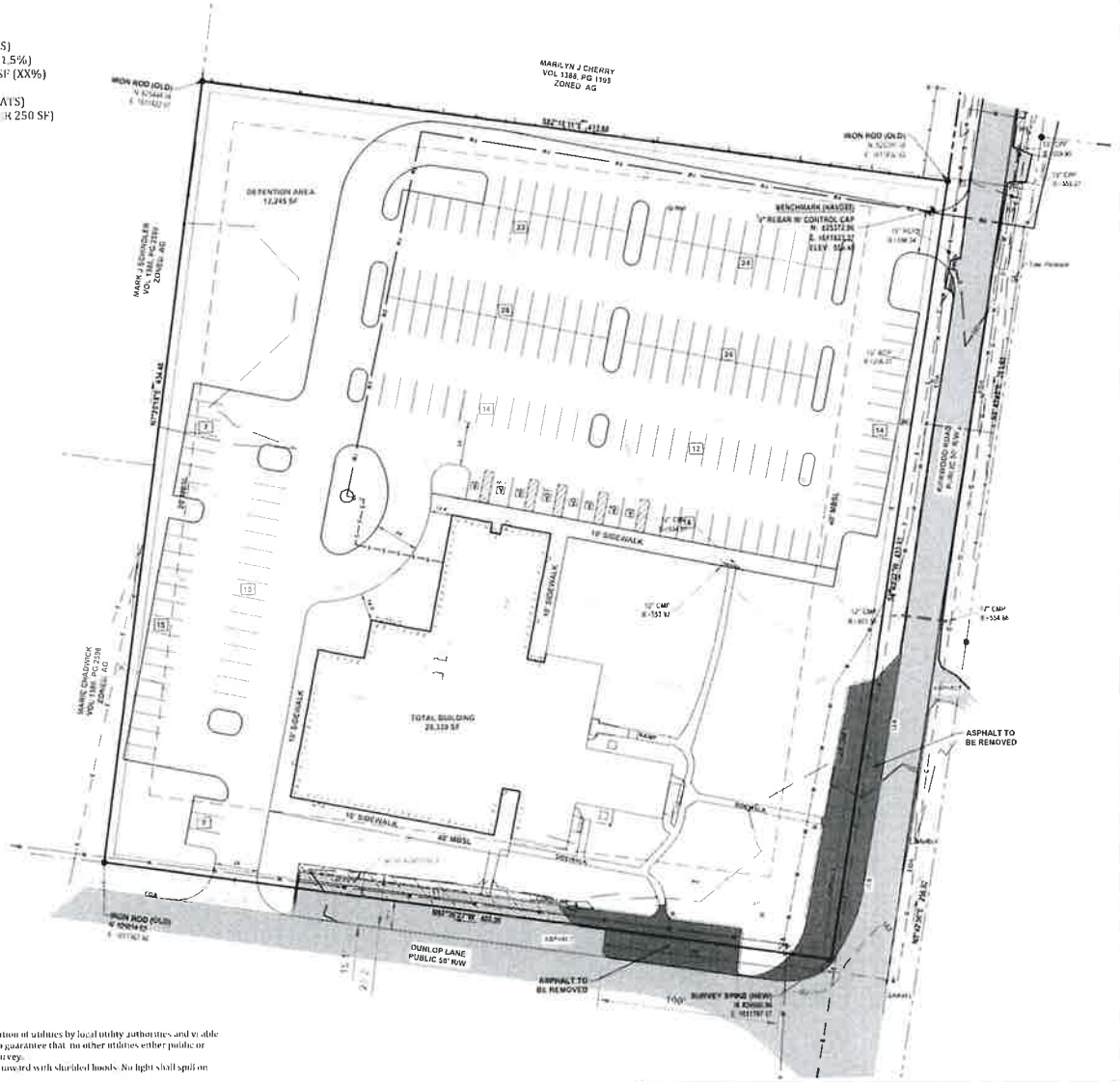
KIRKWOOD CHURCH, INC.
3400 KIRKWOOD RD
CLARKSVILLE, TN 37043

CURRENT ZONING: AG
CIVIL DISTRICT: 1st
DEED REF: 0.O.R.V. 2355, PG. 1388
TAX MAP NO. 34 PARCEL NO. 30.00

TOTAL ACREAGE: 177,263 SF (4.07 ± ACRES)
TOTAL BUILDING COVERAGE: 20,339 SF (11.5%)
FINAL IMPERVIOUS AREA AND RATIO: XX SF (XX%)
PROPOSED PARKING REQUIRED: 161
SANCTUARY: 450 SEATS (1 PER 4 SEATS)
ADDITIONAL AREAS: 12,260 SF (1 PER 250 SF)
PROPOSED PARKING PROVIDED: 208
BUILDING HEIGHT: 35' MAXIMUM

EXISTING CONDITIONS





SITE LEGEND



GENERAL NOTES:
1. All utility locations based on location of utilities by local utility authorities and visible field location by others. There is no guarantee that no other utilities either public or private are not displayed on this survey.
2. All site lighting shall be directed inward with shielded hoods. No light shall spill on adjacent property.

ISSUED FOR: ■ PERMITTING ☐ BID PURPOSES ☐ CONSTRUCTION

REVISIONS

KIRKWOOD CHURCH ADDITION
PRELIMINARY SITE LAYOUT
3400 KIRKWOOD RD, CLARKSVILLE
MONTGOMERY COUNTY, TENNESSEE
September 11, 2026

McKAY-BURCHETT & COMPANY ENGINEERS
1545 Madison Street
Clarksville, TN 37040
Ph # 931-245-3095

SHEET: PRE. 1.00

Emailed 9/29/2026 4:10