



CLARKSVILLE CITY COUNCIL

CITY COUNCIL CHAMBERS
106 PUBLIC SQUARE
CLARKSVILLE TENNESSEE

REGULAR SESSION
AUGUST 5, 2021, 6:00 P.M.

AGENDA

PUBLIC COMMENTS

- 5:45 p.m. JoAnn McIntosh
- 5:50 p.m. Shedrich Webster
- 5:55 p.m. Matthew Romack

- 1) CALL TO ORDER *Mayor Joe Pitts*
- 2) PRAYER *Councilperson DaJuan Little*
- 3) PLEDGE OF ALLEGIANCE *Councilperson Karen Reynolds*
- 4) ATTENDANCE
- 5) SPECIAL PRESENTATIONS
- 6) PLANNING COMMISSION *Councilperson Streetman*

PUBLIC HEARING

1. **ORDINANCE 4-2021-22** (First Reading) Amending the Zoning Ordinance pertaining to Historic and Design Overlay Districts *RPC: Approval/Approval*
2. **ORDINANCE 6-2021-22** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Reda Home Builders, Inc. for Zone Change on property located at the intersection of Twin Rivers Rd. and Nolen Rd. from R-1 Single Family Residential District to R-4 Multiple Family Residential District. *RPC: Approval/Approval*

3. **ORDINANCE 7-2021-22** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Lynda Ann Holt Conner, Stanley Ross, Harvill Ross, PLLC - Agent, for Zone Change on property located at the intersection of Wilson Rd. and Old Farmers Rd. from C-5 Highway & Arterial Commercial District and R-1 Single Family Residential District to R-5 Residential District. *RPC: Approval/Approval*

4. **ORDINANCE 8-2021-22** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Krueckeberg, LLC, Stanley Ross, Harville Ross, PLLC - Agent, for Zone Change on property located at the intersection of Highway 76 & Little Hope Rd. from R-1 Single Family Residential District to R-4 Multiple Family Residential District. *RPC: Approval/Approval*

5. **ORDINANCE 9-2021-22** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Bret and Patricia Logan, Tiffany McKeethen - Agent, for Zone Change on property located at the intersection of Peterson Ln. & Old Trenton Rd. from AG Agricultural District to R-1 Single Family Residential District. *RPC: Approval/Approval*

6. **ORDINANCE 10-2021-22** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of SDRA Holdings, LLC, Allen Moser - Agent, for Zone Change on property located at the intersection of Franklin St. & Hornberger Ln. from R-3 Three Family Residential District to C-2 General Commercial District. *RPC: Approval/Approval*

7. **ORDINANCE 11-2021-22** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Thomas Neal Bateman for Zone Change on property located at the intersection of Wilma Rudolph Blvd. & Old Trenton Rd. from M-2 General Industrial District to C-5 Highway & Arterial Commercial District. *RPC: Approval/Approval*

8. **ORDINANCE 12-2021-22** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Ben Kimbrough-Ringgold Mill Properties, LLC, Bert Singletary - Agent, for Zone Change on the property located at the intersection of Ft. Campbell Blvd. & Millswood Dr. from C-5 and R-2 Highway & Arterial Commercial District to R-4 Multiple Family Residential District. *RPC: Approval/Approval*

7) CONSENT AGENDA *City Clerk*

All items in this portion of the agenda are considered to be routine and non-controversial by the Council and may be approved by one motion; however, a member of the Council may request that an item be removed for separate consideration under the appropriate committee report:

1. **ORDINANCE 1-2021-22** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Rick Reda for zone change on property located at the intersection of Evans Rd. and Shaw Dr. from RM-1 Single-Family Mobile Home Residential District to R-4 Multiple-Family Residential District

2. **ORDINANCE 2-2021-22** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of City of Clarksville, Joe Pitts, Mayor - Agent, for zone change on property located at the intersection of Union St. and South 3rd St. from CBD Central Business District to R-4 Multiple-Family Residential District

3. **RESOLUTION 7-2021-22** Approving a Certificate of Compliance for sale of wine at Silver Dollar, Inc., 2700 Trenton Road *CPD: No Criminal History*

4. **RESOLUTION 9-2021-22** Approving appointments to Arts & Heritage Development Council, Adult Oriented Establishment Board, and Tree Board

- *Adult-Oriented Establishment Board: Chonoliah Teasley, Geno Grubbs (reappointments) - January 2021 through December 2024*
- *Arts & Heritage Development Council: Yvonne Kendall (replace Chris Crow-term expired) - August 2021 through June 2024*
- *Tree Board: Karla Kean (reappointment), Sheela Clark (fill unexpired term of Carter Briggs-resigned) - June 2021 through June 2024*

5. Adoption of Minutes: June 28, June 29, June 30, July 1

8) FINANCE COMMITTEE *Councilperson Stacey Streetman*

1. **ORDINANCE 109-2020-21** (First Reading) Amending the Official Code relative to Short Term Rentals (individual owners) *Finance Committee: Approval*

2. **ORDINANCE 3-2021-22** (First Reading) Amending the Official Code to establish responsibilities for the Department of Information Technology and the Chief Information Officer, and establishing regulations for acquisition of technology resources *Finance Committee: Approval*

3. **ORDINANCE 5-2021-22** (First Reading) Authorizing an agreement for purchase of an easement right-of-way for the Whitfield Road-Needmore Road intersection improvements and to convey city property in exchange therefore *Finance Committee: Approval*

4. **RESOLUTION 1-2021-22** Authorizing an interlocal agreement between the Clarksville Police Department, Clarksville Fire Rescue, Montgomery County Sheriff, Montgomery County Volunteer Fire Service, Montgomery County EMS, and Clarksville-Montgomery County School System for the Handle With Care Pilot Program *Public Safety and Finance Committees: Approval*

5. **RESOLUTION 5-2021-22** Authorizing a Memorandum of Understanding with Mt. Olive Cemetery Historical Preservation Society and accepting donation of the United States Colored Troops Monument *Parks & Recreation and Finance Committees: Approval*

6. **RESOLUTION 6-2021-22** Authorizing a Memorandum of Understanding with Combat Veterans Motorcycle Association pertaining to a memorial wall at Patriots Park *Parks & Recreation and Finance Committees: Approval*

7. **RESOLUTION 8-2021-22** Declaring intent of the City of Clarksville to reimburse itself not to exceed \$7,500,000 for certain expenditures with proceeds from general obligation bonds, notes, or other debt obligations to be issued by the City *Finance Committee: Approval*

8. **RESOLUTION 10-2021-22** Approving a Consent Decree in the case of Tennessee River Keepers v. City *Finance Committee: Approval*

9) GAS & WATER COMMITTEE *Councilperson Wallace Redd*

1. **RESOLUTION 63-2020-21** (Postponed July 1st) Authorizing an interlocal agreement Bi-County Solid Waste Management for acceptance of biosolids from the wastewater treatment plant *Gas & Water Committee: Approval*

2. Department Report

10) HOUSING & COMMUNITY DEVELOPMENT COMMITTEE *Councilperson Wanda Smith*

1. Department Report

11) PARKS & RECREATION COMMITTEE *Councilperson Vondell Richmond*

1. Department Report

12) PUBLIC SAFETY COMMITTEE *Councilperson Holleman*

1. Department Reports

13) TRANSPORTATION-STREETS-GARAGE COMMITTEE *Councilperson Wanda Smith*

1. Department Reports

14) NEW BUSINESS

1. **ORDINANCE 13-2021-22** (First Reading) Authorizing the mayor or his designee to enter into an agreement and convey a transmission line structure easement, guy rights easement, and access road easement with the Tennessee Valley Authority (Little Hope Road and Arrow Lane) *Mayor Pitts*

2. **RESOLUTION 59-2020-21** (Postponed April 1) Requesting the Tennessee General Assembly to amend the Official Charter of the City of Clarksville according to Exhibit A *Councilperson Butler*

3. **RESOLUTION 65-2020-21** (Postponed July 1) Requesting the Mayor call a special session of the City Council as a Committee of the Whole to study and make recommendations pertaining to the City Code of Ethics *Councilperson Allen*
4. **RESOLUTION 4-2021-22** (Postponed July 1) Requesting the Regional Planning Commission Director and Staff to perform an area-wide study of the R-3 residential neighborhood in the Red River District *Councilperson Smith*

15) MAYOR AND COUNCIL MEMBER COMMENTS

1. Report on Debt Obligation \$62.3 million *Mayor Pitts - No Action Required*
2. Report on Debt Obligation \$187.7 million *Mayor Pitts - No Action Required*

16) ADJOURNMENT

CITY ZONING ACTIONS

The following case(s) will be considered for action at the formal session of the Clarksville City Council on: August 5, 2021. The public hearing will be held on: July 29, 2021.

CITY ORD. #: 6-2021-22 RPC CASE NUMBER: Z-35-2021

Applicant: REDA HOME BUILDERS, INC.

Location: Property located southeast of the Twin Rivers Rd. and Nolen Rd. intersection.

Ward #: 9

Request: R-1 Single-Family Residential District
 to
 R-4 Multiple-Family Residential District

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

CITY ORD. #: 7-2021-22 RPC CASE NUMBER: Z-36-2021

Applicant: LYNDA ANN HOLT CONNER

Agent: Stanely Ross, Harvey Ross PLLC

Location: Property fronting on the north frontage of Wilson Rd., 2,370 +/- feet west of the Wilson Rd. & Old Farmers Rd. intersection.

Ward #: 10

Request: C-5 Highway & Arterial Commercial District / R-1 Single-Family Residential District
 to
 R-5 Residential District

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

CITY ORD. #: 8-2021-22 RPC CASE NUMBER: Z-37-2021

Applicant: KRUECKBERG LLC

Agent: Stanley Ross, Harvill Ross, PLLC

Location: Property fronting on the south frontage of Highway 76, 330 +/- feet east of the Highway 76 & Little Hope Rd. intersection.

Ward #: 10

Request: R-1 Single-Family Residential District
 to
 R-4 Multiple-Family Residential District

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

CITY ORD. #: 9-2021-22 RPC CASE NUMBER: Z-38-2021
Applicant: BRET AND PATRICIA LOGAN
Agent: Tiffany McKeethen
Location: Property located north of Peterson Ln., 1,300 +/- feet west of the Peterson Ln. & Old Trenton Rd.
intersection.
Ward #: 9
Request: AG Agricultural District
 to
 R-1 Single-Family Residential District

STAFF RECOMMENDATION: APPROVAL
PLANNING COMMISSION RECOMMENDATION: APPROVAL

CITY ORD. #: 10-2021-22 RPC CASE NUMBER: Z-39-2021
Applicant: SDRA HOLDINGS, LLC ALLEN MOSER, MANAGER

Location: Property fronting on the south frontage of Franklin St., 260 +/- feet east of the Franklin St. &
Hornberger Ln. intersection.
Ward #: 6
Request: R-3 Three Family Residential District
 to
 C-2 General Commercial District

STAFF RECOMMENDATION: APPROVAL
PLANNING COMMISSION RECOMMENDATION: APPROVAL

CITY ORD. #: 11-2021-22 RPC CASE NUMBER: Z-40-2021
Applicant: THOMAS NEAL BATEMAN

Location: Property fronting on the east frontage of Wilma Rudolph Blvd., 1,150 +/- feet north of the southern
intersection of Wilma Rudolph Blvd. & Old Trenton Rd.
Ward #: 9
Request: M-2 General Industrial District
 to
 C-5 Highway & Arterial Commercial District

STAFF RECOMMENDATION: APPROVAL
PLANNING COMMISSION RECOMMENDATION: APPROVAL

CITY ORD. #: 12-2021-22 RPC CASE NUMBER: Z-41-2021
Applicant: BEN KIMBROUGH RINGGOLD MILL PROPERTIES LLC
Agent: Bert Singletary
Location: Property fronting on the west frontage of Leonard Dr. & north frontage of Millswood Dr., 445 +/- feet
east of the Ft. Campbell Blvd. & Millswood Dr. intersection.
Ward #: 5
Request: C-5 Highway & Arterial Commercial District / R-2 Single-Family Residential District
 to
 R-4 Multiple-Family Residential District

STAFF RECOMMENDATION: APPROVAL
PLANNING COMMISSION RECOMMENDATION: APPROVAL

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

RPC MEETING DATE: 07/27/2021

CASE NUMBER: Z - 35 -2021

NAME OF APPLICANT:Reda Home Builders,

AGENT:

GENERAL INFORMATION

TAX PLAT: 055

PARCEL(S): 033.00

ACREAGE TO BE REZONED: 3.92

PRESENT ZONING: R-1

PROPOSED ZONING: R-4

EXTENSION OF ZONING

CLASSIFICATION: YES TO THE EAST

PROPERTY LOCATION: Property located southeast of the Twin Rivers Rd. and Nolen Rd. intersection.

CITY COUNCIL WARD: 9

COUNTY COMMISSION DISTRICT: 14

CIVIL DISTRICT: 12

DESCRIPTION OF PROPERTY: Single Family Residential with outbuilding and several mature trees.

APPLICANT'S STATEMENT Rezoning to build condos to sell individually with an HOA to insure proper property
FOR PROPOSED USE: maintenance and management.

GROWTH PLAN AREA: CITY

PLANNING AREA: Trenton

PREVIOUS ZONING HISTORY: Z-39-2012, Z-11-2021