



**CLARKSVILLE CITY COUNCIL
EXECUTIVE SESSION
SEPTEMBER 30, 2021, 4:30 P.M.**

AGENDA

- 1) CITY CLERK OATH OF OFFICE *Mayor Joe Pitts [Regular Session October 7th]*
- 2) ELECTION OF MAYOR PRO TEM *Mayor Joe Pitts [Regular Session October 7th]*
- 3) PLANNING COMMISSION *RPC Director Jeff Tyndall*

ZONING POSTPONED

1. **ORDINANCE 12-2021-22** (First Reading; Postponed August 5th, Public Hearing held August 5th) 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 Highway & Arterial Commercial District and R-2 Single Family Residential District to R-4 Multiple Family Residential District.

PLANNING COMMISSION PUBLIC HEARING

1. **RESOLUTION 20-2021-22** Annexing territory along Highway 76 and Little Hope Road
2. **RESOLUTION 21-2021-22** Approving a Plan of Service for annexed territory along Highway 76 and Little Hope Road
3. **ORDINANCE 31-2021-22** Amending The Official Code Of The City Of Clarksville Reapportioning The City Of Clarksville For The Purpose Of Electing Persons For The Office Of City Council Member [Annexed Territory Along Hwy 76 And Little Hope Road]

4. **RESOLUTION 22-2021-22** Approving the abandonment of an unimproved right-of-way, located south of Peterson lane, north of Warren Drive and west of Faye Drive; *RPC: Disapproval*
5. **RESOLUTION 23-2021-22** Approving the abandonment of an unimproved alleyway located south of Hyman Street, north of Arctic street and west of Red River Street; *RPC: Approval*
6. **ORDINANCE 33-2021-22** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Twosome Partners Mark Pirtle, Lose Design Mike Wrye - Agent for Zone Change on property located at the intersection of Tiny Town Rd. and Needmore Rd. from C-5 Highway & Aterterial Commercial District to C-2 General Commercial District. *RPC: Approval/Approval*
7. **ORDINANCE 34-2021-22** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of William Revell, Suresh Burle - Agent for Zone Change on property located at the intersection of Tiny Town Rd. and Allen Rd. from AG Agricultural District to C-5 Highway & Arterial Commercial District/R-4 Multiple Family Residential District. *RPC: Approval/Approval*
8. **ORDINANCE 35-2021-22** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Milam Family, LLC, Jamie Milam, Allen Moser - Agent for Zone Change on property located at the intersection of Golf Club Ln. and Old Ashland City Road from O-1 Office District to C-2 General Commercial District. *RPC: Approval/Approval*
9. **ORDINANCE 36-2021-22** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Allen Moser for Zone Change on property located at the intersection of Ft. Campbell Blvd. and W. Bel Air Blvd. from C-5 Highway & Arterial Commercial District/R-1 Single Family Residential District to C-2 General Commercial District. *RPC: Approval/Approval*
10. **ORDINANCE 37-2021-22** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Preston Langford, William Belew - Agent for Zone Change on property located at a tract east of Warfield Blvd., west of Roanoke Rd., north of Rossview Rd. from O-1 Office District to C-2 General Commercial District. *RPC: Approval/Approval*
11. **ORDINANCE 38-2021-222** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Joel and Shirley Plummer, Chris Blackwell - Agent for Zone Change on property located at the intersection of Old Russellville Pike Rd. and Hickory Trace Rd. from R-1 Single Family Residential District to R-6 Single Family Residential District. *RPC: Approval/Approval*

12. **ORDINANCE 39-2021-22** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Powers & Atkins, LLC for Zone Change on property located at the intersection of Richardson St. and Crossland Ave. from R-3 Three Family Residential District to R-4 Multiple Family Residential District. *RPC: Approval/Approval*

13. **ORDINANCE 40-2021-22** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Abrahamson Family Trust, Wayne Wilkinson - Agent for Zone Change on property located at the intersection of Tiny Town Rd. and Heritage Pointe Dr. from AG Agricultural District to C-2 General Commercial District. *RPC: Approval/Approval*

14. **ORDINANCE 41-2021-22** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Warena Barker, Ronnie Bell, Debra Whitlock,, Ferguson Bell, Freda O'Neal, for Zone Change on property located at the intersection of Needmore Rd. and Bell Rd. from AG Agricultural District to R-4 Multiple Family Residential District. *RPC: Approval/Approval*

15. **ORDINANCE 42-2021-22** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Luke Baggett, Syd Hedric - Agent for Zone Change on property located at the intersection of Oak Ln. and Lucas Ln. from R-3 Three Family Residential District to R-6 Single Family Residential District. *RPC: Approval/Approval*

16. **ORDINANCE 43-2021-22** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Benny Skinner for Zone Change on property located at the intersection of Greenwood Ave. and Kleeman Dr.. from R-2 Single Family Residential District to R-6 Single Family Residential District. *RPC: Approval/Approval*

17. **ORDINANCE 44-2021-22** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of the Estate Of Eddie R. Key Glenda Griswold, Hal Matthews Crye- Leike Realtors Inc. - Agent for Zone Change on property located at the intersection of Needmore Rd. and Turner Ln. from R-3 Three Family Residential District to R-4 Multiple Family Residential District. *RPC: Approval/Approval*

4) 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 16-2021-22** (Second Reading) Amending the Zoning Ordinance relative to breweries, micro breweries, and brewpubs

2. **ORDINANCE 19-2021-22** (Second 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 Madison St. and Tanglewood Dr. from R-1 Single Family Residential District to C-2 General Commercial District.

3. **ORDINANCE 20-2021-22** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Olympus Investings, LLC, William Harris-Agent for Zone Change on property located at the intersection of Darnell Place & Cedar Crest Dr. from R-3 Three Family Residential District to R-4 Multiple Family Residential District.

4. **ORDINANCE 21-2021-22** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of TDK Properties for Zone Change on property located at the southern terminus of Rufus Johnson Rd. from M-3 Planned Industrial District to C-5 Highway & Arterial Commercial District.

5. **ORDINANCE 22-2021-22** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Willie Walker Byard & Mabry Holdings LLC, Byard & Mabry Holdings LLC-Agent for Zone Change on property located at the intersection of Ishee Dr. & Ringgold Rd. from AG Agricultural District to R-6 Single Family Residential District and R-2 Single Family Residential District.

6. **ORDINANCE 23-2021-22** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of William Belew for Zone Change on property located at the intersection of Needmore Rd. & E. Boy Scout Rd. from AG Agricultural District to R-1 Single Family Residential District.

7. **ORDINANCE 24-2021-22** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Johnny Piper for Zone Change on property located at the southern frontage of Cave Springs Rd. east of Danko Ln. from R-3 Three Family Residential District to R-6 Single Family Residential District.

8. **ORDINANCE 26-2021-22** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Trent Gallivan for Zone Change on property located at the intersection of Fairview Ln & W. Rossvie Rd. from R-1 Single Family Residential District to R-6 Single Family Residential District.

9. **RESOLUTION 19-2021-22** Approving appointments to the Clarksville Housing Authority Board, Fair Housing Board, Human Relations Commission and Parking Commission

- *Common Design Review Board: Gary Shephard October 2021 through September 2026; David E. Smith (Partial term replacing Sean Craft) October 2021 through September 2024*

- *Fair Housing Board: Mark Kelly October 2021 through September 2026; Rhonda Kennedy October 2021 through September 2025; Deb Haines-Kulick October 2021 through September 2024; Rob Selkow October 2021 through September 2023; Ben Stanley October 2021 through September 2022*
- *Housing Authority Board: Calvin B. Lockett (replacing Angela Jones) October 2021 through September 2026; Alana Ward (replacing Karey Daugherty) October 2021 through September 2026; Wayne Wilkinson (replacing Steve Stroman) October 2021 through September 2026*
- *Human Relations Commission: Lillian Vazquez through October 2021 through September 2024; Garrett Rye (Partial term replacing Dipika Patel) October 2021 through June 2022*
- *Parking Commission: Travis Holleman - September 2021 through August 2024*

10. Adoption of minutes: September 7

5) FINANCE COMMITTEE *Councilperson Stacey Streetman*

1. **ORDINANCE 27-2021-22** (First Reading) Authorizing a utility and ingress and egress easement to Bellsouth Telecommunications, LLC/D/B/A AT&T Tennessee at the intersection of Whitfield Rd., and Needmore Rd. *Finance and Transportation-Streets-Garage Committees: APPROVAL*
2. **ORDINANCE 32-2021-22** (First Reading) Authorizing the sale of property located at 803 Howard Street to Marlon Placid *Finance Committee: APPROVAL*
3. Department Report

6) GAS & WATER COMMITTEE *Councilperson Wallace Redd*

1. Department Report

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

1. **RESOLUTION 26-2021-22** Authorizing a name change from Office of Housing and Community Development to Neighborhood and Community Services *Housing & Community Development Committee: APPROVAL*
2. **RESOLUTION 27- 2021-22** Authorizing a request from Housing and Community Development to amend its Fiscal Year 2021-2022 Community Development Block Grant (CDBG) annual action Plan/2020-2024 consolidated plan *Housing & Community Development Committee: APPROVAL*

3. Department Report

8) PARKS & RECREATION COMMITTEE *Councilperson Vondell Richmond*

1. Department Report

9) PUBLIC SAFETY COMMITTEE *Councilperson Travis Holleman*

1. **ORDINANCE 28-2021-22** (First Reading) Amending the official code pertaining to hours for consumption of alcoholic beverages, beer and wine in the entertainment district “premises” as described in Tennessee Code Annotated (T.C.A.) § 57-4-102(28)(D) *Public Safety Committee: APPROVAL*

2. **ORDINANCE 29-2021-22** (First Reading) Amending the official code of the City of Clarksville Title 4 (Building, Utility and Housing Codes) relative to non-single family housing *Public Safety Committee: APPROVAL*

3. Department Reports

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

1. Department Reports

11) NEW BUSINESS

1. **RESOLUTION 59-2020-21** (Postponed August 5) Requesting the Tennessee General Assembly to amend the Official Charter of the City of Clarksville according to Exhibit A *Councilperson Butler*

2. **RESOLUTION 65-2020-21** (Postponed August 5) 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*

3. **RESOLUTION 4-2021-22** (Postponed August 5) 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*

4. **RESOLUTION 24-2021-22** Resolution of the City Council of Clarksville, TN expressing opposition to the Presidential COVID-19 Vaccine Mandate *Councilperson Butler*

5. **RESOLUTION 25-2021-22** Requesting Lt. Governor Randy McNally to call a special session of the Tennessee General Assembly to address state constitutional concerns due to COVID-19 *Councilperson Redd*

6. **ORDINANCE 30-2021-2022** (First Reading) Amending the official code Title 1, Chapter 2, Section 204 relative to presenting legislation and deliberation of city council members to maximize efficiency *Councilperson Holleman*

7. **DISCUSSION:** Ordinance 6-2021-22 (Disapproved 9/2 Second 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 *Councilperson Richmond*

12) MAYOR AND COUNCIL MEMBER COMMENTS

13) PUBLIC COMMENTS *(5 minutes each)*

14) ADJOURNMENT

ORDINANCE 12-2021-22

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF BEN KIMBROUGH-RINGGOLD MILL PROPERTIES, FOR ZONE CHANGE ON PROPERTY LOCATED AT THE INTERSECTION OF FORT CAMPBELL BOULEVARD AND MILLSWOOD DRIVE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned C-5 Highway & Arterial Commercial District and R-2 Single-Family Residential District, as R-4 Multiple-Family Residential District.

PUBLIC HEARING: August 5, 2021

POSTPONED: August 5, 2021 to October 7, 2021

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Beginning at a point, said point being the southwestern corner of the Millswood Subdivision Lot 53 as recorded in Plat Book 66, page 66 ROMCT, said pin being N 82° 38' W for a distance of 776.00 feet, said point also being the western right of way of Leonard Drive; Thence along a curve along said Leonard Drive for the next 3 calls, said curve turning to the left, having a radius of 129.16 feet, and whose long chord bears S 11° 10' 38" W for a distance of 175.39 feet to a point of intersection with a non-tangential line; Thence, S 31° 42' 56" E for a distance of 242.99 feet to the beginning of a non-tangential curve; Thence on said curve turning to the left having a radius of 130.78 feet, and whose long chord bears S 50° 48' 36" E for a distance of 84.97 feet to a point of intersection with a non-tangential line; Thence, leaving said Leonard Drive right of way and with Steven Brooks property as described in ORV 371, page 1652, S 18° 27' 13" W for a distance of 275.45 feet to a point on a line, said point being the north west corner of the Melanie McCullen property as described in ORV 1139, page 2825; Thence, along said McCullen property, S 19° 19' 05" E for a distance of 171.74 feet to a point on a line, said point being the northern right of way of Millswood Drive, said point also being the south east corner of the herein described parcel; Thence, along said Millswood Drive right of way, S 70° 24' 10" W for a distance of 325.48 feet to a point on a line, said point being the south east corner of the Ben Kimbrough property as described in ORV 1210, page 1760; Thence, along said Kimbrough property for the next 5 calls, N 18° 56' 53" W for a distance of 154.65 feet to a point on a line; Thence, N 27° 07' 14" W for a distance of 246.75 feet to a point on a line; Thence, N 23° 59' 23" W a distance of 95.55 feet to a point on a line; Thence, N 28° 16' 25" W a distance of 268.51 feet to a point on a line; Thence, N 28° 33' 34" W for a distance of 338.83 feet to a point on a line, said point being the south east corner of the Ben Kimbrough as described in ORV 1107, page 1083; Thence, along said Ben Kimbrough property for the next 2 calls, N 29° 34' 06" W for a distance of 150.00 feet to a point on a line. Thence, S 60° 25' 33" W for a distance of 45.33 feet to a point on a line, said point being the south east corner of the Kun Ho Pan property as described in ORV 850, page 1830; Thence, along said Kun Ho Pan property for the next 3 calls,

N 28° 06' 02" W for a distance of 81.49 feet to a point on a line; Thence, N 23° 12' 46" W for a distance of 68.75 feet to a point on a line; Thence, N 31° 07' 44" W for a distance of 37.49 feet to a point on a line, said point being the south east corner of the Luther Anderson property as described in ORV 1725, page 265; Thence, along said Anderson property, N 08° 13' 08" E for a distance of 270.51 feet to a point on a line, said point being the southern property line of the Clarksville Montgomery County School System as described in ORV 103, page 670, said point also being the north west corner of the herein described parcel; Thence, along said Clarksville Montgomery County School System property for the next 2 calls, S 83° 17' 20" E for a distance of 699.12 feet to a point on a line; Thence, S 05° 15' 03" W for a distance of 224.19 feet to a point on a line, said point being the north west corner of the said Lot 53 of the Millswood Subdivision; Thence, along said Lot 53 for the next 2 calls, N 83° 46' 05" W for a distance of 10.64 feet to a point on a line; Thence, S 32° 10' 40" E for a distance of 308.92 feet to the beginning of a non-tangential curve which is the point of beginning, said parcel containing 789,060 Square Feet or 18.11 Acres, more or less. Said parcel to exclude a portion of the Ben Kimbrough property, said parcel being tax map 30J group C parcel 21.0, as described in ORV 1210, page 1760, said parcel being S 60° 29' W for a distance of 221 feet from the south west corner of the said Millswood subdivision Lot 53. Said point also being the north east corner of the herein described parcel; Thence, along the excluded portion for the next 4 calls, S 14° 51' 35" E for a distance of 100.00 feet to a point on a line; Thence, S 75° 08' 25" W for a distance of 100.00 feet to a point on a line; Thence, N 14° 51' 35" W for a distance of 100.00 feet to a point on a line; Thence, N 75° 08' 25" E for a distance of 100.00 feet to a point on a line, said parcel containing 10,000 Square Feet or 0.23 Acres, more or less;

CITY ZONING ACTIONS

The following case(s) will be considered for action at the formal session of the Clarksville City Council on: October 7, 2021. The public hearing will be held on: September 30, 2021.

CITY ORD. #: 33-2021-22 RPC CASE NUMBER: Z-43-2021

Applicant: TWOSOME PARTNERS MARK PIRTLE

Agent: Lose Design Mike Wrye

Location: Property located southeast of the Tiny Town Rd. & Needmore Rd. intersection.

Ward #: 8

Request: C-5 Highway & Arterial Commercial District
 to
 C-2 General Commercial District

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

CITY ORD. #: 34-2021-22 RPC CASE NUMBER: Z-49-2021

Applicant: WILLIAM REVELL

Agent: Suresh Burle

Location: Property fronting on the south frontage of Tiny Town Rd., 775 +/- feet west of the Tiny Town Rd. & Allen Rd. intersection.

Ward #: 5

Request: AG Agricultural District
 to
 C-5 Highway & Arterial Commercial District / R-4 Multiple-Family Residential District

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

CITY ORD. #: 35-2021-22 RPC CASE NUMBER: Z-51-2021

Applicant: MILAM FAMILY, LLC JAMIE MILAM

Agent: Allen Moser

Location: Property fronting on the south frontage of Old Ashland City Rd., 80 +/- feet east of the Golf Club Ln. & Old Ashland City Rd. intersection.

Ward #: 7

Request: O-1 Office District
 to
 C-2 General Commercial District

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

CITY ORD. #: 36-2021-22 RPC CASE NUMBER: Z-52-2021

Applicant: ALLEN MOSER

Location: Property located east of Ft. Campbell Blvd., South of Concord Dr., West & North of W. Bel Air Blvd.,
Ward #: 2
Request: C-5 Highway & Arterial Commercial District / R-1 Single-Family Residential District
to
C-2 General Commercial District

STAFF RECOMMENDATION: DISAPPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

CITY ORD. #: 37-2021-22 RPC CASE NUMBER: Z-53-2021

Applicant: PRESTON LANGFORD

Agent: William Belew

Location: A tract east of Warfield Blvd., west of Roanoke Rd., north of Rossvie Rd.

Ward #:

Request: O-1 Office District
to
C-2 General Commercial District

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

CITY ORD. #: 38-2021-22 RPC CASE NUMBER: Z-54-2021

Applicant: JOEL & SHIRLEY PLUMMER

Agent: Chris Blackwell

Location: Three properties fronting on the east frontage of Old Russellville Pike, 320 +/- feet south of the Old Russellville Pike & Hickory Trace Rd. intersection.

Ward #: 12

Request: R-1 Single-Family Residential District
to
R-6 Single-Family Residential District

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

CITY ORD. #: 39-2021-22 RPC CASE NUMBER: Z-55-2021

Applicant: POWERS & ATKINS, LLC

Location: Property located on the east frontage of Richardson St. 190 +/- feet south of the Richardson st. & Crossland Ave, intersection.

Ward #: 6

Request: R-3 Three Family Residential District
to
R-4 Multiple-Family Residential District

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

CITY ORD. #: 40-2021-22 RPC CASE NUMBER: Z-57-2021

Applicant: ABRAHAMSON FAMILY TRUST

Agent: Wayne Wilkinson

Location: Property fronting on the north frontage of Tiny Town Rd., 305 +/- feet east of the Tiny Town Rd. & Heritage Pointe Dr. intersection.

Ward #: 8

Request: AG Agricultural District
to
C-2 General Commercial District

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

CITY ORD. #: 41-2021-22 RPC CASE NUMBER: Z-58-2021

Applicant: WARENDA BARKER, RONNIE BELL, DEBRA WHITLOCK,, FERGUSON BELL, FRED A O'NEAL CLARKSVILLE, TN 37040, 37040, 37043,37040,37042

Agent: Landmark Partnership Calvin Ligon

Location: Property fronting on the north frontage of the Needmore Rd. 300 +/- feet south of the Needmore Rd. & Bell Rd. intersection

Ward #: 9

Request: AG Agricultural District
to
R-4 Multiple-Family Residential District

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

CITY ORD. #: 42-2021-22 RPC CASE NUMBER: Z-59-2021

Applicant: LUKE BAGGETT

Agent: Syd Hedrick

Location: Property fronting on the east frontage of Oak Ln., east of the Oak Ln. & Lucas Ln. intersection.

Ward #: 7

Request: R-3 Three Family Residential District
to
R-6 Single-Family Residential District

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

CITY ORD. #: 43-2021-22 RPC CASE NUMBER: Z-60-2021

Applicant: BENNY SKINNER

Agent:

Location: Property located at the southwest corner of the Greenwood Ave. & Kleeman Dr. intersection.

Ward #: 6

Request: R-2 Single-Family Residential District
to
R-6 Single-Family Residential District

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

CITY ORD. #: 44-2021-22 RPC CASE NUMBER: Z-61-2021

Applicant: ESTATE OF EDDIE R. KEY GLENDA GRISWOLD

Agent: Hal Matthews Crye- Leike Realtors Inc

Location: Property fronting on the south frontage of Needmore Rd., south of the Needmore Rd. & Turner Ln.
intersection.

Ward #: 11

Request: R-3 Three 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: 9/28/2021

CASE NUMBER: Z -43 -2021

NAME OF APPLICANT:Twosome Partners

Mark Pirtle

AGENT: Lose Design

Mike Wrye

GENERAL INFORMATION

TAX PLAT: 018

PARCEL(S): 019.03

ACREAGE TO BE REZONED: 14.02

PRESENT ZONING: C-5

PROPOSED ZONING: C-2

EXTENSION OF ZONING

CLASSIFICATION: YES

PROPERTY LOCATION: Property located southeast of the Tiny Town Rd. & Needmore Rd. intersection.

CITY COUNCIL WARD: 8

COUNTY COMMISSION DISTRICT: 17

CIVIL DISTRICT: 2

DESCRIPTION OF PROPERTY: A tract previously cleared for development.

APPLICANT'S STATEMENT This zoning will allow us to use some of the frontage for commercial development while
FOR PROPOSED USE: still using the back for multifamily development

GROWTH PLAN AREA: CITY

PLANNING AREA: Trenton

PREVIOUS ZONING HISTORY:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

DEPARTMENT COMMENTS

- ☒ GAS AND WATER ENG. SUPPORT MGR.
- ☒ GAS AND WATER ENG. SUPPORT COOR.
- ☐ UTILITY DISTRICT
- ☒ CITY STREET DEPT.
- ☒ TRAFFIC ENG. - ST. DEPT.
- ☐ COUNTY HIGHWAY DEPT.
- ☐ CEMC
- ☒ DEPT. OF ELECTRICITY (CDE)

- ☐ ATT
- ☒ FIRE DEPARTMENT
- ☐ EMERGENCY MANAGEMENT
- ☒ POLICE DEPARTMENT
- ☐ SHERIFF'S DEPARTMENT
- ☒ CITY BUILDING DEPT.
- ☐ COUNTY BUILDING DEPT.
- ☒ SCHOOL SYSTEM OPERATIONS
- ☐ FT. CAMPBELL

- ☐ DIV. OF GROUND WATER
- ☐ HOUSING AUTHORITY
- ☐ INDUSTRIAL DEV BOARD
- ☐ CHARTER COMM.
- ☐ Other...

1. CITY ENGINEER/UTILITY DISTRICT:

Required offsite sewer upgrades.

2. STREET DEPARTMENT/ COUNTY HIGHWAY DEPARTMENT:

Must follow City of Clarksville Access Ordinance. (1,000 ft of frontage on Tiny Town Rd.) No traffic assessment required.

3. DRAINAGE COMMENTS:

Comments received from department and they had no concerns.

4. CDE/CEMC:

No Comment(s) Received

5. FIRE DEPT/EMERGENCY MGT.:

Comments received from department and they had no concerns.

6. POLICE DEPT/SHERIFF'S OFFICE:

Comments received from department and they had no concerns.

7. CITY BUILDING DEPARTMENT/ COUNTY BUILDING DEPARTMENT:

8. SCHOOL SYSTEM:

ELEMENTARY:
MIDDLE SCHOOL:
HIGH SCHOOL:

Pisgah Elem. & Northeast Middle School is in the fastest growing region in Montgomery County. Pisgah Elem. is at 102% capacity and currently has 3 portable classrooms. Northeast Middle is at 113% capacity & currently has 10 portable classrooms. This continued student growth necessitates additional action to address building capacity growth & school bus transportation needs. This development could add additional students & require additional infrastructure and funding. Current school boundaries are subject to adjustments in order to achieve optimal capacity utilization throughout the District.

9. FT. CAMPBELL:

10. OTHER COMMENTS:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING

PLANNING STAFF'S STUDY AND RECOMMENDATION

IMPACT OF PROPOSED USE ON SURROUNDING DEVELOPMENT: C-2 allows for mixed use commercial & multi-family residential use.

INFRASTRUCTURE:

WATER SOURCE: CITY

SEWER SOURCE: CITY

STREET/ROAD ACCESSIBILITY: Needmore Rd. & Tiny Town Rd.

DRAINAGE COMMENTS:

RESIDENTIAL DEVELOPMENT

APPLICANT'S ESTIMATES HISTORICAL ESTIMATES

LOTS/UNITS:

168

POPULATION:

453

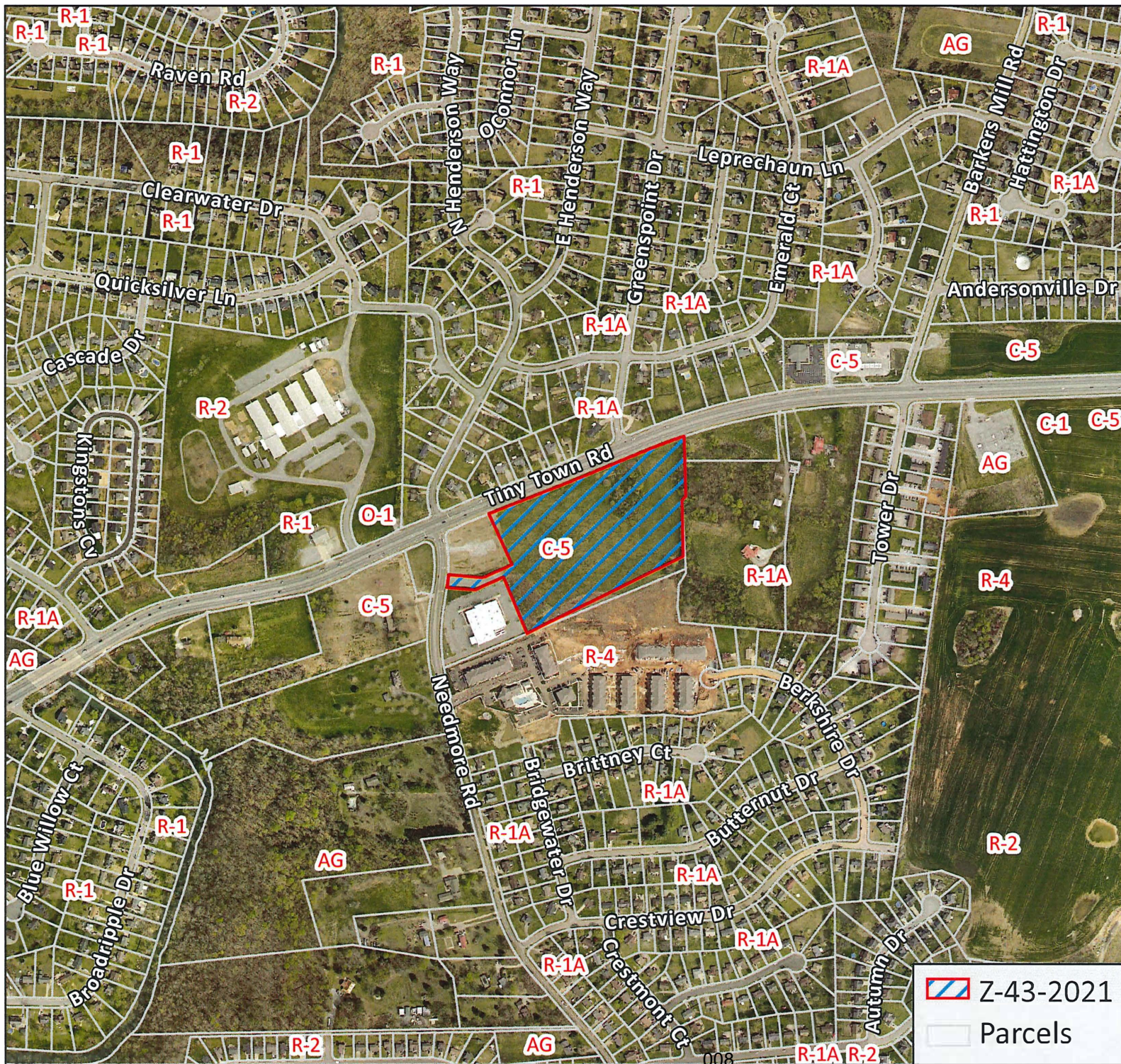
APPLICABLE LAND USE PLAN

Trenton Road Planning Area: The dominant transportation corridor in the area is I-24, strongly supported by Wilma Rudolph Blvd. & 101st Airborne Parkway. Exit 1 I-24 interchange with Trenton Road has seen tremendous growth since 2000.

STAFF RECOMMENDATION: **APPROVAL**

- 1.** The proposed zoning request is consistent with the adopted Land Use Plan.
- 2.** C-2 zoning permits the opportunity for general goods & services establishments with the additional opportunity for mixed use residential. The adopted Land Use Plan states that mixed use, residential & commercial developments should be encouraged.
- 3.** Adequate infrastructure serves the site & no adverse environmental issues were identified relative to this request.
- 4.**

5.



Z-43-2021

APPLICANT:

TWOSOME PARTNERS -
MARK PIRTLE

REQUEST:

C-5

TO

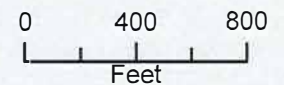
C-2

MAP & PARCEL

018 01903 000 (P)

ACRES +/-
14.02

Scale: 1:8,000



9/28/2021



Z-43-2021

APPLICANT:

TWOSOME PARTNERS -
MARK PIRTLE

REQUEST:

C-5

TO

C-2

MAP & PARCEL

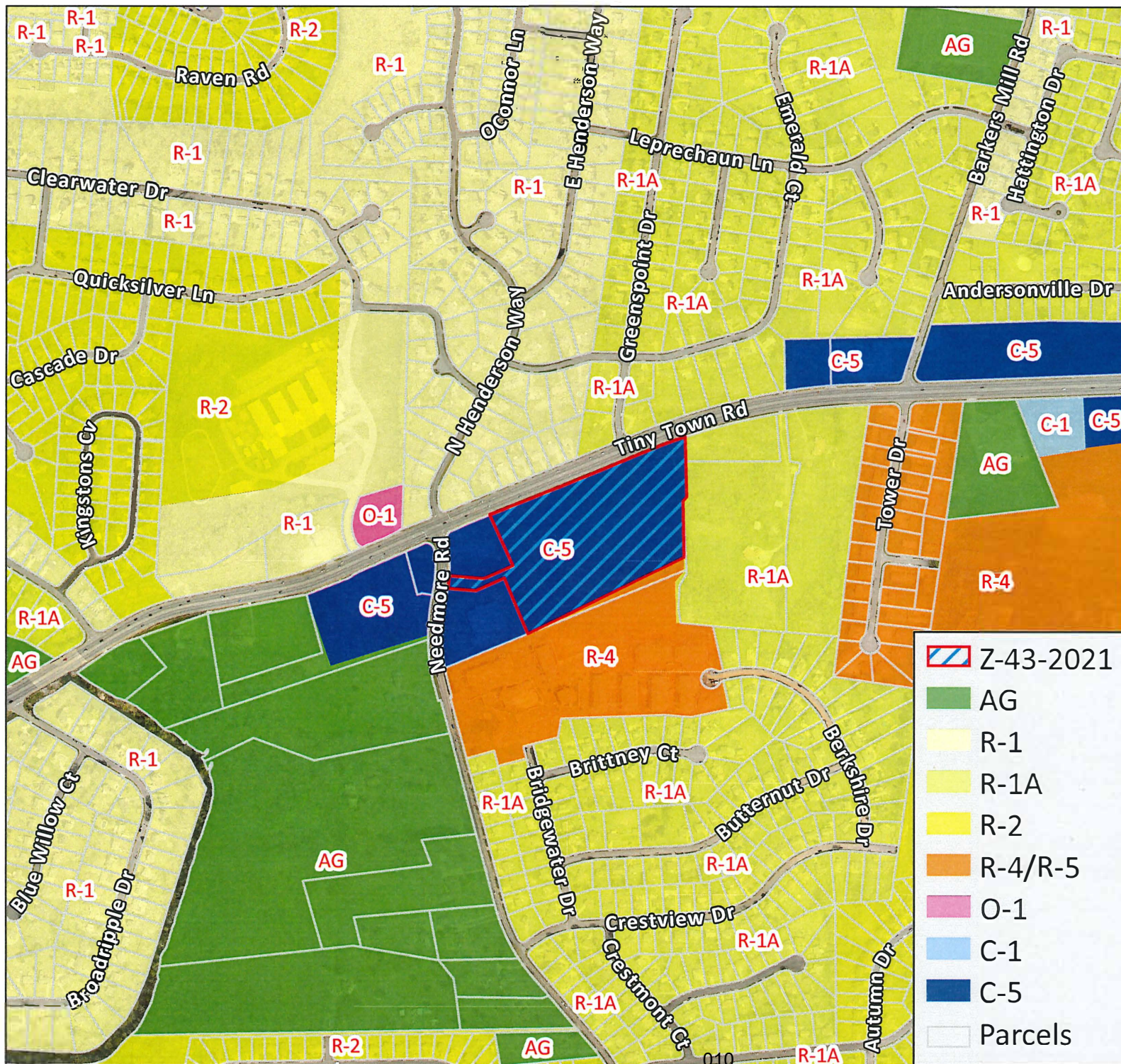
018 01903 000 (P)

ACRES +/-
14.02

Scale: 1:3,500



9/28/2021



Z-43-2021

APPLICANT:

TWOSOME PARTNERS -
MARK PIRTLE

REQUEST:

**C-5
TO
C-2**

MAP & PARCEL

018 01903 000 (P)

ACRES +/-
14.02

Scale: 1:8,000



9/28/2021

CASE NUMBER: Z 43 2021 **MEETING DATE** 9/28/2021

APPLICANT: Twosome Partners Mark Pirtle

PRESENT ZONING C-5 **PROPOSED ZONING** C-2

TAX PLAT # 018 **PARCEL** 019.03

GEN. LOCATION Property located southeast of the Tiny Town Rd. & Needmore Rd. intersection.

PUBLIC COMMENTS

None received as of 4:30 P.M. on 9/27/2021 (A.L.)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

RPC MEETING DATE: 9/28/2021

CASE NUMBER: Z-49-2021

NAME OF APPLICANT: William Revell

AGENT: Suresh Burle

GENERAL INFORMATION

TAX PLAT: 006

PARCEL(S): 041.02

ACREAGE TO BE REZONED: 7.27

PRESENT ZONING: AG

PROPOSED ZONING: C-5 R-4

EXTENSION OF ZONING

CLASSIFICATION: NO

PROPERTY LOCATION: Property fronting on the south frontage of Tiny Town Rd., 775 +/- feet west of the Tiny Town Rd. & Allen Rd. intersection.

CITY COUNCIL WARD: 5

COUNTY COMMISSION DISTRICT: 9

CIVIL DISTRICT: 3

DESCRIPTION OF PROPERTY: Semi-wooded tract with mild slope.

APPLICANT'S STATEMENT For commercial and multi family development
FOR PROPOSED USE:

GROWTH PLAN AREA: CITY

PLANNING AREA: Airport

PREVIOUS ZONING HISTORY:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

DEPARTMENT COMMENTS

- ☒ GAS AND WATER ENG. SUPPORT MGR.
- ☒ GAS AND WATER ENG. SUPPORT COOR.
- ☐ UTILITY DISTRICT
- ☒ CITY STREET DEPT.
- ☒ TRAFFIC ENG. - ST. DEPT.
- ☐ COUNTY HIGHWAY DEPT.
- ☐ CEMC
- ☒ DEPT. OF ELECTRICITY (CDE)

- ☐ ATT
- ☒ FIRE DEPARTMENT
- ☐ EMERGENCY MANAGEMENT
- ☒ POLICE DEPARTMENT
- ☐ SHERIFF'S DEPARTMENT
- ☒ CITY BUILDING DEPT.
- ☐ COUNTY BUILDING DEPT.
- ☒ SCHOOL SYSTEM OPERATIONS
- ☐ FT. CAMPBELL

- ☐ DIV. OF GROUND WATER
- ☐ HOUSING AUTHORITY
- ☐ INDUSTRIAL DEV BOARD
- ☐ CHARTER COMM.
- ☐ Other...

1. CITY ENGINEER/UTILITY DISTRICT:

No gravity sewer available.

2. STREET DEPARTMENT/ COUNTY HIGHWAY DEPARTMENT:

Traffic assessment required. Sidewalks required along Tiny Town Rd.

3. DRAINAGE COMMENTS:

Comments received from department and they had no concerns.

4. CDE/CEMC:

No Comment(s) Received

5. FIRE DEPT/EMERGENCY MGT.:

Comments received from department and they had no concerns.

6. POLICE DEPT/SHERIFF'S OFFICE:

Comments received from department and they had no concerns.

7. CITY BUILDING DEPARTMENT/ COUNTY BUILDING DEPARTMENT:

Comments received from department and they had no concerns.

8. SCHOOL SYSTEM:

ELEMENTARY: BARKERS MILL

MIDDLE SCHOOL: WEST CREEK

HIGH SCHOOL: WEST CREEK

Barkers Mill Elem., West Creek Middle & West Creek High School are in the fastest growing region in Montgomery County. Barkers Mill Elem. is at 94% capacity & currently has 5 portable classrooms. West Creek Middle is at 113% capacity & currently has 11 portable classrooms. West Creek High is at 95% capacity. This continued growth necessitates additional action to address building capacity and school bus transportation needs in Montgomery County. This development could add additional students, and require additional infrastructure and funding. Current school boundaries are subject to adjustments in order to achieve optimal capacity utilization throughout the district.

9. FT. CAMPBELL:

10. OTHER COMMENTS:

2.5 +/- acres C-⁹¹³ proposed
4.8 +/- acres R-4 proposed

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING

PLANNING STAFF'S STUDY AND RECOMMENDATION

IMPACT OF PROPOSED USE ON SURROUNDING DEVELOPMENT: Increased traffic, light & noise. Increased multiple family residential density.

INFRASTRUCTURE:

WATER SOURCE: CITY

SEWER SOURCE: CITY

STREET/ROAD ACCESSIBILITY: Tiny Town Rd.

DRAINAGE COMMENTS:

RESIDENTIAL DEVELOPMENT

APPLICANT'S ESTIMATES HISTORICAL ESTIMATES

LOTS/UNITS:

57

POPULATION:

154

APPLICABLE LAND USE PLAN

Airport Planning Area: This Planning area is centered around John H. Outlaw Field. The major north-south axis roads are Ft. Campbell Blvd., Tobacco Rd. and Peachers Mill Rd.. Tiny Town Rd. serves as the major east-west connector here. The planning area has vast amounts of open space that has a long history of agricultural and woodland uses.

STAFF RECOMMENDATION: **APPROVAL**

- 1.** The proposed zoning request is consistent with the adopted Land Use Plan.
- 2.** The proposed C-5 Highway & Arterial Commercial & R-4 Multiple Family Residential Zoning is consistent with the development pattern in the area and is not out of character.
- 3.** Adequate infrastructure will serve the site & no adverse environmental issues were identified relative to this request.
- 4.**
- 5.**



Z-49-2021

APPLICANT:
WILLIAM REVELL

REQUEST:

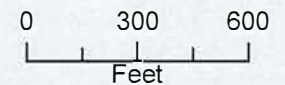
AG
TO
C-5/R-4

MAP & PARCEL

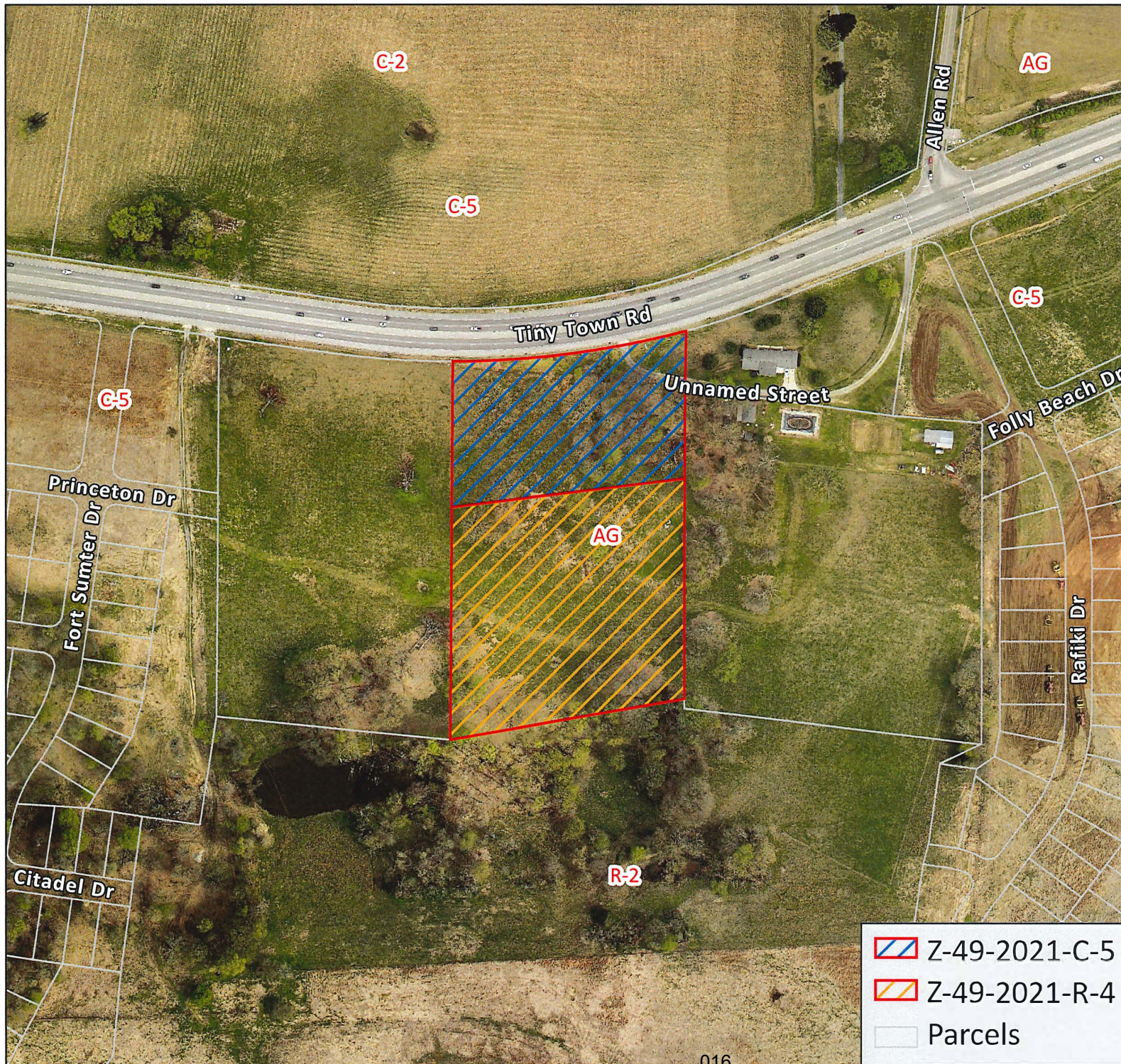
006 04102

ACRES +/-
7.27

Scale: 1:6,000



8/24/2021



Z-49-2021

APPLICANT:
WILLIAM REVELL

REQUEST:
AG
TO
C-5/R-4

MAP & PARCEL
006 04102

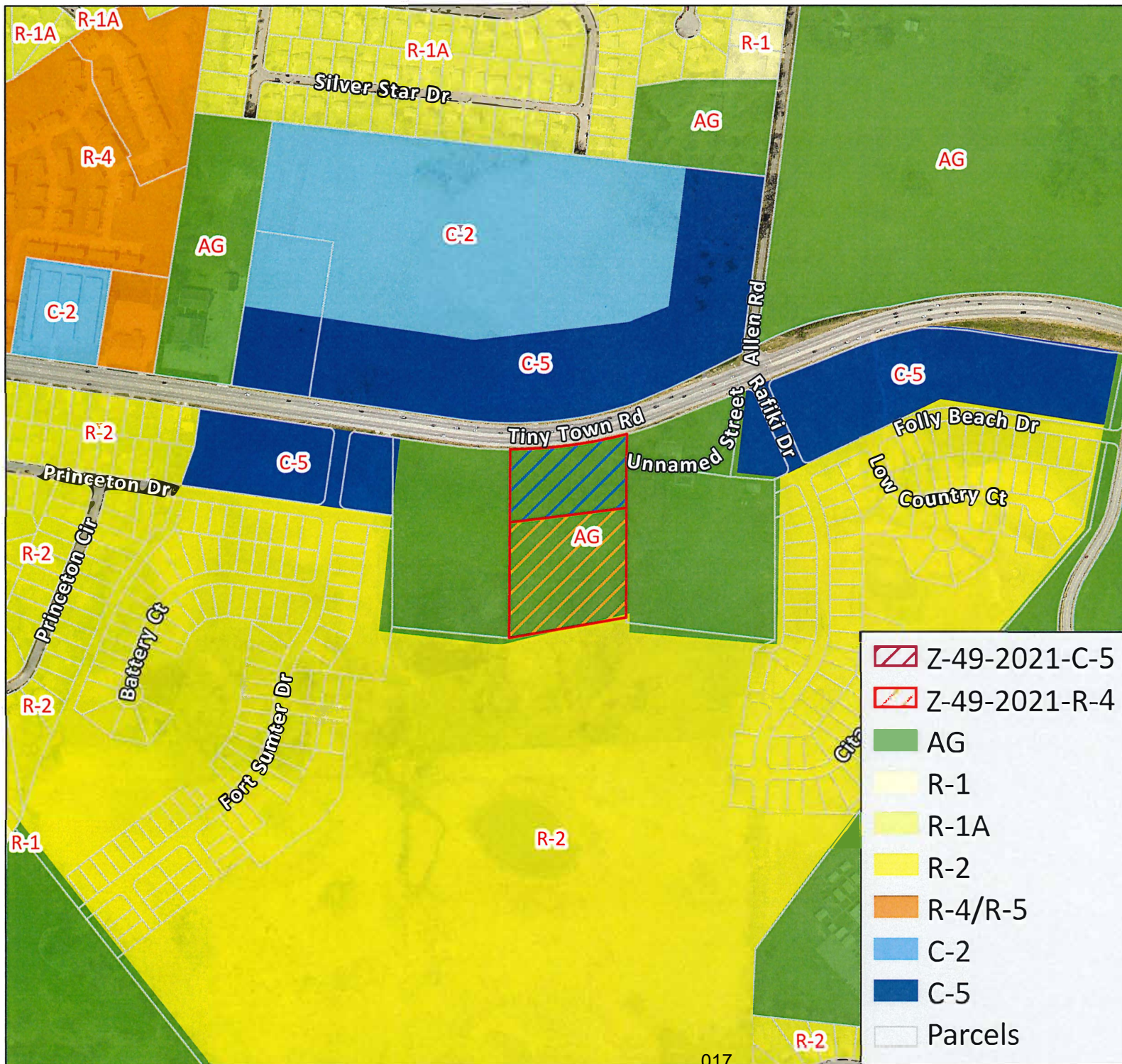
ACRES +/-
7.27

Scale: 1:3,000



8/24/2021





Z-49-2021

APPLICANT:

WILLIAM REVELL

REQUEST:

**AG
TO
C-5/R-4**

MAP & PARCEL

006 04102

ACRES +/-
7.27

 Z-49-2021-C-5


 Z-49-2021-R-4

 AG

 R-1


 R-1A

 R-2

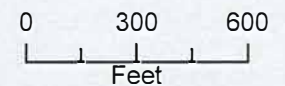
 R-4/R-5

 C-2

 C-5

 Parcels

Scale: 1:6,000



8/24/2021

CASE NUMBER: Z 49 2021 **MEETING DATE** 9/28/2021

APPLICANT: William Revell

PRESENT ZONING AG

PROPOSED ZONING C-5

TAX PLAT # 006

PARCEL 041.02

GEN. LOCATION Property fronting on the south frontage of Tiny Town Rd., 775 +/- feet west of the
Tiny Town Rd. & Allen Rd. intersection.

PUBLIC COMMENTS

None received as of 4:30 P.M. on 9/27/2021 (A.L.)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

RPC MEETING DATE: 09/28/2021

CASE NUMBER: Z - 51 -2021

NAME OF APPLICANT:Milam Family, LLC

Jamie Milam

AGENT: Allen Moser

GENERAL INFORMATION

TAX PLAT: 080B

PARCEL(S): D 006.00

ACREAGE TO BE REZONED: .32

PRESENT ZONING: O-1

PROPOSED ZONING: C-2

EXTENSION OF ZONING

CLASSIFICATION: YES

PROPERTY LOCATION: Property fronting on the south frontage of Old Ashland City Rd., 80 +/- feet east of the Golf Club Ln. & Old Ashland City Rd. intersection.

CITY COUNCIL WARD: 7

COUNTY COMMISSION DISTRICT: 20

CIVIL DISTRICT: 12

DESCRIPTION OF PROPERTY: Existing structure that appears to be an office with associated parking.

APPLICANT'S STATEMENT Extension of existing zoning classification consistent with the land use plan. Medical
FOR PROPOSED USE: office is obsolete. C-2 zoning allows for redevelopment of existing structure to appeal to
broadier prospective tenant.

GROWTH PLAN AREA: CITY

PLANNING AREA: Hilldale

PREVIOUS ZONING HISTORY:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

DEPARTMENT COMMENTS

- ☒ GAS AND WATER ENG. SUPPORT MGR.
- ☒ GAS AND WATER ENG. SUPPORT COOR.
- ☐ UTILITY DISTRICT
- ☒ CITY STREET DEPT.
- ☒ TRAFFIC ENG. - ST. DEPT.
- ☐ COUNTY HIGHWAY DEPT.
- ☐ CEMC
- ☒ DEPT. OF ELECTRICITY (CDE)

- ☐ ATT
- ☒ FIRE DEPARTMENT
- ☐ EMERGENCY MANAGEMENT
- ☒ POLICE DEPARTMENT
- ☐ SHERIFF'S DEPARTMENT
- ☒ CITY BUILDING DEPT.
- ☐ COUNTY BUILDING DEPT.
- ☒ SCHOOL SYSTEM OPERATIONS
- ☐ FT. CAMPBELL

- ☐ DIV. OF GROUND WATER
- ☐ HOUSING AUTHORITY
- ☐ INDUSTRIAL DEV BOARD
- ☐ CHARTER COMM.
- ☐ Other...

1. CITY ENGINEER/UTILITY DISTRICT:

Comments received from department and they had no concerns.

2. STREET DEPARTMENT/ COUNTY HIGHWAY DEPARTMENT:

Comments received from department and they had no concerns.

3. DRAINAGE COMMENTS:

Comments received from department and they had no concerns.

4. CDE/CEMC:

No Comment(s) Received

5. FIRE DEPT/EMERGENCY MGT.:

Comments received from department and they had no concerns.

6. POLICE DEPT/SHERIFF'S OFFICE:

Comments received from department and they had no concerns.

7. CITY BUILDING DEPARTMENT/ COUNTY BUILDING DEPARTMENT:

Comments received from department and they had no concerns.

8. SCHOOL SYSTEM:

ELEMENTARY: BARKSDALE

MIDDLE SCHOOL: RICHVIEW

HIGH SCHOOL: CLARKSVILLE

Barksdale Elementary, Richview Middle & Clarksville High are in the 3rd fastest growing region in Montgomery County. Barksdale Elementary is at 96% capacity & currently has 5 portable classrooms. Richview Middle is at 98% capacity and currently has 2 portable classrooms. Clarksville High is 101% capacity and currently has 1 portable classroom. This continued student growth necessitates additional action to address building capacity growth & school bus transportation needs. Current school boundaries are subject to adjustments in order to achieve optimal capacity utilization throughout the District.

9. FT. CAMPBELL:

10. OTHER COMMENTS:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING

PLANNING STAFF'S STUDY AND RECOMMENDATION

IMPACT OF PROPOSED USE ON SURROUNDING DEVELOPMENT: C-2 allows for mixed use commercial & multi-family residential use.

INFRASTRUCTURE:

WATER SOURCE: CITY

SEWER SOURCE: CITY

STREET/ROAD ACCESSIBILITY: Old Ashland City Rd.

DRAINAGE COMMENTS:

RESIDENTIAL DEVELOPMENT

APPLICANT'S ESTIMATES HISTORICAL ESTIMATES

LOTS/UNITS:

3

POPULATION:

8

APPLICABLE LAND USE PLAN

Hilldale Planning Area: One of the most stable single family residential areas of the city. Its central location gives its convenient proximity to most areas of the city & Sango Planning Area: Growth rate for this area is well above the overall county average.

STAFF RECOMMENDATION: **APPROVAL**

- 1.** The proposed zoning request is consistent with the adopted Land Use Plan.
- 2.** C-2 zoning permits the opportunity for general goods & services establishments with the additional opportunity for mixed use residential. The adopted Land Use Plan states that mixed use, residential & commercial developments should be encouraged.
- 3.** The C-2 General Commercial District request is an extension of the existing C-2 zoning district to the north & west.
- 4.** Adequate infrastructure serves the site & no adverse environmental issues were identified relative to this request.

5.

Z-51-2021

APPLICANT:

MILAM FAMILY, LLC

REQUEST:

O-1

TO

C-2

MAP & PARCEL

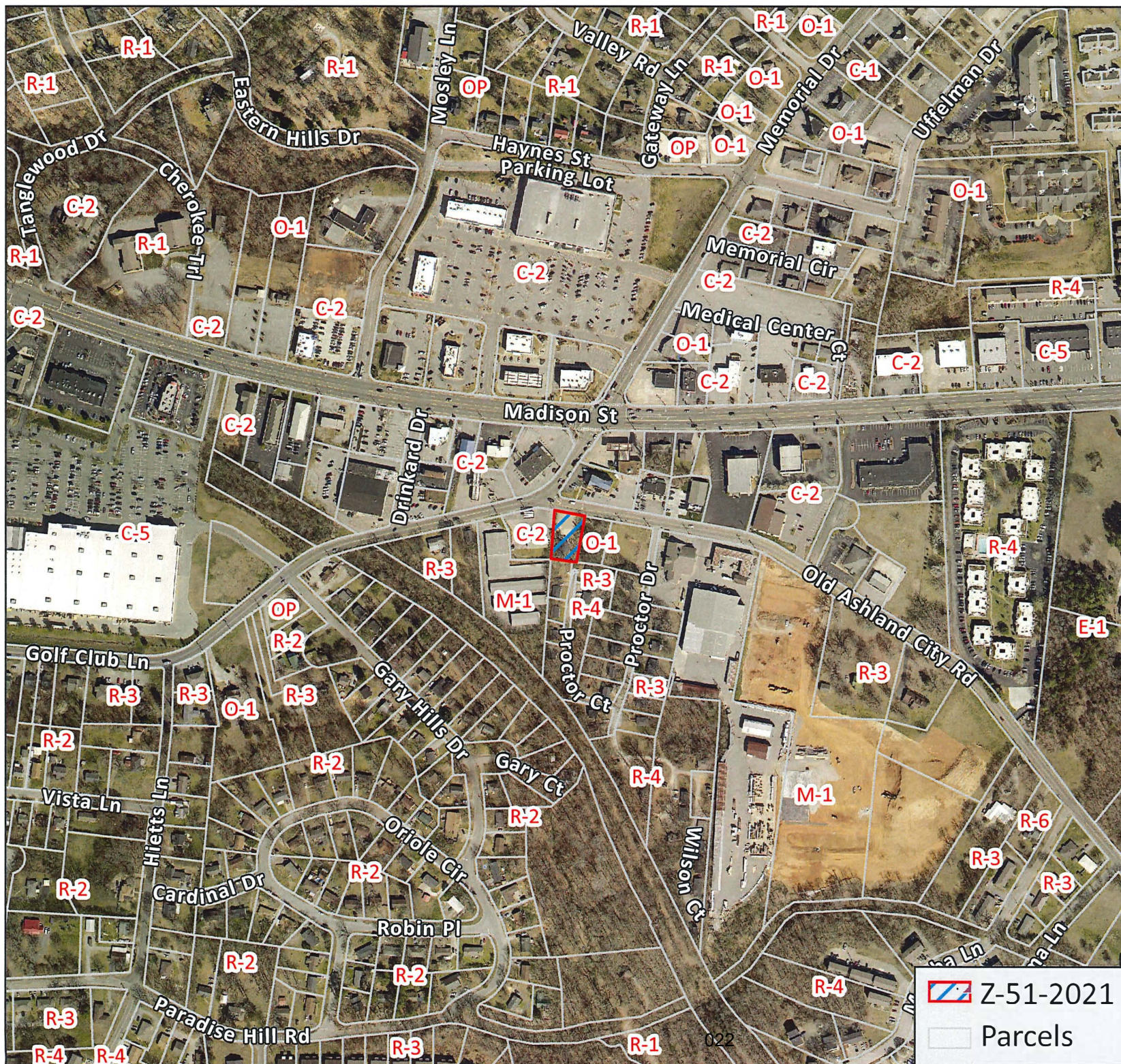
080B D 00600


ACRES +/-
0.32

Scale: 1:5,000

0 250 500
Feet

9/28/2021



 **Z-51-2021**

 **Parcels**



Z-51-2021

APPLICANT:
MILAM FAMILY, LLC

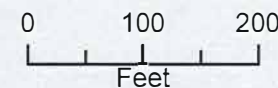
REQUEST:

O-1
TO
C-2

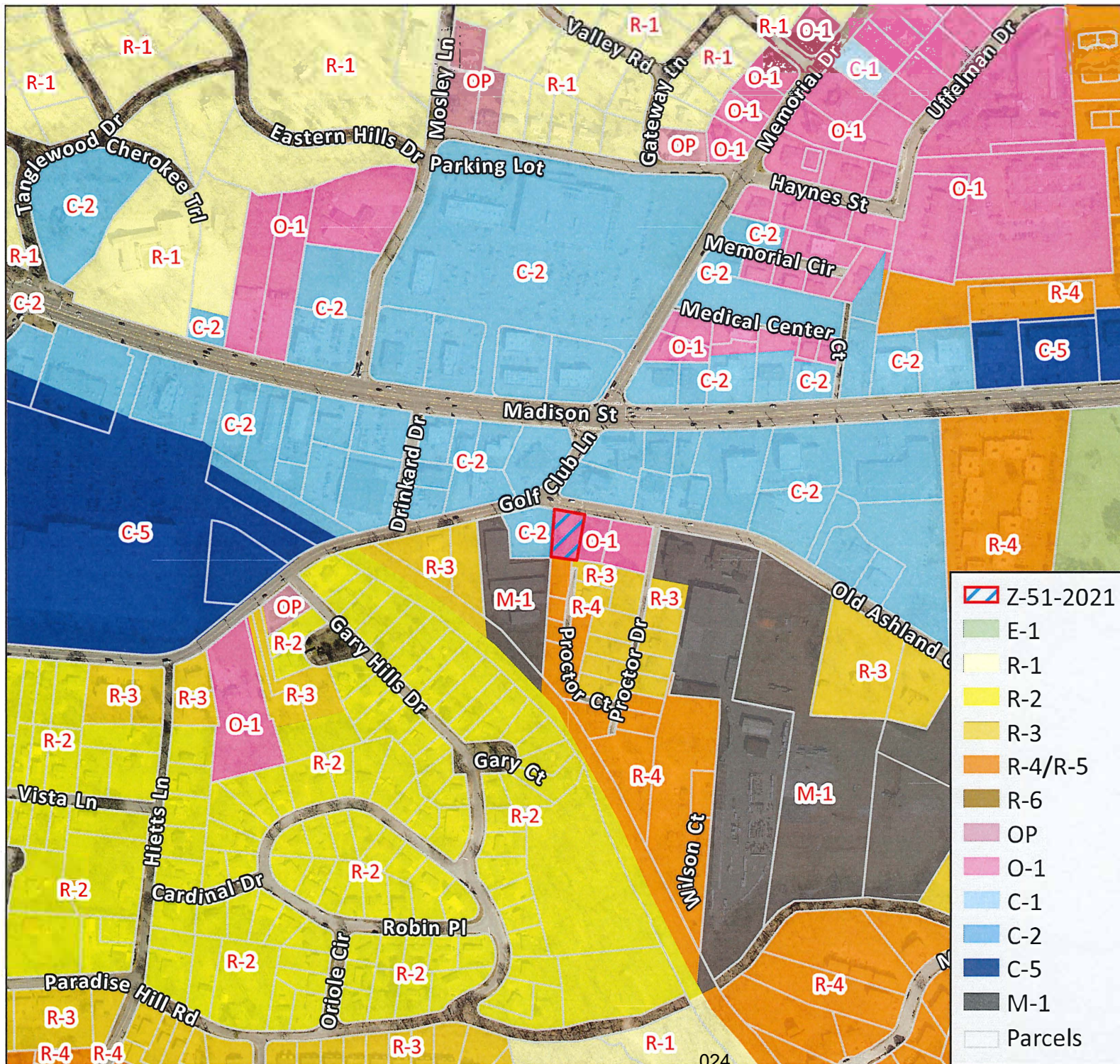
MAP & PARCEL
080B D 00600

ACRES +/-
0.32

Scale: 1:2,000



9/28/2021



Z-51-2021

APPLICANT:
MILAM FAMILY, LLC

REQUEST:

**O-1
TO
C-2**

MAP & PARCEL

080B D 00600

ACRES +/-
0.32

- Z-51-2021 Z-51-2021
- E-1 E-1
- R-1 R-1
- R-2 R-2
- R-3 R-3
- R-4/R-5 R-4/R-5
- R-6 R-6
- OP OP
- O-1 O-1
- C-1 C-1
- C-2 C-2
- C-5 C-5
- M-1 M-1
- Parcels Parcels

Scale: 1:5,000



9/28/2021

CASE NUMBER: Z 51 2021 **MEETING DATE** 09/28/2021

APPLICANT: Milam Family, LLC Jamie Milam

PRESENT ZONING O-1 **PROPOSED ZONING** C-2

TAX PLAT # 080B **PARCEL** D 006.00

GEN. LOCATION Property fronting on the south frontage of Old Ashland City Rd., 80 +/- feet east of the Golf Club Ln. & Old Ashland City Rd. intersection.

PUBLIC COMMENTS

None received as of 4:30 P.M. on 9/27/2021 (A.L.)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

RPC MEETING DATE: 09/28/2021

CASE NUMBER: Z - 52 -2021

NAME OF APPLICANT:Allen Moser

AGENT:

GENERAL INFORMATION

TAX PLAT: 043K

PARCEL(S): A 030.00

ACREAGE TO BE REZONED: 12.67

PRESENT ZONING: C-5 R-1

PROPOSED ZONING: C-2

EXTENSION OF ZONING

CLASSIFICATION: NO

PROPERTY LOCATION: Property located east of Ft. Campbell Blvd., South of Concord Dr., West & North of W. Bel Air Blvd.,

CITY COUNCIL WARD: 2

COUNTY COMMISSION DISTRICT: 16

CIVIL DISTRICT: 7

DESCRIPTION OF PROPERTY: Wooded tract with varying topography.

APPLICANT'S STATEMENT Request for C-2 zoning is highest and best use as it allows for future mixed use,
FOR PROPOSED USE: multifamily, and/or commercial; development. This request is consistent with the land use plan . The C-2 zoning provides a buffer between the C-5 arterial commercial zone to the west and the R-1 single family zoning to the east. Intended access for the parcel is from 1445 Ft. Campbell Blvd.

GROWTH PLAN AREA: CITY

PLANNING AREA: Peachers Mill

PREVIOUS ZONING HISTORY:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

DEPARTMENT COMMENTS

- ☒ GAS AND WATER ENG. SUPPORT MGR.
- ☒ GAS AND WATER ENG. SUPPORT COOR.
- ☐ UTILITY DISTRICT
- ☒ CITY STREET DEPT.
- ☒ TRAFFIC ENG. - ST. DEPT.
- ☐ COUNTY HIGHWAY DEPT.
- ☐ CEMC
- ☒ DEPT. OF ELECTRICITY (CDE)

- ☐ ATT
- ☒ FIRE DEPARTMENT
- ☐ EMERGENCY MANAGEMENT
- ☒ POLICE DEPARTMENT
- ☐ SHERIFF'S DEPARTMENT
- ☒ CITY BUILDING DEPT.
- ☐ COUNTY BUILDING DEPT.
- ☒ SCHOOL SYSTEM OPERATIONS
- ☐ FT. CAMPBELL

- ☐ DIV. OF GROUND WATER
- ☐ HOUSING AUTHORITY
- ☐ INDUSTRIAL DEV BOARD
- ☐ CHARTER COMM.
- ☐ Other...

1. CITY ENGINEER/UTILITY DISTRICT:

Comments received from department and they had no concerns.

2. STREET DEPARTMENT/ COUNTY HIGHWAY DEPARTMENT:

Traffic Assessment Submitted and accepted by the Clarksville Street Dept.

3. DRAINAGE COMMENTS:

Blueline Stream

4. CDE/CEMC:

No Comment(s) Received

5. FIRE DEPT/EMERGENCY MGT.:

Comments received from department and they had no concerns.

6. POLICE DEPT/SHERIFF'S OFFICE:

Comments received from department and they had no concerns.

7. CITY BUILDING DEPARTMENT/ COUNTY BUILDING DEPARTMENT:

Comments received from department and they had no concerns.

8. SCHOOL SYSTEM:

ELEMENTARY:

MIDDLE SCHOOL:

HIGH SCHOOL:

Kenwood Middle School is in the fastest growing region in Montgomery County. Kenwood Middle is at 94% capacity. This development could add additional students and require additional infrastructure and funding. Current school boundaries are subject to adjustments in order to achieve optimal capacity utilization throughout the District.

9. FT. CAMPBELL:

10. OTHER COMMENTS:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING

PLANNING STAFF'S STUDY AND RECOMMENDATION

IMPACT OF PROPOSED USE ON SURROUNDING DEVELOPMENT: C-2 allows for mixed use commercial & multi-family residential use.

INFRASTRUCTURE:

WATER SOURCE: CITY

SEWER SOURCE: CITY

STREET/ROAD ACCESSIBILITY: West Bel Air & possible access through 1445 Ft. Campbell Blvd.

DRAINAGE COMMENTS: Blueline Stream

RESIDENTIAL DEVELOPMENT

APPLICANT'S ESTIMATES HISTORICAL ESTIMATES

LOTS/UNITS:

152

POPULATION:

410

APPLICABLE LAND USE PLAN

Peachers Mill Planning Area - This area is a combination of mature and newly platted subdivisions, primarily single family in nature. The construction of the 101st Parkway has had an impact here as it vastly improved the linkage between US 41 A and US 79. Even though the Parkway has limited access, it is creating pressure for commercial nodes at its intersections with local roads.

STAFF RECOMMENDATION: **DISAPPROVAL**

- 1.** The proposed zoning request is inconsistent with the adopted Land Use Plan.
- 2.** The property does not lend itself to commercial development potential due to topography & lack of visibility from Fort Campbell Blvd.
- 3.** Adequate infrastructure serves the site & no adverse environmental issues were identified relative to this request.
- 4.**
- 5.**



Z-52-2021

APPLICANT:

ALLEN MOSER

REQUEST:

C-5/R-1

TO

C-2

MAP & PARCEL


043K A 03000

ACRES +/-
12.67

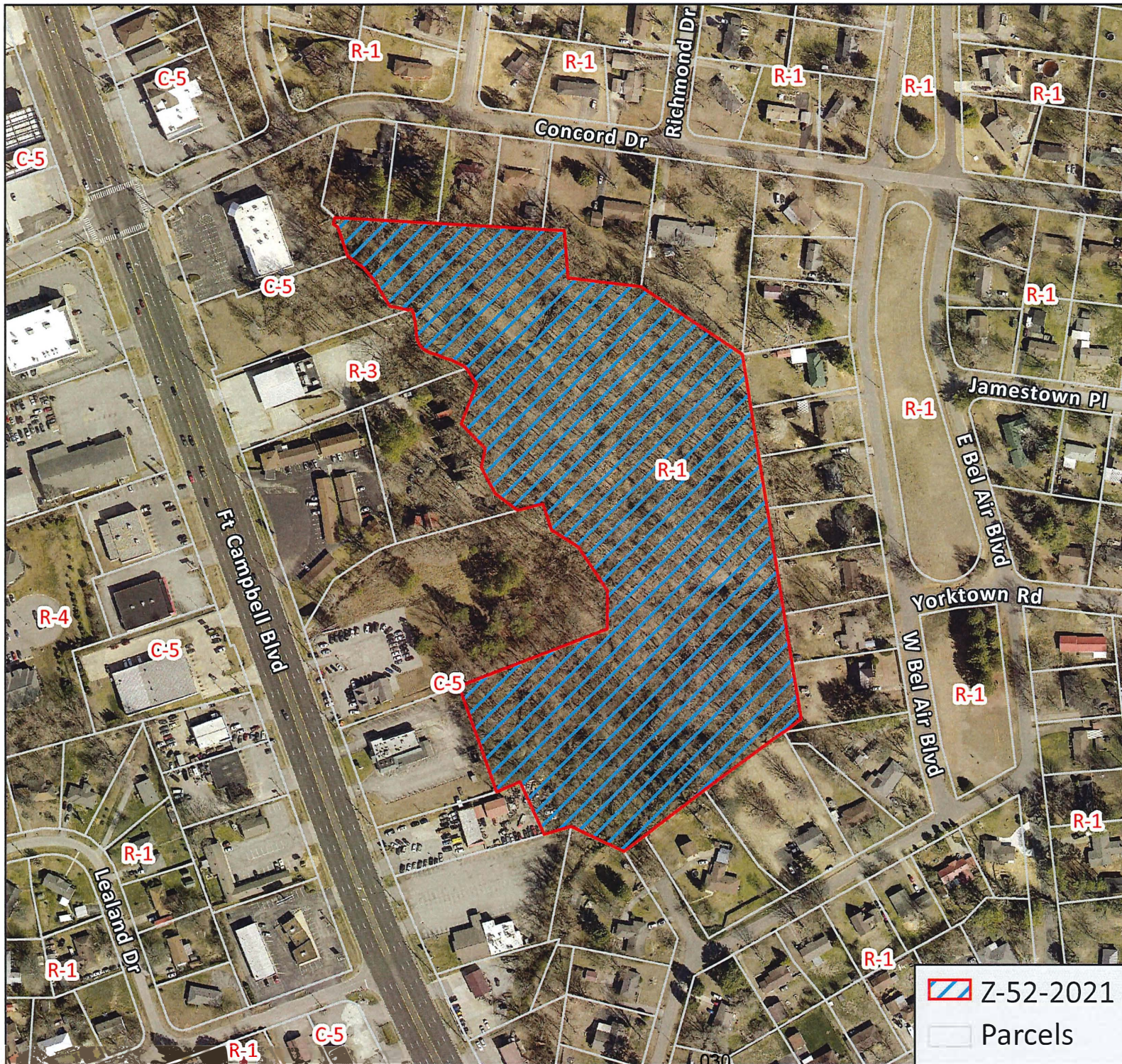
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 **Z-52-2021**

 **Parcels**

9/28/2021



Z-52-2021

APPLICANT:

ALLEN MOSER

REQUEST:

C-5/R-1

TO

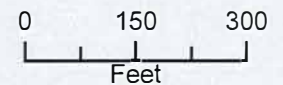
C-2

MAP & PARCEL

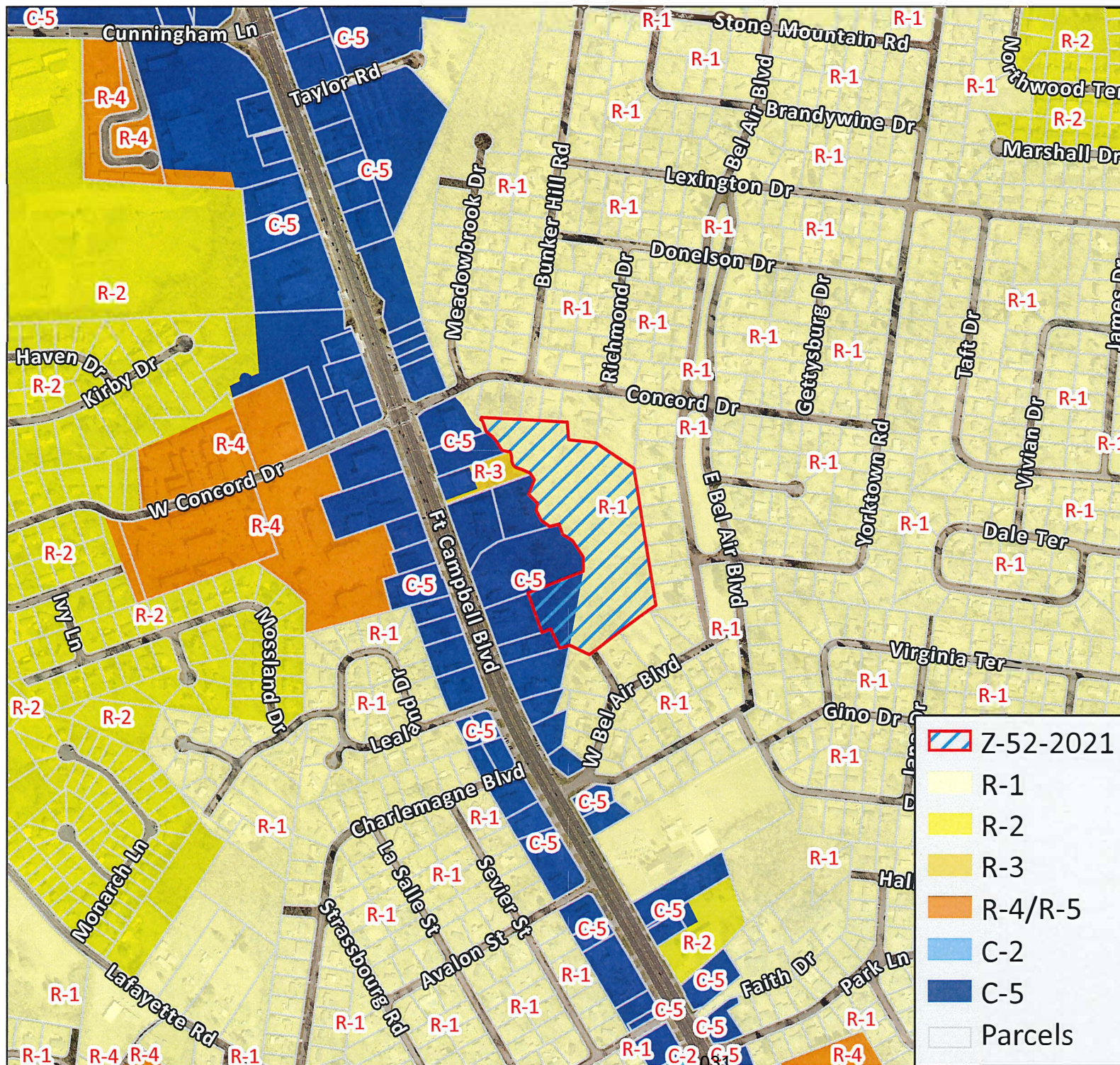
043K A 03000

ACRES +/-
12.67

Scale: 1:3,000



9/28/2021



Z-52-2021

APPLICANT:

ALLEN MOSER

REQUEST:

C-5/R-1

TO

C-2

MAP & PARCEL

043K A 03000

ACRES +/-
12.67

Scale: 1:8,000



9/28/2021

Z-52-2021

APPLICANT:

ALLEN MOSER

REQUEST:

C-5/R-1

TO

C-2

MAP & PARCEL

043K A 03000

ACRES +/-
12.67


Scale: 1:5,000

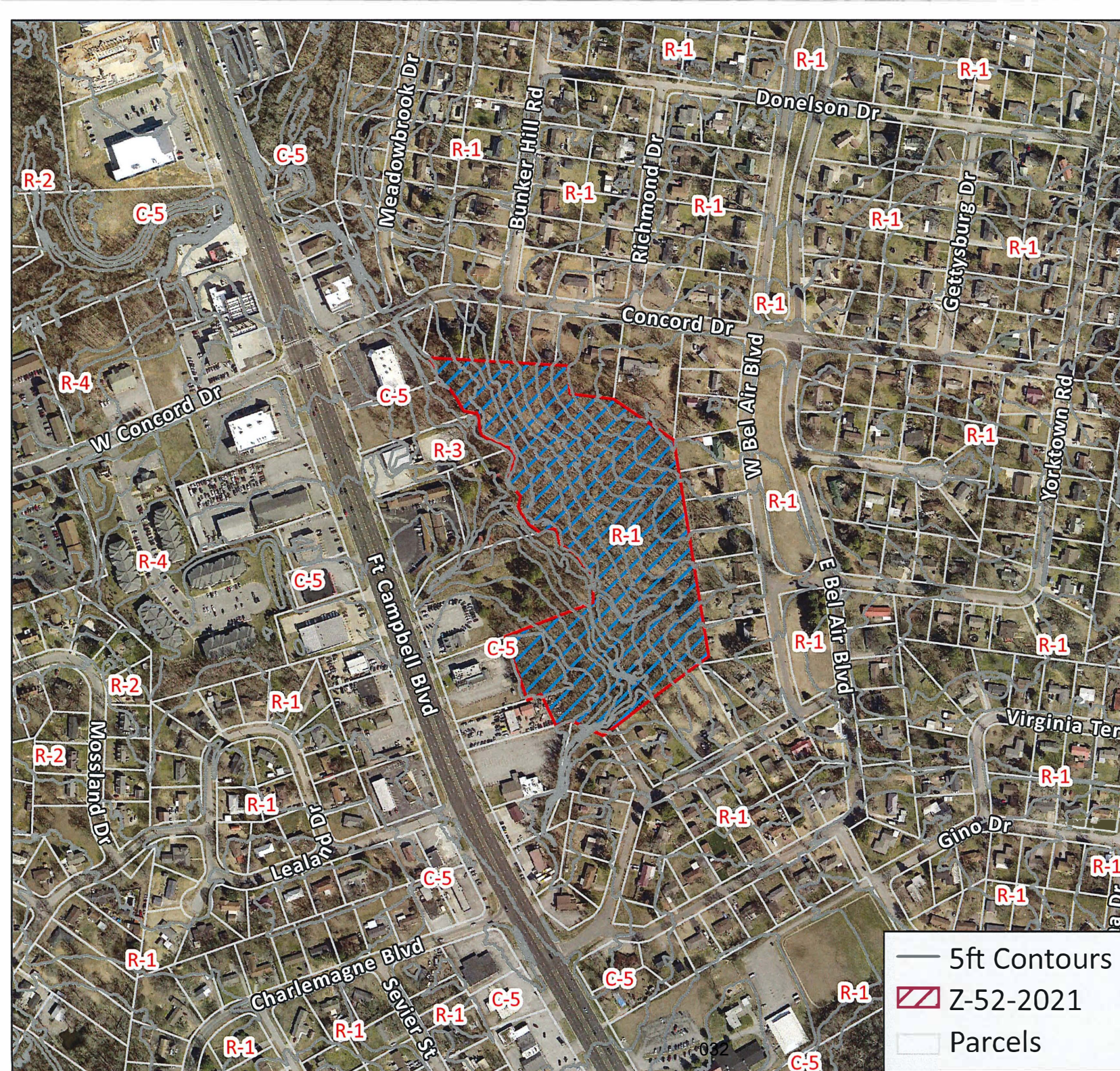
0 250 500
Feet

9/28/2021

— 5ft Contours

 Z-52-2021

 Parcels



CASE NUMBER: Z 52 2021 **MEETING DATE** 09/28/2021

APPLICANT: Allen Moser

PRESENT ZONING C-5

PROPOSED ZONING C-2

TAX PLAT # 043K

PARCEL A 030.00

GEN. LOCATION Property located east of Ft. Campbell Blvd., South of Concord Dr., West & North of W. Bel Air Blvd.,

PUBLIC COMMENTS

None received as of 4:30 P.M. on 9/27/2021 (A.L.)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

RPC MEETING DATE: 09/28/2021

CASE NUMBER: Z - 53 -2021

NAME OF APPLICANT:Preston Langford

AGENT: William Belew

GENERAL INFORMATION

TAX PLAT: 040

PARCEL(S): 032.01

ACREAGE TO BE REZONED: 1.69

PRESENT ZONING: O-1

PROPOSED ZONING: C-2

EXTENSION OF ZONING

CLASSIFICATION: YES

PROPERTY LOCATION: A tract east of Warfield Blvd., west of Roanoke Rd., north of Rossvie Rd.

CITY COUNCIL WARD:

COUNTY COMMISSION DISTRICT:

CIVIL DISTRICT: 6

DESCRIPTION OF PROPERTY:

APPLICANT'S STATEMENT To attach to adjoining C-2 property and extend C-2 zoning to make a land locked parcel
FOR PROPOSED USE: usable.

GROWTH PLAN AREA: CITY

PLANNING AREA: Rossvie

PREVIOUS ZONING HISTORY:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

DEPARTMENT COMMENTS

- ☒ GAS AND WATER ENG. SUPPORT MGR.
- ☒ GAS AND WATER ENG. SUPPORT COOR.
- ☐ UTILITY DISTRICT
- ☒ CITY STREET DEPT.
- ☒ TRAFFIC ENG. - ST. DEPT.
- ☐ COUNTY HIGHWAY DEPT.
- ☐ CEMC
- ☒ DEPT. OF ELECTRICITY (CDE)

- ☐ ATT
- ☒ FIRE DEPARTMENT
- ☐ EMERGENCY MANAGEMENT
- ☒ POLICE DEPARTMENT
- ☐ SHERIFF'S DEPARTMENT
- ☒ CITY BUILDING DEPT.
- ☐ COUNTY BUILDING DEPT.
- ☒ SCHOOL SYSTEM OPERATIONS
- ☐ FT. CAMPBELL

- ☐ DIV. OF GROUND WATER
- ☐ HOUSING AUTHORITY
- ☐ INDUSTRIAL DEV BOARD
- ☐ CHARTER COMM.
- ☐ Other...

1. CITY ENGINEER/UTILITY DISTRICT:

No sewer or water available.

2. STREET DEPARTMENT/ COUNTY HIGHWAY DEPARTMENT:

Provide trip generation & reference previous study in the area.

3. DRAINAGE COMMENTS:

Comments received from department and they had no concerns.

4. CDE/CEMC:

No Comment(s) Received

5. FIRE DEPT/EMERGENCY MGT.:

Comments received from department and they had no concerns.

6. POLICE DEPT/SHERIFF'S OFFICE:

Comments received from department and they had no concerns.

7. CITY BUILDING DEPARTMENT/ COUNTY BUILDING DEPARTMENT:

Comments received from department and they had no concerns.

8. SCHOOL SYSTEM:

ELEMENTARY: ROSSVIEW

MIDDLE SCHOOL: ROSSVIEW

HIGH SCHOOL: ROSSVIEW

Rossview Elementary, Rossview Middle & Rossview High are in the 2nd fastest growing region in Mont. County. Rossview Elem. is at 130% capacity and currently has 11 portable classrooms. Rossview Middle is at 118% capacity and currently has 12 portable classrooms, Rossview High is at 113% capacity and currently has 8 portables. This continued student growth necessitates additional action to address building capacity growth and school bus transportation needs in Mont. County. This development could contribute add additional students & require additional infrastructure & funding. Current school boundaries are subject to adjustments in order to achieve optimal capacity utilization throughout the District.

9. FT. CAMPBELL:

10. OTHER COMMENTS:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING

PLANNING STAFF'S STUDY AND RECOMMENDATION

IMPACT OF PROPOSED USE ON SURROUNDING DEVELOPMENT: C-2 allows for mixed use commercial & multi-family residential use.

INFRASTRUCTURE:

WATER SOURCE: CITY

SEWER SOURCE: CITY

STREET/ROAD ACCESSIBILITY: Tract does not have road frontage. Same owner owns corner lot at northeast corner of Warfield Blvd. & Rossvie Rd.

DRAINAGE COMMENTS:

RESIDENTIAL DEVELOPMENT

APPLICANT'S ESTIMATES HISTORICAL ESTIMATES

LOTS/UNITS:	20
POPULATION:	54

APPLICABLE LAND USE PLAN

Rossvie Road Planning Area - One of the most diversified areas of the county in terms of land use. It has the best remaining agricultural land. One of the fastest growing sectors of Montgomery County. Factors affecting growth all average to above average. The Industrial Park is also located in this planning area.

STAFF RECOMMENDATION: **APPROVAL**

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. C-2 zoning permits the opportunity for general goods & services establishments with the additional opportunity for mixed use residential. The adopted Land Use Plan states that mixed use, residential & commercial developments should be encouraged.
3. The C-2 General Commercial District request is an extension of the existing C-2 zoning district to the north & west.
4. Adequate infrastructure serves the site & no adverse environmental issues were identified relative to this request.
- 5.



Z-53-2021

APPLICANT:
PRESTON LANGFORD

REQUEST:

O-1
TO
C-2

MAP & PARCEL

040 03201

ACRES +/-
1.69

Scale: 1:5,000



9/28/2021



Z-53-2021

APPLICANT:
PRESTON LANGFORD

REQUEST:

O-1
TO
C-2

MAP & PARCEL

040 03201

ACRES +/-
1.69

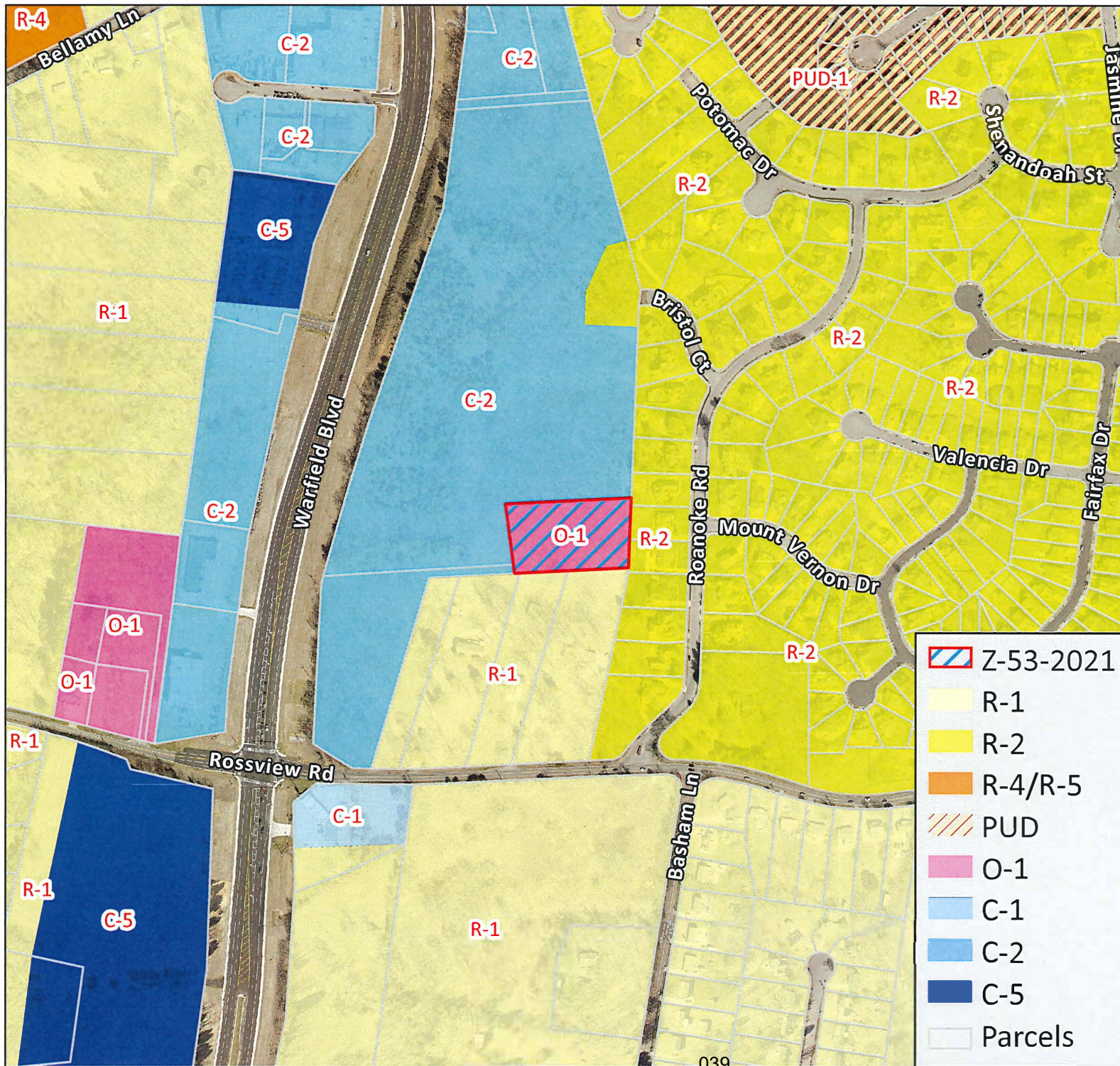
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9/28/2021

 **Z-53-2021**

 **Parcels**



Z-53-2021

APPLICANT:
PRESTON LANGFORD

REQUEST:

**O-1
TO
C-2**

MAP & PARCEL

040 03201

ACRES +/-
1.69

Scale: 1:5,000



9/28/2021

CASE NUMBER: Z 53 2021 **MEETING DATE** 09/28/2021

APPLICANT: Preston Langford

PRESENT ZONING O-1

PROPOSED ZONING C-2

TAX PLAT # 040

PARCEL 032.01

GEN. LOCATION A tract east of Warfield Blvd., west of Roanoke Rd., north of Rossvie Rd.

PUBLIC COMMENTS

None received as of 4:30 P.M. on 9/27/2021 (A.L.)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

RPC MEETING DATE: 09/28/2021

CASE NUMBER: Z - 54 - 2021

NAME OF APPLICANT: Joel & Shirley

Plummer

AGENT: Chris Blackwell

GENERAL INFORMATION

TAX PLAT: 041

PARCEL(S): 080.00, 081.00,
082.00

ACREAGE TO BE REZONED: 4.62

PRESENT ZONING: R-1

PROPOSED ZONING: R-6

EXTENSION OF ZONING

CLASSIFICATION: NO

PROPERTY LOCATION: Three properties fronting on the east frontage of Old Russellville Pike, 320 +/- feet south of the Old Russellville Pike & Hickory Trace Rd. intersection.

CITY COUNCIL WARD: 12

COUNTY COMMISSION DISTRICT: 1

CIVIL DISTRICT: 6

DESCRIPTION OF PROPERTY: Relatively level lots with single family structures and some mature trees.

APPLICANT'S STATEMENT More dense single family development and to transition down from adjoining multi
FOR PROPOSED USE: family property.

GROWTH PLAN AREA: CITY

PLANNING AREA: Rossview

PREVIOUS ZONING HISTORY:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

DEPARTMENT COMMENTS

- ☒ GAS AND WATER ENG. SUPPORT MGR.
- ☒ GAS AND WATER ENG. SUPPORT COOR.
- ☐ UTILITY DISTRICT
- ☒ CITY STREET DEPT.
- ☒ TRAFFIC ENG. - ST. DEPT.
- ☐ COUNTY HIGHWAY DEPT.
- ☐ CEMC
- ☒ DEPT. OF ELECTRICITY (CDE)

- ☐ ATT
- ☒ FIRE DEPARTMENT
- ☐ EMERGENCY MANAGEMENT
- ☒ POLICE DEPARTMENT
- ☐ SHERIFF'S DEPARTMENT
- ☒ CITY BUILDING DEPT.
- ☐ COUNTY BUILDING DEPT.
- ☒ SCHOOL SYSTEM OPERATIONS
- ☐ FT. CAMPBELL

- ☐ DIV. OF GROUND WATER
- ☐ HOUSING AUTHORITY
- ☐ INDUSTRIAL DEV BOARD
- ☐ CHARTER COMM.
- ☐ Other...

1. CITY ENGINEER/UTILITY DISTRICT:

Comments received from department and they had no concerns.

2. STREET DEPARTMENT/ COUNTY HIGHWAY DEPARTMENT:

Sidewalks required.

3. DRAINAGE COMMENTS:

Comments received from department and they had no concerns.

4. CDE/CEMC:

No Comment(s) Received

5. FIRE DEPT/EMERGENCY MGT.:

Comments received from department and they had no concerns.

6. POLICE DEPT/SHERIFF'S OFFICE:

Comments received from department and they had no concerns.

7. CITY BUILDING DEPARTMENT/ COUNTY BUILDING DEPARTMENT:

Comments received from department and they had no concerns.

8. SCHOOL SYSTEM:

ELEMENTARY:

ST. B.

MIDDLE SCHOOL:

ROSSVIEW

HIGH SCHOOL:

ROSSVIEW

Rossview Middle & Rossview High are in the 2nd fastest growing region in Mont. County. Rossview Middle is at 118% capacity and currently has 12 portable classrooms, Rossview High is at 113% capacity and currently has 8 portables. This continued student growth necessitates additional action to address building capacity growth and school bus transportation needs in Mont. County. This development could contribute add additional students & require additional infrastructure & funding. Current school boundaries are subject to adjustments in order to achieve optimal capacity utilization throughout the District. This development is 50 feet from an existing school; sidewalks for pedestrians or bike access need to be included in the development phase.

9. FT. CAMPBELL:

10. OTHER COMMENTS:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING

PLANNING STAFF'S STUDY AND RECOMMENDATION

IMPACT OF PROPOSED USE ON SURROUNDING DEVELOPMENT: Increased single family residential density

INFRASTRUCTURE:

WATER SOURCE: CITY

SEWER SOURCE: CITY

STREET/ROAD ACCESSIBILITY: Old Russellville Pike

DRAINAGE COMMENTS:

RESIDENTIAL DEVELOPMENT

APPLICANT'S ESTIMATES HISTORICAL ESTIMATES

LOTS/UNITS:

41

POPULATION:

110

APPLICABLE LAND USE PLAN

Rossvie Road Planning Area - One of the most diversified areas of the county in terms of land use. It has the best remaining agricultural land. One of the fastest growing sectors of Montgomery County. Factors affecting growth all average to above average. The Industrial Park is also located in this planning area.

STAFF RECOMMENDATION: **APPROVAL**

- 1.** The proposed zoning request is consistent with the adopted Land Use Plan.
- 2.** The proposed R-6 Single Family Residential District is not out of character with the surrounding developments.
- 3.** Adequate infrastructure will serve the site, including other residential-supportive uses such as, mass transit and retail services. Sidewalks will be required as part of the development as required per R-6 Single Family Zoning.
- 4.** No adverse environmental issues have been identified.
- 5.**

Z-54-2021

APPLICANT:
JOEL & SHIRLEY
PLUMMER

REQUEST:

R-1
TO

R-6

MAP & PARCEL

041 08000
041 08100

041 08200

ACRES +/-

4.62

Scale: 1:5 000

0 250 500
Feet

9/28/2021

Scale: 1:5,000

A horizontal number line with tick marks at 0, 125, 250, 375, and 500. The word "Feet" is written below the line.

9/28/2021





Z-54-2021

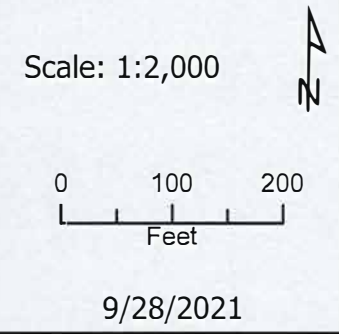
APPLICANT:
JOEL & SHIRLEY
PLUMMER

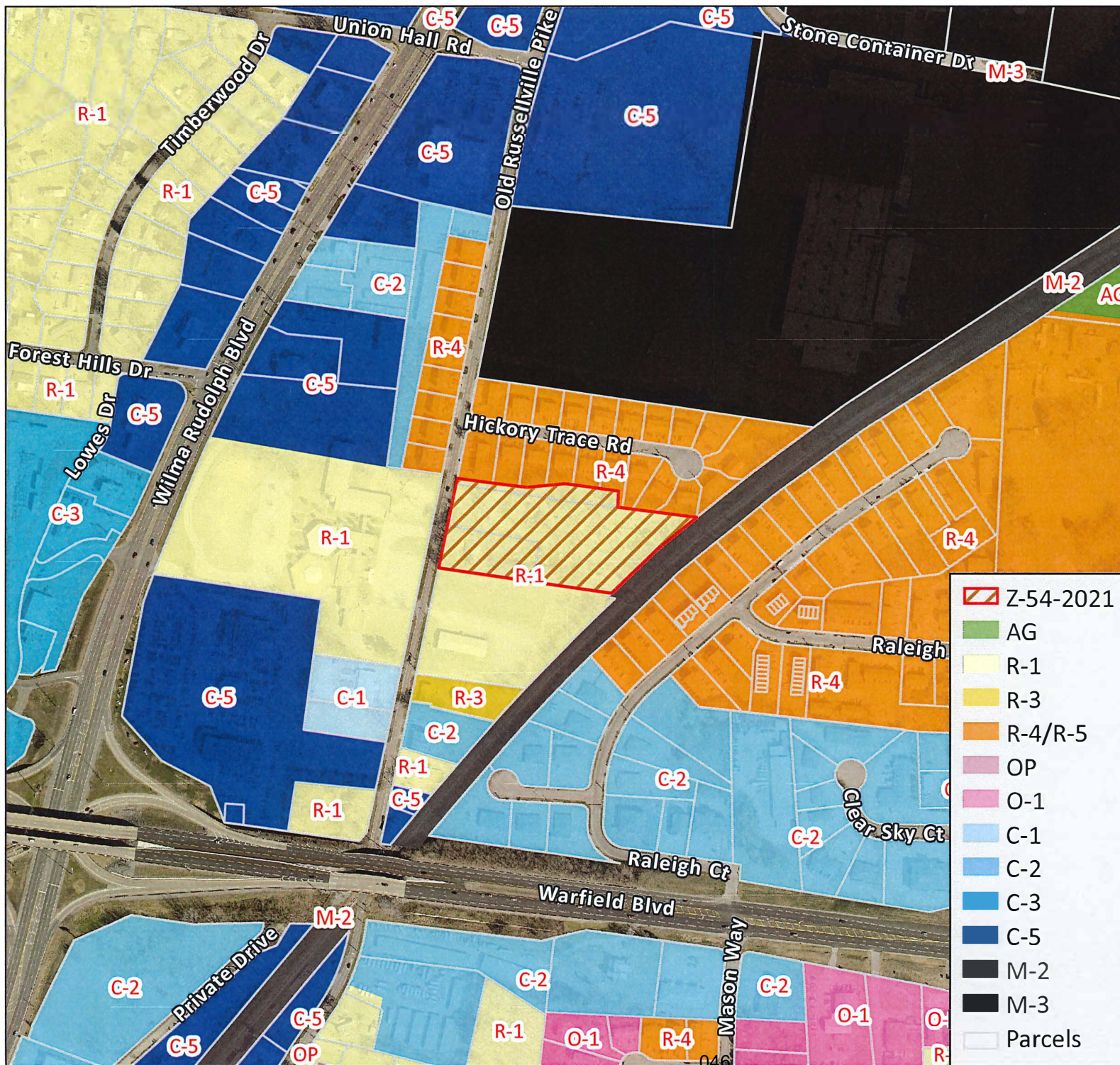
REQUEST:
R-1
TO
R-6

MAP & PARCEL

041 08000
041 08100
041 08200

ACRES +/-
4.62





Z-54-2021

APPLICANT:

JOEL & SHIRLEY
PLUMMER

REQUEST:

**R-1
TO
R-6**

MAP & PARCEL

041 08000

041 08100

041 08200

ACRES +/-
4.62

Scale: 1:5,000



9/28/2021

- Z-54-2021
- AG
- R-1
- R-3
- R-4/R-5
- OP
- O-1
- C-1
- C-2
- C-3
- C-5
- M-2
- M-3
- Parcels

CASE NUMBER: Z 54 2021 **MEETING DATE** 09/28/2021

APPLICANT: Joel & Shirley Plummer

PRESENT ZONING R-1

PROPOSED ZONING R-6

TAX PLAT # 041

PARCEL 080.00, 081.00, 082.00

GEN. LOCATION Three properties fronting on the east frontage of Old Russellville Pike, 320 +/- feet south of the Old Russellville Pike & Hickory Trace Rd. intersection.

PUBLIC COMMENTS

None received as of 4:30 P.M. on 9/27/2021 (A.L.)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

RPC MEETING DATE: 09/28/2021

CASE NUMBER: Z - 55 - 2021

NAME OF APPLICANT:Powers & Atkins , LLC

AGENT:

GENERAL INFORMATION

TAX PLAT: 066M

PARCEL(S): D 004.01

ACREAGE TO BE REZONED: 1.03

PRESENT ZONING: R-3

PROPOSED ZONING: R-4

EXTENSION OF ZONING

CLASSIFICATION: YES

PROPERTY LOCATION: Property located on the east frontage of Richardson St. 190 +/- feet south of the Richardson st. & Crossland Ave, intersection.

CITY COUNCIL WARD: 6

COUNTY COMMISSION DISTRICT: 21

CIVIL DISTRICT: 12

DESCRIPTION OF PROPERTY: Thin portion of a tract overgrown with vegetation.

APPLICANT'S STATEMENT FOR PROPOSED USE: To clean up split zoning of property

GROWTH PLAN AREA: CITY

PLANNING AREA: South Clarksville

PREVIOUS ZONING HISTORY:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

DEPARTMENT COMMENTS

- ☒ GAS AND WATER ENG. SUPPORT MGR.
- ☒ GAS AND WATER ENG. SUPPORT COOR.
- ☐ UTILITY DISTRICT
- ☒ CITY STREET DEPT.
- ☒ TRAFFIC ENG. - ST. DEPT.
- ☐ COUNTY HIGHWAY DEPT.
- ☐ CEMC
- ☒ DEPT. OF ELECTRICITY (CDE)

- ☐ ATT
- ☒ FIRE DEPARTMENT
- ☐ EMERGENCY MANAGEMENT
- ☒ POLICE DEPARTMENT
- ☐ SHERIFF'S DEPARTMENT
- ☒ CITY BUILDING DEPT.
- ☐ COUNTY BUILDING DEPT.
- ☒ SCHOOL SYSTEM OPERATIONS
- ☐ FT. CAMPBELL

- ☐ DIV. OF GROUND WATER
- ☐ HOUSING AUTHORITY
- ☐ INDUSTRIAL DEV BOARD
- ☐ CHARTER COMM.
- ☐ Other...

1. CITY ENGINEER/UTILITY DISTRICT:

Comments received from department and they had no concerns.

2. STREET DEPARTMENT/ COUNTY HIGHWAY DEPARTMENT:

Comments received from department and they had no concerns.

3. DRAINAGE COMMENTS:

Comments received from department and they had no concerns.

4. CDE/CEMC:

No Comment(s) Received

5. FIRE DEPT/EMERGENCY MGT.:

Comments received from department and they had no concerns.

6. POLICE DEPT/SHERIFF'S OFFICE:

Comments received from department and they had no concerns.

7. CITY BUILDING DEPARTMENT/ COUNTY BUILDING DEPARTMENT:

Comments received from department and they had no concerns.

8. SCHOOL SYSTEM:

ELEMENTARY: MOORE

MIDDLE SCHOOL: RICHVIEW

HIGH SCHOOL: CLARKSVILLE

Richview Middle & Clarksville High are in the 3rd fastest growing region in Montgomery County. Richview Middle is at 98% capacity and currently has 2 portable classrooms. Clarksville High is 101% capacity and currently has 1 portable classroom. This continued student growth necessitates additional action to address building capacity growth & school bus transportation needs. Current school boundaries are subject to adjustments in order to achieve optimal capacity utilization throughout the District.

9. FT. CAMPBELL:

10. OTHER COMMENTS:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

PLANNING STAFF'S STUDY AND RECOMMENDATION

IMPACT OF PROPOSED USE ON Minimal
SURROUNDING DEVELOPMENT:

INFRASTRUCTURE:

WATER SOURCE: CITY

SEWER SOURCE: CITY

STREET/ROAD ACCESSIBILITY: Richardson St.

DRAINAGE COMMENTS:

RESIDENTIAL DEVELOPMENT

APPLICANT'S ESTIMATES HISTORICAL ESTIMATES

LOTS/UNITS:

12

POPULATION:

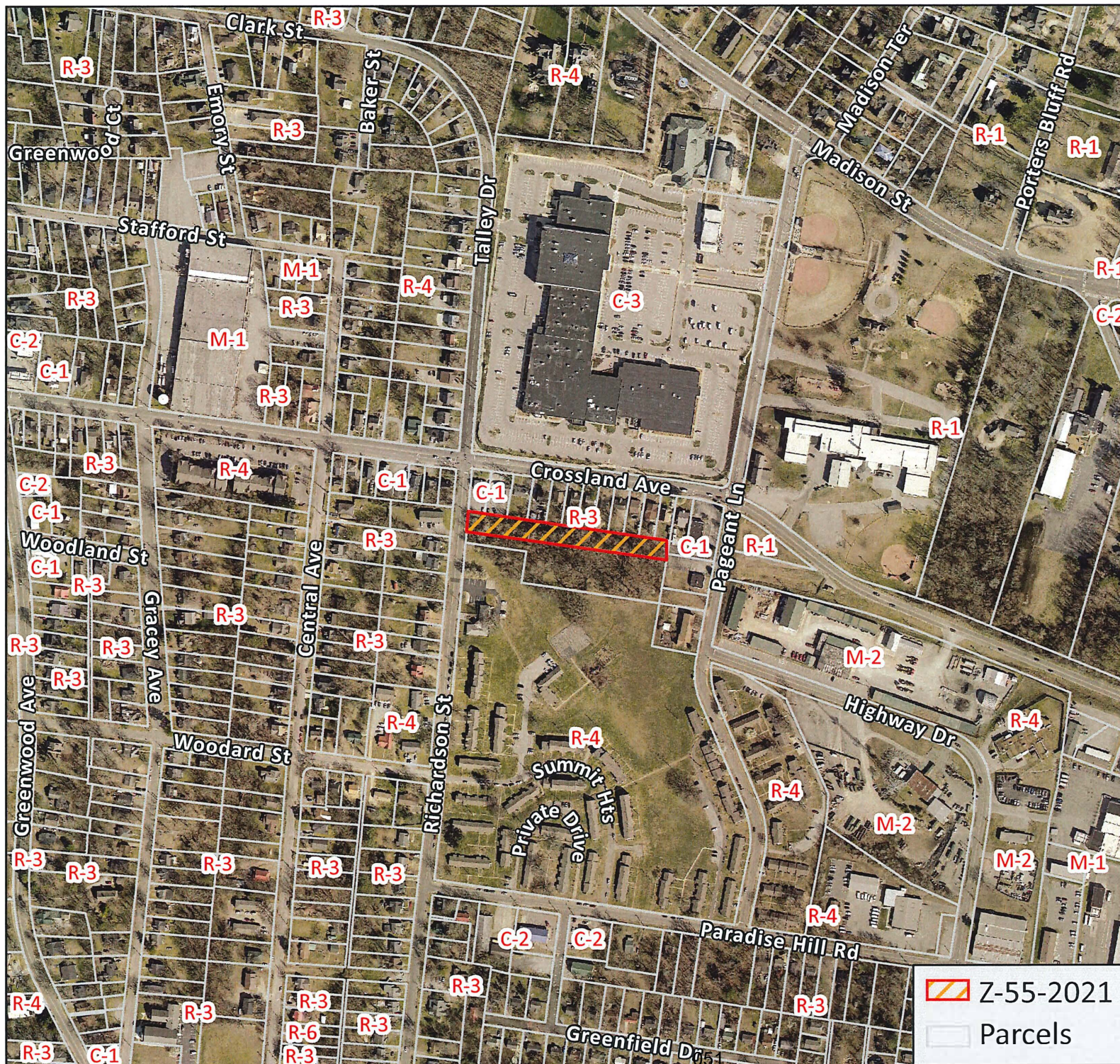
32

APPLICABLE LAND USE PLAN

South Clarksville Planning Area - South Clarksville is dominated by residential development but is ringed by commercial and light industrial uses. It is near the core of the city and has a well developed transportation network for destinations within its boundaries and other areas of the city. Sufficient infrastructure to support high density development.

STAFF RECOMMENDATION: APPROVAL

- 1.** The proposed zoning request is consistent with the adopted Land Use Plan.
- 2.** The request is an extension of the R-4 Multi-Family Residential District to the south & it brings the entire tract into the R-4 Multi-Family Residential District.
- 3.** Adequate infrastructure serves the site & no adverse environmental issues were identified relative to this request.
- 4.**
- 5.**



Z-55-2021

APPLICANT:

POWERS & ATKINS, LLC

REQUEST:

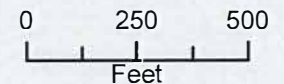
**R-3
TO
R-4**

MAP & PARCEL

066M D 00401 (P)

ACRES +/-
1.03

Scale: 1:5,000



9/28/2021



Z-55-2021

APPLICANT:

POWERS & ATKINS, LLC

REQUEST:

**R-3
TO
R-4**

MAP & PARCEL

066M D 00401 (P)

**ACRES +/-
1.03**


Scale: 1:2,000

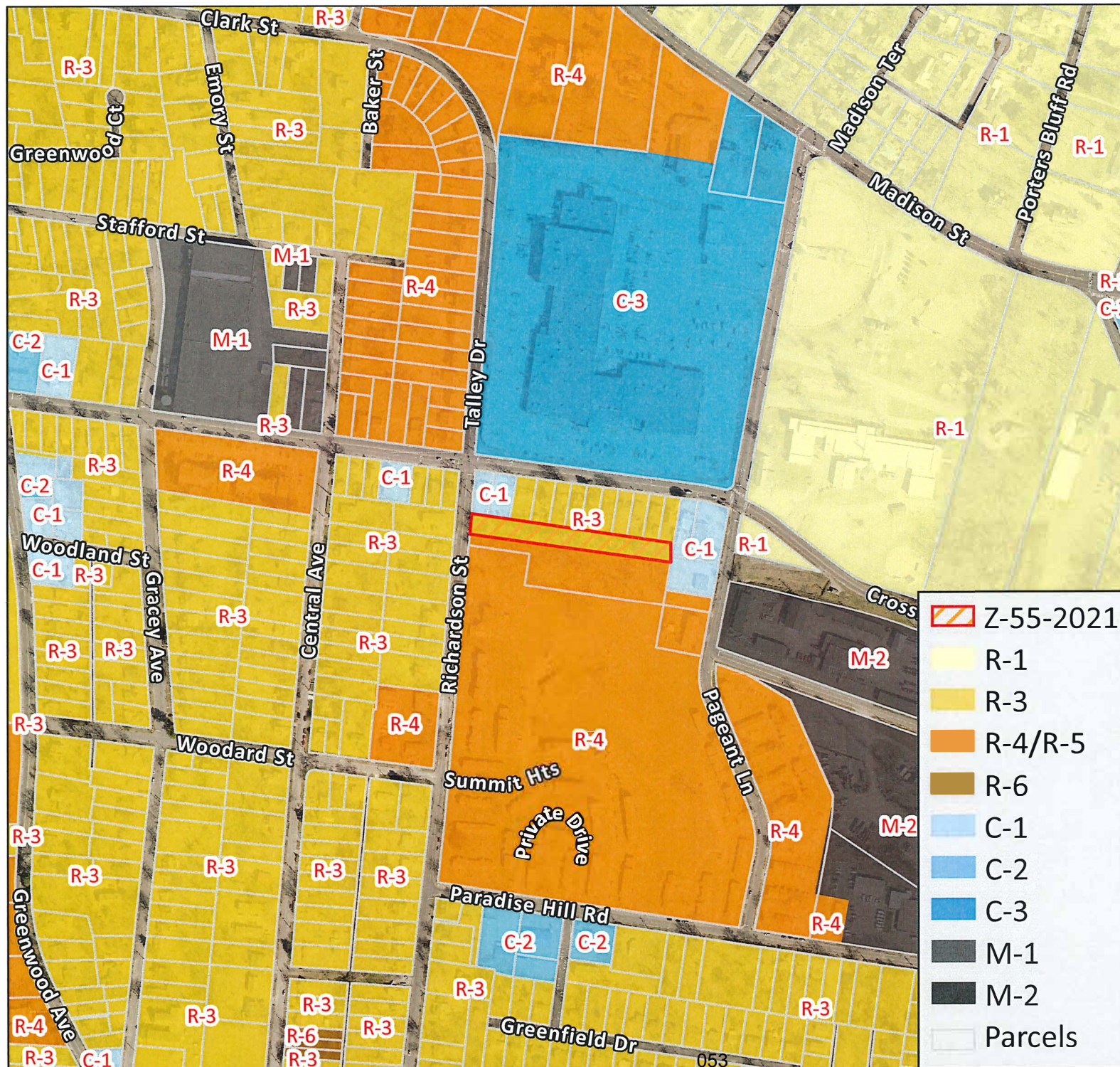
0 100 200
Feet



9/28/2021

 **Z-55-2021**

 **Parcels**



Z-55-2021

APPLICANT:

POWERS & ATKINS, LLC

REQUEST:

R-3

TO

R-4

MAP & PARCEL

066M D 00401 (P)

ACRES +/-
1.03

Z-55-2021

R-1

R-3

R-4/R-5

R-6

C-1

C-2

C-3

M-1

M-2

Parcels

Scale: 1:5,000



9/28/2021

CASE NUMBER: Z 55 2021 **MEETING DATE** 09/28/2021

APPLICANT: Powers & Atkins , LLC

PRESENT ZONING R-3

PROPOSED ZONING R-4

TAX PLAT # 066M

PARCEL D 004.01

GEN. LOCATION Property located on the east frontage of Richardson St. 190 +/- feet south of the Richardson st. & Crossland Ave, intersection.

PUBLIC COMMENTS

None received as of 4:30 P.M. on 9/27/2021 (A.L.)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

RPC MEETING DATE: 09/28/2021

CASE NUMBER: Z - 57 - 2021

NAME OF APPLICANT:Abrahamson Family

AGENT: Wayne Wilkinson

GENERAL INFORMATION

TAX PLAT: 008

PARCEL(S): 014.00

ACREAGE TO BE REZONED: 14.97

PRESENT ZONING: AG

PROPOSED ZONING: C-2

EXTENSION OF ZONING

CLASSIFICATION: NO

PROPERTY LOCATION: Property fronting on the north frontage of Tiny Town Rd., 305 +/- feet east of the Tiny Town Rd. & Heritage Pointe Dr. intersection.

CITY COUNCIL WARD: 8

COUNTY COMMISSION DISTRICT: 18

CIVIL DISTRICT: 2

DESCRIPTION OF PROPERTY: A relatively level tract that is wooded with an area of grassland.

APPLICANT'S STATEMENT To allow for a mixed use development
FOR PROPOSED USE:

GROWTH PLAN AREA: CITY

PLANNING AREA: Trenton

PREVIOUS ZONING HISTORY:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

DEPARTMENT COMMENTS

- ☒ GAS AND WATER ENG. SUPPORT MGR.
- ☒ GAS AND WATER ENG. SUPPORT COOR.
- ☐ UTILITY DISTRICT
- ☒ CITY STREET DEPT.
- ☒ TRAFFIC ENG. - ST. DEPT.
- ☐ COUNTY HIGHWAY DEPT.
- ☐ CEMC
- ☒ DEPT. OF ELECTRICITY (CDE)

- ☐ ATT
- ☒ FIRE DEPARTMENT
- ☐ EMERGENCY MANAGEMENT
- ☒ POLICE DEPARTMENT
- ☐ SHERIFF'S DEPARTMENT
- ☒ CITY BUILDING DEPT.
- ☐ COUNTY BUILDING DEPT.
- ☒ SCHOOL SYSTEM OPERATIONS
- ☐ FT. CAMPBELL

- ☐ DIV. OF GROUND WATER
- ☐ HOUSING AUTHORITY
- ☐ INDUSTRIAL DEV BOARD
- ☐ CHARTER COMM.
- ☐ Other...

1. CITY ENGINEER/UTILITY DISTRICT:

May require offsite water & sewer.

2. STREET DEPARTMENT/ COUNTY HIGHWAY DEPARTMENT:

Traffic Assessment Submitted and accepted by the Clarksville Street Dept.

3. DRAINAGE COMMENTS:

Offsite drainage may be required.

4. CDE/CEMC:

No Comment(s) Received

5. FIRE DEPT/EMERGENCY MGT.:

Comments received from department and they had no concerns.

6. POLICE DEPT/SHERIFF'S OFFICE:

Comments received from department and they had no concerns.

7. CITY BUILDING DEPARTMENT/ COUNTY BUILDING DEPARTMENT:

Comments received from department and they had no concerns.

8. SCHOOL SYSTEM:

ELEMENTARY: HAZELWOOD
MIDDLE SCHOOL: NORTHEAST
HIGH SCHOOL: NORTHEAST

Hazelwood Elementary & Northeast Middle School are in the fastest growing region in Montgomery County. Hazelwood Elementary is at 109% This continued student growth necessitates additional action to address building capacity growth & school bus transportation needs. Current school boundaries are subject to adjustments in order to achieve optimal capacity utilization throughout the District.

9. FT. CAMPBELL:

10. OTHER COMMENTS:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING

PLANNING STAFF'S STUDY AND RECOMMENDATION

IMPACT OF PROPOSED USE ON SURROUNDING DEVELOPMENT: C-2 allows for mixed use commercial & multi-family residential use.

INFRASTRUCTURE:

WATER SOURCE: CITY

SEWER SOURCE: CITY

STREET/ROAD ACCESSIBILITY: Tiny Town Rd.

DRAINAGE COMMENTS:

RESIDENTIAL DEVELOPMENT

APPLICANT'S ESTIMATES HISTORICAL ESTIMATES

LOTS/UNITS:

179

POPULATION:

483

APPLICABLE LAND USE PLAN

Trenton Road Planning Area: The dominant transportation corridor in the area is I-24, strongly supported by Wilma Rudolph Blvd. & 101st Airborne Parkway. Exit 1 I-24 interchange with Trenton Road has seen tremendous growth since 2000.

STAFF RECOMMENDATION: **APPROVAL**

- 1.** The proposed zoning request is consistent with the adopted Land Use Plan.
- 2.** C-2 zoning permits the opportunity for general goods & services establishments with the additional opportunity for mixed use residential. The adopted Land Use Plan states that mixed use, residential & commercial developments should be encouraged.
- 3.** The proposed C-2 General Commercial District is not out of character with the surrounding zoning & development pattern in the area.
- 4.** Adequate infrastructure serves the site & no adverse environmental issues were identified relative to this request.



Z-57-2021

APPLICANT:

ABRAHAMSON FAMILY
TRUST

REQUEST:

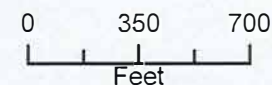
AG
TO
C-2

MAP & PARCEL

008 01400

ACRES +/-
14.97

Scale: 1:7,000



9/28/2021



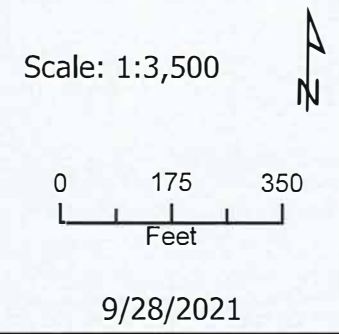
Z-57-2021

APPLICANT:
ABRAHAMSON FAMILY
TRUST

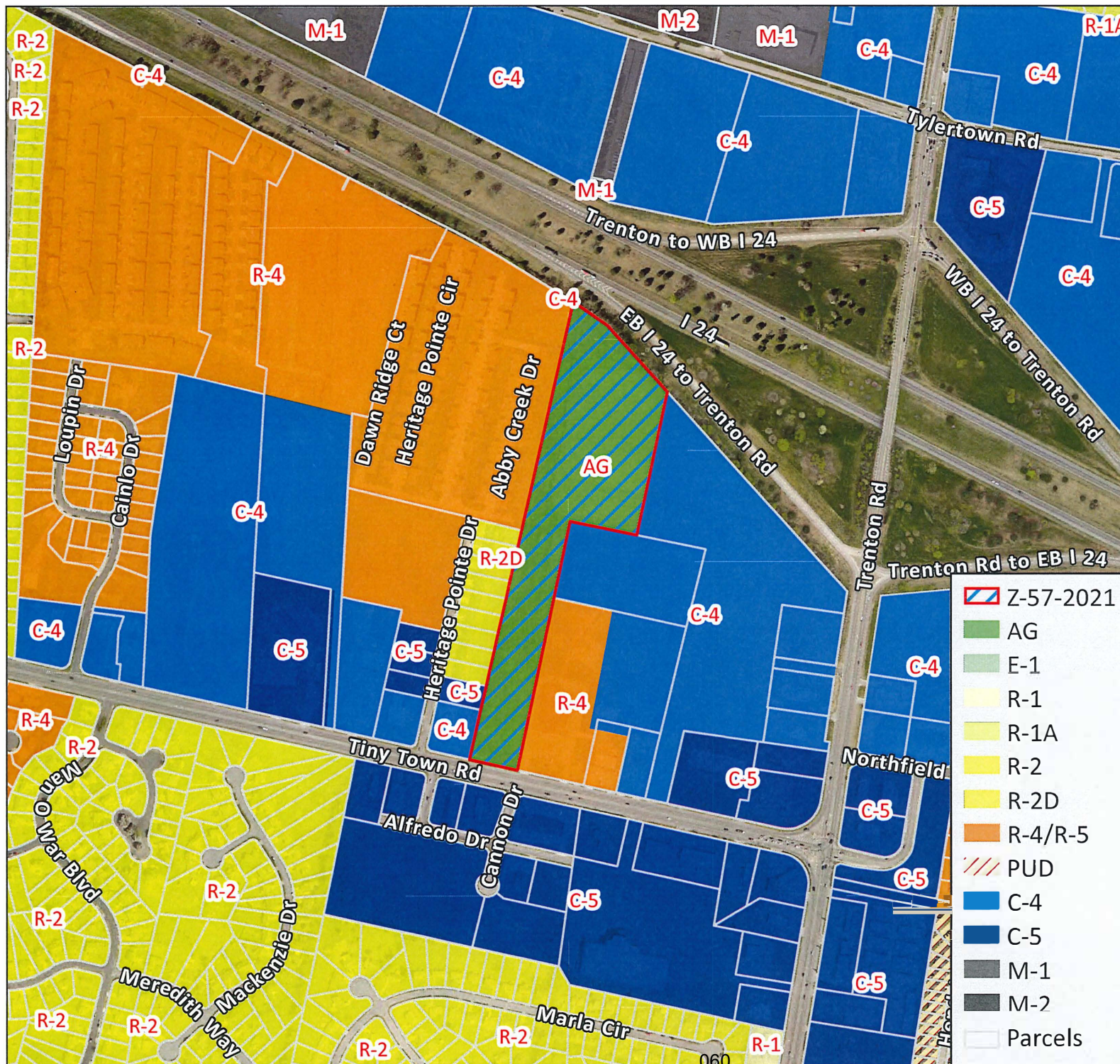
REQUEST:
AG
TO
C-2

MAP & PARCEL
008 01400

ACRES +/-
14.97



 **Z-57-2021**
 **Parcels**



Z-57-2021

APPLICANT:

ABRAHAMSON FAMILY
TRUST

REQUEST:

AG
TO
C-2

MAP & PARCEL

008 01400

ACRES +/-
14.97

Scale: 1:7,000



9/28/2021

CASE NUMBER: Z 57 2021 **MEETING DATE** 09/28/2021

APPLICANT: Abrahamson Family Trust

PRESENT ZONING AG

PROPOSED ZONING C-2

TAX PLAT # 008

PARCEL 014.00

GEN. LOCATION Property fronting on the north frontage of Tiny Town Rd., 305 +/- feet east of the
Tiny Town Rd. & Heritage Pointe Dr. intersection.

PUBLIC COMMENTS

None received as of 4:30 P.M. on 9/27/2021 (A.L.)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

RPC MEETING DATE: 09/28/2021

CASE NUMBER: Z - 58 -2021

NAME OF APPLICANT: Warenda Barker, Debra Whitlock,, Ferguson Bell,
Clarksville, TN 37040, 37043,37040,37042

AGENT: Landmark Partnership Calvin Ligon

GENERAL INFORMATION

TAX PLAT: 032

PARCEL(S): 053.02

ACREAGE TO BE REZONED: 15.29

PRESENT ZONING: AG

PROPOSED ZONING: R-4

EXTENSION OF ZONING

CLASSIFICATION: NO

PROPERTY LOCATION: Property fronting on the north frontage of the Needmore Rd. 300 +/- feet south of the
Needmore Rd. & Bell Rd. intersection

CITY COUNCIL WARD: 9

COUNTY COMMISSION DISTRICT: 17

CIVIL DISTRICT: 2

DESCRIPTION OF PROPERTY: A wooded tract.

APPLICANT'S STATEMENT For future development of multi family units. In growth plan area. Need the housing.
FOR PROPOSED USE:

GROWTH PLAN AREA: CITY

PLANNING AREA: Trenton

PREVIOUS ZONING HISTORY:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

DEPARTMENT COMMENTS

- ☒ GAS AND WATER ENG. SUPPORT MGR.
- ☒ GAS AND WATER ENG. SUPPORT COOR.
- ☐ UTILITY DISTRICT
- ☒ CITY STREET DEPT.
- ☒ TRAFFIC ENG. - ST. DEPT.
- ☐ COUNTY HIGHWAY DEPT.
- ☐ CEMC
- ☒ DEPT. OF ELECTRICITY (CDE)

- ☐ ATT
- ☒ FIRE DEPARTMENT
- ☐ EMERGENCY MANAGEMENT
- ☒ POLICE DEPARTMENT
- ☐ SHERIFF'S DEPARTMENT
- ☒ CITY BUILDING DEPT.
- ☐ COUNTY BUILDING DEPT.
- ☒ SCHOOL SYSTEM OPERATIONS
- ☐ FT. CAMPBELL

- ☐ DIV. OF GROUND WATER
- ☐ HOUSING AUTHORITY
- ☐ INDUSTRIAL DEV BOARD
- ☐ CHARTER COMM.
- ☐ Other...

1. CITY ENGINEER/UTILITY DISTRICT:

Will need offsite sewer.

2. STREET DEPARTMENT/ COUNTY HIGHWAY DEPARTMENT:

Traffic assessment required. Development of this property may impact future improvements on Needmore Rd.

3. DRAINAGE COMMENTS:

Comments received from department and they had no concerns.

4. CDE/CEMC:

No Comment(s) Received

5. FIRE DEPT/EMERGENCY MGT.:

Comments received from department and they had no concerns.

6. POLICE DEPT/SHERIFF'S OFFICE:

Comments received from department and they had no concerns.

7. CITY BUILDING DEPARTMENT/ COUNTY BUILDING DEPARTMENT:

Comments received from department and they had no concerns.

8. SCHOOL SYSTEM:

ELEMENTARY: GLENELLEN

MIDDLE SCHOOL: NORTHEAST

HIGH SCHOOL: NORTHEAST

Glenellen Elem. & Northeast Middle School is in the fastest growing region in Montgomery County. Glenellen Elem. is at 95% capacity and currently has 4 portable classrooms. Northeast Middle is at 113% capacity & currently has 10 portable classrooms. This continued student growth necessitates additional action to address building capacity growth & school bus transportation needs. This development could add additional students & require additional infrastructure and funding. Current school boundaries are subject to adjustments in order to achieve optimal capacity utilization throughout the District. This development is 1,000 feet from an existing school; sidewalks for pedestrians or bike access need to be included in the development phase.

9. FT. CAMPBELL:

10. OTHER COMMENTS:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING

PLANNING STAFF'S STUDY AND RECOMMENDATION

IMPACT OF PROPOSED USE ON SURROUNDING DEVELOPMENT: Increased multi-family residential density.

INFRASTRUCTURE:

WATER SOURCE: CITY

SEWER SOURCE: CITY

STREET/ROAD ACCESSIBILITY: Needmore rd.

DRAINAGE COMMENTS:

RESIDENTIAL DEVELOPMENT

APPLICANT'S ESTIMATES HISTORICAL ESTIMATES

LOTS/UNITS:

183

POPULATION:

494

APPLICABLE LAND USE PLAN

Trenton Road Planning Area: The dominant transportation corridor in the area is I-24, strongly supported by Wilma Rudolph Blvd. & 101st Airborne Parkway. Exit 1 I-24 interchange with Trenton Road has seen tremendous growth since 2000.

STAFF RECOMMENDATION: **APPROVAL**

- 1.** The proposed zoning request is consistent with the adopted Land Use Plan.

- 2.** The proposed R-4 Multi-Family Residential District is not out of character with the surrounding development pattern.

- 3.** The adopted Land Use Plan states that it is encouraged to maintain a desirable mixture of housing types throughout the community.

- 4.** Adequate infrastructure serves the site & no adverse environmental issues were identified relative to this request.



Z-58-2021

APPLICANT:

WARENDA BARKER,
RONNIE BELL

REQUEST:

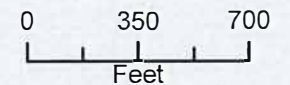
AG
TO
R-4

MAP & PARCEL



032 05302

ACRES +/-
15.29

Scale: 1:7,000



9/28/2021

 **Z-58-2021**
 **Parcels**



Z-58-2021

APPLICANT:

WARENDA BARKER,
RONNIE BELL

REQUEST:

**AG
TO
R-4**

MAP & PARCEL

032 05302

ACRES +/-
15.29

Scale: 1:3,000



9/28/2021



Z-58-2021

APPLICANT:

WARENDA BARKER,
RONNIE BELL

REQUEST:

**AG
TO
R-4**

MAP & PARCEL

032 05302

ACRES +/-
15.29

Scale: 1:7,000



9/28/2021

CASE NUMBER: Z 58 2021 **MEETING DATE** 09/28/2021

APPLICANT: Warenda Barker, Ronnie Bell, Debra Whitlock,, Ferguson Bell, Freda O'neal

PRESENT ZONING AG

PROPOSED ZONING R-4

TAX PLAT # 032

PARCEL 053.02

GEN. LOCATION Property fronting on the north frontage of the Needmore Rd. 300 +/- feet south of the Needmore Rd. & Bell Rd. intersection

PUBLIC COMMENTS

None received as of 4:30 P.M. on 9/27/2021 (A.L.)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

RPC MEETING DATE: 09/28/2021

CASE NUMBER: Z - 59 -2021

NAME OF APPLICANT:Luke Baggett

AGENT: Syd Hedrick

GENERAL INFORMATION

TAX PLAT: 079D

PARCEL(S): G 034.00, G
007.00, G 033.00

ACREAGE TO BE REZONED: 3.08

PRESENT ZONING: R-3

PROPOSED ZONING: R-6

EXTENSION OF ZONING

CLASSIFICATION: NO

PROPERTY LOCATION: Property fronting on the east frontage of Oak Ln., east of the Oak Ln. & Lucas Ln. intersection.

CITY COUNCIL WARD: 7

COUNTY COMMISSION DISTRICT: 5

CIVIL DISTRICT: 12

DESCRIPTION OF PROPERTY: A rectangular wooded tract.

APPLICANT'S STATEMENT Our intentions are to develop a few R-6 lots on Oak Lane.
FOR PROPOSED USE:

GROWTH PLAN AREA: CITY

PLANNING AREA: South Clarksville

PREVIOUS ZONING HISTORY:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

DEPARTMENT COMMENTS

- ☒ GAS AND WATER ENG. SUPPORT MGR.
- ☒ GAS AND WATER ENG. SUPPORT COOR.
- ☐ UTILITY DISTRICT
- ☒ CITY STREET DEPT.
- ☒ TRAFFIC ENG. - ST. DEPT.
- ☐ COUNTY HIGHWAY DEPT.
- ☐ CEMC
- ☒ DEPT. OF ELECTRICITY (CDE)

- ☐ ATT
- ☒ FIRE DEPARTMENT
- ☐ EMERGENCY MANAGEMENT
- ☒ POLICE DEPARTMENT
- ☐ SHERIFF'S DEPARTMENT
- ☒ CITY BUILDING DEPT.
- ☐ COUNTY BUILDING DEPT.
- ☒ SCHOOL SYSTEM OPERATIONS
- ☐ FT. CAMPBELL

- ☐ DIV. OF GROUND WATER
- ☐ HOUSING AUTHORITY
- ☐ INDUSTRIAL DEV BOARD
- ☐ CHARTER COMM.
- ☐ Other...

1. CITY ENGINEER/UTILITY DISTRICT:

Comments received from department and they had no concerns.

2. STREET DEPARTMENT/ COUNTY HIGHWAY DEPARTMENT:

Sidewalks required. Consider connection to Austin Dr. at subdivision/site plan phase.

3. DRAINAGE COMMENTS:

No Comment(s) Received

4. CDE/CEMC:

No Comment(s) Received

5. FIRE DEPT/EMERGENCY MGT.:

Comments received from department and they had no concerns.

6. POLICE DEPT/SHERIFF'S OFFICE:

Comments received from department and they had no concerns.

7. CITY BUILDING DEPARTMENT/ COUNTY BUILDING DEPARTMENT:

Comments received from department and they had no concerns.

8. SCHOOL SYSTEM:

ELEMENTARY: BARKSDALE

MIDDLE SCHOOL: RICHVIEW

HIGH SCHOOL: CLARKSVILLE

Barksdale Elementary, Richview Middle & Clarksville High are in the 3rd fastest growing region in Montgomery County. Barksdale Elementary is at 96% capacity & currently has 5 portable classrooms. Richview Middle is at 98% capacity and currently has 2 portable classrooms. Clarksville High is 101% capacity and currently has 1 portable classroom. This continued student growth necessitates additional action to address building capacity growth & school bus transportation needs. Current school boundaries are subject to adjustments in order to achieve optimal capacity utilization throughout the District.

9. FT. CAMPBELL:

10. OTHER COMMENTS:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

PLANNING STAFF'S STUDY AND RECOMMENDATION

IMPACT OF PROPOSED USE ON SURROUNDING DEVELOPMENT: Increased single family residential density.

INFRASTRUCTURE:

WATER SOURCE: CITY

SEWER SOURCE: CITY

STREET/ROAD ACCESSIBILITY: Oak Lane

DRAINAGE COMMENTS:

RESIDENTIAL DEVELOPMENT

APPLICANT'S ESTIMATES HISTORICAL ESTIMATES

LOTS/UNITS:

27

POPULATION:

72

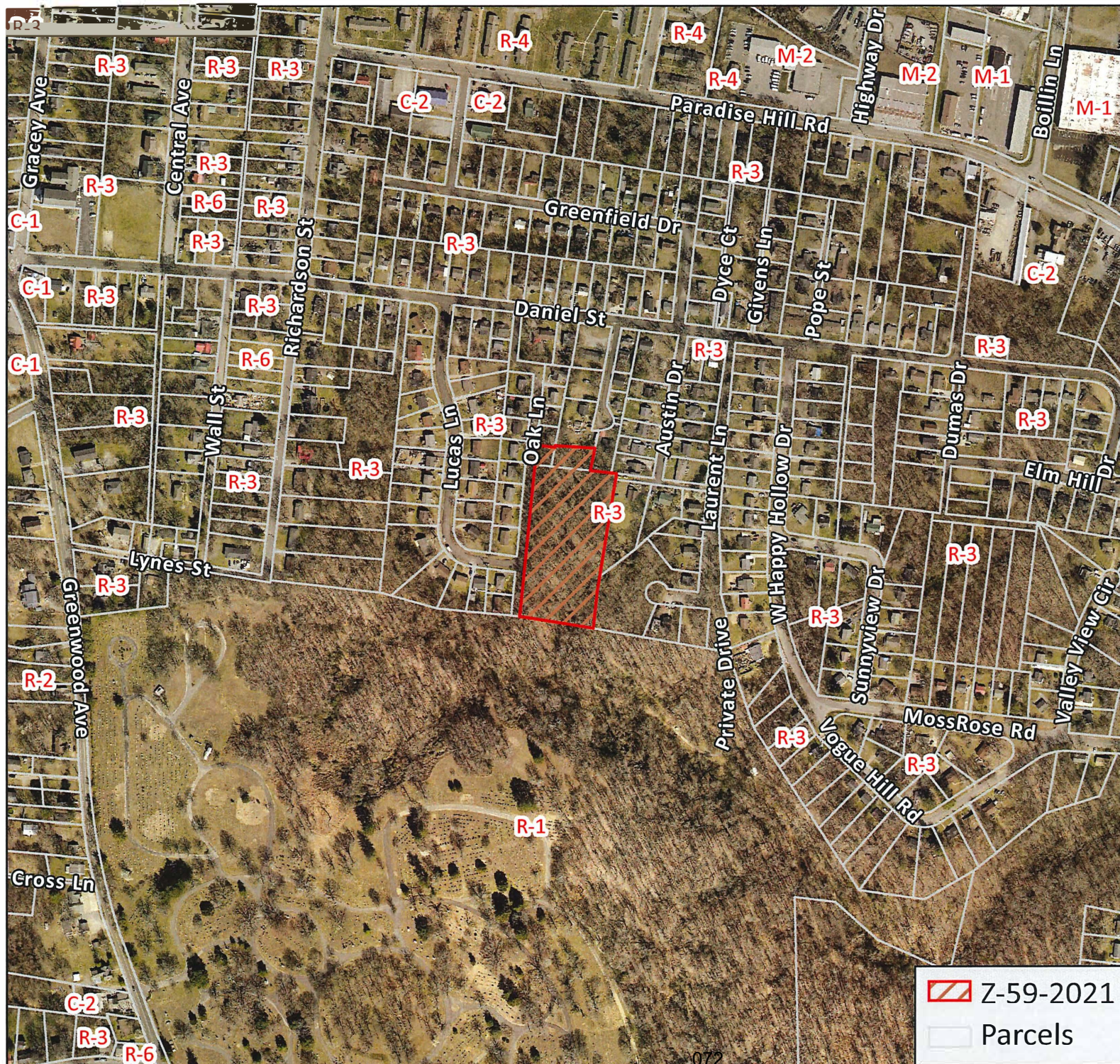
APPLICABLE LAND USE PLAN

South Clarksville Planning Area - South Clarksville is dominated by residential development but is ringed by commercial and light industrial uses. It is near the core of the city and has a well developed transportation network for destinations within its boundaries and other areas of the city. Sufficient infrastructure to support high density development.

STAFF RECOMMENDATION: APPROVAL

- 1.** The proposed zoning request is consistent with the adopted Land Use Plan.
- 2.** The proposed R-6 Single Family Residential District is not out of character with the surrounding developments.
- 3.** Adequate infrastructure will serve the site, including other residential-supportive uses such as, mass transit and retail services. Sidewalks will be required as part of the development as required per R-6 Single Family Zoning.
- 4.** No adverse environmental issues have been identified.

5.



Z-59-2021

APPLICANT:

LUKE BAGGETT

REQUEST:

R-3

TO

R-6

MAP & PARCEL

079D G 03400

079D G 00700

079D G 03300

ACRES +/-
3.08

Scale: 1:5,000



9/28/2021





Z-59-2021

APPLICANT:

LUKE BAGGETT

REQUEST:

**R-3
TO
R-6**

MAP & PARCEL

079D G 03400

079D G 00700

079D G 03300


ACRES +/-
3.08

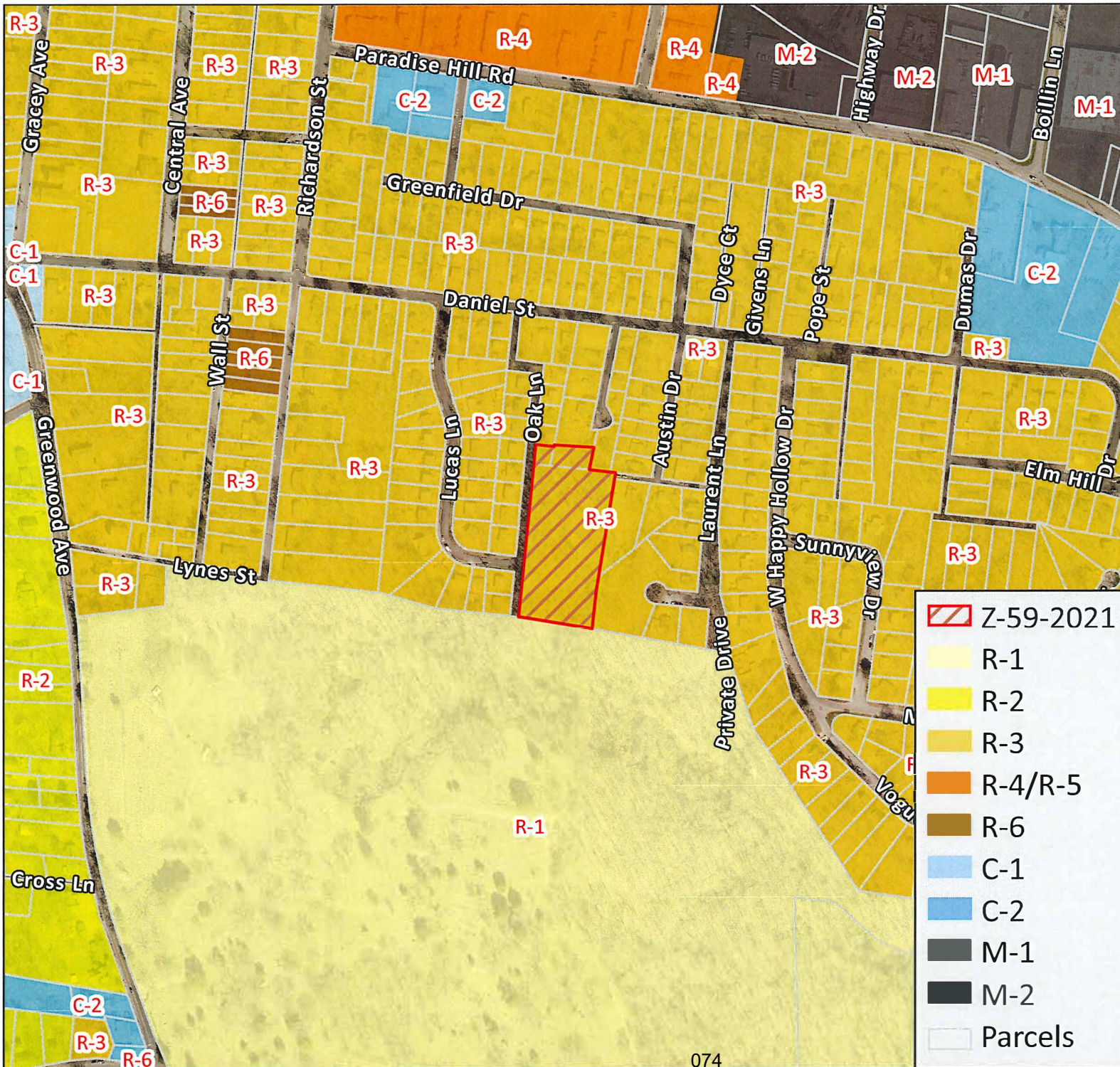
Scale: 1:2,000



9/28/2021

 **Z-59-2021**

 **Parcels**



Z-59-2021

APPLICANT:

LUKE BAGGETT

REQUEST:

**R-3
TO
R-6**

MAP & PARCEL

079D G 03400

079D G 00700

079D G 03300

ACRES +/-
3.08

Scale: 1:5,000



9/28/2021

CASE NUMBER: Z 59 2021 **MEETING DATE** 09/28/2021

APPLICANT: Luke Baggett

PRESENT ZONING R-3

PROPOSED ZONING R-6

TAX PLAT # 079D

PARCEL G 034.00, G 007.00, G 033.00

GEN. LOCATION Property fronting on the east frontage of Oak Ln., east of the Oak Ln. & Lucas Ln.
intersection.

PUBLIC COMMENTS

None received as of 4:30 P.M. on 9/27/2021 (A.L.)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

RPC MEETING DATE: 09/28/2021

CASE NUMBER: Z - 60 - 2021

NAME OF APPLICANT: Benny Skinner

AGENT:

GENERAL INFORMATION

TAX PLAT: 079C

PARCEL(S): E012.00,
E012.01, E

ACREAGE TO BE REZONED: 1.41

PRESENT ZONING: R-2

PROPOSED ZONING: R-6

EXTENSION OF ZONING

CLASSIFICATION: NO

PROPERTY LOCATION: Property located at the southwest corner of the Greenwood Ave. & Kleeman Dr. intersection.

CITY COUNCIL WARD: 6

COUNTY COMMISSION DISTRICT: 5

CIVIL DISTRICT: 12

DESCRIPTION OF PROPERTY: Property is currently maintained with two single family residences.

APPLICANT'S STATEMENT FOR PROPOSED USE: Redevelopment for single family homes.

GROWTH PLAN AREA: CITY

PLANNING AREA: South Clarksville

PREVIOUS ZONING HISTORY:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

DEPARTMENT COMMENTS

- ☒ GAS AND WATER ENG. SUPPORT MGR.
- ☒ GAS AND WATER ENG. SUPPORT COOR.
- ☐ UTILITY DISTRICT
- ☒ CITY STREET DEPT.
- ☒ TRAFFIC ENG. - ST. DEPT.
- ☐ COUNTY HIGHWAY DEPT.
- ☐ CEMC
- ☒ DEPT. OF ELECTRICITY (CDE)

- ☐ ATT
- ☒ FIRE DEPARTMENT
- ☐ EMERGENCY MANAGEMENT
- ☒ POLICE DEPARTMENT
- ☐ SHERIFF'S DEPARTMENT
- ☒ CITY BUILDING DEPT.
- ☐ COUNTY BUILDING DEPT.
- ☐ SCHOOL SYSTEM OPERATIONS
- ☐ FT. CAMPBELL

- ☐ DIV. OF GROUND WATER
- ☐ HOUSING AUTHORITY
- ☐ INDUSTRIAL DEV BOARD
- ☐ CHARTER COMM.
- ☐ Other...

1. CITY ENGINEER/UTILITY DISTRICT:

Comments received from department and they had no concerns.

2. STREET DEPARTMENT/ COUNTY HIGHWAY DEPARTMENT:

Sidewalks required. City has sidewalks coming on Greenwood Ave.

3. DRAINAGE COMMENTS:

Comments received from department and they had no concerns.

4. CDE/CEMC:

No Comment(s) Received

5. FIRE DEPT/EMERGENCY MGT.:

Comments received from department and they had no concerns.

6. POLICE DEPT/SHERIFF'S OFFICE:

Comments received from department and they had no concerns.

7. CITY BUILDING DEPARTMENT/ COUNTY BUILDING DEPARTMENT:

Comments received from department and they had no concerns.

8. SCHOOL SYSTEM:

ELEMENTARY: BARKSDALE

MIDDLE SCHOOL: RICHVIEW

HIGH SCHOOL: CLARKSVILLE

Barksdale Elementary, Richview Middle & Clarksville High are in the 3rd fastest growing region in Montgomery County. Barksdale Elementary is at 96% capacity & currently has 5 portable classrooms. Richview Middle is at 98% capacity and currently has 2 portable classrooms. Clarksville High is 101% capacity and currently has 1 portable classroom. This continued student growth necessitates additional action to address building capacity growth & school bus transportation needs. Current school boundaries are subject to adjustments in order to achieve optimal capacity utilization throughout the District.

9. FT. CAMPBELL:

10. OTHER COMMENTS:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING

PLANNING STAFF'S STUDY AND RECOMMENDATION

IMPACT OF PROPOSED USE ON SURROUNDING DEVELOPMENT: Increased single family residential density.

INFRASTRUCTURE:

WATER SOURCE: CITY

SEWER SOURCE: CITY

STREET/ROAD ACCESSIBILITY: Kleeman Dr. & Greenwood Ave.

DRAINAGE COMMENTS:

RESIDENTIAL DEVELOPMENT

APPLICANT'S ESTIMATES HISTORICAL ESTIMATES

LOTS/UNITS:

12

POPULATION:

32

APPLICABLE LAND USE PLAN

South Clarksville Planning Area - South Clarksville is dominated by residential development but is ringed by commercial and light industrial uses. It is near the core of the city and has a well developed transportation network for destinations within its boundaries and other areas of the city. Sufficient infrastructure to support high density development.

STAFF RECOMMENDATION: **APPROVAL**

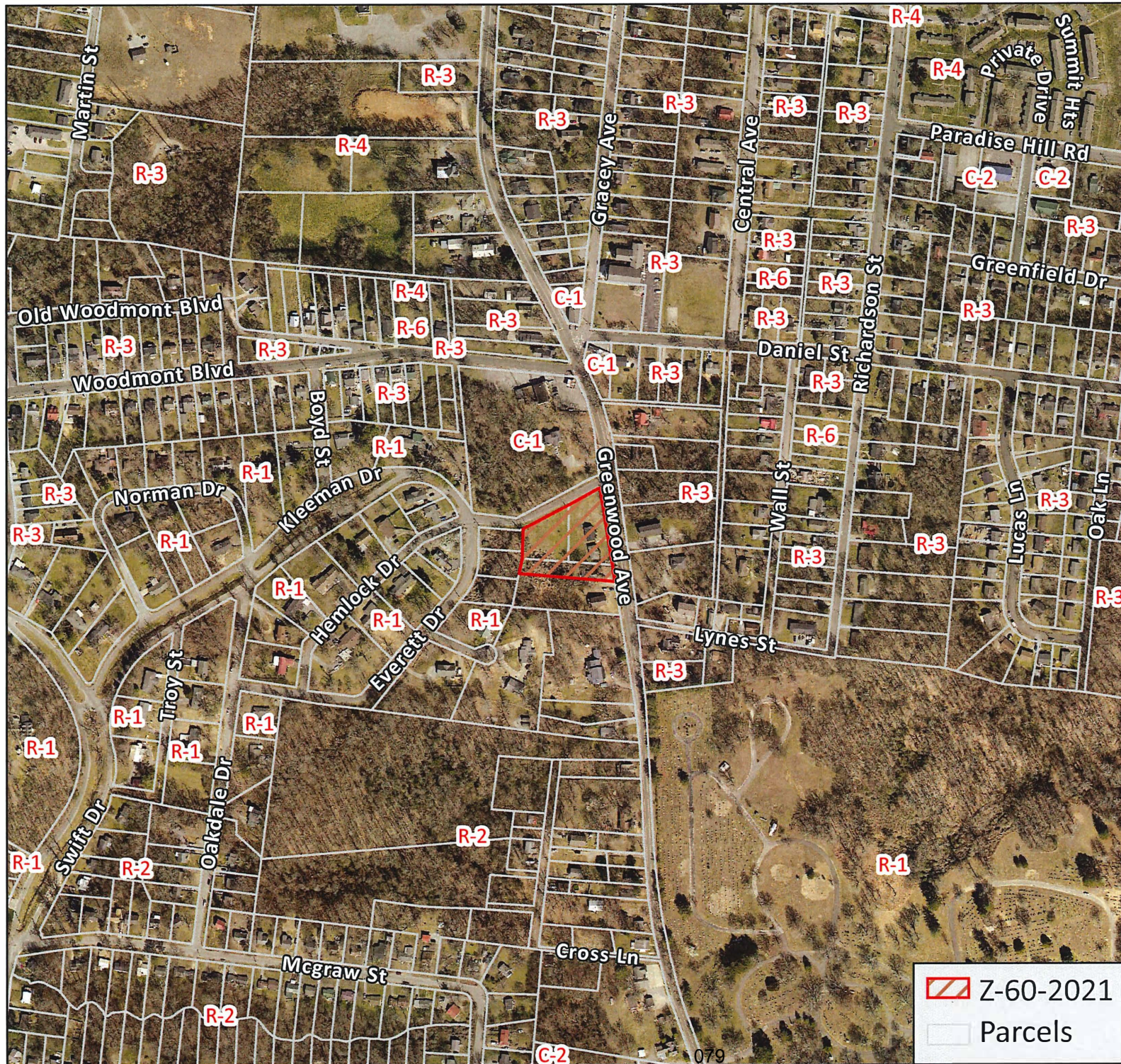
- 1.** The proposed zoning request is consistent with the adopted Land Use Plan.

- 2.** The proposed R-6 Single Family Residential District is not out of character with the surrounding developments.

- 3.** Adequate infrastructure will serve the site, including other residential-supportive uses such as, mass transit and retail services. Sidewalks will be required as part of the development as required per R-6 Single Family Zoning.

- 4.** No adverse environmental issues have been identified.

5.



Z-60-2021

APPLICANT:

BENNY SKINNER

REQUEST:

R-2

TO

R-6

MAP & PARCEL

079C E 01200

079C E 01201

079C E 01300


ACRES +/-
1.41

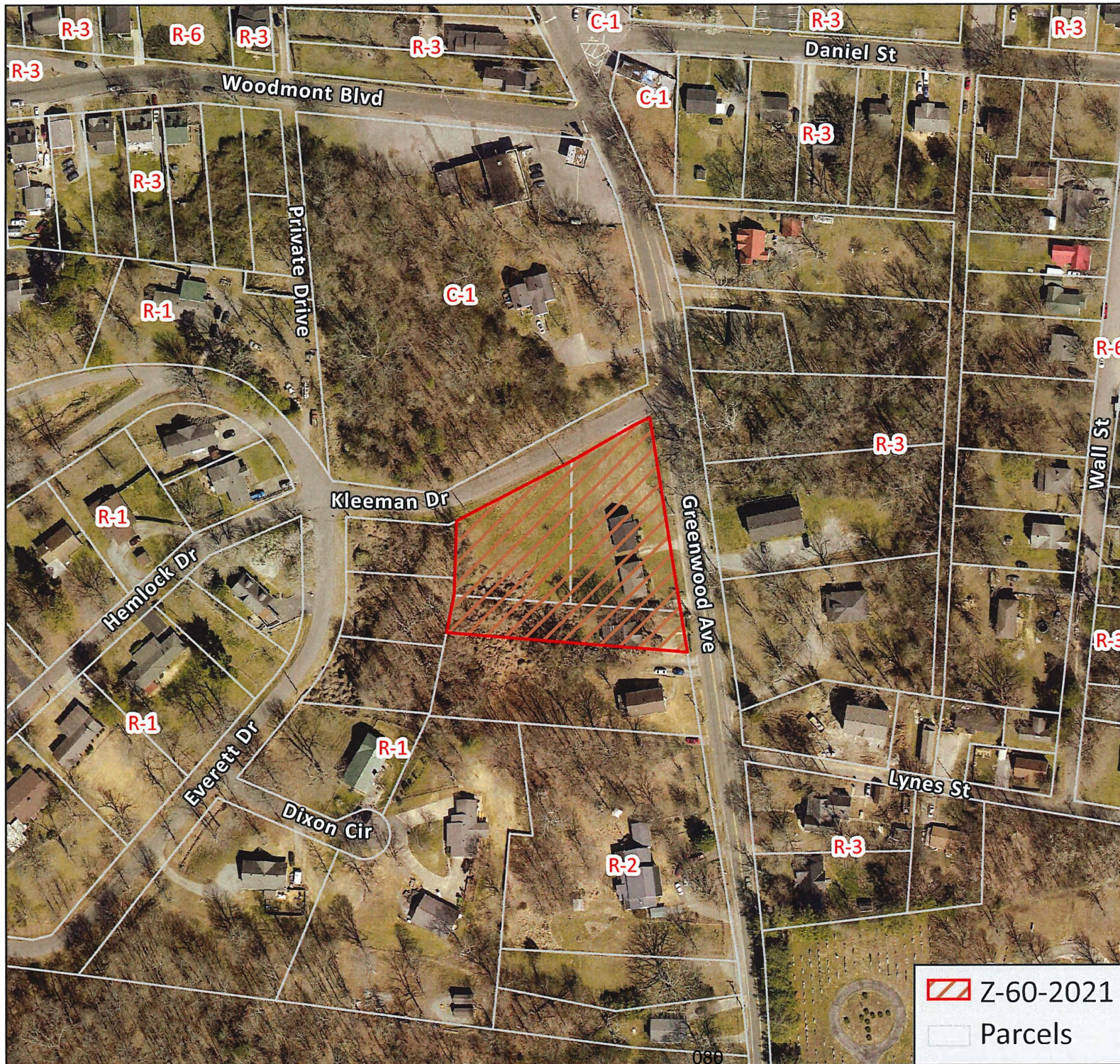
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9/28/2021

 **Z-60-2021**

 **Parcels**



Z-60-2021

APPLICANT:

BENNY SKINNER

REQUEST:

**R-2
TO
R-6**

MAP & PARCEL

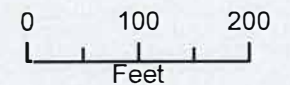
079C E 01200

079C E 01201


079C E 01300

ACRES +/-
1.41

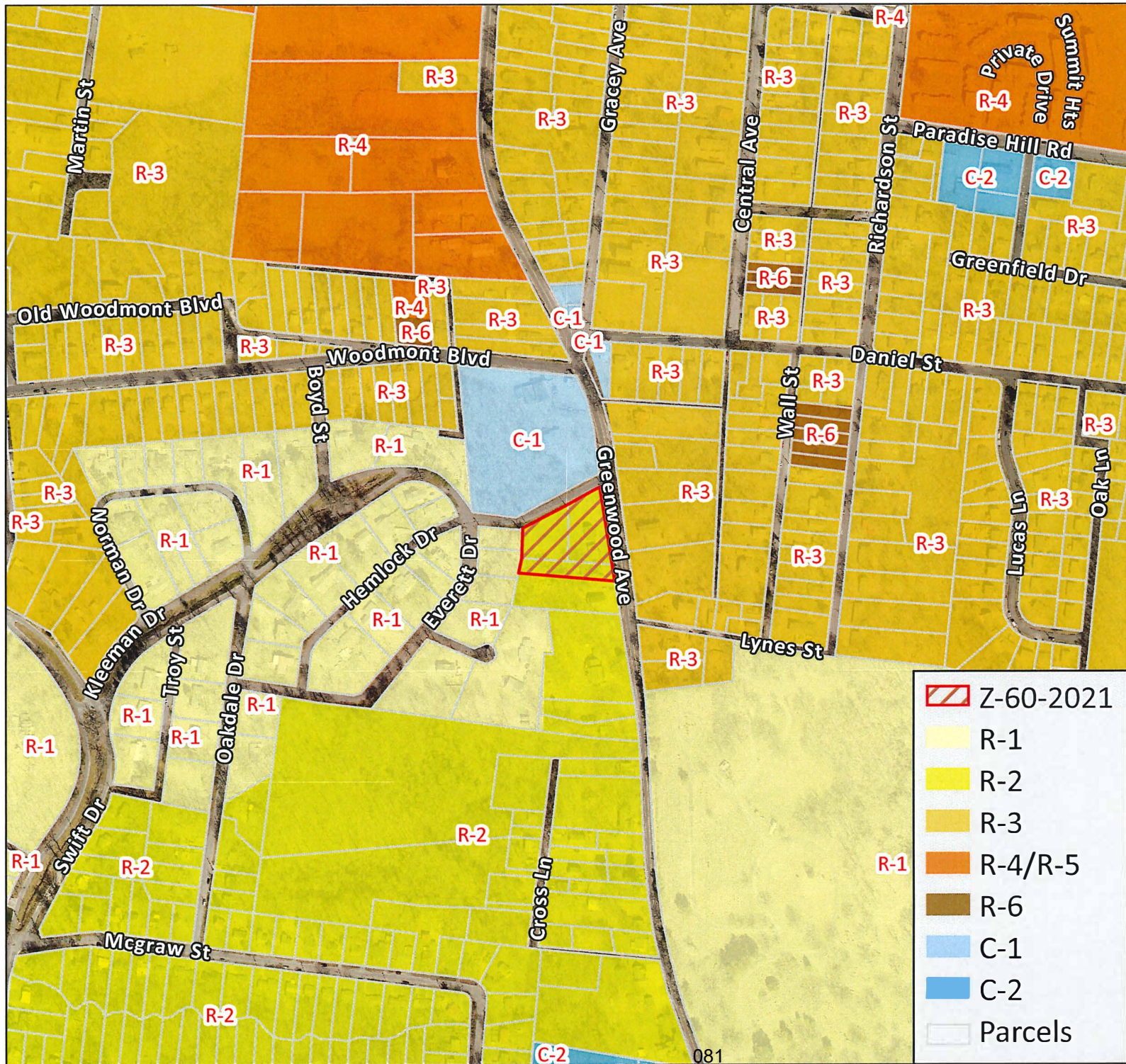
Scale: 1:2,000



 **Z-60-2021**

 **Parcels**

9/28/2021



Z-60-2021

APPLICANT:

BENNY SKINNER

REQUEST:

**R-2
TO
R-6**

MAP & PARCEL

079C E 01200

079C E 01201

079C E 01300

ACRES +/-
1.41

Scale: 1:5,000



9/28/2021

CASE NUMBER: Z 60 2021 **MEETING DATE** 09/28/2021

APPLICANT: Benny Skinner

PRESENT ZONING R-2

PROPOSED ZONING R-6

TAX PLAT # 079C

PARCEL E012.00, E012.01, E 013.00

GEN. LOCATION Property located at the southwest corner of the Greenwood Ave. & Kleeman Dr.
intersection.

PUBLIC COMMENTS

Copy of email in the file.



**City
of
Clarksville**

Z-60-2021

John Spainhowerd <john.spainhowerd@cityofclarksville.com>

Use zone change request by Benny Skinner for property located on Greenwood Avenue at Kleeman Drive

1 message

wayne winningham <wayne.winningham21@gmail.com>

Fri, Sep 24, 2021 at 11:09 AM

To: John Spainhowerd <John.Spainhowerd@cityofclarksville.com>

My husband and I own property near Mr. Skinner's land on Kleeman Drive and we have lived here for 48 years. I remember when this area was a huge gully with a storm drain running under Greenwood Avenue. A number of years ago the storm drain was extended through Mr. Skinner's property and the gully was filled in with dirt. Recently someone has filled in the opposite side of Greenwood Avenue with dirt, concrete and some trashy refuse which I had thought at the time would block the flow of water and cause a backup. That area has since been blocked off at the roadway.

The storm drain runs through the middle of his property. Given the setbacks shown for R-6 use zone any building would be over the drain to some extent. I'm not familiar with building codes but is it a good idea to build over a storm drain?

Your consideration is requested in this matter.

Martha Winningham
marthasmith951@gmail.com



**City
of
Clarksville**

2-60-2021

John Spainhoward <john.spainhoward@cityofclarksville.com>

Zone change Kleeman and Greenwood

2 messages

Diane Davis <davis.diane@hotmail.com>

Thu, Sep 23, 2021 at 10:02 AM

To: "john.spainhoward@cityofclarksville.com" <john.spainhoward@cityofclarksville.com>

Good day. Please consider my concerns when hearing the zone change for the area at the corner of Greenwood Avenue and Kleeman Drive. To give a brief history about myself. I have been connected to that area my whole life. First my grandparents' home on Everett Drive, then growing up from age 6 at Dixon Circle. And now I repurchased my grandparents home and have lived there for 15 years now across the hill from my parents. That whole area of woods served as a play area for the neighborhood while I was a kid. We built forts and had bike ramps and swung off grape vines, etc. Things have changed now and kids don't play outside much.

That area in question used to be a dumping ground for all sorts of things. I saw refrigerators, water heaters, tires, etc. along with the appropriate rock and dirt. That has been covered for some time now. The concern I have with building on that area is that there is some type of drainage system underneath that area. It seems to go underneath Greenwood Avenue and has at least three vents that are visible across the property. There is a large drainage pipe that exits into the creek. That creek follows a path that leads directly to the Cumberland River. During rain the creek can get very high and has been known to come up to the road frequently. What would happen to the water if that path was blocked? What would happen to the property located on the opposite side of the property? What would happen to all the wildlife that depends on the creek for life sustaining water? Would the path to the river be changed forever? The wetlands at the end of the path may also be affected. We also have a multitude of animals that live and rely on those areas for safety, food and water. This would further push them out of their habitat. We have herds of deer, a great number of owls and hawks, just to name a few.

I am not opposed to the progress of the City by building homes in an ever-growing housing market. Of course, I don't really want homes in an area I have known to be open my whole life. I would just like the Commission to be aware of all the potential effects if said property were rezoned to accommodate those type of structures.

Respectfully,

Diane Davis
Citizen of Clarksville, Montgomery County.

John Spainhoward <john.spainhoward@cityofclarksville.com>
Draft To: Sylvia Skinner <sylvia.skinner@cityofclarksville.com>

Thu, Sep 23, 2021 at 10:18 AM

[Quoted text hidden]



John T. Spainhoward, Jr. Deputy Director of Planning

Clarksville Montgomery County Regional Planning Commission

931.645.7448 john.spainhoward@cityofclarksville.com

Z-60-2021

September 22, 2021

Re: Zone change request from R-2 to R-6 for property located at Southeast corner of Greenwood Avenue and Kleeman Drive. Request made by Bennie Skinner.

TO WHOM THIS MAY CONCERN:

My husband and I own property near Mr. Skinner's land on Kleeman Drive. We have lived here for 48 years and remember when there was a huge gully with a storm drain going under Greenwood Avenue at this location. A number of years ago the storm drain was extended through Mr. Skinner's property and the gully was filled in with dirt. Recently someone has filled in the opposite side of Greenwood Avenue with dirt, concrete and some trashy refuse which I had thought at the time would block the flow of water and cause a backup. That area has since been blocked off at the roadway.

The storm drain runs under the middle of his property. Given the setbacks shown for the R-6 use zone any building would be over the drain to some extent. I'm not familiar with building codes but is it a good idea to build over a storm drain?

Your consideration of this matter is requested.

Sincerely,



Martha Winningham

110 Dixon Circle

Clarksville, TN 37040

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

RPC MEETING DATE: 09/28/2021

CASE NUMBER: Z - 61 -2021

NAME OF APPLICANT:Estate Of Eddie R. Key Glenda Griswold

AGENT: Hal Matthews

Crye- Leike Realtors Inc

GENERAL INFORMATION

TAX PLAT: 032P

PARCEL(S): E 001.00(p)

ACREAGE TO BE REZONED: 2.4

PRESENT ZONING: R-3

PROPOSED ZONING: R-4

EXTENSION OF ZONING

CLASSIFICATION: NO

PROPERTY LOCATION: Property fronting on the south frontage of Needmore Rd., south of the Needmore Rd. & Turner Ln. intersection.

CITY COUNCIL WARD: 11

COUNTY COMMISSION DISTRICT: 14

CIVIL DISTRICT: 6

DESCRIPTION OF PROPERTY:

APPLICANT'S STATEMENT The zone request is to bring the current R-3 zone into compliance that currently contains
FOR PROPOSED USE: two Multifamily buildings.

GROWTH PLAN AREA: CITY

PLANNING AREA: Trenton

PREVIOUS ZONING HISTORY:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

DEPARTMENT COMMENTS

- ☒ GAS AND WATER ENG. SUPPORT MGR.
- ☒ GAS AND WATER ENG. SUPPORT COOR.
- ☐ UTILITY DISTRICT
- ☒ CITY STREET DEPT.
- ☒ TRAFFIC ENG. - ST. DEPT.
- ☐ COUNTY HIGHWAY DEPT.
- ☐ CEMC
- ☒ DEPT. OF ELECTRICITY (CDE)

- ☐ ATT
- ☒ FIRE DEPARTMENT
- ☐ EMERGENCY MANAGEMENT
- ☒ POLICE DEPARTMENT
- ☐ SHERIFF'S DEPARTMENT
- ☒ CITY BUILDING DEPT.
- ☐ COUNTY BUILDING DEPT.
- ☒ SCHOOL SYSTEM OPERATIONS
- ☐ FT. CAMPBELL

- ☐ DIV. OF GROUND WATER
- ☐ HOUSING AUTHORITY
- ☐ INDUSTRIAL DEV BOARD
- ☐ CHARTER COMM.
- ☐ Other...

1. CITY ENGINEER/UTILITY DISTRICT:

Comments received from department and they had no concerns.

2. STREET DEPARTMENT/ COUNTY HIGHWAY DEPARTMENT:

Development of this property may have future impacts on improvements on Needmore Rd.

3. DRAINAGE COMMENTS:

Comments received from department and they had no concerns.

4. CDE/CEMC:

No Comment(s) Received

5. FIRE DEPT/EMERGENCY MGT.:

Comments received from department and they had no concerns.

6. POLICE DEPT/SHERIFF'S OFFICE:

Comments received from department and they had no concerns.

7. CITY BUILDING DEPARTMENT/ COUNTY BUILDING DEPARTMENT:

Comments received from department and they had no concerns.

8. SCHOOL SYSTEM:

ELEMENTARY: GLENELLEN

MIDDLE SCHOOL: KENWOOD

HIGH SCHOOL: KENWOOD

Glenellen Elementary & Kenwood Middle School are in the fastest growing region in Montgomery County. Glenellen Elem. is at 95% capacity and currently has 4 portable classrooms. Kenwood Middle is at 94% capacity. This development could add additional students and require additional infrastructure and funding. Current school boundaries are subject to adjustments in order to achieve optimal capacity utilization throughout the District.

9. FT. CAMPBELL:

10. OTHER COMMENTS:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING

PLANNING STAFF'S STUDY AND RECOMMENDATION

IMPACT OF PROPOSED USE ON SURROUNDING DEVELOPMENT: Increased multi-family residential density.

INFRASTRUCTURE:

WATER SOURCE: CITY

SEWER SOURCE: CITY

STREET/ROAD ACCESSIBILITY: Needmore Rd.

DRAINAGE COMMENTS:

RESIDENTIAL DEVELOPMENT

APPLICANT'S ESTIMATES HISTORICAL ESTIMATES

LOTS/UNITS:

28

POPULATION:

75

APPLICABLE LAND USE PLAN

Trenton Road Planning Area: The dominant transportation corridor in the area is I-24, strongly supported by Wilma Rudolph Blvd. & 101st Airborne Parkway. Exit 1 I-24 interchange with Trenton Road has seen tremendous growth since 2000.

STAFF RECOMMENDATION: **APPROVAL**

- 1.** The proposed zoning request is consistent with the adopted Land Use Plan.

- 2.** The proposed R-4 Multiple-Family Residential District district brings the existing structures into the appropriate zoning classification & is not out of character with the surrounding developments.

- 3.** Adequate infrastructure serves the site & no adverse environmental issues were identified relative to this request.

- 4.**

- 5.**



Z-61-2021

APPLICANT:

ESTATE OF EDDIE R. KEY

REQUEST:

R-3

TO

R-4

MAP & PARCEL


032P E 00100 (P)

ACRES +/-
2.4

Scale: 1:5,000



 **Z-61-2021**

 **Parcels**

9/28/2021



Z-61-2021

APPLICANT:

ESTATE OF EDDIE R. KEY

REQUEST:

R-3

TO

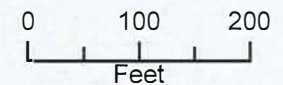
R-4


MAP & PARCEL


032P E 00100 (P)

ACRES +/-
2.4

Scale: 1:2,000



 **Z-61-2021**

 **Parcels**

9/28/2021

Z-61-2021

APPLICANT:

ESTATE OF EDDIE R. KEY

REQUEST:

**R-3
TO
R-4**

MAP & PARCEL

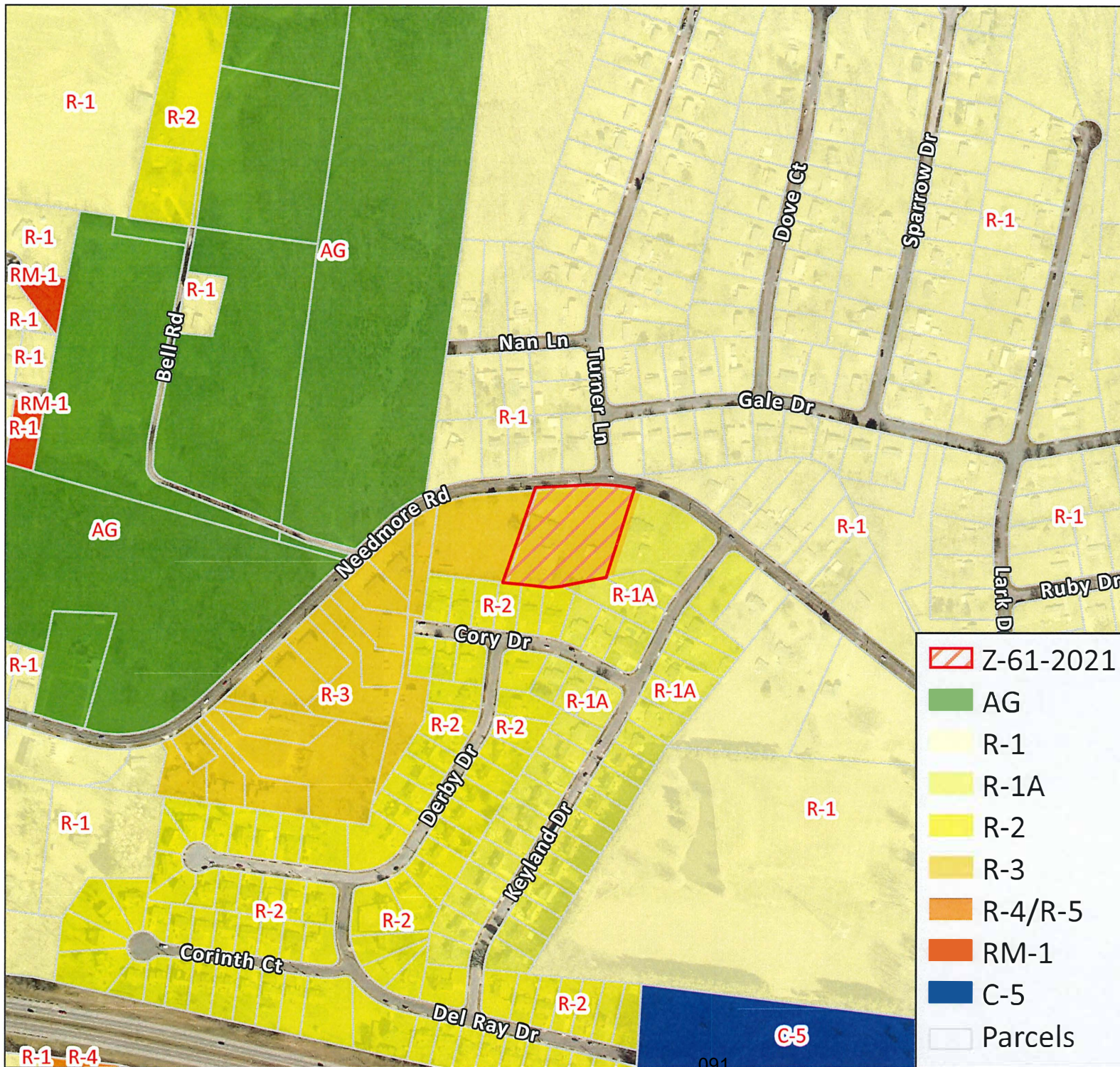
032P E 00100 (P)

ACRES +/-
2.4

Scale: 1:5,000



9/28/2021



CASE NUMBER: Z 61 2021 **MEETING DATE** 09/28/2021

APPLICANT: Estate Of Eddie R. Key Glenda Griswold

PRESENT ZONING R-3 **PROPOSED ZONING** R-4

TAX PLAT # 032P **PARCEL** E 001.00(p)

GEN. LOCATION Property fronting on the south frontage of Needmore Rd., south of the Needmore Rd. & Turner Ln. intersection.

PUBLIC COMMENTS

None received as of 4:30 P.M. on 9/27/2021 (A.L.)

5. **RESOLUTION 25-2021-22** Requesting Lt. Governor Randy McNally to call a special session of the Tennessee General Assembly to address state constitutional concerns due to COVID-19 *Councilperson Redd*

6. **ORDINANCE 30-2021-2022** (First Reading) Amending the official code Title 1, Chapter 2, Section 204 relative to presenting legislation and deliberation of city council members to maximize efficiency *Councilperson Holleman*

7. **DISCUSSION:** Ordinance 6-2021-22 (Disapproved 9/2 Second 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 *Councilperson Richmond*

12) MAYOR AND COUNCIL MEMBER COMMENTS

13) PUBLIC COMMENTS *(5 minutes each)*

14) ADJOURNMENT

RESOLUTION 20-2021-22

A RESOLUTION ANNEXING TERRITORY ALONG HWY 76 AND LITTLE HOPE ROAD.

WHEREAS, the City of Clarksville is considering annexation of an area described in attached legal description (See "Exhibit A") as requested by property owners John W. Grant Sr., Naomi Jean Grant Glass, Patty Lee Grant Cook, Thomas Eugene Grant; Living Hope Baptist Church (c/o Kevin Short) and; William Belew Jr.

WHEREAS, the annexation of this territory is deemed beneficial to the welfare of the residents and property owners thereof and to the City of Clarksville as a whole.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE

That pursuant to authority conferred by *6-51-102, Tennessee Code Annotated*, there is hereby annexed to the City of Clarksville, Tennessee, and incorporated within the same corporate boundaries thereof, the territory described by "Exhibit A" and shown in "Exhibit B" attached, adjoining the present corporate boundaries.

BE IT FURTHER ORDAINED that this resolution shall be effective from and after its final passage and publication in accordance with *Article III, Section 6* of the Official Charter of the City of Clarksville, Tennessee.

Adopted: October 7, 2021

Effective Date: November 6, 2021

DESCRIPTION OF PROPERTIES:

Tract 1

LAND DESCRIPTION OF A PORTION OF THE GRANT PROPERTY

Being a parcel of land in the 11th Civil District of Clarksville, Montgomery County, Tennessee, said parcel being tax map 63 parcel 49.00, recorded in Volume (Vol.) 1078, Page 2244 Register's Office Montgomery County, Tennessee (ROMCT).

Beginning at a new iron pin in the north margin of Highway 76 and the west margin of Little Hope Road, said pin being located North 46 Degrees 22 Minutes 14 Seconds East 34.09 feet from the centerline intersection of Highway 76 and Little Hope Road; Thence along the margin of Highway 76 South 86 degrees 27 Minutes 10 Seconds West 47.00 feet to a new iron pin; Thence with a curve turning to the right with an arc length of 302.03', with a radius of 1375.00', with a chord bearing of North 87 degrees 15 Minutes 16 Seconds West, with a chord length of 301.42' to a new iron pin; Thence, North 80 Degrees 57 Minutes 43 Seconds West 151.09 feet to a new iron pin; Thence, leaving the margin of Highway 76 along the Boyd Family Partners (recorded in volume 611, page 2096) North 07 Degrees 00 Minutes 35 Seconds East 586.35 feet to an old iron pin; Thence, North 05 Degrees 58 Minutes 32 Seconds East 135.76 feet to an old iron pin; Thence, South 80 Degrees 25 Minutes 05 Seconds East 157.58 feet to an old iron pin in the west margin of Little Hope Road; Thence, along said margin South 02 Degrees 41 Minutes 41 Seconds West 227.02 feet to a new iron pin; Thence, South 01 Degrees 38 Minutes 02 Seconds West 209.19 feet to a new iron pin; Thence, South 00 Degrees 47 Minutes 22 Seconds West 197.20 feet to the point of beginning containing an area of 6.40 acres as surveyed by Ben R. Weakley, RLS 1457 of Weakley Brothers Engineering on June 25, 2021, Job Number 21-656.

Tract 2

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Tract 3

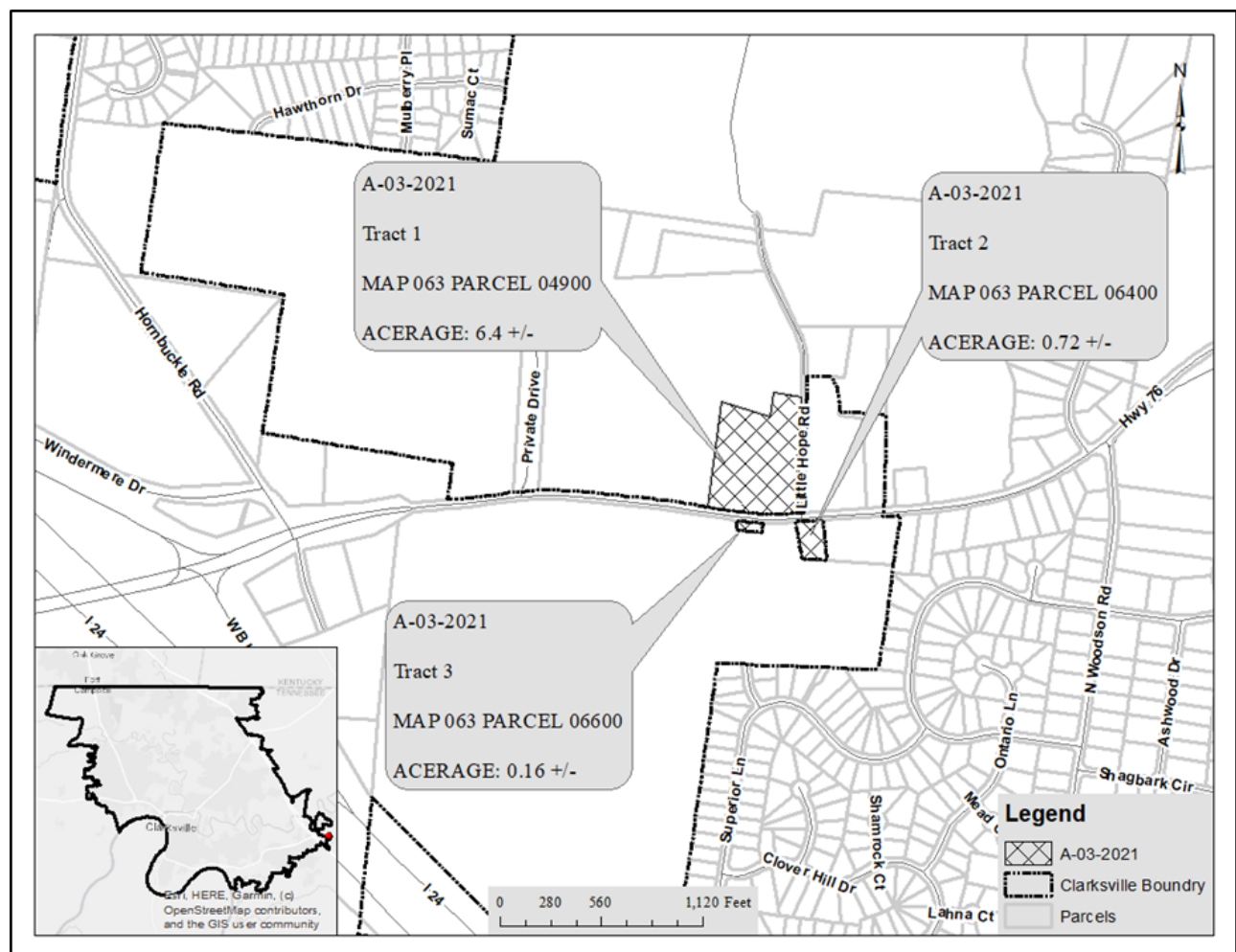
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coordinates of Northing 800583.85, said pin being S 88° 39' W for a distance of 179 feet to an iron rod, said pin being the southern right of way of Highway 76, said pin being the rue point of beginning, said pin also being the northeastern corner of the herein described parcel; Thence, leaving said Highway 76 and along the adjoining property line of the Bristol Ridge Apartments LLC as described in ORV 1933, page 2825, S 06° 28' 06" W for a distance of 50.00 feet to a point, said point being the south east corner of the herein described parcel; Thence, continuing along said Bristol Ridge Apartments LLC property for the next 2 calls, N 85° 01' 40" W for a distance of 145.00 feet to a point, said point being the south west corner of the herein described parcel; Thence, N 06° 28' 06" E for a distance of 50.00 feet to the beginning of curve, said point curve the southern right of way of said Highway 76, said point being the north west corner of the herein described parcel; Thence, along a curve, said curve turning to the left and having a radius of 1430.00 feet, and whose long chord bearing of S 85 degrees 01 minutes 40 seconds E for a distance of 145 feet to the point of beginning, said parcel containing 7,070 Square Feet of .016 Acres, more or less. Together with and subject to all right of ways, easements, restrictions, covenants and conveyances of record and not of record. Together with and subject to all right of ways, easements, restrictions, covenants and conveyances of record and not of record.

EXHIBIT B



RESOLUTION 21-2021-22

A RESOLUTION ADOPTING A PLAN OF SERVICE FOR ANNEXED TERRITORY ALONG HWY 76 AND LITTLE HOPE ROAD.

WHEREAS, T.C.A. Section 6-51-102 requires that a plan of services be adopted by the governing body of a city; and

WHEREAS, the City of Clarksville is considering annexation of an area described in attached legal description (See "Exhibit A") as requested by property owners John W. Grant Sr., Naomi Jean Grant Glass, Patty Lee Grant Cook, Thomas Eugene Grant; Living Hope Baptist Church (c/o Kevin Short) and; William Belew Jr.;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

SECTION 1. Pursuant to the provisions of Section 6-51-102, Tennessee Code Annotated, there is hereby adopted, for the area bounded as described in "Exhibit A" and shown on "Exhibit B", the following plan of service.

POLICE

Clarksville Police Department will handle the annexation if approved with the current hiring plan relying on accurate census/population information.

FIRE

Clarksville Fire Rescue has effective support and personnel in the proposed annexation area. In the proposed annexation area we are able to respond in a timely manner as long as adequate roadway access and width are in place, with appropriate hydrant spacing being met as well.

ADDRESSING / E-911

E-911 Center does not have any objection to this annexation.

The MSAG and APSU GIS will update changes in the CAD system upon the annexation effective date.

SOLID WASTE

Current policies of the Bi-County Solid Waste Management System for areas within the city limits of Clarksville will extend into the newly annexed area upon the effective date of annexation.

GAS, WATER, AND SEWER - CGW

The 7.28 +/- acres encompassed by the three properties subject to A-3-2021 (Tax Map ID 063 04900 000, Tax Map ID 063 06400 000, and Tax Map ID 063 06600 000) that are being considered for annexation into the City limits of Clarksville, Tennessee currently lie within the service area of Clarksville Gas and Water (CGW). CGW owns, operates, and maintains water, sanitary sewer, and natural gas mains currently present along highway 76. Any public main extensions of these utilities into the proposed annexation area would be the responsibility of the developer of the properties, including any and all costs. Upon completion of public utility main extension work by the developer, CGW would assume ownership of the new mains.

The proposed annexation area is relatively small in size and is situated well within the existing service area. Therefore we do not anticipate any additional improvements, equipment, materials, or personnel which the CGW department will need to service this area. Any incidental costs incurred by CGW to operate and maintain these new facilities, such as utility location, valve maintenance, meter reading, or main repair, would generally be offset by revenue generated from water, sewer, and natural gas usage by the new customer base. These operation and maintenance activities can be handled by existing CGW labor force.

CLARKSVILLE DEPARTMENT OF ELECTRICITY - CDE

Due to a previous annexation, CDE Lightband has extended the three phase electrical facilities along Highway 76 and will have plenty of capacity to feed any developments on these new sites. There should be no additional costs in this new annexation as the cost to expand the elective boundary was covered in the previous annexation.

CUMBERLAND ELECTRIC MEMBERS COOPERATIVE – CEMC

CEMC currently serves one member within the proposed annexation area. Transfer of that account will be handled between CEMC and CDE.

PLANNING AND ZONING

The 7.28 +/- acres have requested multiple zone changes for each tract.

Tract 1 requests AG to C-2 General Commercial District

Tract 2 requests AG to R-4 Multi Family District

Tract 3 requests AG to R-1A Single Family District

The RPC recommends approval of these requests as they are compatible with the surrounding zoning districts. The parcels will be able to develop under city zoning standards after the annexation's effective date. Any additional/future zone changes will need to be requested with the RPC and go through the normal processes.

STREET DEPARTMENT

The City of Clarksville Street Department will begin enforcing its regulations on the effective date of annexation. No additional personnel or equipment are anticipated to be required to service this area. However, due to the growth throughout the City through annexations and development over the years, the Street Department may need to add additional staff to maintain the roads, traffic control, and drainage systems to acceptable standards.

Any future improvements of this property will be the responsibility of the Developer and/or property owner(s).

Emergency maintenance of streets such as repair of hazardous potholes and measures necessary for traffic flow will begin once streets are dedicated to the public.

Routine maintenance, on a daily basis, will begin once the streets are dedicated to the public.

Construction of streets, installation of storm drain facilities, construction of curb and gutters, and other such major improvements will be accomplished under City policies.

CLARKSVILLE TRANSIT SERVICES – CTS

The Clarksville Transit System (CTS) receives funding from the Federal Transit Administration to operate within the urbanized area. The parcels in question (063 04900 000, 063 06400 000, and 063 06600 000) are partially within the urbanized area and partially out (063 04900 000). All parcels are located in an area that lacks the density and road design to support public transportation services. Without these items it is unlikely that CTS will service this parcel within ½ mile in the near future.

BUILDING AND CODES

On the effective date of annexation the Building and Codes Department will provide the following services:

- (1) Construction and Sign Permits, Administration, and Inspections – minimal impact expected; City Building and Codes staff will issue building permits associated with Residential and Commercial construction. Inspection services will be provided to the respective trades of the construction industry to include; building, plumbing, water and sewer, mechanical, and electrical. These services will be absorbed by the existing staff.
- (2) Code Enforcement, Property Maintenance and Abatement – minimal impact expected; Code Enforcement Division will patrol and enforce property maintenance violations as necessary. Department will continue to enforce applicable codes and ordinances dealing with environmental issues. These services will be absorbed by the existing staff.
- (3) Planning and Zoning – No impact; the Building & Codes office will continue to regulate the Zoning Ordinance and shall be interpreted and administered by the building official of the City.

PARKS AND RECREATION

Currently the City of Clarksville Parks and Recreation Department does not adequately serve this area of the city to comply with our desired standards. We currently have 105 acres of park property in City Council Ward 10 in which this proposed annexation is included, 91 of which is property adjacent to both Little Hope Road and highway 76. Of the 105 acres, only 14 of those acres are developed and open to the public.

According to National Standards, there should be one acre of parkland per 1,000 citizens. At the time of our Master Plan in 2018, Ward 10 had 13,754 residents. Development of our property here would bring us closer to that goal of 137.5 acres develop and provide a need in this underserved area. The equipment and manpower to maintain this park property cannot be determined at this point in the planning process because no land is currently being sought for development.

It is the opinion of Park and Recreation that the annexation of the 7.28 acres will not significantly change the large need for parkland in this area of town.

CITY FINANCE DEPARTMENT

There would be no impact to Finance and Revenue Department needs with this annexation.

ELECTION COMMISSION

As this area goes through the process with City Council it should be included, in whole, in the City Ward 10 boundary.

ASSESSOR

An effective date for taxation is set as January 1 the next calendar year to begin the tax roll in line with TCA requirements. No other comments.

SECTION 2. This resolution shall be effective 30 days after its adoption; November 6, 2021).

Exhibit A

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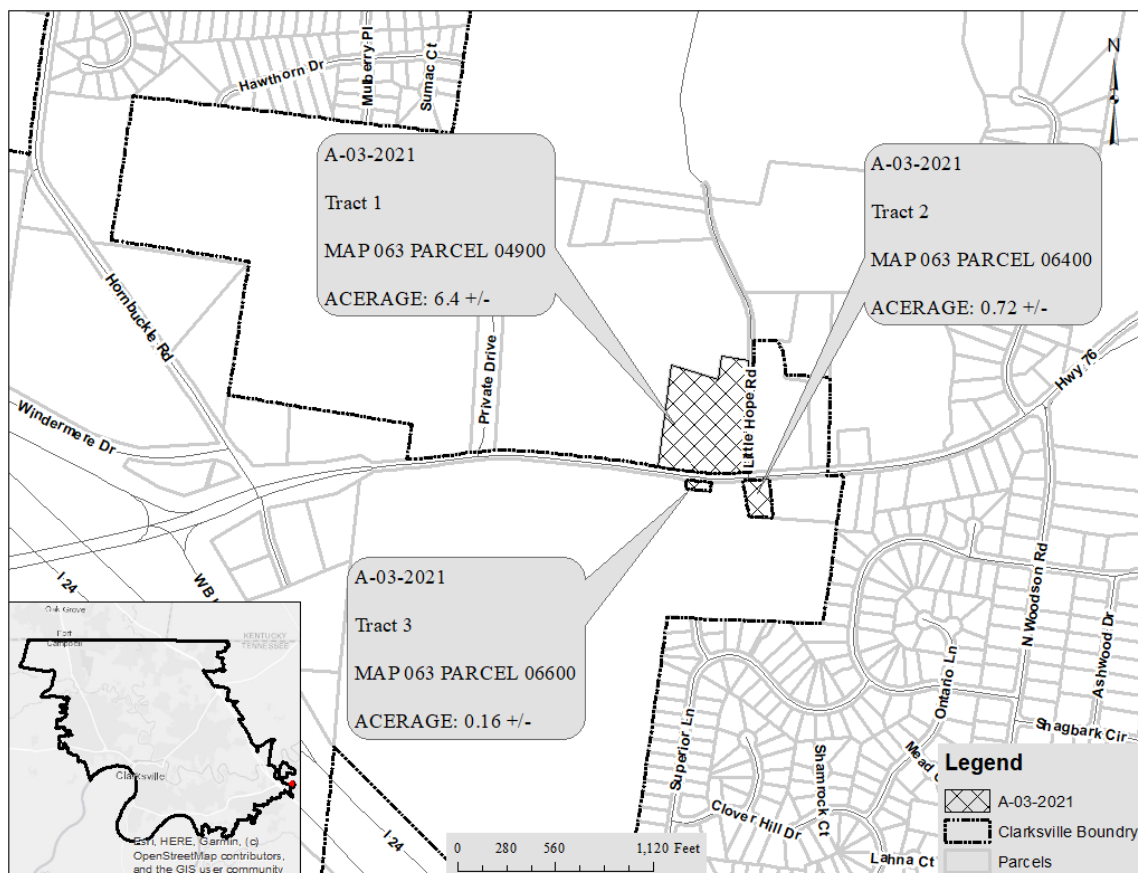
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Exhibit B



ORDINANCE 31-2021-22

AN ORDINANCE AMENDING THE OFFICIAL CODE OF THE CITY OF CLARKSVILLE REAPPORTIONING THE CITY OF CLARKSVILLE FOR THE PURPOSE OF ELECTING PERSONS FOR THE OFFICE OF CITY COUNCIL MEMBER [ANNEXED TERRITORY ALONG HWY 76 AND LITTLE HOPE ROAD]

WHEREAS, Tennessee Code Annotated §6-54-102 provides that municipalities may redistrict into new wards whenever, for proper reasons, they deem it expedient to do so; and

WHEREAS, the Charter of the City of Clarksville, Article II, Section 1., subsection (a), provides that the City shall be divided into twelve (12) wards for the purpose of electing twelve (12) persons for the office of Councilman; and

WHEREAS, the Charter of the City of Clarksville, Article II, Section 1., subsection (b) provides that the City Council shall by ordinance divide the city into twelve (12) wards to apportion the City Council so that the Councilmen elected from wards shall represent substantially equal populations; and

WHEREAS, the Charter of the City of Clarksville, Article II, Section 1., subsection (b) provides that the City Council may reapportion at any time thereafter, if it deems such action necessary to maintain substantially equal representation based on population; and

WHEREAS, the City of Clarksville, through enactment of Ordinance 13-2011-12, adopted September 1, 2011, codified at City Code Section 1-101, has previously approved a redistricting of wards for re-apportionment purposes based on substantially equal populations; and

WHEREAS, the City recently annexed properties into the City limits by approval of Resolution 20-2021-22 which contains a metes and bounds legal description of the annexed territories, and which is incorporated herein; and

WHEREAS, due to this recent annexation, it is necessary to apportion the recently annexed area into an appropriate ward for the purpose of electing persons to the office of City Council member in such a way as to maintain substantially equal representation among the wards based on population and the principle of “one person, one vote;” and

WHEREAS, the Clarksville City Council finds that these objectives can and should be achieved by adding the recently annexed properties to the current boundaries of Ward 10 thereby enlarging the territorial area of this ward, while maintaining a substantially equal representation of population between or among each ward, based on the 2010 census population data, all as depicted in and on the maps labeled Exhibit A (new overall ward boundary map, to include the additional annexed areas added to Ward 10 and showing no change to any other ward boundary); and Exhibit B (close-up view of Ward 10 showing additional annexed area being added to Ward 10); attached hereto and incorporated herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE:

That Section 1-101 of the Official Code of the City of Clarksville is hereby amended by deleting the existing language in its entirety, and by substituting instead the following:

The City of Clarksville is hereby divided into twelve (12) wards of substantially equal population for the purpose of electing twelve city council members in accordance with Article II, Section 1 of the Charter of the City of Clarksville, in accordance with the map attached hereto and incorporated herein as “Exhibit A – City Council Wards – 2021.”

The map of the above-described ward boundaries shall be maintained on file in the office of the City Clerk, and a copy in the office of the Regional Planning Commission and Montgomery County Election Commission and any successor agency thereto.

FIRST READING: October 7, 2021

SECOND READING:

EFFECTIVE DATE:

Exhibit A
City Council Wards 2021

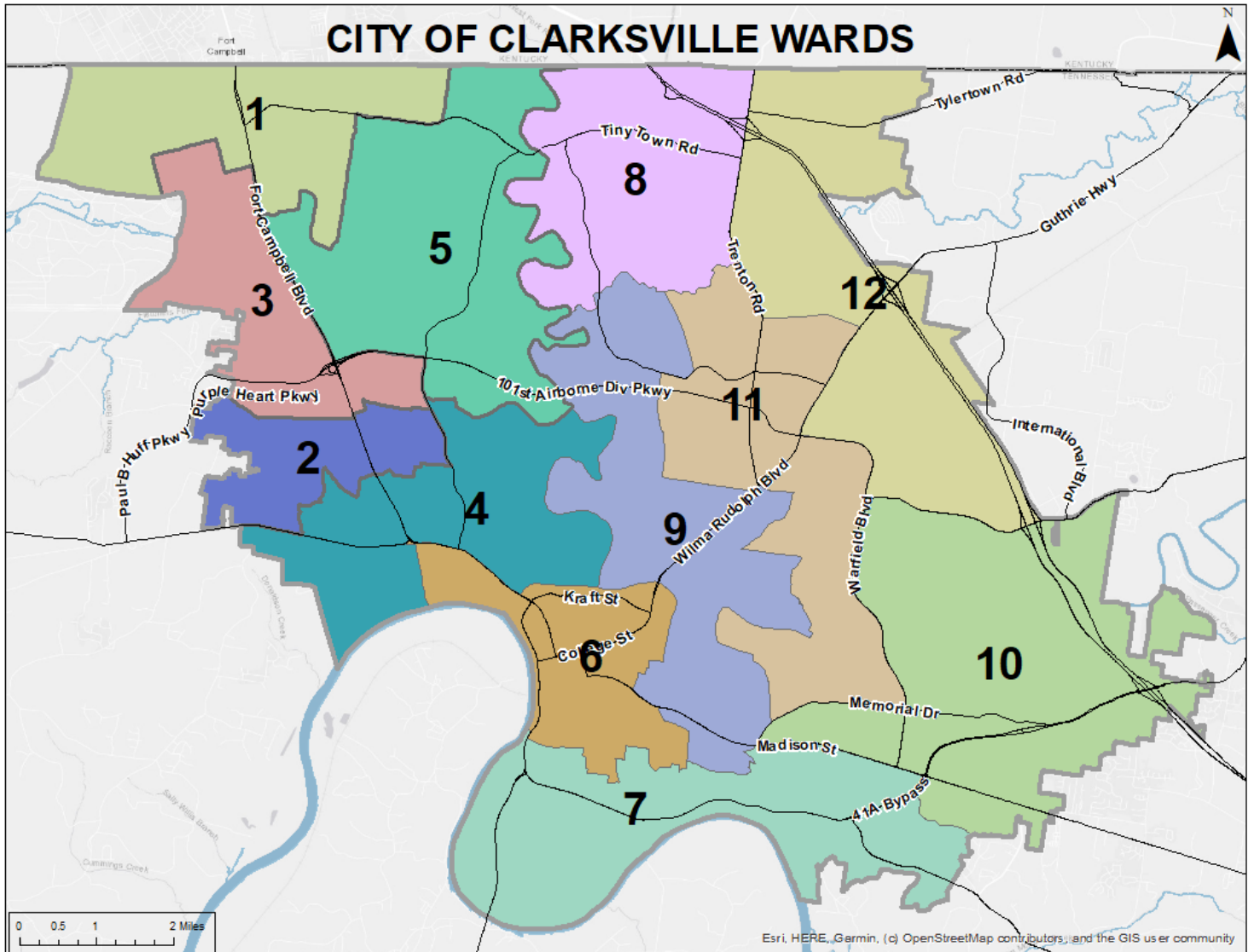
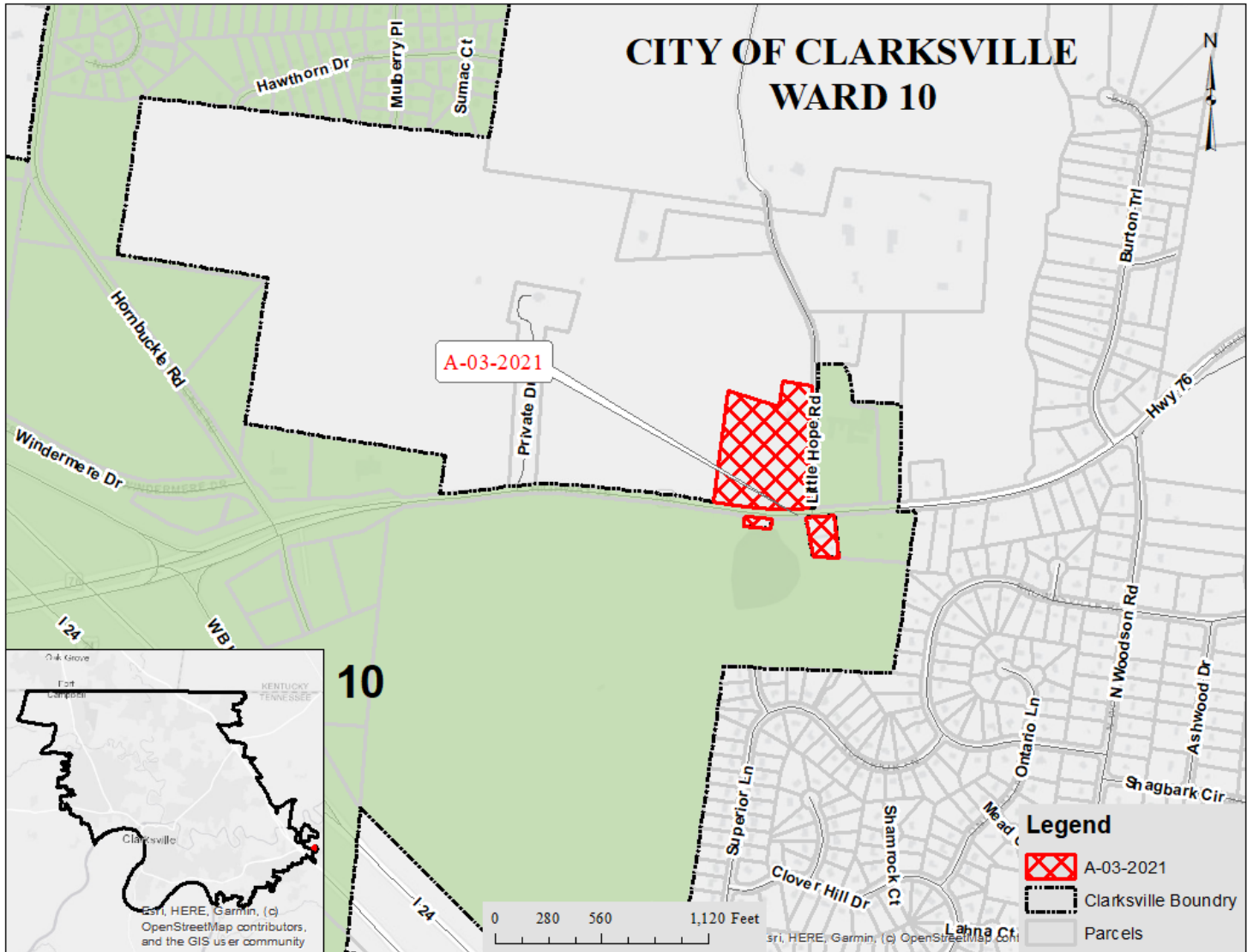


Exhibit B
Close-up View of Ward 10





**Plan of Services for
Annexation A-3-2021
For Lands Along Highway 76 and Little Hope
Road**

September 2021

PUBLIC REVIEW COPY

Display from September 22, 2021 – October 7, 2021

**Regional Planning Commission
City Mayor's Office
City Building and Codes
County Building and Codes**



NOTICE OF PUBLIC HEARING

Published September 22, 2021

A notice that a public hearing will be held on the 7th day of October 2021, at 6:00 p.m., before the City Council of the City of Clarksville, Tennessee, at the Council Chambers, City Hall, to hear comments relative to a proposed Plan of Services, and on a proposed Resolution annexing certain territory into the City of Clarksville (item: A-3-2021). Said properties, along Highway 76 and Little Hope Road, to determine whether the following described territory adjoining the present corporate boundaries of the City of Clarksville should be annexed. The proposed Plan of Service will be posted from September 22, 2021 to October 7, 2021 in the following locations for review during normal business hours. The Regional Planning Commission Office at 329 Main Street; City of Clarksville Building and Code at 100 S. Spring St.; Montgomery County Building and Codes at 350 Pageant Lane; and online at cmcrpc.com.

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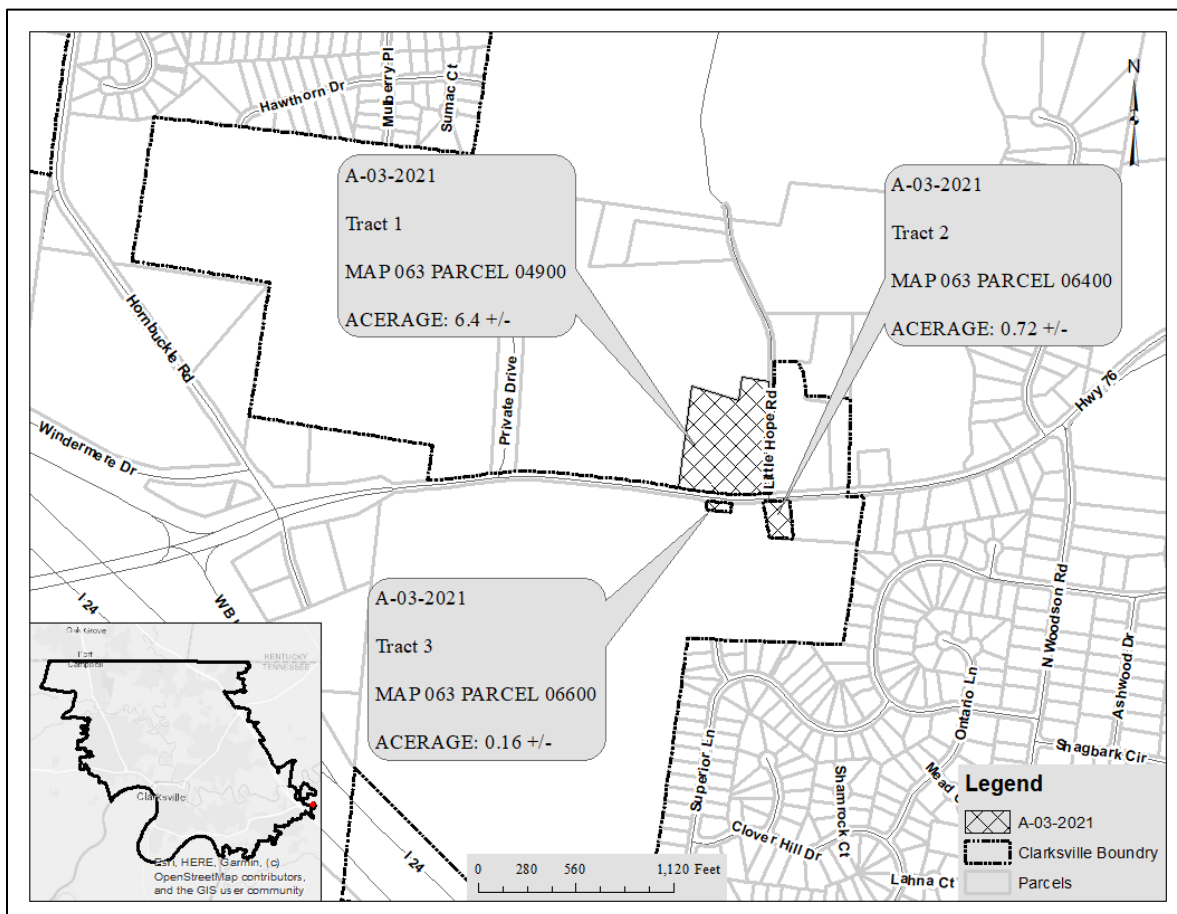


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BRISTOL RIDGE APARTMENTS LLC (FORMERLY JAMES SLATE) PROPERTY**

Being a parcel of land in the 11th Civil District of Clarksville, Montgomery County, Tennessee, said parcel being tax map 63 parcel 66.00, said parcel being the Bristol Ridge Apartment LLC property as recorded in Book 2053, Page 2932 Register's Office Montgomery County, Tennessee (ROMCT), said parcel being generally described as south of and adjacent to Highway 76, east of Interstate 24 and west of Little Hope Road in Clarksville, Tennessee, 37043, said parcel being more particularly described as follows:

Beginning an iron pin (old), said pin being the northwestern corner of the Timothy Migliaccio (Living Hope Baptist Church) Properties as recorded in Book 2053, Page 2932 ROMCT, said pin having the coordinates of Northing 800583.85, said pin being S 88° 39' W for a distance of 179 feet to an iron rod, said pin being the southern right of way of Highway 76, said pin being the rue point of beginning, said pin also being the northeastern corner of the herein described parcel; Thence, leaving said Highway 76 and along the adjoining property line of the Bristol Ridge Apartments LLC as described in ORV 1933, page 2825, S 06° 28' 06" W for a distance of 50.00 feet to a point, said point being the south east corner of the herein described parcel; Thence, continuing along said Bristol Ridge Apartments LLC property for the next 2 calls, N 85° 01' 40" W for a distance of 145.00 feet to a point, said point being the south west corner of the herein described parcel; Thence, N 06° 28' 06" E for a distance of 50.00 feet to the beginning of curve, said point curve the southern right of way of said Highway 76, said point being the north west corner of the herein described parcel; Thence, along a curve, said curve turning to the left and having a radius of 1430.00 feet, and whose long chord bearing of S 85 degrees 01 minutes 40 seconds E for a distance of 145 feet to the point of beginning, said parcel containing 7,070 Square Feet of .016 Acres, more or less. Together with and subject to all right of ways, easements, restrictions, covenants and conveyances of record and not of record. Together with and subject to all right of ways, easements, restrictions, covenants and conveyances of record and not of record.





CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

TO: City and County Departments Involved in the Annexation Process
FROM: Jeffrey Tyndall, Director, Regional Planning Commission
DATE: August 16, 2021
SUBJECT: A-3-2021: Annexation of lands along Highway 76 and Little Hope Road

The properties on the attached map are being evaluated for annexation into the City limits of Clarksville, Tennessee. The area shown on the enclosed annexation map will require a plan of service from each department which will be available for review by the public and approved by the Clarksville City Council.

Please review the information and map to determine if your department can serve the area and if there are any additional specific improvements, personnel requirements, materials, etc., which your department will need to service this area. Next, if improvements, equipment, materials, or personnel are needed please outline a specific time frame for when they will be needed; for instance immediately, 2 fiscal years out, 5 fiscal years out, etc. Finally, list in detail the anticipated cost (if any) of each of these items. It is very important that you be as accurate as possible in determining your needs and expenses.

A department memo is suggested but an email with your signature block is acceptable as well.

Annexation Information

- **Overview:** This annexation is a voluntary request of 3 different properties with 3 different ownerships. This helps close up some holes in the city limits from 2019. These parcels are all located on Hwy 76 near Little Hope Road and are in the Urban Growth Boundary (UGB).
- **Area:** 7.28 +/- acres
- **Zoning:** Each property is requesting rezoning with this annexation to match the surrounding zones more appropriately as follows (also see attached zoning map):
 - Tax Map ID 063 04900 000 (Grant et. Al) Requests AG to C-2
 - Tax Map ID 063 06400 000 (Living Hope Baptist Church) Requests AG to R-4
 - Tax Map ID 063 06600 000 (Belew) Requests AG to R-1A
- **Right-of-way:** No new right of way to be annexed
- **Existing Structures/Population:**
 - 1 vacant single family home (to be removed)
 - Current Population = 0
- **Potential Development:**
 - The R-1A rezoned property has no development potential.
 - The R-4 rezoned property has some development potential with the property next door for approximately 8 units.



- The C-2 rezoned property could be developed as a mixed-use property in the city limits. The residential potential is 218 total units (maximum 16 units per acre) and/or a portion of up to approximately 65,000 square feet of retail. C-2 can be developed either as residential, commercial, or both. As a property would develop toward the maximum residential units commercial space would be limited and vice versa.
- High end potential = 226 multi-family units and 10,000 square feet of commercial space.
- **Potential Population Estimate:** 226 multi-family units X 2.25 people per unit = 508 residents. 508 residents would represent 165 youth and 343 adults.

Please submit your comments to me, in writing, no later than August 27, 2021.

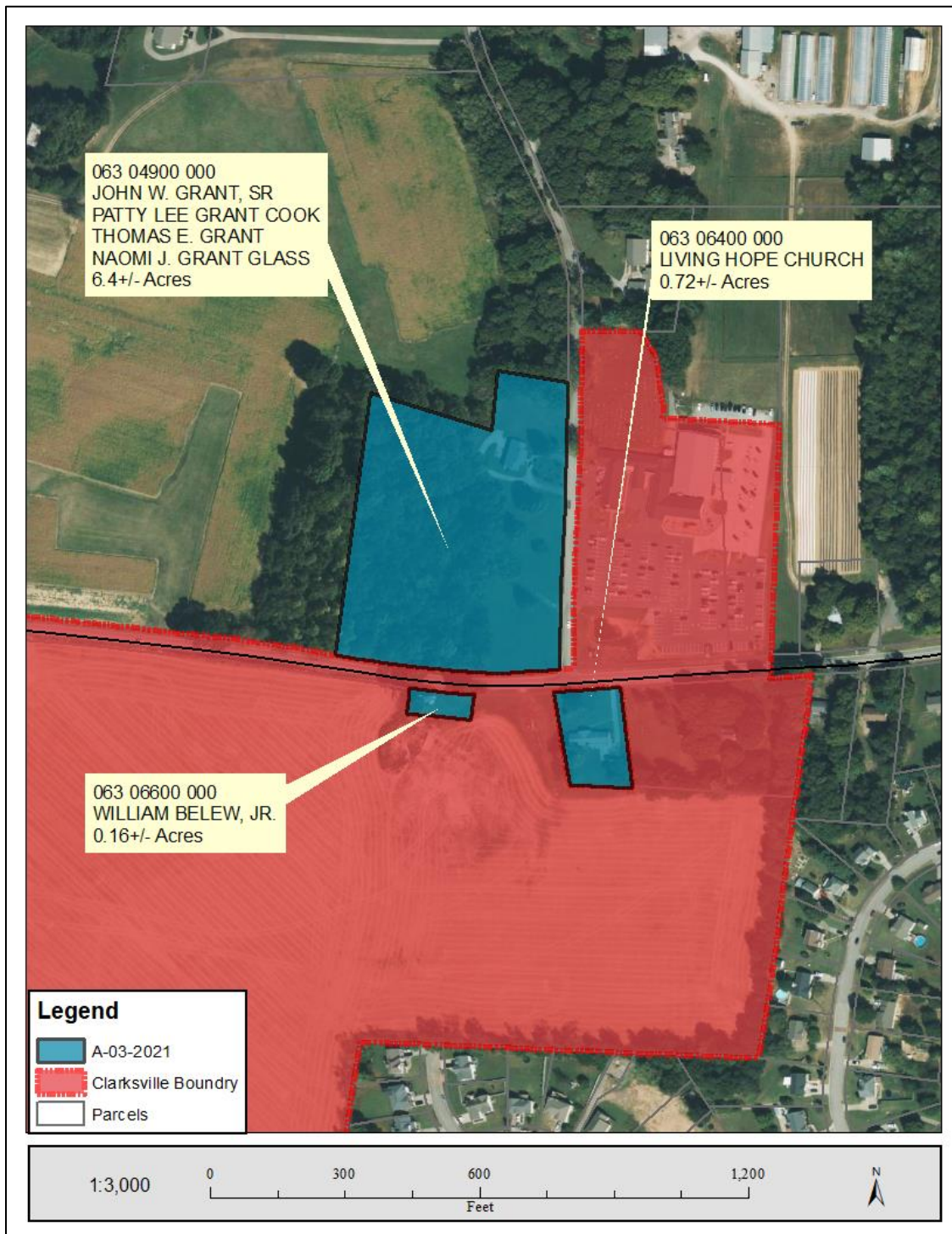
If you need any information for your needs analysis, do not hesitate to contact me at any time 931-645-7448 or jeffrey.tyndall@cityofclarksville.com

cc: Mayor Joe Pitts
Mayor Jim Durrett
Chief Crockarell, Clarksville Police Dept.
Chief Montgomery, Fire Rescue
Jobe Moore, Clarksville Fire Rescue
Mark Riggins, Gas, Water, and Sewer
Pat Chesney, Gas, Water, and Sewer
David Shepard, Street Superintendent
Chris Cowan, City Street Department
Brian Taylor, Department of Electricity
David Smith, Building and Codes
Jennifer Letourneau, Parks & Recreation
Laurie Matta, Commissioner of Finance

Erinne Hester, Assessor of Property
Paul Nelson, Director of Transit
Hope Petersen, E-911
Doug Catellier, APSU GIS
Sylvia Skinner, City Clerk
Elizabeth Black, Election Commission
Mark Neblett, Bi-County Solid Waste
Ruth Russell, Addressing Manager
Lance Baker, City Attorney
Jeff Bryant, Highway Department
Jonathan Fielder, CEMC
Sheriff John Fuson
Ed Baggett, Emergency Management



Red Shading is the current City Limits / Blue Shading shows the Annexation Area = 7.28 acres



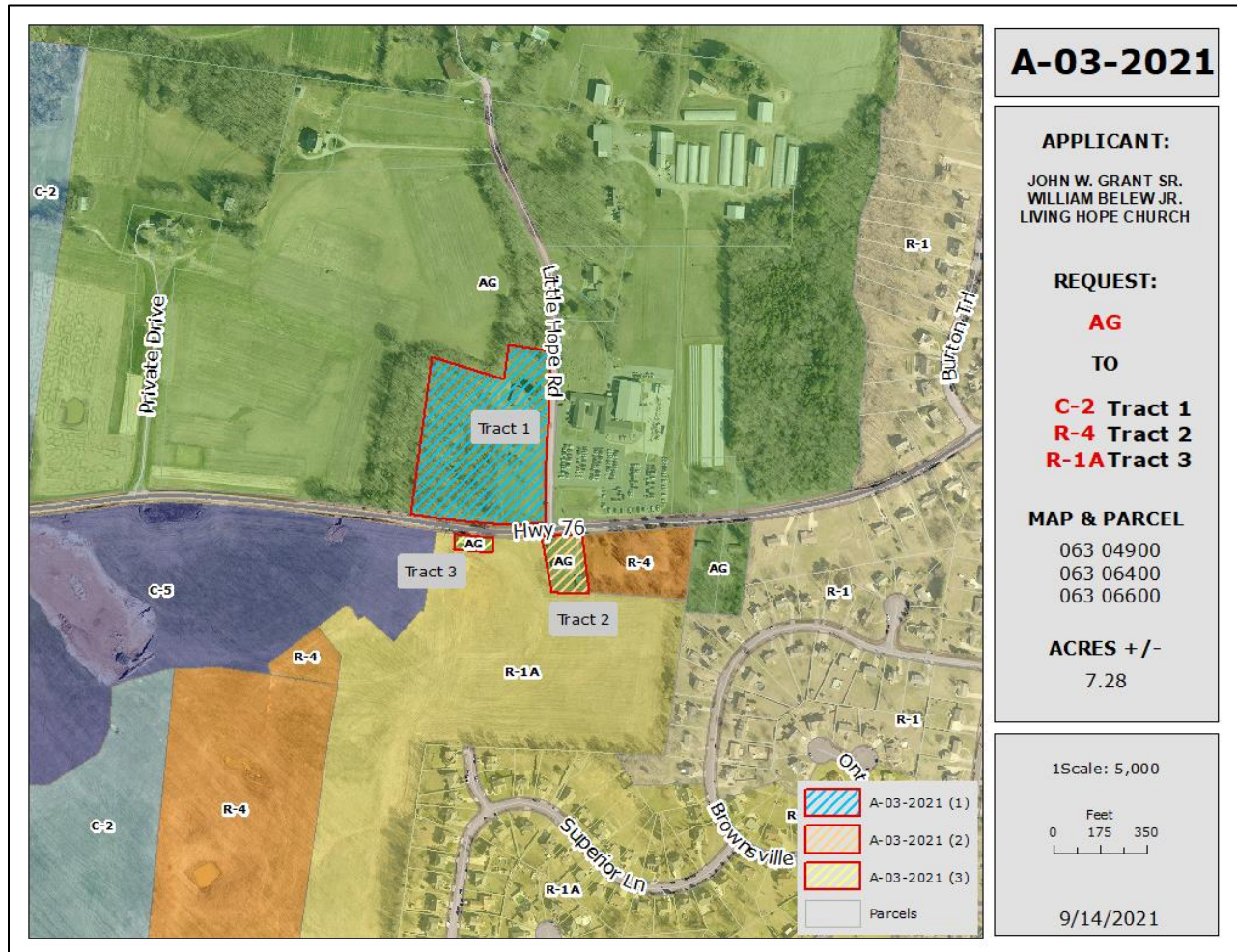


CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

Rezoning Requests for Annexation A-3-2021

Description of Zoning Change Requests (on file)

Tract A: AG to C-2 Tract B: AG to R-4 Tract C: AG to R-1A





CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

PLAN OF SERVICE

Pursuant to the provisions of Section 6-51-102, Tennessee Code Annotated, there is hereby adopted, for the area bounded as described above, the following plan of service.

THE EFFECTIVE DATE OF ANNEXATION SHALL BE 30 DAYS AFTER PASSAGE OF THE CITY RESOLUTION

POLICE

Clarksville Police Department will handle the annexation if approved with the current hiring plan relying on accurate census/population information.

FIRE

Clarksville Fire Rescue has effective support and personnel in the proposed annexation area. In the proposed annexation area we are able to respond in a timely manner as long as adequate roadway access and width are in place, with appropriate hydrant spacing being met as well.

GAS, WATER, AND SEWER - CGW

The 7.28 +/- acres encompassed by the three properties subject to A-3-2021 (Tax Map ID 063 04900 000, Tax Map ID 063 06400 000, and Tax Map ID 063 06600 000) that are being considered for annexation into the City limits of Clarksville, Tennessee currently lie within the service area of Clarksville Gas and Water (CGW). CGW owns, operates, and maintains water, sanitary sewer, and natural gas mains currently present along highway 76. Any public main extensions of these utilities into the proposed annexation area would be the responsibility of the developer of the properties, including any and all costs. Upon completion of public utility main extension work by the developer, CGW would assume ownership of the new mains.

The proposed annexation area is relatively small in size and is situated well within the existing service area. Therefore we do not anticipate any additional improvements, equipment, materials, or personnel which the CGW department will need to service this area. Any incidental costs incurred by CGW to operate and maintain these new facilities, such as utility location, valve maintenance, meter reading, or main repair, would generally be offset by revenue generated from water, sewer, and natural gas usage by the new customer base. These operation and maintenance activities can be handled by existing CGW labor force.

SOLID WASTE

Current policies of the Bi-County Solid Waste Management System for areas within the city limits of Clarksville will extend into the newly annexed area upon the effective date of annexation.



CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

CLARKSVILLE DEPARTMENT OF ELECTRICITY - CDE

Due to a previous annexation, CDE Lightband has extended the three phase electrical facilities along Highway 76 and will have plenty of capacity to feed any developments on these new sites. There should be no additional costs in this new annexation as the cost to expand the elective boundary was covered in the previous annexation.

CUMBERLAND ELECTRIC MEMBERS COOPERATIVE – CEMC

CEMC currently serves no members within the proposed annexation area.

STREET DEPARTMENT

The City of Clarksville Street Department will begin enforcing its regulations on the effective date of annexation. No additional personnel or equipment are anticipated to be required to service this area. However, due to the growth throughout the City through annexations and development over the years, the Street Department may need to add additional staff to maintain the roads, traffic control, and drainage systems to acceptable standards.

Any future improvements of this property will be the responsibility of the Developer and/or property owner(s).

Emergency maintenance of streets such as repair of hazardous potholes and measures necessary for traffic flow will begin once streets are dedicated to the public.

Routine maintenance, on a daily basis, will begin once the streets are dedicated to the public.

Construction of streets, installation of storm drain facilities, construction of curb and gutters, and other such major improvements will be accomplished under City policies.

PLANNING AND ZONING

The 7.28 +/- acres have requested multiple zone changes for each tract.

Tract 1 requests AG to C-2 General Commercial District

Tract 2 requests AG to R-4 Multi Family District

Tract 3 requests AG to R-1A Single Family District

The RPC recommends approval of these requests as they are compatible with the surrounding zoning districts. The parcels will be able to develop under city zoning standards after the annexation's effective date. Any additional/future zone changes will need to be requested with the RPC and go through the normal processes.

ADDRESSING / E-911

E-911 Center does not have any objection to this annexation.

The MSAG and APSU GIS will update changes in the CAD system upon the annexation effective date.

CLARKSVILLE TRANSIT SERVICES – CTS

The Clarksville Transit System (CTS) receives funding from the Federal Transit Administration to operate within the urbanized area. The parcels in question (063 04900 000, 063 06400 000, and 063 06600 000) are partially within the urbanized area and partially out (063 04900 000). All parcels are located in an area that lacks the density and road design to support public transportation services. Without these items it is unlikely that CTS will service this parcel within ½ mile in the near future.

BUILDING AND CODES

On the effective date of annexation the Building and Codes Department will provide the following services:

- (1) Construction and Sign Permits, Administration, and Inspections – minimal impact expected; City Building and Codes staff will issue building permits associated with Residential and Commercial construction. Inspection services will be provided to the respective trades of the construction industry to include; building, plumbing, water and sewer, mechanical, and electrical. These services will be absorbed by the existing staff.
- (2) Code Enforcement, Property Maintenance and Abatement – minimal impact expected; Code Enforcement Division will patrol and enforce property maintenance violations as necessary. Department will continue to enforce applicable codes and ordinances dealing with environmental issues. These services will be absorbed by the existing staff.
- (3) Planning and Zoning – No impact; the Building & Codes office will continue to regulate the Zoning Ordinance and shall be interpreted and administered by the building official of the City.

CITY FINANCE DEPARTMENT

There would be no impact to Finance and Revenue Department needs with this annexation.

ELECTION COMMISSION

As this area goes through the process with City Council it should be included, in whole, in the City Ward 10 boundary.

ASSESSOR

An effective date for taxation is set as January 1 the next calendar year to begin the tax roll in line with TCA requirements. No other comments.

PARKS AND RECREATION

Currently the City of Clarksville Parks and Recreation Department does not adequately serve this area of the city to comply with our desired standards. We currently have 105 acres of park property in City Council Ward 10 in which this proposed annexation is included, 91 of which is property adjacent to both Little Hope Road and highway 76. Of the 105 acres, only 14 of those acres are developed and open to the public.

According to National Standards, there should be one acre of parkland per 1,000 citizens. At the time of our Master Plan in 2018, Ward 10 had 13,754 residents. Development of our property here would bring us closer to that goal of 137.5 acres develop and provide a need in this underserved area. The equipment and manpower to maintain this park property cannot be determined at this point in the planning process because no land is currently being sought for development.

It is the opinion of Park and Recreation that the annexation of the 7.28 acres will not significantly change the large need for parkland in this area of town.

RESOLUTION 22-2021-22

A RESOLUTION APPROVING THE ABANDONMENT OF AN UNIMPROVED RIGHT-OF-WAY, LOCATED SOUTH OF PETERSON LANE, NORTH OF WARREN DRIVE AND WEST OF FAYE DRIVE;

WHEREAS, application was made by Robert Taylor and Daniel Raney for abandonment of an unimproved right-of-way, south of Peterson Lane, north of Warren Drive and west of Faye Drive, being approximately 50 +/- feet wide and 140 +/- feet long, containing approximately 7,000 +/- sq. ft., shown on Montgomery County tax map 055-D-A, north of parcel 007.00 and south of parcel 006.00; also shown on the attachment; and

WHEREAS, the application was reviewed according to established procedures by the Regional Planning Commission on September 28, 2021, and was recommended for approval to the Clarksville City Council for abandonment, with retention of an easement for stormwater and surface drainage, and for public utilities;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the above described unimproved right-of-way is hereby abandoned, with retention of an easement for stormwater and surface drainage, and for public utilities.

ATTEST:

Mayor

City Clerk

PUBLIC HEARING:

ADOPTED:

RESOLUTION 23-2021-22

A RESOLUTION APPROVING THE ABANDONMENT OF AN UNIMPROVED ALLEYWAY LOCATED SOUTH OF HYMAN STREET, NORTH OF ARCTIC STREET AND WEST OF RED RIVER STREET;

WHEREAS, application was made by Juanita Parker and Carolyn Dyson for abandonment of an unimproved alleyway; located south of Hyman Street, North of Arctic Street and west of Red River Street, being approximately 13 +/- feet wide and 110 +/- feet long, containing approximately 1,430 +/- sq. ft., shown on Montgomery County tax map 066-D-B, north of parcel 014.00 and south of parcels 028.00, 029.00 and 030.00; also shown on the attachment; and

WHEREAS, the application was reviewed according to established procedures by the Regional Planning Commission on September 28, 2021, and was recommended for approval to the Clarksville City Council for abandonment;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the above described unimproved right-of-way is hereby abandoned.

ATTEST:

Mayor

City Clerk

PUBLIC HEARING:

ADOPTED:

ORDINANCE 33-2021-22

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF TWOSOME PARTNERS, MARK PIRTLE FOR A ZONE CHANGE ON PROPERTY LOCATED SOUTHEAST OF THE TINY TOWN RD. & NEEDMORE RD. INTERSECTION.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned C-5 Highway & Arterial Commercial District as C-2 General Commercial District.

PUBLIC HEARING:

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, TWOSOME PARTNERS SUBDIVISION, A POINT IN THE SOUTHERLY RIGHT OF WAY FOR TINY TOWN ROAD, THENCE WITH SAID RIGHT OF WAY AND THE FOLLOWING CALLS: N 67° 47'53" E, 883.45'; THENCE WITH A CURVE TO THE RIGHT, RADIUS OF 3064.25', ARC DISTANCE 194.78', CHORD BEARING AND DISTANCE OF N 69°37'10" E, 194.75' TO THE NORTHWEST CORNER OF WINN, THENCE WITH THE WESTERLY LINE OF WINN AND THE FOLLOWING CALLS: S 00°55'09" E, 319.06'; THENCE, S 33°02'04" W, 22.91'; THENCE, S 00°25'19" E, 276.02'; THENCE WITH A NEW LINE SEVERING THE LANDS OF TWOSOME PARTNERS, thence, S 63°34'01" W, 898.84' TO THE SOUTHEAST CORNER OF LOT 2, TWOSOME PARTNERS SUBDIVISION; THENCE WITH THE EASTERLY LINE OF LOT 2, N 22°12'06" W, 311.68' TO THE NORTHEAST CORNER OF LOT 2, THENCE WITH THE NORTHERLY LINE OF LOT 2 AND THE FOLLOWING CALLS: S 66°06'15" W, 158.31'; THENCE, N 84°53'45" W, 143.94' TO THE NORTHWEST CORNER OF LOT 2, A POINT IN THE EASTERLY RIGHT OF WAY FOR NEEDMORE ROAD; THENCE WITH SAID RIGHT OF WAY AND WITH A CURVE TO THE LEFT, RADIUS OF 692.25', ARC DISTANCE 54.91', CHORD BEARING AND DISTANCE OF N 07°23'01" E, 54.90' TO THE SOUTHWEST CORNER OF LOT 1, TWOSOME PARTNERS

SUBDIVISION, THENCE WITH THE SOUTHERLY LINE OF LOT 1 AND THE FOLLOWING CALLS: N 04°43'07" E, 10.15'; THENCE, S 84° 53'45" E, 163.65'; THENCE WITH A CURVE TO THE LEFT, RADIUS OF 50.00', ARC DISTANCE 25.31', CHORD BEARING AND DISTANCE OF N 80°36'21" E, 25.04'; THENCE, N 66°06'15" E, 148.46' TO THE SOUTHEAST CORNER OF LOT 1; THENCE

WITH THE EASTERLY LINE OF LOT 1, N 23°53'45" W, 285.73' TO THE POINT OF BEGINNING, HAVING AN AREA OF 14.02 ACRES, BEING A PORTION OF THE LANDS CONVEYED TO TWOSOME PARTNERS BY DEED RECORDED IN BOOK 1782, PAGE 1543 IN THE OFFICE OF THE REGISTER OF DEEDS, MONTGOMERY COUNTY, TENNESSEE.

ORDINANCE 34-2021-22

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE,
APPLICATION OF WILLIAM REVELL FOR A ZONE CHANGE ON PROPERTY FRONTING ON
THE SOUTH FRONTAGE OF TINY TOWN RD., 775 +/- FEET WEST OF THE TINY TOWN
RD. & ALLEN RD. INTERSECTION.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended
by designating the zone classification of the property described in Exhibit A, currently zoned
AG Agricultural District Highway & Arterial Commercial as C-5 Highway & Arterial Commercial
District/R-4 Multiple-Family Residential

PUBLIC HEARING:

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

(C-5 Description) Beginning an iron pin (old), said pin being the northwestern corner of the Betty Bozeman Property as recorded in Vol. WB-AE, page 78 ROMCT, said pin being N 63° 43' W for a distance of 520 from the centerline intersection of Allen Road and Tiny Town Road, said point being the southern right of way of Tiny Town Road, said point also being the northeastern corner of the herein described parcel; Thence, leaving said Tiny Town Road right of way and along said Betty Bozeman property, S 00° 57' 46" W for a distance of 114.90 feet to a point on a line, said point being the north west corner of the said Bozeman property as described in ORV 245, page 495; Thence, S 00° 57' 46" W for a distance of 143.88 feet to a point on a line, said point being the south east corner of the herein described parcel; Thence, along a new zone line, S 83° 33' 30" W for a distance of 450.24 feet to a point on a line, said point being the eastern property line of the Betty Bozeman property as described in ORV 873, page 2664, said point also being the south west corner of the herein described parcel; Thence, along said Bozeman property, N 00° 24' 49" E a distance of 250.01 feet to the being of a curve, said point being the southern right of

way of Tiny Town Road, said point also being the north west corner of the herein described parcel; Thence, along said Tiny Town Road right of way, said curve turning to the left, having a radius of 1719.28 feet, and whose long chord bears N 82° 29' 49" E for a distance of 453.83 feet to a point of intersection with a non-tangential line. Said point being the point of beginning, said parcel containing 109,407 Square Feet or 2.51 Acres, more or less.

(R-4 Description) Beginning at a point, said point being the northwestern corner of the Betty Bozeman Property as recorded in Vol. 245, page 495 ROMCT, said pin being S 43° 53' W for a distance of 678 from the centerline intersection of Allen Road and Tiny Town Road, said point also being the northeastern corner of the herein described parcel; Thence, along said Betty Bozeman property, S 00° 57' 46" W for a distance of 453.12 feet to a point on a line, said point being the northern property line of the Jeff Burkhardt Custom Properties Inc as described in Plat Book 'L', page 41; Thence, along said Jeff Burkhardt Custom Properties Inc for the next 2 calls, S 80° 03' 59" W for a distance of 279.87 feet to a point on a line; Thence, S 80° 03' 59" W for a distance of 170.13 feet to a point on a line, said point being the eastern property line of the Betty Bozeman property as described in ORV 873, page 2664, said point also being the south west corner of the herein described parcel; Thence, along said Betty Bozeman property for the next 2 calls, N 00° 24' 49" E for a distance of 449.65 feet to a point on a line; Thence, N 00° 24' 49" E for a distance of 30.53 feet to a point on a line, said point being the north west corner of the herein described parcel; Thence, leaving said Bozeman property and along a new zone line, N 83° 33' 30" E a distance of 450.24 to the point of beginning, said parcel containing 207,441 Square Feet or 4.76 Acres, more or less.

ORDINANCE 35-2021-22

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF MILAM FAMILY, LLC JAMIE MILAM FOR A ZONE CHANGE ON PROPERTY FRONTING ON THE SOUTH FRONTAGE OF OLD ASHLAND CITY RD., 80 +/- FEET EAST OF THE GOLF CLUB LN. & OLD ASHLAND CITY RD. INTERSECTION.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned O-1 Office District as C-2 General Commercial District

PUBLIC HEARING:

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Beginning at a point, said point being 147 +/- feet in a southeasterly direction from the centerline of the Golf Club Lane & Old Ashland City Road intersection, said point being the northeast corner of the Howard John Hiatt property, and the northwest corner herein describer property, thence in a southerly direction 150 +/- feet with the western boundary of the Hiatt property to a point, said point being in the northern boundary of the John Bruce Wilson Seperate property trust, thence in a westerly direction 82 +/- feet with the northern boundary of the Bruce property & other to a point, said point being located in the eastern property boundary of the Muridhar Corporation, thence in a northerly direction 155 +/- feet with the eastern boundary of the Muridhar Corporation to a point, said point being the northeast corner of the Muridhar Corporation property & located in the southern right of way margin of Old Ashland City Rd. thence in a easterly direction 100 +/- feet with the southern right of way margin of Old Ashland City Rd. to the point of beginning, said herein described tract containing 0.32 acre

ORDINANCE 36-2021-22

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE,
APPLICATION OF ALLEN MOSER FOR A ZONE CHANGE ON PROPERTY LOCATED
EAST OF FT. CAMPBELL BLVD., SOUTH OF CONCORD DR., WEST & NORTH OF W.
BEL AIR BLVD.,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE,
TENNESSEE:

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended
by designating the zone classification of the property described in Exhibit A, currently zoned C-5
Highway & Arterial Commercial District/R-1 Single-Family Residential District as C-2 General
Commercial District

PUBLIC HEARING:

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

BEGINNING at the northwest corner of Lot 38, Section A, Bel Air Estates as recorded in Plat Book 4, Page 16, Plat 16, in the Register's Office for Montgomery County, Tennessee, said iron pin being 245.4 feet northwestwardly from the centerline of West Bel Air Boulevard as measured along the northeast right-of-way of a street, thence with the northern terminus of said street South 47 degrees 22 minutes 00 seconds West 50.40 feet to an angle iron marking the northeast corner of Lot 37, Section A, thence with the northeast line of the Christopher Catalano property as recorded in Official Record Book Volume 318, Page 218, in the Register's Office for Montgomery County, Tennessee, North 62 degrees 39 minutes 18 seconds West 114.69 feet to an iron pin, the northeast corner of the Quincy's property as recorded in Official Record Book Volume 549. Page 2309, in the Register's Office for Montgomery County, Tennessee, thence with the north line of said property South 68 degrees 58 minutes 00 seconds West 60.00 feet to the southeast corner of the Sun Jo Choi property as recorded in Official Record Book Volume 553, Page 155, in the Register's Office for Montgomery County, Tennessee, thence with the east and north lines of said property as follows: North 26 degrees 31 minutes 00 seconds West 100.00 feet to an iron pin, thence South 68 degrees 58 minutes 00 seconds West 60.00 feet to the southeast corner of the Garland T. Wright property as recorded in Official Record Book Volume 496, Page 836, in the Register's Office for Montgomery County, Tennessee, thence with the east line of said property North 24 degrees 17 minutes 40 seconds West 215.45 feet to an iron

pin in the south line of the J and N Enterprises, Inc. property as recorded in Official Record Book Volume 458, Page 1579, in the Register's Office for Montgomery County, Tennessee, thence with several lines of said property as follows: North 65 degrees 44 minutes 00 seconds East 303.10 feet to an iron pin the center of a gully, thence generally with the centerline of said gully as follows: North 04 degrees 39 minutes 00 seconds West 72.30 feet, thence North 38 degrees 23 minutes 00 seconds West 100.00 feet to an iron pin, thence North 62 degrees 11 minutes 00 seconds West 61.00 feet, thence North 23 degrees 24 minutes 00 seconds West 60.00 feet to an iron pin, thence South 69 degrees 20 minutes 00 seconds West 47.00 feet to an iron pin, the southeast corner of the Newton Powers property as recorded in Official Record Book Volume 408, Page 1804, in the Register's Office for Montgomery County, Tennessee, thence with the east line of said property generally with the centerline of a gully as follows: North 58 degrees 15 minutes 00 seconds West 53.60 feet, thence North 32 degrees 49 minutes 00 seconds West 57.00 feet, North 06 degrees 56 minutes 00 seconds East 36.20 feet, thence North 49 degrees 11 minutes 00 seconds West 66.00 feet, thence North 16 degrees 39 minutes 00 seconds East 81.00 feet, thence North 41 degrees 07 minutes 00 seconds West 39.00 feet to an iron pin, the southeast corner of the Walter Waters property as recorded in Official Record Book Volume 128, Page 76, in the Register's Office for Montgomery County, Tennessee, thence with the east line of said property as follows: generally with a gully North 66 degrees 07 minutes 00 seconds West 99.30 feet, thence North 14 degrees 24 minutes 00 seconds West 70.28 feet to an iron pin, the southeast corner of the Hankland L.L.C. property as recorded in Official Record Book Volume 636, Page 1433, in the Register's Office for Montgomery County, Tennessee, thence with the east line of said property as follows: North 75 degrees 28 minutes 00 seconds West 59.45 feet, thence North 44 degrees 09 minutes 00 seconds West 102.34 feet, thence North 24 degrees 28 minutes 00 seconds West passing the southeast corner of the William L. Buckner property as recorded in Deed Book 145, Page 491, in the Register's Office for Montgomery County, Tennessee, 84.71 feet to a pipe marking the southwest corner of Section C of Bel Air Estates Subdivision as recorded in Plat Book 4, Page 11-A, Plat 11-A, in the Register's Office for Montgomery County, Tennessee, thence with several lines of Section C as follows: North 88 degrees 46 minutes 00 seconds East 478.40 feet to an iron pin, thence South 03 degrees 56 minutes 00 seconds East 95.76 feet to an iron pin, thence South 82 degrees 40 minutes 00 seconds East 155.88 feet to an iron pin, thence South 12 degrees 40 minutes 00 seconds West 4.44 feet to an iron pin, thence South 68 degrees 54 minutes 00 seconds East 166.03 feet to an iron pin, thence South 13 degrees 37 minutes 00 seconds East passing the northwest corner of Section A of Bel Air Estates Subdivision as recorded in Plat Book 4, Page 16, Plat 16, in the Registers Office for Montgomery County, Tennessee, 739.60 feet to an iron pin, thence continuing with said Section A, South 47 degrees 22 minutes 00 seconds West 368.08 feet to the point of beginning, containing 12.80 acres, more or less, according to description provided by Erle M. Butts, King Engineers, Inc., dated April S, 1973, as revised February 19, 1974, and further revised June 25, 1981, and being designated as Map and Parcel No. 43- K-A-30, on the Maps of the Assessor of Property for Montgomery County, Tennessee.

ORDINANCE 37-2021-22

Amending The Zoning Ordinance And Map Of The City Of Clarksville, Application Of Preston Langford For A Zone Change On A Tract East Of Warfield Blvd., West Of Roanoke Rd., North Of Rossvie Rd.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE,
TENNESSEE:

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned O-1 Office District as C-2 General Commercial District

PUBLIC HEARING:

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Beginning at a point, said point being the west property line of Virginia Hills Section 1 Lot 6 as described in Plat Book 13, page 36A, said point being N 2° 40' W for a distance of 660 feet from the centerline intersection of Rossvie Road and Roanoke Road., said pin also being the southeastern corner of the herein described parcel; Thence, leaving said Lot 6 and along an new zone line, S 87° 06' 14" W for a distance of 369.81 feet to a point on a line, said point being the north east corner of the Claudell Wootton property as described in ORV 1164, page 613, said point also being the north property line of the William Belew property as described in ORV 2023, page 515, said point also being the south west corner of the herein described parcel; Thence, along said Belew property for the next 2 calls, N 07° 12' 10" W for a distance of 191.85 feet to a point on a line; Thence N 87° 16' 39" E a distance of 401.02 feet to a point on Lot 8 of said Virginia Hills Sect. 1 Subdivision, said point being the north east corner of the herein described parcel; Thence, along said subdivision Lots 6 thru 8, S 02° 09' 18" W for a distance of 190.83 feet to the point of beginning, said parcel containing 73,499 Square Feet or 1.69 Acres, more or less.

ORDINANCE 38-2021-22

Amending The Zoning Ordinance And Map Of The City Of Clarksville, Application Of Joel & Shirley Plummer For A Zone Change On Three Properties Fronting On The East Frontage Of Old Russellville Pike, 320 +/- Feet South Of The Old Russellville Pike & Hickory Trace Rd. Intersection.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE,
TENNESSEE:

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned R-1 Single-Family Residential District as R-6 Single-Family Residential District

PUBLIC HEARING:

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Beginning at a point, said point being the east right of way of Old Russellville Pike, said point being S 3° 24' W for a distance of 182 feet from the centerline intersection of Old Russellville Pike and Hickory Trace Road, said point being the southern property line of the Hickory Trace Subdivision as described in plat book 13, page 273, said point also being the northwestern corner of the herein described parcel; Thence, leaving said Old Russellville Pike right of way and along said Hickory Trace Subdivision of the next 5 calls, S 82° 29' 02" E for a distance of 223.66 feet to a point on a line; Thence, N 84° 13' 51" E for a distance of 120.59 feet to a point on a line; Thence, S 82° 02' 54" E for a distance of 172.21 feet to a point on a line; Thence, S 02° 55' 46" W for a distance of 51.85 feet to a point on a line; Thence, S 82° 41' 02" E for a distance of 253.54 feet to a point on a line, said point being the western right of way of CJ Corman Railroad, said point also being the north east corner of the herein described parcel; Thence, along said CJ Corman Railroad for the next 2 calls, S 50° 38' 13" W for a distance of 162.50 feet to a point on a line; Thence, S 46° 00' 42" W for a distance of 201.85 feet to a point on a line, said point being the northern property line of the Clarksville Christian Center as described in Vol. 535, page 1005; Thence, along said Clarksville Christian Center, N 81° 38' 47" W for a distance of 555.79 feet to a point on a line, said point being the south west corner of the herein described parcel, said point also being the eastern right of way of said Old Russellville Pike; Thence, along said Old Russellville Pike for the next 3 calls, N 11° 43' 19" E for a distance of 140.45 feet to a point on a line; Thence, N 11° 51' 00" E a distance of 117.58 feet to a point on a line; Thence, N 11°

16' 51" E for a distance of 35.63 feet to the point of beginning, said parcel containing 199,019 Square Feet or 4.57 Acres, more or less.

ORDINANCE 39-2021-22

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF POWERS & ATKINS , LLC FOR A ZONE CHANGE ON PROPERTY LOCATED ON THE EAST FRONTAGE OF RICHARDSON ST. 190 +/- FEET SOUTH OF THE RICHARDSON ST. & CROSSLAND AVE, INTERSECTION.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned R-3 Three Family Residential District as R-4 Multiple-Family Residential District

PUBLIC HEARING:

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Beginning at a point in the eastern right-of-way of Richardson Street, said point being 0.03 miles, more or less, south of the centerline of Crossland Avenue, as measured along the eastern right-of-way of Richardson Street, said point also being the northwestern corner of the subject property; Thence South $81^{\circ}26'34''$ East for a distance of 644.74 feet, more or less, to a point; Thence South $10^{\circ}13'29''$ East for a distance of 199.06 feet, more or less, to a point; Thence North $81^{\circ}22'26''$ West for a distance of 437.04 feet, more or less, to a point; Thence North $09^{\circ}55'57''$ East for a distance of 100.00 feet, more or less, to a point; Thence North $80^{\circ}04'03''$ West for a distance of 198.71 feet, more or less, to a point; Thence South $05^{\circ}06'18''$ East for a distance of 93.88 feet, more or less, to the point of beginning. Said Tract contains 2.44 acres more or less.

ORDINANCE 40-2021-22

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF ABRAHAMSON FAMILY FOR A ZONE CHANGE ON PROPERTY FRONTING ON THE NORTH FRONTAGE OF TINY TOWN RD., 305 +/- FEET EAST OF THE TINY TOWN RD. & HERITAGE POINTE DR. INTERSECTION.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned AG Agricultural District as C-2 General Commercial District

PUBLIC HEARING:

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Beginning at a point in the north right of way of SR 236, said point of beginning being further described as the southeast corner of the DJ Development property as recorded in ORV 560, Page 1953 ROMCT, lying North 82 degrees 11 minutes 29 seconds East for 149.65 feet from the centerline intersection of Tiny Town Road and Norstar Drive; Thence leaving Tiny Town north right of way with the east line of said DJ Development, North 12 degrees 45 minutes 08 seconds East for 1,047.14 feet to a point, being the north corner of the Villas of Heritage as recorded in Plat Book I, Page 107 ROMCT. also being the southeast corner of the 600 Heritage Pointe, LLC as recorded in ORV 1827, Page 1589 ROMCT; Thence along 600 Heritage Pointe east property line, North 12 degrees 43 minutes 40 minutes East for 1,051.40 feet to a point, said point lying in the south right of way margin of Interstate 24, also being the northwest corner of herein described tract; Thence leaving 600 Heritage Pointe, along the south margin of Interstate 24, South 55 degrees 22 minutes 08 seconds East for 184.45 feet to a point; Thence continuing along Interstate 24, South 41 degrees 51 minutes 30 seconds East for 399.06 feet to a point, being the northwest corner of the William Grimes property as recorded in ORV 1930, Page 927 ROMCT; Thence leaving Interstate 24, along Grimes west property line, South 11 degrees 59 minutes 17 seconds West for 654.40 feet to a point, lying in the north boundary of St James Missionary Baptist Church as recorded in ORV 895 Page 283 ROMCT; Thence along St James north property line, North 78 degrees 21 minutes 08 seconds West for 302.59 feet to a point; Thence continuing along St James property, South 11 degrees 56 minutes 35 seconds West for a total of

l, 138.29 feet to a point, lying in the north right of way of Tiny Town Road, also being the southeast corner of herein described tract; Thence along Tiny Town north margin, North 77 degrees 20 minutes 29 seconds West for 218.31 feet to the point of beginning. Said tract-containing 14.97 acres more or less.

ORDINANCE 41-2021-22

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF WARENDA BARKER, DEBRA WHITLOCK,, FERGUSON FOR A ZONE CHANGE ON PROPERTY FRONTING ON THE NORTH FRONTAGE OF THE NEEDMORE RD. 300 +/- FEET SOUTH OF THE NEEDMORE RD. & BELL RD. INTERSECTION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned AG Agricultural District as R-4 Multiple-Family Residential District

PUBLIC HEARING:

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Beginning at a point in the west right of way of Needmore Road, said point of beginning being further described as the south corner of the Maurine Davis property as recorded in MN 46, Page 316 ROMCT, lying South 70 degrees 57 minutes 58 seconds West for 59.23 feet from the centerline intersection of Bell Road and Needmore Road; Thence along Needmore Road west right of way for the next four calls: South 45 degrees 59 minutes 56 seconds West for 633.67 feet to a point; South 50 degrees 39 minutes 05 seconds West for 59.92 feet to a point; On a curve to the right having a radius of 340.00 feet, an arc length of 331.56 feet, a delta of 55 degrees 52 minutes 23 seconds, a tangent of 180.30 feet a chord bearing of South 78 degrees 35 minutes 17 seconds West for 318.58 feet to a point; North 73 degrees 28 minutes 31 seconds West for 10.30 feet to a point, being the south corner of the Odell Love property as recorded in ORV 1367, Page 790 ROMCT; Thence along Love east property line, North 15 degrees 25minutes 28 minutes East for 380.18 feet to a point, being Love's north corner; Thence along Love's north property line, North 87 degrees 36 minutes 54 seconds West for 201.42 feet to a point; Thence continuing along Love's west property line, South 10 degrees 59 minutes 26 seconds West for 136.07 feet to a point, being the northeast corner of the Richard Bell Jr property as recorded in ORV 398, Page 155 ROMCT; Thence along Bell's north property line, North 72 degrees 33 minutes 50 seconds West for 472.21 feet to a point, lying in the north boundary line of the Hannibal Partner, GP property as recorded in ORV 2033, Page 2027 ROMCT, also being the south corner of the Bell Court Subdivision as recorded in PB 10, Page 2 ROMCT; Thence leaving

Hannibal, along Bell Court east boundary line, North 09 degrees 45 minutes 05 seconds East for 536.50 feet to a point, being the east corner of lot 4 of Bell Court, also being the northwest corner of herein described tract; Thence along Bell Court south boundary line, North 85 degrees 24 minutes 32 seconds East for 2.20 feet to a point; Thence continuing along Bell Court south boundary property, South 74 degrees 15 minutes 50 seconds East for 332.40 feet to a point, being the south corner of Bell Court and the west corner of the Nannie Bell Property as recorded in ORV 1347, Page 2493 ROMCT; Thence along Bell south property line, South 73 degrees 59 minutes 57 seconds East for 1,027.69 feet to the point of beginning. Said tract-containing 15.06 acres more or less.

ORDINANCE 42-2021-22

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE,
APPLICATION OF LUKE BAGGETT FOR A ZONE CHANGE ON PROPERTY FRONTING
ON THE EAST FRONTAGE OF OAK LN., EAST OF THE OAK LN. & LUCAS LN.
INTERSECTION.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE,
TENNESSEE:

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended
by designating the zone classification of the property described in Exhibit A, currently zoned
R-3 Three Family Residential District as R-6 Single-Family Residential District

PUBLIC HEARING:

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Beginning at a point in the east margin of Oak Lane, said point being located 470 feet south in
the centerline of Daniel Street; thence leaving margin of said road North 05 Degrees 22 Minutes
47 Seconds East 555.89 feet to a point; thence South 83 Degrees 14 Minutes 39 Seconds East
62.65 feet to a point; thence South 86 Degrees 26 Minutes 13 Seconds East 126.50 feet to a
point; thence South 11 Degrees 50 Minutes 56 Seconds West 71.69 feet to a point; thence South
83 Degrees 44 Minutes 48 Seconds East 58.18 feet to a point; thence South 05 Degrees 34
Minutes 51 Seconds West 510.49 feet to a point; thence North 78 Degrees 47 Minutes 48
Seconds West 238.61 feet to the point of beginning containing an area of 3.0 acres.

ORDINANCE 44-2021-22

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF ESTATE OF EDDIE R. KEY GLENDA GRISWOLD FOR A ZONE CHANGE ON PROPERTY FRONTING ON THE SOUTH FRONTAGE OF NEEDMORE RD., SOUTH OF THE NEEDMORE RD. & TURNER LN. INTERSECTION.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned R-3 Three Family Residential District as R-4 Multiple-Family Residential District

PUBLIC HEARING:

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Beginning at a point in the south margin of Needmore Road, said point being 340 feet West of the centerline of Keyland Drive; thence leaving margin of said road South 17 Degrees 30 Minutes 46 Seconds West 295.18 feet to a point; thence South 78 Degrees 47 Minutes 46 Seconds West 184.93 feet to a point; thence North 83 Degrees 45 Minutes 20 Seconds West 148.65 feet to a point; thence North 18 Degrees 47 Minutes 31 Seconds East 322.07 feet to the south margin of Needmore road; Thence following the margin of said road North 86 Degrees 55 Minutes 43 Seconds East 166.49 feet to a point; thence with a curve turning to the right with an arc length of 148.98 feet, with a radius of 536.00 feet and with a chord of South 85 Degrees 06 Minutes 32 Seconds East 148.50 the point of beginning containing an area of 2.29 acres.

ORDINANCE 27-2021-22

AN ORDINANCE AUTHORIZING THE MAYOR OR HIS DESIGNEE TO GRANT A UTILITY AND INGRESS AND EGRESS EASEMENT TO BELLSOUTH TELECOMMUNICATIONS, LLC D/B/A AT&T TENNESSEE.

WHEREAS, the Clarksville City Council finds that improvements to the intersection of Whitfield Road and Needmore Road are a vital component to the proper function of the City transportation system and enhance the quality of life for City residents; and

WHEREAS, the City of Clarksville, by deed of record in Official Record Book Volume 793, Page 770, Register's Office for Montgomery County, Tennessee owns certain real property located adjacent to Whitfield Road and Needmore Road, being Map & Parcel Number 63-12.00, and

WHEREAS, Bellsouth Telecommunications, LLC, d/b/a AT&T Tennessee (hereinafter, "AT&T") has a utility easement for telecommunication and fiber junction boxes on the northeastern corner of the above described property which was previously granted to it by the City of Clarksville; and

WHEREAS, the City of Clarksville Street Department requires AT&T to move its telecommunication and fiber junction boxes to the southeastern corner of the above described property to allow the City to improve Needmore Road and Whitfield Road as depicted on Exhibit A, attached hereto; and

WHEREAS, the Clarksville City Council in its improvement of the City transportation system at the intersection of Whitfield Road and Needmore Road finds it to be in the public interest to grant AT&T an easement described in Exhibit B to allow it to relocate its telecommunication equipment to the southeastern corner of the City property so that AT&T may continue to provide service and enhance the quality of life for City residents and the City street improvement project may continue to progress to completion.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the Clarksville City Council hereby authorizes the grant of an easement to Bellsouth Telecommunications, LLC, d/b/a AT&T Tennessee for the telecommunication and fiber junction utility boxes with ingress and egress access thereto along the southeastern corner of the above described property to allow the City to widen and improve Needmore Road and Whitfield Road as shown in Exhibit A and, further, that any and all necessary forms required to effectuate said easement and transfer be executed by the Mayor after approval of the City Attorney.

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

ORDINANCE 43-2021-22

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE,
APPLICATION OF BENNY SKINNER FOR A ZONE CHANGE ON PROPERTY LOCATED
AT THE SOUTHWEST CORNER OF THE GREENWOOD AVE. & KLEEMAN DR.
INTERSECTION.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE,
TENNESSEE:

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended
by designating the zone classification of the property described in Exhibit A, currently zoned
R-2 Single-Family Residential District as R-6 Single-Family Residential District

PUBLIC HEARING:

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Beginning at a point, said point being the southwest corner of the Greenwood Avenue & Kleeman Drive intersection, thence in a southerly direction with the western right of way margin of Greenwood Avenue 304 +/- feet to a point, said point being the northeast corner of the Raymond P. Rose property, thence in a westerly direction 289 +/- feet with the northern boundary of the Rose property to a point, said point being in the eastern boundary of the Jack Rudolph property, thence in a northerly direction 145 +/- feet with the eastern boundary of the Rudolph properties to a point, said point being in the southern right of way margin of Kleeman Drive, thence in a northeasterly direction 277 +/- feet with the southern right of way margin of Kleeman Drive to the point of beginning, said herein described tract containing 1.41 +/- acres

AN ORDINANCE AMENDING THE CITY ZONING ORDINANCE OF THE CITY OF CLARKSVILLE, TENNESSEE, AS IT PERTAINS TO BREWERIES, MICRO-BREWERIES, AND BREWPUBS

WHEREAS, the Regional Planning Commission initiated a study and update to the City of Clarksville Zoning Ordinance at the written request of the City Mayor at their regularly scheduled meeting on May 25, 2021; and

WHEREAS, the updates are viewed as necessary in order to clarify certain sections of the City of Clarksville Zoning Ordinance with respect to Breweries, Micro-Breweries, and Brewpubs which are a growing and evolving economy in the city.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE,

That the following updates to the City of Clarksville Zoning Ordinance are hereby passed:

Repeal the following entries in Chapter 2.2 Definitions in full:

Alcohol Distillery:

Small: Small scale distillery limited to producing alcoholic beverages in quantities not to exceed 1,000 barrels per month, with one barrel holding 55 gallons.

Large: Large scale production of alcoholic beverages in quantities exceeding 1,000 barrels per month, with one barrel holding 55 gallons.

Brewery:

Brewery, Micro: Small scale production of beer or malt beverages in quantities not to exceed 5,000 barrels per month, with one barrel holding 31 gallons.

Brewery: Large scale production of beer or malt beverages in quantities exceeding 5,000 barrels per month, with one barrel holding 31 gallons.

Insert the following definitions in alphabetical order:

Alcohol Distillery: Large scale production of alcoholic beverages in quantities exceeding 1,000 barrels per month, with one barrel holding 55 gallons, and may include as an accessory use tours, a taproom/tasting room, restaurant, or retail space for the consumption of alcohol made on-site and purchase of distillery related merchandise.

Alcohol Distillery, Micro: Small scale distillery limited to producing alcoholic beverages in quantities not to exceed 1,000 barrels per month, with one barrel holding 55 gallons, and may include as an accessory use tours, a taproom/tasting room, or retail space for the consumption of alcohol made on-site and purchase of distillery related merchandise. Food trucks may be permitted on-site to serve patrons of the distillery.

Taproom/Tasting Room: An accessory use to the production facilities of a winery, distillery (large and micro), brewery, or micro-brewery that allows for the purchase, sampling, and on-site consumption of beer and other alcoholic beverages made on-site.

[illegible]

Insert alphabetically into Chapter 5.2.2 STANDARDS FOR COMMERCIAL USES PERMITTED ON REVIEW (PR) the following:

Alcohol Distillery, Micro:

1. For all uses within an Alcohol Distillery, Micro (production space, tasting room, taproom, retail space), a location map and scaled site plan should clearly show the following:
 - o Site and building dimensions.
 - o Interior functions (production, assembly, and retail) and square footage of each. Spaces designated for commercial functions should be accessory to the production purposes of the site and should not exceed 25% of the gross floor area.
 - o Any outdoor seating and assembly areas.
 - o Outdoor seating and assembly areas must be screened from surrounding properties.
 - o Parking per Chapter 6 parking provisions based on the square footage of each use. Parking must be provided on-site. Outdoor seating areas must be included in the parking calculations, if shared parking is utilized, a shared parking agreement, signed by all participating parties, must be included.
2. Taproom/Tasting Room shall be in the same building as the distillery, micro.
3. The Board of Zoning Appeals shall consider the appropriateness of the site for an alcohol distillery, micro in context to the other surrounding land uses and zoning to minimize nuisance, hazards, or public health, safety, and welfare concerns.

Brewery, Micro:

1. For all uses within a Brewery, Micro (production space, tasting room, taproom, retail space), a location map and scaled site plan should clearly show the following:
 - o Site and building dimensions.
 - o Interior functions (production, assembly, and retail) and square footage of each. Spaces designated for commercial functions should be accessory to the production purposes of the site and should not exceed 25% of the gross floor area.
 - o Any outdoor seating and assembly areas.
 - o Outdoor seating and assembly areas must be screened from surrounding properties.
 - o Parking per Chapter 6 parking provisions based on the square footage of each use. Parking must be provided on-site. Outdoor seating areas must be included in the parking calculations, if shared parking is utilized, a shared parking agreement, signed by all participating parties, must be included.
2. Taproom/Tasting Room shall be in the same building as the micro-brewery.
3. The Board of Zoning Appeals shall consider the appropriateness of the site for a brewery, micro in context to the other surrounding land uses and zoning to minimize nuisance, hazards, or public health, safety, and welfare concerns.

Insert alphabetically into Chapter 5.2.4 STANDARDS FOR INDUSTRIAL USES PERMITTED ON REVIEW (PR) the following:

Alcohol Distillery, Large:

1. For all uses within an Alcohol Distillery, Large (production space, tasting room, taproom, retail space, restaurant), a location map and a scaled site plan should clearly show the following:
 - o Site and building dimensions
 - o Interior functions (production, assembly, and retail) and square footage of each. Spaces designated for commercial functions should be accessory to the production purposes of the site and should not exceed 25% of the gross floor area.
 - o Any outdoor seating and assembly
 - o Outdoor seating and assembly areas must be screened from surrounding properties.
 - o Parking per Chapter 6 parking provisions based on the square footage of each use. Parking must be provided on-site. Outdoor seating areas must be included in the parking calculations, if shared parking is utilized, a shared parking agreement, signed by all participating parties, must be included.
2. Taproom/Tasting Room shall be in the same building as the distillery
3. The Board of Zoning Appeals shall consider the appropriateness of the site for a distillery in context to the other surrounding land uses and zoning.

Brewery:

1. For all uses within a Brewery (production space, tasting room, taproom, retail space, restaurant), a location map and a scaled site plan should clearly show the following:
 - o Site and building dimensions
 - o Interior functions (production, assembly, and retail) and square footage of each. Spaces designated for commercial functions should be accessory to the production purposes of the site and should not exceed 25% of the gross floor area.
 - o Any outdoor seating and assembly
 - o Outdoor seating and assembly areas must be screened from surrounding properties.
 - o Parking per Chapter 6 parking provisions based on the square footage of each use. Parking must be provided on-site. Outdoor seating areas must be included in the parking calculations, if shared parking is utilized, a shared parking agreement, signed by all participating parties, must be included.
2. Taproom/Tasting Room shall be in the same building as the brewery
3. The Board of Zoning Appeals shall consider the appropriateness of the site for a brewery in context to the other surrounding land uses and zoning.

PUBLIC HEARING: September 2, 2021

FIRST READING: September 2, 2021

SECOND READING:

EFFECTIVE DATE:

ORDINANCE 19-2021-22

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 MADISON STREET AND TANGLEWOOD DRIVE.

BE IT ORDAINED BY THE CITY COUNCIL OF CLARKSVILLE, TENNESSEE:

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned R-1 Single Family Residential as C-2 General Commercial District.

PUBLIC HEARING: September 2, 2021

FIRST READING: September 2, 2021

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Beginning at a point in the north margin of Madison Street and being the southwest corner of lot 47 Walnut Hills Block A, thence leaving margin of said road North 25 degrees 00 minutes 00 seconds East 600.00 feet to a point; thence South 65 degrees 00 minutes 00 seconds East 450.10 feet to a point; thence South 04 degrees 00 minutes 00 seconds West 139.25 feet to a point; thence South 25 degrees 00 minutes 00 seconds West 470.00 feet to a point in the northern margin of Madison Street; thence along margin of said road North 65 degrees 00 minutes 00 seconds West 500.00 feet to the point of beginning containing 6.8 +/- acres.

ORDINANCE 20-2021-22

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF OLYMPUS INVESTINGS, LLC, WILLIAM HARRIS-AGENT, FOR ZONE CHANGE ON PROPERTY LOCATED AT THE INTERSECTION OF DARNELL PLACE AND CEDAR CREST DRIVE.

BE IT ORDAINED BY THE CITY COUNCIL OF CLARKSVILLE, TENNESSEE:

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned R-3 Three Family Residential as R-4 Multiple-Family Residential District.

PUBLIC HEARING: September 2, 2021

FIRST READING: September 2, 2021

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Beginning at a point, said point being 363+/- feet south of the Darnell Place & Cedar Crest Drive intersection, said point being in the in the western right-of-way margin of Cedar Crest Drive and a southeast corner of the Goatdog properties, LLC, thence in a westerly direction 169 +/- feet with a southern boundary line of the Goatdog property to a point, thence in a southerly direction 159 +/- feet with a eastern boundary of the Goatdog Property to a point, said point being the northwest corner of the Steve Greenup property, thence in a easterly direction with the northern boundary of the Steve Greenup property to a point, said point being in the western right-of way margin of Cedar Crest Drive, thence in a northerly direction 157 +/- feet to the point of beginning, said herein described tract containing 0.6 +/- acre.

ORDINANCE 22-2021-22

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF WILLIE WALKER, BYARD & MABRY HOLDINGS LLC-AGENT, FOR ZONE CHANGE ON PROPERTY LOCATED AT THE INTERSECTION OF RINGGOLD RD. AND ISHEE DR.

BE IT ORDAINED BY THE CITY COUNCIL OF CLARKSVILLE, TENNESSEE:

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned AG- Agricultural District as R-6 Single Family Residential District and R-2 Single Family Residential District.

PUBLIC HEARING: September 2, 2021

FIRST READING: September 2, 2021

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

(R-6 Description) Beginning at a point, said point being the eastern property line of the City of Clarksville Property as recorded in Vol. 630, page 1476 ROMCT, said point also being the south west corner of the herein described parcel, said pin being N 32° 45' W for a distance of 799 feet from the centerline intersection of Brentwood Circle and Ringgold Road, said also being the southwestern corner of the herein described parcel; Thence, along said City of Clarksville property, N 32° 49' 39" W for a distance of 1063.12 feet to a point on a line, said point being the southern portion of the Little West Fork River; Thence, leaving said City of Clarksville property and along said Little West Fork River for the next 19 calls, N 48° 32' 08" E for a distance of 50.19 feet to a point on a line; Thence, N 19° 41' 48" E for a distance of 96.27 feet to a point on a line; Thence, N 08° 32' 38" E for a distance of 102.60 feet to a point on a line; Thence, N 19° 09' 31" E for a distance of 88.97 feet to a point on a line; Thence, N 25° 47' 18" E for a distance of 54.65 feet to a point on a line; Thence, N 31° 50' 55" E for a distance of 113.35 feet to a point on a line; Thence, N 26° 04' 27" E for a distance of 103.79 feet to a point on a line; Thence, N 25° 25' 02" E for a distance of 192.69 feet to a point on a line; Thence, N 37° 47' 22" E for a distance of 108.14 feet to a point on a line; Thence, N 53° 46' 14" E for a distance of 125.01 feet to a point on a line; Thence, N 87° 55' 38" E for a distance of 52.10 feet to a point on a line; Thence, S 68° 10' 19" E for a distance of 115.21 feet to a point on a line; Thence, S 82° 34' 03" E for a distance of 35.37 feet to a point on a line; Thence, S 64° 10' 14" E for a distance of 213.33 feet to a point on a line; Thence, S 55° 21' 35" E for a distance of 216.70 feet to a point on a line; Thence, S 58° 55' 39" E for a distance of

125.34 feet to a point on a line; Thence, S 31° 40' 51" E for a distance of 249.44 feet to a point on a line; Thence, S 71° 40' 01" E a distance of 84.36 feet to a point on a line; Thence, N 71° 51' 09" E for a distance of 104.81 feet to a point on a line, said point being the north east corner of the herein described parcel; Thence, leaving said Little West Fork River and along a new zone line for the next 5 calls, S 25° 20' 25" E for a distance of 187.60 feet to a point on a line; Thence, S 62° 16' 11" W for a distance of 268.23 feet to a point on a line; Thence, S 21° 55' 48" E for a distance of 209.12 feet to a point on a line; Thence, S 18° 47' 30" E for a distance of 50.09 feet to the beginning of a non-tangential curve; Said curve turning to the left having a radius of 275.00 feet, and whose long chord bears S 55° 45' 24" W for a distance of 111.93 feet to a point of intersection with a non-tangential line; Thence, S 45° 59' 07" E for a distance of 8.80 feet to a point on a line, said point being the north west corner of the Keith Walker property as described in ORV 1199, page 1683; Thence, along said Keith Walker property, S 04° 50' 17" W for a distance of 579.34 feet to a point on a line, said point being the north east corner of the Michelle Glorioso property as described in ORV 726, page 1569; Thence, along said Glorioso property, N 46° 05' 34" W for a distance of 250.62 feet to a point on a line, said point being the north east corner of the Todd Morris Construction LLC property as described in ORV 1863, page 2171; Thence, along said Todd Morris Construction LLC property, S 65° 49' 14" W for a distance of 571.24 feet to the point of beginning, said parcel containing 1,708,209 Square Feet or 39.22 Acres, more or less.

(R-2 Description) Beginning at a point, said point being the southeastern corner of the Michael Evans Properties as recorded in Vol. 1647, page 428 ROMCT, said point also being the south west corner of the herein described parcel, said pin being N 63° 10' E for a distance of 707 feet from the centerline intersection of Brentwood Circle and Ringgold Road, said also being the southwestern corner of the herein described parcel; Thence, leaving said Ringgold Road right of way and along said Michael Evans property, N 10° 37' 00" E for a distance of 370.14 feet to a point on a line; Thence, leaving said Michael Evans property and along Louise Couch property as described in ORV 855, page 1818 and the Frances Pepper property as described in ORV 731, page 1356, N 10° 37' 07" E a distance of 548.01 feet to a point on a line; Thence, along said Frances Pepper property and the Keith Walker property as described in ORV 1199, page 1683, N 79° 41' 39" W for a distance of 490.00 feet to a point on a line; Thence, leaving said Keith Walker property and along a new zoning line for the next 6 calls, N 45° 59' 07" W for a distance of 8.80 feet to the beginning of a non-tangential curve; Said curve turning to the right, having a radius of 275.00 feet, and whose long chord bears N 55° 45' 24" E for a distance of 111.93 feet to a point of intersection with a non-tangential line; Thence, N 18° 47' 30" W for a distance of 50.09 feet to a point on a line; Thence, N 21° 55' 48" W for a distance of 209.12 feet to a point on a line; Thence, N 62° 16' 11" E for a distance of 268.23 feet to a point on a line; Thence, N 25° 20' 25" W for a distance of 187.60 feet to a point on a line, said point being the southern portion of the Little West Fork River; Thence, along said Little West Fork River for the next 30 calls, N 71° 51' 09" E for a distance of 46.08 feet to a point on a line; Thence, N 54° 58' 22" E for a distance of 78.58 feet to a point on a line; Thence, N 33° 01' 09" E for a distance of 90.19 feet to a point on a line; Thence, N 07° 24' 35" E for a distance of 239.52 feet to a point on a line; Thence, along said Terry Harvey property for the next 2 calls, S 73° 01' 22" W for a distance of 290.88 feet to a point on a line; Thence, S 02° 47' 44" W for a distance of 1047.77 feet to a point on a line, said point being the north property line for the Ringgold Estates Sect. 1 as described in Plat Book 'F' page 790, said point also being the south east corner of the herein described parcel; Thence, along said Ringgold Estates Sect. 1 for the next 3 calls, S 89° 53' 58" W for a distance of 72.18 feet to a point on a line; Thence, N 83° 41' 36" W for a distance of 216.97 feet to a point on a line; Thence, S 18° 10' 07" W for a distance of 47.08 feet to a point on a line, said point

being the north right of way of said Ringgold Road right of way; Thence, along said Ringgold Road right of way for the next 3 calls, N 40° 38' 50" W for a distance of 14.77 feet to the beginning of a curve; Said curve turning to the left having a radius of 350.00 feet, and whose long chord bears N 59° 50' 51" W for a distance of 230.21 feet; Thence, N 79° 02' 53" W for a distance of 222.87 feet to the point of beginning, said parcel containing 3,419,991 Square Feet or 78.51 Acres, more or less.

ORDINANCE 23-2021-22

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE,
APPLICATION OF WILLIAM BELEW, FOR ZONE CHANGE ON PROPERTY LOCATED
AT THE INTERSECTION OF NEEDMORE RD. AND E. BOY SCOUT RD.

BE IT ORDAINED BY THE CITY COUNCIL OF CLARKSVILLE, TENNESSEE:

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended
by designating the zone classification of the property described in Exhibit A, currently zoned
AG- Agricultural District as R-1 Single Family Residential District.

PUBLIC HEARING: September 2, 2021

FIRST READING: September 2, 2021

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Beginning at a point said point being the southeastern corner of the William Scogin Properties as recorded in Vol. 2025, page 1015 ROMCT, said pin being N 11° 33' W for a distance of 2,312' from the centerline intersection of East Boy Scout Road and Needmore Road, said point also being the western right of way of Needmore Road, said also being the northeastern corner of the herein described parcel; Thence, along said Needmore Road right of way, S 23° 04' 37" E for a distance of 97.42 feet to a point on a line; Thence, continuing along said Needmore Road right of way, S 25° 05' 15" E for a distance of 164.53 to a point on a line, said point being the south east corner of the herein described parcel; Thence, leaving said Needmore Road right of way and along said William Belew property Tract 2, N 80° 55' 37" W for a distance of 621.01 feet to a point on a line, said point being the south west corner of the herein described parcel; Thence, leaving said Tract 2 and along said William Scogin property for the next 2 calls, N 09° 04' 23" E for a distance of 218.62 feet to a point on a line; Thence, S 80° 55' 37" E for a distance of 476.78 feet to the point of beginning, said parcel containing 119,720 Square Feet or 2.75 Acres, more or less.

ORDINANCE 24-2021-22

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF JOHNNY PIPER, FOR ZONE CHANGE ON PROPERTY LOCATED AT THE SOUTHERN FRONTAGE OF CAVE SPRINGS RD., EAST OF DANKO LN.

BE IT ORDAINED BY THE CITY COUNCIL OF CLARKSVILLE, TENNESSEE:

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned R-3 Three Family Residential District as R-6 Single Family Residential District.

PUBLIC HEARING: September 2, 2021

FIRST READING: September 2, 2021

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Beginning at a point in the south right of way of Cave Springs Road, said point of beginning being further described as the northwest corner of The Piper property South 86 degrees 14 minutes 32 seconds East for a distance of 42.53 feet from the centerline intersection of Cave Springs Road and Danko Lane; Thence along the south right of way of Cave Springs Road for the next three calls: North 62 degrees 10 minutes 57 seconds East for a distance of 235.75 feet to a point; On a curve to the left having a radius of 1200.00 feet, an arc length of 441.15 feet, a delta of 21 degrees 03 minutes 49 seconds, a tangent of 223.10 feet, a chord bearing of North 51 degrees 39 minutes 03 seconds East for 438.67 feet; North 41 degrees 07 minutes 08 seconds East for 290.39 feet to a point, being the west property corner of the New Providence Utility District property as recorded in DB 69, Page 127 ROMCT; Thence leaving Cave Springs east right of way along Utility District south property line, South 68 degrees 28 minutes 23 seconds East for 60.86 feet to a point; Thence continuing along the south property line, South 68 degrees 28 minutes 23 seconds East for 165.07 feet to a point, being the northwest corner of the Stephen L. Danko property as recorded in ORV1485, Page 987 ROMCT; Thence along Stephen L. Danko property, South 06 degrees 48 minutes 51 seconds West for 375.03 feet to a point, being the northeast corner of the AmSouth Bank property as recorded in Vol 13, Page 359 ROMCT; Thence along AmSouth north property line, North 71 degrees 51 minutes 32 seconds West for 133.96 feet to a point; Thence along AmSouth west property line, South 07 degrees 50 minutes 29 seconds West for 32.76 feet to a point, lying in the east property line of the Brian Wolfe property; Thence leaving AmSouth property, on a new zone line for the next four calls: South 67 degrees 42 minutes 17 seconds West for 123.06 feet to a point; South 67 degrees 42 minutes 17 seconds West for 386.61 feet to a point; South 53 degrees 56 minutes 48 seconds West for 62.96 feet to a point; North 81 degrees 37 minutes 28 seconds West for 138.66 feet to a point lying in John Michael Danko east property line as recorded in ORV 1485, Page 990 ROMCT; Thence

along J. Danko property, North 08 degrees 06 minutes 30 seconds East for 73.19 feet to a point; Thence South 65 degrees 05 minutes 46 seconds West for 145.62 feet to a point, lying in the east right of way of Danko Lane; Thence along Danko Lane east right of way, North 05 degrees 12 minutes 18 seconds East for 44.32 feet to the point of beginning. Said tract-containing 5.82 acres (253,627.23 sqft) more or less.

ORDINANCE 26-2021-22

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF TRENT GALLIVAN, FOR ZONE CHANGE ON PROPERTY LOCATED AT THE INTERSECTION OF FAIRVIEW LN AND W. ROSSVIEW RD.

BE IT ORDAINED BY THE CITY COUNCIL OF CLARKSVILLE, TENNESSEE:

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned R-1 Single Family Residential District as R-6 Single Family Residential District.

PUBLIC HEARING: September 2, 2021

FIRST READING: September 2, 2021

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Beginning at a point, said point being the southeast corner of the Fairview Lane and West Rossview Road intersection & the northwest corner of the herein described tract, said point being in the southern right-of-way margin of Fairview Lane, thence in a easterly direction 203 +/- feet with the southern right-of-way margin of Fairview Lane to a point, said point being the northwest corner of the Michael Sisk property, thence in a southerly direction 200 +/- feet with the western boundary of the Sisk property to a point, said point being in the northern boundary of the Lydle R. Curtis property, thence in a westerly direction 196 +/- feet with the northern boundary of the Curtis property & others to a point, said point being the northwest corner of the Danny Blackshear property & also located in the eastern right-of-way margin of West Rossview Road, thence in a northerly direction 281 +/- feet with the eastern right-of-way margin of West Rossview Road to the point of beginning, said herein described tract containing 1.08 +/- acres

RESOLUTION 19-2021-2022

A RESOLUTION APPROVING APPOINTMENTS FOR THE CLARKSVILLE HOUSING AUTHORITY BOARD, COMMON DESIGN REVIEW BOARD AND PARKING COMMISSION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the Clarksville City Council hereby approves the following appointments:

Common Design Review Board: Gary Shephard October 2021 through September 2026; David E. Smith (Partial term replacing Sean Craft) October 2021 through September 2024

Housing Authority Board: Calvin B. Lockett (replacing Angela Jones) October 2021 through September 2026; Alana Ward (replacing Karey Daugherty) October 2021 through September 2026; Wayne Wilkinson (replacing Steve Stroman) October 2021 through September 2026

Fair Housing Board: Mark Kelly October 2021 through September 2026; Rhonda Kennedy October 2021 through September 2025; Deb Haines-Kulick October 2021 through September 2024; Rob Selkow October 2021 through September 2023; Ben Stanley October 2021 through September 2022

Human Relations Commission: Lillian Vazquez through October 2021 through September 2024; Garrett Rye (Partial term replacing Dipika Patel) October 2021 through June 2022

Parking Commission: Travis Holleman - September 2021 through August 2024

ADOPTED:

ORDINANCE 27-2021-22

AN ORDINANCE AUTHORIZING THE MAYOR OR HIS DESIGNEE TO GRANT A UTILITY AND INGRESS AND EGRESS EASEMENT TO BELL SOUTH TELECOMMUNICATIONS, LLC D/B/A AT&T TENNESSEE.

WHEREAS, the Clarksville City Council finds that improvements to the intersection of Whitfield Road and Needmore Road are a vital component to the proper function of the City transportation system and enhance the quality of life for City residents; and

WHEREAS, the City of Clarksville, by deed of record in Official Record Book Volume 793, Page 770, Register's Office for Montgomery County, Tennessee owns certain real property located adjacent to Whitfield Road and Needmore Road, being Map & Parcel Number 63-12.00, and

WHEREAS, Bellsouth Telecommunications, LLC, d/b/a AT&T Tennessee (hereinafter, "AT&T") has a utility easement for telecommunication and fiber junction boxes on the northeastern corner of the above described property which was previously granted to it by the City of Clarksville; and

WHEREAS, the City of Clarksville Street Department requires AT&T to move its telecommunication and fiber junction boxes to the southeastern corner of the above described property to allow the City to improve Needmore Road and Whitfield Road as depicted on Exhibit A, attached hereto; and

WHEREAS, the Clarksville City Council in its improvement of the City transportation system at the intersection of Whitfield Road and Needmore Road finds it to be in the public interest to grant AT&T an easement described in Exhibit B to allow it to relocate its telecommunication equipment to the southeastern corner of the City property so that AT&T may continue to provide service and enhance the quality of life for City residents and the City street improvement project may continue to progress to completion.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the Clarksville City Council hereby authorizes the grant of an easement to Bellsouth Telecommunications, LLC, d/b/a AT&T Tennessee for the telecommunication and fiber junction utility boxes with ingress and egress access thereto along the southeastern corner of the above described property to allow the City to widen and improve Needmore Road and Whitfield Road as shown in Exhibit A and, further, that any and all necessary forms required to effectuate said easement and transfer be executed by the Mayor after approval of the City Attorney.

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

ORDINANCE 32-2021-22

AN ORDINANCE AUTHORIZING THE SALE OF PROPERTY LOCATED AT 803 HOWARD STREET TO MARLON PLACID

WHEREAS, The City of Clarksville has previously obtained through a tax sale the property located at 803 Howard Street (Map & Parcel 055N C 01300 000), the Decree Confirming Sale, Divesting and Vesting Title attached hereto as Exhibit A; and

WHEREAS, The adjoining property owner has constructed a driveway on said property without knowing property belonged to the City; and

WHEREAS, The City of Clarksville desires to sell said property located at 803 Howard Street and more particularly described in Exhibit B attached hereto to the adjoining property owner Mr. Marlon Placid in lieu of asking him to remove said driveway at his expense; and

WHEREAS, The City of Clarksville desires to return said property to the tax rolls; and

WHEREAS, WHEREAS the adjoining property owner Mr. Marlon Placid has offered to purchase the property located at 803 Howard Street and more particularly described in Exhibit B attached hereto for the appraised value of Seven Thousand Three Hundred and 00/100ths Dollars (\$7,300.00), said appraisal being attached hereto as Exhibit "C".

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the Clarksville City Council hereby authorizes the sale of the property located at 803 Howard Street and more particularly described in Exhibit B attached hereto to the adjoining land owner Mr. Marlon Placid for the appraised value of Seven Thousand Three Hundred and 00/100ths Dollars (\$7,300.00) and the Mayor and City Attorney are hereby authorized to execute all necessary documents required to effectuate the sale of said property.

IN THE CHANCERY COURT FOR THE 19TH JUDICIAL DISTRICT FOR
MONTGOMERY COUNTY, TENNESSEE
AT CLARKSVILLE

T.C. Akey
Exhibit A

THE STATE OF TENNESSEE in its
own behalf and for the use and benefit of
MONTGOMERY COUNTY, TENNESSEE
and CITY OF CLARKSVILLE, a municipal
corporation, upon relation of BRENDA E.
RADFORD TRUSTEE for the said COUNTY
OF MONTGOMERY through AUSTIN PEAY
the duly constituted Delinquent Tax Attorney
for said County,

Plaintiffs

VERSUS

Delinquent Taxpayers as shown on the Real
Property Delinquent Tax Records of
MONTGOMERY COUNTY and/or CITY
OF CLARKSVILLE, a municipal corporation
Defendants

Cornie E. Gunnett, Register
Montgomery County Tennessee
Rec #: 343165 Instrument #: 1066640
Rec'd: 55.00 Recorded
State: 0.00 12/4/2015 at 2:06 PM
Clerk: 0.00 in Volume
Other: 2.00 1651
Total: 57.00 Pgs 545-555

Case #MCCHCVDQ14-1

A TRUE COPY ATTEST
FILED 11-24-2015
TED A. GROSZIER, JR., C & M

DECREE CONFIRMING SALE, DIVESTING AND VESTING TITLE

This cause came on this day to be heard upon the motion of the Plaintiffs for a Decree confirming the sale conducted by the Clerk on September 24, 2015 and in accordance thereto the Clerk files the following report:


Pursuant to an order of public sale entered on August 28, 2015, I sold at public sale the following described parcels of real estate, subject to the equity of redemption:

- (1) A Win Win LLC, Map 066E, Group 0H, Parcel 00600, for further reference recorded in Official Record Book Volume 1538, Page 1049, in the Register's Office, Montgomery County, Tennessee. Said property was sold to Berry S. Hedrick, for the amount of ONE THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$1,500.00), that amount being the highest and best bid.
- (2) Acme Realty Company, Map 079C, Group 0B, Parcel 02600, for further reference recorded in Official Record Book Volume 202, Page 853, in the Register's Office, Montgomery County, Tennessee. Said property was sold to Benny F. Skinner, for the amount of SEVEN HUNDRED and 00/100 DOLLARS (\$700.00), that amount being the highest and best bid.
- (3) Acme Realty Company, Map 079C, Group 0B, Parcel 04500, for further reference recorded in Official Record Book Volume 202, Page 851, in the Register's Office, Montgomery County, Tennessee. Said property was sold to Telak J. Martin and Nicole L. Martin, for the amount of EIGHT HUNDRED and 00/100 DOLLARS (\$800.00), that amount being the highest and best bid.
- (4) Luther Anderson, Map 079B, Group 0A, Parcel 00100, for further reference recorded in Official Record Book Volume 1379, Page 2230, in the Register's Office, Montgomery County, Tennessee. Said property was sold to Telak J. Martin and Nicole L. Martin, for the amount of ONE THOUSAND EIGHT HUNDRED and 00/100 DOLLARS (\$1,800.00), that amount being the highest and best bid.

- (5) Luther E. Anderson, Map 055I, Group 0A, Parcel 01800, for further reference recorded in Official Record Book Volume 1354, Page 2803, in the Register's Office, Montgomery County, Tennessee. Said property was sold to Charles S. Howard, for the amount of FOUR HUNDRED and 00/100 DOLLARS (\$400.00), that amount being the highest and best bid.
- (6) Luther Ernest Anderson, Map 055H, Group 0H, Parcel 01400, for further reference recorded in Official Record Book Volume 1307, Page 1308, in the Register's Office, Montgomery County, Tennessee. Said property was sold to Patricia B. Holt, for the amount of EIGHT HUNDRED and 00/100 DOLLARS (\$800.00), that amount being the highest and best bid.
- (7) Luther Ernest Anderson, Map 055I, Group 0A, Parcel 03300, for further reference recorded in Official Record Book Volume 1307, Page 1308, in the Register's Office, Montgomery County, Tennessee. Said property was sold to Charles S. Howard, for the amount of SEVEN HUNDRED and 00/100 DOLLARS (\$700.00), that amount being the highest and best bid.
- (8) David Bailey, Map 041, Group 00, Parcel 15001, for further reference recorded in Official Record Book Volume 1131, Page 637, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Charles S. Howard, for the amount of SEVEN HUNDRED and 00/100 DOLLARS (\$700.00), that amount being the highest and best bid.
- (9) David M. Bailey, Map 055N, Group 0D, Parcel 07600, for further reference recorded in Official Record Book Volume 1069, Page 2818, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Cheryl M. Grayman, for the amount of FIVE HUNDRED and 00/100 DOLLARS (\$500.00), that amount being the highest and best bid.
- (10) Rushin Baynham Etux, Map 144, Group 00, Parcel 06000, for further reference recorded in Deed Book 174, Page 44, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to G. Co. Investments LLC, for the amount of EIGHT THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$8,500.00), that amount being the highest and best bid.
- (11) James William Bell, Jr., Map 040, Group 00, Parcel 00418, for further reference recorded in Official Record Book Volume 837, Page 2956, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to G. Co. Investments LLC, for the amount of EIGHTY SEVEN THOUSAND and 00/100 DOLLARS (\$87,000.00), that amount being the highest and best bid.
- (12) Donnie Bradford, Map 055A, Group 0A, Parcel 00800, for further reference recorded in Official Record Book Volume 403, Page 1840, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to G. Co. Investments LLC, for the amount of TWENTY THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$20,500.00), that amount being the highest and best bid.
- (13) Donnie Bradford, Map 081, Group 00, Parcel 09000, for further reference recorded in Official Record Book Volume 517, Page 556, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Larry Eugene Goolsby, for the amount of FIFTEEN THOUSAND and 00/100 DOLLARS (\$15,000.00), that amount being the highest and best bid.
- (14) Darrel Ray Buchanan Etux Eurbie Lee, Map 079D, Group 0C, Parcel 02700, for further reference recorded in Official Record Book Volume 528, Page 275, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Ross B. Yarbrow, for the amount of TWELVE THOUSAND and 00/100 DOLLARS (\$12,000.00), that amount being the highest and best bid.

- (15) Dorris B. Cannon and wife Melody D., Jerry W. Swift and wife Tracie S., Mark Castleberry and wife Julie and Ricky S. Perry and wife Joyce L., Map 123, Group 00, Parcel 06816, for further reference recorded in Official Record Book Volume 1365, Page 418 and Official Record Book Volume 565, Page 1682, all in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Cheryl M. Grayman, for the amount of FOUR HUNDRED and 00/100 DOLLARS (\$400.00), that amount being the highest and best bid.
- (16) Eva Mae Childs, Map 066C, Group 0E, Parcel 00902, for further reference recorded in Official Record Book Volume 460, Page 1922, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to City Of Clarksville, for the amount of NINE HUNDRED FORTY NINE and 97/100 DOLLARS (\$949.97), that amount being the highest and best bid.
- (17) Eugene Chilton, Map 066C, Group 0G, Parcel 04700, for further reference recorded in Deed Book 74, Page 401, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Syd Hedrick, for the amount of TWO THOUSAND FOUR HUNDRED and 00/100 DOLLARS (\$2,400.00), that amount being the highest and best bid.
- (18) Wilbur Coleman, Jr. Etux Charlotte, Map 032P, Group 0B, Parcel 02900, for further reference recorded in Official Record Book Volume 419, Page 906, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Telak J. Martin and Nicole L. Martin, for the amount of FIVE HUNDRED and 00/100 DOLLARS (\$500.00), that amount being the highest and best bid.
- (19) Ramon A. Colon Etux Lieselotte B., Map 043P, Group 0D, Parcel 01400, for further reference recorded in Official Record Book Volume 417, Page 2445, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to L & L Acquisitions, for the amount of TWELVE THOUSAND and 00/100 DOLLARS (\$12,000.00), that amount being the highest and best bid.
- (20) William M. Cook Etux Nell, Map 041O, Group 0D, Parcel 01800, for further reference recorded in Deed Book 164, Page 338, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to G. Co. Investments LLC, for the amount of THIRTY THOUSAND ONE HUNDRED and 00/100 DOLLARS (\$30,100.00), that amount being the highest and best bid.
- (21) Joe Cross Etal, Map 041, Group 00, Parcel 06200, for further reference recorded in Official Record Book Volume 619, Page 1264, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Telak J. Martin and Nicole L. Martin, for the amount of ONE THOUSAND and 00/100 DOLLARS (\$1,000.00), that amount being the highest and best bid.
- (22) Derrick Santell Daniels, Map 066E, Group 0G, Parcel 01900, for further reference recorded in Official Record Book Volume 1406, Page 494, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to City of Clarksville, for the amount of TWO HUNDRED EIGHTY SIX AND 32/100 DOLLARS (\$286.32), that amount being the highest and best bid.
- (23) Derrick Santell Daniels, Map 032O, Group 0E, Parcel 00400, for further reference recorded in Official Record Book Volume 1406, Page 494, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to City of Clarksville, for the amount of SEVEN HUNDRED NINE and 23/100 DOLLARS (\$709.23), that amount being the highest and best bid.
- (24) Derrick Santell Daniels, Map 032O, Group 0E, Parcel 00500, for further reference recorded in Official Record Book Volume 1406, Page 494, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to City of Clarksville, for the amount of TWO HUNDRED NINETY FOUR and 55/100 DOLLARS (\$294.55), that amount being the highest and best bid.

- (25) Michael Keith Dudley, Map 080H, Group 0A, Parcel 03600, for further reference recorded in Official Record Book Volume 1622, Page 1171, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to L & L Acquisitions, for the amount of ONE THOUSAND SIX HUNDRED and 00/100 DOLLARS (\$1,600.00), that amount being the highest and best bid.
- (26) Troy Dewayne Dunbar, Charles Dunbar and Kimberly Ranson Dunbar, Map 079D, Group 0F, Parcel 01100, for further reference recorded in Official Record Book Volume 1628, Page 1550, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Montgomery County, Tennessee, for the amount of TWO HUNDRED THIRTEEN and 16/100 DOLLARS (\$213.16), that amount being the highest and best bid.
- (27) Troy Dewayne Dunbar, Charles Dunbar and Kimberly Ranson Dunbar, Map 083, Group 00, Parcel 02901, for further reference recorded in Official Record Book Volume 1628, Page 1550, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Montgomery County, Tennessee, for the amount of TWO HUNDRED EIGHTY THREE and 09/100 DOLLARS (\$283.09), that amount being the highest and best bid.
- (28) Troy Dewayne Dunbar, Charles Dunbar and Kimberly Ranson Dunbar, Map 011, Group 00, Parcel 04300, for further reference recorded in Official Record Book Volume 1628, Page 1550, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Montgomery County, Tennessee, for the amount of TWO HUNDRED FORTY SIX and 46/100 DOLLARS (\$246.46), that amount being the highest and best bid.
- (29) Troy Dewayne Dunbar, Charles Dunbar and Kimberly Ranson Dunbar, Map 011G, Group 0A, Parcel 02101, for further reference recorded in Official Record Book Volume 1628, Page 1550, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Montgomery County, Tennessee, for the amount of TWO HUNDRED ELEVEN and 34/100 DOLLARS (\$211.34), that amount being the highest and best bid.
- (30) Troy Dewayne Dunbar, Charles Dunbar and Kimberly Ranson Dunbar, Map 066D, Group 0B, Parcel 01300, for further reference recorded in Official Record Book Volume 1628, Page 1550, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Montgomery County, Tennessee, for the amount of TWO HUNDRED EIGHT and 01/100 DOLLARS (\$208.01), that amount being the highest and best bid.
- (31) Troy Dewayne Dunbar, Charles Dunbar and Kimberly Ranson Dunbar, Map 066D, Group 0C, Parcel 03500, for further reference recorded in Official Record Book Volume 1628, Page 1550, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Patricia B. Holt, for the amount of TWO HUNDRED FIFTY and 00/100 DOLLARS (\$250.00), that amount being the highest and best bid.
- (32) Troy Dewayne Dunbar, Charles Dunbar and Kimberly Ranson Dunbar, Map 066O, Group 0B, Parcel 00500, for further reference recorded in Official Record Book Volume 1628, Page 1550, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Montgomery County, Tennessee, for the amount of TWO HUNDRED ELEVEN and 34/100 DOLLARS (\$211.34), that amount being the highest and best bid.
- (33) Lisanne Mary Eads, Map 066O, Group 0B, Parcel 00200, for further reference recorded in Official Record Book Volume 1406, Page 494, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Syd Hedrick, for the amount of THREE HUNDRED and 00/100 DOLLARS (\$300.00), that amount being the highest and best bid.

- (34) Lisanne Mary Eads, Map 055N, Group 0C, Parcel 01300, for further reference recorded in Official Record Book Volume 1406, Page 494, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to City of Clarksville, for the amount of SIX HUNDRED SIXTY FOUR and 22/100 DOLLARS (\$664.22), that amount being the highest and best bid. 
- (35) E. L. Easterly % Joan Cox, Map 124, Group 00, Parcel 01500, for further reference recorded in Official Record Book Volume 43, Page 321, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Montgomery County, Tennessee, for the amount of TWO HUNDRED NINETY THREE and 04/100 DOLLARS (\$293.04), that amount being the highest and best bid.
- (36) Elliott Easterly Etux Myrta, Map 124, Group 00, Parcel 01800, for further reference recorded in Official Record Book Volume 158, Page 131, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Montgomery County, Tennessee, for the amount of THREE HUNDRED TWENTY THREE and 01/100 DOLLARS (\$323.01), that amount being the highest and best bid.
- (37) Elliott Easterly Etux Myrta, Map 124, Group 00, Parcel 02000, for further reference recorded in Official Record Book Volume 158, Page 131, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Montgomery County, Tennessee, for the amount of THREE HUNDRED THREE and 03/100 DOLLARS (\$303.03), that amount being the highest and best bid.
- (38) James E. Ellis Etux Mary, Map 132, Group 00, Parcel 03903, for further reference recorded in Official Record Book Volume 624, Page 915, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Luther E. Anderson, for the amount of TWO THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$2,500.00), that amount being the highest and best bid.
- (39) Timothy V. Elms, Map 066L, Group 0L, Parcel 02900, for further reference recorded in Official Record Book Volume 1185, Page 2829, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Benny F. Skinner, for the amount of EIGHT THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$8,500.00), that amount being the highest and best bid.
- (40) James Wallace Gentry, Map 029L, Group 0C, Parcel 03400, for further reference recorded in Official Record Book Volume 756, Page 284, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Berry S. Hedrick, for the amount of FIVE THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$5,500.00), that amount being the highest and best bid.
- (41) Michael J. Hairston Etux Artemese F., Map 042I, Group 0C, Parcel 00900, for further reference recorded in Official Record Book Volume 1210, Page 1110, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to G. Co. Investments LLC., for the amount of THIRTY SEVEN THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$37,500.00), that amount being the highest and best bid.
- (42) Carney D. Herrell Etux Sara, Map 054E, Group 0B, Parcel 02800, for further reference recorded in Official Record Book Volume 826, Page 2335, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to City of Clarksville, for the amount of TWO HUNDRED FIFTY FOUR and 63/100 DOLLARS (\$254.63), that amount being the highest and best bid.

- (43) Brenda S. Hevey, Map 147, Group 00, Parcel 01108, for further reference recorded in Official Record Book Volume 616, Page 1602, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Luther E. Anderson, for the amount of THIRTY THOUSAND and 00/100 DOLLARS (\$30,000.00), that amount being the highest and best bid.
- (44) Penny Hooker, Map 066E, Group 0D, Parcel 00300, for further reference recorded in Official Record Book Volume 1557, Page 1737, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Catrecha B. Anderson, for the amount of FIVE THOUSAND SIX HUNDRED and 00/100 DOLLARS (\$5,600.00), that amount being the highest and best bid.
- (45) Jean Noel Howell, Map 081N, Group 0F, Parcel 00701, for further reference recorded in Official Record Book Volume 1538, Page 1049, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Montgomery County, Tennessee, for the amount of THREE HUNDRED FIFTY ONE and 15/100 DOLLARS (\$351.15), that amount being the highest and best bid.
- (46) Jean Noel Howell, Map 055N, Group 0D, Parcel 06800, for further reference recorded in Official Record Book Volume 1538, Page 1049, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Montgomery County, Tennessee, for the amount of FIVE HUNDRED FIFTY NINE and 87/100 DOLLARS (\$559.87), that amount being the highest and best bid.
- (47) Addie Hughes Heirs % Charlotte Coleman, Map 066C, Group 0G, Parcel 04800, for further reference recorded in Deed Book 81, Page 629, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Berry S. Hedrick, for the amount of TWO THOUSAND FOUR HUNDRED and 00/100 DOLLARS (\$2,400.00), that amount being the highest and best bid.
- (48) Hettie Mary Hutchinson, Map 066E, Group 0B, Parcel 01000, for further reference recorded in Official Record Book Volume 391, Page 837, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Telak J. Martin and Nicole L. Martin, for the amount of ONE THOUSAND SEVEN HUNDRED and 00/100 DOLLARS (\$1,700.00), that amount being the highest and best bid.
- (49) Hettie Mary Hutchinson, Map 066E, Group 0E, Parcel 01601, for further reference recorded in Official Record Book Volume 1096, Page 945, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to L & L Acquisitions, for the amount of ONE THOUSAND TWO HUNDRED and 00/100 DOLLARS (\$1,200.00), that amount being the highest and best bid.
- (50) Edward Ray Jarman Etux Mary E., Map 101, Group 00, Parcel 18300, for further reference recorded in Official Record Book Volume 204, Page 456, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Luther E. Anderson, for the amount of FIVE THOUSAND and 00/100 DOLLARS (\$5,000.00), that amount being the highest and best bid.
- (51) Robert E. Johnson, Jr. Etux Barbara Q., Map 055N, Group 0D, Parcel 06100, for further reference recorded in Official Record Book Volume 484, Page 174, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to City of Clarksville, for the amount of ONE THOUSAND ONE HUNDRED FIFTY TWO and 12/100 DOLLARS (\$1,152.12), that amount being the highest and best bid.

- (52) Warren L. Keesee Etux Betty J., Map 066C, Group 0D, Parcel 01800, for further reference recorded in Official Record Book Volume 484, Page 550, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Montgomery County, Tennessee, for the amount of TWO HUNDRED THIRTY NINE and 80/100 DOLLARS (\$239.80), that amount being the highest and best bid.
- (53) Josephine Kendrick, Map 079E, Group 0A, Parcel 00800, for further reference recorded in Official Record Book Volume 88, Page 722, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Benny F. Skinner, for the amount of FORTY THOUSAND and 00/100 DOLLARS (\$40,000.00), that amount being the highest and best bid.
- (54) Andy Kilgore Est, Map 113, Group 00, Parcel 03200, for further reference recorded in Deed Book 48, Page 120, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to James Alan Moore, for the amount of SEVEN HUNDRED and 00/100 DOLLARS (\$700.00), that amount being the highest and best bid.
- (55) Cynthia Kolbe, Map 121, Group 00, Parcel 00203, for further reference recorded in Official Record Book Volume 1594, Page 122, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Telak J. Martin and Nicole L. Martin, for the amount of SIX HUNDRED and 00/100 DOLLARS (\$600.00), that amount being the highest and best bid.
- (56) Florencio Maldonado, Map 104, Group 00, Parcel 01400, for further reference recorded in Official Record Book Volume 1238, Page 47, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Luther E. Anderson, for the amount of ONE THOUSAND and 00/100 DOLLARS (\$1,000.00), that amount being the highest and best bid.
- (57) Kathleen J. Matteson, Map 079D, Group 0A, Parcel 00500, for further reference recorded in Official Record Book Volume 1187, Page 1115, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Luther E. Anderson, for the amount of FOUR THOUSAND and 00/100 DOLLARS (\$4,000.00), that amount being the highest and best bid.
- (58) Wiley Moore, Map 066E, Group 0G, Parcel 03900, for further reference recorded in Official Record Book Volume 194, Page 65, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Berry S. Hedrick, for the amount of THREE THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$3,500.00), that amount being the highest and best bid.
- (59) Agnes Newman, Map 079D, Group 0D, Parcel 01100, for further reference recorded in Official Record Book Volume 1396, Page 1629, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to City of Clarksville, for the amount of EIGHT THOUSAND TWO HUNDRED NINETY FIVE and 69/100 DOLLARS (\$8,295.69), that amount being the highest and best bid.
- (60) Steven Ray Norfleet, Map 079G, Group 0B, Parcel 02700, for further reference recorded in Official Record Book Volume 1491, Page 2685, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to G. Co. Investments LLC, for the amount of SIX THOUSAND SIX HUNDRED and 00/100 DOLLARS (\$6,600.00), that amount being the highest and best bid.

- (61) Robert L. Pearson, Jr., Map 079C, Group 0B, Parcel 03900, for further reference recorded in Official Record Book Volume 156, Page 642, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Benny F. Skinner, for the amount of FOUR HUNDRED and 00/100 DOLLARS (\$400.00), that amount being the highest and best bid.
- (62) Ardie Perigo Etux, Map 078, Group 00, Parcel 11700, for further reference recorded in Official Record Book Volume 78, Page 368, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Gary Gregory and Shirley Gregory, for the amount of THIRTY EIGHT THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$38,500.00), that amount being the highest and best bid.
- (63) Birdie Stowe Petrie, Map 071, Group 00, Parcel 08500, for further reference recorded in Official Record Book Volume 385, Page 572, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Berry S. Hedrick, for the amount of EIGHTEEN THOUSAND and 00/100 DOLLARS (\$18,000.00), that amount being the highest and best bid.
- (64) G. W. Pettus Etux Jewel, Map 080H, Group 0A, Parcel 00100, for further reference recorded in Official Record Book Volume 506, Page 1109, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to City of Clarksville, for the amount of TWO HUNDRED TWENTY FOUR and 66/100 DOLLARS (\$224.66), that amount being the highest and best bid.
- (65) G. W. Pettus Etux Jewel, Map 080H, Group 0A, Parcel 00200, for further reference recorded in Official Record Book Volume 242, Page 1097, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to City of Clarksville, for the amount of SIX THOUSAND EIGHT HUNDRED FIFTY SEVEN and 51/100 DOLLARS (\$6,857.51), that amount being the highest and best bid.
- (66) G. W. Pettus Etux Jewel, Map 080H, Group 0A, Parcel 00300, for further reference recorded in Official Record Book Volume 280, Page 1121, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to City of Clarksville, for the amount of TWO HUNDRED TWENTY FOUR and 66/100 DOLLARS (\$224.66), that amount being the highest and best bid.
- (67) Helen J. Lashomb Purdom, Map 054I, Group 0C, Parcel 00900, for further reference recorded in Official Record Book Volume 58, Page 641, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to L & L Acquisitions, for the amount of ELEVEN THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$11,500.00), that amount being the highest and best bid.
- (68) William Paul Rice Etux Eleanor, Map 044E, Group 0F, Parcel 00901, for further reference recorded in Official Record Book Volume 553, Page 251, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Montgomery County, Tennessee, for the amount of TWO HUNDRED ONE and 60/100 DOLLARS (\$201.60), that amount being the highest and best bid.
- (69) William Paul Rice Etux Eleanor, Map 044E, Group 0F, Parcel 01001, for further reference recorded in Official Record Book Volume 622, Page 2147, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Montgomery County, Tennessee, for the amount of TWO HUNDRED ONE and 60/100 DOLLARS (\$201.60), that amount being the highest and best bid.

- (70) Esther B. See, Map 079D, Group 0F, Parcel 02800, for further reference recorded in Official Record Book Volume 986, Page 519, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to G. Co. Investments LLC, for the amount of THIRTEEN THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$13,500.00), that amount being the highest and best bid.
- (71) Robert D. Sheppard, Jr., Map 079L, Group 0B, Parcel 01702, for further reference recorded in Official Record Book Volume 696, Page 1651, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Montgomery County, Tennessee, for the amount of ONE THOUSAND SEVEN HUNDRED TWENTY FOUR and 98/100 DOLLARS (\$1,724.98), that amount being the highest and best bid.
- (72) David Small, Map 019J, Group 0A, Parcel 00901 C, for further reference recorded in Official Record Book Volume 1408, Page 465, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to G. Co. Investments LLC, for the amount of FIFTEEN THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$15,500.00), that amount being the highest and best bid.
- (73) Ronald F. Turner, Jr. Etux Michelle L., Map 055H, Group 0B, Parcel 01201, for further reference recorded in Official Record Book Volume 738, Page 231, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Luther E. Anderson, for the amount of NINE THOUSAND and 00/100 DOLLARS (\$9,000.00), that amount being the highest and best bid.
- (74) Addie Campbell D. Waller, Map 066D, Group 0B, Parcel 02500, for further reference recorded in Official Record Book Volume 452, Page 1568, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Telak J. Martin and Nicole L. Martin, for the amount of FOUR HUNDRED and 00/100 DOLLARS (\$400.00), that amount being the highest and best bid.
- (75) Paula Williams % Martin Phillips, Map 114, Group 00, Parcel 06000, for further reference recorded in Official Record Book Volume 946, Page 1359, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Luther E. Anderson, for the amount of SEVENTEEN THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$17,500.00), that amount being the highest and best bid.

/s/ Ted A. Crozier, Jr.
Ted A. Crozier, Jr., Clerk and Master, Chancery Court,
Montgomery County, Tennessee

And it appearing to the Court that said report has been on file for more than 10 days;
IT IS THEREFORE ORDERED, ADJUDGED AND DECREED BY THE COURT:

That said report is in all things confirmed as the above listed exhibits or parcel numbers. Said report is in the following words and figures attached hereto by the Clerk.

That all right, title, and interest in said properties is hereby divested out of said defendants and all other persons having an interest in said properties and vested in the respective purchasers, subject to the right of the defendant owners of said properties to redeem the same within one year;

That the Clerk shall make, acknowledge for registration, and deliver to said purchaser(s) a deed conveying such tract of land, as aforesaid, or, will provide at the election of the purchaser(s) a certified decree;

That upon application of the purchaser(s), a writ of possession will issue, at the cost of the purchaser(s), to place said purchaser(s) in possession of said tract of land;

That the Clerk shall order the Trustee to distribute the proceeds of each sale as follows:

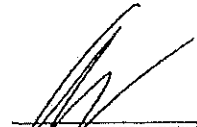
First, to the twenty (20%) percent penalty as allowed as compensation for the prosecution of the suits to be payable to Austin Peay, VII, Delinquent Tax Attorney; Second, to the costs of the County for the proportionate share of service fees and advertising expenses chargeable against each of the several owners and title search fees; Third, such county taxes as may be due Brenda E. Radford, County Trustee; and Fourth, such city taxes as may be due Laurie Matta, Commissioner of Finance & Revenue;

That the Trustee retain, subject to rightful claims, any balance remaining after payment of all of the above;

That upon disbursement of the sale proceeds as above provided, the judgment be satisfied and all liens on said property be discharged; and all other matters are reserved.

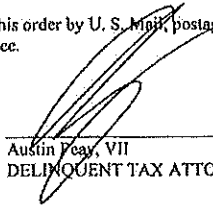
Is/ Lawrence M. McMichael, Jr.
Chancellor

Date: 11/24/15


Austin Peay, VII (BPR# 016245)
DELINQUENT TAX ATTORNEY
121 South Third Street
Clarksville, TN 37040
(931) 647-1501

Certificate of Service

I hereby certify that the opposing parties are being served a copy of this order by U. S. Mail postage prepaid, at the address appearing on the Tax Rolls of the Montgomery County Trustee.


Austin Peay, VII
DELINQUENT TAX ATTORNEY

State of Tennessee

County of Montgomery

Case No. MC CH CV DQ 14 - 0000001

I, Ted A. Crozier Jr., Clerk and Master of Montgomery County, Tennessee, hereby
certify that the attached foregoing copy of the DECREE CONFIRMING SALE,
DIVESTING AND VESTING TITLE filed on NOVEMBER 24, 2015. In the cause of

MONTGOMERY COUNTY

VS

DELINQUENT TAX PAERS

has been compared and is certified by me as a full, true and correct copy of the original
on file in my office and in my custody.

In testimony whereof, I have here unto set my hand and affixed the seal of the court on
25 day of November, 20 15.

Chancery Court
Clerk And Master
Ted A. Crozier Jr.

By: A. Adair
Deputy Clerk

SEAL



Exhibit B

Being a parcel of property being situated in the 12th Civil District of Montgomery County, Tennessee and being Map and Parcel Number 055N-C-013.00 on the Maps of the Assessor of Property for Montgomery County, Tennessee and being further described as follows:

Described according to survey made by William N. Young, October 11, 1973, as follows: Beginning at an iron pin at a point where the eastern margin of Shinbone Alley intersects the southern margin of Howard Street; runs thence with the southern margin of Howard Street south 87 degrees, 26 minutes, east 73 feet to an iron pin; thence south 5 degrees, west 50 feet to an iron pin; thence north 87 degrees, 26 minutes, west 73 feet to an iron pin; thence with the eastern margin of said Shinbone alley, north 5 degrees, east 50 feet to the beginning.

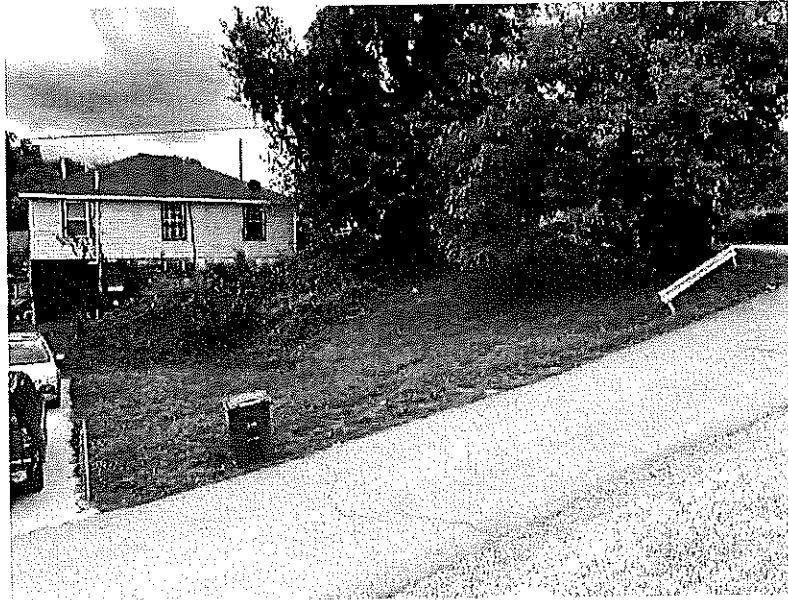
Being the same real property conveyed to the City of Clarksville, Tennessee by Decree Confirming Sale, Divesting & Vesting Title of record in ORBV 1651, Page 545, Register Office for Montgomery County, Tennessee, and to prior owner Lisanne Mary Eads by Decree Confirming Sale, Divesting & Vesting Title of record in ORBV 1406, Page 494, Register Office for Montgomery County, Tennessee, and to prior owner Bredtha McGregor, Jr. by deed of record in ORBV 156, Page 603, Register Office for Montgomery County, Tennessee.

Also being described as 803 Howard Street, Clarksville, TN 37040.

EXHIBIT B

Exhibit C

APPRAISAL OF REAL PROPERTY



LOCATED AT

803 Howard St
Clarksville, TN 37040
Map 055N Group C Parcel 013.00

FOR

City of Clarksville
1 Public Square Clarksville TN 37040

OPINION OF VALUE

7,300


AS OF

08/10/2021

BY

Joseph Mark Young
Mark Young Real Estate Appraisals
298 Clear Sky Court Suite H
Clarksville, TN 37043
931-552-2877
markyoungappraisal@gmail.com



 Parcels

0 20 40 80 Feet

Appraiser Independence Certification

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located. My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent of City of Clarksville, or any other third party acting as joint venture partner, independent contractor, appraisal management company, or partner on behalf of City of Clarksville, influenced, or attempted to influence the development, reporting, result, or review of my appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that City of Clarksville has never participated in any of the following prohibited behavior in our business relationship:

- 1) Withholding or threatening to withhold timely payment or partial payment for an appraisal report;
- 2) Withholding or threatening to withhold future business with me, or demoting or terminating or threatening to demote or terminate me;
- 3) Expressly or impliedly promising future business, promotions, or increased compensation for myself;
- 4) Conditioning the ordering of my appraisal report or the payment of my appraisal fee or salary or bonus on the opinion, conclusion, or valuation to be reached, or on a preliminary value estimate requested from me;
- 5) Requesting that I provide an estimated, predetermined, or desired valuation in an appraisal report prior to the completion of the appraisal report, or requesting that I provide estimated values or comparable sales at any time prior to my completion of an appraisal report;
- 6) Provided me an anticipated, estimated, encouraged, or desired value for a subject property or a proposed or target amount to be loaned to the borrower, except that a copy of the sales contract for purchase transactions may be provided;
- 7) Provided to me, or my appraisal company, or any entity or person related to me as appraiser, appraisal company, stock or other financial or non-financial benefits;
- 8) Any other act or practice that impairs or attempts to impair my independence, objectivity, or impartiality or violates law or regulation, including, but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the USPAP.

Signature

Joseph Mark Young
Appraiser's Name

Tennessee Certified General Appraiser
State Title or Designation

803 Howard St, Clarksville, TN 37040
Address of Property Appraised

06/11/2021

Date

1117

State License or Certification #

03/31/2022

Expiration Date of License or Certification

TN
State

05/13

Mark Young, Real Estate Appraisals
LAND APPRAISAL REPORT

PO 97021143-00
 File No. 22947

SUBJECT	Borrower <u>City of Clarksville</u> Census Tract <u>100B.00</u> Map Reference <u>17300</u>																																																																																					
	Property Address <u>803 Howard St</u>																																																																																					
	City <u>Clarksville</u> County <u>Montgomery</u> State <u>TN</u> Zip Code <u>37040</u>																																																																																					
	Legal Description <u>Map 055N Group C Parcel 013.00</u>																																																																																					
NEIGHBORHOOD	Sale Price \$ <u>N/A</u> Date of Sale <u>N/A</u> Loan Term <u>N/A</u> yrs. Property Rights Appraised <input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> Do Adminis PUD																																																																																					
	Actual Real Estate Taxes \$ <u>N/A</u> (yr) Loan charges to be paid by seller \$ <u>N/A</u> Other sales concessions																																																																																					
	Lender/Clerk <u>City of Clarksville</u> Address <u>1 Public Square Clarksville TN 37040</u>																																																																																					
	Occupant <u>Vacant Lot</u> Appraiser <u>Joseph Mark Young</u> Instructions to Appraiser <u>Determine market value opinion for client.</u>																																																																																					
SITE	Location <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural																																																																																					
	Built Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25%																																																																																					
	Growth Rate <input type="checkbox"/> Fully Dev. <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Steady <input type="checkbox"/> Slow																																																																																					
	Property Values <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining																																																																																					
	Demand/Supply <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Oversupply																																																																																					
	Marketing Time <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 4-6 Mos. <input type="checkbox"/> Over 6 Mos.																																																																																					
	Present Land Use <u>70 % One-Unit</u> <u>5 % 2-4 Unit</u> <u>2 % Apts.</u> <u>1 % Condo</u> <u>10 % Commercial</u>																																																																																					
	Change in Present Land Use <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely (*) <input type="checkbox"/> Taking Place (*)																																																																																					
	Predominant Occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant % Vacant																																																																																					
	One-Unit Price Range \$ <u>45,000</u> to \$ <u>450,000</u> Predominant Value \$ <u>189,000</u>																																																																																					
One-Unit Age Range <u>0</u> yrs. to <u>100</u> yrs. Predominant Age <u>40</u> yrs.																																																																																						
Comments including those factors, favorable or unfavorable, affecting marketability (e.g., public parks, schools, view, noise)																																																																																						
The subject is a small lot located just east of Austin Peay State University. A number of lots and older homes have been purchased and either razed for new development or purchased for new development in single family homes and/or multiple unit housing. Austin Peay has been a purchaser of a number of properties surrounding the campus for future growth. There are no adverse conditions known or noted at this time.																																																																																						
MARKET DATA ANALYSIS	Dimensions <u>73 x 50 x 177</u> = <u>3,885</u> sf <input checked="" type="checkbox"/> Corner Lot																																																																																					
	Zoning Classification <u>R-4</u> Present Improvements <input type="checkbox"/> Do <input type="checkbox"/> Do Not Conform to Zoning Regulations																																																																																					
	Highest and Best Use <input type="checkbox"/> Present Use <input checked="" type="checkbox"/> Other (Specify) <u>Future Construction of a Single-Family Residence</u>																																																																																					
	Etc. <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other (Describe)																																																																																					
	Gas <input checked="" type="checkbox"/> Surface <u>Asphalt</u> Topo <u>Sloping</u>																																																																																					
	Water <input checked="" type="checkbox"/> Maintenance <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Size <u>3,885 sf</u>																																																																																					
	San. Sewer <input checked="" type="checkbox"/> <input type="checkbox"/> Storm Sewer <input type="checkbox"/> Curb/Gutter Shape <u>Slightly Irregular</u>																																																																																					
	<input type="checkbox"/> Underground Eleet. & Tel. <input type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Street Lights View <u>N:Res;</u>																																																																																					
	Drainage <u>Average</u>																																																																																					
	Is the property located in a FEMA Special Flood Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																																																																																					
Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions)																																																																																						
No adverse easements, encroachments or other adverse conditions noted. There is a small guard rail in front of the right hand side of the lot as you are facing the lot. This would not hinder the development to the subjects opinioned highest and best use.																																																																																						
The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.																																																																																						
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>ITEM</th> <th>SUBJECT PROPERTY</th> <th>COMPARABLE NO. 1</th> <th>COMPARABLE NO. 2</th> <th>COMPARABLE NO. 3</th> </tr> </thead> <tbody> <tr> <td>Address</td> <td>803 Howard St Clarksville, TN 37040</td> <td>1011 Carpenter St Clarksville, TN 37040</td> <td>803 Roman St Clarksville, TN 37040</td> <td>1119 Hyman St Clarksville, TN 37040</td> </tr> <tr> <td>Proximity to Subject</td> <td></td> <td>0.20 miles SE</td> <td>0.07 miles NE</td> <td>0.28 miles SE</td> </tr> <tr> <td>Sales Price</td> <td>\$ N/A</td> <td>\$ 8,500</td> <td>\$ 5,999</td> <td>\$ 7,500</td> </tr> <tr> <td>Pike Lot</td> <td>\$ Lot</td> <td>\$ 8,500</td> <td>\$ 5,999</td> <td>\$ 7,500</td> </tr> <tr> <td>Data Source(s)</td> <td>Site Inspection</td> <td>Public Records/ROMCCH</td> <td>Public Records/ROMCCH</td> <td></td> </tr> <tr> <td>ITEM</td> <td>DESCRIPTION</td> <td>DESCRIPTION</td> <td>DESCRIPTION</td> <td>DESCRIPTION</td> </tr> <tr> <td>Date of Sale/Term Adj.</td> <td>N/A</td> <td>08/04/2020</td> <td>11/16/2020</td> <td>05/21/2020</td> </tr> <tr> <td>Location</td> <td>Urban</td> <td>Urban</td> <td>Urban</td> <td>Urban</td> </tr> <tr> <td>Site/View</td> <td>Small Resident Lot</td> <td>Small Resident Lot</td> <td>Small Resident Lot</td> <td>Small Resident Lot</td> </tr> <tr> <td></td> <td>3,885 sq feet</td> <td>3,049 sq feet</td> <td>7,405 sq feet</td> <td>7,405</td> </tr> <tr> <td></td> <td>lot sloping zoned</td> <td>Lot</td> <td>Lot</td> <td>Lot</td> </tr> <tr> <td></td> <td>R-4</td> <td>R-3</td> <td>R-3</td> <td>R-3</td> </tr> <tr> <td>Sales or Financing</td> <td>N/A</td> <td>066C/F/053</td> <td>055N/D/080.00</td> <td>066D/B/033.00</td> </tr> <tr> <td>Concessions</td> <td>Volume/Page</td> <td>1996/848</td> <td>2033/2102</td> <td>1980/2984</td> </tr> <tr> <td>Net Adj. (Total)</td> <td></td> <td><input type="checkbox"/> + <input type="checkbox"/> - \$</td> <td><input type="checkbox"/> + <input type="checkbox"/> - \$</td> <td><input type="checkbox"/> + <input type="checkbox"/> - \$</td> </tr> <tr> <td>Indicated Value of Subject</td> <td></td> <td>Net 0.0 % Gross 0.0 % \$ 8,500</td> <td>Net 0.0 % Gross 0.0 % \$ 5,999</td> <td>Net 0.0 % Gross 0.0 % \$ 7,500</td> </tr> </tbody> </table>		ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3	Address	803 Howard St Clarksville, TN 37040	1011 Carpenter St Clarksville, TN 37040	803 Roman St Clarksville, TN 37040	1119 Hyman St Clarksville, TN 37040	Proximity to Subject		0.20 miles SE	0.07 miles NE	0.28 miles SE	Sales Price	\$ N/A	\$ 8,500	\$ 5,999	\$ 7,500	Pike Lot	\$ Lot	\$ 8,500	\$ 5,999	\$ 7,500	Data Source(s)	Site Inspection	Public Records/ROMCCH	Public Records/ROMCCH		ITEM	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	Date of Sale/Term Adj.	N/A	08/04/2020	11/16/2020	05/21/2020	Location	Urban	Urban	Urban	Urban	Site/View	Small Resident Lot	Small Resident Lot	Small Resident Lot	Small Resident Lot		3,885 sq feet	3,049 sq feet	7,405 sq feet	7,405		lot sloping zoned	Lot	Lot	Lot		R-4	R-3	R-3	R-3	Sales or Financing	N/A	066C/F/053	055N/D/080.00	066D/B/033.00	Concessions	Volume/Page	1996/848	2033/2102	1980/2984	Net Adj. (Total)		<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$	Indicated Value of Subject		Net 0.0 % Gross 0.0 % \$ 8,500	Net 0.0 % Gross 0.0 % \$ 5,999	Net 0.0 % Gross 0.0 % \$ 7,500
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Comments on Market Data A search of courthouse records and MLS records was completed to find sales of similar vacant lots in the subjects immediate market.																																																																																						
Comments and Conditions of Appraisal There are no hypothetical conditions nor extraordinary assumptions associated with this appraisal report.																																																																																						
Final Reconciliation See attached addenda.																																																																																						
I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF <u>06/10/2021</u> TO BE \$ <u>7,300</u>																																																																																						
Appraiser <u>Joseph Mark Young</u> Supervisory Appraiser (if applicable)																																																																																						
Date of Signature and Report <u>06/11/2021</u> Date of Signature																																																																																						
Title <u>Tennessee Certified General Appraiser</u> Title																																																																																						
State Certification # <u>1117</u> State Certification #																																																																																						
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Date of Inspection (if applicable) <u>06/10/2021</u> <input type="checkbox"/> Did <input type="checkbox"/> Did Not Inspect Property Date of Inspection																																																																																						

Supplemental Addendum

File No. 22947

Borrower	City of Clarksville					
Property Address	803 Howard St					
City	Clarksville	County	Montgomery	State	TN	Zip Code 37040
Lender/Client	City of Clarksville					

• Land: Final Reconciliation

Three sales were located within the subjects immediate market. All are located within a few blocks of each other and all have similar lot sizes/highest and best use which was determined to be for single family usage. All comparable considered. The subject is zoned R-4 while the others are zoned R-3. No lots with R-4 zoning of the subjects size could be found. Based on highest and best use no adjustment is warranted as all would be for the future use for one single family unit. Based on that thought the subject has an opinion of market value at \$7,500.

MULTI-PURPOSE SUPPLEMENTAL ADDENDUM

PO 87021143-00
22947

Borrower	City of Clarksville				
Property Address	803 Howard St				
City	Clarksville	County	Montgomery	State	TN
Zip Code	37040				
Lender/Client	City of Clarksville				

This Multi-Purpose Supplemental Addendum for Federally Related Transactions was designed to provide the appraiser with a convenient way to comply with the current appraisal standards and requirements of the Federal Deposit Insurance Corporation (FDIC), the Office of the Comptroller of Currency (OCC), the Office of Thrift Supervision (OTS), the Resolution Trust Corporation (RTC), and the Federal Reserve.

This Multi-Purpose Supplemental Addendum is for use with any appraisal. Only those sections and statements which have been marked by the appraiser apply to the property being appraised.

☒ PURPOSE, INTENDED USE & INTENDED USER(S) OF APPRAISAL

- ☒ The purpose of the appraisal is to estimate the market value as defined herein, or ☐ _____
☒ Intended use of the appraisal report: Aide the client being the City of Clarksville in making property decisions.
☒ Intended user(s) of the appraisal report (by name or type): The City of Clarksville
☐ This is a federally related transaction.

☒ EXTENT OF APPRAISAL PROCESS

- ☒ The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion.
☐ The Reproduction/Replacement Cost is based on: _____, supplemented by the appraiser's knowledge of the local market.
☐ Physical depreciation is based on the estimated effective age of the subject property. Functional and/or external depreciation, if present, is specifically addressed in the appraisal report or other addenda. In estimating the site value, the appraiser has relied on personal knowledge of the local market. This knowledge is based on prior and/or current analysis of site sales and/or abstraction of site values from sales of improved properties.
☐ The subject property is located in an area of primarily owner-occupied single family residences and the Income Approach is not considered to be applicable. For this reason, the Income Approach was not used.
☐ The Estimated Market Rent and Gross Rent Multiplier utilized in the Income Approach are based on the appraiser's knowledge of the subject market area. The rental knowledge is based on prior and/or current rental rate surveys of residential properties. The Gross Rent Multiplier is based on prior and/or current analysis of prices and market rates for residential properties.
☐ For income producing properties, actual rents, vacancies and expenses have been reported and analyzed. They have been used to project future rents, vacancies and expenses.
☐

☒ FEMA FLOOD HAZARD DATA

☒ Flood map is attached

- ☒ Subject property is not located in a FEMA Special Flood Hazard Area.
☐ Subject property is located in a FEMA Special Flood Hazard Area.

Zone	FEMA Map/Panel #	Map Date	Name of Community
X	47125C0236E	1/15/2021	Montgomery County, TN

- ☐ The community does not participate in the National Flood Insurance Program.
☒ The community does participate in the National Flood Insurance Program.
☐ It is covered by a regular program.
☐ It is covered by an emergency program.

Analysis/Comments: _____

☒ CURRENT SALES CONTRACT

- ☒ The subject property is currently not under contract.
☐ The contract and/or escrow instructions were not available for review. The unavailability of the contract is explained later in the addenda section.
☐ The contract and/or escrow instructions were reviewed. The following summarizes the contract:


Contract Date	Amendment Date	Contract Price	Seller	Owner of Record

- ☐ The contract indicated that personal property was not included in the sale.
☐ The contract indicated that personal property was included. It consisted of _____, Estimated contributory value is \$ _____.
☒ Personal property was not included in the final value estimate.
☐ Personal property was included in the final value estimate.
☐ The contract indicated no financing concessions or other incentives.
☐ The contract indicated the following concessions or incentives: _____

☒ If concessions or incentives exist, the comparables were checked for similar concessions and appropriate adjustments were made, if applicable, so that the final value conclusion is in compliance with the Market Value defined herein.

Analysis/Comments: _____

<input checked="" type="checkbox"/> MARKET OVERVIEW Include an explanation of current market conditions and trends.					
● Up to 6 months	Is considered a reasonable exposure time for the subject property at a value range of \$ _____ to \$ _____. Analysis/Comments: <u>Based on the sales and market research when completing the scope of the work, a reasonable marketing time would be up to 6 months.</u>				
● Up to 6 Months	Is estimated to be the marketing time for the subject property. Analysis/Comments: <u>Based on prior sales that have been listed with the MLS, a reasonable marketing time would be up to 6 months.</u>				
● Marketing Factors:	<u>Close proximity to major traffic corridors, Downtown Clarksville, TN, Austin Peay, and other major business hubs. A marketing/exposure time of up to 6 months is reasonable. This is based on MLS data and the supply and demand of homes/lots in this market.</u>				
<input checked="" type="checkbox"/> SUBJECT PROPERTY OFFERING INFORMATION					
According to <u>Owner/Client</u> the subject property:					
● has not been offered for sale in the past: <input type="checkbox"/> 30 days <input type="checkbox"/> 1 year <input checked="" type="checkbox"/> 3 years.					
○ Is currently offered for sale for \$ _____					
○ was offered for sale within the past: <input type="checkbox"/> 30 days <input type="checkbox"/> 1 year <input type="checkbox"/> 3 years for \$ _____					
○ Offering information was considered in the final reconciliation of value.					
○ Offering information was not considered in the final reconciliation of value.					
○ Offering information was not available. The reasons for unavailability and the steps taken by the appraiser are explained later in this addendum.					
Analysis/Comments: _____					
<input checked="" type="checkbox"/> SALE/TRANSFER HISTORY & ANALYSIS OF SUBJECT PROPERTY					
According to the following data source(s): <u>Public Records/ROMCCH/MLS</u> , the subject property:					
● Has not transferred <input type="checkbox"/> in the past one year. <input checked="" type="checkbox"/> in the past three years. <input type="checkbox"/> in the past five years.					
○ Has transferred <input type="checkbox"/> in the past one year. <input type="checkbox"/> in the past three years. <input type="checkbox"/> in the past five years.					
○ All prior sales or transfers occurring in the past <u>3 years</u> prior to the Effective Date of Appraisal are listed below.					
Date of Sale/Transfer	Price of Sale/Transfer	Seller	Buyer	Data Source(s)	Effective Date of Data Source(s)
Subject Sale/Transfer History Analysis/Comments: _____					
<input checked="" type="checkbox"/> SALE/TRANSFER HISTORY & ANALYSIS OF COMPARABLE SALES					
According to the following data source(s): <u>Public Records/MLS/ROMCCH</u>					
all prior sales or transfers occurring in the past <u>1 year</u> prior to the most recent date of sale or transfer are listed below.					
PRIOR SALE/TRANSFER #	COMPARABLE #	COMPARABLE #	COMPARABLE #		
Date of Sale or Transfer					
Price of Sale or Transfer					
Seller					
Buyer					
Data Source(s)					
Effective Date of Data Source(s)					
PRIOR SALE/TRANSFER #	COMPARABLE #	COMPARABLE #	COMPARABLE #		
Date of Sale or Transfer					
Price of Sale or Transfer					
Seller					
Buyer					
Data Source(s)					
Effective Date of Data Source(s)					
Comparables Sale/Transfer History Analysis/Comments: _____					

<input checked="" type="checkbox"/> ADDITIONAL CERTIFICATIONS	
The Appraiser certifies and agrees that: (1) The analyses, opinions and conclusions were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice ("USPAP"). (2) Their compensation is not contingent upon the reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event. (3) This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.	
<input checked="" type="checkbox"/> ENVIRONMENTAL LIMITING CONDITIONS	
The appraiser's opinion of value is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.	
<input checked="" type="checkbox"/> HIGHEST & BEST USE ANALYSIS	
Analysis/Comments: <u>Highest and best use is based on what is legally, financially feasible, and physically possible which produces the maximally productive use of the property. The appraiser has concluded that the highest and best use of the subject property would be for single family residential use.</u>	
<input checked="" type="radio"/> As Vacant: <u>Single-Family Residential Lot.</u>	
<input checked="" type="radio"/> As Improved: <u>Future Construction of a Single-Family Residence</u>	
<input checked="" type="checkbox"/> EFFECTIVE DATE OF APPRAISAL (if not current, see comments).	
This appraisal report reflects the following value: <input checked="" type="checkbox"/> Current <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective Effective Date of the Appraisal: <u>06/10/2021</u> Comments on the Effective Date: _____	
<input checked="" type="checkbox"/> ADDITIONAL COMMENTS	
<u>The appraiser has not performed services on the subject property within the past 3 years.</u>	
<input checked="" type="checkbox"/> APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION	
<div style="display: flex; justify-content: space-between;"> <div style="width: 40%;"> Appraiser's Signature:  Appraiser's Name: <u>Joseph Mark Young</u> State: <u>TN</u> <input type="checkbox"/> License or <input checked="" type="checkbox"/> Certification # <u>1117</u> <input type="checkbox"/> Appraiser is certified under the following CE program(s): _____ </div> <div style="width: 40%;"> Inspection Date: <u>06/10/2021</u> Signed Date: <u>06/11/2021</u> Phone #: <u>931-652-2877</u> Exp. <u>03/31/2022</u> Tax ID #: <u>20-5216964</u> </div> </div>	
<input type="checkbox"/> CO-SIGNING APPRAISER'S CERTIFICATION	
<input type="radio"/> The co-signing appraiser has personally inspected the subject property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser. <input type="radio"/> The co-signing appraiser has not personally inspected the interior of the subject property and: <input type="radio"/> has not inspected the exterior of the subject property and all comparable sales listed in the report. <input type="radio"/> has inspected the exterior of the subject property and all comparable sales listed in the report. <input type="radio"/> This report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report, including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser with the exception of the certification regarding physical inspections. The above describes the level of inspection performed by the co-signing appraiser. <input type="radio"/> The co-signing appraiser's level of inspection, involvement in the appraisal process and certification are covered elsewhere in the addenda section of this appraisal.	
<input type="checkbox"/> CO-SIGNING APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION	
<div style="display: flex; justify-content: space-between;"> <div style="width: 40%;"> Co-Signing Appraiser's Signature: _____ Co-Signing Appraiser's Name: _____ State: _____ <input type="checkbox"/> License or <input type="checkbox"/> Certification # _____ <input type="checkbox"/> Co-Signing Appraiser is certified under the following CE program(s): _____ </div> <div style="width: 40%;"> Inspection Date: _____ Signed Date: _____ Phone #: _____ Exp. _____ Tax ID #: _____ </div> </div>	

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what they consider their own best interests; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, 2010.)

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

CERTIFICATION: The appraiser certifies and agrees that:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
10. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

ADDRESS OF PROPERTY ANALYZED: 803 Howard St, Clarksville, TN 37040

APPRAISER:

Signature: [Signature]
Name: Joseph Mark Young
Title: Tennessee Certified General Appraiser
State Certification #: 1117
or State License #:
State: TN Expiration Date of Certification or License: 03/31/2022
Date Signed: 06/11/2021

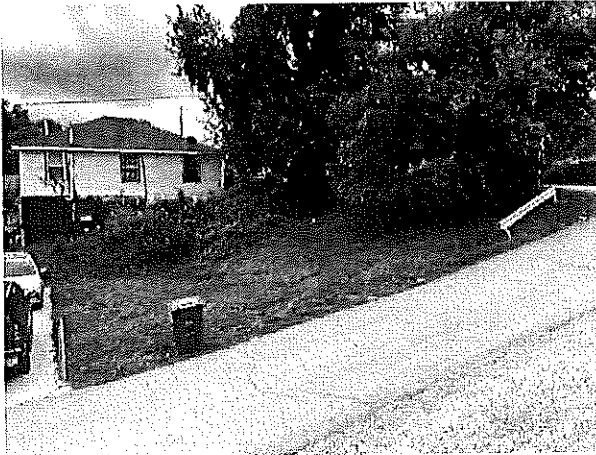
SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
Name: _____
Title: _____
State Certification #: _____
or State License #: _____
State: _____ Expiration Date of Certification or License: _____
Date Signed: _____
☐ Did ☐ Did Not Inspect Property

Form FUA LG2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

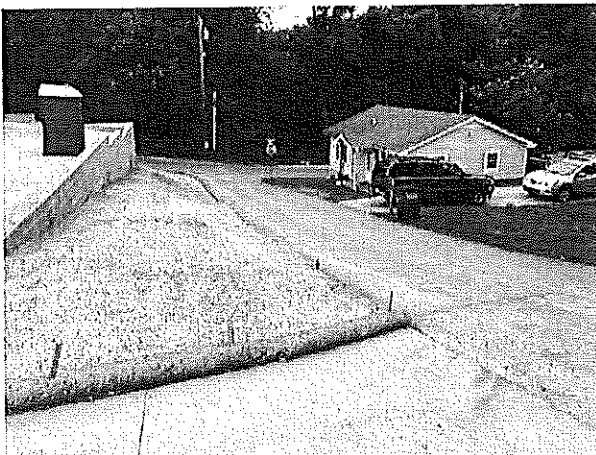
Subject Photo Page

Borrower	City of Clarksville					
Property Address	803 Howard St					
City	Clarksville	County	Montgomery	State	TN	Zip Code 37040
Lender/Client	City of Clarksville					



Subject Front

803 Howard St
Sales Price N/A
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Urban
View Small Resident Lot
Site
Quality
Age



Subject Street

Subject Photo Page

Borrower	City of Clarksville					
Property Address	803 Howard St					
City	Clarksville	County	Montgomery	State	TN	Zip Code 37040
Lender/Client	City of Clarksville					



Subject Front

803 Howard St
Sales Price N/A
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Urban
View Small Resident Lot
Site
Quality
Age



Subject Street

Comparable Photo Page

Borrower	City of Clarksville					
Property Address	803 Howard St					
City	Clarksville	County	Montgomery	State	TN	Zip Code 37040
Lender/Client	City of Clarksville					



Comparable 1

1011 Carpenter St
 Prox. to Subject 0.20 miles SE
 Sale Price 8,500
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Urban
 View Small Resident Lot
 Site
 Quality
 Age



Comparable 2

903 Roman St
 Prox. to Subject 0.07 miles NE
 Sale Price 5,999
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Urban
 View Small Resident Lot
 Site
 Quality
 Age

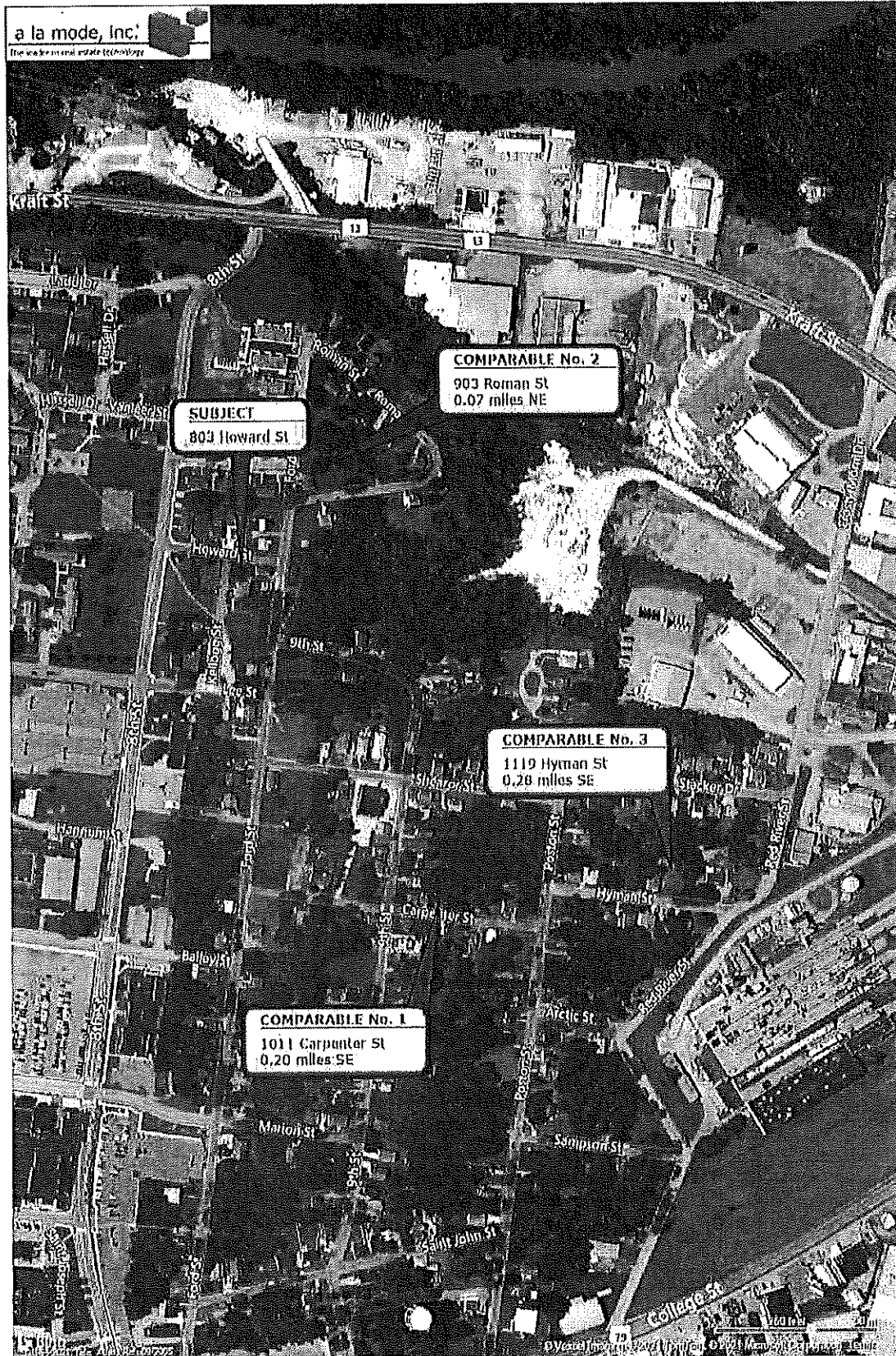


Comparable 3

1119 Hyman St
 Prox. to Subject 0.28 miles SE
 Sale Price 7,500
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Urban
 View Small Resident Lot
 Site
 Quality
 Age

Subject and Comparable Sales Location Map

Borrower	City of Clarksville				
Property Address	803 Howard St				
City	Clarksville	County	Montgomery	State	TN Zip Code 37040
Lender/Client	City of Clarksville				



Flood Map

Borrower	City of Clarksville				
Property Address	803 Howard St				
City	Clarksville	County	Montgomery	State	TN Zip Code 37040
Lender/Client	City of Clarksville				

InterFlood by a la mode

Prepared for: Mark Young, Real Estate Appraisals
803 Howard St
Clarksville, TN 37040



MAP DATA

FEMA Special Flood Hazard Area: No
Map Number: 47125C0236E
Zone: X
Map Date: January 15, 2021
FIPS: 47125

MAP LEGEND

Areas inundated by 500-year flooding	Protected Areas
Areas inundated by 100-year flooding	Floodway
Velocity Hazard	Subject Area

Powered by CoreLogic®

Parcel Summary [Print Summary](#)

Parcel ID: 055N C 01300 000 Assessor ID: 35755 Year ID: 1527170

Current Owner / Property Address / Mailing Address

Current Owner 1: CITY OF CLARKSVILLE

Current Owner 2:

Property Address: 803 HOWARD ST Mailing Address: 1 PUBLIC SQ
CLARKSVILLE, TN 37040

Current Total Property Appraisal

Appraisal Year: 2021 Land Use: CITY EXEMPT

Total Building Value: \$0.00 Total Miscellaneous Improvements Value: \$0.00 Total Improvement Value:
\$0.00 Total Land Value: \$4,800.00

Total Appraised Value: \$4,800.00 Assessment Ratio: 0% Total Assessed Value: \$0.00

Zoning & Legal Information

Taxing District: 135 - CLARKSVILLE Zoning: 100% R-4 - MULTI FAMILY RESIDENTIAL
DISTRICT

Subdivision: N/A Block: Lot: Plat Book: Plat Page:

Civil District: 12 Appraisal Neighborhood: VULCAN/APSU AREA

Land Information

Primary Land Use: CITY EXEMPT Deeded Acreage: 0 Calculated Acreage: 0.08 Vacant Land: Y

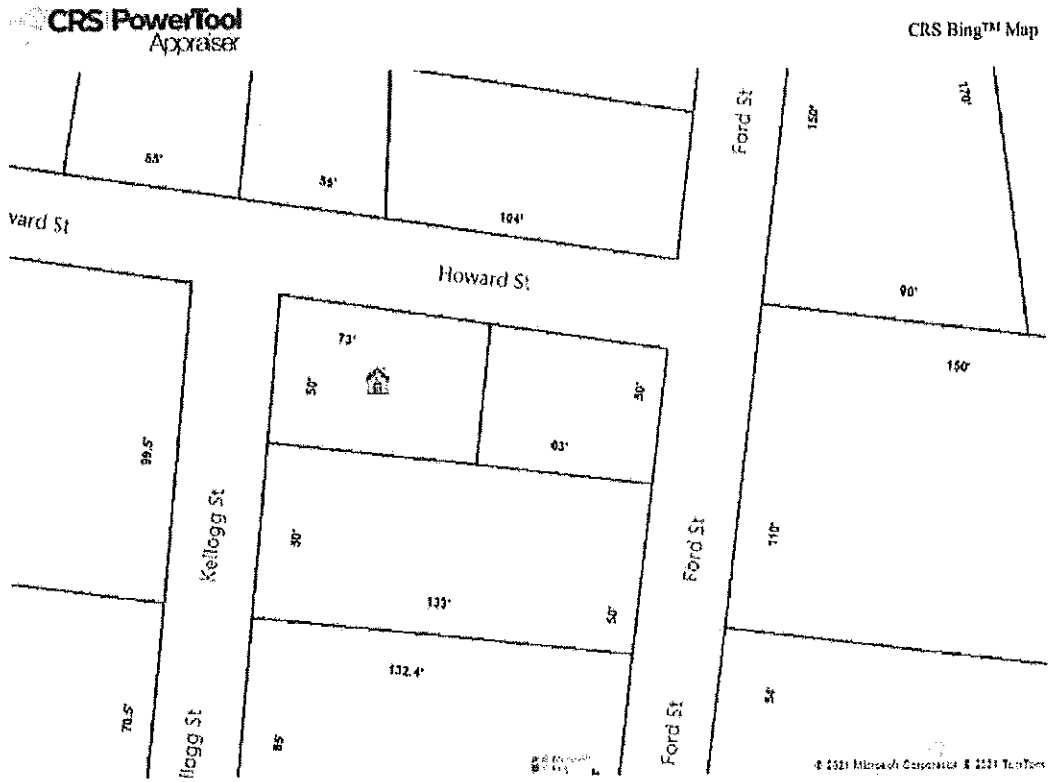
Land Lines

Land Line	Item Type	Unit Type	Size Dim	Land Type	Unit Price	# of Units	Market Value	Ag Use Value	Assessment Class
1	ACRES	AC	50X73	RESIDENTIAL	\$60,000.00	0.08	\$4,845.00	\$0.00	EXCI

Tax Card - Page 2**Deed Transfer Information:**

Transfer Date	Book/Page	Instr Type	Grantor	Grantee	Sale Type	Reason Code	Sales Price
11/25/2015	V1651 / 545	TXS	EADS,LISANNE MARY	CITY OF CLARKSVILLE	VACANT D		\$664.00
10/05/2011	V1406 / 494			EADS LISANNE MARY	VACANT		\$0.00
10/19/1973	V156 / 603			MCGREGOR BREDTHA JR	VACANT		\$0.00

Tax Map



Map for Parcel Address: 803 Howard St Clarksville, TN 37040-3047, Parcel ID: 055N C 01300 000

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 Contact For Policy 114-1100 or 311-1100 Help.

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 Information Deemed Reliable But Not Guaranteed.

T.C. AR

IN THE CHANCERY COURT FOR THE 19TH JUDICIAL DISTRICT FOR
MONTGOMERY COUNTY, TENNESSEE
AT CLARKSVILLE

THE STATE OF TENNESSEE in its
own behalf and for the use and benefit of
MONTGOMERY COUNTY, TENNESSEE
and CITY OF CLARKSVILLE, a municipal
corporation, upon relation of BRENDA E.
RADFORD TRUSTEE for the said COUNTY
OF MONTGOMERY through AUSTIN PEAY
the duly constituted Delinquent Tax Attorney
for said County,
Plaintiffs

VERSUS

Delinquent Taxpayers as shown on the Real
Property Delinquent Tax Records of
MONTGOMERY COUNTY and/or CITY
OF CLARKSVILLE, a municipal corporation
Defendants

Cassie E. Gowanlock, Register
Montgomery County Tennessee
Fee \$ 313.00 Instrument #: 1651
Rec'd: \$1.00 Recorded
State: 0.00 12/8/2015 at 2:06 PM
Clerk: 0.00 in Volume
Other: 2.00 1651
Total: \$7.00 Pgs 545-555

Case: MCCHCVDQ14-1

A TRUE COPY ATTEST
FILED 11-24-2015
KODA GOWANLOCK, JR., CLERK

DECREE CONFIRMING SALE, DIVESTING AND VESTING TITLE

This cause came on this day to be heard upon the motion of the Plaintiffs for a Decree confirming the sale conducted by the Clerk on September 24, 2015 and in accordance thereto the Clerk files the following report:

Pursuant to an order of public sale entered on August 28, 2015, I sold at public sale the following described parcels of real estate, subject to the equity of redemption:

- (1) A Win Win LLC, Map 066E, Group 0H, Parcel 00600, for further reference recorded in Official Record Book Volume 1538, Page 1049, in the Register's Office, Montgomery County, Tennessee. Said property was sold to Berry S. Hedrick, for the amount of ONE THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$1,500.00), that amount being the highest and best bid.
- (2) Acme Realty Company, Map 079C, Group 0H, Parcel 02600, for further reference recorded in Official Record Book Volume 202, Page 851, in the Register's Office, Montgomery County, Tennessee. Said property was sold to Benny F. Skinner, for the amount of SEVEN HUNDRED and 00/100 DOLLARS (\$700.00), that amount being the highest and best bid.
- (3) Acme Realty Company, Map 079C, Group 0B, Parcel 04500, for further reference recorded in Official Record Book Volume 202, Page 851, in the Register's Office, Montgomery County, Tennessee. Said property was sold to Telak J. Martin and Nicole L. Martin, for the amount of EIGHT HUNDRED and 00/100 DOLLARS (\$800.00), that amount being the highest and best bid.
- (4) Luther Anderson, Map 079H, Group 0A, Parcel 00100, for further reference recorded in Official Record Book Volume 1379, Page 2230, in the Register's Office, Montgomery County, Tennessee. Said property was sold to Telak J. Martin and Nicole L. Martin, for the amount of ONE THOUSAND EIGHT HUNDRED and 00/100 DOLLARS (\$1,800.00), that amount being the highest and best bid.

- (5) Luther R. Anderson, Map 0551, Group 0A, Parcel 01800, for further reference recorded in Official Record Book Volume 1354, Page 2803, in the Register's Office, Montgomery County, Tennessee. Said property was sold to Charles S. Howard, for the amount of FOUR HUNDRED and 00/100 DOLLARS (\$400.00), that amount being the highest and best bid.
- (6) Luther Ernest Anderson, Map 0551, Group 0B, Parcel 01400, for further reference recorded in Official Record Book Volume 1307, Page 1308, in the Register's Office, Montgomery County, Tennessee. Said property was sold to Patricia D. Holt, for the amount of EIGHT HUNDRED and 00/100 DOLLARS (\$800.00), that amount being the highest and best bid.
- (7) Luther Ernest Anderson, Map 0551, Group 0A, Parcel 03300, for further reference recorded in Official Record Book Volume 1307, Page 1308, in the Register's Office, Montgomery County, Tennessee. Said property was sold to Charles S. Howard, for the amount of SEVEN HUNDRED and 00/100 DOLLARS (\$700.00), that amount being the highest and best bid.
- (8) David Bailey, Map 041, Group 00, Parcel 15001, for further reference recorded in Official Record Book Volume 1131, Page 637, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Charles S. Howard, for the amount of SEVEN HUNDRED and 00/100 DOLLARS (\$700.00), that amount being the highest and best bid.
- (9) David M. Bailey, Map 055N, Group 0D, Parcel 07600, for further reference recorded in Official Record Book Volume 1069, Page 2818, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Cheryl M. Grayman, for the amount of FIVE HUNDRED and 00/100 DOLLARS (\$500.00), that amount being the highest and best bid.
- (10) Ruthin Baydum Titus, Map 144, Group 00, Parcel 06000, for further reference recorded in Deed Book 174, Page 44, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to G. Co. Investments LLC, for the amount of EIGHT THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$8,500.00), that amount being the highest and best bid.
- (11) James William Bell, Jr., Map 040, Group 00, Parcel 00418, for further reference recorded in Official Record Book Volume 837, Page 2956, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to G. Co. Investments LLC, for the amount of EIGHTY SEVEN THOUSAND and 00/100 DOLLARS (\$87,000.00), that amount being the highest and best bid.
- (12) Donnie Bradford, Map 055A, Group 0A, Parcel 00800, for further reference recorded in Official Record Book Volume 403, Page 1840, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to G. Co. Investments LLC, for the amount of TWENTY THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$20,500.00), that amount being the highest and best bid.
- (13) Donnie Bradford, Map 081, Group 00, Parcel 09000, for further reference recorded in Official Record Book Volume 517, Page 336, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Larry Eugene Goolsby, for the amount of FIFTEEN THOUSAND and 00/100 DOLLARS (\$15,000.00), that amount being the highest and best bid.
- (14) Darrel Ray Buchanan Etux Eurbie Lee, Map 079D, Group 0C, Parcel 02700, for further reference recorded in Official Record Book Volume 528, Page 275, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Ross B. Yarbrough, for the amount of TWELVE THOUSAND and 00/100 DOLLARS (\$12,000.00), that amount being the highest and best bid.

- (15) Dorris B. Cannon and wife Melody D., Jerry W. Swift and wife Tracie S., Mark Castleberry and wife Julie and Ricky S. Perry and wife Joyce L., Map 123, Group 00, Parcel 06816, for further reference recorded in Official Record Book Volume 1365, Page 418 and Official Record Book Volume 565, Page 1682, all in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Cheryl M. Grayman, for the amount of FOUR HUNDRED and 00/100 DOLLARS (\$400.00), that amount being the highest and best bid.
- (16) Eva Mae Childs, Map 066C, Group 0E, Parcel 00902, for further reference recorded in Official Record Book Volume 460, Page 1922, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to City Of Clarksville, for the amount of NINE HUNDRED FORTY NINE and 97/100 DOLLARS (\$949.97), that amount being the highest and best bid.
- (17) Eugene Chilton, Map 066C, Group 0G, Parcel 04700, for further reference recorded in Deed Book 74, Page 401, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Syl Hedrick, for the amount of TWO THOUSAND FOUR HUNDRED and 00/100 DOLLARS (\$2,400.00), that amount being the highest and best bid.
- (18) Wilbur Coleman, Jr. Etux Charlotte B., Map 032P, Group 0H, Parcel 03900, for further reference recorded in Official Record Book Volume 419, Page 906, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Telak J. Martin and Nicole L. Martin, for the amount of FIVE HUNDRED and 00/100 DOLLARS (\$500.00), that amount being the highest and best bid.
- (19) Ramon A. Cohn Etux Liselotte B., Map 043P, Group 0I, Parcel 01400, for further reference recorded in Official Record Book Volume 417, Page 2845, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to T. & L. Acquisitions, for the amount of TWELVE THOUSAND and 00/100 DOLLARS (\$12,000.00), that amount being the highest and best bid.
- (20) William M. Cook Etux Neil, Map 041G, Group 0D, Parcel 01800, for further reference recorded in Deed Book 164, Page 338, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to G. Co. Investments L.L.C. for the amount of THIRTY THOUSAND ONE HUNDRED and 00/100 DOLLARS (\$30,100.00), that amount being the highest and best bid.
- (21) Joe Cross Etux, Map 041, Group 00, Parcel 06200, for further reference recorded in Official Record Book Volume 619, Page 1264, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Telak J. Martin and Nicole L. Martin, for the amount of ONE THOUSAND and 00/100 DOLLARS (\$1,000.00), that amount being the highest and best bid.
- (22) Derrick Santell Daniels, Map 066E, Group 0G, Parcel 01900, for further reference recorded in Official Record Book Volume 1406, Page 494, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to City of Clarksville, for the amount of TWO HUNDRED EIGHTY SIX AND 32/100 DOLLARS (\$286.32), that amount being the highest and best bid.
- (23) Derrick Santell Daniels, Map 032D, Group 0E, Parcel 00400, for further reference recorded in Official Record Book Volume 1406, Page 494, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to City of Clarksville, for the amount of SEVEN HUNDRED NINETY and 23/100 DOLLARS (\$709.23), that amount being the highest and best bid.
- (24) Derrick Santell Daniels, Map 032D, Group 0E, Parcel 00500, for further reference recorded in Official Record Book Volume 1406, Page 494, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to City of Clarksville, for the amount of TWO HUNDRED NINETY FOUR and 55/100 DOLLARS (\$294.55), that amount being the highest and best bid.

- (25) Michael Keith Indley, Map 030H, Group 0A, Parcel 03600, for further reference recorded in Official Record Book Volume 1622, Page 1171, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to L & L Acquisitions, for the amount of ONE THOUSAND SIX HUNDRED and 00/100 DOLLARS (\$1,600.00), that amount being the highest and best bid.
- (26) Troy Dewayne Dunbar, Charles Dunbar and Kimberly Ranson Dunbar, Map 079D, Group 0F, Parcel 01100, for further reference recorded in Official Record Book Volume 1628, Page 1550, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Montgomery County, Tennessee, for the amount of TWO HUNDRED THIRTEEN and 16/100 DOLLARS (\$213.16), that amount being the highest and best bid.
- (27) Troy Dewayne Dunbar, Charles Dunbar and Kimberly Ranson Dunbar, Map 083, Group 0G, Parcel 02901, for further reference recorded in Official Record Book Volume 1628, Page 1550, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Montgomery County, Tennessee, for the amount of TWO HUNDRED EIGHTY THREE and 09/100 DOLLARS (\$283.09), that amount being the highest and best bid.
- (28) Troy Dewayne Dunbar, Charles Dunbar and Kimberly Ranson Dunbar, Map 011, Group 0G, Parcel 04100, for further reference recorded in Official Record Book Volume 1628, Page 1550, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Montgomery County, Tennessee, for the amount of TWO HUNDRED FORTY SIX and 46/100 DOLLARS (\$246.46), that amount being the highest and best bid.
- (29) Troy Dewayne Dunbar, Charles Dunbar and Kimberly Ranson Dunbar, Map 011G, Group 0A, Parcel 02101, for further reference recorded in Official Record Book Volume 1628, Page 1550, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Montgomery County, Tennessee, for the amount of TWO HUNDRED ELEVEN and 34/100 DOLLARS (\$211.34), that amount being the highest and best bid.
- (30) Troy Dewayne Dunbar, Charles Dunbar and Kimberly Ranson Dunbar, Map 066D, Group 0B, Parcel 01300, for further reference recorded in Official Record Book Volume 1628, Page 1550, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Montgomery County, Tennessee, for the amount of TWO HUNDRED EIGHT and 01/100 DOLLARS (\$208.01), that amount being the highest and best bid.
- (31) Troy Dewayne Dunbar, Charles Dunbar and Kimberly Ranson Dunbar, Map 066D, Group 0C, Parcel 03500, for further reference recorded in Official Record Book Volume 1628, Page 1550, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Patricia B. Holt, for the amount of TWO HUNDRED FIFTY and 00/100 DOLLARS (\$250.00), that amount being the highest and best bid.
- (32) Troy Dewayne Dunbar, Charles Dunbar and Kimberly Ranson Dunbar, Map 066D, Group 0B, Parcel 09500, for further reference recorded in Official Record Book Volume 1628, Page 1550, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Montgomery County, Tennessee, for the amount of TWO HUNDRED ELEVEN and 34/100 DOLLARS (\$211.34), that amount being the highest and best bid.
- (33) Luanne Mary Ends, Map 066D, Group 0B, Parcel 00200, for further reference recorded in Official Record Book Volume 1406, Page 494, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Syd Hedrick, for the amount of THREE HUNDRED and 00/100 DOLLARS (\$300.00), that amount being the highest and best bid.

- (34) Lissano Mary Ends, Map 055N, Group 0C, Parcel 01300, for further reference recorded in Official Record Book Volume 1406, Page 494, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to City of Clarksville, for the amount of SIX HUNDRED SIXTY FOUR and 27/100 DOLLARS (\$664.22), that amount being the highest and best bid.
- (35) E. L. Easterly % Joan Cox, Map 124, Group 00, Parcel 01500, for further reference recorded in Official Record Book Volume 43, Page 321, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Montgomery County, Tennessee, for the amount of TWO HUNDRED NINETY THREE and 04/100 DOLLARS (\$293.04), that amount being the highest and best bid.
- (36) Elliott Easterly Etux Myra, Map 124, Group 00, Parcel 01800, for further reference recorded in Official Record Book Volume 158, Page 131, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Montgomery County, Tennessee, for the amount of THREE HUNDRED TWENTY THREE and 01/100 DOLLARS (\$323.01), that amount being the highest and best bid.
- (37) Elliott Easterly Etux Myra, Map 124, Group 00, Parcel 02000, for further reference recorded in Official Record Book Volume 158, Page 131, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Montgomery County, Tennessee, for the amount of THREE HUNDRED THREE and 03/100 DOLLARS (\$303.03), that amount being the highest and best bid.
- (38) James E. Ella Etux Mary, Map 132, Group 00, Parcel 03901, for further reference recorded in Official Record Book Volume 624, Page 915, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Luther E. Anderson, for the amount of TWO THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$2,500.00), that amount being the highest and best bid.
- (39) Timothy V. Elms, Map 066L, Group 01, Parcel 02900, for further reference recorded in Official Record Book Volume 1185, Page 2829, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Henry F. Sklmer, for the amount of EIGHT THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$8,500.00), that amount being the highest and best bid.
- (40) James Wallace Gentry, Map 029L, Group 0C, Parcel 03400, for further reference recorded in Official Record Book Volume 756, Page 284, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Perry S. Hodrick, for the amount of FIVE THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$5,500.00), that amount being the highest and best bid.
- (41) Michael J. Hairston Etux Artemesia F., Map 041J, Group 0C, Parcel 00900, for further reference recorded in Official Record Book Volume 1210, Page 1110, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to G. Co. Investments L.L.C., for the amount of THIRTY SEVEN THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$37,500.00), that amount being the highest and best bid.
- (42) Carney D. Herrell Etux Sara, Map 054E, Group 0B, Parcel 02800, for further reference recorded in Official Record Book Volume 826, Page 2335, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to City of Clarksville, for the amount of TWO HUNDRED FIFTY FOUR and 63/100 DOLLARS (\$254.63), that amount being the highest and best bid.

- (43) Brenda S. Hevey, Map 147, Group 00, Parcel 01108, for further reference recorded in Official Record Book Volume 616, Page 1602, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Luther B. Anderson, for the amount of THIRTY THOUSAND and 00/100 DOLLARS (\$30,000.00), that amount being the highest and best bid.
- (44) Penny Hooker, Map 066E, Group 0D, Parcel 00300, for further reference recorded in Official Record Book Volume 1537, Page 1737, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Estrecha B. Anderson, for the amount of FIVE THOUSAND SIX HUNDRED and 00/100 DOLLARS (\$5,600.00), that amount being the highest and best bid.
- (45) Jean Noel Howell, Map 081N, Group 0E, Parcel 00701, for further reference recorded in Official Record Book Volume 1538, Page 1049, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Montgomery County, Tennessee, for the amount of THREE HUNDRED FIFTY ONE and 15/100 DOLLARS (\$351.15), that amount being the highest and best bid.
- (46) Jean Noel Howell, Map 055N, Group 0D, Parcel 06800, for further reference recorded in Official Record Book Volume 1538, Page 1049, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Montgomery County, Tennessee, for the amount of FIVE HUNDRED FIFTY NINE and 87/100 DOLLARS (\$559.87), that amount being the highest and best bid.
- (47) Addie Hughes Heitz 1/4 Charlotte Coleman, Map 066C, Group 0G, Parcel 04800, for further reference recorded in Deed Book 81, Page 629, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Henry S. Hedrick, for the amount of TWO THOUSAND FOUR HUNDRED and 00/100 DOLLARS (\$2,400.00), that amount being the highest and best bid.
- (48) Hettie Mary Hutchinson, Map 066E, Group 0B, Parcel 01000, for further reference recorded in Official Record Book Volume 391, Page 837, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Telak J. Martin and Nicole L. Martin, for the amount of ONE THOUSAND SEVEN HUNDRED and 00/100 DOLLARS (\$1,700.00), that amount being the highest and best bid.
- (49) Hettie Mary Hutchinson, Map 066E, Group 0E, Parcel 01601, for further reference recorded in Official Record Book Volume 1096, Page 945, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to L. A. L. Acquisitions, for the amount of ONE THOUSAND TWO HUNDRED and 00/100 DOLLARS (\$1,200.00), that amount being the highest and best bid.
- (50) Edward Ray Jarman Etux Mary E., Map 101, Group 00, Parcel 18300, for further reference recorded in Official Record Book Volume 204, Page 456, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Luther B. Anderson, for the amount of FIVE THOUSAND and 00/100 DOLLARS (\$5,000.00), that amount being the highest and best bid.
- (51) Robert E. Johnson, Jr. Etux Barbara Q., Map 055H, Group 0D, Parcel 06100, for further reference recorded in Official Record Book Volume 484, Page 174, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to City of Clarksville, for the amount of ONE THOUSAND ONE HUNDRED FIFTY TWO and 12/100 DOLLARS (\$1,152.12), that amount being the highest and best bid.

- (52) Warren L. Koeves Etux Betty J., Map 066C, Group 0D, Parcel 01800, for further reference recorded in Official Record Book Volume 484, Page 550, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Montgomery County, Tennessee, for the amount of TWO HUNDRED THIRTY NINE and 80/100 DOLLARS (\$239.80), that amount being the highest and best bid.
- (53) Josephus Kendrick, Map 079H, Group 0A, Parcel 00800, for further reference recorded in Official Record Book Volume 88, Page 722, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Benny F. Skinner, for the amount of FORTY THOUSAND and 00/100 DOLLARS (\$40,000.00), that amount being the highest and best bid.
- (54) Andy Kilgore Est, Map 113, Group 00, Parcel 03200, for further reference recorded in Deed Book 48, Page 120, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to James Alan Moore, for the amount of SEVEN HUNDRED and 00/100 DOLLARS (\$700.00), that amount being the highest and best bid.
- (55) Cynthia Kolbe, Map 121, Group 00, Parcel 00203, for further reference recorded in Official Record Book Volume 1594, Page 122, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Telak J. Martin and Nicole L. Martin, for the amount of SIX HUNDRED and 00/100 DOLLARS (\$600.00), that amount being the highest and best bid.
- (56) Florencio Maldonado, Map 104, Group 00, Parcel 01400, for further reference recorded in Official Record Book Volume 1238, Page 47, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Luther E. Anderson, for the amount of ONE THOUSAND and 00/100 DOLLARS (\$1,000.00), that amount being the highest and best bid.
- (57) Kathleen J. Matteson, Map 079D, Group 0A, Parcel 00500, for further reference recorded in Official Record Book Volume 1187, Page 1115, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Luther E. Anderson, for the amount of FOUR THOUSAND and 00/100 DOLLARS (\$4,000.00), that amount being the highest and best bid.
- (58) Wiley Moore, Map 066H, Group 0G, Parcel 03900, for further reference recorded in Official Record Book Volume 194, Page 65, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Berry S. Hedrick, for the amount of THREE THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$3,500.00), that amount being the highest and best bid.
- (59) Agnes Norman, Map 079D, Group 0D, Parcel 01100, for further reference recorded in Official Record Book Volume 1396, Page 1629, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to City of Clarksville, for the amount of EIGHT THOUSAND TWO HUNDRED NINETY FIVE and 69/100 DOLLARS (\$8,295.69), that amount being the highest and best bid.
- (60) Steven Ray Norfleet, Map 079H, Group 0B, Parcel 02700, for further reference recorded in Official Record Book Volume 1491, Page 2685, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to G. Co. Investments LLC, for the amount of SIX THOUSAND SIX HUNDRED and 00/100 DOLLARS (\$6,600.00), that amount being the highest and best bid.

- (61) Robert L. Pearson, Jr., Map 079C, Group 0H, Parcel 03900, for further reference recorded in Official Record Book Volume 136, Page 642, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Buny F. Skinner, for the amount of FOUR HUNDRED and 00/100 DOLLARS (\$400.00), that amount being the highest and best bid.
- (62) Ardie Perigo Eaux, Map 078, Group 00, Parcel 11700, for further reference recorded in Official Record Book Volume 78, Page 364, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Gary Gregory and Shibley Gregory, for the amount of THIRTY EIGHT THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$38,500.00), that amount being the highest and best bid.
- (63) Hinda Stowe Petrie, Map 071, Group 00, Parcel 08500, for further reference recorded in Official Record Book Volume 385, Page 572, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Berry S. Hedrick, for the amount of EIGHTEEN THOUSAND and 00/100 DOLLARS (\$18,000.00), that amount being the highest and best bid.
- (64) G. W. Pettus Eaux Jewel, Map 080H, Group 0A, Parcel 00100, for further reference recorded in Official Record Book Volume 306, Page 1109, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to City of Clarksville, for the amount of TWO HUNDRED TWENTY FOUR and 66/100 DOLLARS (\$224.66), that amount being the highest and best bid.
- (65) G. W. Pettus Eaux Jewel, Map 080H, Group 0A, Parcel 00200, for further reference recorded in Official Record Book Volume 242, Page 1097, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to City of Clarksville, for the amount of SIX THOUSAND EIGHT HUNDRED FIFTY SEVEN and 51/100 DOLLARS (\$6,857.51), that amount being the highest and best bid.
- (66) G. W. Pettus Eaux Jewel, Map 080H, Group 0A, Parcel 00300, for further reference recorded in Official Record Book Volume 280, Page 1121, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to City of Clarksville, for the amount of TWO HUNDRED TWENTY FOUR and 66/100 DOLLARS (\$224.66), that amount being the highest and best bid.
- (67) Helen J. Lashomb Purdon, Map 054J, Group 0C, Parcel 00900, for further reference recorded in Official Record Book Volume 58, Page 641, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to T. & L. Acquisitions, for the amount of ELEVEN THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$11,500.00), that amount being the highest and best bid.
- (68) William Paul Rice Eaux Eleanor, Map 044E, Group 0F, Parcel 00901, for further reference recorded in Official Record Book Volume 353, Page 751, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Montgomery County, Tennessee, for the amount of TWO HUNDRED ONE and 60/100 DOLLARS (\$201.60), that amount being the highest and best bid.
- (69) William Paul Rice Eaux Eleanor, Map 044E, Group 0F, Parcel 01001, for further reference recorded in Official Record Book Volume 622, Page 2147, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Montgomery County, Tennessee, for the amount of TWO HUNDRED ONE and 60/100 DOLLARS (\$201.60), that amount being the highest and best bid.

- (70) Esther B. See, Map 079D, Group 0F, Parcel 02800, for further reference recorded in Official Record Book Volume 986, Page 519, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to G. Co. Investments LLC, for the amount of THIRTEEN THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$13,500.00), that amount being the highest and best bid.
- (71) Robert D. Sheppard, Jr., Map 079L, Group 0B, Parcel 01702, for further reference recorded in Official Record Book Volume 696, Page 1651, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Montgomery County, Tennessee, for the amount of ONE THOUSAND SEVEN HUNDRED TWENTY FOUR and 98/100 DOLLARS (\$1,724.98), that amount being the highest and best bid.
- (72) David Small, Map 019J, Group 0A, Parcel 00801 C, for further reference recorded in Official Record Book Volume 1408, Page 465, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to G. Co. Investments LLC, for the amount of FIFTEEN THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$15,500.00), that amount being the highest and best bid.
- (73) Ronald F. Turner, Jr. Enis Michelle L., Map 035H, Group 0B, Parcel 01201, for further reference recorded in Official Record Book Volume 738, Page 231, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Luther E. Anderson, for the amount of NINE THOUSAND and 00/100 DOLLARS (\$9,000.00), that amount being the highest and best bid.
- (74) Addie Campbell D. Walker, Map 066D, Group 0B, Parcel 02500, for further reference recorded in Official Record Book Volume 432, Page 1568, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Telak J. Martin and Nicole L. Martin, for the amount of FOUR HUNDRED and 00/100 DOLLARS (\$400.00), that amount being the highest and best bid.
- (75) Paula Williams % Martin Phillips, Map 114, Group 00, Parcel 06000, for further reference recorded in Official Record Book Volume 946, Page 1359, in the Register's Office, for Montgomery County, Tennessee. Said property was sold to Luther E. Anderson, for the amount of SEVENTEEN THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$17,500.00), that amount being the highest and best bid.

/s/ Ted A. Crozier, Jr.
 Ted A. Crozier, Jr., Clerk and Master, Chancery Court,
 Montgomery County, Tennessee

And it appearing to the Court that said report has been on file for more than 10 days;

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED BY THE COURT:

That said report is in all things confirmed as the above listed exhibits or parcel numbers. Said report is in the following words and figures attached hereto by the Clerk.

That all right, title, and interest in said properties is hereby divested out of said defendants and all other persons having an interest in said properties and vested in the respective purchasers, subject to the right of the defendant owners of said properties to redeem the same within one year;

That the Clerk shall make, acknowledge for registration, and deliver to said purchaser(s) a deed conveying each tract of land, as aforesaid, or, will provide at the election of the purchaser(s) a certified decree;

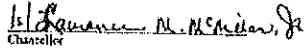
That upon application of the purchaser(s), a writ of possession will issue, at the cost of the purchaser(s), to place said purchaser(s) in possession of said tract of land;

That the Clerk shall order the Trustee to distribute the proceeds of each sale as follows:


First, to the twenty (20%) percent penalty as allowed as compensation for the protection of the note to be payable to Austin Pay, VII, Delinquent Tax Attorney; Second, in the costs of the County for the proportionate share of service fees and advertising expenses chargeable against each of the several owners and the search fees; Third, such county taxes as may be due Brenda E. Radford, County Trustee; and Fourth, such city taxes as may be due Laurie Hall, Commissioner of Finance & Revenue;

That the Trustee retain, subject to rightful claims, any balance remaining after payment of all of the above;

That upon disbursement of the sale proceeds as above provided, this judgment be satisfied and all liens on said property be discharged; and all other matters are reserved.

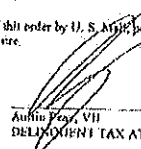

Lawrence M. McMillan, Jr.
Chancellor

Date: 11/24/15


Austin Pay, VII (BPR# 016743)
DELINQUENT TAX ATTORNEY
121 South Third Street
Clarksville, TN 37040
(931) 647-1501

Certificate of Service

I hereby certify that the opposing parties are being served a copy of this order by U. S. Mail, postage prepaid, at the address appearing on the Tax Rolls of the Montgomery County Trustee.


Austin Pay, VII
DELINQUENT TAX ATTORNEY

State of Tennessee

County of Montgomery

Case No. MC CH CV DO 14 - 0000001

I, Ted A. Crozier Jr., Clerk and Master of Montgomery County, Tennessee, hereby
certify that the attached foregoing copy of the DECREE CONFIRMING SALE,
DIVESTING AND VESTING TITLE filed on NOVEMBER 24, 2015. In the cause of
MONTGOMERY COUNTY

VS

DELINQUENT TAX PAERS

has been compared and is certified by me as a full, true and correct copy of the original
on file in my office and in my custody.

In testimony whereof, I have hereunto set my hand and affixed the seal of the court on
25 day of November, 20 15.

Chancery Court
Clerk And Master
Ted A. Crozier Jr.

By: A. Adair
Deputy Clerk

SEAL



RESOLUTION 26-2021-22

DEPARTMENT NAME CHANGE FROM OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT TO NEIGHBORHOOD AND COMMUNITY SERVICES

WHEREAS, the proposed name change has the approval of the Mayor and the support of City Council Housing and Community Development Committee; and

WHEREAS, the proposed name change better reflects the services and activities funded in whole or in part with federal funds which are used for neighborhood revitalization, community engagement, homelessness, and partnerships with community-based organizations necessary to carry out the City's mission of safe, decent, and sanitary housing, equal housing opportunities, a suitable living environment and expanding opportunities principally for income eligible families.

NOW THEREFORE BE IT RESOLVED that the Clarksville City Council approves the name change from the Office of Housing and Community Development to Neighborhood and Community Services Department.

Joe Pitts, Mayor

ATTEST:

Lisa Canfield, City Clerk

ADOPTED: _____

RESOLUTION 27-2021-22

RESOLUTION AUTHORIZING A REQUEST FROM HOUSING AND COMMUNITY DEVELOPMENT TO AMEND ITS FISCAL YEAR (FY) 2021-2022 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ANNUAL ACTION PLAN/2020-2024 CONSOLIDATED PLAN BY UNDERTAKING THE FOLLOWING ACTIVITIES:

WHEREAS, on July 2, 2020, the Clarksville City Council approved the 2020-2024 Five-Year Consolidation Plan for the expenditure of entitlement grants from the U.S. Department of Housing and Urban Development (HUD), including the CDBG program; and

WHEREAS, on June 3, 2021, the Clarksville City Council approved the 2021-2022 One-Year Annual Action Plan as required by the U.S. Department of Housing and Urban Development, and in accordance with applicable citizen participation requirements; and

WHEREAS, the City of Clarksville will substantially amend the 2020-2024 Five-Year Consolidation Plan and the 2021-2022 One-Year Annual Action Plan in the following manner: reprogram \$530,000 of unallocated CDBG funding and reallocate \$100,000 of CDBG CARES Act (CDBG-CV) funding; and

WHEREAS, a public notice was posted and published regarding the substantial amendment, notifying interested parties of the date, time, and location of the Public Hearings at least thirty (30) days prior to the first Public Hearing; and

WHEREAS, on August 25, 2021 and September 3, 2021, Housing and Community Development held two public hearings to provide the public an opportunity to comment on the substantial amendment; and

WHEREAS, the City of Clarksville Housing and Community Development Department has determined that a substantial amendment to the 2020-2024 Five-Year Consolidated Plan and the 2021-2022 One-Year Annual Action Plan is required to undertake the proposed activities.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the City Council hereby approves the joint request from Housing and Community Development Department and the Housing and Community Development Council Committee to amend the 2020-2024 Consolidated Plan and the 2021-2022 Annual Action Plan to fund the activities as listed in Exhibit A, attached hereto and incorporates hereto;

THAT BE IT FURTHER RESOLVED that the Mayor, as the official representative of the City of Clarksville, is hereby authorized to submit an application, including all understandings and assurances therein, to act in connection with the application, and to provide any such additional information, and to take all actions, as may be required to effectuate this resolution.

Joe Pitts, Mayor

ATTEST:

Lisa Canfield, City Clerk

ADOPTED: _____

Exhibit A

<u>Program</u>	<u>Allocation</u>	<u>Project Description</u>
CDBG	\$165,000	Reprogramming of prior year funds to undertake acquisition of land for Dixon Park improvements.
CDBG	\$550,000	Reprogramming of prior year funds to be used by Urban Ministries for rehabilitation of the SafeHouse facility. Rehabilitation will go towards accessibility upgrades, energy efficiency improvements, and architectural design features.
CDBG	\$100,000	Reprogramming of prior year funds for rehabilitation of L&N Train Station, which is City owned property. Rehabilitation will go towards accessibility upgrades and other necessary improvements.
CDBG-CV	\$100,000	Reallocating CDBG-CV funding from Butterfly Moments to be used by Progressive Directions, Inc. for funding for Common Ground Café. This program will provide job training for individuals with intellectual disabilities who have experienced difficulties seeking employment due to COVID-19.

ORDINANCE 28-2021-22

AN ORDINANCE AMENDING THE OFFICIAL CODE OF ORDINANCES OF THE CITY OF CLARKSVILLE, TENNESSEE, TITLE 2 (ALCOHOLIC BEVERAGES) BY ESTABLISHING A NEW CHAPTER 5 PERTAINING TO HOURS FOR CONSUMPTION OF ALCOHOLIC BEVERAGES, BEER, AND WINE IN THE ENTERTAINMENT DISTRICT “PREMISES” AS PROVIDED FOR AND DESCRIBED IN TENNESSEE CODE ANNOTATED (T.C.A.) § 57-4-102(28)(D)

WHEREAS, for reasons of public safety, and for the promotion of commercial business activity and tourism in downtown Clarksville, and pursuant to state law establishing an entertainment district within the downtown area of the City of Clarksville, the City Council finds it to be in the best interest of the City to prescribe the hours and days upon which alcoholic beverages, beer, and wine may be consumed upon the “premises,” as provided for and described in T.C.A. § 57-4-102(28)(D).

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CLARKSVILLE:

1. That the Clarksville City Code, Title 2 (Alcoholic Beverages), is hereby amended by adding a new Chapter 5 (Entertainment District Alcoholic Beverage Consumption) as set forth below:

Chapter 5. Entertainment District Alcoholic Beverage Consumption

Section 2-501. Hours During Which Consumption of Alcoholic Beverages are Prohibited within the Entertainment District Premises.

- a. No licensee or permittee within the entertainment district established by T.C.A. § 57-4-102(28)(D) may sell or give away alcoholic beverages and/or malt beverages and/or wine and/or beer between the hours of three o’clock a.m. (3:00 a.m.) and eight o’clock a.m. (8:00 a.m.) Monday through Saturday, or between the hours of three o’clock a.m. (3:00 a.m.) and ten o’clock a.m. (10:00 a.m.) on Sundays.
- b. The hours for consumption of such beverages upon such premises as defined by T.C.A. § 57-4-102(28)(D) are restricted and prescribed as follows:
 - (1) Regarding Riverside Drive and any city-owned property, city-owned right-of-way, or City-owned sidewalks within the premises of the entertainment district as defined by T.C.A. § 57-4-102(28)(D) and adjacent to Riverside Drive, consumption of alcoholic beverages, beer, and wine on any such property, right-of-way, or sidewalks shall be prohibited at all times except as may be approved by special event permit obtained from the City.

- (2) For all other property within the premises of the entertainment district as defined by T.C.A. §57-4-102(28)(D) and not adjacent to Riverside Drive, consumption of alcoholic beverages, beer, and wine on any public streets, rights-of-way, or sidewalks, shall be prohibited:
- (i) Between the hours of six o'clock p.m. (6:00 p.m.) Sunday and eight o'clock a.m. (8:00 a.m.) Friday;
 - (ii) Between the hours of twelve o'clock a.m. (12:00 a.m.) and eight o'clock a.m. (8:00 a.m.) on Saturday; and
 - (iii) Between the hours of twelve o'clock a.m. (12:00 a.m.) and ten o'clock a.m. (10:00 a.m.) on Sunday.
- (3) Notwithstanding the above provisions, consumption of alcoholic beverages, beer, and wine on any public streets, rights-of-way, or sidewalks within the entertainment district and not adjacent to Riverside Drive shall be allowed on the first Thursday of each month from eight o'clock a.m. (8:00 a.m.) until eleven fifty-nine o'clock p.m. (11:59 p.m.).
- (4) Notwithstanding the above provisions, consumption of alcoholic beverages, beer, and wine on any public streets, rights-of-way, or sidewalks within the entertainment district shall be allowed at any dates/times as designated by the Mayor and approved by special event permit obtained from the City.
- c. The above established limitations on hours of consumption, as outlined in subsection b, shall not apply to consumption of such beverages inside any buildings, residences, or on privately owned property within the premises of the entertainment district as defined by T.C.A. § 57-4-102(28)(D).

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

ORDINANCE 29-2021-22

AN ORDINANCE AMENDING THE OFFICIAL CODE OF THE CITY OF CLARKSVILLE, TITLE 4 (BUILDING, UTILITY, AND HOUSING CODES) RELATIVE TO NON-SINGLE FAMILY HOUSING.

WHEREAS, the City of Clarksville Building & Codes department issues permits for single family and non-single family structures to ensure compliance with building codes for the safety of our citizens.

WHEREAS, the Clarksville City Council has determined that it is in the best interest of the City of Clarksville and its citizens to codify current practice and fee schedules presently in place at the Building and Codes Office.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That section 4-203 be deleted in its entirety, and replaced with the following:

Sec. 4-203 - Building permit fees.

(1) Effective January 1, 2009 the cost of a building permit for any single family-housing unit will be twenty-two cents (\$0.22) per square foot. The fee rate is applicable to total heated and unheated square footage. This fee reflects the combined cost of building and development inspection services provided by the city offices of building and codes, street department and fire services. At any time, the building and codes department may request construction plans as part of the validation process. Builders who are consistently found to misjudge building permit footage will be required to submit construction plans for each permit requested.

The cost factors that go into the single family-housing building permit fee will be reviewed, analyzed for potential fee adjustments as needed. The cost factors may include services provided by building and codes, street department, fire services. A mandatory inflation factor of one cent (\$0.01) per year will be applied. Effective January 1, 2010, the cost of a building permit for any single-family housing unit will be twenty-three cents (\$0.23) per square foot. The revised building permit fee will be posted by January 1 of each year thereafter.

(2) The cost of a building permit fee for any non-single family housing unit shall be as follows:

Total Valuation	Fee
\$1,000 and less	A minimum fee of \$15.00 shall be charged.
\$1,000 to \$50,000	\$15.00 for the first \$1,000.00 plus \$5.00 for each additional thousand or fraction thereof, to and including \$50,000.00.
\$50,000 to \$100,000	\$260.00 for the first \$50,000.00 plus \$4.00 for each additional thousand or fraction thereof, to and including \$100,000.00.
\$100,000 to \$500,000	\$460.00 for the first \$100,000.00 plus \$3.00 for each additional thousand or fraction thereof, to and including \$500,000.00.
\$500,000 and up	\$1,660.00 for the first \$500,000.00 plus \$2.00 for each additional thousand or fraction thereof.

The City reserves the right to require a detailed breakdown of cost, should the submitted valuation be less than seventy-five (75) percent of the most recent International Building Code (ICC) Building Valuation Table.

Costs associated with a mechanical permit will be excluded from the non-single family housing unit calculation.

(3) A reinspection permit is not required for the first reinspection for a footing, framing, or final. A reinspection permit shall be required when a second or subsequent reinspection is necessary. The cost for such permit shall be twenty dollars (\$20.00).

(4) When the valuation of the proposed construction of commercial buildings or multi-family dwellings exceeds one thousand dollars (\$1,000.00) and a plan is required to be submitted by 2009 International Building Code Section 106.1, a plan-checking fee shall be paid to the building official at the time of submitting plans and specifications for checking. Said plan-checking fee shall be equal to one-half of the building permit fee as set forth in 2009 International Building Code Section 108.1. Such plan-checking fee is in addition to the building permit fee.

(5) Additional fees are as follows:

For the moving of any building or structure \$50.00

For the demolition of any structure \$50.00

Temporary tents \$100.00

Temporary structures \$100.00

All signs \$25.00

Placement of accessory structures \$25.00

No permit fees shall be imposed for signs erected in residential districts on currently occupied single family properties pursuant to section 11-503.

Fees for the erection of temporary tents, signs, and structures in conjunction with public functions, festivals, street fairs, or other similar celebrations being conducted pursuant to City Code section 5-1001 shall be governed by regulations adopted by the agency designated in City Code section 5-1001.

(Ord. No. 57-1987-88, 5-5-88; Ord. No. 37-1994-95, 12-7-94; Ord. No. 6-1997-98, 8-7-97; Ord. No. 7-1998-99, § 5, 10-1-98; Ord. No. 8-1999-00, 8-5-99; Ord. No. 33-2005-06, § 1, 10-6-05; Ord. No. 60-2005-06, 3-2-06; Ord. No. 98-2006-07, 5-3-07; Ord. No. 8-2008-09, 9-9-08; Ord. No. 99-2010-11, 7-7-11; Ord. No. 64-2016-17, §§ 3, 4, 6-1-17)

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

RESOLUTION 59-2020-21

A RESOLUTION REQUESTING THE TENNESSEE GENERAL ASSEMBLY TO ENACT
LEGISLATION TO AMEND THE OFFICIAL CHARTER OF THE CITY OF CLARKSVILLE

WHEREAS, the City Council finds that the best interests of the City would be served by the enactment of certain amendments to the Charter of the City of Clarksville, as set forth in Exhibit A, attached hereto and incorporated herein; and

WHEREAS, the City Council formally requests that the Tennessee General Assembly enact an amendment to the City's private act, state law Charter, as set forth in Exhibit A; and

WHEREAS, the City Council formally requests that the local state delegation members of the Tennessee General Assembly to sponsor and support legislation to amend the City Charter as set forth in Exhibit A.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

1. That the Tennessee General Assembly is hereby requested to enact legislation to amend the Official Charter of the City of Clarksville, as set forth in Exhibit A, attached hereto and incorporated herein.
2. That the local state delegation members of the Tennessee General Assembly are hereby requested to sponsor and support legislation to amend the City Charter, as set forth in Exhibit A, attached hereto and incorporated herein.

POSTPONED: March 4, 2021 to April 1, 2021
POSTPONED: April 1, 2021 to August 5, 2021
POSTPONED: August 5, 2021 to October 7, 2021
ADOPTED:
RATIFIED:

EXHIBIT A

See attachment in DRIVE - RESOLUTIONS - 2020-21 RESOLUTIONS - RESOLUTION
59-2020-21 EXHIBIT

RESOLUTION 65-2020-21

A RESOLUTION REQUESTING THE MAYOR TO CALL A SPECIAL SESSION OF THE CITY COUNCIL AS A COMMITTEE OF THE WHOLE TO STUDY AND MAKE RECOMMENDATIONS TO THE CITY COUNCIL PERTAINING TO THE CITY CODE OF ETHICS

WHEREAS, the City Council finds that the best interests of the City may best be served by the enactment of certain amendments to the City Code of Ethics; and

WHEREAS, the City Council finds that the City Code of Ethics is extremely important, and proposed amendments to the City Code of Ethics should not be proposed in haste, but that study, reflection, and debate should occur regarding potential amendments to the City Code of Ethics.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

1. That the Mayor is requested to call a special session of the City Council as a “committee of the whole” to study and make recommendations to the City Council pertaining to proposed amendments to the City Code of Ethics.

POSTPONED: April 1, 2021 to July 1, 2021
POSTPONED: July 1, 2021 to August 5, 2021
POSTPONED: August 5, 2021 to October 7, 2021
ADOPTED:

RESOLUTION 4-2021-22

A RESOLUTION 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

WHEREAS, residents of the Red River District finds that unfettered development can lead to a host of problems that decrease property values and thus reduce the ad valorem property tax base; and

WHEREAS, the residents of the Red River District finds that certain neighborhoods have changed, and do not reflect their original zoning or current base zoning; and

WHEREAS, the residents of the Red River District finds that the small property lots in the neighborhood need an analysis/study and potential rezoning that remain and enhance the character of single-family homes in the Red River District.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

The Clarksville City Council hereby requests the Regional Planning Commission Director and staff to conduct a study of the small area and to recommend rezoning exclusively for single-family residential properties in the Red River District, identified on the map attached hereto as Exhibit A with a black outline that starts on Eighth Street to Red River Street.

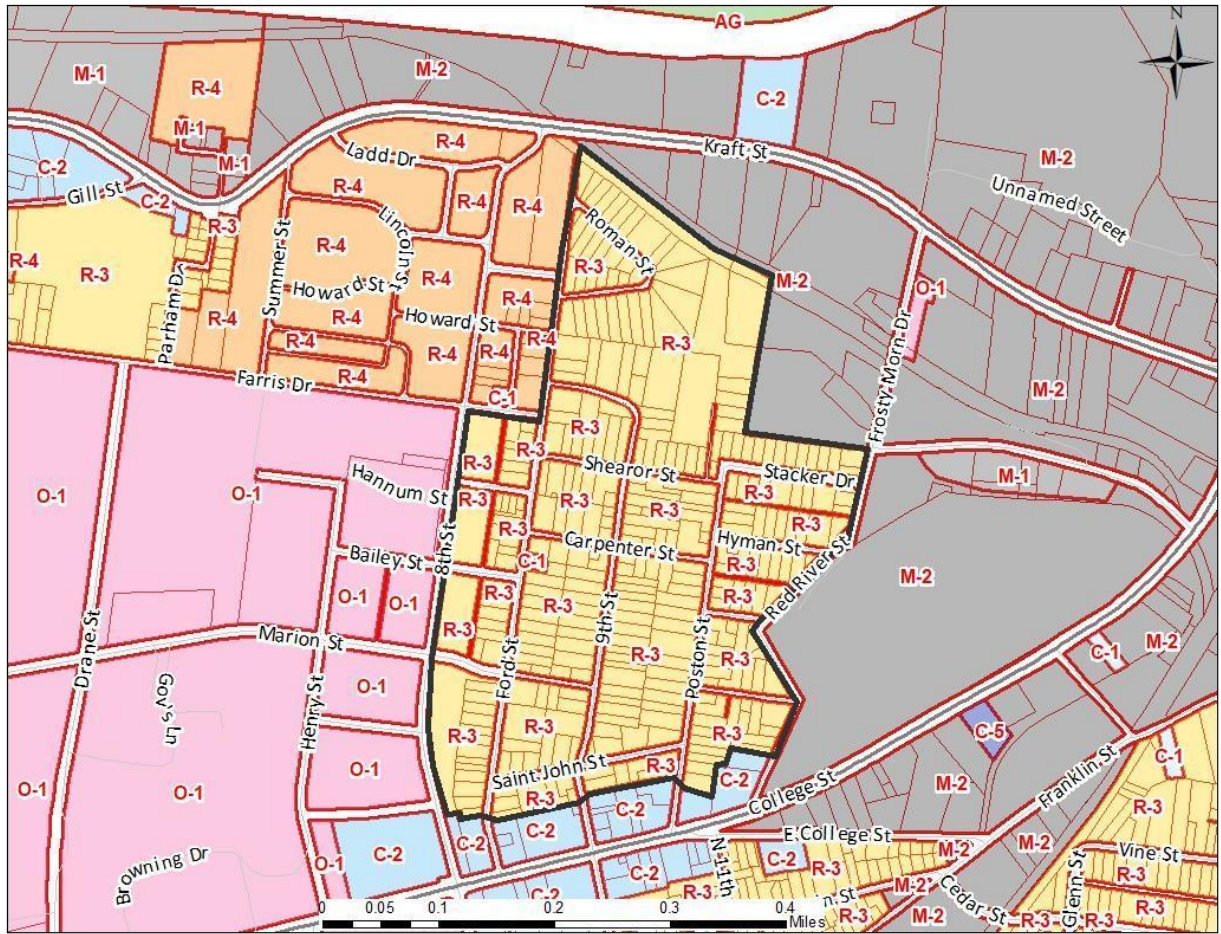
BE IT FURTHER RESOLVED that the Clarksville City Council hereby establishes a moratorium on new developments in this area until after said study and recommendations are completed.

POSTPONED: July 1, 2021 to August 5, 2021

POSTPONED: August 5, 2021 to October 7, 2021

ADOPTED:

EXHIBIT A



Resolution 24-2021-22

RESOLUTION OF THE CITY COUNCIL OF CLARKSVILLE, TENNESSEE EXPRESSING
OPPOSITION TO PRESIDENTIAL COVID-19 VACCINE MANDATE

WHEREAS, on September 9, 2021, President Biden announced plans to direct the U.S. Department of Labor's Occupational Safety and Health Administration ("OSHA") to develop an emergency temporary standard ("ETS") directed at private-sector businesses with one hundred (100) or more employees to require their employees to either be vaccinated against the COVID-19 virus or require any workers who remain unvaccinated to produce a negative test result on at least a weekly basis before coming to work; and

WHEREAS, it is anticipated that the OSHA ETS will impact over 80 million workers in private-sector businesses with one hundred (100) or more employees; and

WHEREAS, private-sector employers are already overburdened with unnecessary regulations; and

WHEREAS, the City Council of Clarksville, Tennessee believes that medical treatment and preventative measures are an individual choice and that the government has no role to play in mandating COVID-19 vaccinations; and

WHEREAS, the City Council of Clarksville believes it is its responsibility to educate the public based on facts and that it is not the City Council's, the State's, or the Federal government's responsibility to create mandates that force the general public to accept COVID-19 vaccinations against their will; and

WHEREAS, the City of Clarksville, Tennessee has led a successful campaign to make sure that residents of Clarksville, Tennessee who want to be vaccinated against the COVID-19 virus have that option and have vaccine available to them; and

WHEREAS, every citizen who wants a COVID-19 vaccine possesses the right to obtain one, but no COVID-19 vaccine should be mandated by law; and

WHEREAS, people have the right to refuse COVID-19 vaccination based on religious or medical reasons, and every medical intervention requires informed consent and the right of refusal, including the COVID-19 vaccine; and

WHEREAS, private health information on vaccine status should not be requested or required by any government mandate and any request or requirement to provide that information is an invasion of that individual's right of privacy.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CLARKSVILLE, TENNESSEE:

Section 1: The City Council of Clarksville, Tennessee expresses its opposition, in the strongest possible terms, to COVID-19 vaccine mandates and any other similar legislation, order, ordinance, or regulation by any local, state or federal government that affects citizens' rights to make their own health care choices.

Section 2: The City Council of Clarksville, Tennessee expresses its opposition, in the strongest possible terms, to any required COVID-19 vaccination as a condition of employment or continued employment for any employee of the City of Clarksville, Tennessee.

Section 3: The City Council of Clarksville, Tennessee continues to encourage all those citizens who make the individual choice to get vaccinated against the COVID-19 virus to do so and to avail themselves of the many opportunities to receive the vaccine.

ADOPTED:

Resolution 25-2021-22

Requesting by letter Lt. Governor Randy McNally to call a special session of the Tennessee General Assembly to address state constitutional concerns due to covid 19.

WHEREAS we being a free people living in a constitutional republic and seeing the need to help preserve our freedoms; and

WHEREAS we have an elected legislative body to represent us and not just the dictates of an executive branch.

THEREFORE NOW LET IT BE RESOLVED that we, the City of Clarksville, are requesting by the attached letter that Lt. Governor Randy McNally call a special session of the Tennessee General Assembly to address the concerns of COVID-19 and not by executive order.

Lt. Governor Randy McNally
425 Rep. John Lewis Way N.
Suite 700, Cordell Hull Bldg.
Nashville, TN 37243

Lt. Governor McNally,

We, the undersigned, are calling upon you to take immediate action via the calling of a special session of the Tennessee General Assembly in order to address the myriad abuses and health concerns taking place either in response or under the guise of COVID-19. Many of these abuses are direct violations of our constitutionally- protected God given rights and liberties, and in accordance with the Constitution of the State of Tennessee should be legislatively remedied by the General Assembly (i.e., not by executive or judicial action). State courts had long policed the boundary between executive and legislative powers. These boundaries have been egregiously crossed and the attempt to turn back seems to be fading memory of “This is the new Norm” mentality. Our legislative branch is being rendered impotent to their responsibilities and duties to their constituents through the signing of these recent executive orders.

Despite all of the scientific evidence unequivocally attesting to dangers of masking and social isolation of children, children continue to be endangered by administrative mandates in our schools in direct violations of parental wishes. Contact tracing programs have emptied our classrooms to record low attendance without even knowing if the students are sick. Only because they “may have” come in contact with a student that was covid positive.

Numerous Tennesseans – many of them desperately needed healthcare professionals – are being forced to choose between their livelihoods and employer-mandated experimental “vaccines” which are now known to cause serious health problems including death (reference the Center for Disease Control Vaccine Adverse Event Reporting System). Many of those who have succumbed to pressure to take the experimental vaccines have done so in violation of informed consent standards.

There is not a pandemic exception to constitutional protections of our God given rights and liberties. In faithful adherence to your oath of office, it is required that you take appropriate action to address this crisis in accordance with the separation of powers required under the constitution of the state of Tennessee.

Lives and livelihoods are at stake. Time is of the essence.

Sincerely,

The City of Clarksville, The Clarksville City Council

ORDINANCE 30-2021-2022

AN ORDINANCE AMENDING THE OFFICIAL CODE TITLE 1, CHAPTER 2, SECTION 204 RELATIVE TO PRESENTING LEGISLATION AND DELIBERATION OF CITY COUNCIL MEMBERS TO MAXIMIZE EFFECIENCY

WHEREAS, the City wishes to amend the City Code to add language to place a five minute time limit per council member on presentation of legislation and deliberation in an effort to maximize the efficiency of city council meetings.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That Title 1 (ADMINISTRATION, OFFICERS, AND PERSONNEL), Chapter 2 (CITY COUNCIL), Section 1-204 (General Rules of Order) of the official Clarksville City Code is hereby amended by deleting Section 1-204 in its entirety and substituting therefore a new Section 1-204 as follows:

Sec. 1-204. – General rules of order.

- a. The rules of order and parliamentary procedure contained in Robert's Rules of Order, Revised, shall govern the transaction of business by and before the city council at its meetings in all cases to which they are applicable and in which they are not inconsistent with special rules in the city's Charter or adopted by the council and set out in this Code.
- b. During public hearings concerning zoning amendments, no more than two (2) people shall speak for or against a proposed amendment. Each speaker shall be allowed a maximum of five (5) minutes to speak, and one proponent and one opponent of the amendment shall be allowed an additional three (3) minute rebuttal **and surrebuttal** if requested.
 - (1) No request by an owner of property to postpone council action on a zoning amendment shall be honored if such request is made less than seventy-two (72) hours prior to the meeting of the city council at which such amendment is to be considered. Any request for postponement of a zoning case must be made in writing to the office of the city clerk. Requests meeting the above deadline will be granted one automatic one-month postponement of the scheduled public hearing and scheduled council vote. If a request for postponement is not received prior to the above deadline, the scheduled public hearing will be held and appropriate action will be taken by the city council.
 - (2) A request by an owner of property, and/or authorized agent, to withdraw their application for a zoning amendment from the city council agenda shall be made in writing to the office of the city clerk no less than seventy-two (72) hours prior to the meeting of the city council at which such amendment

is to be considered. An application that is withdrawn shall not be considered by the city council within twelve (12) months of the date of application to the regional planning commission unless re-application is approved by resolution by a three-fourths ($\frac{3}{4}$) majority of city council members present in accordance with Chapter 11, Sec. 11.11, of the city zoning ordinance.

- c. A public comment period shall be conducted before the regular session of the city council from 6:30 p.m. to 7:00 p.m. Any person wishing to address the council shall make such request to the city clerk by noon on Wednesday prior to the regular session and shall submit their name and the topic of said comments. Each person shall be allowed a maximum of five (5) minutes to speak during the comment period. No public comments concerning any zoning amendment to be considered by the city council at such regular session shall be received during this period. The city clerk shall notify council members of beginning time for public comments.
- d.
 - (1) The mayor and city council members shall submit items for inclusion on any regular session agenda to the city clerk at least forty-eight (48) hours prior to the meeting of any standing committee which will review such items. The city clerk shall forward all such items to the standing committee or committees which, in the opinion of the city clerk and sponsor(s), should appropriately review such items and make recommendations thereon to the full city council. Upon such review, all items shall be placed on the regular session agenda, regardless of whether a favorable recommendation for adoption is made by any committee.
 - (2) Alternatively, a member (or mayor) submitting an item may direct the city clerk that the item be placed directly on an executive session agenda, without referral to a standing committee.
 - (3) Department heads may place items pertaining to that department directly on a standing committee agenda, with notice to the city clerk no later than forty-eight (48) hours prior to a committee meeting. In order for such items to be included on a regular session agenda, they must receive the favorable recommendation of a majority of the committee and, in the case of items requiring budget adjustments by the council, the favorable recommendation of the finance and administration committee. In the event that an item does not receive the necessary favorable committee recommendations, such an item may be subsequently requested for inclusion on the executive and regular session agendas by a member of the council or the mayor.
 - (4) All agendas for all meetings shall be available to the public twenty-four (24) hours prior to the meeting.
 - (5) The provisions of this subsection d. shall not apply to an agenda item which is required to originate with an application or similar filing with the Clarksville-Montgomery County Regional Planning Commission.

- (6) A member of the council (or the mayor) may place items on the regular session agenda that have not been considered by a standing committee or by the full city council at its executive session. However, such items may only be considered as new business upon a three-fourths majority vote of the council members in attendance to do so. A public comment period shall be conducted during committee meetings and during the executive session of the city council, not to exceed fifteen (15) minutes unless waived by the chairman. Each person shall be allowed a maximum of five (5) minutes to speak during the comment period.
- e. No public comments concerning any zoning amendment to be considered by the city council at its next regular session shall be received during the public comment period held after executive sessions.
 - f. Except for budget ordinances, no resolution or ordinance previously denied upon a vote of the city council shall be reintroduced within a period of one year; however, such a resolution or ordinance may be reintroduced as new business upon a two-thirds ($\frac{2}{3}$) majority vote of the council members present. The determination of whether a resolution or ordinance is the same as one previously denied shall be determined by the chair, whose decision shall be subject to a majority vote of the full membership of the city council.
 - g. The executive session of the city council shall be held on the Thursday preceding the Thursday on which the regular session is to be held. Executive sessions may be rescheduled with sufficient notice to the city council. Effective November 2003, all executive sessions of the city council shall be held in City Council Chambers, 108 Public Square, Clarksville, Tennessee. The mayor may schedule the executive sessions at a location other than the city council chambers by designating such an alternative location no less than forty-eight (48) hours prior to that meeting.
 - h. Any proposed ordinance or resolution reviewed by any committee shall be presented to the full council with a recommendation by the appropriate committee no more than forty-five (45) days after such ordinance or resolution is presented to the committee.
 - i. Each City Council member, to include the Mayor, shall be limited to speak, comment, make statements or arguments, or ask questions, during regular voting sessions, no more than two times for five minutes each time, and the introduction or presentation of legislation shall count as one time, but the five minute period shall not commence until after a motion and a second have been obtained by the chair and the sponsor recognized, on any main motion, or any amendment to any main motion, or any amendment to an amendment to any main motion, or on any procedural motion.

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

ORDINANCE 6-2021-22

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF REDA HOME BUILDERS FOR ZONE CHANGE ON PROPERTY LOCATED AT THE INTERSECTION OF TWIN RIVERS ROAD AND NOLEN ROAD

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned R-1 Single-Family Residential District, as R-4 Multiple-Family Residential District.

PUBLIC HEARING: August 5, 2021

FIRST READING: August 5, 2021

SECOND READING: September 2, 2021 Disapproved

EFFECTIVE DATE:

EXHIBIT A

Beginning at an existing capped iron pin located in the south right of way of Nolen Road, said iron pin being 27.4 ft from the centerline of the said Nolen Road, and being approximately 1,288 feet southwest of the intersection of Old Trenton Road, and corner to Campus Crest of Clarksville, LLS (V1358/482), being the point of beginning. Thence leaving Nolen Road with Campus Crest, South 6 degrees 38 minutes 5 seconds West 553.16 feet to an existing iron pin on the bluff in the line of Greenfield (V948/1432) and a corner to Steve Meadows (1/6511760); thence with Meadows, South 81 degrees 48 minutes 40 Seconds West 267.77 feet to an existing iron pin; thence North 16 degrees 28 minutes 46 seconds West 118.41 feet to an existing capped iron pin, corner to Sutton (V1364/2353); thence with Sutton, North 16 degrees 25 minutes 09 seconds West 294.02 feet to an existing iron pin set in concrete, lying 21.4 feet in a southerly direction from the centerline of Nolen Road; thence along the south right of way line of Nolen Road, North 66 degrees 41 minutes 25 seconds East 485.26 feet to the point of beginning, and

containing 3.92 +/- acres (Tax Map 055 Parcel 033.00)