CLARKSVILLE CITY COUNCIL

CITY COUNCIL CHAMBERS
106 PUBLIC SQUARE
CLARKSVILLE TENNESSEE

REGULAR SESSION
November 4, 2021, 6:00 P.M.

AGENDA

PUBLIC COMMENTS

- 5:50 pm Matthew Romack

1) CALL TO ORDER *Mayor Joe Pitts*

2) PRAYER *Councilperson DaJuan Little*

3) PLEDGE OF ALLEGIANCE *Councilperson Stacey Streetman*

4) ATTENDANCE

5) SPECIAL PRESENTATIONS

6) PLANNING COMMISSION *Councilperson Stacey Streetman*

2021 REAPPORTIONMENT *Elizabeth Black, Administrator of Elections, and Jeff Tyndall, Regional Planning Director*

1. **ORDINANCE 56-2021-22** (First Reading) 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 [Citywide Reapportionment - 2020 Census] Page 7

PLANNING COMMISSION PUBLIC HEARING

1. **ORDINANCE 47-2021-22** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Sandra Sims, Brian Bryant - Agent for Zone Change on property located at the intersection of Hawkins Rd. & Edmondson Ferry Rd. from R-1 Single Family Residential District to R-4 Multiple Family Residential District RPC: Disapproval/Disapproval Page 76

2. **ORDINANCE 48-2021-22** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of John and James Clark, Calvin Ligon - Agent for Zone Change on property located at the intersection of E. Boy Scout Rd. and Needmore Rd. from AG Agricultural and C-2 General Commercial to R-4 Multi Family Residential and R-1 Single Family Residential RPC: Approval/Approval Page 77

3. **ORDINANCE 49-2021-22** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Spencer Patrick Johnson & Sherry Johnson, Todd Morris - Agent for Zone Change on property located at the intersection of Peachers Mill Rd. & Pollard Rd. from R-1 Single Family Residential District to R-4 Multiple Residential District RPC: Approval/Approval Page 114

4. **ORDINANCE 50-2021-22** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Michael Young, Wayne Wilkinson - Agent for Zone Change on property located north of Martin Luther King Blvd, west of Huntco Dr. & east of Vaughn Rd. from C-4 Highway Interchange District to C-2 General Commercial District RPC: Approval/Approval Page 134

5. **ORDINANCE 51-2021-22** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of 2114 Holdings LLC for Zone Change on property located at the intersection of Crossland Ave. & Robert S. Brown Dr. from C-5 Highway & Arterial Commercial District to C-2 General Commercial District RPC: Approval/Approval Page 136

6. **ORDINANCE 52-2021-22** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Anthony Q. Johson for Zone Change on property located at the intersection of Daniel St. & Lucas Ln. from R-3 Three Family Residential District to R-6 Single Family Residential District RPC: Approval/Approval Page 137

7. **ORDINANCE 53-2021-22** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Black Hawk Land Development, Rex Hawkins Agent for Zone Change on property located at the intersection of Peachers Mill Rd., & W. Boy Scout Rd. from C-5 Highway & Arterial Commercial District to R-2 Single Family Residential District RPC: Approval/Approval Page 138

8. **ORDINANCE 54-2021-22** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of KMG Properties, Rex Hawkins - Agent for Zone Change on property located at the intersection of Notgrass Rd. & Arbor St. from R-1 Single Family Residential District to R-4 Multiple Family Residential District RPC: Approval/Approval Page 139

9. **ORDINANCE 55-2021-22** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of KMG Properties, Rex Hawkins - Agent for Zone Change on property located at the intersection of Notgrass Rd. & Copeland Rd. from R-1 Single Family Residential District to R-4 Multiple Family Residential District RPC: Approval/Approval Page 140

7) CONSENT AGENDA *City Clerk*

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

1. **ORDINANCE 27-2021-22** (Second 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. Page 141

2. **ORDINANCE 28-2021-22 (**Second 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) Page 142

3. **ORDINANCE 31-2021-22** (Second Reading) 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] Page 144

4. **ORDINANCE 32-2021-22** (Second Reading) Authorizing the sale of property located at 803 Howard Street to Marlon Placid Page 148

5. **ORDINANCE 34-2021-22** (Second 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. Page 191

6. **ORDINANCE 35-2021-22** (Second 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. Page 193

7. **ORDINANCE 36-2021-22** (Second 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. Page 194

8. **ORDINANCE 37-2021-22** (Second 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. Page 196

9. **ORDINANCE 38-2021-22** (Second 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. Page 197

10. **ORDINANCE 39-2021-22** (Second 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. Page 199

11. **ORDINANCE 40-2021-22** (Second 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. Page 200

12. **ORDINANCE 41-2021-22** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Warenda 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. Page 202

13. **ORDINANCE 42-2021-22** (Second 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. Page 204

14. **ORDINANCE 43-2021-22** (Second 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. Page 205

15. **ORDINANCE 44-2021-22** (Second 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. Page 206

16. **ORDINANCE 46-2021-22** (Second Reading) Authorizing the City of Clarksville to convey the sidewalks contained within the Downtown Commons parcel of real property to Montgomery County Tennessee Page 207

17. **ORDINANCE 57-2021-22** (Second Reading) Amending the Operating and Capital Budgets for Fiscal Year 2022 for Governmental Funds (ORDINANCE 130-2021-22) to repair the City Hall air conditioning (HVAC) system. Page 211

18. **RESOLUTION 29-2021-22** Approving Appointments for the Arts and Heritage Development Council and the Adult Oriented Establishment Board Page 212

- Arts & Heritage Development Council: Kitty Harvill (replacing Jim Diehr) October 2021 - September 2024, Arthur "Nick" Nicholson (replacing Kathy Heuston)

October 2021 - September 2024, Louisa Cooke (replacing Fred Landiss) October 2021 - September 2024 and Yvonne Kendall October 2021 - September 2024

- Adult Oriented Establishment Board: Kevin Billingsley (replacing Rachel Barrow) October 2021 - 2025

19. Adoption of minutes: October 5, 7 Pages 213- 240

8) FINANCE COMMITTEE *Councilperson Stacey Streetman*

1. Department Report

9) GAS & WATER COMMITTEE *Councilperson Wallace Redd*

1. Department Report

10) HOUSING & COMMUNITY DEVELOPMENT COMMITTEE *Mayor Pro Tem Wanda Smith*

1. **ORDINANCE 58-2021-22** (First Reading) Authorizing a name change from Department of Housing and Community Development to Department of Neighborhood and Community Services *Mayor Pro Tem Smith Page 241*

2. Department Report

11) PARKS & RECREATION COMMITTEE *Councilperson Vondell Richmond*

1. Department Report

12) PUBLIC SAFETY COMMITTEE *Councilman Travis Holleman*

1. **ORDINANCE 29-2021-22** (First Reading, Postponed October 7) Amending the official code of the City of Clarksville Title 4 (Building, Utility and Housing Codes) relative to non-single family housing *Councilperson Holleman Page 243*

2. Department Reports

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

1. Department Reports

14) NEW BUSINESS

1. **ORDINANCE 30-2021-22 (**First Reading, Postponed October 7) 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 Page 246*

2. **RESOLUTION 30-2021-22** Authorization to modify and amend the existing Regional Airport Authority Board membership so as to allow "staggered" terms for the members appointed by the City of Clarksville and Montgomery County *Mayor Pitts Page 250*

3. **RESOLUTION 31-2021-22** Authorizing reapplication for Zone Change for Ben Kimbrough – Ringgold Mill Properties, LLC , Bert Singletary – Agent, on the property located at the intersection of Ft. Campbell Boulevard and Millswood Drive from C-5 and R-2 to R-4 *Councilperson Marquis* (Requires 3/4 majority approval of members present and voting) Page 252

15) MAYOR AND COUNCIL MEMBER COMMENTS

16) ADJOURNMENT

ORDINANCE 56-2021-2022

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 [CITYWIDE REAPPORTIONMENT - 2020 CENSUS]

WHEREAS, Tennessee Code Annotated §6-54-102 provides that municipalities may redistrict into new wards whenever, for reasons, if they deem it necessary 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, upon the release of the 2020 Federal Census Bureau population figures it was determined that there was a significant imbalance of population among the current City Wards; and

WHEREAS, it is the desire of the Clarksville City Council to have the city reapportioned into twelve (12) substantially equal wards that reflect the concept of "one person, one vote"; and

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

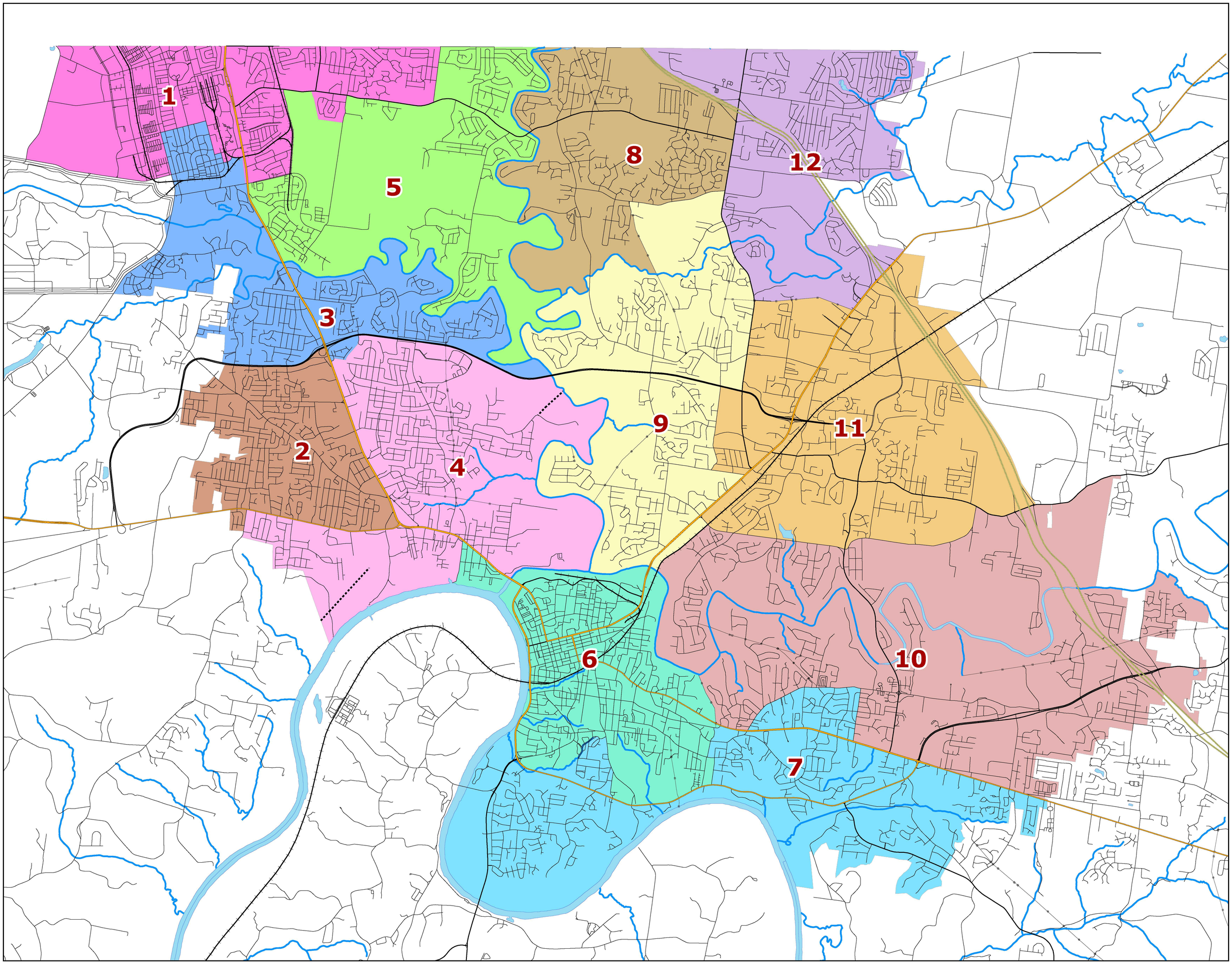
That Section 1-101 of the Official Code of the City of Clarksville is hereby amended by deleting the existing language in its entirety, and by substituting instead the following:

> 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.

ALSO BE IT ORDAINED THAT,
Existing sitting councilmembers as of January 1, 2022 shall fulfill the term they were elected for in the ward they were elected in until the next general election for that ward.

FIRST READING:	, 2021
SECOND READING:	, 2021
EFFECTIVE DATE:	January 1, 2022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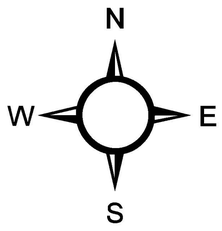
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CITY ZONING ACTIONS

The following case(s) will be considered for action at the formal session of the Clarksville City Council on: November 4, 2021. The public hearing will be held on: October 28, 2021.

CITY ORD. #: 47-2021-22 RPC CASE NUMBER: Z-56-2021
Applicant: SANDRA SIMS
Agent: Brian Bryant
Location: Property fronting on the north/west frontage of Edmondson Ferry Rd., 365 +/- feet north of the Hawkins Rd. & Edmondson Ferry Rd. intersection.
Ward #: 7
Request: R-1 Single-Family Residential District
to
R-4 Multiple-Family Residential District

STAFF RECOMMENDATION: DISAPPROVAL
PLANNING COMMISSION RECOMMENDATION: DISAPPROVAL

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CITY ORD. #: 48-2021-22 RPC CASE NUMBER: Z-62-2021
Applicant: JOHN & JAMES CLARK
Agent: Calvin Ligon
Location: A tract fronting on the north frontage of E. Boy Scout Rd. 1,450+/- feet west of the E. Boy Scout Rd. & Needmore Rd. intersection & a tract fronting on the south frontage of E. Boy Scout Rd. 2,025+/- west of the E. Boy Scout Rd. & Needmore Rd. intersection.
Ward #: 8
Request: AG Agricultural District / C-2 General Commercial District
to
R-1 Single-Family Residential District / R-4 Multiple-Family Residential District

STAFF RECOMMENDATION: APPROVAL
PLANNING COMMISSION RECOMMENDATION: APPROVAL

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CITY ORD. #: 49-2021-22 RPC CASE NUMBER: Z-63-2021
Applicant: SPENCER PATRICK JOHNSON SHERRY S JOHNSON JOHNSON
Agent: Todd Morris
Location: Property fronting on the west fronatge of Peachers Mill Rd. south of the Peachers mill Rd. & Pollard Rd. intersection.
Ward #: 4
Request: R-1 Single-Family Residential District
to
R-4 Multiple-Family Residential District

STAFF RECOMMENDATION: APPROVAL
PLANNING COMMISSION RECOMMENDATION: APPROVAL

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CITY ORD. #: 50-2021-22 RPC CASE NUMBER: Z-65-2021
Applicant: MICHAEL YOUNG
Agent: Wayne Wilkinson
Location: Property located north of Martin Luther King Blvd., west of Huntco Dr. & east of Vaughan Rd.
Ward #: 10
Request: C-4 Highway Interchange District
to
C-2 General Commercial District

STAFF RECOMMENDATION: APPROVAL
PLANNING COMMISSION RECOMMENDATION: APPROVAL
****

CITY ORD. #: 51-2021-22 RPC CASE NUMBER: Z-66-2021
Applicant: 2114 HOLDINGS LLC

Location: Property fronting on the south frontage of Crossland Ave. 175 +/- feet west of the Crossland Ave. & Robert S. Brown intersection.
Ward #: 9
Request: C-5 Highway & Arterial Commercial District
to
C-2 General Commercial District

STAFF RECOMMENDATION: APPROVAL
PLANNING COMMISSION RECOMMENDATION: APPROVAL
****

CITY ORD. #: 52-2021-22 RPC CASE NUMBER: Z-67-2021
Applicant: ANTHONY Q JOHNSON

Location: Property fronting on the north frontage of Daniel St., 155 +/- feet east of the Daniel St. & Lucas Ln. intersection.
Ward #: 6
Request: R-3 Three Family Residential District
to
R-6 Single-Family Residential District

STAFF RECOMMENDATION: APPROVAL
PLANNING COMMISSION RECOMMENDATION: APPROVAL
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CITY ORD. #: 53-2021-22 RPC CASE NUMBER: Z-68-2021
Applicant: BLACK HAWK LAND DEVELOPMENT
Agent: Rex Hawkins
Location: Portion of property east of Peachers Mill Rd. & south of W. Boy Scout Rd.
Ward #: 5
Request: C-5 Highway & Arterial Commercial District
to
R-2 Single-Family Residential District

STAFF RECOMMENDATION: APPROVAL
PLANNING COMMISSION RECOMMENDATION: APPROVAL
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CITY ORD. #: 54-2021-22 RPC CASE NUMBER: Z-69-2021
Applicant: KMG PROPERTIES
Agent: Rex Hawkins
Location: Property fronting on the north frontage of Notgrass Rd., 220 +/- feet west of the Notgrass Rd. & Arbor St. intersection.
Ward #: 1
Request: R-1 Single-Family Residential District
to
R-4 Multiple-Family Residential District

STAFF RECOMMENDATION: APPROVAL
PLANNING COMMISSION RECOMMENDATION: APPROVAL

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CITY ORD. #: 55-2021-22 RPC CASE NUMBER: Z-70-2021
Applicant: KMG PROPERTIES
Agent: Rex Hawkins
Location: A parcel of land located north of the Notgrass Rd. & Copeland Rd. intersection.
Ward #: 1
Request: R-1 Single-Family Residential District
to
R-4 Multiple-Family Residential District

STAFF RECOMMENDATION: APPROVAL
PLANNING COMMISSION RECOMMENDATION: APPROVAL

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CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING

RPC MEETING DATE: 10/26/2021 **CASE NUMBER:** Z - 56 -2021

NAME OF APPLICANT: Sandra Sims

AGENT: Brian Bryant

GENERAL INFORMATION

TAX PLAT: 079K **PARCEL(S):** B 027.00,B 028.01

ACREAGE TO BE REZONED: 2.5

PRESENT ZONING: R-1

PROPOSED ZONING: R-4

EXTENSION OF ZONING CLASSIFICATION: NO

PROPERTY LOCATION: Property fronting on the north/west frontage of Edmondson Ferry Rd., 365 +/- feet north of the Hawkins Rd. & Edmondson Ferry Rd. intersection.

CITY COUNCIL WARD: 7 **COUNTY COMMISSION DISTRICT:** 5 **CIVIL DISTRICT:** 12

DESCRIPTION OF PROPERTY: Irregular shape wooded tract.

APPLICANT'S STATEMENT FOR PROPOSED USE: To develop 16 +/- townhomes.

GROWTH PLAN AREA: CITY **PLANNING AREA:** Southern Hills

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 available. Will require water system upgrades.

2. STREET DEPARTMENT/ COUNTY HIGHWAY DEPARTMENT: Sight distance assessment & trip generation 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: NORMAN SMITH
MIDDLE SCHOOL: MONTGOMERY
HIGH SCHOOL: MONTGOMERY

Montgomery Central Middle School is at 98% capacity and currently has portable classrooms. 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: Edmondson Ferry Rd.

DRAINAGE COMMENTS:

RESIDENTIAL DEVELOPMENT	APPLICANT'S ESTIMATES	HISTORICAL ESTIMATES
LOTS/UNITS:	16 +/-	30
POPULATION:		81

APPLICABLE LAND USE PLAN

Southern Hills- Large portions or area are in the Cumberland River flood plain along the western & southern boundaries. Relatively young subdivisions & other developments exist within the planning area. Most infrastructure is in good condition and readily extendable.

STAFF RECOMMENDATION: DISAPPROVAL

1. The proposed zoning request is inconsistent with the adopted Land Use Plan.
2. The proposed request is out of character with the surrounding development pattern.
3. The road frontage/access for the property has encumbered site distance & it is not recommended to increase density under the present conditions.
4. Adequate infrastructure serves the site & no adverse environmental issues were identified relative to this request.
5.

Z-56-2021

APPLICANT:
SANDRA SIMS

REQUEST:
R-1
TO
R-4

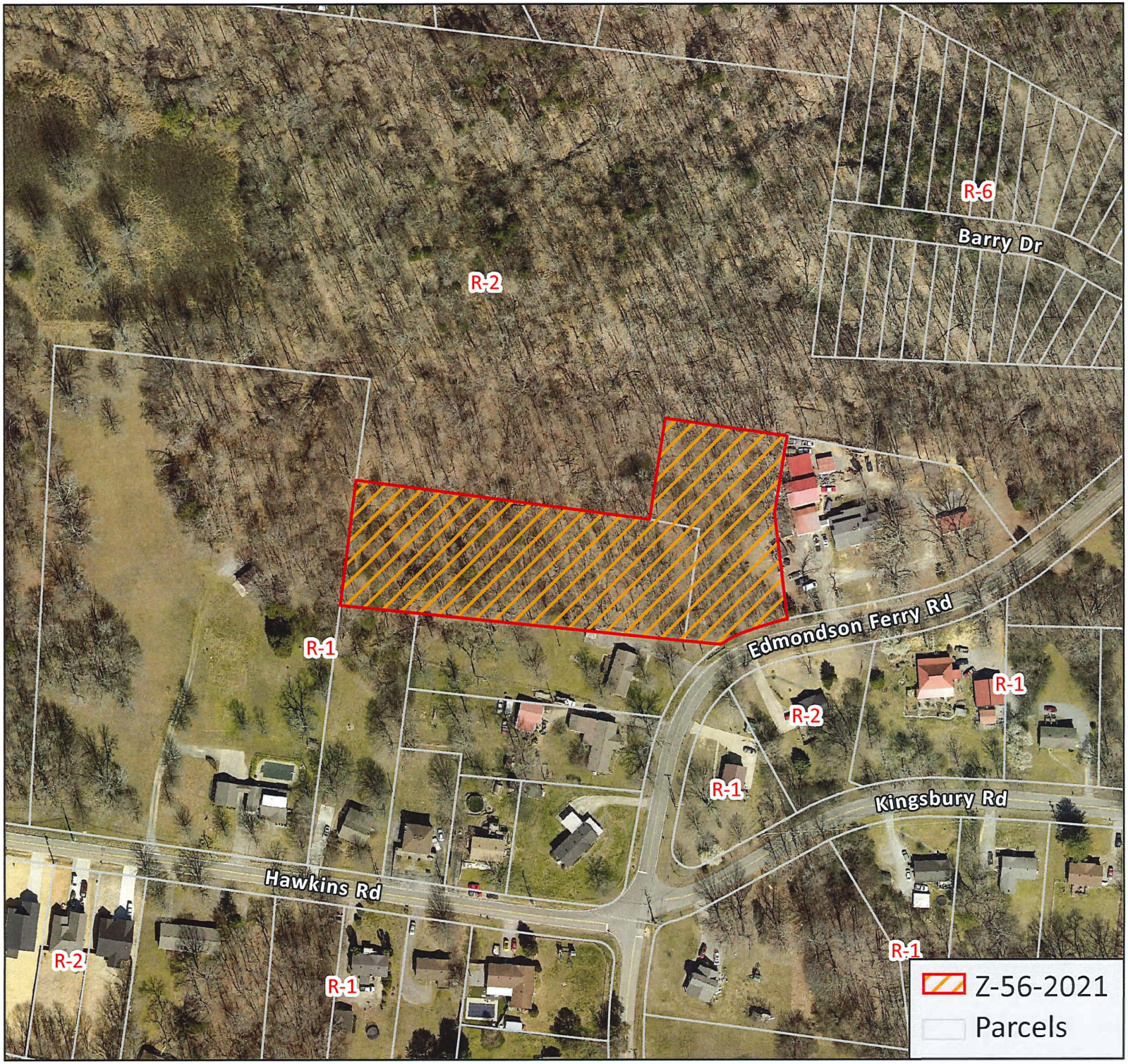
MAP & PARCEL
079K B 02700
079K B 02800

ACRES +/-
2.5

Scale: 1:8,000

0 400 800
Feet

10/26/2021



Z-56-2021

APPLICANT:
SANDRA SIMS

REQUEST:
R-1
TO
R-4

MAP & PARCEL
079K B 02700
079K B 02800

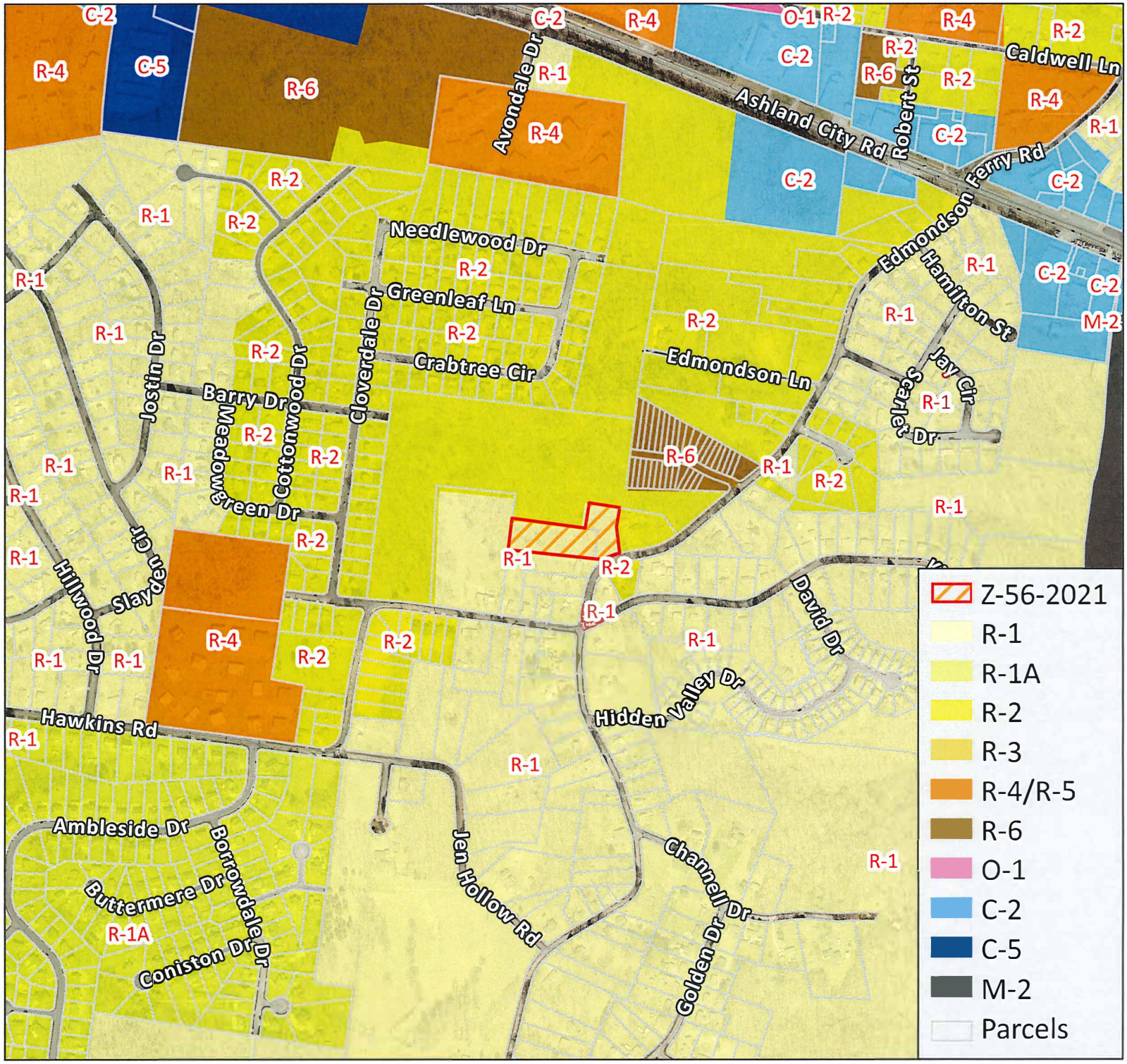
ACRES +/-
2.5

Scale: 1:2,000

N

0 100 200
Feet

10/26/2021



Z-56-2021

APPLICANT:
SANDRA SIMS

REQUEST:
R-1
TO
R-4

MAP & PARCEL
079K B 02700
079K B 02800

ACRES +/-
2.5

Scale: 1:8,000

0 400 800
Feet

10/26/2021

CASE NUMBER: Z 56 2021 **MEETING DATE** 10/26/2021

APPLICANT: Sandra Sims

PRESENT ZONING R-1 **PROPOSED ZONING** R-4

TAX PLAT # 079K **PARCEL** B 027.00,B 028.01

GEN. LOCATION Property fronting on the north/west frontage of Edmondson Ferry Rd., 365 +/- feet north of the Hawkins Rd. & Edmondson Ferry Rd. intersection.

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PUBLIC COMMENTS

None received as of 4:30 P.M. on 10/25/2021 (A.L.)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING

RPC MEETING DATE: 10/26/2021 **CASE NUMBER:** Z - 62 -2021

NAME OF APPLICANT: John & James Clark

AGENT: Calvin Ligon

GENERAL INFORMATION

TAX PLAT: 018 **PARCEL(S):** 023.00, 023.02

ACREAGE TO BE REZONED: 12.23 +/-

PRESENT ZONING: AG C-2

PROPOSED ZONING: R-1 R-4

EXTENSION OF ZONING CLASSIFICATION: YES

PROPERTY LOCATION: A tract fronting on the north frontage of E. Boy Scout Rd. 1,450+/- feet west of the E. Boy Scout Rd. & Needmore Rd. intersection & a tract fronting on the south frontage of E. Boy Scout Rd. 2,025+/- west of the E. Boy Scout Rd. & Needmore Rd. intersection.

CITY COUNCIL WARD: 8 **COUNTY COMMISSION DISTRICT:** 18 **CIVIL DISTRICT:** 2

DESCRIPTION OF PROPERTY: Fairly level semi-wooded tract that split by the public right of way.

APPLICANT'S STATEMENT FOR PROPOSED USE: For development of multi-family units in growth area to meet housing needs.

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: No sewer available

2. STREET DEPARTMENT/ COUNTY HIGHWAY DEPARTMENT: Traffic Assessment- include surrounding developments. Evaluate road improvements at time of development.

3. DRAINAGE COMMENTS: Comments received from department and they had no concerns.

4. CDE/CEMC: No Comment(s) Received

5. FIRE DEPT/EMERGENCY MGT.: Road width 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: ~~PISGAH~~
MIDDLE SCHOOL: WEST CREEK
HIGH SCHOOL: WEST CREEK

Pisgah Elem., West Creek Middle & West Creek High are in the fastest growing region of Montgomery County. Pisgah Elem. is at 116% capacity and currently has 5 portable classrooms. West Creek Middle is at 109% capacity and currently has 11 portable classrooms. West Creek high is at 97% capacity. This development could add additional students, and require additional infrastructure & funding. Students within 1 mile from an existing school, which is in the parent responsibility zone, may not have bus transportation; sidewalks for pedestrians or bike access need to be included in the development phase. 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 & single family residential density

INFRASTRUCTURE:

WATER SOURCE: CITY **SEWER SOURCE:** CITY

STREET/ROAD ACCESSIBILITY: E. Boy Scout Rd.

DRAINAGE COMMENTS:

RESIDENTIAL DEVELOPMENT	APPLICANT'S ESTIMATES	HISTORICAL ESTIMATES
LOTS/UNITS:		130
POPULATION:		351
		126 multi-family
		4 single family

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 Zoning District & R-1 Single Family District is not out of character with the existing development pattern along E. Boy Scout Road.
3. The Clarksville Street Department & submitted Traffic Assessment indicates roadway improvements, including widening a portion of E. Boy Scout Rd. will required at the development stage of the project.
4. Adequate infrastructure will serve the site & no adverse environmental issues were identified relative to this request.
5.

Z-62-2021

APPLICANT:

JOHN M AND JAMES R CLARK

REQUEST:

AG/C-2

TO

R-4/R-1

MAP & PARCEL

018 02300 (P)

018 02302

ACRES +/-

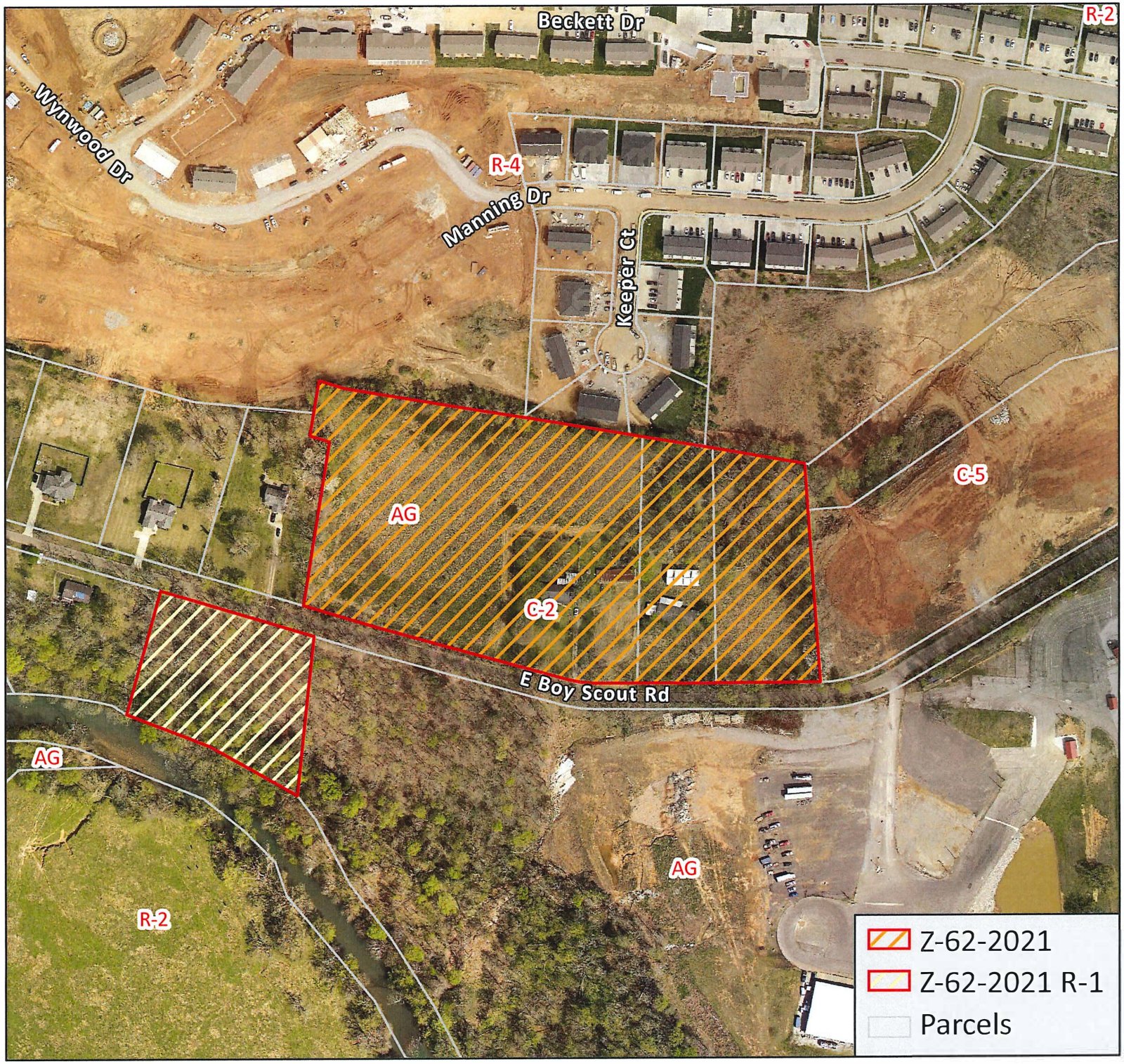
12.23

Scale: 1:8,000

0 400 800

Feet

10/26/2021



Z-62-2021

APPLICANT:
JOHN M AND JAMES R CLARK

REQUEST:
AG/C-2
TO
R-4/R-1

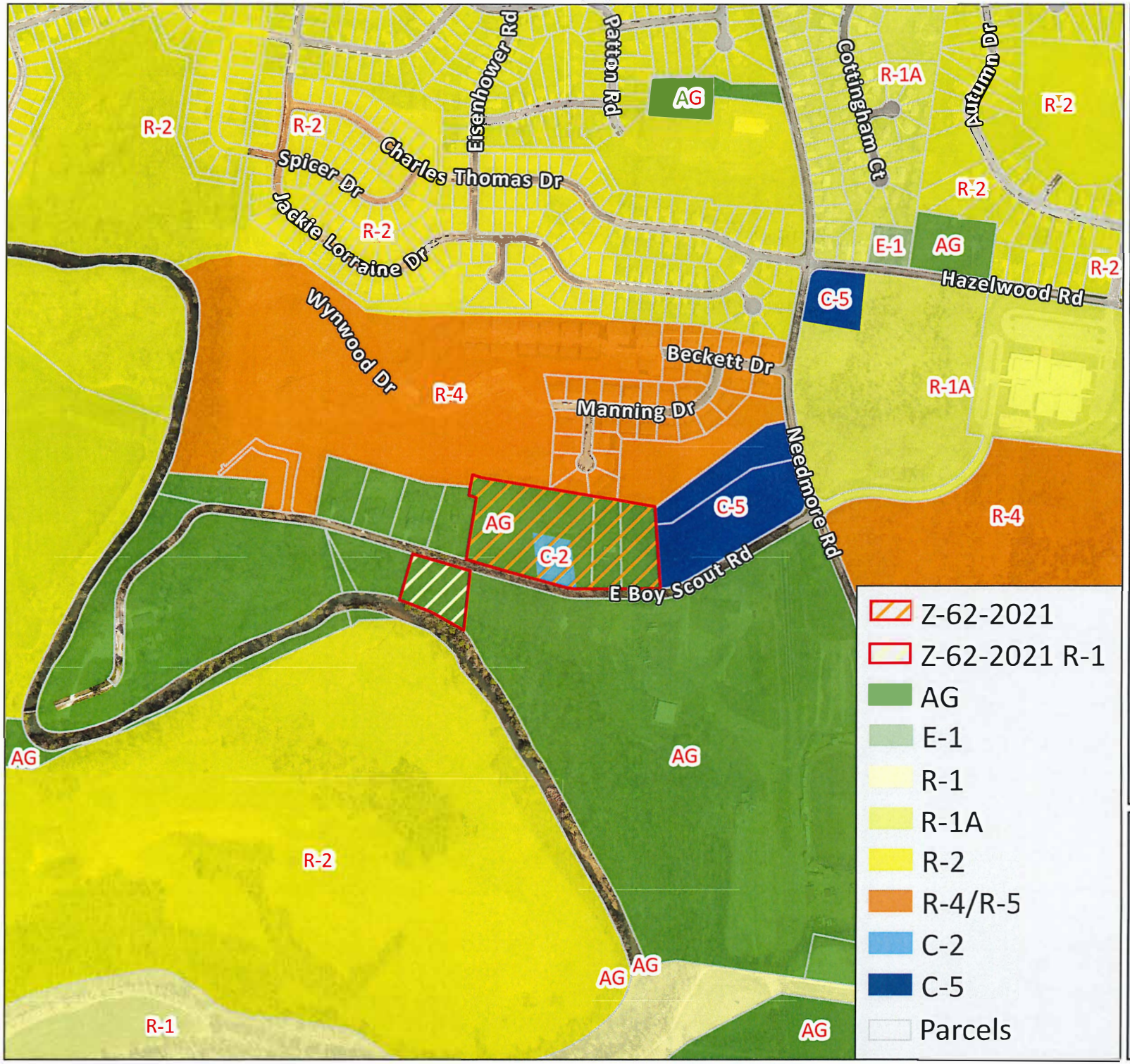
MAP & PARCEL
018 02300 (P)
018 02302

ACRES +/-
12.23

Scale: 1:3,000

0 150 300
Feet

10/26/2021



Z-62-2021

APPLICANT:
JOHN M AND JAMES R CLARK

REQUEST:
AG/C-2
TO
R-4/R-1

MAP & PARCEL
018 02300 (P)
018 02302

ACRES +/-
12.23

Scale: 1:8,000

0 400 800
Feet

10/26/2021

CASE NUMBER: Z 62 2021 **MEETING DATE** 10/26/2021

APPLICANT: John & James Clark

PRESENT ZONING AG **PROPOSED ZONING** R-1

TAX PLAT # 018 **PARCEL** 023.00, 023.02

GEN. LOCATION A tract fronting on the north frontage of E. Boy Scout Rd. 1,450+/- feet west of the E. Boy Scout Rd. & Needmore Rd. intersection & a tract fronting on the south

****

PUBLIC COMMENTS

None received as of 4:30 P.M. on 10/25/2021 (A.L.)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING

RPC MEETING DATE: 10/26/2021 **CASE NUMBER:** Z - 63 -2021

NAME OF APPLICANT: Spencer Patrick Johnson Sherry S Johnson

AGENT: Todd Morris

GENERAL INFORMATION

TAX PLAT: 043M **PARCEL(S):** E 046.00

ACREAGE TO BE REZONED: 13.8

PRESENT ZONING: R-1

PROPOSED ZONING: R-4

EXTENSION OF ZONING CLASSIFICATION: YES

PROPERTY LOCATION: Property fronting on the west fronatge of Peachers Mill Rd. south of the Peachers mill Rd. & Pollard Rd. intersection.

CITY COUNCIL WARD: 4 **COUNTY COMMISSION DISTRICT:** 16 **CIVIL DISTRICT:** 7

DESCRIPTION OF PROPERTY: Grassland lot with moderate slope & several mature trees on a large home site.

APPLICANT'S STATEMENT FOR PROPOSED USE: For a multifamily development to meet current needs.

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: May require offsite sewer upgrades.

2. STREET DEPARTMENT/ COUNTY HIGHWAY DEPARTMENT: Traffic Assessment required. (Reviewed & Acceoted by the Clarksville Street Dept.)

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:	KENWOOD
MIDDLE SCHOOL:	KENWOOD
HIGH SCHOOL:	KENWOOD

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: Peachers Mill Rd.

DRAINAGE COMMENTS:

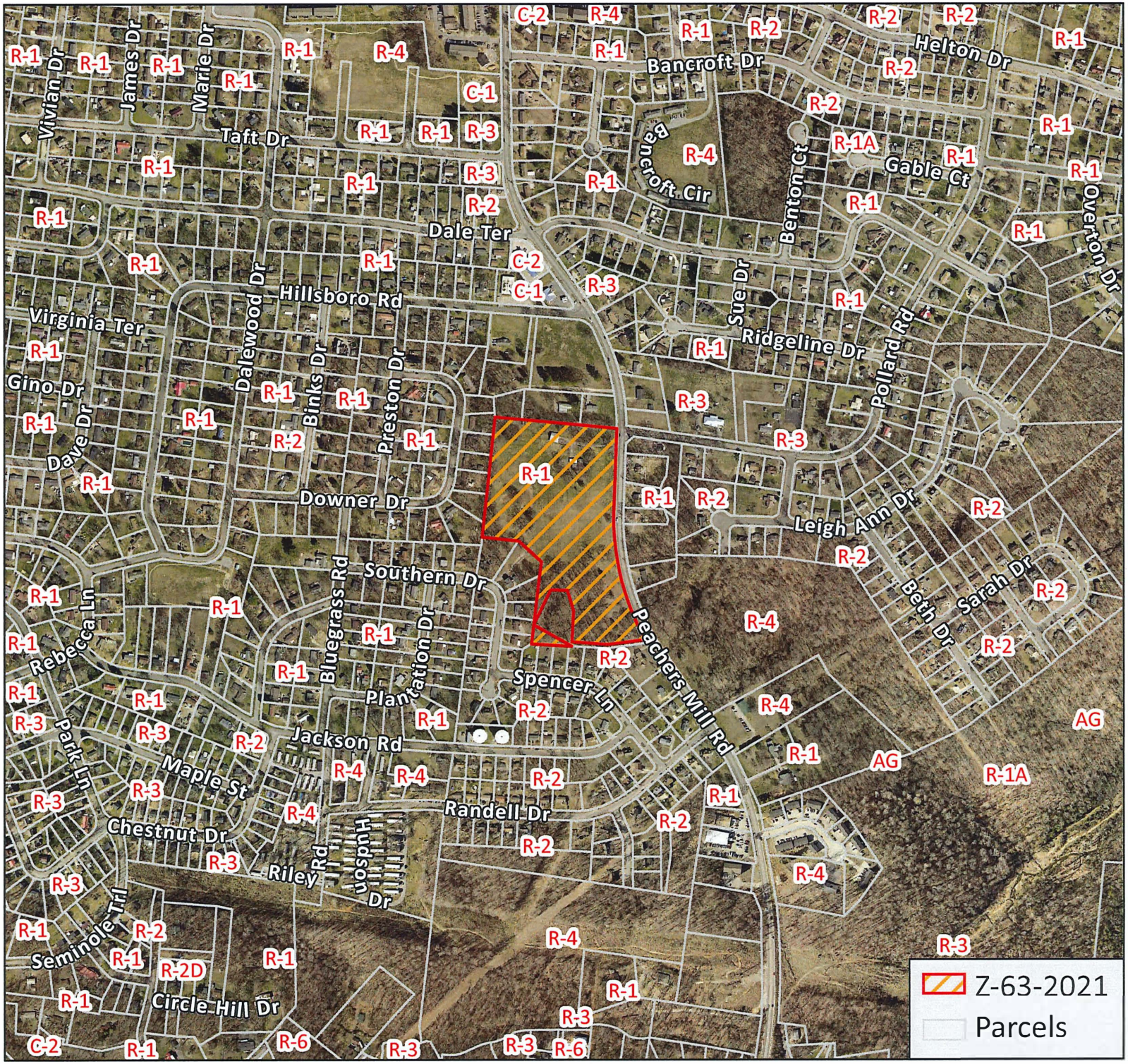
RESIDENTIAL DEVELOPMENT	APPLICANT'S ESTIMATES	HISTORICAL ESTIMATES
LOTS/UNITS:		165
POPULATION:		445

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: APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The proposed R-4 Multiple Family Residential Zoning District is not out of character with the existing development pattern along the Peachers Mill corridor.
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.
5.



Z-63-2021

APPLICANT:

SPENCER PATRICK AND SHERRY S. JOHNSON

REQUEST:

R-1

TO

R-4

MAP & PARCEL

043M E 04600

ACRES +/-

13.8

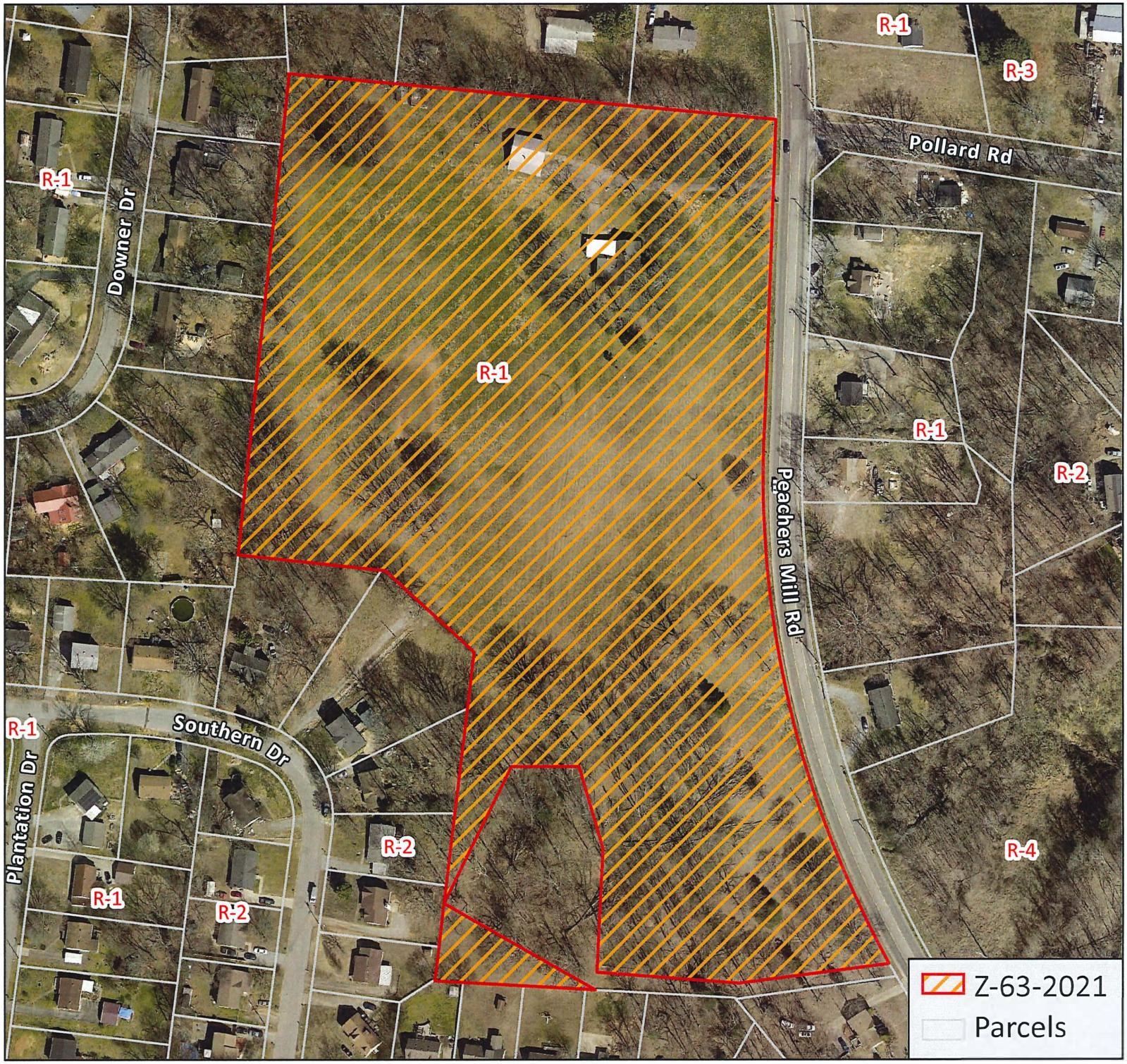
Scale: 1:8,000

N

0 400 800

Feet

10/26/2021



Z-63-2021

APPLICANT:

SPENCER PATRICK AND SHERRY S. JOHNSON

REQUEST:

R-1

TO

R-4

MAP & PARCEL

043M E 04600

ACRES +/-

13.8

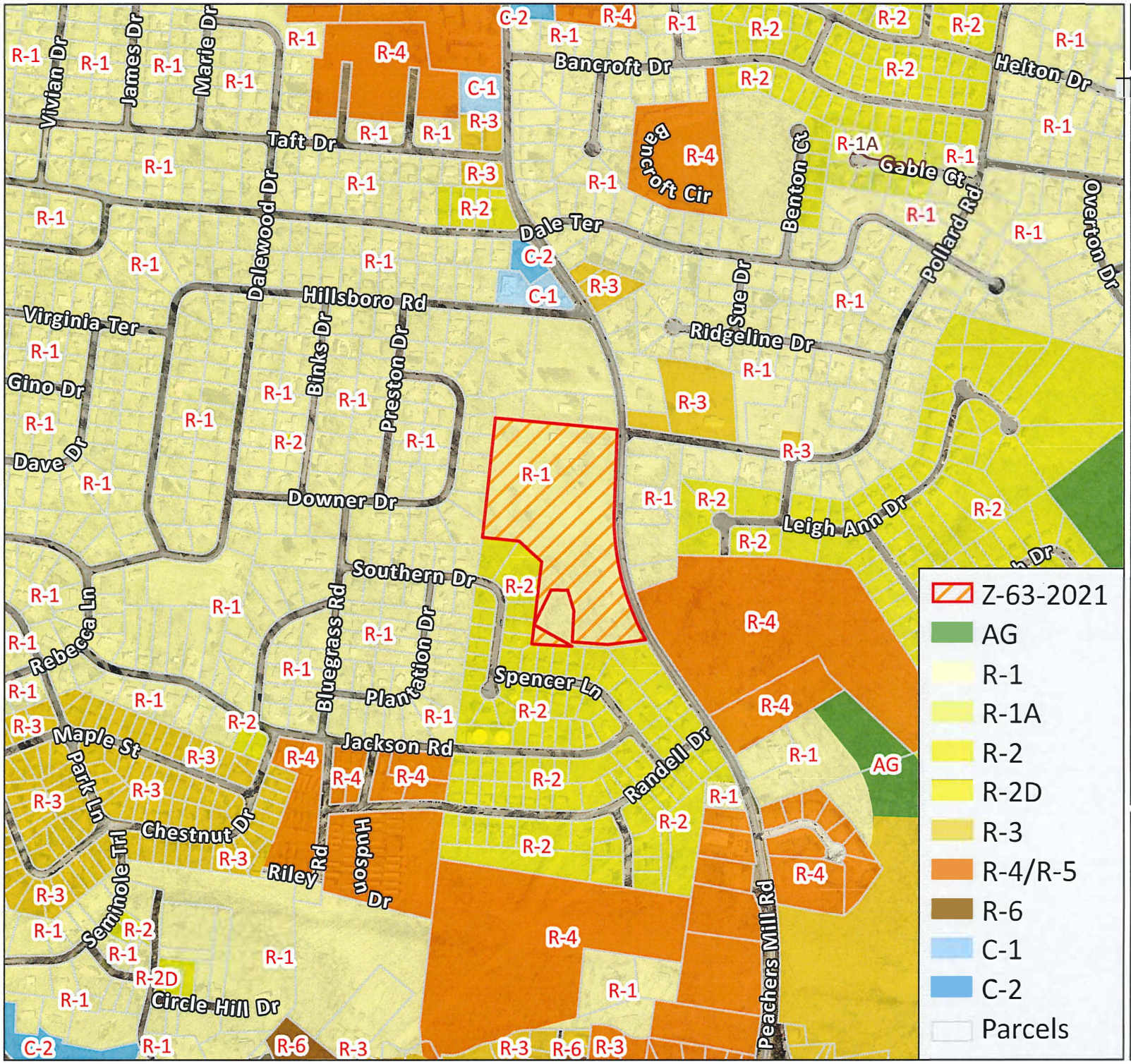
Scale: 1:2,000

N

0 100 200

Feet

10/26/2021



Z-63-2021

APPLICANT:

SPENCER PATRICK AND SHERRY S. JOHNSON

REQUEST:

R-1

TO

R-4

MAP & PARCEL

043M E 04600

ACRES +/-

13.8

Scale: 1:8,000

0 400 800

Feet

10/26/2021

CASE NUMBER: Z 63 2021 **MEETING DATE** 10/26/2021

APPLICANT: Spencer Patrick Johnson Sherry S Johnson

PRESENT ZONING R-1 **PROPOSED ZONING** R-4

TAX PLAT # 043M **PARCEL** E 046.00

GEN. LOCATION Property fronting on the west fronatge of Peachers Mill Rd. south of the Peachers mill Rd. & Pollard Rd. intersection.

****

PUBLIC COMMENTS

None received as of 4:30 P.M. on 10/25/2021 (A.L.)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING

RPC MEETING DATE: 10/26/2021 **CASE NUMBER:** Z - 65 -2021

NAME OF APPLICANT: Michael Young

AGENT: Wayne Wilkinson

GENERAL INFORMATION

TAX PLAT: 063 **PARCEL(S):** 040.07, 043.07

ACREAGE TO BE REZONED: 11.06

PRESENT ZONING: C-4

PROPOSED ZONING: C-2

EXTENSION OF ZONING CLASSIFICATION: NO

PROPERTY LOCATION: Property located north of Martin Luther King Blvd., west of Huntco Dr. & east of Vaughan Rd.

CITY COUNCIL WARD: 10 **COUNTY COMMISSION DISTRICT:** 2 **CIVIL DISTRICT:** 11

DESCRIPTION OF PROPERTY: Grassland field with rolling topography.

APPLICANT'S STATEMENT FOR PROPOSED USE: Provide a mixed-use development.

GROWTH PLAN AREA: CITY **PLANNING AREA:** Sango

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: Need to connect to Huntco Dr.

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: SANGO
MIDDLE SCHOOL: ROSSVIEW
HIGH SCHOOL: ROSSVIEW

Sango Elementary, Rossview Middle & Rossview High are in the second fastest growing region in Montgomery County. Sango Elementary School is at 102% capacity and currently has 1 portable. Rossview Middle School is at 118% capacity and currently has 12 portable classrooms. Rossview High is at 116% capacity and currently has 8 portable classrooms. 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: Huntco Drive

DRAINAGE COMMENTS:

RESIDENTIAL DEVELOPMENT	APPLICANT'S ESTIMATES	HISTORICAL ESTIMATES
LOTS/UNITS:		132
POPULATION:		356

APPLICABLE LAND USE PLAN

Sango Planning Area: Growth rate for this area is above the overall county average. US 41-A South is the major east-west corridor spanning this area & provides an alternative to I-24 as a route to Nashville. SR 12 is also a corridor that provides a good linkage to employment, shopping and schools and should continue to support future growth in this portion of the planning area.

STAFF RECOMMENDATION: APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The area of the request is on the fringe of the established C-4 Highway interchange district with limited visiblity from Martin Luther King, Jr. Parkway. The C-2 General Commercial District provides the opportunity for Mixed-Use development potential in an area where goods & services are readily available.
3. 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.
4. Adequate infrastructure serves the site & no adverse environmental issues were identified relative to this request.
5.

Z-65-2021

APPLICANT:
MICHAEL YOUNG

REQUEST:
C-4
TO
C-2

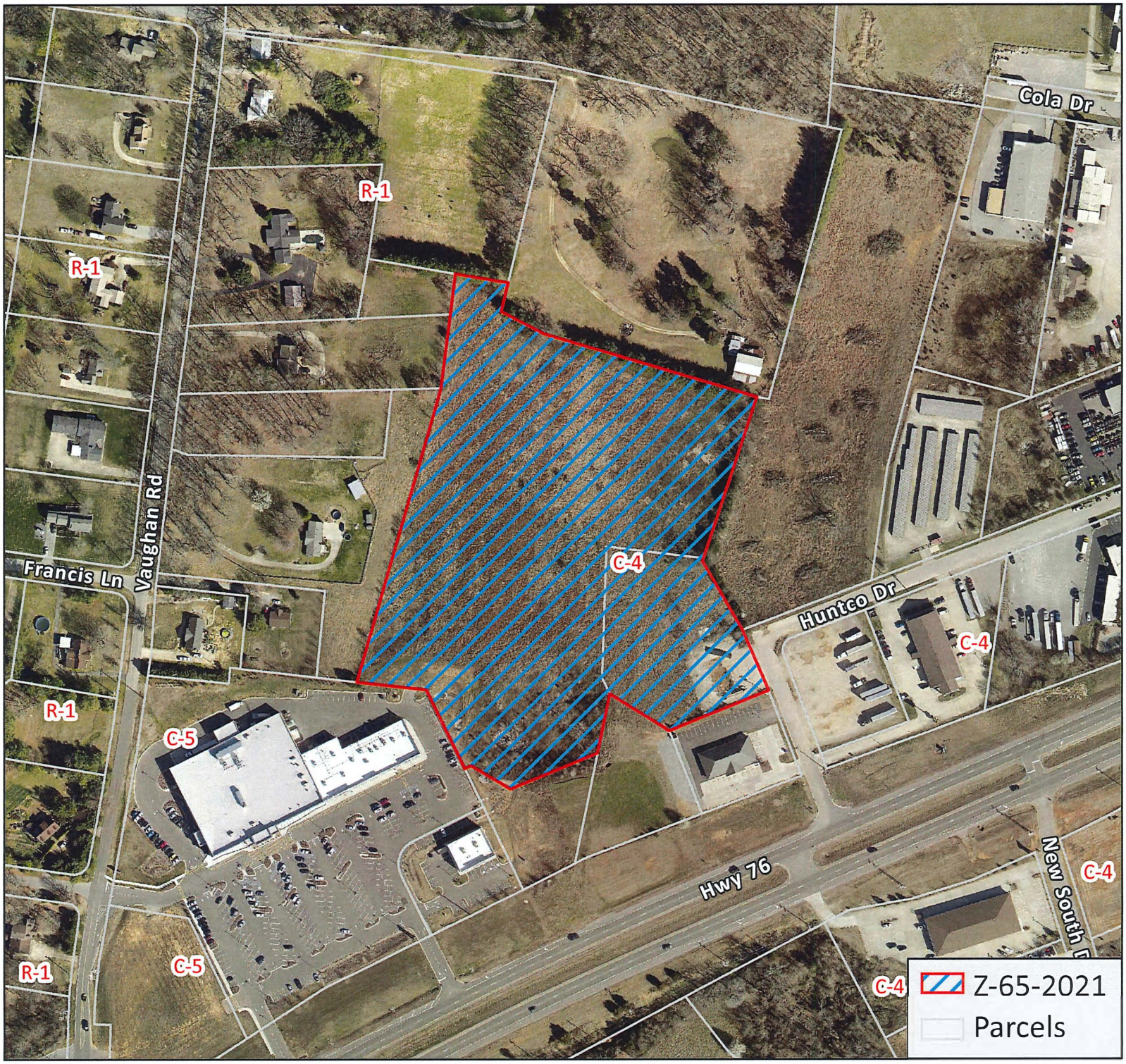
MAP & PARCEL
063 04007 (P)
063 04307

ACRES +/-
11.06

Scale: 1:5,000

0 250 500
Feet

10/26/2021



Z-65-2021

APPLICANT:
MICHAEL YOUNG

REQUEST:
C-4
TO
C-2

MAP & PARCEL
063 04007 (P)
063 04307

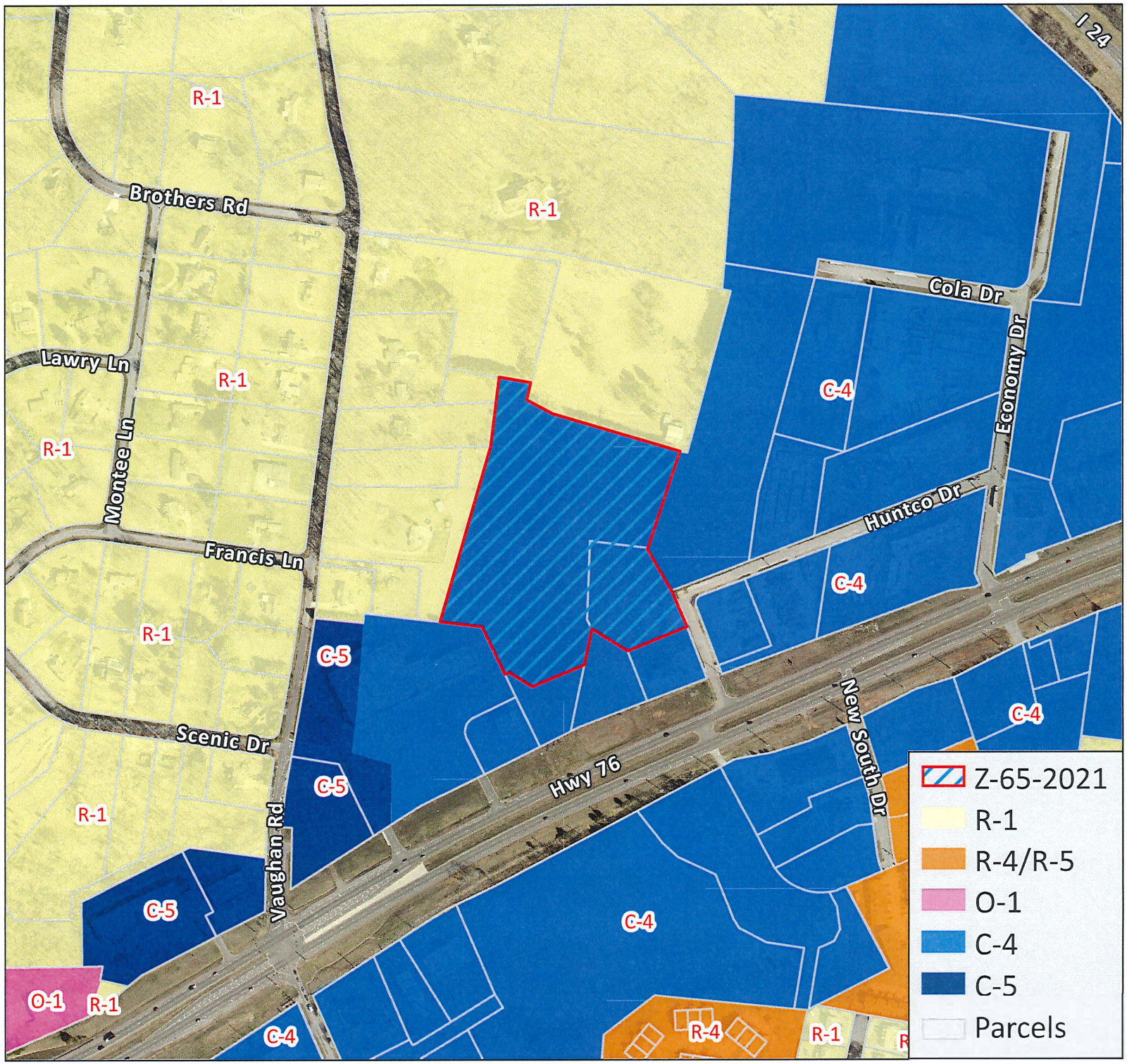
ACRES +/-
11.06

Scale: 1:3,000

N

0 150 300
Feet

10/26/2021



Z-65-2021

APPLICANT:
MICHAEL YOUNG

REQUEST:
C-4
TO
C-2

MAP & PARCEL
063 04007 (P)
063 04307

ACRES +/-
11.06

Scale: 1:5,000

0 250 500
Feet

10/26/2021

CASE NUMBER: Z 65 2021 **MEETING DATE** 10/26/2021

APPLICANT: Michael Young

PRESENT ZONING C-4 **PROPOSED ZONING** C-2

TAX PLAT # 063 **PARCEL** 040.07, 043.07

GEN. LOCATION Property located north of Martin Luther King Blvd., west of Huntco Dr. & east of Vaughan Rd.

****

PUBLIC COMMENTS

None received as of 4:30 P.M. on 10/25/2021 (A.L.)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING

RPC MEETING DATE: 10/26/2021 **CASE NUMBER:** Z - 66 -2021

NAME OF APPLICANT: 2114 Holdings LLC

AGENT:

GENERAL INFORMATION

TAX PLAT: 080A **PARCEL(S):** D 003.00

ACREAGE TO BE REZONED: 1.03

PRESENT ZONING: C-5

PROPOSED ZONING: C-2

EXTENSION OF ZONING CLASSIFICATION: YES

PROPERTY LOCATION: Property fronting on the south frontage of Crossland Ave. 175 +/- feet west of the Crossland Ave. & Robert S. Brown intersection.

CITY COUNCIL WARD: 9 **COUNTY COMMISSION DISTRICT:** 21 **CIVIL DISTRICT:** 12

DESCRIPTION OF PROPERTY: Cleared commercial lot.

APPLICANT'S STATEMENT FOR PROPOSED USE: to provide a mixed use development

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: No sewer or water available.

2. STREET DEPARTMENT/ COUNTY HIGHWAY DEPARTMENT: Needs to follow city access ordinance.

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 & Clarksville High are in the 3rd fastest growing region in Mont. County. Richview is at 94% capacity & currently has 2 portable classrooms. Clarksville High is at 101% capacity & currently has 1 portable classroom. 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: Crossland Ave.

DRAINAGE COMMENTS:

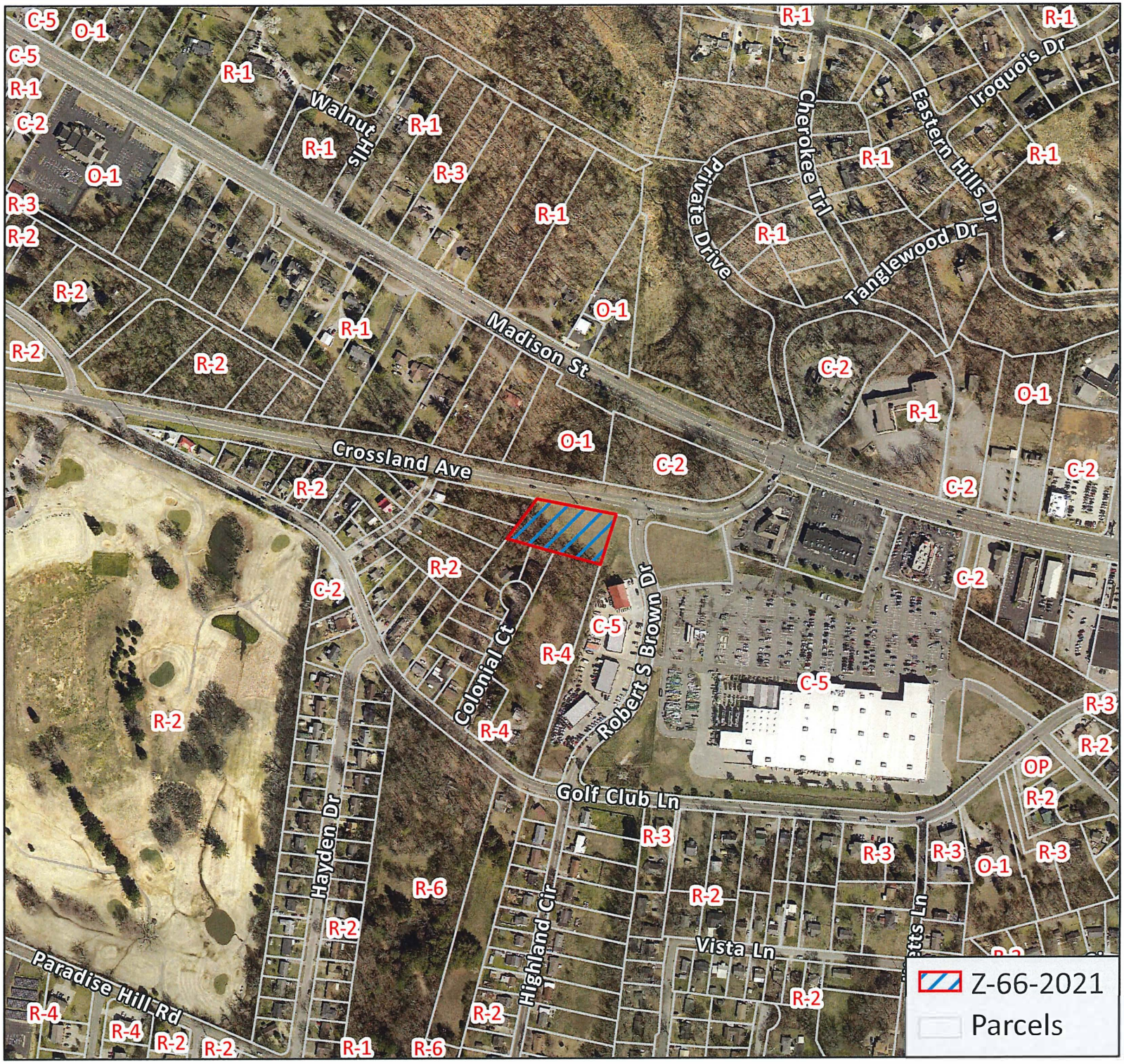
RESIDENTIAL DEVELOPMENT	APPLICANT'S ESTIMATES	HISTORICAL ESTIMATES
LOTS/UNITS:		12
POPULATION:		32

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. Adequate infrastructure serves the site & no adverse environmental issues were identified relative to this request.
4.
5.



Z-66-2021

APPLICANT:
2114 HOLDINGS LLC

REQUEST:
C-5
TO
C-2

MAP & PARCEL
080A D 00300

ACRES +/-
1.03

Scale: 1:5,000

0 250 500
Feet

10/26/2021

Z-66-2021

APPLICANT:
2114 HOLDINGS LLC

REQUEST:
C-5
TO
C-2

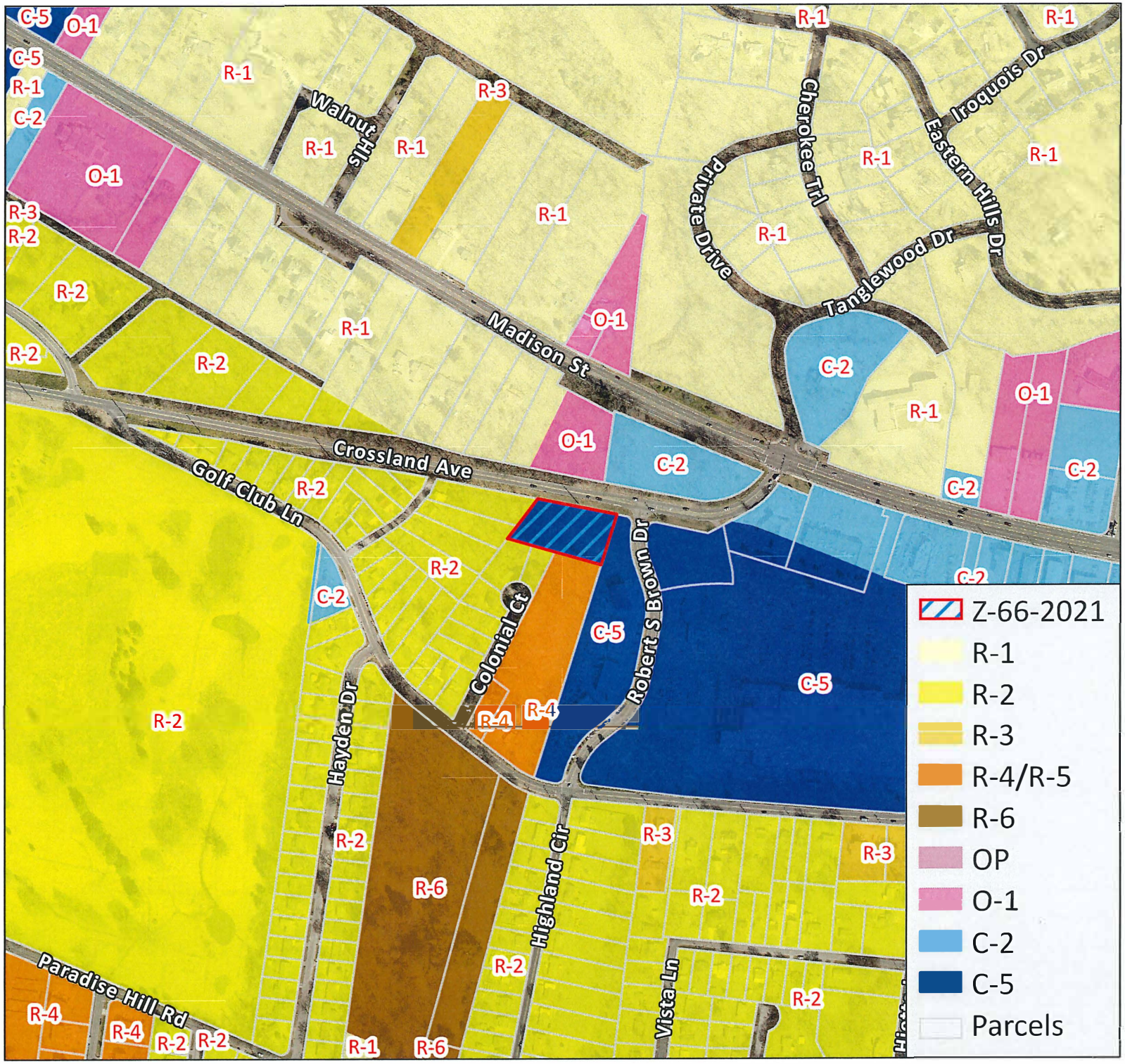
MAP & PARCEL
080A D 00300

ACRES +/-
1.03

Scale: 1:2,000

0 100 200
Feet

10/26/2021



Z-66-2021

APPLICANT:
2114 HOLDINGS LLC

REQUEST:
C-5
TO
C-2

MAP & PARCEL
080A D 00300

ACRES +/-
1.03

Scale: 1:5,000

0 250 500
Feet

10/26/2021

CASE NUMBER: Z 66 2021 **MEETING DATE** 10/26/2021

APPLICANT: 2114 Holdings LLC

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

TAX PLAT # 080A **PARCEL** D 003.00

GEN. LOCATION Property fronting on the south frontage of Crossland Ave. 175 +/- feet west of the Crossland Ave. & Robert S. Brown intersection.

****

PUBLIC COMMENTS

None received as of 4:30 P.M. on 10/25/2021 (A.L.)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING

RPC MEETING DATE: 10/26/2021 **CASE NUMBER:** Z - 67 -2021

NAME OF APPLICANT: Anthony Q Johnson

AGENT:

GENERAL INFORMATION

TAX PLAT: 079D **PARCEL(S):** C 034.00

ACREAGE TO BE REZONED: .25

PRESENT ZONING: R-3

PROPOSED ZONING: R-6 Three

EXTENSION OF ZONING CLASSIFICATION: NO

PROPERTY LOCATION: Property fronting on the north frontage of Daniel St., 155 +/- feet east of the Daniel St. & Lucas Ln. intersection.

CITY COUNCIL WARD: 6 **COUNTY COMMISSION DISTRICT:** 5 **CIVIL DISTRICT:** 12

DESCRIPTION OF PROPERTY: Vacant residential lot.

APPLICANT'S STATEMENT FOR PROPOSED USE: To construct 2 single family dwelling

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

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 Elem., Richview & Clarksville High are in the 3rd fastest growing region in Mont. County. Barksdale is at 103% capacity & currently has 5 portable classrooms. Richview is at 94% capacity & currently has 2 portable classrooms. Clarksville High is at 101% capacity & currently has 1 portable classroom. 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: Increased Single Family residential density.

INFRASTRUCTURE:

WATER SOURCE: CITY **SEWER SOURCE:** CITY

STREET/ROAD ACCESSIBILITY: Daniel St.

DRAINAGE COMMENTS:

RESIDENTIAL DEVELOPMENT	APPLICANT'S ESTIMATES	HISTORICAL ESTIMATES
LOTS/UNITS:	2	2
POPULATION:		5

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 were identified relative to this request.
5.

Z-67-2021

APPLICANT:
ANTHONY Q. JOHNSON

REQUEST:
R-3
TO
R-6

MAP & PARCEL
079D C 03400

ACRES +/-
0.25

Scale: 1:5,000

0 250 500
Feet

10/26/2021

Z-67-2021

APPLICANT:
ANTHONY Q. JOHNSON

REQUEST:
R-3
TO
R-6

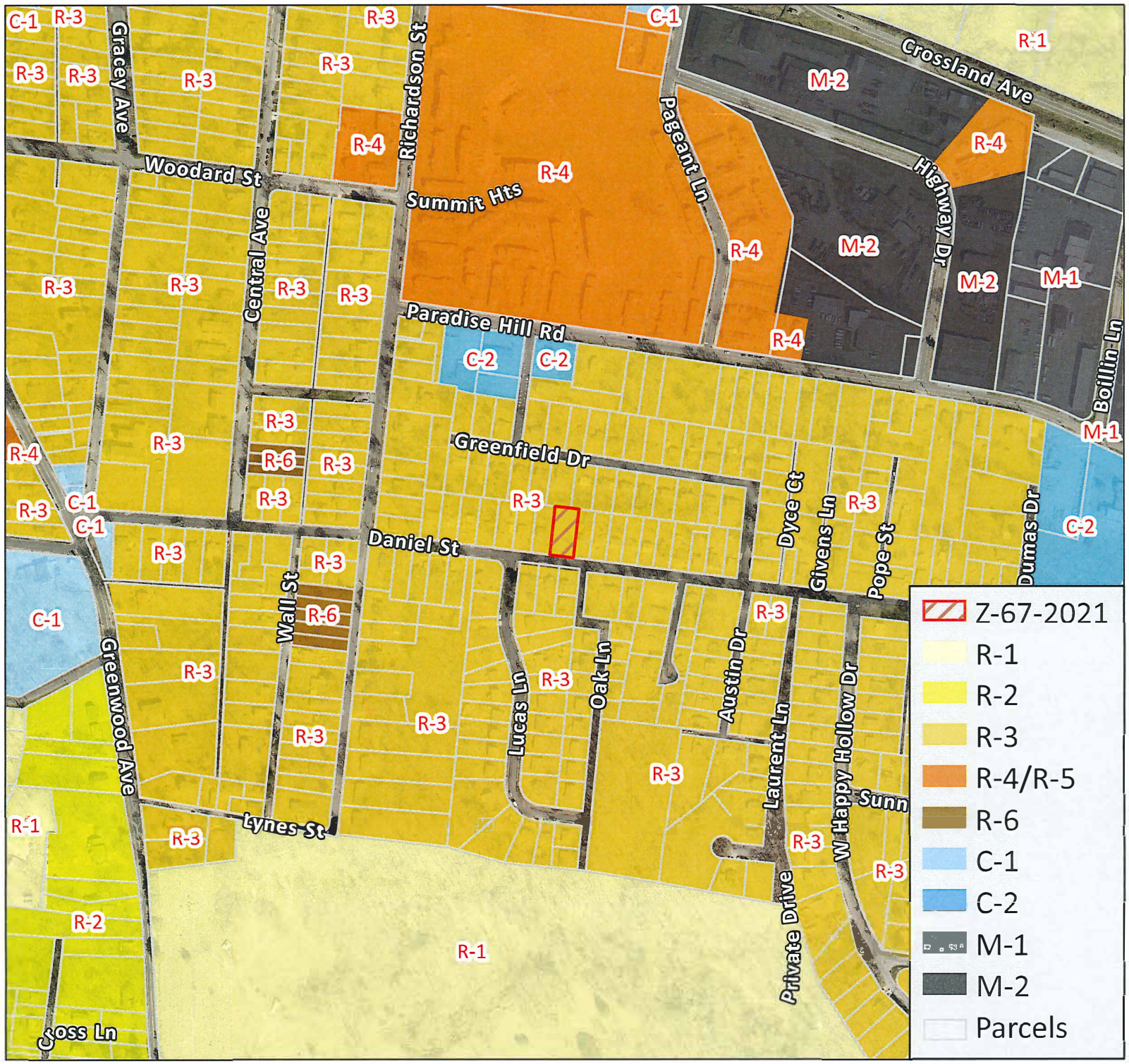
MAP & PARCEL
079D C 03400

ACRES +/-
0.25

Scale: 1:1,000

0 40 80
Feet

10/26/2021



Z-67-2021

APPLICANT:
ANTHONY Q. JOHNSON

REQUEST:
R-3
TO
R-6

MAP & PARCEL
079D C 03400

ACRES +/-
0.25

Scale: 1:5,000

0 250 500
Feet

10/26/2021

CASE NUMBER: Z 67 2021 **MEETING DATE** 10/26/2021

APPLICANT: Anthony Q Johnson

PRESENT ZONING R-3 **PROPOSED ZONING** R-6

TAX PLAT # 079D **PARCEL** C 034.00

GEN. LOCATION Property fronting on the north frontage of Daniel St., 155 +/- feet east of the Daniel St. & Lucas Ln. intersection.

****

PUBLIC COMMENTS

None received as of 4:30 P.M. on 10/25/2021 (A.L.)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING

RPC MEETING DATE: 10/26/2021 **CASE NUMBER:** Z - 68 -2021

NAME OF APPLICANT: Black Hawk Land

AGENT: Rex Hawkins

GENERAL INFORMATION

TAX PLAT: 018 **PARCEL(S):** 035.11 p/o

ACREAGE TO BE REZONED: 5.65

PRESENT ZONING: C-5

PROPOSED ZONING: R-2

EXTENSION OF ZONING CLASSIFICATION: YES

PROPERTY LOCATION: Portion of property east of Peachers Mill Rd. & south of W. Boy Scout Rd.

CITY COUNCIL WARD: 5 **COUNTY COMMISSION DISTRICT:** 12 **CIVIL DISTRICT:** 3

DESCRIPTION OF PROPERTY: A portion of a tract that is currently being graded for development.

APPLICANT'S STATEMENT FOR PROPOSED USE: Down zone from C-5 to R-2 continuing current zoning

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 sewer available at the moment.

2. STREET DEPARTMENT/ COUNTY HIGHWAY DEPARTMENT: Need to connect to signal at West Creek Coyote Trail.

3. DRAINAGE COMMENTS: There is detention in the area for Allen Farms Section 1.

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: WEST CREEK
MIDDLE SCHOOL: WEST CREEK
HIGH SCHOOL: WEST CREEK

West Creek Elem, West Creek Middle & West Creek High are in the fastest growing region of Montgomery County. West Creek Elemis at 93% capacity & currently has 7 portable classrooms, West Creek Middle is at 109% capacity & currently has 11 portables, West Creek High is at 97% capacity. This continued growth necessitates additional action to address building capacity and school bus transportation needs in Mont County. This development could add additional students, and require additional infrastructure and funding. Students within 1 mile from an existing school, which is in the parent responsibility zone, may not have bus transportation; sidewalks for pedestrians or bike access need to be included in the development phase. 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: Minimal

INFRASTRUCTURE:

WATER SOURCE: CITY **SEWER SOURCE:** CITY

STREET/ROAD ACCESSIBILITY: Future Development

DRAINAGE COMMENTS:

RESIDENTIAL DEVELOPMENT **APPLICANT'S ESTIMATES** **HISTORICAL ESTIMATES**

LOTS/UNITS:

POPULATION:

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. This R-2 Single Family Residential Zoning request adjust the zoning line to meet the subdivision development plan for this tract.
3. Adequate infrastructure serves the site & no adverse environmental issues were identified relative to this request.
4.
5.

Z-68-2021

APPLICANT:
BLACK HAWK LAND DEVELOPMENT

REQUEST:
C-5
TO
R-2

MAP & PARCEL
018 03511 (P)

ACRES +/-
5.65

Scale: 1:8,000

0 400 800
Feet

10/26/2021

Z-68-2021

APPLICANT:
BLACK HAWK LAND DEVELOPMENT

REQUEST:
C-5
TO
R-2

MAP & PARCEL
018 03511 (P)

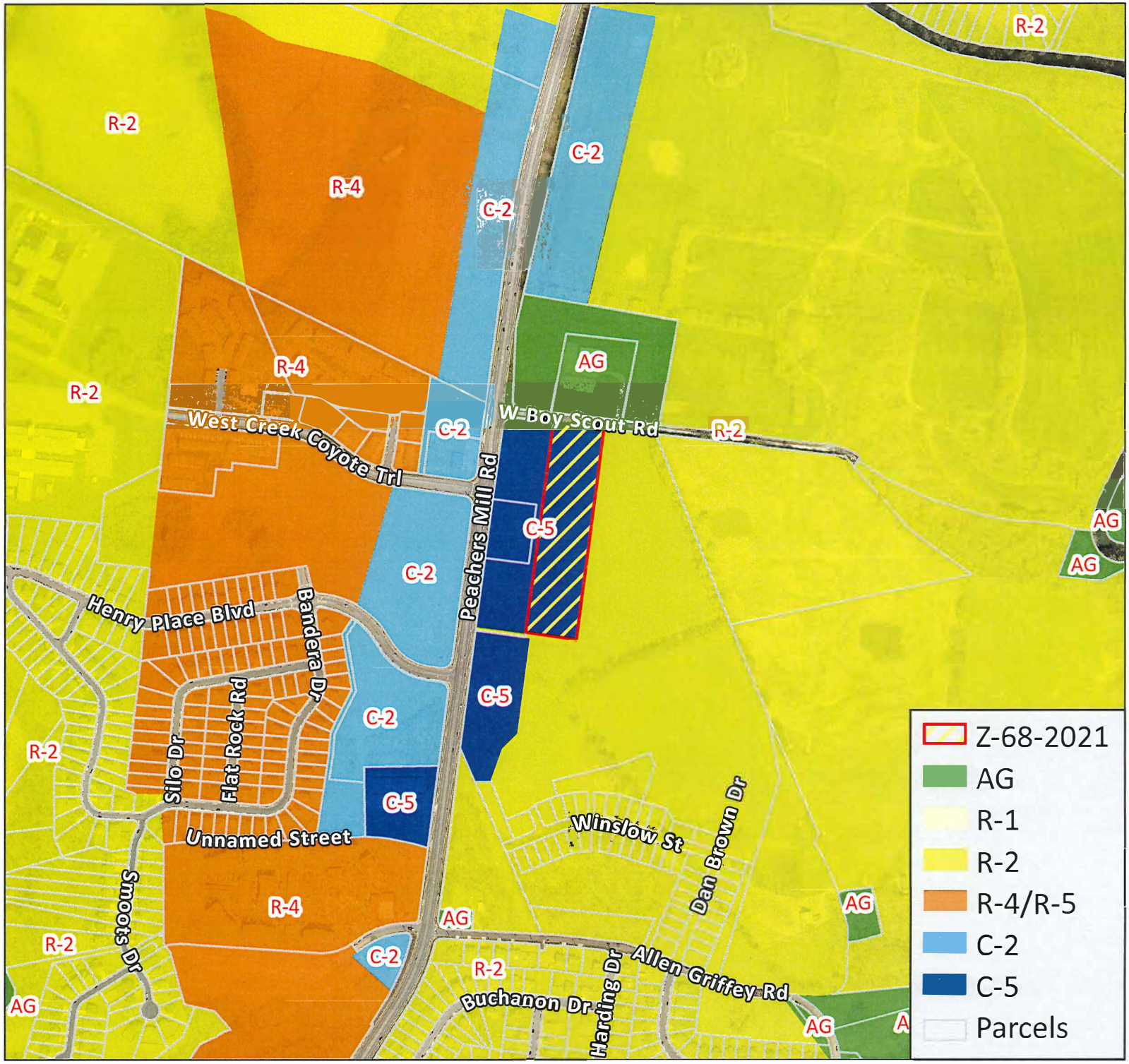
ACRES +/-
5.65

Scale: 1:3,000

N

0 150 300
Feet

10/26/2021



Z-68-2021

APPLICANT:
BLACK HAWK LAND DEVELOPMENT

REQUEST:
C-5
TO
R-2

MAP & PARCEL
018 03511 (P)

ACRES +/-
5.65

Scale: 1:8,000

0 400 800
Feet

10/26/2021

CASE NUMBER: Z 68 2021 **MEETING DATE** 10/26/2021

APPLICANT: Black Hawk Land Development

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

TAX PLAT # 018 **PARCEL** 035.11 p/o

GEN. LOCATION Portion of property east of Peachers Mill Rd. & south of W. Boy Scout Rd.

****

PUBLIC COMMENTS

None received as of 4:30 P.M. on 10/25/2021 (A.L.)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING

RPC MEETING DATE: 10/26/2021 **CASE NUMBER:** Z - 69 - 2021

NAME OF APPLICANT: Kmg Properties

AGENT: Rex Hawkins

GENERAL INFORMATION

TAX PLAT: 006P **PARCEL(S):** A 009.00 A 008.00

ACREAGE TO BE REZONED: 0.71 +/-

PRESENT ZONING: R-1

PROPOSED ZONING: R-4

EXTENSION OF ZONING CLASSIFICATION: YES

PROPERTY LOCATION: Property fronting on the north frontage of Notgrass Rd., 220 +/- feet west of the Notgrass Rd. & Arbor St. intersection.

CITY COUNCIL WARD: 1 **COUNTY COMMISSION DISTRICT:** 9 **CIVIL DISTRICT:** 3

DESCRIPTION OF PROPERTY: Former single family residential lots.

APPLICANT'S STATEMENT FOR PROPOSED USE: Continuation of current zoning

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: 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: Sinkhole encumbering Lots 97 & 98.

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: WEST CREEK
MIDDLE SCHOOL: WEST CREEK
HIGH SCHOOL: WEST CREEK

West Creek Elem, West Creek Middle & West Creek High are in the fastest growing region of Montgomery County. West Creek Elemis at 93% capacity & currently has 7 portable classrooms, West Creek Middle is at 109% capacity & currently has 11 portable classrooms, West Creek High is at 97% capacity. This continued growth necessitates additional action to address building capacity and school bus transportation needs in Mont 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: Comments received from department and they had no concerns.

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: Notgrass Rd.

DRAINAGE COMMENTS:

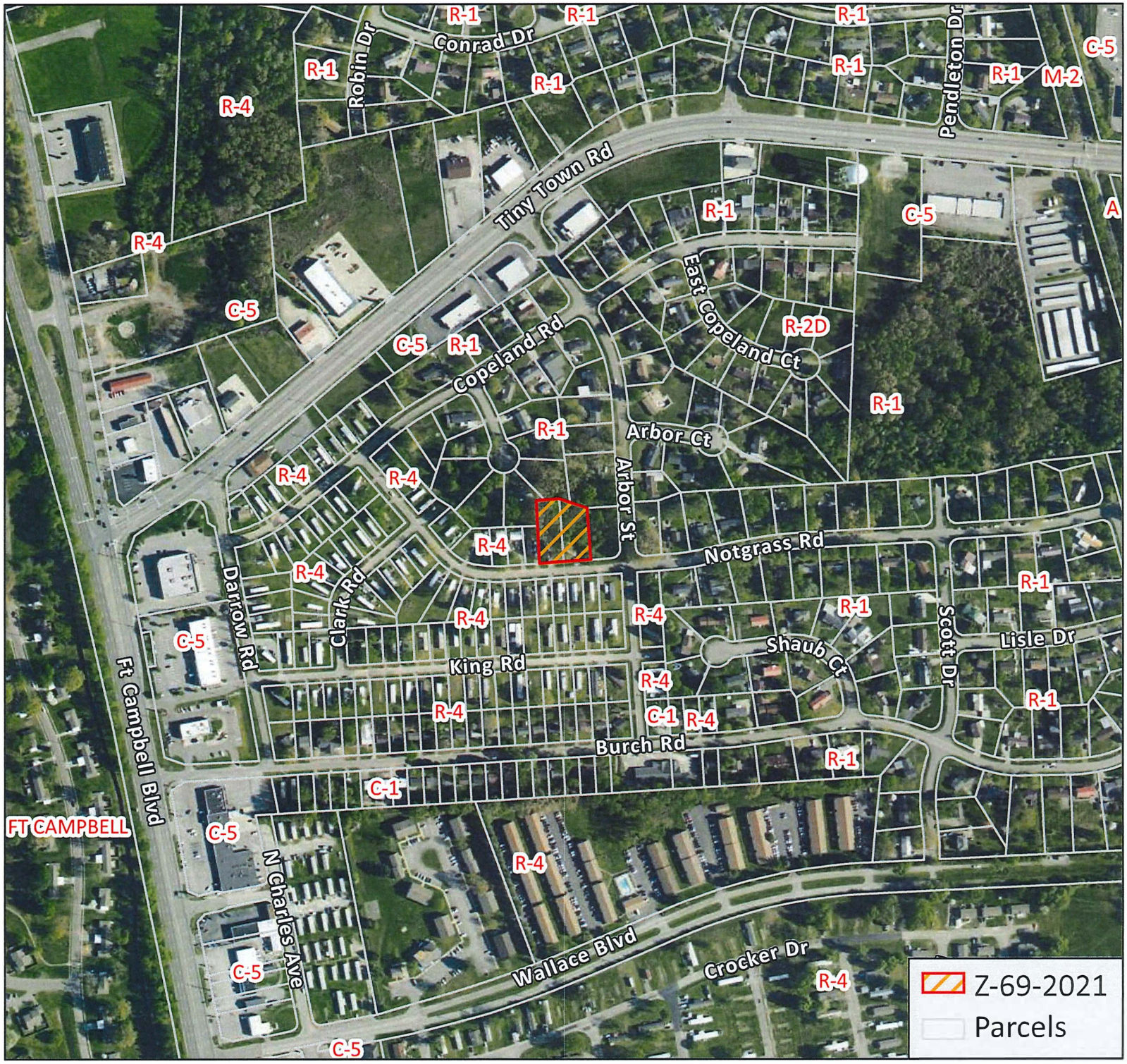
RESIDENTIAL DEVELOPMENT	APPLICANT'S ESTIMATES	HISTORICAL ESTIMATES
LOTS/UNITS:		8
POPULATION:		21

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 request is an extension of the existing R-4 Multiple-Family Residential District.
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.
5.



Z-69-2021

APPLICANT:
KING PROPERTIES

REQUEST:
R-1
TO
R-4

MAP & PARCEL
006P A 00900
006P A 00800

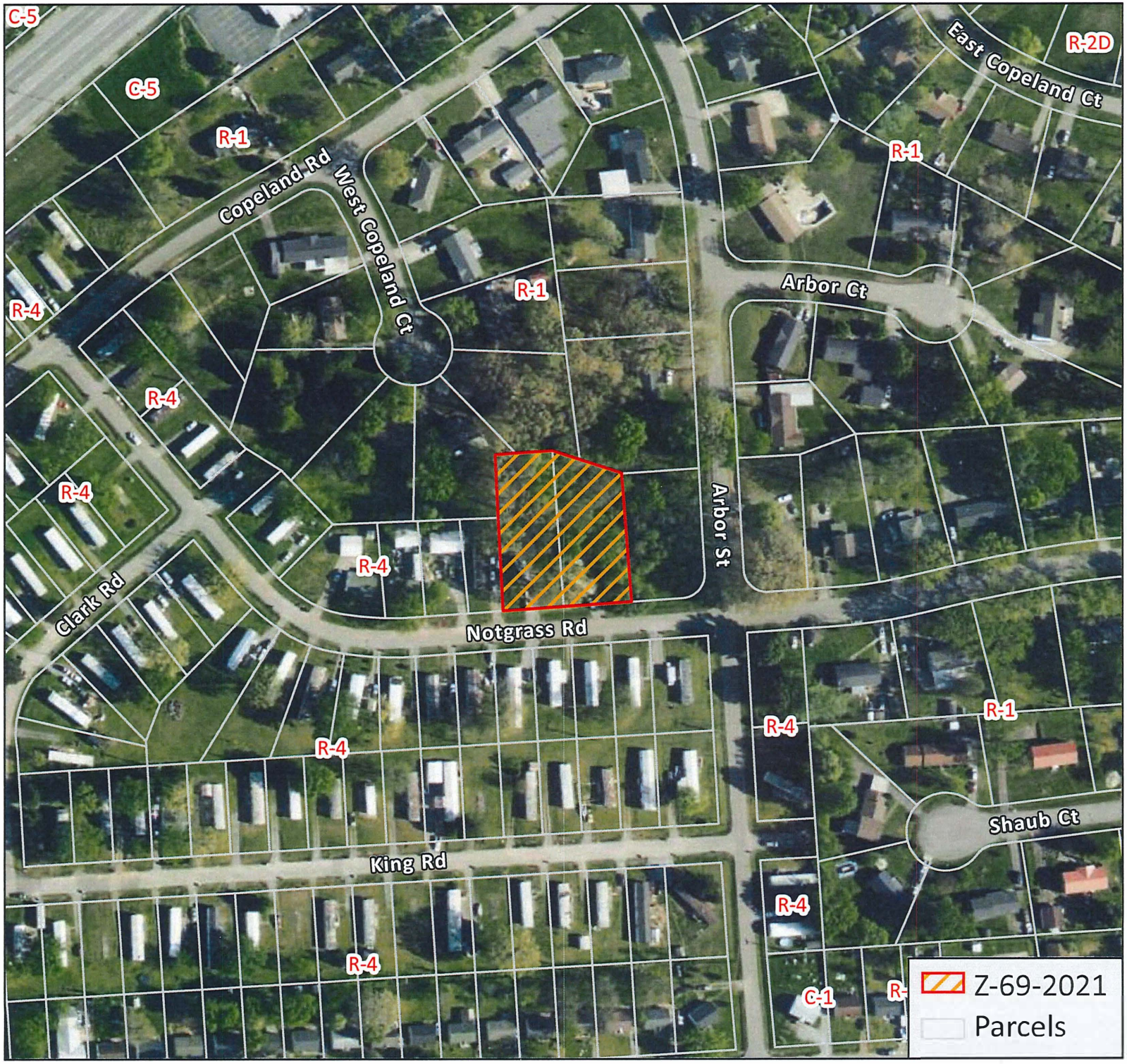
ACRES +/-
0.71

Scale: 1:5,000

N

0 250 500
Feet

10/26/2021



Z-69-2021

APPLICANT:
KING PROPERTIES

REQUEST:
R-1
TO
R-4

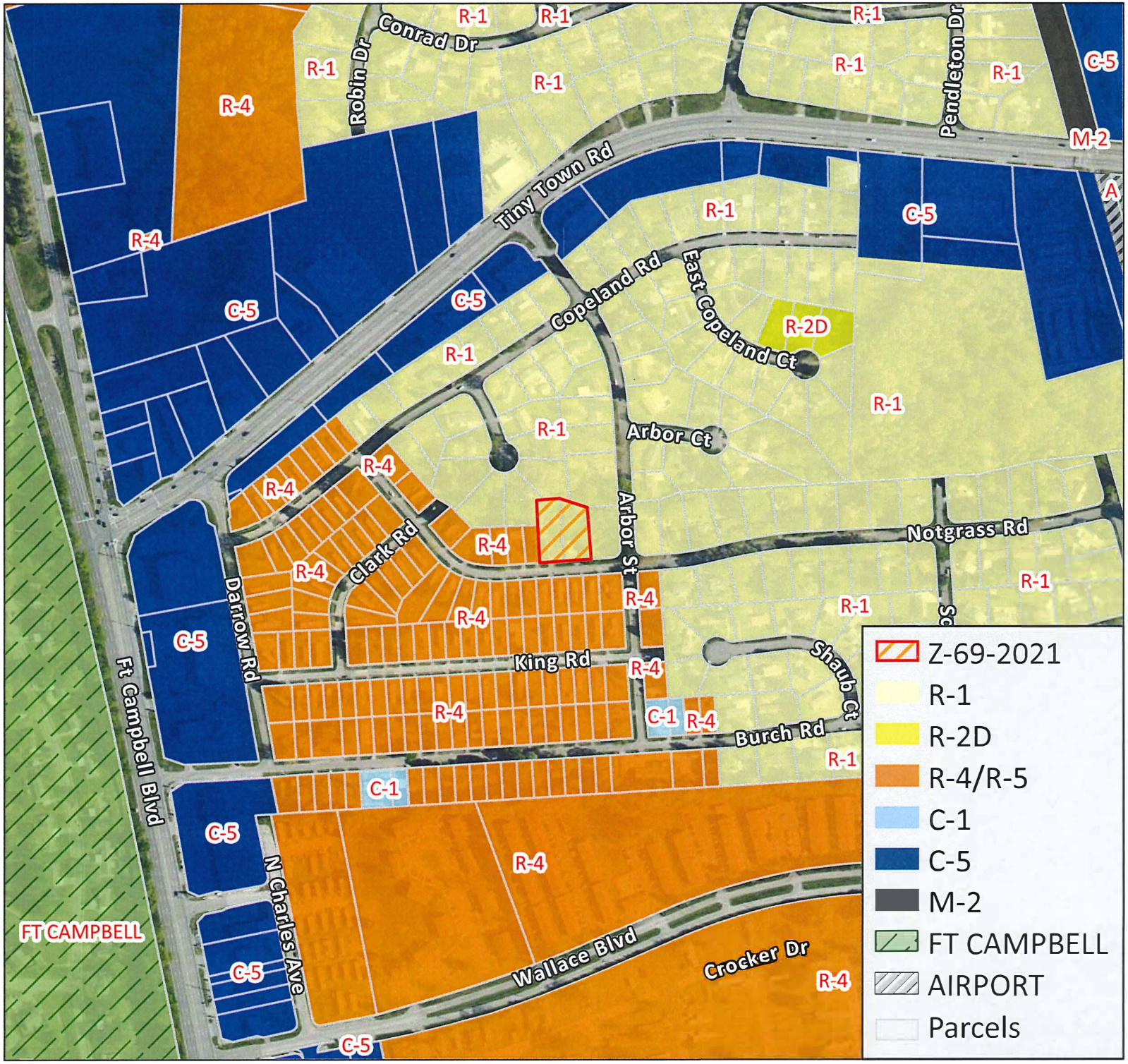
MAP & PARCEL
006P A 00900
006P A 00800

ACRES +/-
0.71

Scale: 1:2,000

0 100 200
Feet

10/26/2021



Z-69-2021

APPLICANT:
KING PROPERTIES

REQUEST:
R-1
TO
R-4

MAP & PARCEL
006P A 00900
006P A 00800

ACRES +/-
0.71

Scale: 1:5,000

0 250 500
Feet

10/26/2021

CASE NUMBER: Z 69 2021 **MEETING DATE** 10/26/2021

APPLICANT: Kmg Properties

PRESENT ZONING R-1 **PROPOSED ZONING** R-4

TAX PLAT # 006P **PARCEL** A 009.00

GEN. LOCATION Property fronting on the north frontage of Notgrass Rd., 220 +/- feet west of the Notgrass Rd. & Arbor St. intersection.

****

PUBLIC COMMENTS

None received as of 4:30 P.M. on 10/25/2021 (A.L.)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING

RPC MEETING DATE: 10/26/2021 **CASE NUMBER:** Z - 70 -2021

NAME OF APPLICANT: KMG Properties

AGENT: Rex Hawkins

GENERAL INFORMATION

TAX PLAT: 005M **PARCEL(S):** A 012.00

ACREAGE TO BE REZONED: 0.25 +/-

PRESENT ZONING: R-1

PROPOSED ZONING: R-4 Single-

EXTENSION OF ZONING CLASSIFICATION: YES

PROPERTY LOCATION: A parcel of land located north of the Notgrass Rd. & Copeland Rd. intersection.

CITY COUNCIL WARD: 1 **COUNTY COMMISSION DISTRICT:** 9 **CIVIL DISTRICT:** 3

DESCRIPTION OF PROPERTY: Vacant residential lot.

APPLICANT'S STATEMENT FOR PROPOSED USE: Continuing zoning

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: 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: WEST CREEK
MIDDLE SCHOOL: WEST CREEK
HIGH SCHOOL: WEST CREEK

West Creek Elem, West Creek Middle & West Creek High are in the fastest growing region of Montgomery County. West Creek Elemis at 93% capacity & currently has 7 portable classrooms, West Creek Middle is at 109% capacity & currently has 11 portable classrooms, West Creek High is at 97% capacity. This continued growth necessitates additional action to address building capacity and school bus transportation needs in Mont 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: Comments received from department and they had no concerns.

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: Copeland Rd.

DRAINAGE COMMENTS:

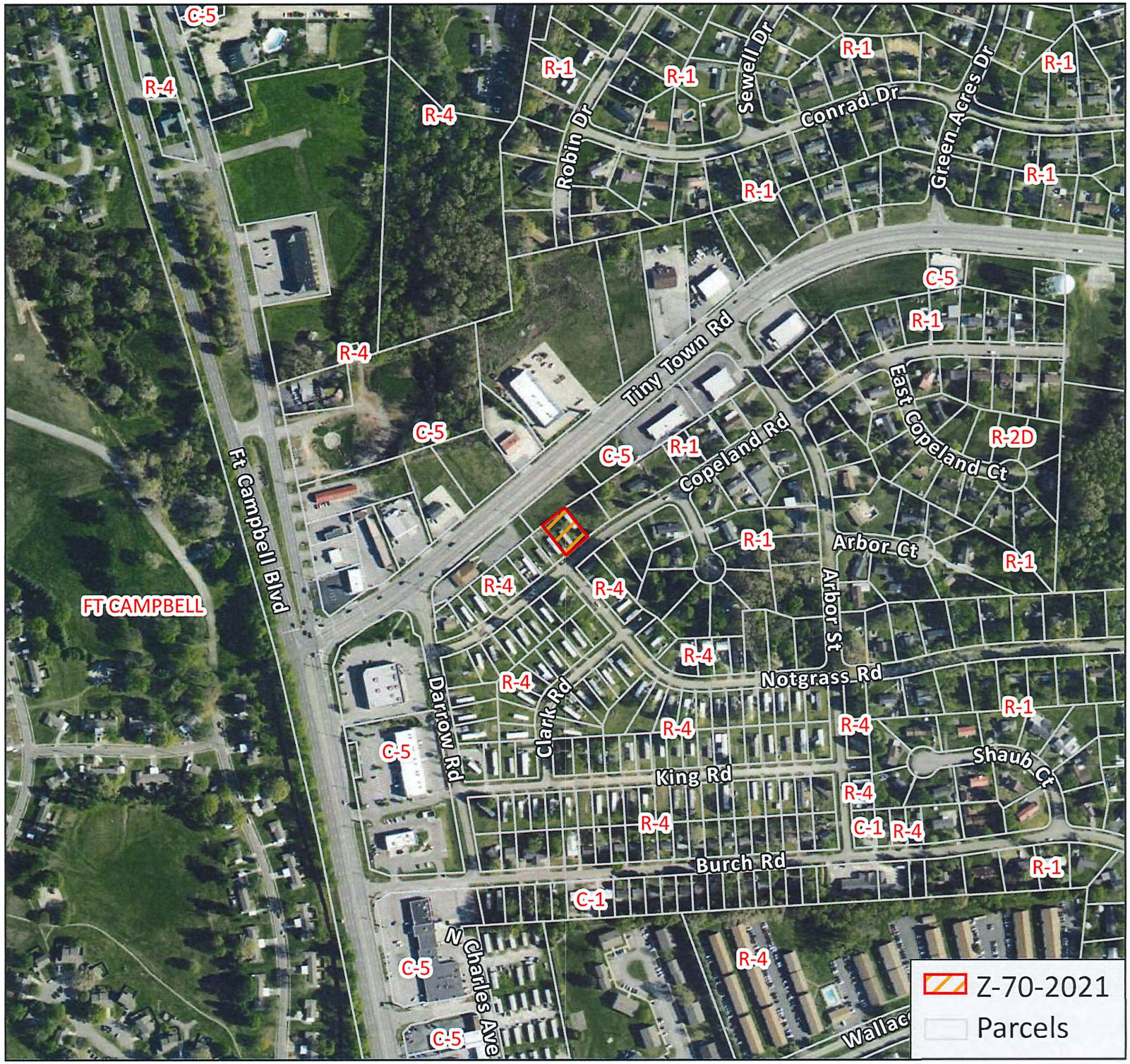
RESIDENTIAL DEVELOPMENT	APPLICANT'S ESTIMATES	HISTORICAL ESTIMATES
LOTS/UNITS:		3
POPULATION:		8

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 request is an extension of the existing R-4 Multiple-Family Residential District.
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.
5.



Z-70-2021

APPLICANT:
KMG PROPERTIES

REQUEST:
R-1
TO
R-4

MAP & PARCEL
005M A 01200

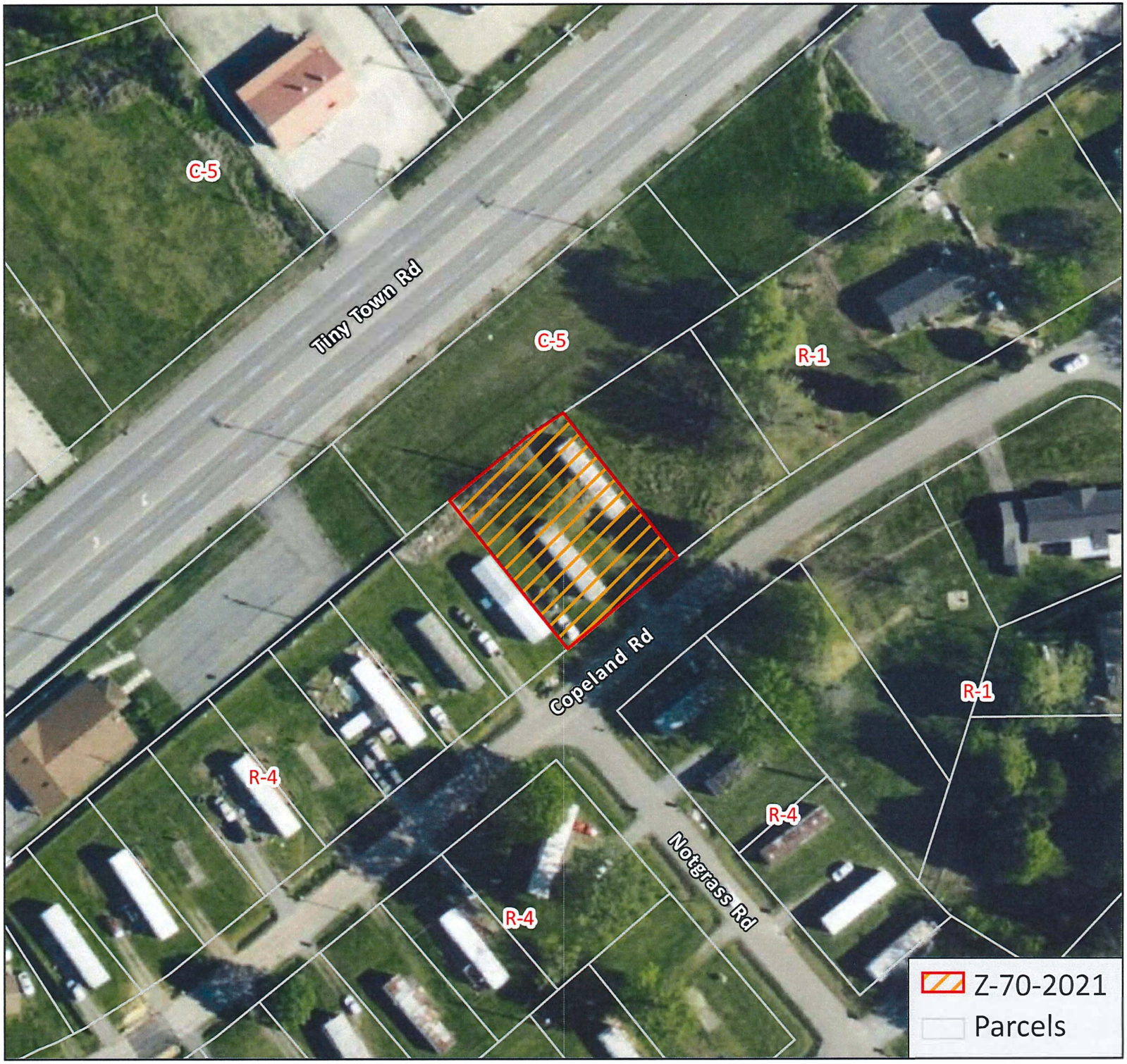
ACRES +/-
0.25

Scale: 1:5,000

0 250 500
Feet

N

10/26/2021



Z-70-2021

APPLICANT:
KMG PROPERTIES

REQUEST:
R-1
TO
R-4

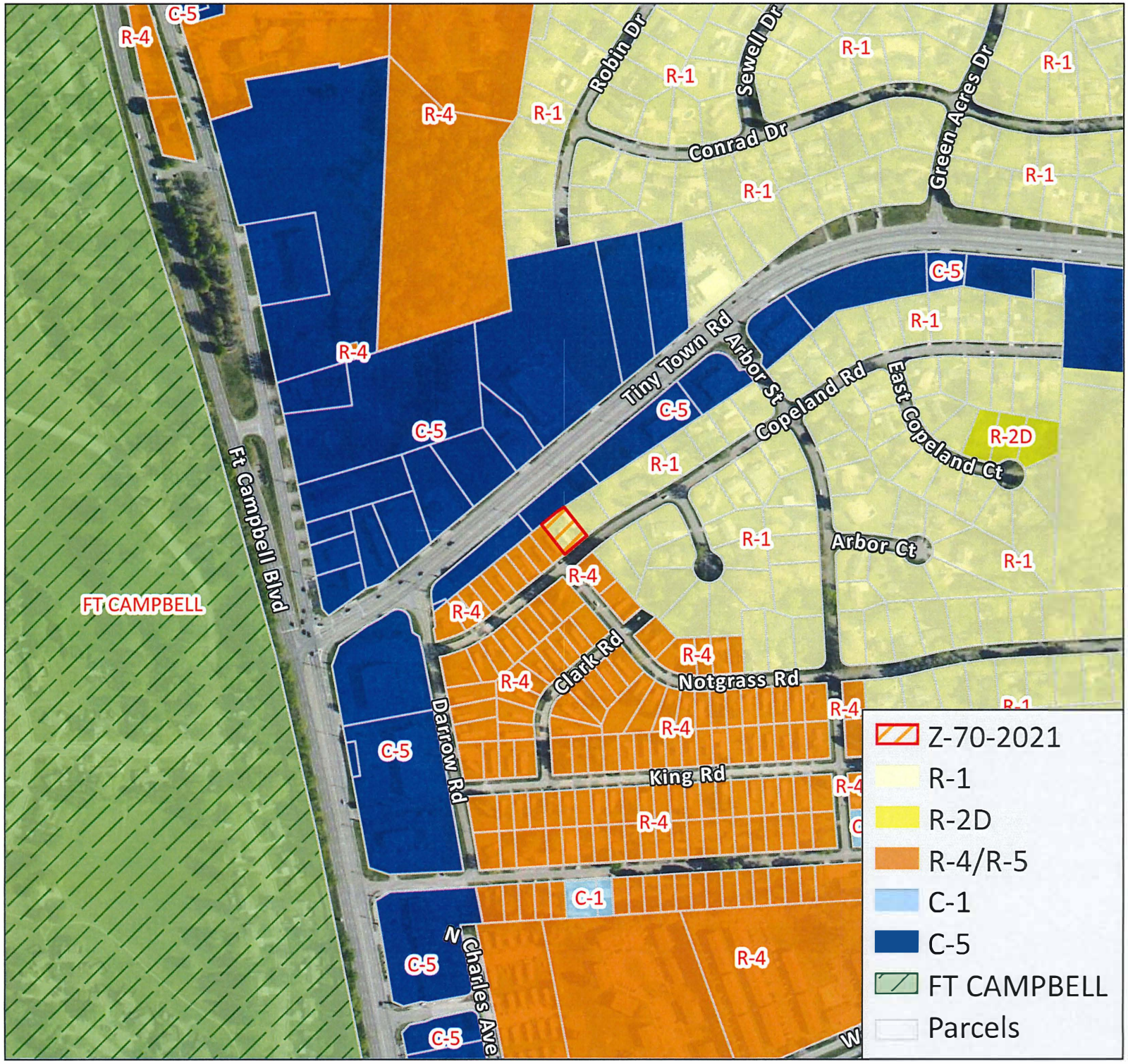
MAP & PARCEL
005M A 01200

ACRES +/-
0.25

Scale: 1:1,000

0 40 80
Feet

10/26/2021



Z-70-2021

APPLICANT:
KMG PROPERTIES

REQUEST:
R-1
TO
R-4

MAP & PARCEL
005M A 01200

ACRES +/-
0.25

Scale: 1:5,000

0 250 500
Feet

10/26/2021

CASE NUMBER: Z 70 2021 **MEETING DATE** 10/26/2021

APPLICANT: KMG Properties

PRESENT ZONING R-1 **PROPOSED ZONING** R-4

TAX PLAT # 005M **PARCEL** A 012.00

GEN. LOCATION A parcel of land located north of the Notgrass Rd. & Copeland Rd. intersection.

****

PUBLIC COMMENTS

None received as of 4:30 P.M. on 10/25/2021 (A.L.)

ORDINANCE 47-2021-22

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF SANDRA SIMS FOR A ZONE CHANGE ON PROPERTY FRONTING ON THE NORTH/WEST FRONTAGE OF EDMONDSON FERRY RD., 365 +/- FEET NORTH OF THE HAWKINS RD. & EDMONDSON FERRY 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-4 Multiple-Family Residential District

PUBLIC HEARING:
FIRST READING:
SECOND READING:
EFFECTIVE DATE:

EXHIBIT A

Beginning at a point in the western right-of-way of Edmondson Ferry Road, said point being 0.13 miles, more or less, south of the centerline of Barry Drive, as measured along the western right-of-way of Edmondson Ferry Road, said point also being the southeastern corner of the herein described property; Thence on a curve to the left, said curve having an arc length of 91.71', radius of 285.54', and being subtended by a chord having a bearing of South 68°'56'19" West for a distance of 91.31' to a point; Thence North 83°59'30" West for a distance of 489.12 feet, more or less, to a point; Thence North 07°41'52" East for a distance of 165.31 feet, more or less, to a point; Thence South 82°10'49" East for a distance of 377.91 feet, more or less, to a point; Thence North 08° 54'38" East for a distance of 132.04 feet, more or less, to a point; Thence South 81° 34'15" East for a distance of 153.87 feet, more or less, to a point; Thence South 09° 17'03" West for a distance of 98.05 feet, more or less, to a point; Thence South 07°20'07" East for a distance of 143.08 feet, more or less, to the point of beginning.
Said Tract contains 2.43 acres more or less.

ORDINANCE 48-2021-22

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF John & James Clark FOR A ZONE CHANGE ON A tract fronting on the north frontage of E. Boy Scout Rd. 1,450+/- feet west of the E. Boy Scout Rd. & Needmore Rd. intersection & a tract fronting on the south frontage of E. Boy Scout Rd. 2,025+/- west of the E. Boy Scout 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 AG Agricultural District/ C-2 General Commercial District as R-1 Single-Family Residential District/ R-4 Multiple-Family Residential

PUBLIC HEARING:

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

R-4 Zoning description:

Beginning at a point, said point being 888+/- feet in a southwesterly direction from the centerline of the Needmore Rd. & E. Boy Scout Rd. intersection, said point being further identified as the southwest corner of the Bill Mace property & located in the northern R.O.W. margin of E. Boy Scout Rd., thence in a westerly direction 1,015 +/- feet with the northern R.O.W. margin of E. Boy Scout Rd. to a point, said point being the southeast corner of the Aaron Fortin property, thence in a northerly direction 322 +/- feet to a point, and 40 +/- feet in a westerly direction to a point & 108 +/- feet in a northerly direction with the eastern boundary of the Aaron Fortin property & others to a point, said point being in the southern boundary of the Wynwood Apartments, LLC, thence in a easterly direction 956 +/- feet with the southern boundary of the Wynwood Apartments, LLC property to a point, said point being the northwest corner of the City of Clarksville/William Belew property, thence in a southerly direction 424 +/- feet with the western boundary of the City of Clarksville/William Belew property & Bill Mace property to the point of beginning, said herein described tract containing 10.5 +/- acres

R-1 Zoning description:
Beginning at a point, said point being 1,794 +/- feet in a southwesterly direction from the centerline of the Needmore Rd. & E. Boy Scout Rd. intersection, said point being further identified as the northwest corner of the William H Scoggin, III property, thence in a southerly direction 310 +/- feet with the western boundary of the William H Scoggin, III property, to a point, said point being in the

northern bank of the Big West Fork Creek, thence in a westerly direction 397 +/- feet with the northern bank of the Big West Fork Creek to a point, said point being the southeast corner of the Casey J. Furman property, thence in a northerly direction 244 +/- feet with the eastern boundary of the Casey J. Furman property, to a point, said point located in the southern R.O.W. boundary of the E. Boy Scout Rd. R.O.W., thence in easterly direction 309 +/- feet, with the southern R.O.W. boundary of the E. Boy Scout Rd. R.O.W to the point of beginning, said herein described tract containing, 2.04 +/- acres.

Traffic Assessment

For

Z-62-2021

John M and James R Clark Property

Clarksville, Tennessee

Prepared by:

Houston Smith, PE

TTL Inc

330 N 2nd St

Clarksville, Tennessee 37040

(931) 647-6959

Preparation Date:

October 6, 2021

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- Proposed PM Peak Hour Report & Diagram

I. Project Description

This traffic assessment is for the rezoning request of the John M and James R Clark property, identified as CMCRPC case Z-62-2021. The property identification is Map 18 Parcels 23.00 & 23.02, with parcels on both the north and south sides of East Boy Scout Road. The property on the north side of East Boy Scout Road totals approximately 10.5 acres and is currently a split zone with AG (Agricultural District) and C-2 (General Commercial District). The property on the south side of East Boy Scout Road totals approximately 2.0 acres and is currently zoned AG. The rezone request is to change the north property to R-4 (Multiple-Family Residential District) and the south property to R-1 (Single-Family Residential District) which can be seen in Appendix A.

The purpose of this traffic assessment is to determine the following:

- Roadway improvements that may be necessary based on current conditions of East Boy Scout Road.
- Intersection Level of Service (LOS) at Needmore/E Boy Scout Road (AM and PM peak hours to be studied).
- Potential roadway/intersection improvements that may be necessary based on anticipated traffic from the rezone.

II. Existing Settings

a. East Boy Scout Road

At the project site, East Boy Scout is an 18-20 foot wide paved section with no identified lanes or shoulder and a posted speed limit of 20 mph. The slopes are gentle with a highpoint and curve near the east property corner. East Boy Scout serves the Clarksville Speedway, approximately 10 single family houses and Billy Dunlop Park access this section of E Boy Scout. A connection to Autumn Creek Village is under construction which will add an additional outlet to Needmore Rd.

b. East Boy Scout/Needmore Intersection

The East Boy Scout and Needmore intersection is a 4-way intersection with stop signs on East Boy Scout and the rear access of Pisgah Elementary School. The intersection includes the following lanes:

- Southbound left
- Southbound thru/right
- Northbound left/thru/right
- Eastbound left/thru/right
- Westbound right
- Westbound left/thru

An aerial image of the intersection can be seen on the following page.

Aerial image of East Boy Scout/East Boy Scout Intersection

III. Existing Traffic Volume

Existing traffic volumes on Needmore Road were taken from manual counts performed on Tuesday, August 31, 2021 from 6:00-9:00 am and 3:00-6:00 pm in 15-minute increments. The counts were performed while CMCSS schools were in session and after the COVID 19 pandemic traffic patterns were stabilized. No adjustments to the data will be necessary.

IV. Existing Level of Service

1. Needmore/E Boy Scout Intersection:
   Using the manual counts as the existing data, HCS 7 Software by McTrans was utilized to perform two way stop control analysis of the Needmore/E Boy Scout intersection. Analysis for both AM and PM peak hour was performed, and the data sheets can be seen in the Appendix. A summary of the HCS data can be seen below:

Needmore/E Boy Scout Intersection				
Level of Service Summary – 2019 Existing Conditions				
	AM Peak Hour		PM Peak Hour	
	Control Delay (s/veh)	LOS	Control Delay (s/veh)	LOS
Eastbound Left/Thru/Right	26.2	D	18.4	C
Westbound Left	28.4	D	18.2	C
Westbound Thru/Right	10.6	B	11.8	B
Northbound Left	8.3	A	8.2	A
Southbound Left	8.2	A	8.1	A

V. Subject Property Proposed Traffic

To calculate anticipated traffic that can be generated on the site, the Clarksville Street Department (CSD) has developed a standard based on site acreage compared to the Clarksville Zoning Regulations. Traffic generated from the proposed development will be estimated based on Institute of Traffic Engineers (ITE) guidelines using the Clarksville Street Department standards. Anticipated traffic is listed below.

1. Existing Zoning

The majority of the property is currently zoned AG (Agricultural District) which is allowed a single-family residence per every 1.5 acres, which yields 8 single family homes. Additionally, 1.1 acres of the property is zoned C-2 (General Commercial District) which is allowed a wide range of uses. The City of Clarksville Traffic Study Guidelines require C-2 zoned properties to be evaluated using ITE Code 820 (Shopping Center) to estimate traffic from undeveloped property. To calculate anticipated traffic that can be generated on the C-2 portion of site, CSD has accepted a standard based on site acreage compared to the Clarksville Zoning Regulations. The zoning regulations do not specify a maximum lot coverage, therefore 40% lot coverage based on similar developments is utilized, which yields a 19,000-sf retail building. Traffic generated from the possible development based on existing zoning is listed on the following page:

Total - Existing Zoning								
On a Weekday			A.M. Peak Hour of Adjacent Street			P.M. Peak Hour of Adjacent Street		
Trip Ends	Enter	Exit	Trip Ends	Enter	Exit	Trip Ends	Enter	Exit
921	460	460	28	14	14	82	41	41

Single Family Detached Housing (ITE Code 210)								
Proposed Units:		11						
On a Weekday			A.M. Peak Hour of Adjacent Street			P.M. Peak Hour of Adjacent Street		
Avg Rate Per Unit		9.57	Avg Rate Per Unit		0.75	Avg Rate Per Unit		1.01
Trip Ends	50% Enter	50% Exit	Trip Ends	25% Enter	75% Exit	Trip Ends	64% Enter	36% Exit
105	53	53	8	2	6	11	7	4

Shopping Center (ITE Code 820)								
Proposed Units:		19	1,000 sf gross floor area					
On a Weekday			A.M. Peak Hour of Adjacent Street			P.M. Peak Hour of Adjacent Street		
Avg Rate Per Unit		42.92	Avg Rate Per Unit		1.03	Avg Rate Per Unit		3.74
Trip Ends	50% Enter	50% Exit	Trip Ends	61% Enter	39% Exit	Trip Ends	48% Enter	52% Exit
815	408	408	20	12	8	71	34	37

2. Proposed Zoning

It is estimated that only two single-family homes can be constructed on the south parcel due to extreme topographic constraints. The larger parcel on the north side is assumed at the maximum allowable 16 units per acre which is the maximum density for the property. This yields a total of 168 units under worst case scenario. Although this report references 170 total proposed residential units, it is not based on the proposed development plans and it should be noted that the maximum density is rarely achieved.

Apartment (ITE Code 220)								
Proposed Units:		176						
On a Weekday			A.M. Peak Hour of Adjacent Street			P.M. Peak Hour of Adjacent Street		
Avg Rate Per Unit		6.63	Avg Rate Per Unit		0.51	Avg Rate Per Unit		0.62
Trip Ends	50% Enter	50% Exit	Trip Ends	16% Enter	84% Exit	Trip Ends	67% Enter	33% Exit
1167	583	583	90	14	75	109	73	36

Single Family Detached Housing (ITE Code 210)								
Proposed Units:		2						
On a Weekday			A.M. Peak Hour of Adjacent Street			P.M. Peak Hour of Adjacent Street		
Avg Rate Per Unit		9.57	Avg Rate Per Unit		0.75	Avg Rate Per Unit		1.01
Trip Ends	50% Enter	50% Exit	Trip Ends	25% Enter	75% Exit	Trip Ends	64% Enter	36% Exit
19	10	10	2	0	2	2	2	0

Total Trips Generated from Subject Property				
		Existing Zoning	Proposed Zoning	Difference
Total		921	1186	**265**
AM Peak Hour	Entering	14	14	**0**
	Exiting	14	77	**63**
AM Peak Hour	Entering	41	75	**34**
	Exiting	41	36	**-5**

VI. Directional Distribution

Directional distribution of the proposed trips generated by the development is to match the directional distribution of the existing traffic. In the morning there appears to be a much heavier movement from north (66%) to south (33%), in the afternoon it appears to be an even (50/50) directional split. A depiction of the directional distribution of the existing traffic can be seen in the Appendix.

VII. Level of Service/ Proposed Improvements

The intersection was analyzed for the post development conditions when assuming worse case traffic scenarios. Depictions showing full traffic patterns morning and afternoon, can be seen in the Appendix. HCS 7 Software by McTrans was utilized to perform two way stop control analysis of the intersection and provide a level of service for all turning movements.

Based the HSC data, lane improvements are not necessary to provide acceptable levels of service after development. Below is a summary of the level of service for both AM and PM peak hours.

Needmore/E Boy Scout Intersection				
Level of Service Summary – 2022 Proposed Conditions				
	AM Peak Hour		PM Peak Hour	
	Control Delay (s/veh)	LOS	Control Delay (s/veh)	LOS
Eastbound Left/Thru/Right	29.2	D	23.1	C
Westbound Left	33.6	D	22.2	C
Westbound Thru/Right	10.6	B	11.8	B
Northbound Left	8.3	A	8.4	A
Southbound Left	8.2	A	8.1	A

VIII. Conclusions/Recommendations

Based on the roadway improvements identified in the report and supplemental HCS data (see Appendix), it was determined that the levels of service during the A.M. and P.M. peak hours will function at acceptable standards after the proposed development is constructed under worse-case traffic scenarios. No lane improvements are required to meet these levels of service.

Prior to development of the subject property East Boy Scout Road will require improvements to meet current standards of the Clarksville Street Department. Additional pavement will be required to achieve necessary lane widths throughout the segment from the subject property to Needmore Road. This shall be designed and approved by the Clarksville Street Department as a part of the Grading Permit requirements prior to construction on the subject property.

APPENDIX A

Aerial
Re-Zone

Z-62-2021

APPLICANT:

JOHN M AND JAMES R CLARK

REQUEST:

AG/C-2

TO

R-4/R-1

MAP & PARCEL

018 02300 (P)

018 02302

ACRES +/-

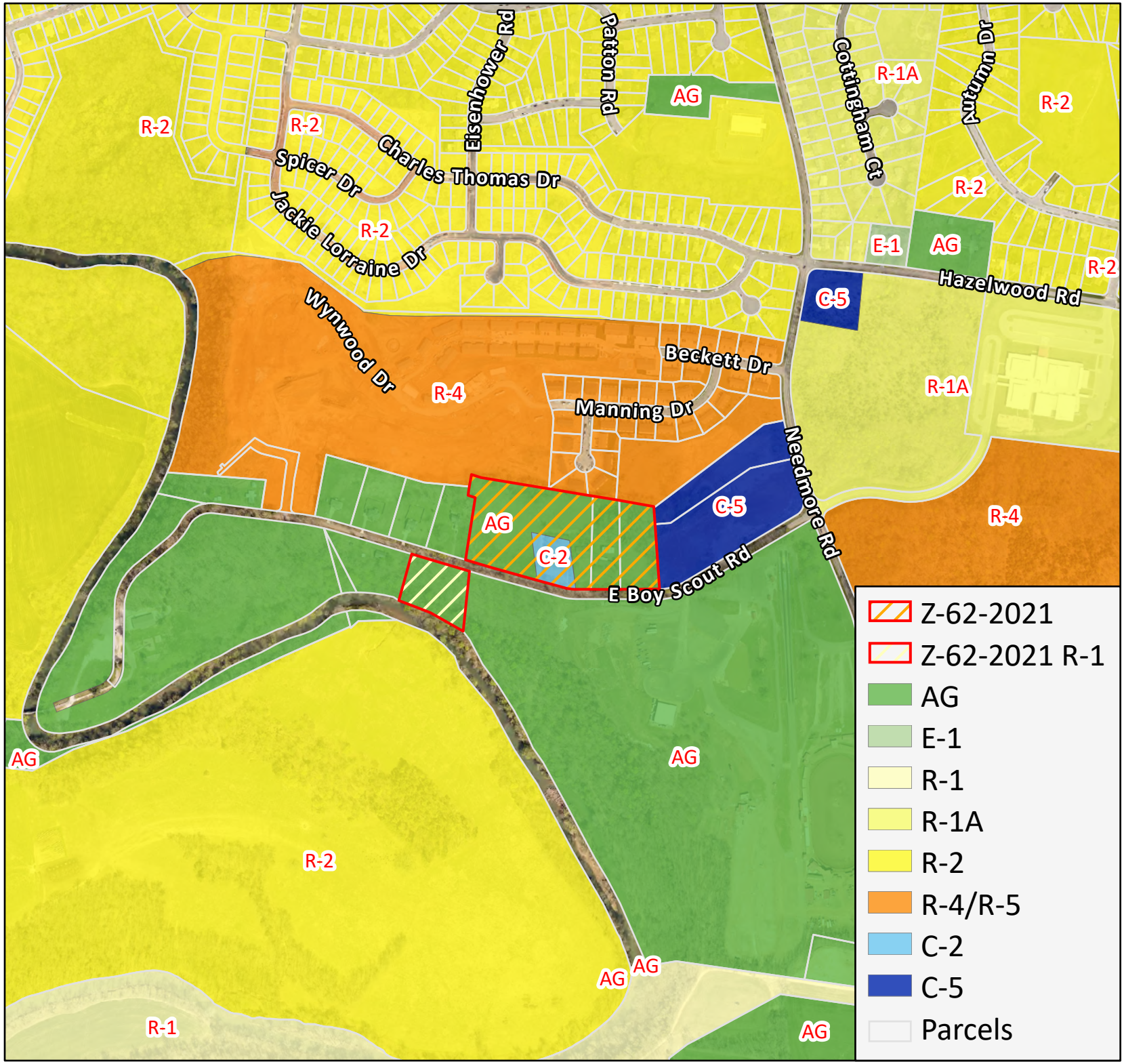
12.23

Scale: 1:8,000

0 400 800

Feet

10/26/2021



Z-62-2021

APPLICANT:

JOHN M AND JAMES R CLARK

REQUEST:

AG/C-2

TO

R-4/R-1

MAP & PARCEL

018 02300 (P)

018 02302

ACRES +/-

12.23

Scale: 1:8,000

0 400 800

Feet

10/26/2021

Z-62-2021

APPLICANT:

JOHN M AND JAMES R CLARK

REQUEST:

AG/C-2

TO

R-4/R-1

MAP & PARCEL

018 02300 (P)

018 02302

ACRES +/-

12.23

Scale: 1:3,000

N

0 150 300

Feet

10/26/2021

APPENDIX B

Manual Traffic Count Data Sheets

Peak Hour Turning Movement Count

Clarksville, TN

Click here for Map

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Tuesday, August 31, 2021	
Period	0600 - 0900
Peak Hour	0715 - 0815

Session Parameters

(Drop Down Menu)

Peak Hour

Volume

Needmore Rd (North)

Southbound

(1-3)	5	379	175	0	559	341	(1-3)
(4-7)	0	11	0	0	11	9	(4-7)
(8-13)	0	0	0	0	0	1	(8-13)
Total	5	390	175	0	570	351	Total

0

0

E Boy Scout Rd

Eastbound

(1-3)	(4-7)	(8-13)	Total
7	0	0	7
4	1	0	5
0	0	0	0
2	1	0	3
0	0	0	0
2	0	0	2
(1-3)	(4-7)	(8-13)	Total

0

0

Classes	(1-3)	(4-7)	(8-13)	Total
Volume	930	20	1	951
PHF				0.817

Driveway

Westbound

Total	(8-13)	(4-7)	(1-3)
158	0	0	158
0	0	0	0
18	0	0	18
0	0	0	0
176	0	0	176
183	0	0	183
Total	(8-13)	(4-7)	(1-3)

0

0

0

0

Total	410	200	0	2	190	8	Total
(8-13)	0	1	0	0	1	0	(8-13)
(4-7)	11	8	0	0	8	0	(4-7)
(1-3)	399	191	0	2	181	8	(1-3)

Northbound

Needmore Rd (South)

All vehicles

	Northbound					Southbound					Eastbound					Westbound					
	Needmore Rd (South)					Needmore Rd (North)					E Boy Scout Rd					Driveway					
Time	Left 1.1	Thru 1.2	Right 1.3	U-Turn 1.4	App Total	Left 1.5	Thru 1.6	Right 1.7	U-Turn 1.8	App Total	Left 1.9	Thru 1.10	Right 1.11	U-Turn 1.12	App Total	Left 1.13	Thru 1.14	Right 1.15	U-Turn 1.16	App Total	Int Total
0715 - 0730	0	51	2	0	53	21	99	0	0	120	0	0	0	0	0	0	0	0	0	0	173
0730 - 0745	2	55	3	0	60	58	120	1	0	179	3	0	1	0	4	0	0	1	0	1	244
0745 - 0800	0	40	3	0	43	59	76	0	0	135	0	0	1	0	1	7	0	57	0	64	243
0800 - 0815	0	44	0	0	44	37	95	4	0	136	0	0	0	0	0	11	0	100	0	111	291
Total	2	190	8	0	200	175	390	5	0	570	3	0	2	0	5	18	0	158	0	176	951
Approach %	1.00	95.00	4.00	0.00	-	30.70	68.42	0.88	0.00	-	60.00	0.00	40.00	0.00	-	10.23	0.00	89.77	0.00	-	
PHF	0.25	0.86	0.67	0.00	**0.83**	0.74	0.81	0.31	0.00	**0.80**	0.25	0.00	0.50	0.00	**0.31**	0.41	0.00	0.40	0.00	**0.40**	**0.82**

Bikes

	Northbound					Southbound					Eastbound					Westbound					
	Needmore Rd (South)					Needmore Rd (North)					E Boy Scout Rd					Driveway					
Time	Left 1.1	Thru 1.2	Right 1.3	U-Turn 1.4	App Total	Left 1.5	Thru 1.6	Right 1.7	U-Turn 1.8	App Total	Left 1.9	Thru 1.10	Right 1.11	U-Turn 1.12	App Total	Left 1.13	Thru 1.14	Right 1.15	U-Turn 1.16	App Total	Int Total
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0800 - 0815	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Passenger Vehicles (1-3)

	Northbound					Southbound					Eastbound					Westbound					
	Needmore Rd (South)					Needmore Rd (North)					E Boy Scout Rd					Driveway					
Time	Left 1.1	Thru 1.2	Right 1.3	U-Turn 1.4	App Total	Left 1.5	Thru 1.6	Right 1.7	U-Turn 1.8	App Total	Left 1.9	Thru 1.10	Right 1.11	U-Turn 1.12	App Total	Left 1.13	Thru 1.14	Right 1.15	U-Turn 1.16	App Total	Int Total
0715 - 0730	0	50	2	0	52	21	98	0	0	119	0	0	0	0	0	0	0	0	0	0	171
0730 - 0745	2	51	3	0	56	58	119	1	0	178	2	0	1	0	3	0	0	1	0	1	238
0745 - 0800	0	40	3	0	43	59	76	0	0	135	0	0	1	0	1	7	0	57	0	64	243
0800 - 0815	0	40	0	0	40	37	86	4	0	127	0	0	0	0	0	11	0	100	0	111	278
Total	2	181	8	0	191	175	379	5	0	559	2	0	2	0	4	18	0	158	0	176	930
Approach %	1.05	94.76	4.19	0.00	-	31.31	67.80	0.89	0.00	-	50.00	0.00	50.00	0.00	-	10.23	0.00	89.77	0.00	-	
PHF	0.25	0.89	0.67	0.00	**0.85**	0.74	0.80	0.31	0.00	**0.79**	0.25	0.00	0.50	0.00	**0.33**	0.41	0.00	0.40	0.00	**0.40**	**0.84**

Single Unit Trucks (4-7)

	Northbound					Southbound					Eastbound					Westbound					
	Needmore Rd (South)					Needmore Rd (North)					E Boy Scout Rd					Driveway					
Time	Left 1.1	Thru 1.2	Right 1.3	U-Turn 1.4	App Total	Left 1.5	Thru 1.6	Right 1.7	U-Turn 1.8	App Total	Left 1.9	Thru 1.10	Right 1.11	U-Turn 1.12	App Total	Left 1.13	Thru 1.14	Right 1.15	U-Turn 1.16	App Total	Int Total
0715 - 0730	0	1	0	0	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	2
0730 - 0745	0	4	0	0	4	0	1	0	0	1	1	0	0	0	1	0	0	0	0	0	6
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0800 - 0815	0	3	0	0	3	0	9	0	0	9	0	0	0	0	0	0	0	0	0	0	12
Total	0	8	0	0	8	0	11	0	0	11	1	0	0	0	1	0	0	0	0	0	20
Approach %	0.00	100.00	0.00	0.00	-	0.00	100.00	0.00	0.00	-	100.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.50	0.00	0.00	**0.50**	0.00	0.31	0.00	0.00	**0.31**	0.25	0.00	0.00	0.00	**0.25**	0.00	0.00	0.00	0.00	**0.00**	**0.42**

Combination Trucks (8-13)

	Northbound					Southbound					Eastbound					Westbound					
	Needmore Rd (South)					Needmore Rd (North)					E Boy Scout Rd					Driveway					
Time	Left 1.1	Thru 1.2	Right 1.3	U-Turn 1.4	App Total	Left 1.5	Thru 1.6	Right 1.7	U-Turn 1.8	App Total	Left 1.9	Thru 1.10	Right 1.11	U-Turn 1.12	App Total	Left 1.13	Thru 1.14	Right 1.15	U-Turn 1.16	App Total	Int Total
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0800 - 0815	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Approach %	0.00	100.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.25	0.00	0.00	**0.25**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	**0.25**

Pedestrians

	Northbound					Southbound					Eastbound					Westbound					
	Needmore Rd (South)					Needmore Rd (North)					E Boy Scout Rd					Driveway					
Time	EB 1a	WB 1b			App Total	EB 1c	WB 1d			App Total	NB 1e	SB 1f			App Total	NB 1g	SB 1h			App Total	Int Total
0715 - 0730	0	0	-	-	0	0	0	-	-	0	0	0	-	-	0	0	0	-	-	0	0
0730 - 0745	0	0	-	-	0	0	0	-	-	0	0	0	-	-	0	0	0	-	-	0	0
0745 - 0800	0	0	-	-	0	0	0	-	-	0	0	0	-	-	0	0	0	-	-	0	0
0800 - 0815	0	0	-	-	0	0	0	-	-	0	0	0	-	-	0	0	0	-	-	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Peak Hour Turning Movement Count

Clarksville, TN

Click here for Map

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Tuesday, August 31, 2021	
Period	1500 - 1800
Peak Hour	1500 - 1600

Session Parameters

(Drop Down Menu)

Peak Hour

Volume

Needmore Rd (North) — Southbound

(1-3)	8	350	13	1	372	454	(1-3)
(4-7)	1	11	0	0	12	7	(4-7)
(8-13)	0	0	0	0	0	1	(8-13)
Total	9	361	13	1	384	462	Total

0

0

E Boy Scout Rd — Eastbound

(1-3)	(4-7)	(8-13)	Total
10	1	0	11
11	1	0	12
0	0	0	0
6	1	0	7
0	0	0	0
5	0	0	5
(1-3)	(4-7)	(8-13)	Total

0

0

Classes	(1-3)	(4-7)	(8-13)	Total
Volume	846	19	1	866
PHF				0.817

Driveway — Westbound

Total	(8-13)	(4-7)	(1-3)
128	0	0	128
0	0	0	0
10	0	0	10
0	0	0	0
138	0	0	138
17	0	0	17
Total	(8-13)	(4-7)	(1-3)

0

0

0

0

Needmore Rd (South) — Northbound

Total	376	332	0	2	326	4	Total
(8-13)	0	1	0	0	1	0	(8-13)
(4-7)	11	6	0	0	6	0	(4-7)
(1-3)	365	325	0	2	319	4	(1-3)

All vehicles

	Northbound					Southbound					Eastbound					Westbound					
	Needmore Rd (South)					Needmore Rd (North)					E Boy Scout Rd					Driveway					
Time	Left 1.1	Thru 1.2	Right 1.3	U-Turn 1.4	App Total	Left 1.5	Thru 1.6	Right 1.7	U-Turn 1.8	App Total	Left 1.9	Thru 1.10	Right 1.11	U-Turn 1.12	App Total	Left 1.13	Thru 1.14	Right 1.15	U-Turn 1.16	App Total	Int Total
1500 - 1515	0	85	3	0	88	13	84	0	0	97	1	0	0	0	1	1	0	27	0	28	214
1515 - 1530	0	69	1	0	70	0	90	4	1	95	1	0	3	0	4	5	0	91	0	96	265
1530 - 1545	1	95	0	0	96	0	94	3	0	97	1	0	2	0	3	4	0	10	0	14	210
1545 - 1600	1	77	0	0	78	0	93	2	0	95	4	0	0	0	4	0	0	0	0	0	177
Total	2	326	4	0	332	13	361	9	1	384	7	0	5	0	12	10	0	128	0	138	866
Approach %	0.60	98.19	1.20	0.00	-	3.39	94.01	2.34	0.26	-	58.33	0.00	41.67	0.00	-	7.25	0.00	92.75	0.00	-	
PHF	0.50	0.86	0.33	0.00	**0.86**	0.25	0.96	0.56	0.25	**0.99**	0.44	0.00	0.42	0.00	**0.75**	0.50	0.00	0.35	0.00	**0.36**	**0.82**

Bikes

	Northbound					Southbound					Eastbound					Westbound					
	Needmore Rd (South)					Needmore Rd (North)					E Boy Scout Rd					Driveway					
Time	Left 1.1	Thru 1.2	Right 1.3	U-Turn 1.4	App Total	Left 1.5	Thru 1.6	Right 1.7	U-Turn 1.8	App Total	Left 1.9	Thru 1.10	Right 1.11	U-Turn 1.12	App Total	Left 1.13	Thru 1.14	Right 1.15	U-Turn 1.16	App Total	Int Total
1500 - 1515	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1515 - 1530	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1530 - 1545	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1545 - 1600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Passenger Vehicles (1-3)

	Northbound					Southbound					Eastbound					Westbound					
	Needmore Rd (South)					Needmore Rd (North)					E Boy Scout Rd					Driveway					
Time	Left 1.1	Thru 1.2	Right 1.3	U-Turn 1.4	App Total	Left 1.5	Thru 1.6	Right 1.7	U-Turn 1.8	App Total	Left 1.9	Thru 1.10	Right 1.11	U-Turn 1.12	App Total	Left 1.13	Thru 1.14	Right 1.15	U-Turn 1.16	App Total	Int Total
1500 - 1515	0	80	3	0	83	13	84	0	0	97	1	0	0	0	1	1	0	27	0	28	209
1515 - 1530	0	68	1	0	69	0	88	3	1	92	1	0	3	0	4	5	0	91	0	96	261
1530 - 1545	1	94	0	0	95	0	89	3	0	92	0	0	2	0	2	4	0	10	0	14	203
1545 - 1600	1	77	0	0	78	0	89	2	0	91	4	0	0	0	4	0	0	0	0	0	173
Total	2	319	4	0	325	13	350	8	1	372	6	0	5	0	11	10	0	128	0	138	846
Approach %	0.62	98.15	1.23	0.00	-	3.49	94.09	2.15	0.27	-	54.55	0.00	45.45	0.00	-	7.25	0.00	92.75	0.00	-	
PHF	0.50	0.85	0.33	0.00	**0.86**	0.25	0.98	0.67	0.25	**0.96**	0.38	0.00	0.42	0.00	**0.69**	0.50	0.00	0.35	0.00	**0.36**	**0.81**

Single Unit Trucks (4-7)

	Northbound					Southbound					Eastbound					Westbound					
	Needmore Rd (South)					Needmore Rd (North)					E Boy Scout Rd					Driveway					
Time	Left 1.1	Thru 1.2	Right 1.3	U-Turn 1.4	App Total	Left 1.5	Thru 1.6	Right 1.7	U-Turn 1.8	App Total	Left 1.9	Thru 1.10	Right 1.11	U-Turn 1.12	App Total	Left 1.13	Thru 1.14	Right 1.15	U-Turn 1.16	App Total	Int Total
1500 - 1515	0	5	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
1515 - 1530	0	1	0	0	1	0	2	1	0	3	0	0	0	0	0	0	0	0	0	0	4
1530 - 1545	0	0	0	0	0	0	5	0	0	5	1	0	0	0	1	0	0	0	0	0	6
1545 - 1600	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	0	0	0	0	0	4
Total	0	6	0	0	6	0	11	1	0	12	1	0	0	0	1	0	0	0	0	0	19
Approach %	0.00	100.00	0.00	0.00	-	0.00	91.67	8.33	0.00	-	100.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.30	0.00	0.00	**0.30**	0.00	0.55	0.25	0.00	**0.60**	0.25	0.00	0.00	0.00	**0.25**	0.00	0.00	0.00	0.00	**0.00**	**0.79**

Combination Trucks (8-13)

	Northbound					Southbound					Eastbound					Westbound					
	Needmore Rd (South)					Needmore Rd (North)					E Boy Scout Rd					Driveway					
Time	Left 1.1	Thru 1.2	Right 1.3	U-Turn 1.4	App Total	Left 1.5	Thru 1.6	Right 1.7	U-Turn 1.8	App Total	Left 1.9	Thru 1.10	Right 1.11	U-Turn 1.12	App Total	Left 1.13	Thru 1.14	Right 1.15	U-Turn 1.16	App Total	Int Total
1500 - 1515	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1515 - 1530	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1530 - 1545	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
1545 - 1600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Approach %	0.00	100.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.25	0.00	0.00	**0.25**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	**0.25**

Pedestrians

	Northbound					Southbound					Eastbound					Westbound					
	Needmore Rd (South)					Needmore Rd (North)					E Boy Scout Rd					Driveway					
Time	EB 1a	WB 1b			App Total	EB 1c	WB 1d			App Total	NB 1e	SB 1f			App Total	NB 1g	SB 1h			App Total	Int Total
1500 - 1515	0	0	-	-	0	0	0	-	-	0	0	0	-	-	0	0	0	-	-	0	0
1515 - 1530	0	0	-	-	0	0	0	-	-	0	0	0	-	-	0	0	0	-	-	0	0
1530 - 1545	0	0	-	-	0	0	0	-	-	0	0	0	-	-	0	0	0	-	-	0	0
1545 - 1600	0	0	-	-	0	0	0	-	-	0	0	0	-	-	0	0	0	-	-	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Classified Turn Movement Count || All vehicles

Clarksville, TN

Marr Traffic DATA COLLECTION

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Site 1 of 1
Needmore Rd (South)
Needmore Rd (North)
E Boy Scout Rd
Driveway

Date
Tuesday, August 31, 2021

Lat/Long
36.611625°, -87.354074°

Weather
Mostly Cloudy
77°F

0600 - 0900 (Weekday 3h Session) (08-31-2021)
All vehicles

	Northbound					Southbound					Eastbound					Westbound					
	Needmore Rd (South)					Needmore Rd (North)					E Boy Scout Rd					Driveway					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
TIME	1.1	1.2	1.3	1.4	Total	1.5	1.6	1.7	1.8	Total	1.9	1.10	1.11	1.12	Total	1.13	1.14	1.15	1.16	Total	Total
0600 - 0615	0	21	0	0	21	0	21	0	0	21	0	0	1	0	1	0	0	0	0	0	43
0615 - 0630	0	23	0	0	23	0	29	0	0	29	0	0	0	0	0	0	0	0	0	0	52
0630 - 0645	0	36	1	0	37	3	58	1	0	62	1	0	0	0	1	0	0	0	0	0	100
0645 - 0700	1	45	0	1	47	4	79	1	0	84	1	0	0	0	1	0	0	0	0	0	132
Hourly Total	1	125	1	1	**128**	7	187	2	0	**196**	2	0	1	0	**3**	0	0	0	0	**0**	**327**
0700 - 0715	0	47	3	0	50	7	113	2	0	122	1	0	1	0	2	0	0	0	0	0	174
0715 - 0730	0	51	2	0	53	21	99	0	0	120	0	0	0	0	0	0	0	0	0	0	173
0730 - 0745	2	55	3	0	60	58	120	1	0	179	3	0	1	0	4	0	0	1	0	1	244
0745 - 0800	0	40	3	0	43	59	76	0	0	135	0	0	1	0	1	7	0	57	0	64	243
Hourly Total	2	193	11	0	**206**	145	408	3	0	**556**	4	0	3	0	**7**	7	0	58	0	**65**	**834**
0800 - 0815	0	44	0	0	44	37	95	4	0	136	0	0	0	0	0	11	0	100	0	111	291
0815 - 0830	4	55	0	0	59	0	101	4	0	105	1	0	3	0	4	0	0	0	0	0	168
0830 - 0845	0	64	0	0	64	1	110	1	0	112	0	0	3	0	3	0	0	1	0	1	180
0845 - 0900	2	63	0	0	65	0	79	4	0	83	2	0	4	0	6	0	0	0	0	0	154
Hourly Total	6	226	0	0	**232**	38	385	13	0	**436**	3	0	10	0	**13**	11	0	101	0	**112**	**793**
Grand Total	9	544	12	1	**566**	190	980	18	0	**1188**	9	0	14	0	**23**	18	0	159	0	**177**	**1954**
Approach %	1.59	96.11	2.12	0.18	-	15.99	82.49	1.52	0.00	-	39.13	0.00	60.87	0.00	-	10.17	0.00	89.83	0.00	-	
Intersection %	0.46	27.84	0.61	0.05	28.97	9.72	50.15	0.92	0.00	60.80	0.46	0.00	0.72	0.00	1.18	0.92	0.00	8.14	0.00	9.06	
PHF	0.25	0.86	0.67	0.00	**0.83**	0.74	0.81	0.31	0.00	**0.80**	0.25	0.00	0.50	0.00	**0.31**	0.41	0.00	0.40	0.00	**0.40**	**0.82**

1500 - 1800 (Weekday 3h Session) (08-31-2021)
All vehicles

	Northbound					Southbound					Eastbound					Westbound					
	Needmore Rd (South)					Needmore Rd (North)					E Boy Scout Rd					Driveway					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
TIME	1.1	1.2	1.3	1.4	Total	1.5	1.6	1.7	1.8	Total	1.9	1.10	1.11	1.12	Total	1.13	1.14	1.15	1.16	Total	Total
1500 - 1515	0	85	3	0	88	13	84	0	0	97	1	0	0	0	1	1	0	27	0	28	214
1515 - 1530	0	69	1	0	70	0	90	4	1	95	1	0	3	0	4	5	0	91	0	96	265
1530 - 1545	1	95	0	0	96	0	94	3	0	97	1	0	2	0	3	4	0	10	0	14	210
1545 - 1600	1	77	0	0	78	0	93	2	0	95	4	0	0	0	4	0	0	0	0	0	177
Hourly Total	2	326	4	0	**332**	13	361	9	1	**384**	7	0	5	0	**12**	10	0	128	0	**138**	**866**
1600 - 1615	1	85	0	0	86	0	94	2	0	96	2	0	1	0	3	1	0	0	0	1	186
1615 - 1630	1	114	0	0	115	0	98	1	0	99	1	0	0	0	1	0	0	1	0	1	216
1630 - 1645	0	98	0	0	98	0	82	0	0	82	0	0	1	0	1	0	0	2	0	2	183
1645 - 1700	0	93	1	0	94	0	118	4	0	122	0	0	1	0	1	2	0	1	0	3	220
Hourly Total	2	390	1	0	**393**	0	392	7	0	**399**	3	0	3	0	**6**	3	0	4	0	**7**	**805**
1700 - 1715	1	104	0	0	105	1	105	3	0	109	1	0	0	0	1	1	0	0	0	1	216
1715 - 1730	1	105	0	0	106	0	91	2	0	93	1	0	1	0	2	0	0	1	0	1	202
1730 - 1745	0	90	0	0	90	0	100	0	0	100	1	0	2	0	3	0	0	0	0	0	193
1745 - 1800	1	90	0	0	91	0	109	0	0	109	1	0	0	0	1	0	0	0	0	0	201
Hourly Total	3	389	0	0	**392**	1	405	5	0	**411**	4	0	3	0	**7**	1	0	1	0	**2**	**812**
Grand Total	7	1105	5	0	**1117**	14	1158	21	1	**1194**	14	0	11	0	**25**	14	0	133	0	**147**	**2483**
Approach %	0.63	98.93	0.45	0.00	-	1.17	96.98	1.76	0.08	-	56.00	0.00	44.00	0.00	-	9.52	0.00	90.48	0.00	-	
Intersection %	0.28	44.50	0.20	0.00	44.99	0.56	46.64	0.85	0.04	48.09	0.56	0.00	0.44	0.00	1.01	0.56	0.00	5.36	0.00	5.92	
PHF	0.50	0.86	0.33	0.00	**0.86**	0.25	0.96	0.56	0.25	**0.99**	0.44	0.00	0.42	0.00	**0.75**	0.50	0.00	0.35	0.00	**0.36**	**0.82**

Classified Turn Movement Count || Bikes

Clarksville, TN

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Site 1 of 1
Needmore Rd (South)
Needmore Rd (North)
E Boy Scout Rd
Driveway

Date
Tuesday, August 31, 2021

Lat/Long
36.611625°, -87.354074°

Weather
Mostly Cloudy
77°F

0600 - 0900 (Weekday 3h Session) (08-31-2021)
Bikes

	Northbound					Southbound					Eastbound					Westbound					
	Needmore Rd (South)					Needmore Rd (North)					E Boy Scout Rd					Driveway					
TIME	Left 1.1	Thru 1.2	Right 1.3	U-Turn 1.4	App Total	Left 1.5	Thru 1.6	Right 1.7	U-Turn 1.8	App Total	Left 1.9	Thru 1.10	Right 1.11	U-Turn 1.12	App Total	Left 1.13	Thru 1.14	Right 1.15	U-Turn 1.16	App Total	Int Total
0600 - 0615	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0615 - 0630	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0630 - 0645	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0645 - 0700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	**0**
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	**0**
0800 - 0815	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0845 - 0900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	**0**
Grand Total	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	**0**
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

1500 - 1800 (Weekday 3h Session) (08-31-2021)
Bikes

	Northbound					Southbound					Eastbound					Westbound					
	Needmore Rd (South)					Needmore Rd (North)					E Boy Scout Rd					Driveway					
TIME	Left 1.1	Thru 1.2	Right 1.3	U-Turn 1.4	App Total	Left 1.5	Thru 1.6	Right 1.7	U-Turn 1.8	App Total	Left 1.9	Thru 1.10	Right 1.11	U-Turn 1.12	App Total	Left 1.13	Thru 1.14	Right 1.15	U-Turn 1.16	App Total	Int Total
1500 - 1515	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1515 - 1530	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1530 - 1545	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1545 - 1600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	**0**
1600 - 1615	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	**0**
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	**0**
Grand Total	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	**0**
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Classified Turn Movement Count || Passenger Vehicles (1-3)

Clarksville, TN

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Site 1 of 1
Needmore Rd (South)
Needmore Rd (North)
E Boy Scout Rd
Driveway

Date
Tuesday, August 31, 2021

Lat/Long
36.611625°, -87.354074°

Weather
Mostly Cloudy
77°F

0600 - 0900 (Weekday 3h Session) (08-31-2021)
Passenger Vehicles (1-3)

	Northbound					Southbound					Eastbound					Westbound					
	Needmore Rd (South)					Needmore Rd (North)					E Boy Scout Rd					Driveway					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
TIME	1.1	1.2	1.3	1.4	Total	1.5	1.6	1.7	1.8	Total	1.9	1.10	1.11	1.12	Total	1.13	1.14	1.15	1.16	Total	Total
0600 - 0615	0	21	0	0	21	0	20	0	0	20	0	0	1	0	1	0	0	0	0	0	42
0615 - 0630	0	22	0	0	22	0	28	0	0	28	0	0	0	0	0	0	0	0	0	0	50
0630 - 0645	0	36	1	0	37	3	56	0	0	59	1	0	0	0	1	0	0	0	0	0	97
0645 - 0700	1	44	0	1	46	4	78	1	0	83	1	0	0	0	1	0	0	0	0	0	130
Hourly Total	1	123	1	1	**126**	7	182	1	0	**190**	2	0	1	0	**3**	0	0	0	0	**0**	**319**
0700 - 0715	0	47	3	0	50	7	113	2	0	122	1	0	1	0	2	0	0	0	0	0	174
0715 - 0730	0	50	2	0	52	21	98	0	0	119	0	0	0	0	0	0	0	0	0	0	171
0730 - 0745	2	51	3	0	56	58	119	1	0	178	2	0	1	0	3	0	0	1	0	1	238
0745 - 0800	0	40	3	0	43	59	76	0	0	135	0	0	1	0	1	7	0	57	0	64	243
Hourly Total	2	188	11	0	**201**	145	406	3	0	**554**	3	0	3	0	**6**	7	0	58	0	**65**	**826**
0800 - 0815	0	40	0	0	40	37	86	4	0	127	0	0	0	0	0	11	0	100	0	111	278
0815 - 0830	4	53	0	0	57	0	98	4	0	102	1	0	3	0	4	0	0	0	0	0	163
0830 - 0845	0	62	0	0	62	1	107	1	0	109	0	0	3	0	3	0	0	1	0	1	175
0845 - 0900	1	61	0	0	62	0	79	4	0	83	1	0	4	0	5	0	0	0	0	0	150
Hourly Total	5	216	0	0	**221**	38	370	13	0	**421**	2	0	10	0	**12**	11	0	101	0	**112**	**766**
Grand Total	8	527	12	1	**548**	190	958	17	0	**1165**	7	0	14	0	**21**	18	0	159	0	**177**	**1911**
Approach %	1.46	96.17	2.19	0.18	-	16.31	82.23	1.46	0.00	-	33.33	0.00	66.67	0.00	-	10.17	0.00	89.83	0.00	-	
Intersection %	0.42	27.58	0.63	0.05	28.68	9.94	50.13	0.89	0.00	60.96	0.37	0.00	0.73	0.00	1.10	0.94	0.00	8.32	0.00	9.26	

1500 - 1800 (Weekday 3h Session) (08-31-2021)
Passenger Vehicles (1-3)

	Northbound					Southbound					Eastbound					Westbound					
	Needmore Rd (South)					Needmore Rd (North)					E Boy Scout Rd					Driveway					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
TIME	1.1	1.2	1.3	1.4	Total	1.5	1.6	1.7	1.8	Total	1.9	1.10	1.11	1.12	Total	1.13	1.14	1.15	1.16	Total	Total
1500 - 1515	0	80	3	0	83	13	84	0	0	97	1	0	0	0	1	1	0	27	0	28	209
1515 - 1530	0	68	1	0	69	0	88	3	1	92	1	0	3	0	4	5	0	91	0	96	261
1530 - 1545	1	94	0	0	95	0	89	3	0	92	0	0	2	0	2	4	0	10	0	14	203
1545 - 1600	1	77	0	0	78	0	89	2	0	91	4	0	0	0	4	0	0	0	0	0	173
Hourly Total	2	319	4	0	**325**	13	350	8	1	**372**	6	0	5	0	**11**	10	0	128	0	**138**	**846**
1600 - 1615	1	85	0	0	86	0	93	2	0	95	2	0	1	0	3	1	0	0	0	1	185
1615 - 1630	1	113	0	0	114	0	98	1	0	99	1	0	0	0	1	0	0	1	0	1	215
1630 - 1645	0	97	0	0	97	0	80	0	0	80	0	0	1	0	1	0	0	2	0	2	180
1645 - 1700	0	93	1	0	94	0	118	4	0	122	0	0	1	0	1	2	0	1	0	3	220
Hourly Total	2	388	1	0	**391**	0	389	7	0	**396**	3	0	3	0	**6**	3	0	4	0	**7**	**800**
1700 - 1715	1	103	0	0	104	1	105	2	0	108	1	0	0	0	1	1	0	0	0	1	214
1715 - 1730	1	105	0	0	106	0	90	1	0	91	1	0	0	0	1	0	0	1	0	1	199
1730 - 1745	0	90	0	0	90	0	100	0	0	100	1	0	1	0	2	0	0	0	0	0	192
1745 - 1800	1	89	0	0	90	0	109	0	0	109	1	0	0	0	1	0	0	0	0	0	200
Hourly Total	3	387	0	0	**390**	1	404	3	0	**408**	4	0	1	0	**5**	1	0	1	0	**2**	**805**
Grand Total	7	1094	5	0	**1106**	14	1143	18	1	**1176**	13	0	9	0	**22**	14	0	133	0	**147**	**2451**
Approach %	0.63	98.92	0.45	0.00	-	1.19	97.19	1.53	0.09	-	59.09	0.00	40.91	0.00	-	9.52	0.00	90.48	0.00	-	
Intersection %	0.29	44.63	0.20	0.00	45.12	0.57	46.63	0.73	0.04	47.98	0.53	0.00	0.37	0.00	0.90	0.57	0.00	5.43	0.00	6.00	

Classified Turn Movement Count || Single Unit Trucks (4-7)

Clarksville, TN

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Site 1 of 1
Needmore Rd (South)
Needmore Rd (North)
E Boy Scout Rd
Driveway

Date
Tuesday, August 31, 2021

Lat/Long
36.611625°, -87.354074°

Weather
Mostly Cloudy
77°F

0600 - 0900 (Weekday 3h Session) (08-31-2021)
Single Unit Trucks (4-7)

	Northbound					Southbound					Eastbound					Westbound					
	Needmore Rd (South)					Needmore Rd (North)					E Boy Scout Rd					Driveway					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
TIME	1.1	1.2	1.3	1.4	Total	1.5	1.6	1.7	1.8	Total	1.9	1.10	1.11	1.12	Total	1.13	1.14	1.15	1.16	Total	Total
0600 - 0615	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1
0615 - 0630	0	1	0	0	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	2
0630 - 0645	0	0	0	0	0	0	2	1	0	3	0	0	0	0	0	0	0	0	0	0	3
0645 - 0700	0	1	0	0	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	2
Hourly Total	0	2	0	0	**2**	0	5	1	0	**6**	0	0	0	0	**0**	0	0	0	0	**0**	**8**
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0715 - 0730	0	1	0	0	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	2
0730 - 0745	0	4	0	0	4	0	1	0	0	1	1	0	0	0	1	0	0	0	0	0	6
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	5	0	0	**5**	0	2	0	0	**2**	1	0	0	0	**1**	0	0	0	0	**0**	**8**
0800 - 0815	0	3	0	0	3	0	9	0	0	9	0	0	0	0	0	0	0	0	0	0	12
0815 - 0830	0	2	0	0	2	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	5
0830 - 0845	0	2	0	0	2	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	5
0845 - 0900	1	2	0	0	3	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	4
Hourly Total	1	9	0	0	**10**	0	15	0	0	**15**	1	0	0	0	**1**	0	0	0	0	**0**	**26**
Grand Total	1	16	0	0	**17**	0	22	1	0	**23**	2	0	0	0	**2**	0	0	0	0	**0**	**42**
Approach %	5.88	94.12	0.00	0.00	-	0.00	95.65	4.35	0.00	-	100.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
Intersection %	2.38	38.10	0.00	0.00	40.48	0.00	52.38	2.38	0.00	54.76	4.76	0.00	0.00	0.00	4.76	0.00	0.00	0.00	0.00	0.00	

1500 - 1800 (Weekday 3h Session) (08-31-2021)
Single Unit Trucks (4-7)

	Northbound					Southbound					Eastbound					Westbound					
	Needmore Rd (South)					Needmore Rd (North)					E Boy Scout Rd					Driveway					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
TIME	1.1	1.2	1.3	1.4	Total	1.5	1.6	1.7	1.8	Total	1.9	1.10	1.11	1.12	Total	1.13	1.14	1.15	1.16	Total	Total
1500 - 1515	0	5	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
1515 - 1530	0	1	0	0	1	0	2	1	0	3	0	0	0	0	0	0	0	0	0	0	4
1530 - 1545	0	0	0	0	0	0	5	0	0	5	1	0	0	0	1	0	0	0	0	0	6
1545 - 1600	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	0	0	0	0	0	4
Hourly Total	0	6	0	0	**6**	0	11	1	0	**12**	1	0	0	0	**1**	0	0	0	0	**0**	**19**
1600 - 1615	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1
1615 - 1630	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
1630 - 1645	0	1	0	0	1	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	3
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	2	0	0	**2**	0	3	0	0	**3**	0	0	0	0	**0**	0	0	0	0	**0**	**5**
1700 - 1715	0	1	0	0	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	2
1715 - 1730	0	0	0	0	0	0	1	1	0	2	0	0	1	0	1	0	0	0	0	0	3
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	1
1745 - 1800	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Hourly Total	0	2	0	0	**2**	0	1	2	0	**3**	0	0	2	0	**2**	0	0	0	0	**0**	**7**
Grand Total	0	10	0	0	**10**	0	15	3	0	**18**	1	0	2	0	**3**	0	0	0	0	**0**	**31**
Approach %	0.00	100.00	0.00	0.00	-	0.00	83.33	16.67	0.00	-	33.33	0.00	66.67	0.00	-	0.00	0.00	0.00	0.00	-	
Intersection %	0.00	32.26	0.00	0.00	32.26	0.00	48.39	9.68	0.00	58.06	3.23	0.00	6.45	0.00	9.68	0.00	0.00	0.00	0.00	0.00	

Classified Turn Movement Count || Combination Trucks (8-13)

Clarksville, TN

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Site 1 of 1
Needmore Rd (South)
Needmore Rd (North)
E Boy Scout Rd
Driveway

Date
Tuesday, August 31, 2021

Lat/Long
36.611625°, -87.354074°

Weather
Mostly Cloudy
77°F

0600 - 0900 (Weekday 3h Session) (08-31-2021)
Combination Trucks (8-13)

	Northbound					Southbound					Eastbound					Westbound					
	Needmore Rd (South)					Needmore Rd (North)					E Boy Scout Rd					Driveway					
TIME	Left 1.1	Thru 1.2	Right 1.3	U-Turn 1.4	App Total	Left 1.5	Thru 1.6	Right 1.7	U-Turn 1.8	App Total	Left 1.9	Thru 1.10	Right 1.11	U-Turn 1.12	App Total	Left 1.13	Thru 1.14	Right 1.15	U-Turn 1.16	App Total	Int Total
0600 - 0615	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0615 - 0630	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0630 - 0645	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0645 - 0700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	**0**
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	**0**
0800 - 0815	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0845 - 0900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	1	0	0	**1**	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	**1**
Grand Total	0	1	0	0	**1**	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	**1**
Approach %	0.00	100.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
Intersection %	0.00	100.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

1500 - 1800 (Weekday 3h Session) (08-31-2021)
Combination Trucks (8-13)

	Northbound					Southbound					Eastbound					Westbound					
	Needmore Rd (South)					Needmore Rd (North)					E Boy Scout Rd					Driveway					
TIME	Left 1.1	Thru 1.2	Right 1.3	U-Turn 1.4	App Total	Left 1.5	Thru 1.6	Right 1.7	U-Turn 1.8	App Total	Left 1.9	Thru 1.10	Right 1.11	U-Turn 1.12	App Total	Left 1.13	Thru 1.14	Right 1.15	U-Turn 1.16	App Total	Int Total
1500 - 1515	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1515 - 1530	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1530 - 1545	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
1545 - 1600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	1	0	0	**1**	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	**1**
1600 - 1615	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	**0**
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	**0**
Grand Total	0	1	0	0	**1**	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	**1**
Approach %	0.00	100.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
Intersection %	0.00	100.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Pedestrian Count || All vehicles

Clarksville, TN

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Site 1 of 1
Needmore Rd (South)
Needmore Rd (North)
E Boy Scout Rd
Driveway

Date
Tuesday, August 31, 2021

Lat/Long
36.611625°, -87.354074°

Weather
Mostly Cloudy
77°F

0600 - 0900 (Weekday 3h Session) (08-31-2021)
Pedestrians

	Northbound			Southbound			Eastbound			Westbound			
	Needmore Rd (South)			Needmore Rd (North)			E Boy Scout Rd			Driveway			
TIME	EB 1a	WB 1b	App Total	EB 1c	WB 1d	App Total	NB 1e	SB 1f	App Total	NB 1g	SB 1h	App Total	Int Total
0600 - 0615	0	0	0	0	0	0	0	0	0	0	0	0	0
0615 - 0630	0	0	0	0	0	0	0	0	0	0	0	0	0
0630 - 0645	0	0	0	0	0	0	0	0	0	0	0	0	0
0645 - 0700	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	0	0
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	0	0
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
0800 - 0815	0	0	0	0	0	0	0	0	0	0	0	0	0
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0	0	0	0	0	0	0	0
0845 - 0900	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Grand Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Approach %	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

1500 - 1800 (Weekday 3h Session) (08-31-2021)
Pedestrians

	Northbound			Southbound			Eastbound			Westbound			
	Needmore Rd (South)			Needmore Rd (North)			E Boy Scout Rd			Driveway			
TIME	EB 1a	WB 1b	App Total	EB 1c	WB 1d	App Total	NB 1e	SB 1f	App Total	NB 1g	SB 1h	App Total	Int Total
1500 - 1515	0	0	0	0	0	0	0	0	0	0	0	0	0
1515 - 1530	0	0	0	0	0	0	0	0	0	0	0	0	0
1530 - 1545	0	0	0	0	0	0	0	0	0	0	0	0	0
1545 - 1600	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
1600 - 1615	0	0	0	0	0	0	0	0	0	0	0	0	0
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	0	0
1630 - 1645	0	2	2	0	0	0	2	0	2	0	0	0	4
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	2	**2**	0	0	**0**	2	0	**2**	0	0	**0**	**4**
1700 - 1715	0	0	0	1	0	1	0	0	0	0	0	0	1
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	1	1	0	0	0	0	0	0	1
Hourly Total	0	0	**0**	1	1	**2**	0	0	**0**	0	0	**0**	**2**
Grand Total	0	2	**2**	1	1	**2**	2	0	**2**	0	0	**0**	**6**
Approach %	0.00	100.00	-	50.00	50.00	-	100.00	0.00	-	0.00	0.00	-	
Intersection %	0.00	33.33	33.33	16.67	16.67	33.33	33.33	0.00	33.33	0.00	0.00	0.00	

Start Date: 8/31/2021	Needmore Rd (South) Northbound			Needmore Rd (North) Southbound			E Boy Scout Rd Eastbound			Driveway Westbound			
Time	**NBL**	**NBT**	**NBR**	**SBL**	**SBT**	**SBR**	**EBL**	**EBT**	**EBR**	**WBL**	**WBT**	**WBR**	**Total**
15 Minute Totals													
12:00 AM - 12:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 AM - 12:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 AM - 12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 AM - 01:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00 AM - 01:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 AM - 01:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 AM - 01:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45 AM - 02:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00 AM - 02:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15 AM - 02:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 AM - 02:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 AM - 03:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 AM - 03:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 AM - 03:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 AM - 03:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 AM - 04:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 AM - 04:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:15 AM - 04:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:30 AM - 04:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:45 AM - 05:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00 AM - 05:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:15 AM - 05:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:30 AM - 05:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:45 AM - 06:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00 AM - 06:15 AM	0	21	0	0	21	0	0	0	1	0	0	0	43
06:15 AM - 06:30 AM	0	23	0	0	29	0	0	0	0	0	0	0	52
06:30 AM - 06:45 AM	0	36	1	3	58	1	1	0	0	0	0	0	100
06:45 AM - 07:00 AM	1	45	0	4	79	1	1	0	0	0	0	0	132
07:00 AM - 07:15 AM	0	47	3	7	113	2	1	0	1	0	0	0	174
07:15 AM - 07:30 AM	0	51	2	21	99	0	0	0	0	0	0	0	173
07:30 AM - 07:45 AM	2	55	3	58	120	1	3	0	1	0	0	1	244
07:45 AM - 08:00 AM	0	40	3	59	76	0	0	0	1	7	0	57	243
08:00 AM - 08:15 AM	0	44	0	37	95	4	0	0	0	11	0	100	291
08:15 AM - 08:30 AM	4	55	0	0	101	4	1	0	3	0	0	0	168
08:30 AM - 08:45 AM	0	64	0	1	110	1	0	0	3	0	0	1	180
08:45 AM - 09:00 AM	2	63	0	0	79	4	2	0	4	0	0	0	154
09:00 AM - 09:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15 AM - 09:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 AM - 09:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 AM - 10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 AM - 10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 AM - 10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 AM - 10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 AM - 11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM - 11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM - 11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM - 11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM - 12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM - 12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM - 12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM - 12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM - 01:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00 PM - 01:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 PM - 01:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 PM - 01:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45 PM - 02:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00 PM - 02:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15 PM - 02:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 PM - 02:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 PM - 03:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 PM - 03:15 PM	0	85	3	13	84	0	1	0	0	1	0	27	214
03:15 PM - 03:30 PM	0	69	1	0	90	4	1	0	3	5	0	91	265
03:30 PM - 03:45 PM	1	95	0	0	94	3	1	0	2	4	0	10	210
03:45 PM - 04:00 PM	1	77	0	0	93	2	4	0	0	0	0	0	177
04:00 PM - 04:15 PM	1	85	0	0	94	2	2	0	1	1	0	0	186
04:15 PM - 04:30 PM	1	114	0	0	98	1	1	0	0	0	0	1	216
04:30 PM - 04:45 PM	0	98	0	0	82	0	0	0	1	0	0	2	187
04:45 PM - 05:00 PM	0	93	1	0	118	4	0	0	1	2	0	1	220
05:00 PM - 05:15 PM	1	104	0	1	105	3	1	0	0	1	0	0	217
05:15 PM - 05:30 PM	1	105	0	0	91	2	1	0	1	0	0	1	202
05:30 PM - 05:45 PM	0	90	0	0	100	0	1	0	2	0	0	0	193
05:45 PM - 06:00 PM	1	90	0	0	109	0	1	0	0	0	0	0	202
06:00 PM - 06:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:15 PM - 06:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:30 PM - 06:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:45 PM - 07:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00 PM - 07:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15 PM - 07:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30 PM - 07:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45 PM - 08:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00 PM - 08:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15 PM - 08:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30 PM - 08:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45 PM - 09:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:00 PM - 09:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15 PM - 09:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 PM - 09:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 PM - 10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 PM - 10:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 PM - 10:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 PM - 10:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 PM - 11:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 PM - 11:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 PM - 11:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 PM - 11:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 PM - 12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX C

Existing AM Peak Hour Report & Diagram
Proposed AM Peak Hour Report & Diagram
Existing PM Peak Hour Report & Diagram
Proposed PM Peak Hour Report & Diagram

HCS7 Two-Way Stop-Control Report

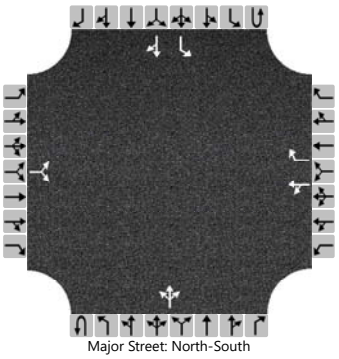
General Information

Analyst	Houston Smith
Agency/Co.	TTL
Date Performed	10-6-21
Analysis Year	2021
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	Z-62-2021

Site Information

Intersection	Needmore/E Boy Scout
Jurisdiction	City of Clarksville
East/West Street	E Boy Scout
North/South Street	Needmore
Peak Hour Factor	0.88
Analysis Time Period (hrs)	1.00

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	1	0	0	1	0	0	1	1	0
Configuration			LR			LT		R			LTR			L		TR
Volume (veh/h)		3		2		18	0	158		2	190	8		175	390	5
Percent Heavy Vehicles (%)		3		3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized					No											
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.13		6.23		7.13	6.53	6.23		4.13				4.13		
Base Follow-Up Headway (sec)		3.5		3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53		3.33		3.53	4.03	3.33		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			6			20		180		2				199		
Capacity, c (veh/h)			175			174		817		1106				1338		
v/c Ratio			0.03			0.12		0.22		0.00				0.15		
95% Queue Length, Q_{95} (veh)			0.1			0.4		0.8		0.0				0.5		
Control Delay (s/veh)			26.2			28.4		10.6		8.3				8.2		
Level of Service (LOS)			D			D		B		A				A		
Approach Delay (s/veh)	26.2				12.5				0.1				2.5			
Approach LOS	D				B											

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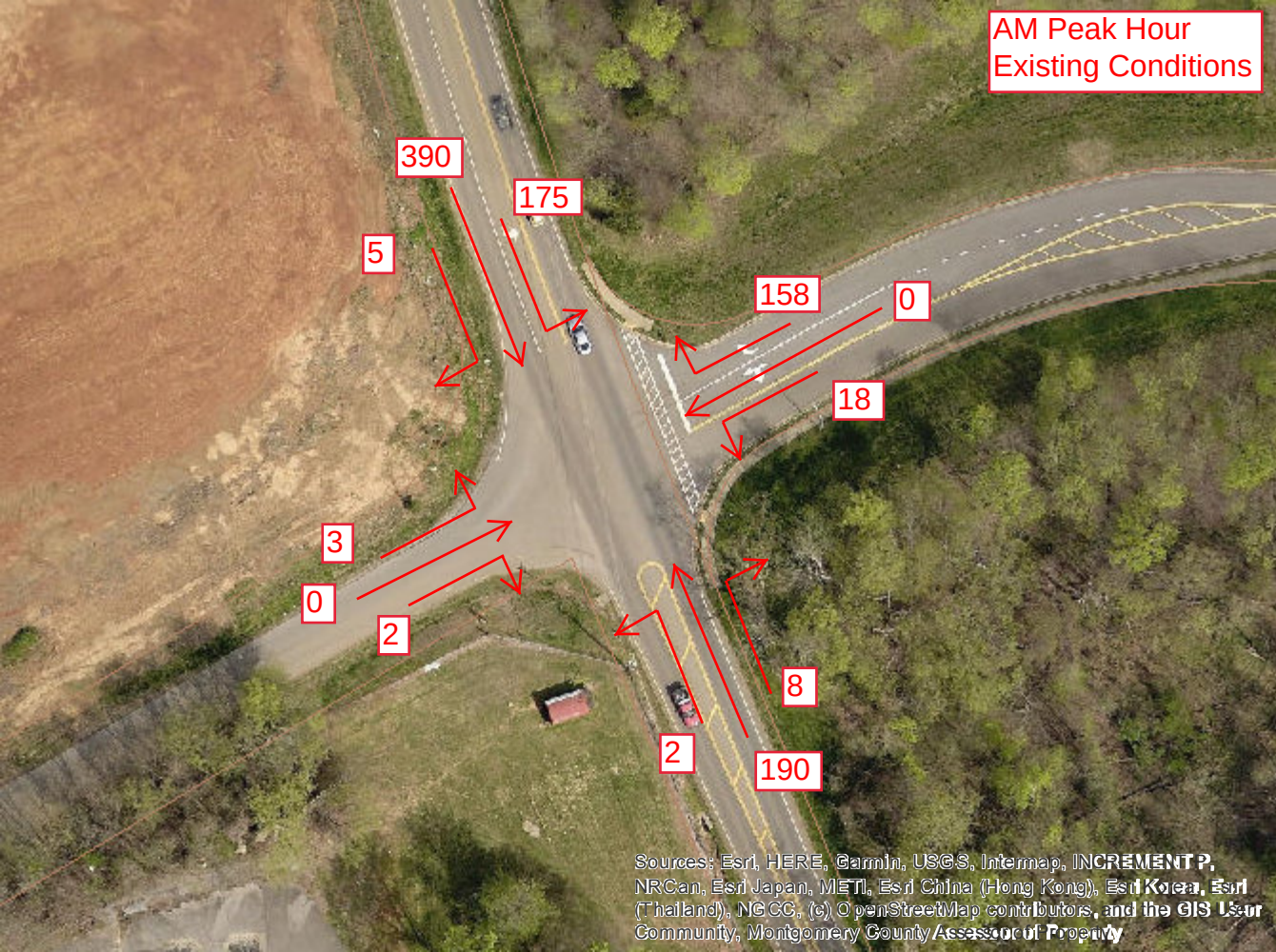
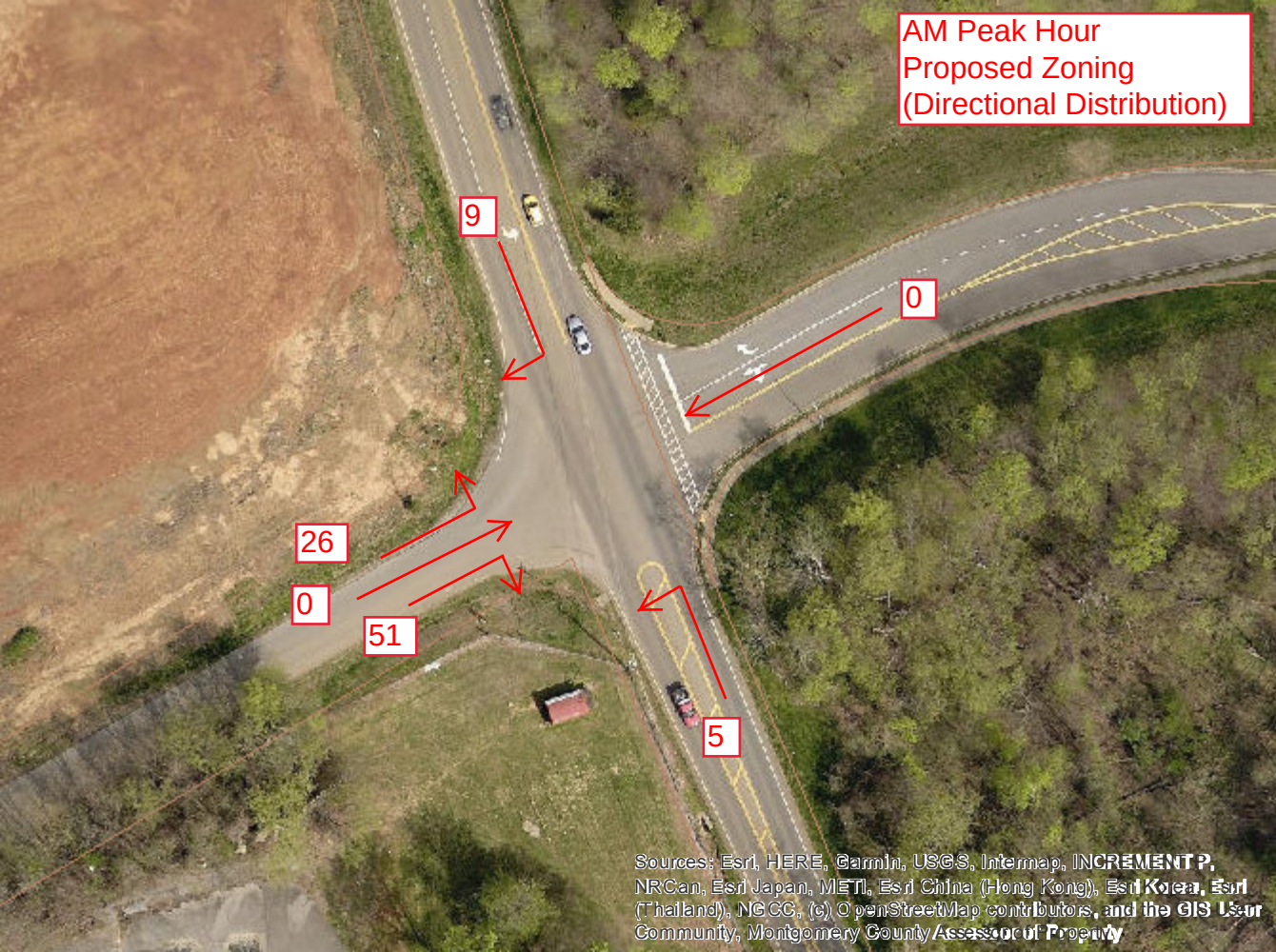

AM Peak Hour
Existing Conditions
390
175
5
158
0
18
3
0
2
8
2
190
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Montgomery County Assessor of Property


AM Peak Hour
Proposed Zoning
(Directional Distribution)
9
0
26
0
51
5
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Montgomery County Assessor of Property

HCS7 Two-Way Stop-Control Report

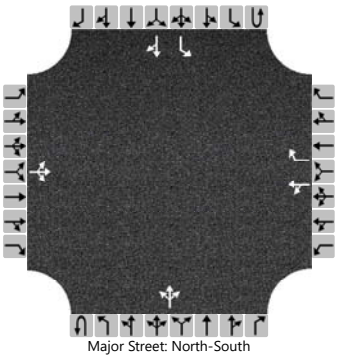
General Information

Analyst	Houston Smith
Agency/Co.	TTL
Date Performed	10-6-2021
Analysis Year	2022
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	Z-62-2021

Site Information

Intersection	Needmore/East Boy Scout
Jurisdiction	City of Clarksville
East/West Street	East Boy Scout
North/South Street	Needmore
Peak Hour Factor	0.88
Analysis Time Period (hrs)	1.00

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	1	0	0	1	0	0	1	1	0
Configuration			LTR			LT		R			LTR			L		TR
Volume (veh/h)		29	0	53		18	0	158		7	190	8		175	390	14
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized					No											
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.13	6.53	6.23		7.13	6.53	6.23		4.13				4.13		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.53	4.03	3.33		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			93			20		180		8				199		
Capacity, c (veh/h)			242			146		817		1097				1338		
v/c Ratio			0.39			0.14		0.22		0.01				0.15		
95% Queue Length, Q_{95} (veh)			1.8			0.5		0.8		0.0				0.5		
Control Delay (s/veh)			29.2			33.6		10.6		8.3				8.2		
Level of Service (LOS)			D			D		B		A				A		
Approach Delay (s/veh)	29.2				13.0				0.4				2.5			
Approach LOS	D				B											

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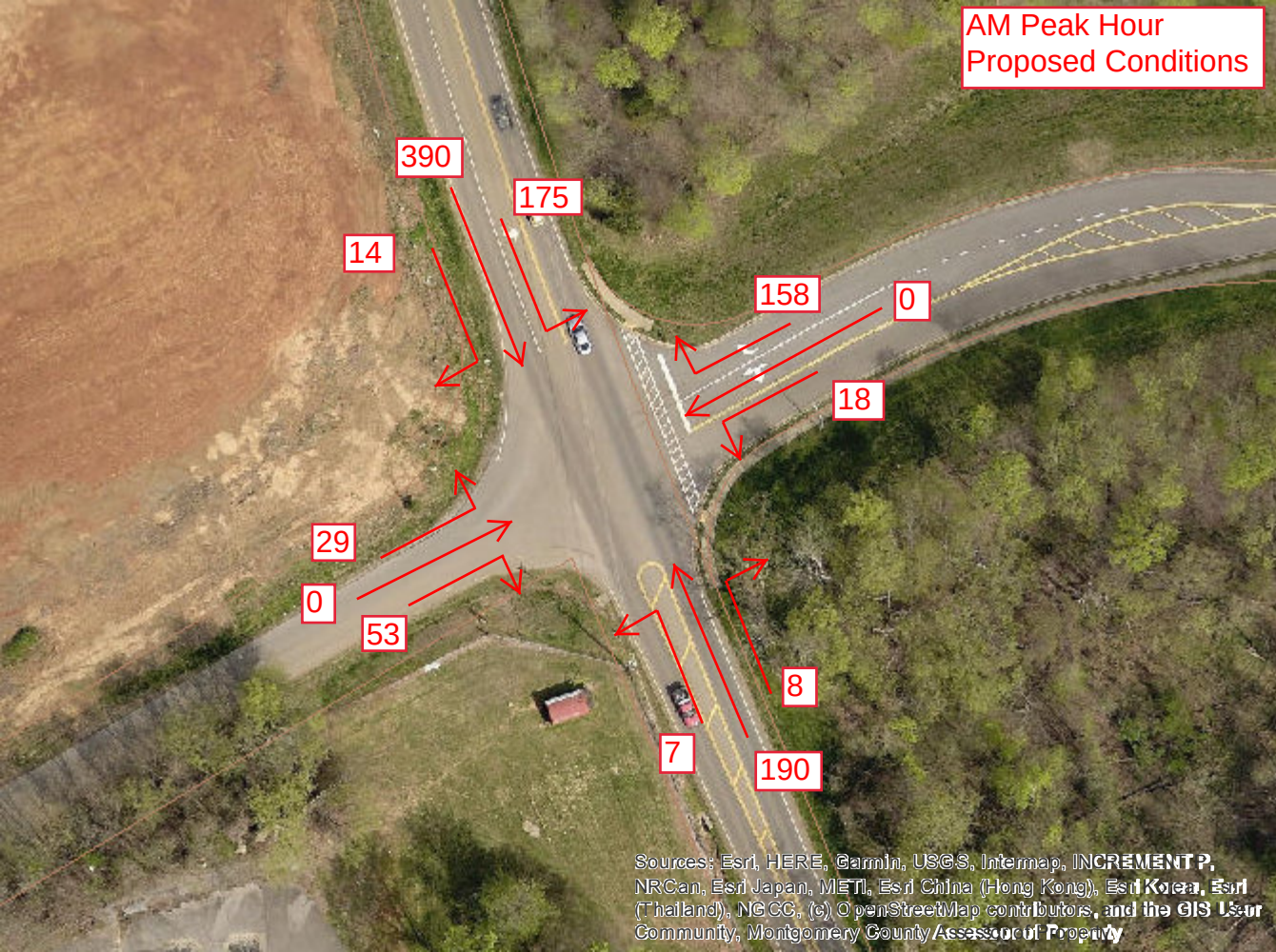

AM Peak Hour
Proposed Conditions
390
175
14
158
0
18
29
0
53
8
7
190
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Montgomery County Assessor of Property

HCS7 Two-Way Stop-Control Report

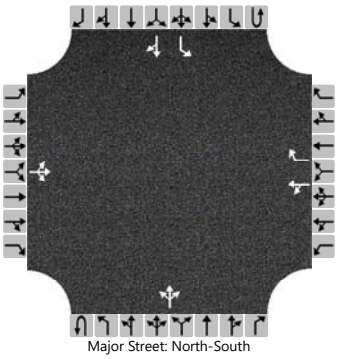
General Information

Analyst	Houston Smith
Agency/Co.	TTL
Date Performed	10-6-21
Analysis Year	2021
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	Z-62-2021

Site Information

Intersection	Needmore/E Boy Scout
Jurisdiction	City of Clarksville
East/West Street	E Boy Scout
North/South Street	Needmore
Peak Hour Factor	0.88
Analysis Time Period (hrs)	1.00

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	1	0	0	1	0	0	1	1	0
Configuration			LTR			LT		R			LTR			L		TR
Volume (veh/h)		7	0	5		10	0	128		2	326	4		13	361	9
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized					No											
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.13	6.53	6.23		7.13	6.53	6.23		4.13				4.13		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.53	4.03	3.33		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			14			11		145		2				15		
Capacity, c (veh/h)			282			285		671		1133				1178		
v/c Ratio			0.05			0.04		0.22		0.00				0.01		
95% Queue Length, Q_{95} (veh)			0.2			0.1		0.8		0.0				0.0		
Control Delay (s/veh)			18.4			18.2		11.8		8.2				8.1		
Level of Service (LOS)			C			C		B		A				A		
Approach Delay (s/veh)	18.4				12.3				0.1				0.3			
Approach LOS	C				B											

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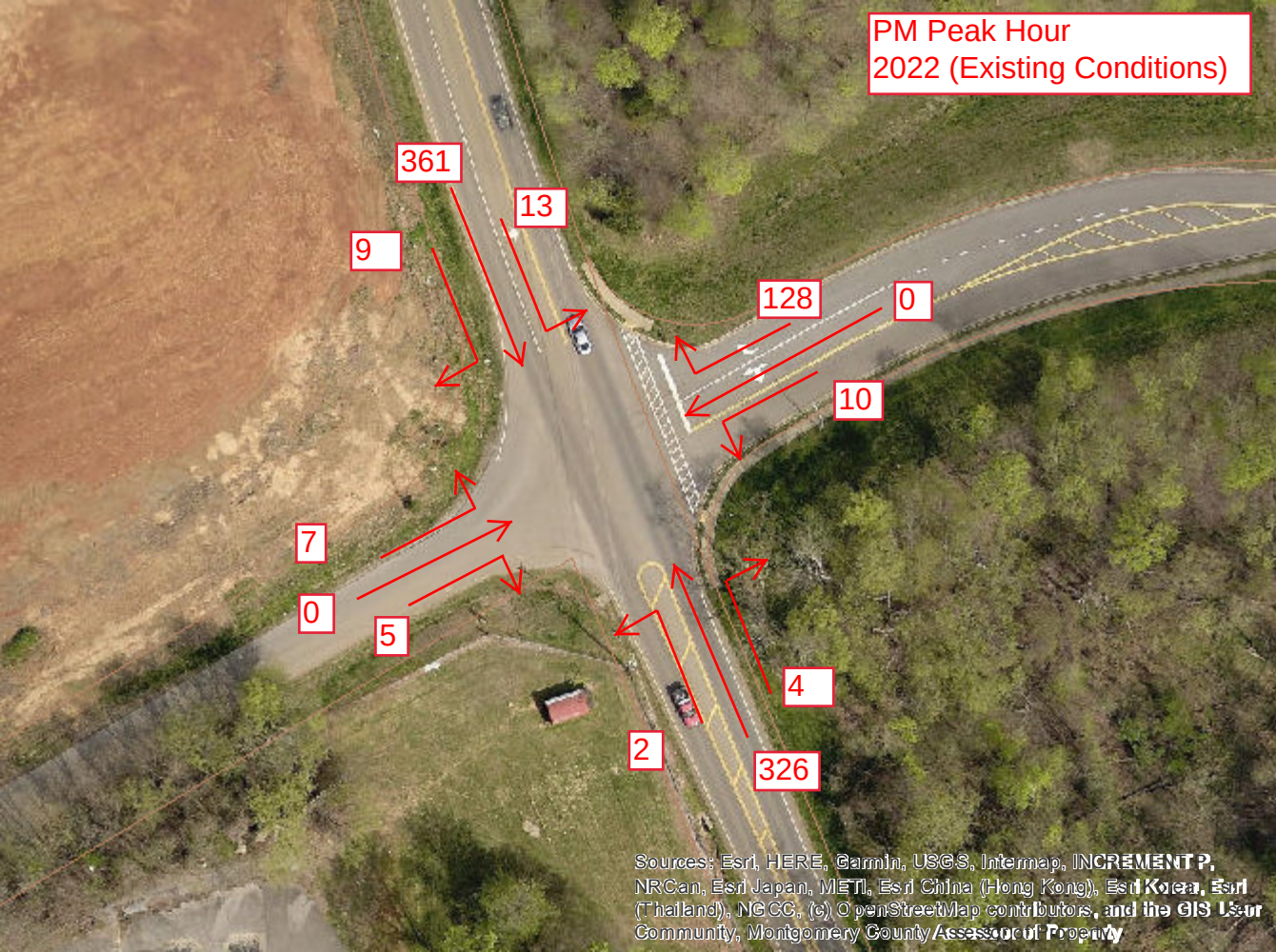
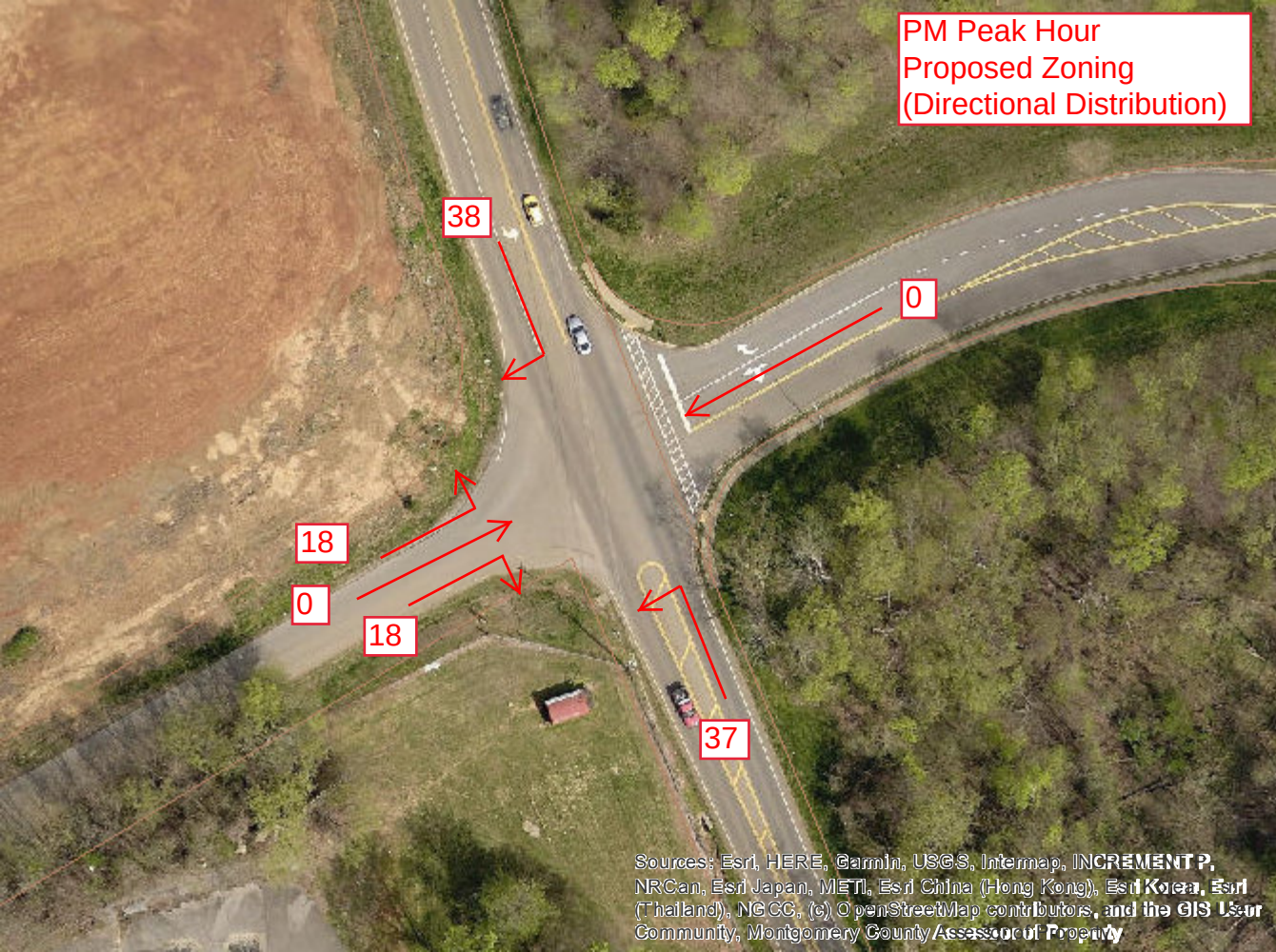

PM Peak Hour
2022 (Existing Conditions)
361
13
9
128
0
10
7
0
5
4
2
326
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Montgomery County Assessor of Property


PM Peak Hour
Proposed Zoning
(Directional Distribution)
38
0
18
0
18
37
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Montgomery County Assessor of Property

HCS7 Two-Way Stop-Control Report

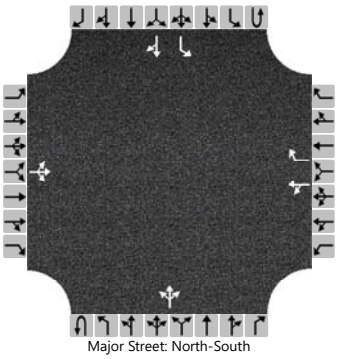
General Information

Analyst	Houston Smith
Agency/Co.	TTL
Date Performed	10-6-21
Analysis Year	2022
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	Z-62-2021

Site Information

Intersection	Needmore/East Boy Scout
Jurisdiction	City of Clarksville
East/West Street	East Boy Scout
North/South Street	Needmore
Peak Hour Factor	0.88
Analysis Time Period (hrs)	1.00

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	1	0	0	1	0	0	1	1	0
Configuration			LTR			LT		R			LTR			L		TR
Volume (veh/h)		25	0	23		10	0	128		39	326	4		13	361	47
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized					No											
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.13	6.53	6.23		7.13	6.53	6.23		4.13				4.13		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.53	4.03	3.33		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			55			11		145		44				15		
Capacity, c (veh/h)			254			221		671		1092				1178		
v/c Ratio			0.21			0.05		0.22		0.04				0.01		
95% Queue Length, Q_{95} (veh)			0.8			0.2		0.8		0.1				0.0		
Control Delay (s/veh)			23.1			22.2		11.8		8.4				8.1		
Level of Service (LOS)			C			C		B		A				A		
Approach Delay (s/veh)	23.1				12.6				1.3				0.2			
Approach LOS	C				B											

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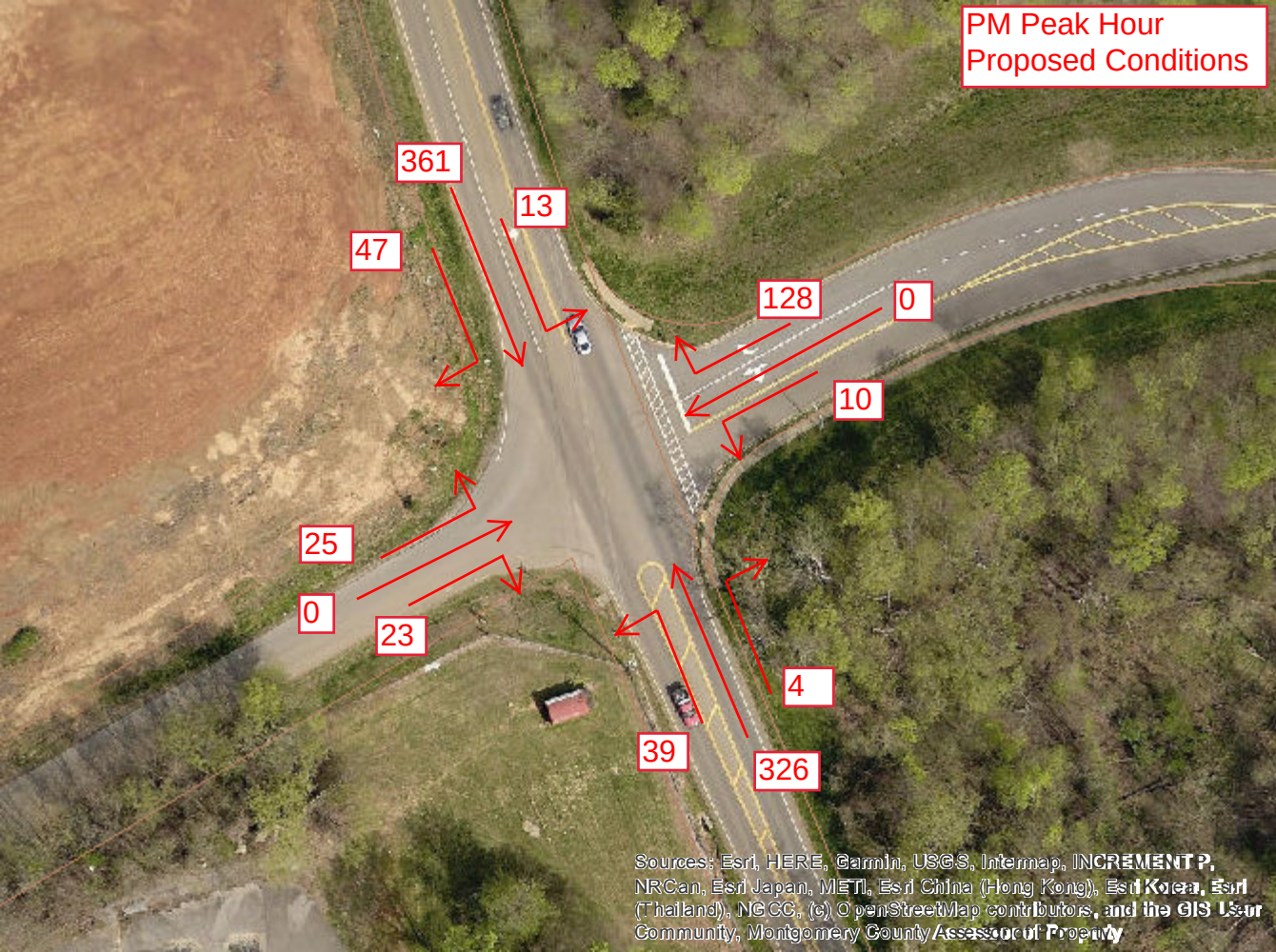

PM Peak Hour
Proposed Conditions
361
13
47
128
0
10
25
0
23
4
39
326
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Montgomery County Assessor of Property

ORDINANCE 49-2021-22

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF SPENCER PATRICK AND SHERRY S JOHNSON FOR A ZONE CHANGE ON PROPERTY FRONTING ON THE WEST FRONTAGE OF PEACHERS MILL RD. SOUTH OF THE PEACHERS MILL RD. & POLLARD 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-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 Peachers Mill Road, said point of beginning being further described as the southeast corner of the Andrew Johnson property as recorded in ORV 163, Page 82 ROMCT, lying North 74 degrees 40 minutes 18 seconds West for 26.31 feet from the intersection of the centerlines of Pollard Road and Peachers Mill Road; Thence along Peachers Mill west right of way for the next three calls: On a curve to the right having a radius of 1075.00 feet, arc length of 36.31 feet, tangent of 18.16 feet a chord bearing of South 01 degrees 09 minutes 00 seconds West for 36.31 feet to a point; South 02 degrees 07 minutes 03 seconds West for 389.03 feet to a point; On a curve to the left having a radius of 1235.00 feet, arc length of 686.64 feet, tangent of 352.45 feet a chord bearing of South 13 degrees 48 minutes 37 seconds East for 677.83 feet to a point, being the northeast corner of the Johnson Cemetery as recorded in WB-AF, Page 102 ROMCT; Thence leaving west right of way along the cemetery north property line for the next six calls: South 82 degrees 35 minutes 49 seconds West for 195.53 feet to a point: North 85 degrees 32 minutes 33 seconds West for 181.61 feet to a point; North 02 degrees 47 minutes 54 seconds East for 158.00 feet to a point; North 16 degrees 04 minutes 21 seconds West for 110.41 feet to a point; North 89 degrees 47 minutes 31 seconds West for 86.42 feet to a point; South 25 degrees 58 minutes 24 seconds West for 196.68 feet to a point, lying in the east boundary of the Johnson Heights subdivision section A as recorded in PB 12, Page 64 ROMCT, also being the southwest corner of herein described tract; Thence along Johnson Heights east boundary line for the next three calls: North 06 degrees 47 minutes 44 seconds East for 324.98 feet to a point; North 47 degrees 21 minutes 32 seconds

West for 154.37 feet to a point; North 83 degrees 45 minutes 34 seconds West for 189.62 feet to a point, being the northwest corner of lot 2 of Johnson Heights, also lying in the east boundary line of the Dalewood subdivision Section E as recorded in PB 7, Page 18 ROMCT; Thence along Dalewood east boundary line, North 06 degrees 05 minutes 29 seconds East for 616.79 feet to a point; Thence North 03 degrees 34 minutes 52 seconds West for 4.58 feet to a point, being the southwest corner of the James Richardson property as recorded in ORV 146, Page 335 ROMCT, also being the northwest corner of herein described tract; Thence along Richardson south property line, South 84 degrees 36 minutes 06 seconds East for 624.88 feet to the point of beginning. Said tract-containing
13.55 acres more or less.

Traffic Assessment

For

Z-63-2021

Spencer Johnson Property

680 Peachers Mill Road

Clarksville, Tennessee

Prepared by:

Houston Smith, PE

TTL Inc

330 N 2nd St

Clarksville, Tennessee 37040

(931) 647-6959

Preparation Date:

October 22, 2021

Contents

SECTION 1: Project Description…… 1

SECTION 2: Existing Conditions…… 1

SECTION 3: Existing Traffic Volume…… 1

SECTION 4: Subject Property Proposed Traffic…… 1

SECTION 5: Directional Distribution…… 2

SECTION 6: Level of Service…… 2

SECTION 7: Conclusions/Recommendations…… 3

APPENDIX A:

- Aerial
- Re-Zone

APPENDIX B:

- Trip Generation exhibits

APPENDIX C:

- Proposed AM Peak Hour Report & Diagram
- Proposed PM Peak Hour Report & Diagram

I. Project Description

This traffic assessment is for the rezoning request of Spencer Johnson property, identified as CMCRPC case Z-63-2021. The property identification is Map 43M, Group E, Parcel 46.00 on the west side of Peachers Mill Road, immediately south of Pollard Road. The request consists of 13.8 acres to be rezoned from R-1 (Single-Family Residential District) to R-4 (Multiple-Family Residential District) which can be seen in Appendix A. A boundary survey has been completed which measures the property at 12.94 acres, all calculations in this study are based on 12.94 acres.

The purpose of this traffic assessment is to determine the intersection Level of Service (LOS) at Peachers Mill/and the site entrance during both the morning and afternoon peak hours.

II. Existing Conditions

At the project site, Needmore Road is a three-lane road including a single southbound lane, a single northbound lane and a continuous left turn lane. All lanes are 12 ft wide with concrete curb and gutter. This section of Peachers Mill has a posted speed limit of 35 mph. The roadway is rolling with a high point near Pollard Road, then falling at approximately 4% to a low point 1/3 from the southern property line, then sloping back uphill at approximately 4% beyond the site. The property is primarily open with a single-family dwelling on the north side of the property.

III. Existing Traffic Volume

Existing traffic volumes on Peachers Mill Road were taken from TDOT Annual Average Daily Traffic counts. These counts are provided as a daily total with no directional distribution. Do determine the peak hour it is estimated that 10% of the daily trips occur in the morning peak hour and 10% occur in the afternoon peak hour. The directional distribution is assumed to be 50/50 because motorists can access 101st Parkway to the north or Hwy 41-A/79 to the south.

According to the TDOT data, the AADT for Peachers Mill in 2020 dropped from 2019. This is likely attributed to the COVID pandemic therefore the 2019 data will be used for the existing data. AADT for Peachers Mill Road in the vicinity of the site was 12,380 daily trips. Using the formula mentioned above, the morning and afternoon peak hours are assumed to be 1,238 trips with a 50/50 directional distributon.

IV. Subject Property Proposed Traffic

To calculate anticipated traffic that can be generated on the site, the Clarksville Street Department (CSD) has developed a standard based on site acreage compared to the Clarksville Zoning Regulations. Traffic generated from the proposed development will be estimated based on Institute of Traffic Engineers (ITE) guidelines using the Clarksville Street Department standards.

Per on the City of Clarksville Zoning Regulations, properties zoned R-4 are limited to 16 units per acre of the total property. This property measures approximately 12.94 acres which will allow a maximum of 207 units to be constructed, although requirements of stormwater, parking, and environmental buffers will limit the total yield to be less than the maximum allowable. Although this report references 207 total proposed residential units, it is not based on the proposed development plans which will be less than the maximum.

Traffic generated from the proposed development was estimated using the ITE Trip Generation Manual, 10th Edition, with code 220 (multi-family housing) as required by the CSD. A summary of the trip generations can be seen in the table below with full calculations shown in Appendix B.

Multi-Family Housing (ITE Code 220)								
Proposed Units:		207						
On a Weekday			A.M. Peak Hour of Adjacent Street			P.M. Peak Hour of Adjacent Street		
Avg Rate Per Unit		7.32	Avg Rate Per Unit		0.46	Avg Rate Per Unit		0.56
Trip Ends	50% Enter	50% Exit	Trip Ends	23% Enter	77% Exit	Trip Ends	63% Enter	37% Exit
1515	758	758	95	22	73	113	71	42

V. Directional Distribution

Directional distribution of the proposed trips generated by the development is to match the directional distribution of the existing traffic which is approximately a 50/50 split between north and southbound. A depiction of the directional distribution of the proposed traffic can be seen in Appendix C.

VI. Level of Service

The intersection was analyzed for the post development conditions when assuming worse case traffic scenarios. Depictions showing full traffic patterns morning and afternoon, can be seen in the Appendix. HCS 7 Software by McTrans was utilized to perform stop control analysis of the intersection and provide a level of service for all turning movements.

Based on the HSC data, lane improvements are not necessary to provide acceptable levels of service for this development. Below is a summary of the level of service for both AM and PM peak hours.

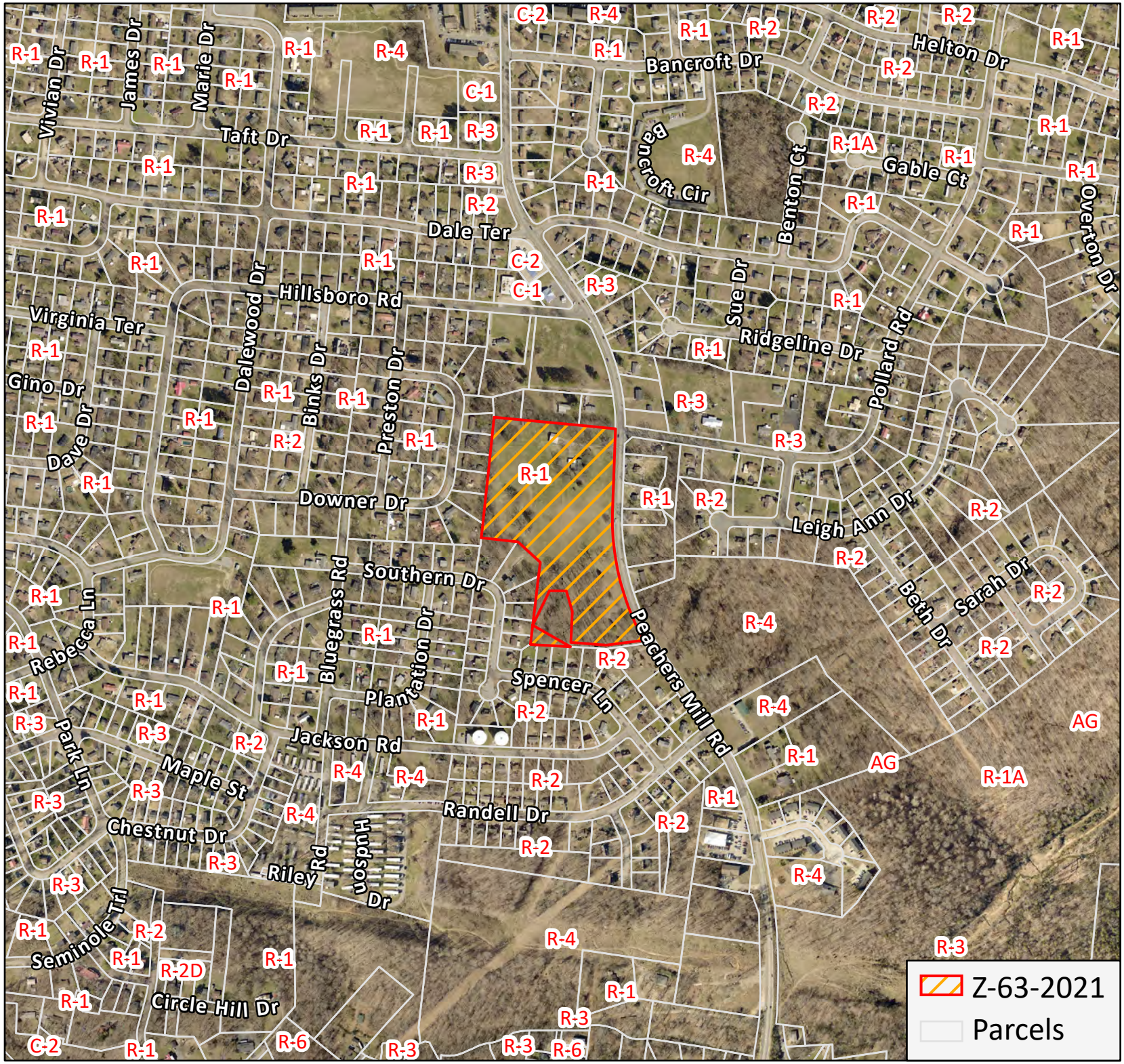
Peachers Mill/Proposed site Intersection				
Level of Service Summary – Proposed Conditions				
	AM Peak Hour		PM Peak Hour	
	Control Delay (s/veh)	LOS	Control Delay (s/veh)	LOS
Eastbound Left (from site)	14.7	B	17.6	C
Eastbound Right (from site)	14.2	B	15.0	C
Northbound Left (from Needmore)	9.1	A	9.4	A

VII. Conclusions/Recommendations

Based on the roadway improvements identified in the report and supplemental HCS data (see Appendix), it was determined that the levels of service during the A.M. and P.M. peak hours will function at acceptable standards after the proposed development is constructed under worse-case traffic scenarios. No lane improvements are required to achieve these levels of service.

APPENDIX A

Aerial
Re-Zone



Z-63-2021

APPLICANT:

SPENCER PATRICK AND SHERRY S. JOHNSON

REQUEST:

R-1

TO

R-4

MAP & PARCEL

043M E 04600

ACRES +/-

13.8

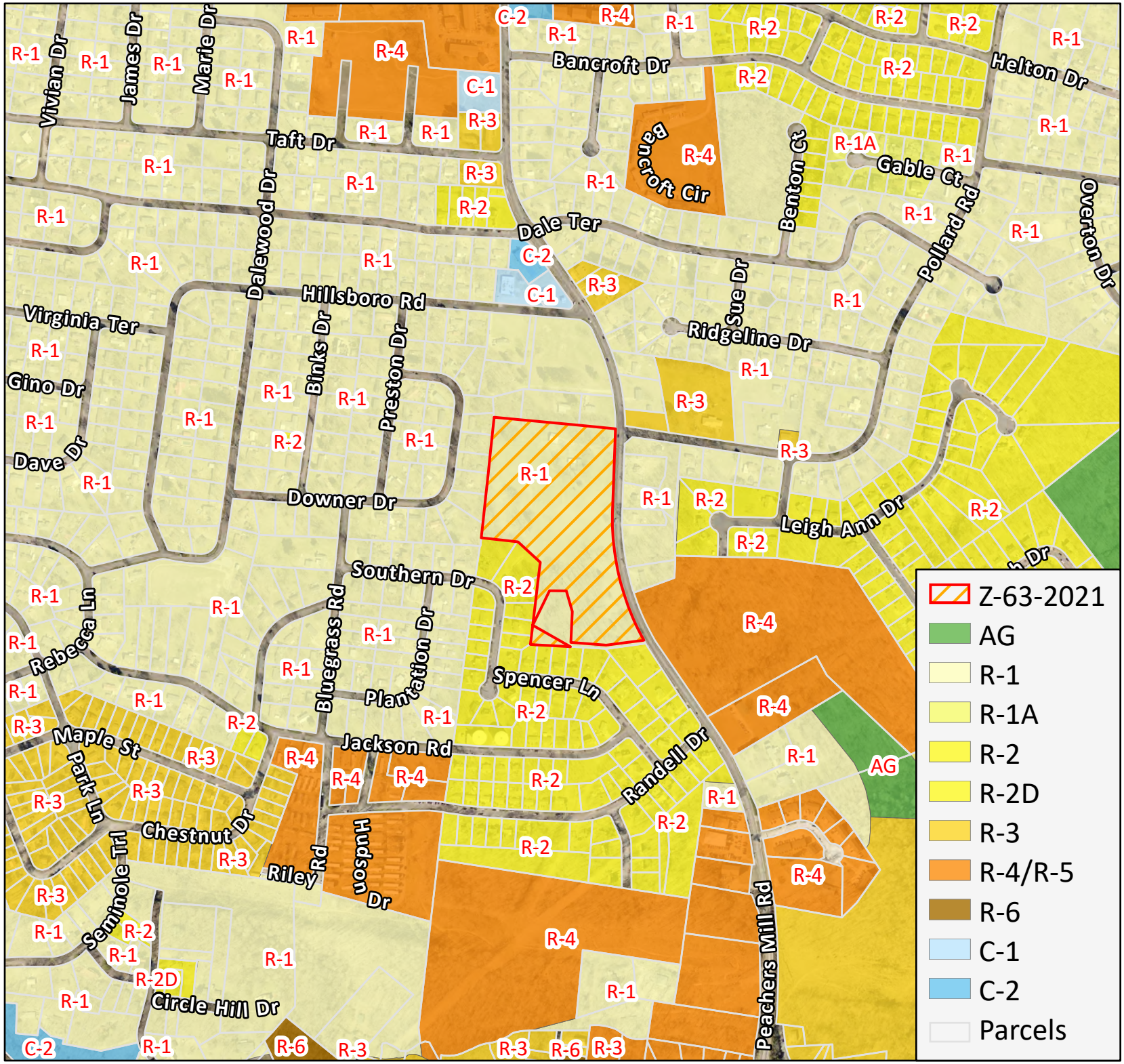
Scale: 1:8,000

N

0 400 800

Feet

10/26/2021



Z-63-2021

APPLICANT:

SPENCER PATRICK AND SHERRY S. JOHNSON

REQUEST:

R-1

TO

R-4

MAP & PARCEL

043M E 04600

ACRES +/-

13.8

Scale: 1:8,000

0 400 800

Feet

10/26/2021

Z-63-2021

APPLICANT:

SPENCER PATRICK AND SHERRY S. JOHNSON

REQUEST:

R-1

TO

R-4

MAP & PARCEL

043M E 04600

ACRES +/-

13.8

Scale: 1:2,000

N

0 100 200

Feet

10/26/2021

APPENDIX B

Trip Generation Exhibits

Multifamily Housing (Low-Rise)
(220)

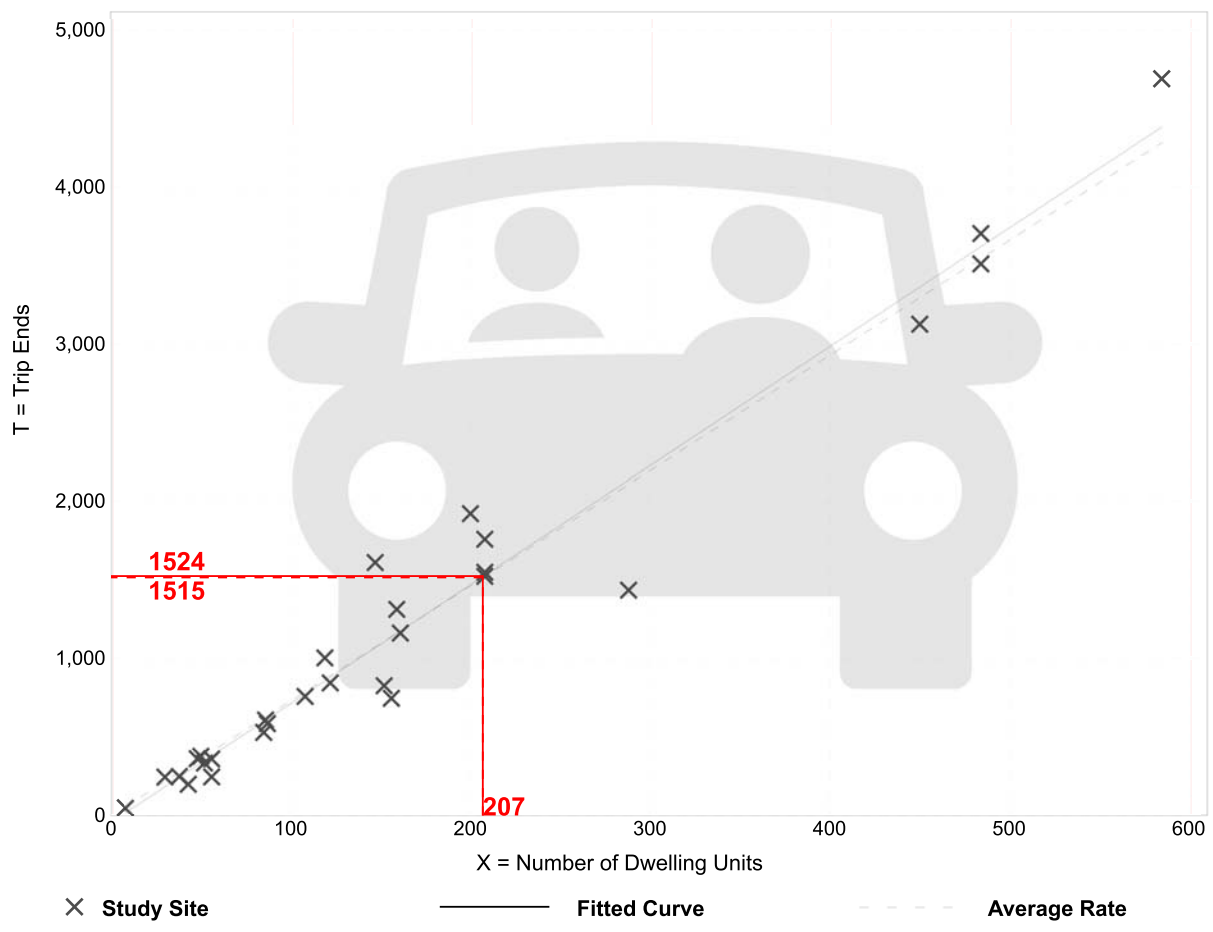
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 29
Avg. Num. of Dwelling Units: 168
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.32	4.45 - 10.97	1.31

Data Plot and Equation



Fitted Curve Equation: T = 7.56(X) - 40.86

R^2= 0.96

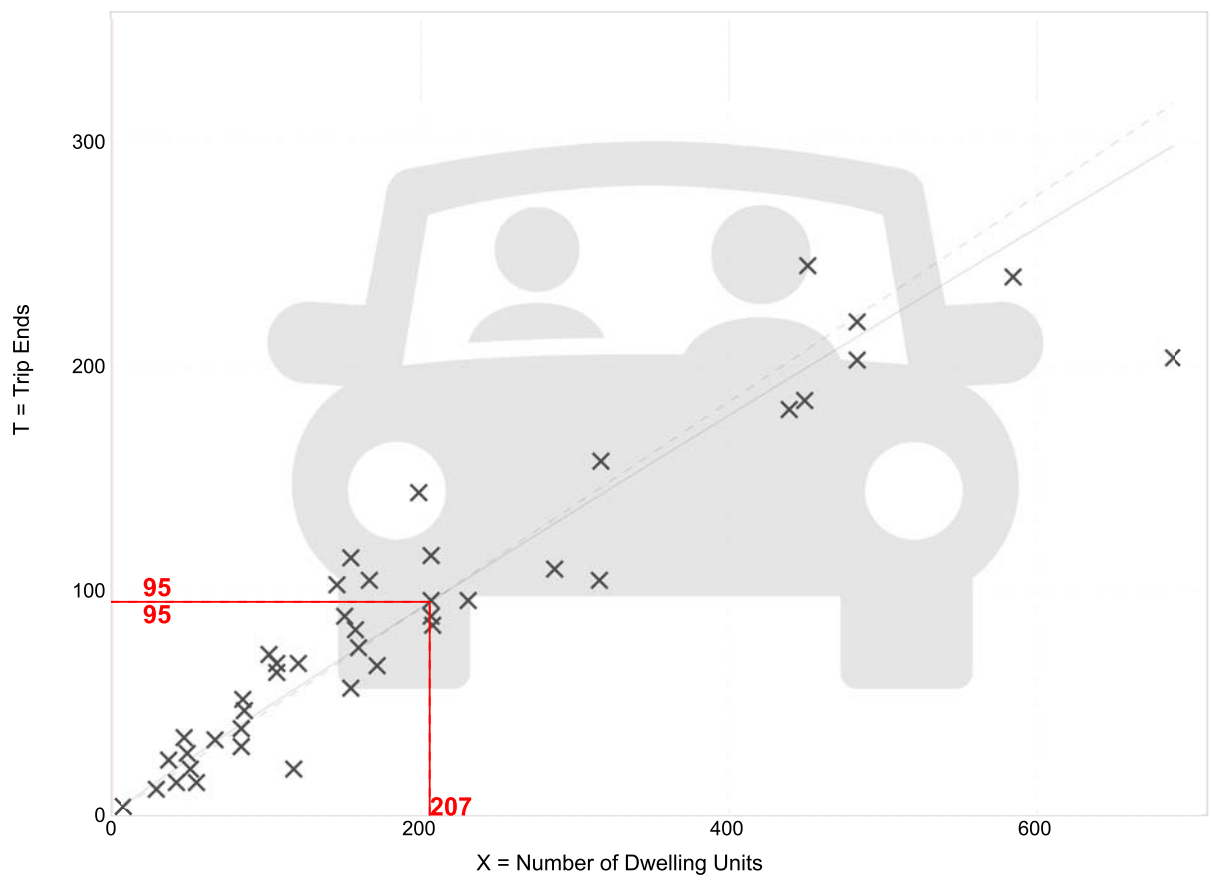
Multifamily Housing (Low-Rise)
(220)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	42
Avg. Num. of Dwelling Units:	199
Directional Distribution:	23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.46	0.18 - 0.74	0.12

Data Plot and Equation



× **Study Site** ——— **Fitted Curve** - - - - **Average Rate**

Fitted Curve Equation: Ln(T) = 0.95 Ln(X) - 0.51 **R^2= 0.90**

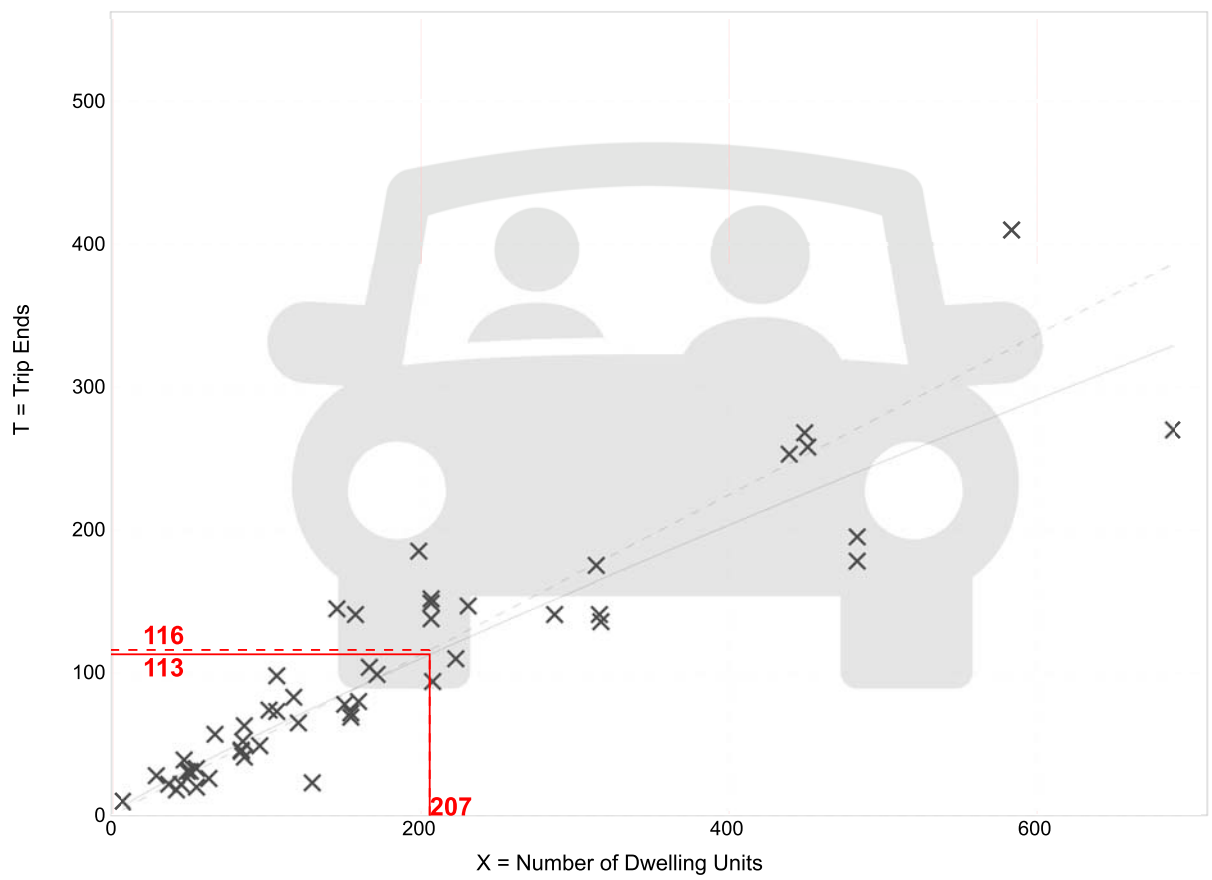
Multifamily Housing (Low-Rise)
(220)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	50
Avg. Num. of Dwelling Units:	187
Directional Distribution:	63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.18 - 1.25	0.16

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.89 Ln(X) - 0.02 **R^2= 0.86**

APPENDIX C

Proposed AM Peak Hour Report & Diagram
Proposed PM Peak Hour Report & Diagram

HCS7 Two-Way Stop-Control Report

General Information

Analyst	Houston Smith
Agency/Co.	TTL
Date Performed	10-22-21
Analysis Year	2021
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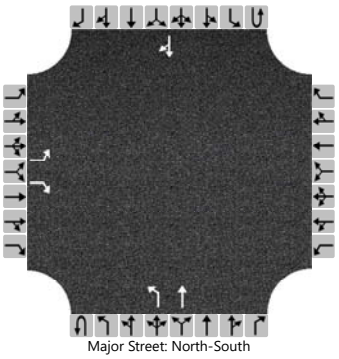
Intersection Orientation	North-South
Project Description	Z-64-2021

Site Information

Intersection	Peachers Mill/Site
Jurisdiction	City of Clarksville
East/West Street	Site entrance
North/South Street	Peachers Mill
Peak Hour Factor	0.88
Analysis Time Period (hrs)	1.00

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	0	0	0	1	1	0	0	0	1	0
Configuration		L		R						L	T					TR
Volume (veh/h)		37		36						11	619				619	11
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No															
Median Type | Storage	Left Only								5							

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		42		41						13						
Capacity, c (veh/h)		414		432						880						
v/c Ratio		0.10		0.09						0.01						
95% Queue Length, Q_{95} (veh)		0.3		0.3						0.0						
Control Delay (s/veh)		14.7		14.2						9.1						
Level of Service (LOS)		B		B						A						
Approach Delay (s/veh)	14.4								0.2							
Approach LOS	B															

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ArcGIS Web Map

10/22/2021, 11:38:49 AM

1:2,257

0 0.0175 0.035 0.07 mi

0 0.03 0.06 0.12 km

Parcels

TNMONT012025.sid
Red: Band_1
Green: Band_2
Blue: Band_3

TNMONT012027.sid
Red: Band_1
Green: Band_2
Blue: Band_3

TNMONT012035.sid
Red: Band_1
Green: Band_2
Blue: Band_3

TNMONT019015.sid
Red: Band_1
Green: Band_2
Blue: Band_3

TNMONT019035.sid
Red: Band_1
Green: Band_2
Blue: Band_3

TNMONT020027.sid
Red: Band_1
Green: Band_2
Blue: Band_3

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
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HCS7 Two-Way Stop-Control Report

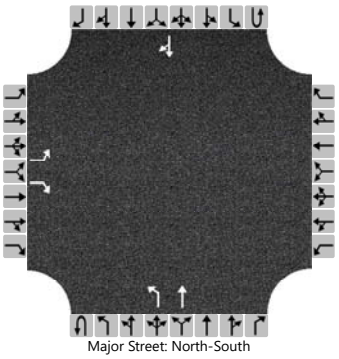
General Information

Analyst	Houston Smith
Agency/Co.	TTL
Date Performed	10-22-21
Analysis Year	2021
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	Z-64-2021

Site Information

Intersection	Peachers Mill/Site
Jurisdiction	City of Clarksville
East/West Street	Site entrance
North/South Street	Peachers Mill
Peak Hour Factor	0.88
Analysis Time Period (hrs)	1.00

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	0	0	0	1	1	0	0	0	1	0
Configuration		L		R						L	T					TR
Volume (veh/h)		21		21						36	619				619	35
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)	5															
Right Turn Channelized	No															
Median Type | Storage	Left Only								5							

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		7.43		6.73						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		24		24						41						
Capacity, c (veh/h)		310		384						860						
v/c Ratio		0.08		0.06						0.05						
95% Queue Length, Q_{95} (veh)		0.2		0.2						0.1						
Control Delay (s/veh)		17.6		15.0						9.4						
Level of Service (LOS)		C		C						A						
Approach Delay (s/veh)	16.3								0.5							
Approach LOS	C															

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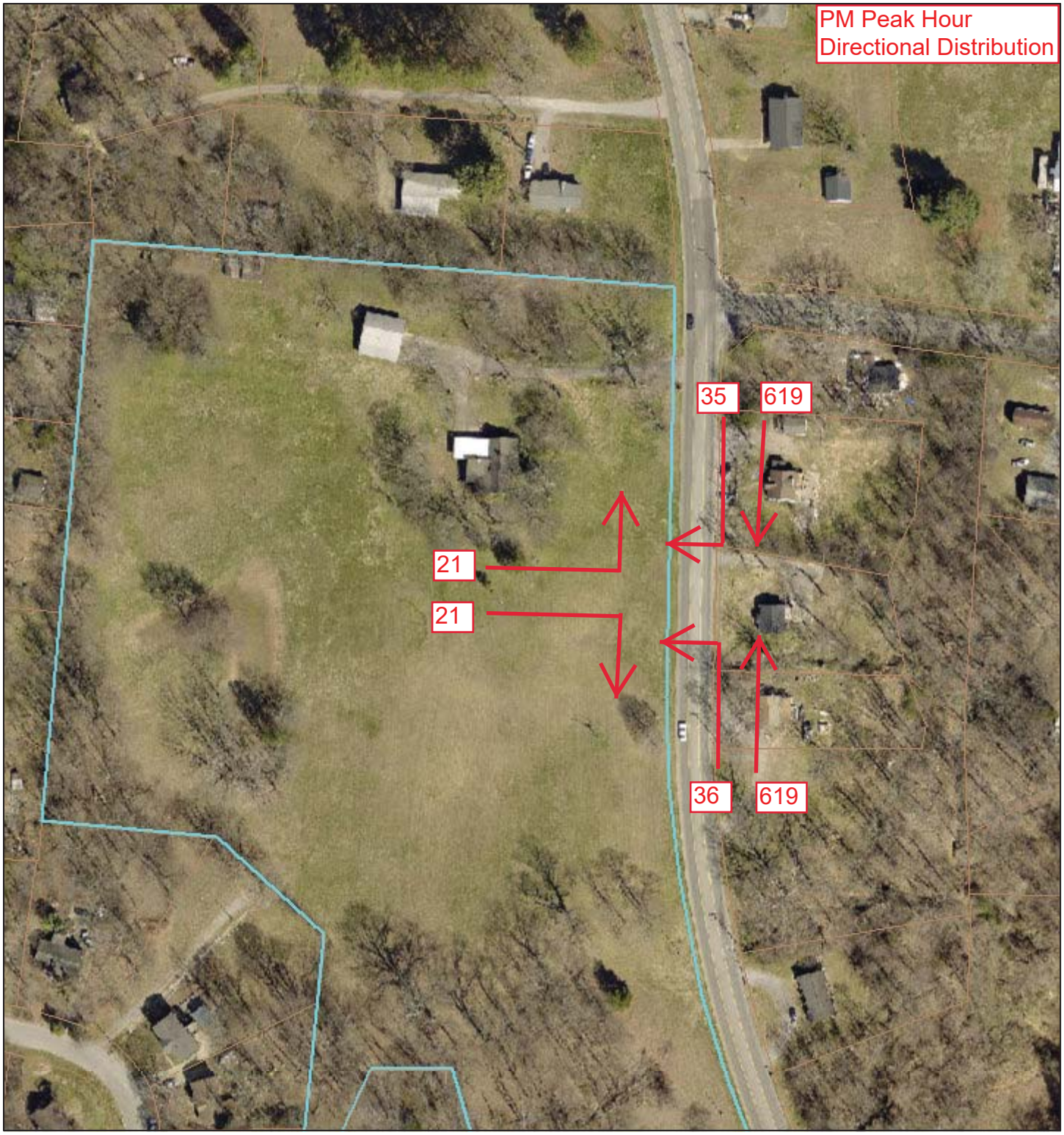
ArcGIS Web Map



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TNMONT019015.sid
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Green: Band_2
Blue: Band_3

TNMONT019035.sid
Red: Band_1
Green: Band_2
Blue: Band_3

TNMONT020027.sid
Red: Band_1
Green: Band_2
Blue: Band_3

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
Montgomery County Assessor of Property

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ORDINANCE 50-2021-22

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF MICHAEL YOUNG FOR A ZONE CHANGE ON PROPERTY LOCATED NORTH OF MARTIN LUTHER KING BLVD., WEST OF HUNTCO DR. & EAST OF VAUGHAN 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 A-1 Highway Interchange 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 northern property line of the Michael Young property as described in ORV 2140, page 442, said point being N 48° 09' E for a distance of 1,300 feet from the centerline intersection of Vaughan Road and State Route 76, said pin also being the southeastern corner of the herein described parcel; Thence, along said Michael Young property for the next 3 calls, S 67° 08' 26" W for a distance of 180.67 feet to a point on a line; Thence, N 58° 26' 32" W for a distance of 88.07 feet to a point on a line; Thence, S 63° 43' 22" W for a distance of 12.68 feet to a point on a line, said point being the eastern property line of the Sango Retail Partners as described in ORV 2046, page 75; Thence, along said Sango Retail Partners property for the next 2 calls, N 26° 16' 38" W for a distance of 170.10 feet to a point on a line; Thence, N 83° 29' 05" W for a distance of 135.06 feet to a point on a line, said point being the eastern property line of the Donna Mcendree property as described in ORV 1853, page 2915; Thence, along said Mcendree property, N 15° 32' 59" E for a distance of 582.98 feet to a point on a line, said point being the south eastern property corner of the Vincent Majid property as described in ORV 1928, page 1380; Thence, along said Majid property and along the eastern property of the David Shadwick property as described ORV 1917, page 1429, N 06° 55' 21" E for a distance of 225.10 feet to a point on a line, said point being on the southern property line of the Carl Baldwin property as described in ORV 449, page 1507, said point also being the north west corner of the herein described parcel; Thence, leaving said Shadwick property and along said Baldwin property, S 80° 56' 32" E for a distance of 99.05 feet to a point on a line; Thence, leaving said Baldwin property and along Carl Baldwin property as described in ORV 595, page 225 for the next 4 calls, S 18° 21' 09" W for a distance of 41.23 feet to a point on a line; Thence, S 05° 52' 43" E for a distance of 16.11 feet to a point on a line; Thence, S 64° 23' 46" E for a distance of 98.63 feet to a point on a line; Thence, S 71° 01' 02" E for a distance of 421.43 feet to a point on a line, said point

being the northwestern property line of the Rohit Patel property as described in ORV 1180, page 248, said point also being the north east corner of the herein described parcel; Thence, along said Patel property for the next 2 calls, S 17° 42' 47" W for a distance of 312.71 feet to a point on a line; Thence, S 30° 18' 05" E for a distance of 152.60 feet to a point on a line, said point being the western right of way of Huntco Drive;

Thence, along said Huntco Drive right of way, S 20° 44' 55" E for a distance of 135.68 feet to an iron rod (old), said rod being on the north property line of the Robert Wilson property as described in ORV 1872, page 742, said rod having the coordinates of Northing 799624.14 and Easting 1606739.69; Thence, along said Wilson property, S 69° 13' 36" W a distance of 199.85 feet; Thence, along the Wilson property as described in ORV 1872, page 747 for the next 2 calls, N 58° 51' 54" W for a distance of 133.16 feet to a point on a line; Thence, S 11° 53' 12" W for a distance of 116.73 feet to the point of beginning, said parcel containing 481,971 Square Feet or 11.06 Acres, more or less.

ORDINANCE 51-2021-22

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF 2114 HOLDINGS LLC FOR A ZONE CHANGE ON PROPERTY FRONTING ON THE SOUTH FRONTAGE OF CROSSLAND AVE. 175 +/- FEET WEST OF THE CROSSLAND AVE. & ROBERT S. BROWN 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 A-1 Highway & Arterial Commercial District as C-2 General Commercial District

PUBLIC HEARING:
FIRST READING:
SECOND READING:
EFFECTIVE DATE:

EXHIBIT A

Beginning at an iron pin (new), said pin being the southern right of way of Crossland Avenue, said pin being S 58° 37' W for a distance of 79 feet from the centerline intersection of Crossland Avenue and Robert S. Brown Drive, said pin being the north west corner of the Laurence McMillan Jr property as described in ORV 1361, page 2717, said pin also being the northeastern corner of the herein described parcel; Thence, along said Laurence McMillan property, S 18° 58' 53" W for a distance of 183.24 feet to a point on a line, said point being the north east corner of the Frank Bryant property as described in ORV 438, page 1564, said point also being the south east corner of the herein described property; Thence, along said Bryant property, N 68° 27' 30" W for a distance of 159.02 feet to a point on a line, said point being the north east corner of the Colonial Court Subdivision as described in plat book 6, page 68, lot 9; Thence, along said Colonial Court Subdivision, lots 8 and 9 for the next 2 calls N 68° 27' 30" W for a distance of 75.97 feet to a point on a line; Thence, along lot 8, N 68° 1O' 34" W for a distance of 74.96 feet to a point on a line, said point being the eastern property line of the Block A Stout & Porter Lots 9 & 10 as described in Plat Book 2 page 67, said point also being the south west corner of the herein described property; Thence, along said subdivision, N 38° 26' 14" E for a distance of 141.41 feet to a point on a line, said point being the southern right of way of Crossland Avenue; Thence, leaving said subdivision and along said right of way, S 78° 45' 39" E a distance of 264.94 to the point of beginning, said parcel containing 45,072 Square Feet or 1.03 Acres, more or less.

ORDINANCE 52-2021-22

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF Anthony Q Johnson FOR A ZONE CHANGE ON Property fronting on the north frontage of Daniel St., 155 +/- feet east of the Daniel St. & 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 1/2" OPEN TOP PIPE FOUND IN THE NORTH RIGHT OF WAY OF DANIEL STREET, SAID PIPE BEING THE SOUTHEAST CORNER OF THE PASS PROPERTY, RECORDED IN VOLUME 1753, PAGE 2993; THENCE LEAVING SAID RIGHT OF WAY LINE WITH SAID PASS PROPERTY NORTH 06 DEGREES 28 MINUTES 24 SECONDS EAST A DISTANCE OF 148.07 FEET TO A FENCE POST; THENCE WITH THE SOUTH LINE OF BENTON PROPERTY, RECORDED IN VOLUME 487, PAGE 73 AND THE GILLIAM PROPERTY RECORDED IN VOLUME 205, PAGE 612 SOUTH 84 DEGREES 05 MINUTES 36 SECONDS EAST A DISTANCE OF 73.84 FEET TO A FENCE POST; THENCE WITH THE WEST LINE OF THE PROVO PROPERTY, RECORDED IN VOLUME 1013, PAGE 937 SOUTH 06 DEGREES 44 MINUTES 56 SECONDS WEST A DISTANCE OF 150.61 FEET TO A POINT IN CHAIN LINK FENCE LOCATED IN THE NORTH RIGHT OF WAY LINE OF SAID DANIEL STREET; THENCE WITH SAID NORTH RIGHT OF WAY LINE NORTH 82 DEGREES 06 MINUTES 20 SECONDS WEST A DISTANCE OF 73.13 FEET TO THE POINT OF BEGINNING, MORE OR LESS.

ORDINANCE 53-2021-22

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF BLACK HAWK LAND FOR A ZONE CHANGE ON PORTION OF PROPERTY EAST OF PEACHERS MILL RD. & SOUTH OF W. BOY SCOUT 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 C-5 Highway & Arterial Commercial District as R-2 Single-Family Residential District

PUBLIC HEARING:
FIRST READING:
SECOND READING:
EFFECTIVE DATE:

EXHIBIT A

Beginning at a point in the south margin of W Boy Scout Road, said point being 300 feet west of the centerline of Peachers Mill Road; thence along margin of said road South 83 Degrees 25 Minutes 02 Seconds East 225.02 feet to a point; thence leaving margin of said road South 07 Degrees 25 Minutes 58 Seconds West 1095.91 feet to a point; thence North 82 Degrees 34 Minutes 02 Seconds West 225.00 feet to a point; thence North 07 Degrees 25 Minutes 58 Seconds East 1092.57 feet to the point of beginning containing an area of 5.65 acres.

ORDINANCE 54-2021-22

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF KMG Properties FOR A ZONE CHANGE ON Property fronting on the north frontage of Notgrass Rd., 220 +/- feet west of the Notgrass Rd. & Arbor St. 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-4 Multiple-Family Residential District

PUBLIC HEARING: FIRST READING: SECOND READING: EFFECTIVE DATE:

EXHIBIT A

Beginning at a point in the north margin of Notgrass Road; thence North 8 Degrees 00 Minutes West 195.00 feet to a point; thence South 75 Degrees 37 Minutes East 91.92 feet to a point; thence South 08 Degrees 00 Minutes East 160.00 feet to a point in the north margin of Notgrass Road; thence along margin of said road South 82 Degrees 00 Minutes West 85.00 feet to the point of beginning.

Lot 98

Beginning at a point in the north margin of Notgrass Road; thence North 8 Degrees 00 Minutes West 195.00 feet to a point; thence North 82 Degrees 00 Minutes East 77.00 feet to a point; thence South 08 Degrees 00 Minutes East 195.00 feet to a point in the north margin of Notgrass Road; thence along margin of said road South 82 Degrees 00 Minutes West 77.00 feet to the point of beginning.

ORDINANCE 55-2021-22

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF KMG PROPERTIES FOR A ZONE CHANGE ON A PARCEL OF LAND LOCATED NORTH OF THE NOTGRASS RD. & COPELAND 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-4 Multiple-Family Residential District

PUBLIC HEARING: FIRST READING: SECOND READING: EFFECTIVE DATE:

Lot 99

EXHIBIT A

Beginning at a point in the northwest margin of Copeland Road; thence leaving margin of said road North 44 Degrees 21 Minutes West 120.00 feet to a point; thence North 51 Degrees 44 Minutes 50 Seconds East 86.25 feet to a point; thence South 43 Degrees 11 Minutes 15 Seconds East 111.05 feet to point in the north margin of Copeland Road; thence along margin of said road with a curve turning to the left with an arc length of
20.51 feet, with a radius of 1003.00 feet and with a chord of North 46 Degrees 10 Minutes 33 Seconds East 20.51 feet; thence South 45 Degrees 39 Minutes West 63.0 feet to the point of beginning.

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 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 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

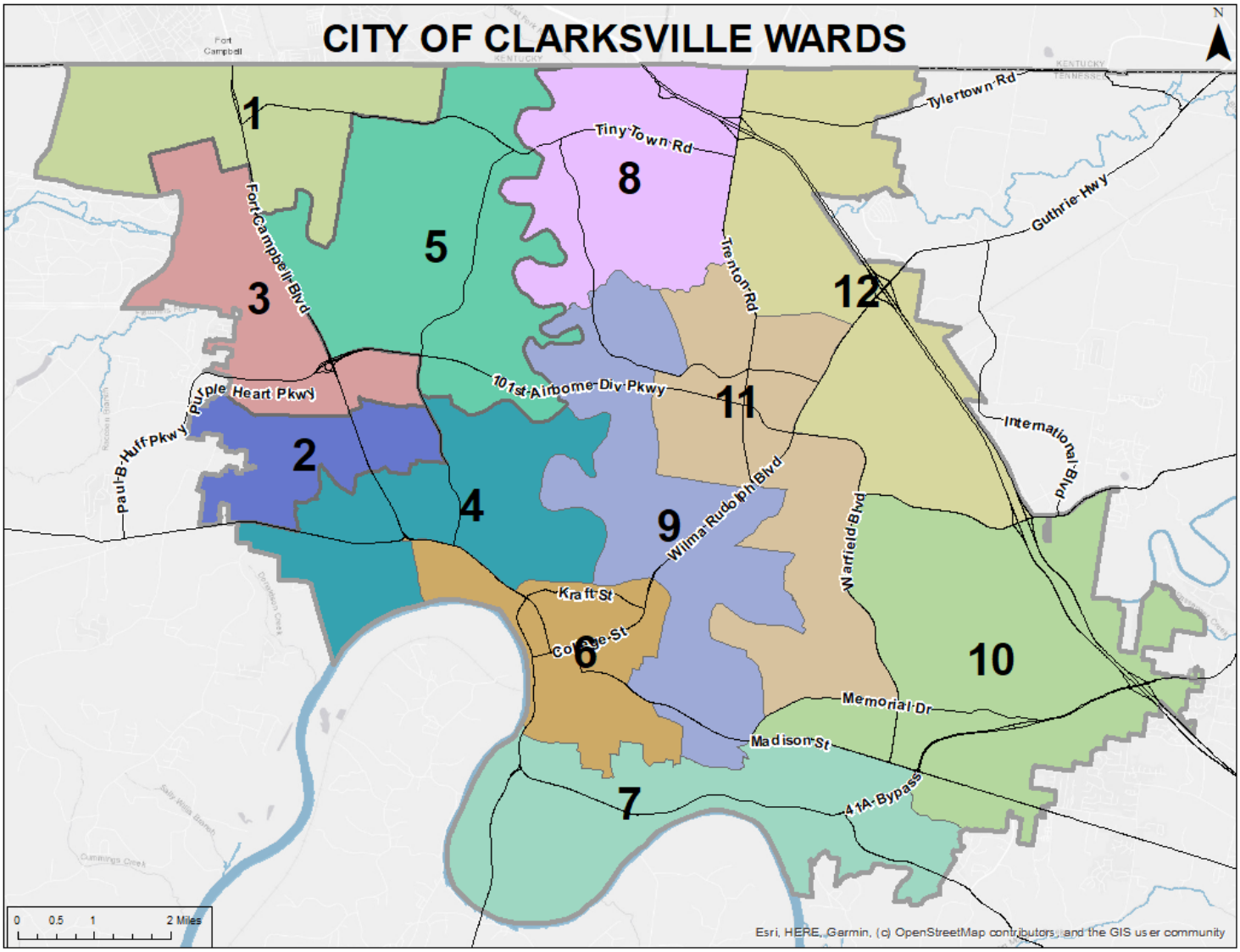
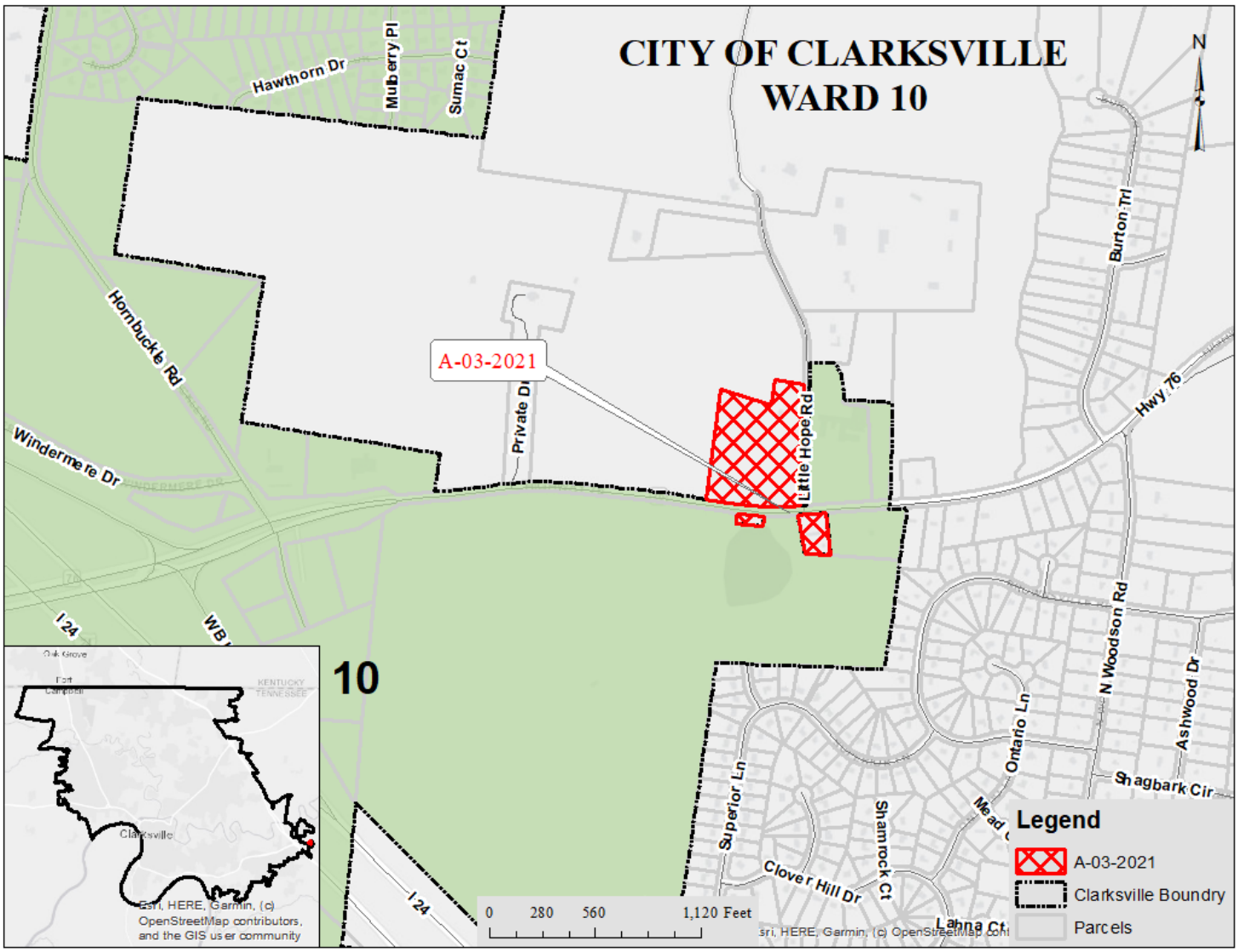


Exhibit B
Close-up View of Ward 10



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.

T.C. Peay

Exhibit A

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

Connie E. Gunnett, Register
Montgomery County Tennessee
Rec #: 343165 Instrument #: 1066648
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

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	)	**Case #MCCHCVDQ14-1**
Delinquent Taxpayers as shown on the Real Property Delinquent Tax Records of MONTGOMERY COUNTY and/or CITY OF CLARKSVILLE, a municipal corporation	)	
Defendants	)	

A TRUE COPY ATTEST
FILED 11-24 2015
TED A. CROZIER, 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. Yarbro, 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 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, Tennesee, 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.

/s/ Lawrence M. McMillan, 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. Adu
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 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

06/10/2021

BY

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

805
809
938
936
N
Howard St
803
813
912
Kellogg St
913
Ford St
910
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	06/11/2021 Date
Joseph Mark Young Appraiser's Name	1117 State License or Certification #
Tennessee Certified General Appraiser State Title or Designation	03/31/2022 — TN Expiration Date of License or Certification — State

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

05/13

Mark Young, Real Estate Appraisals

LAND APPRAISAL REPORT

File No. PO 97021143-00 22947

SUBJECT

Borrower: City of Clarksville | Census Tract: 1008.00 | Map Reference: 17300

Property Address: 803 Howard St

City: Clarksville | County: Montgomery | State: TN | Zip Code: 37040

Legal Description: Map 055N Group C Parcel 013.00

Sale Price $: N/A | Date of Sale: N/A | Loan Term: N/A yrs. | Property Rights Appraised: [X] Fee [ ] Leasehold [ ] De Minimis PUD

Actual Real Estate Taxes $: N/A (yr) | Loan charges to be paid by seller $: N/A | Other sales concessions:

Lender/Client: City of Clarksville | Address: 1 Public Square Clarksville TN 37040

Occupant: Vacant Lot | Appraiser: Joseph Mark Young | Instructions to Appraiser: Determine market value opinion for client.

NEIGHBORHOOD

					Good	Avg.	Fair	Poor
Location	[X] Urban	[ ] Suburban	[ ] Rural					
Built Up	[X] Over 75%	[ ] 25% to 75%	[ ] Under 25%	Employment Stability	[ ]	[X]	[ ]	[ ]
Growth Rate	[ ] Fully Dev. [ ] Rapid	[X] Steady	[ ] Slow	Convenience to Employment	[X]	[ ]	[ ]	[ ]
Property Values	[X] Increasing	[ ] Stable	[ ] Declining	Convenience to Shopping	[ ]	[X]	[ ]	[ ]
Demand/Supply	[X] Shortage	[ ] In Balance	[ ] Oversupply	Convenience to Schools	[X]	[ ]	[ ]	[ ]
Marketing Time	[X] Under 3 Mos.	[ ] 4-6 Mos.	[ ] Over 6 Mos.	Adequacy of Public Transportation	[X]	[ ]	[ ]	[ ]
Present Land Use	70 % One-Unit, 5 % 2-4 Unit, 2 % Apts., 1 % Condo, 10 % Commercial, 1 % Industrial, 2 % Vacant, 9 % Other is Austin Peay University			Recreational Facilities	[ ]	[X]	[ ]	[ ]
				Adequacy of Utilities	[X]	[ ]	[ ]	[ ]
Change in Present Land Use	[X] Not Likely [ ] Likely (*) [ ] Taking Place (*)			Property Compatibility	[ ]	[X]	[ ]	[ ]
	(*) From	To		Protection from Detrimental Conditions	[X]	[ ]	[ ]	[ ]
Predominant Occupancy	[X] Owner [ ] Tenant	% Vacant		Police and Fire Protection	[X]	[ ]	[ ]	[ ]
One-Unit Price Range	$ 45,000 to $ 450,000	Predominant Value $ 189,000		General Appearance of Properties	[ ]	[X]	[ ]	[ ]
One-Unit Age Range	0 yrs. to 100 yrs.	Predominant Age 40 yrs.		Appeal to Market	[ ]	[X]	[ ]	[ ]

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.

SITE

Dimensions: 73 x 50 x Irr = 3,885 sf | [X] Corner Lot

Zoning Classification: R-4 | Present Improvements [ ] Do [ ] Do Not Conform to Zoning Regulations

Highest and Best Use: [ ] Present Use [X] Other (specify) Future Construction of a Single-Family Residence

	Public	Other (Describe)	OFF SITE IMPROVEMENTS			Topo	Sloping
Elec.	[X]		Street Access	[X] Public	[ ] Private	Size	3,885 sf
Gas	[X]		Surface	Asphalt		Shape	Slightly Irregular
Water	[X]		Maintenance	[X] Public	[ ] Private	View	N;Res;
San. Sewer	[X]		[ ] Storm Sewer	[ ] Curb/Gutter		Drainage	Average
[ ] Underground Elect. & Tel.			[ ] Sidewalk	[X] Street Lights		Is the property located in a FEMA Special Flood Hazard Area?	[ ] Yes [X] 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.

MARKET DATA ANALYSIS

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.

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		903 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
Price Lot	$ Lot		$ 8,500		$ 5,999		$ 7,500
Data Source(s)	Site Inspection	Public Records/ROMCCH		Public Records/ROMCCH			
ITEM	DESCRIPTION	DESCRIPTION	+(-)$ Adjust.	DESCRIPTION	+(-)$ Adjust.	DESCRIPTION	+(-)$ Adjust.
Date of Sale/Time 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 Concessions	N/A Volume/Page	066C/F/053 1996/848		055N/D/080.00 2033/2102		066D/B/033.00 1980/2984	
Net Adj. (Total)		[ ] + [ ] -	$	[ ] + [ ] -	$	[ ] + [ ] -	$
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

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.

RECONCILIATION

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 06/10/2021 TO BE $ 7,300

Appraiser	Joseph Mark Young	Supervisory Appraiser (if applicable)	
Date of Signature and Report	06/11/2021	Date of Signature	
Title	Tennessee Certified General Appraiser	Title	
State Certification #	1117 ST TN	State Certification #	ST
Or State License #	ST	Or State License #	ST
Expiration Date of State Certification or License	03/31/2022	Expiration Date of State Certification or License	
Date of Inspection (if applicable)	06/10/2021	[ ] Did [ ] 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 97021143-00
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: _____

Form MPA4 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

☒ 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: Based on the sales and market research when completing the scope of the work, a reasonable marketing time would be up to 6 months.

● Up to 6 Months is estimated to be the marketing time for the subject property.

Analysis/Comments: Based on prior sales that have been listed with the MLS, a reasonable marketing time would be up to 6 months.

● Marketing Factors: 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.

☒ SUBJECT PROPERTY OFFERING INFORMATION

According to Owner/Client the subject property:

● has not been offered for sale in the past: ☐ 30 days ☐ 1 year ☒ 3 years.

○ is currently offered for sale for $ _____ .

○ was offered for sale within the past: ☐ 30 days ☐ 1 year ☐ 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:

☒ SALE/TRANSFER HISTORY & ANALYSIS OF SUBJECT PROPERTY

According to the following data source(s): Public Records/ROMCCH/MLS, the subject property:

● Has not transferred ☐ in the past one year. ☒ in the past three years. ☐ in the past five years.

○ Has transfered ☐ in the past one year. ☐ in the past three years. ☐ in the past five years.

○ All prior sales or transfers occurring in the past 3 years 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 Sources

Subject Sale/Transfer History Analysis/Comments:

☒ SALE/TRANSFER HISTORY & ANALYSIS OF COMPARABLE SALES

According to the following data source(s): Public Records/MLS/ROMCCH

all prior sales or transfers occurring in the past 1 year 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:

Form MPA4 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

☒ 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.

☒ 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.

☒ HIGHEST & BEST USE ANALYSIS

Analysis/Comments: 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.

● As Vacant: Single-Family Residential Lot.

● As Improved: Future Construction of a Single-Family Residence

☒ EFFECTIVE DATE OF APPRAISAL (if not current, see comments).

This appraisal report reflects the following value: ☒ Current ☐ Retrospective ☐ Prospective

Effective Date of the Appraisal: 06/10/2021

Comments on the Effective Date

☒ ADDITIONAL COMMENTS

The appraiser has not performed services on the subject property within the past 3 years.

☒ APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION

Appraiser's Signature Inspection Date 06/10/2021 Signed Date 06/11/2021

Appraiser's Name Joseph Mark Young Phone # 931-552-2877

State TN ☐ License or ☒ Certification # 1117 Exp. 03/31/2022 Tax ID # 20-5216964

☐ Appraiser is certified under the following CE program(s).

☐ CO-SIGNING APPRAISER'S CERTIFICATION

○ 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.

○ The co-signing appraiser has not personally inspected the interior of the subject property and

○ has not inspected the exterior of the subject property and all comparable sales listed in the report.

○ has inspected the exterior of the subject property and 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 with the exception of the certification regarding physical inspections. The above describes the level of inspection performed by the co-signing appraiser.

○ 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.

☐ CO-SIGNING APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION

Co-Signing Appraiser's Signature Inspection Date Signed Date

Co-Signing Appraiser's Name Phone #

State ☐ License or ☐ Certification # Exp. Tax ID #

☐ Co-Signing Appraiser is certified under the following CE program(s):

Form MPA4 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

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.

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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:		**SUPERVISORY or CO-APPRAISER (if applicable):**	
Signature:		Signature:	
Name:	Joseph Mark Young	Name:	
Title:	Tennessee Certified General Appraiser	Title:	
State Certification #:	1117	State Certification #:	
or State License #:		or State License #:	
State: TN	Expiration Date of Certification or License: 03/31/2022	State:	Expiration Date of Certification or License:
Date Signed:	06/11/2021	Date Signed:	
		☐ Did ☐ Did Not Inspect Property	

Form ACR2 DEFD - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

FIRREA / USPAP ADDENDUM

Borrower	City of Clarksville			File No.	22947		
Property Address	803 Howard St						
City	Clarksville	County	Montgomery	State	TN	Zip Code	37040
Lender/Client	City of Clarksville						

Purpose

Determine market value opinion for client.

Scope of Work

The appraiser has inspected the property and searched the market for sales of similar sites within the subject's immediate market area. The appraiser utilized the Sales Comparison Approach as the only methods of valuation in arriving at the subject's concluded market value. All of the comparable sales were analyzed and confirmed. The property consists of a 0.08+/- acre vacant site. Therefore the Cost Approach and the Income Approach are omitted.

Intended Use / Intended User

Intended Use: Aide the client being the City of Clarksville in arriving at an opinion of market value.

Intended User(s): The City of Clarksville

History of Property

Current listing information: No listings within the past three years

Prior sale: None in the past three years

Exposure Time / Marketing Time

Based on market data found in completing this report, The estimated exposure and marketing time is up to 6 months.

Personal (non-realty) Transfers

None Included

Additional Comments

This appraisal is not based on any extraordinary assumptions nor hypothetical conditions. The report is based on the extraordinary assumption that the stated acreage within the report is accurate. The use of an extraordinary assumption or hypothetical condition might have affected the assignment results. At arriving at the Highest and Best use the Planning Commission of Clarksville Tennessee were interviewed to get an insite into what could be constructed on this site. As the lot was of record prior to 1972 a single family home can be constructed within the zoning laws.

Certification Supplement

1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan.
2. My compensation is not contingent upon the reporting of a 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.

This property has not been appraised by the appraiser or any other work completed on this property in the three years prior to engagement of this assignment.

Appraiser:	Joseph Mark Young	Supervisory Appraiser:	
Signed Date:	06/11/2021	Signed Date:	
Certification or License #:	1117	Certification or License #:	
Certification or License State:	TN Expires: 03/31/2022	Certification or License State:	Expires:
Effective Date of Appraisal:	06/10/2021	Inspection of Subject:	☐ Did Not ☐ Exterior Only ☐ Interior and Exterior

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	

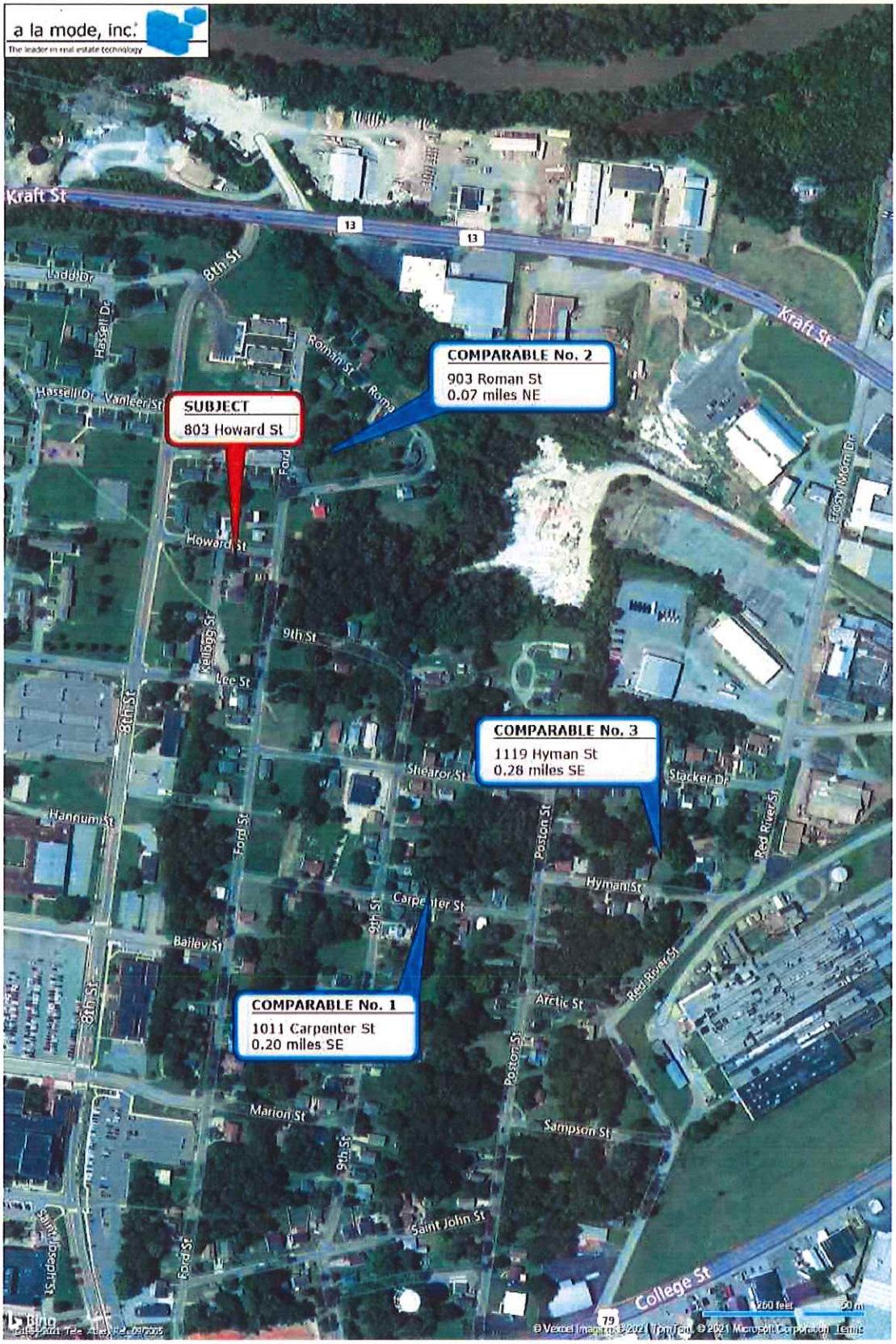
Comparable 3

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						

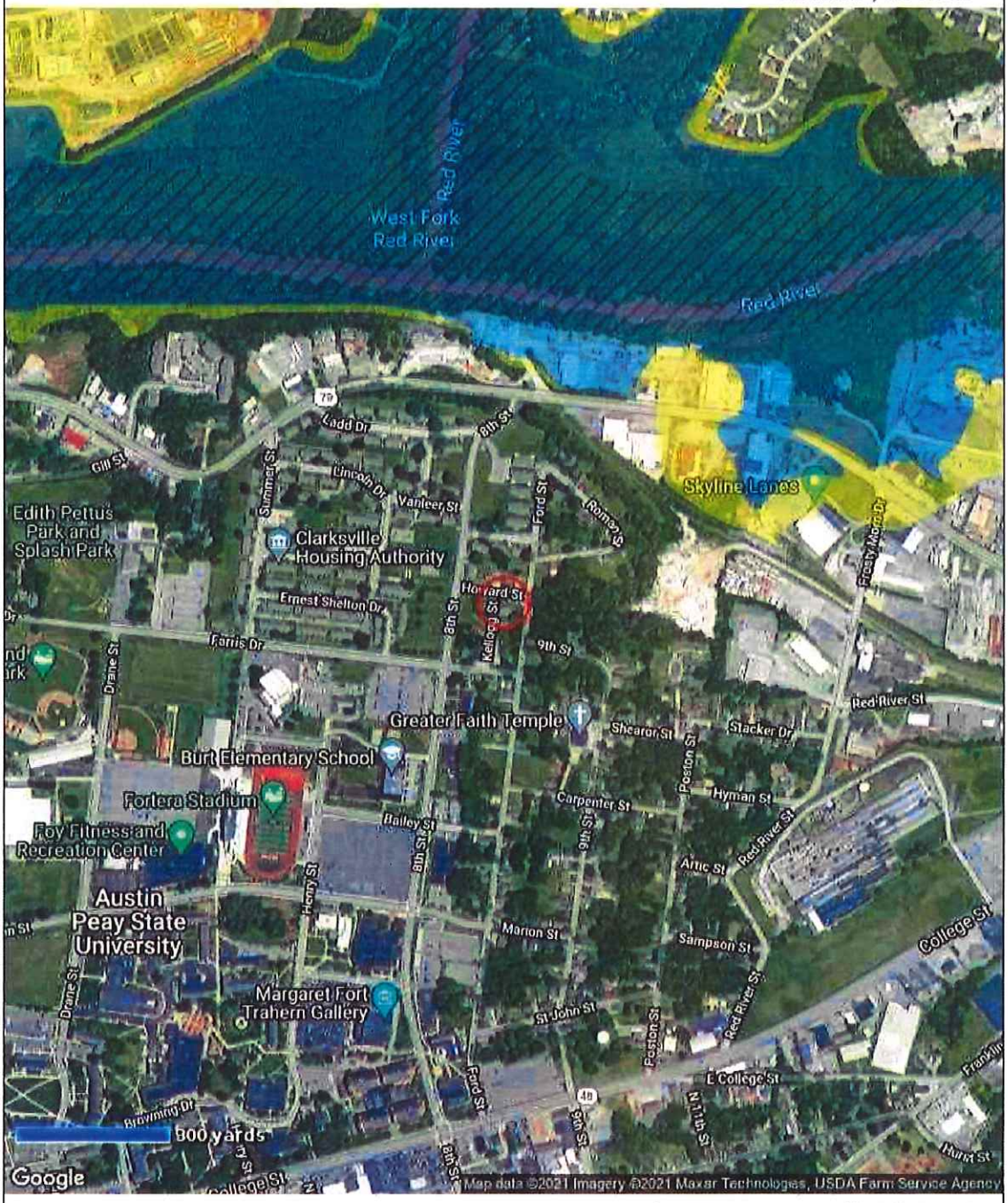


Flood Map

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



Powered by CoreLogic®

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

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

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

CRS PowerTool Appraiser

CRS Bing™ Map

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

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T.C. Ables

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

Connie K. Gunnett, Register
Montgomery County Tennessee
Rec #: 313165 Instrument #: 1066648
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

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	)	**Case #MCCHCVDQ14-1**
Delinquent Taxpayers as shown on the Real Property Delinqnent Tax Records of MONTGOMERY COUNTY and/or CITY OF CLARKSVILLE, a municipal corporation	)	A TRUE COPY ATTEST FILED 11-24 2015 REBA GRIZZLE, JR., C & M
Defendants	)	

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.

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(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. Yarbro, for the amount of TWELVE THOUSAND and 00/100 DOLLARS ($12,000.00), that amount being the highest and best bid.

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(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 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.

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(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.

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(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, Tennesee, 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.

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(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.

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(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.

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(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.

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(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

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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.

/s/ Lawrence M. McMillan, 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

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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. Adu
Deputy Clerk

SEAL

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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: October 7, 2021
FIRST READING: October 7, 2021
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 Burkhart Custom Properties Inc as described in Plat Book 'L', page 41; Thence, along said Jeff Burkhart Custom Properties Inc for the next 2 calls, $ 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: October 7, 2021
FIRST READING: October 7, 2021
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 Hiett property, and the northwest corner herein describer property, thence in a southerly direction 150 +/- feet with the western boundary of the Hiett 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: October 7, 2021
FIRST READING: October 7, 2021
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 Rossview 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: October 7, 2021
FIRST READING: October 7, 2021
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 Rossview 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: October 7, 2021
FIRST READING: October 7, 2021
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: October 7, 2021
FIRST READING: October 7, 2021
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°26’34” East for a distance of 644.74 feet, more or less, to a point; Thence South 10°13’29” East for a distance of 199.06 feet, more or less, to a point; Thence North 81°22’26” West for a distance of 437.04 feet, more or less, to a point; Thence North 09°55’57” East for a distance of 100.00 feet, more or less, to a point; Thence North 80°04’03” West for a distance of 198.71 feet, more or less, to a point; Thence South 05°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: October 7, 2021
FIRST READING: October 7, 2021
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 ORVl 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 Eat 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: October 7, 2021
FIRST READING: October 7, 2021
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: October 7, 2021
FIRST READING: October 7, 2021
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 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: October 7, 2021
FIRST READING: October 7, 2021
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

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: October 7, 2021
FIRST READING: October 7, 2021
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 46-2021-22

AN ORDINANCE AUTHORIZING THE CITY OF CLARKSVILLE TO CONVEY THE SIDEWALKS CONTAINED WITHIN THE DOWNTOWN COMMONS PARCEL OF REAL PROPERTY TO MONTGOMERY COUNTY TENNESSEE.

WHEREAS, the City Council finds that the Downtown Commons Property plays a central and critical role in providing green space, services and entertainment to the general public and adding value to our community; and

WHEREAS, Montgomery County, a political subdivision of the State of Tennessee, (hereinafter "County"), is vested with title to the "Downtown Commons" parcel of real property by deeds of record in Official Record Book Volume 1657, Page 1488, and Official Record Book Volume 1670, Page 432, and Official Record Book Volume 1688, Page 786, Register's Office for Montgomery County, Tennessee and as shown by survey attached hereto as Exhibit "A"; and

WHEREAS, the City of Clarksville, (hereinafter "City"), is vested with title to the sidewalks contained within the above described "Downtown Commons" parcel of property, and the City bears the maintenance cost and the potential liability for claims or loss that may be sustained from use of the downtown commons sidewalk property; and

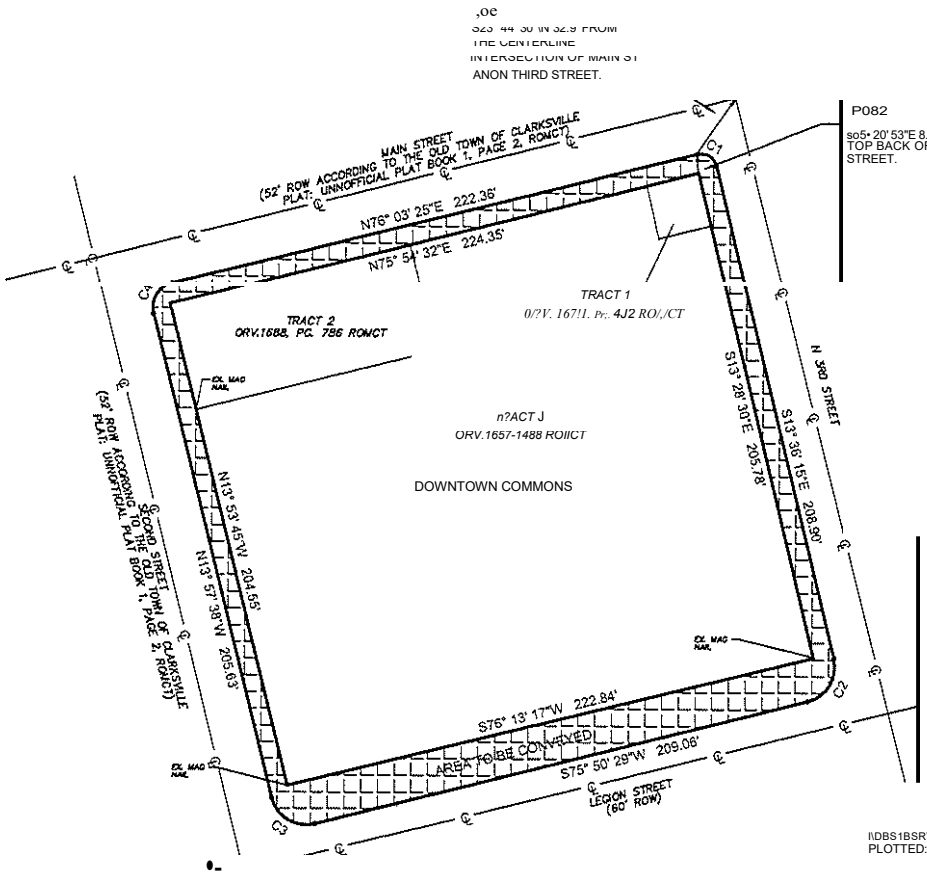
WHEREAS, the County desires to own, assume responsibility for, and have law enforcement jurisdiction of the downtown commons sidewalks property such that the County controls the sidewalks and assumes liability for claims or loss that may be sustained from use of the downtown commons prope1iy and it's sidewalks; and

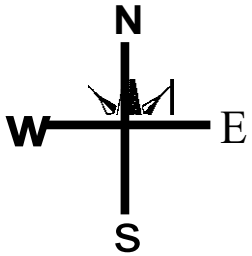
WHEREAS, the City Council finds that the best interests of the City and its residents would be served by conveying the downtown commons sidewalks property as described in Exhibit "B" to the County to alleviate the maintenance cost and the potential liability for claims or loss that may be sustained from use of the downtown commons property sidewalks, and to allow the City and County to better provide services and entertainment to the general public.

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

That the conveyance by the City of Clarksville of the sidewalk property as described in Exhibit "B" and as contained within the above described "Downtown Commons" parcel of property in Exhibit "A" is hereby approved and the Mayor and City Attorney are hereby authorized to execute all necessary documents required to effectuate the conveyance of said sidewalk property.

FIRST READING: October 7, 2021
SECOND READING:
EFFECTIVE DATE:





Curve Table					
Curve#	Chord Bearing	Chord Distance	Length	Radius	Delta
C1	SSS·46' 25"E	9.50'	10.56'	6.70'	090°20'20"
C2	S31° 07' 29"W	20.69'	22.95'	14.70'	089"25'59"
C3	N59° 03' 35"W	20.82'	23.14'	14.70'	090°11'54"
C4	N31° 02' 54"E	15.13'	16.81'	10.70'	090°01'03"

GRAPHIC SCALE

p::uJi 0 50 100 150

L:±:::::J AREA BEING CONVEYED1

AREA BETWEEN EDGE OF PAVEMENT AND CURRENT BOUNDARY LINE= 9,418.49 SQ FT OR 0.21 ACRES MORE OR LESS

I\DBS1BSRV\SURVEY\21-12,01S.01 (DOWNTOWN COMMONS)\SLJRVEY\DOWNTOWN COMMONS EXHIBIT_PREUMINARYF.DWG
PLOTTED: 712712021 4:31 PM

Detail No. n/a

Date: 07-13-2021

Revision: 0

CITY OF CLARKSVILLE PROPERTY
ADDRESS: MAIN STREET
CLARKSVILLE TN. 37043

TTL

330 North Second Street I Clarksville, TN 37040
931.647.6959 I www.ttlusa.com

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Property Description
Portion of the City of Clarksville Property
Main Street, Clarksville TN 37040

Being a tract of land in the 12TH Civil District of Montgomery County Tennessee. Said tract being all of the land between the back of curb along the block bound by Main Street, N 3'd Street, Legion Street, and Second Street, and the present boundary line for the Downtown Commons tract. Said tract is south of and adjacent to Main Street, west of and adjacent to N 3'd Street, North of and adjacent to Legion Street, and east of and adjacent to 2"d Street. Herein area to be combined with the adjacent Montgomery County Government property.

Beginning at a point at the back of curb in the southern right of way (ROW) of Main Street. Said POINT OF BEGINNING being located S 23°44'30" W 32.9 feet from the centerline intersection of said Main Street and N 3'" Street.

Thence, along the back of curb and along a curve to the right, having a radius of 6.70 feet, a delta of 90°20'20", an arc length of 11.04 feet and a chord of S 58°46'25" E 9.50 feet to a point at the back of curb along N 3'd Street.

Thence, with said back of curb along N 3'd Street, S 13°36'15" E 208.90 feet to a point.

Thence, continuing along back of curb with a curve to the right, having a radius of 14.70 feet, a delta of 89°25'59", an arc length of 22.95 and a chord of S 31 °07'29" W 20.69 feet to a point at the back of curb along Legion Street.

Thence, with said back of curb of Legion Street, S 75°50'29" W 209.06 feet to a point.

Thence with said back of curb, along a curve to the right having a radius of 14.70 feet, a delta of 90°11'54", an arc length of 23.14 feet and a chord of N 59°03'35" W 20.82 feet to a point in the back of curb along 2"d Street.

Thence, along said back of curb of 2"d Street, N 13°57'38" W 205.63 feet to a point in the back of curb of 2"d Street.

Thence continuing with back of curb along a curve to the right, having a radius of 10.70 feet, a delta of 90°01'03", an arc length of 16.81 feet and a chord of N 31°02'54" E 15.13 feet to a point in the back of curb along Main Street.

Thence, with back of curb along Main Street, N76°03'25" E 222.36 feet to said POINT OF BEGINNING. Said tract, containing 55,012.92 Sq. Ft. or 1.26 acres more or less.

INCLUDED BUT EXCLUDED from this conveyance is a parcel sold to Montgomery County Tennessee in Official Record Volume (ORV) 1657, Page (PG) 1488 at the Register's Office of Montgomery County

EXHIBIT

_____

Tennessee (ROMCT) Official Record Volume, ORV 1688, PG 786 ROMCT, and ORV 1670, PG 432 ROMCT, and being further described below.

Commencing at a point in the back of curb of Main Street. Said point being located S 23° 44'30" W 32.9 feet from the centerline intersection of Main Street and N. 3RD Street.

Thence, 506°20'53" E 8.1 feet to a point in the southern ROW of Main Street and in the western ROW of N 3" Street. Said POINT OF BEGINNING being the northeast corner of the Montgomery County Tennessee property as recorded in ORV 1670, PG 432 ROMCT.

Thence, leaving said southern ROW of Main Street and with the western ROW of N 3" Street, S 13°28'30" E 205.78 feet to an existing mag nail. Said mag nail being in the northern ROW of Legion Street.

Thence, leaving said western ROW N 3" Street and with the northern ROW Legion Street, S 76°13'17" W 222.84 feet to an existing mag nail. Said mag nail being in the eastern ROW of 2"' Street.

Thence, leaving said northern ROW of Legion Street and with the eastern ROW of 2"d St, N 13"53'45" W 204.55 feet to a point. Said point being in the southern ROW of Main Street.

Thence, leaving said eastern ROW 2"' Street and with the southern ROW of Main Street, N 75°54'32" E 224.35 feet to the point of beginning, containing 45,872.74 sq. ft. or 1.00 Acre more or less.

This will leave a balance of 9,140.18 Sq. Ft. or 0.21 Acres of area being conveyed, which is the area between the Montgomery County Government (Downtown Commons) property, and the back of curb along Main Street, N 3" Street, Legion Street, and 2"' Street.

ORDINANCE 57-2021-22

AN ORDINANCE AMENDING THE OPERATING AND CAPITAL BUDGETS FOR FISCAL YEAR 2022 FOR GOVERNMENTAL FUNDS (ORDINANCE 130-2021-22) TO REPAIR THE CITY HALL AIR CONDITIONING (HVAC) SYSTEM.

WHEREAS, Article VII, Section 3 of the official charter of the City of Clarksville provides for the approval and adoption of a budget; and

WHEREAS, Article VII, Section 3 of the official charter of the City of Clarksville provides for the ability to amend the adopted budget by ordinance by the City Council at any time during the fiscal year by vote of a majority of the City Council on two (2) separate readings; and

WHEREAS, The City Hall air conditioning system (HVAC) has been failing on a regular basis. The majority of the current air conditioning system was installed in with the original building in 1982.

WHEREAS, A thorough assessment of the HVAC for City Hall was conducted by a mechanical engineer. Several immediate and impending needs have been identified in order to keep the system functioning. Additionally, a compressor will be replaced.

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

That the following Amendment be made:

10419703-4432	Building Repairs & Maintenance	Increase	$500,000

BE IT FURTHER ORDAINED that above funds will be provided from the fund balance of the general fund.

_____
MAYOR

ATTEST:

_____
CITY CLERK

FIRST READING:
SECOND READING:
EFFECTIVE DATE:

RESOLUTION 29-2021-22

A RESOLUTION APPROVING APPOINTMENTS FOR THE ARTS & HERITAGE DEVELOPMENT COUNCIL AND ADULT ORIENTED ESTABLISHMENT BOARD

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

That the Clarksville City Council hereby approves the following appointments:

- Arts & Heritage Development Council: Kitty Harvill (replacing Jim Diehr) October 2021 - September 2024, Arthur "Nick" Nicholson (replacing Kathy Heuston) October 2021 - September 2024, Louisa Cooke (replacing Fred Landiss) October 2021 - September 2024 and Yvonne Kendall October 2021 - September 2024

- Adult Oriented Establishment Board: Kevin Billingsley (replacing Rachel Barrow) October 2021 - 2025

_____
Joe Pitts, Mayor

ATTEST:

_____
Lisa Canfield, City Clerk

ADOPTED:

CLARKSVILLE CITY COUNCIL
SPECIAL SESSION
October 5, 2021

MINUTES

CALL TO ORDER

A special session of the Clarksville City Council was called to order by Mayor Joe Pitts on Tuesday, October 5, 2021, at 4:30 p.m. in City Council Chambers, 106 Public Square, Clarksville, Tennessee.

A prayer was offered by Councilperson Ashlee Evans; the Pledge of Allegiance was led by Councilperson Brian Zacharias.

ATTENDANCE

PRESENT: Brian Zacharias (Ward 1), Wallace Redd (Ward 4), Ambar Marquis (Ward 5), Travis Holleman (Ward 7), Wanda Allen (Ward 8), Karen Reynolds (Ward 9), Stacey Streetman (Ward 10), Ashlee Evans (Ward 11), Trisha Butler (Ward 12)

ROBINSON V. CITY

1. **ORDINANCE 45-2021-22** (First Reading) Approving a settlement of the Robinsons and/or Franklin Street Corporation (FSC) v. City State Court and Federal Court lawsuits. Councilperson Butler made a motion to adopt this Ordinance. The motion was seconded by Councilperson Allen.

ATTORNEY-CLIENT PRIVILEGE DISCUSSION

The City Council met in an Attorney-Client Privilege discussion with the City Attorney at 4:36 p.m. The City Council reconvened at 5:18 pm.

Mr. Baker said that the settlement agreement involves the settlement of two different lawsuits - there is a third against the City which is a State Court lawsuit on appeal and will not be affected by this agreement.

The settlement is that the second lawsuit and third lawsuit would both be dismissed in exchange for an engineering project the Plaintiff will construct on the City Tract which runs behind Blackhorse, between an open partial and the open partial owned by the Franklin Street Corporation. The City will transfer, via quitclaim deed, ownership to the Robinsons and the Robinsons would transfer a piece of property, via quitclaim deed, to the City for property that the Street Dept. is interested in. Further, an engineering project that would involve the construction of a stormwater project to treat stormwater in the area of the City tract that would be transferred will be taken over by the Robinson's. They pay for the project, but will be reimbursed by the City in the amount of up to $200,000. The City will also pay an additional amount of $250,000 in order to settle and get a release for the second and third lawsuits.

Councilperson Allen called for the question to cease discussion. Councilperson Reynolds seconded. No objections were given. The following vote was recorded:

AYE: Allen, Butler, Evans, Holleman, Marquis, Pitts, Redd, Reynolds, Streetman, Zacharias

The motion to adopt this Ordinance passed.

ADJOURNMENT

The meeting was adjourned at 5:30 p.m.

Minutes prepared by Lisa Canfield, City Clerk

CLARKSVILLE CITY COUNCIL
REGULAR SESSION
October 7, 2021

MINUTES

PUBLIC COMMENTS

Ms. Ginger Karmelink asked Council to support **RESOLUTION 24-2021-22** and **RESOLUTION 25-2021-22**

CALL TO ORDER

The regular session of the Clarksville City Council was called to order by Mayor Joe Pitts on Thursday, October 7, 2021, at 6:00 p.m. in City Council Chambers, 106 Public Square, Clarksville, Tennessee.

Councilperson Butler introduced Pastor Jeremiah Sims, and his wife Mindy, from All for One Ministries to lead everyone in prayer; the Pledge of Allegiance was led by Councilperson Vondell Richmond.

ATTENDANCE

PRESENT: Brian Zacharias (Ward 1) Vondell Richmond (Ward 2), DaJuan Little (Ward 3), Wallace Redd (Ward 4), Ambar Marquis (Ward 5), Wanda Smith (Ward 6), Travis Holleman (Ward 7), Wanda Allen (Ward 8), Karen Reynolds (Ward 9), Stacey Streetman (Ward 10), Ashlee Evans (Ward 11), Trisha Butler (12)

CITY CLERK OATH OF OFFICE

Mayor Pitts administered the Oath of Office to new City Clerk, Lisa Canfield

ELECTION OF MAYOR PRO TEM

Mayor Pitts made a motion to approve Councilperson Wanda Smith (Ward 6) to serve as Mayor Pro Tem. The motion was seconded by Councilperson Streetman. The following vote was recorded:

> **AYE:** Allen, Butler, Evans, Holleman, Little, Marquis, Pitts, Redd, Reynolds, Richmond, Smith, Streetman, Zacharias

The motion to approve Councilperson Wanda Smith as the next Mayor Pro Tem passed unanimously. Councilperson Smith was sworn in and shared her words of thanks.

ZONING PUBLIC HEARING

Councilperson Streetman made a motion to conduct a public hearing to receive comments regarding requests for zone change. The motion was seconded by Councilperson Little. There was no objection.

1. **RESOLUTION 20-2021-22** Annexing territory along Highway 76 and Little Hope Road

Mr. John Grant, Sr, spoke in favor of annexation. No one expressed opposition to this request.

2. **RESOLUTION 21-2021-22** Approving a Plan of Service for annexed territory along Highway 76 and Little Hope Road

No one spoke in support of or in opposition to this request.

3. **ORDINANCE 31-2021-22** (First Reading) 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]

No one spoke in support of or in opposition to this request.

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

No one spoke in support of or in opposition to this request.

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

No one spoke in support of or in opposition to this request.

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

Mr. John Crab spoke in support of this zoning request. No one spoke in opposition to this request.

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

No one spoke in support of or in opposition to this request.

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

No one spoke in support of or in opposition to this request.

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: Disapproval/Approval

No one spoke in support of or in opposition to this request.

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

No one spoke in support of or in opposition to this request.

11. **ORDINANCE 38-2021-22** (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

No one spoke in support of or in opposition to this request.

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

No one spoke in support of or in opposition to this request.

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

Mr. Wayne Wilkinson spoke in support of this zoning request. No one spoke in opposition to this request.

14. **ORDINANCE 41-2021-22** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Warenda 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

Mr. Calvin Liggins spoke in support of this zoning request. No one spoke in opposition to this request.

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

Mr. Syd Hedrick spoke in support of this zoning ordinance on behalf of Mr. Luke Baggett. He said Mr. Baggett intends to build affordable housing, and asks for the Council's approval of this request. No one spoke in opposition to this request.

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

Mr. Syd Hedrick spoke on behalf of Mr. Benny Skinner, in support of this zoning request. Mr. Skinner has owned this property for years and intends to keep the houses already on the property and plans to build affordable housing on the remaining lots.

Councilperson Reynolds expressed concerns about the lot having been filled in. Mr. Hedrick said a portion was hollowed out during the tornado in 1991 and that the material was placed at the approval of Building and Codes and is all solid material. No one spoke in opposition to this request.

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

Mr. Hal Matthews spoke in favor of this zoning request on behalf of the owners. He said this request is to get in compliance with current zoning.

Ms. Christine Cornell spoke in opposition to this request. She stated her concerns regarding the one entry/exit onto a two-lane road from her neighborhood, increased traffic and drainage impacting her subdivision. Mr. Charlie Mize also spoke in opposition to this request. He is concerned about the growth of the City. He also expressed his concerns on how this will impact their subdivision with only one entry/exit point onto Needmore Rd.

Mr. Hal Matthews spoke in rebuttal and stated the property is currently zoned for R-3 and R-4 would make a smooth transition with three or four more doors than currently located on the property. No one spoke in surrebuttal.

Counsilperson Streetman made a motion to revert to Regular Session. The motion was seconded by Councilperson Smith. There was no objection.

ADOPTION OF ZONING

1. The recommendations of the Regional Planning Staff and Commission were for approval of **ORDINANCE 12-2021-22.** Councilperson Streetman made a motion to adopt this ordinance on first reading; postponed August 5th, (Public Hearing held August 5th). The motion was seconded by Councilperson Allen.

Councilperson Marquis shared the concerns of the residents of Ward 5 to include drainage, runoff and erosion, and traffic. Councilperson Little echoed the same concerns with regards to traffic safety. The following vote was recorded:

AYE: Butler, Holleman, Pitts, Streetman

NAY: Allen, Evans, Little, Marquis, Redd, Reynolds, Richmond, Smith, Zacharias

The motion to adopt this ordinance on first reading failed.

2. The recommendations of the Regional Planning Staff and Commission were for approval of **RESOLUTION 20-2021-22.** Councilperson Streetman made a motion to adopt this resolution. The motion was seconded by Councilperson Allen. The following vote was recorded:

AYE: Allen, Butler, Evans, Holleman, Little, Marquis, Pitts, Redd, Reynolds, Richmond, Smith, Streetman, Zacharias

The motion to adopt this resolution passed.

3. The recommendations of the Regional Planning Staff and Commission were for approval of **RESOLUTION 21-2021-22.** Councilperson Streetman made a motion to adopt this ordinance on first reading. The motion was seconded by Councilperson Holleman. The following vote was recorded:

AYE: Allen, Butler, Evans, Holleman, Little, Marquis, Pitts, Redd, Reynolds, Richmond, Smith, Streetman, Zacharias

The motion to adopt this ordinance on first reading passed.

4. The recommendations of the Regional Planning Staff and Commission were for approval of **ORDINANCE 31-2021-22**. Councilperson Streetman made a motion to adopt this ordinance on first reading. The motion was seconded by Councilperson Reynolds. The following vote was recorded:

AYE: Allen, Butler, Evans, Holleman, Little, Marquis, Pitts, Redd, Reynolds, Richmond, Smith, Streetman, Zacharias

The motion to adopt this ordinance on first reading passed.

5. The recommendations of the Regional Planning Staff and Commission were for disapproval of **RESOLUTION 22-2021-22**. Councilperson Streetman made a motion to adopt this ordinance on first reading. The motion was seconded by Councilperson Evans. The following vote was recorded:

AYE: Butler, Holleman, Redd

NAY: Allen, Evans, Little, Marquis, Pitts, Reynolds, Richmond, Smith, Streetman, Zacharias

The motion to adopt this resolution on first reading failed

6. The recommendations of the Regional Planning Staff and Commission were for approval of **RESOLUTION 23-2021-22**. Councilperson Streetman made a motion to adopt this resolution. The motion was seconded by Councilperson Evans. The following vote was recorded:

AYE: Allen, Butler, Evans, Holleman, Little, Marquis, Pitts, Redd, Reynolds, Richmond, Smith, Streetman, Zacharias

The motion to adopt this resolution passed.

7. The recommendations of the Regional Planning Staff and Commission were for approval of **ORDINANCE 33-2021-22**. Councilperson Streetman made a motion to adopt this ordinance on first reading. The motion was seconded by Councilperson Holleman.

Councilperson Allen expressed concerns regarding the traffic safety at the intersection of Tiny Town Rd. & Needmore, and asked that the Council vote this down. Councilperson Zacharias concurred with the previous speaker. The following vote was recorded:

AYE: Butler, Pitts, Redd, Richmond, Streetman

NAY: Allen, Evans, Holleman, Little, Marquis, Reynolds, Smith, Zacharias

The motion to adopt this ordinance on first reading failed.

8. The recommendations of the Regional Planning Staff and Commission were for approval of **ORDINANCE 34-2021-22**. Councilperson Streetman made a motion to adopt this ordinance on first reading. The motion was seconded by Councilperson Holleman.

AYE: Allen, Butler, Evans, Holleman, Little, Marquis, Pitts, Redd, Reynolds, Richmond, Smith, Streetman

NAY: Zacharias

The motion to adopt this ordinance on first reading passed.

9. The recommendations of the Regional Planning Staff and Commission were for approval of **ORDINANCE 35-2021-22**. Councilperson Streetman made a motion to adopt this ordinance on first reading. The motion was seconded by Councilperson Evans. The following vote was recorded:

AYE: Allen, Butler, Evans, Holleman, Little, Marquis, Pitts, Redd, Reynolds, Richmond, Smith, Streetman, Zacharias

The motion to adopt this ordinance on first reading passed.

10. The recommendations of the Regional Planning Staff and Commission were for approval (staff disapproval) of **ORDINANCE 36-2021-22**. Councilperson Streetman made a motion to adopt this ordinance on first reading. The motion was seconded by Councilperson Holleman. The following vote was recorded:

AYE: Butler, Evans, Pitts, Redd, Richmond, Smith, Streetman

NAY: Allen, Holleman, Little, Marquis, Reynolds, Zacharias

The motion to adopt this ordinance on first reading passed.

11. The recommendations of the Regional Planning Staff and Commission were for approval of **ORDINANCE 37-2021-22**. Councilperson Streetman made a motion to adopt this ordinance on first reading. The motion was seconded by Councilperson Holleman. The following vote was recorded:

AYE: Allen, Butler, Evans, Holleman, Little, Marquis, Pitts, Redd, Reynolds, Richmond, Smith, Streetman, Zacharias

The motion to adopt this ordinance on first reading passed.

12. The recommendations of the Regional Planning Staff and Commission were for approval of **ORDINANCE 38-2021-22**. Councilperson Streetman made a motion to adopt this ordinance on first reading. The motion was seconded by Councilperson Evans. The following vote was recorded:

AYE: Allen, Butler, Evans, Holleman, Little, Marquis, Pitts, Redd, Reynolds, Richmond, Smith, Streetman, Zacharias

The motion to adopt this ordinance on first reading passed.

13. The recommendations of the Regional Planning Staff and Commission were for approval of **ORDINANCE 39-2021-22**. Councilperson Streetman made a motion to adopt this ordinance on first reading. The motion was seconded by Councilperson Holleman. The following vote was recorded:

AYE: Allen, Butler, Evans, Holleman, Little, Marquis, Pitts, Redd, Reynolds, Richmond, Smith, Streetman, Zacharias

The motion to adopt this ordinance on first reading passed.

14. The recommendations of the Regional Planning Staff and Commission were for approval of **ORDINANCE 40-2021-22**. Councilperson Streetman made a motion to adopt this ordinance on first reading. The motion was seconded by Councilperson Evans. The following vote was recorded:

AYE: Allen, Butler, Evans, Holleman, Little, Marquis, Pitts, Redd, Reynolds, Richmond, Smith, Streetman

NAY: Zacharias

The motion to adopt this ordinance on first reading passed.

15. The recommendations of the Regional Planning Staff and Commission were for approval of **ORDINANCE 41-2021-22**. Councilperson Streetman made a motion to adopt this ordinance on first reading. The motion was seconded by Councilperson Holleman. The following vote was recorded:

AYE: Allen, Butler, Evans, Holleman, Little, Marquis, Pitts, Redd, Reynolds, Richmond, Smith, Streetman

NAY: Zacharias

The motion to adopt this ordinance on first reading passed.

16. The recommendations of the Regional Planning Staff and Commission were for approval of **ORDINANCE 42-2021-22**. Councilperson Streetman made a motion to adopt this ordinance on first reading. The motion was seconded by Councilperson Evans. The following vote was recorded:

AYE: Allen, Butler, Evans, Holleman, Little, Marquis, Pitts, Redd, Reynolds, Richmond, Smith, Streetman, Zacharias

The motion to adopt this ordinance on first reading passed.

17. The recommendations of the Regional Planning Staff and Commission were for approval of **ORDINANCE 43-2021-22**. Councilperson Streetman made a motion to adopt this ordinance on first reading. The motion was seconded by Councilperson Evans. The following vote was recorded:

AYE: Allen, Butler, Evans, Holleman, Little, Marquis, Pitts, Redd, Richmond, Smith, Streetman, Zacharias

NAY: Reynolds

The motion to adopt this ordinance on first reading passed.

18. The recommendations of the Regional Planning Staff and Commission were for approval of **ORDINANCE 44-2021-22**. Councilperson Streetman made a motion to adopt this ordinance on first reading. The motion was seconded by Councilperson Zacharias. The following vote was recorded:

AYE: Butler, Evans, Holleman, Little, Marquis, Pitts, Redd, Richmond, Streetman

NAY: Allen, Reynolds, Smith, Zacharias

The motion to adopt this ordinance on first reading passed.

CONSENT AGENDA

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 & Aterial 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. Rossview Rd. from R-1 Single Family Residential District to R-6 Single Family Residential District.

9. **RESOLUTION 19-2021-22** Approving Appointments For The Common Design Review Board, 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

- 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

14. Adoption of Minutes: September 7

Councilperson Reynolds requested **ORDINANCE 19-2021-22** and Councilperson Evans requested **RESOLUTION 19-2021-22** be pulled from the Consent Agenda and moved to New Business.

Councilperson Allen made a motion to adopt the Consent Agenda with the exception of **ORDINANCE 19-2021-22** and **RESOLUTION 19-2021-22.** The motion was seconded by Councilperson Reynolds. The following vote was recorded:

AYE: Allen, Butler, Evans, Holleman, Little, Marquis, Pitts, Redd, Reynolds, Richmond, Smith, Streetman, Zacharias

The motion to adopt the Consent Agenda as amended passed.

RECESS

The City Council recessed at 7:30 and reconvened at 7:40 pm

FINANCE COMMITTEE

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.

The recommendation of the Finance and Transportation/Streets/Garage Committees was for approval. Councilperson Streetman made a motion to adopt this ordinance on first reading. Councilperson Holleman seconded. The following vote was recorded:

AYE: Allen, Butler, Evans, Holleman, Little, Marquis, Pitts, Redd, Reynolds, Richmond, Smith, Streetman, Zacharias

The motion to adopt **ORDINANCE 27-2021-22** on first reading passed.

2. **ORDINANCE 32-2021-22** (First Reading) Authorizing the sale of property located at 803 Howard St. to Marlon Placid.

The recommendation of the Finance Committee was for approval. Councilperson Streetman made a motion to adopt this ordinance on first reading. Councilperson Butler seconded.

Councilperson Reynolds shared her concern regarding this ordinance setting a precedent. Councilperson Streetman stated that the owner must pay for this property at market value and he could have purchased this in advance for less. Councilperson Allen said that the parcel of land is not something that could be built on and has been sitting on the tax books for quite some time.

Councilperson Richmond called for the question with no objections. The following vote was recorded:

AYE: Allen, Butler, Evans, Holleman, Little, Marquis, Pitts, Redd, Richmond, Smith, Streetman, Zacharias

NAY: Reynolds

The motion to adopt **ORDINANCE 32-2021-22** on first reading passed.

Chairperson Streetman shared in her Finance Committee report that in the next couple of weeks, the City will be sending out the property tax bills.

GAS & WATER COMMITTEE *Councilperson Wallace Redd*

Chairperson Redd shared that the service department completed 5,513 work orders and responded to 271 after hours calls, the engineering department approved 13 utility plans and has 34 ongoing city and third-party projects, and the billing division read 105,429 meters, with an accuracy rate of 99.2 percent.

HOUSING & COMMUNITY DEVELOPMENT COMMITTEE *Councilperson Wanda Smith*

1. RESOLUTION 26-2021-22 Authorizing the name change from Office of Housing and Community Development to Neighborhood and Community Services.

The recommendation of the Housing & Community Development Committee was to postpone this resolution indefinitely so an ordinance can be brought back in November. Chair Smith made a motion to postpone this resolution indefinitely. Councilperson Allen seconded. The following vote was recorded:

AYE: Allen, Butler, Evans, Holleman, Little, Marquis, Pitts, Redd, Reynolds, Richmond, Smith, Streetman, Zacharias

The motion to postpone indefinitely **RESOLUTION 26-2021-22** passed.

2. RESOLUTION 27-2021-22 Authorizing a request from Housing & Community Development to amend its Fiscal Year 2021-2022 Community Development Block Grant (CDBG) Annual Action Plan/2020-2024 consolidated plan.

The recommendation of the Housing & Community Development Department was for approval. Chair Smith made a motion to adopt this ordinance on first reading. Councilperson Evans seconded. The following vote was recorded:

AYE: Allen, Butler, Evans, Holleman, Little, Marquis, Pitts, Redd, Reynolds, Richmond, Smith, Streetman, Zacharias

The motion to adopt **RESOLUTION 27-2021-22** passed.

Chairperson Smith shared in her report that from June 7-11, 2021, the US Department of Housing & Urban Development conducted a monitoring of the CDBG program to assess our city's performance and compliance with applicable federal requirements. The City did not receive any findings or remarks during this monitoring period.

PARKS & RECREATION COMMITTEE *Councilperson Vondell Richmond*

Chairperson Richmond shared the committee did not meet during the month of September. Parks and Rec had a great month with over 9,000 facility check ins and 2,000 rounds of golf at Swan Lake. The Maintenance Department completed over 149 service requests. He asked that everyone pay attention to changing events due to the Covid-19 pandemic.

PUBLIC SAFETY COMMITTEE *Councilperson Travis Holleman*

1. **ORDINANCE 28-2021-22** 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)

The recommendation of the Public Safety Committee was for approval. Chair Holleman made a motion to adopt the amendment to this ordinance. Councilperson Streetman seconded.

Councilperson Streetman went over the Amendment for **ORDINANCE 28-2021-22** beginning on page 224 in blue. Councilperson Butler asked if this Ordinance established rules or was there hours already in place. Councilperson Streetman said this ordinance gives the City the power and authority to regulate the hours of consumption and permitting.

The following vote on the amendment to **ORDINANCE 28-2021-22** was recorded:

AYE: Allen, Butler, Evans, Holleman, Little, Marquis, Pitts, Reynolds, Richmond, Smith, Streetman, Zacharias

NAY: Redd

The motion to adopt the amendment to **ORDINANCE 28-2021-22** passed.

Councilperson Redd shared that he felt this should apply to businesses besides those in the entertainment district. Councilperon Butler said she is not interested in further restricting these hours as we already have something broad in place passed by the state.

The following vote on **ORDINANCE 28-2021-22** as amended was recorded:

AYE: Allen, Evans, Holleman, Little, Marquis, Pitts, Reynolds, Richmond, Smith, Streetman, Zacharias

NAY: Butler, Redd

The motion to adopt **ORDINANCE 28-2021-22** as amended on first reading passed.

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

The recommendation of the Public Safety Committee was for approval. Chair Holleman made a motion to adopt the amendment to this ordinance.

The Council Meeting took a brief break while sound and technology issues were corrected.

Councilperson Allen made a motion to postpone until the next regular session to get all language cleaned up and corrected. Councilperson Evans seconded.

The following vote on postponing **ORDINANCE 29-2021-22** until the November regular session was recorded:

AYE: Allen, Evans, Holleman, Little, Marquis, Pitts, Redd, Reynolds, Richmond, Smith, Streetman, Zacharias

NAY: Butler

The motion to postpone **ORDINANCE 29-2021-22** to the November regular session passed.

Chairperson Holleman reported that CPD responded to 11,131 and graduated six new officers from the academy. Total calls for CFR were 1,452 - 71.7% of those calls were for medical reasons. The number of Building and Codes single family permits issued were 100, multifamily permits issued were 33 and commercial permits issued were 24.

TRANSPORTATION-STREETS-GARAGE COMMITTEE *Councilperson Wanda Smith*

Chairperson Smith reported that Transit transported 40,126 passengers for the month of September, and the total number of senior citizens transported was 7,647. The Spooky Special Bus will roam the streets of Clarksville on October 29th and 30th and the community can ride for free.

The Streets Department closed out 266 work orders. Go to the City's website to follow the 2020 Transportation plan to get an update on all projects.

The City Garage expenses for September were $219,870.25 and requisitions turned into finance was $175,178. The total number of work orders was 350 and total number of work hours was 719. Gas costs for unleaded was $2.37, an increase from $2.32, and diesel is now at $2.32 per gallon, an increase from $2.22

NEW BUSINESS

1. RESOLUTION 59-2020-21 Requesting the Tennessee General Assembly to amend the Official Charter of the City of Clarksville according to Exhibit A

This resolution was postponed at the August 5 Regular Session meeting. Councilperson Butler made a motion to adopt **RESOLUTION 59-2020-21**. Councilperson Little seconded. Councilperson Butler then made a motion to postpone until a special working session can be called. Councilperson Evans seconded. Councilperson Allen asked to amend this resolution which stated to request a Special Study Session of the whole City Council to prepare amendments to the City Charter to request the General Assembly to amend the Charter.

Councilperson Allen then made a motion to amend her amendment by adding the following language: to delete all of the current language of Resolution 59, to include Exhibit A, and to substitute therefore the above language. Councilperson Redd Seconded. The following vote was recorded:

AYE: Allen, Butler, Evans, Holleman, Little, Marquis, Redd, Pitts, Reynolds, Richmond, Smith, Streetman, Zacharias

The motion on adding the new language to the amendment to the amendment to **RESOLUTION 59-2020-21** passed.

The following vote on the amendment as amended to **RESOLUTION 59-2020-21** was recorded:

AYE: Allen, Butler, Evans, Holleman, Little, Marquis, Redd, Pitts, Reynolds, Richmond, Smith, Streetman, Zacharias

The motion on adding the new language to the amendment to the amendment to **RESOLUTION 59-2020-21** passed.

Councilperson Allen called for the question. There were no objections.

The following vote on the **RESOLUTION 59-2020-21** as amended was recorded:

AYE: Allen, Butler, Evans, Little, Marquis, Pitts, Reynolds, Richmond, Smith, Streetman, Zacharias

NAY: Redd, Holleman, Pitts

The motion on **RESOLUTION 59-2020-21** as amended passed.

2. RESOLUTION 65-2020-21 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

This resolution was postponed at the August 5 Regular Session meeting. Councilperson Allen made a motion to adopt **RESOLUTION 65-2020-21**. Councilperson Evans seconded. Councilperson Allen then made a motion to postpone until the January 2022 Regular Session. Councilperson Redd seconded. The following vote was recorded:

AYE: Allen, Butler, Evans, Holleman, Little, Marquis, Redd, Pitts, Reynolds, Richmond, Smith, Streetman, Zacharias

The motion to postpone **RESOLUTION 59-2020-21** until the January 2022 Regular Session passed.

3. RESOLUTION 4-2021-22 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.

This resolution was postponed at the August 5 Regular Session meeting. Councilperson Smith made a motion to adopt **RESOLUTION 4-2021-22** minus the moratorium language from the Executive Session meeting. Councilperson Streeman seconded. The following vote was recorded:

AYE: Allen, Butler, Evans, Holleman, Little, Marquis, Redd, Pitts, Reynolds, Richmond, Smith, Streetman, Zacharias

The motion to adopt **RESOLUTION 4-2021-22** without the moratorium language passed.

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

Councilperson Butler made a motion to adopt **RESOLUTION 24-2021-22**. Councilperson Redd seconded. Councilperson Butler said this resolution was only meant as a sense of council.

Councilperson Reynolds made a motion to postpone indefinitely **RESOLUTION 24-2021-22.** Councilperson Allen seconded the motion. Councilperson Butler said this

resolution is in the interest of transparency and accountability and to take a stand. Councilperson Streetman stated she plans to abstain as this is not a piece of legislation that is a direct benefit for the residents of her ward or the City. Councilpersons Richmond and Holleman agreed with the previous speaker. Councilperson Allen said this is not dealing with City business and will vote yes to postpone indefinitely.

Councilperson Little called for the question. There were no objections.

The following vote to cease discussion on **RESOLUTION 24-2021-22** was recorded:

AYE: Allen, Holleman, Little, Pitts, Reynolds, Richmond, Smith. Streetman

NAY: Butler, Evans, Marquis, Redd, Zacharias

The motion to cease discussion on **RESOLUTION 24-2021-2** failed.

The following vote to postpone indefinitely **RESOLUTION 24-2021-22** was recorded:

AYE: Allen, Evans, Pitts, Reynolds, Richmond

NAY: Butler, Little, Marquis, Redd, Smith, Zacharias

ABSTAIN: Holleman, Streetman

The motion to postpone indefinitely **RESOLUTION 24-2021-2** failed.

Councilperson Allen called for the question. There were no objections.

The following vote to cease discussion on **RESOLUTION 24-2021-22** was recorded:

AYE: Allen, Butler, Evans, Holleman, Little, Marquis, Pitts, Redd, Reynolds, Richmond, Smith, Streetman, Zacharias

The motion to cease discussion on **RESOLUTION 24-2021-2** failed.

The following vote to adopt **RESOLUTION 24-2021-22** was recorded:

AYE: Butler, Little, Marquis, Redd

NAY: Allen, Evans, Pitts, Reynolds, Zacharias

ABSTAIN: Holleman, Richmond, Smith, Streetman

The motion to adopt **RESOLUTION 24-2021-2** failed.

RECESS

The City Council recessed at 9:20 and reconvened at 9:34 pm

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 thanked Ms. Karmelink for speaking and for her letter and then made a motion to adopt **RESOLUTION 25-2021-22**. Councilperson Butler seconded.

Councilperson Redd said the reason for this resolution was that the Governor should not be the one to make these decisions. Councilperson Streetman said she will abstain but did encourage everyone to reach out to their State Representative. Councilperson Zacharias said that the TGA is already meeting regarding this on Oct 27, 2021. Councilperson Redd expressed he still wanted a vote. The following vote was recorded:

AYE: Butler, Little, Marquis, Redd, Smith

NAY: Allen, Evans, Pitts, Reynolds, Zacharias

ABSTAIN: Holleman, Richmond, Streetman

The motion to adopt **RESOLUTION 25-2021-2** failed.

6. ORDINANCE 30-2021-22 Amending the official code Title 1, Chapter 2, Section 204 relative to presenting legislation and deliberation of City Councilmembers to maximize efficiency.

Councilperson Holleman made a motion to adopt **ORDINANCE 30-2021-22**. Councilperson Butler seconded.

Councilperson Holleman brought forward an amendment, and made a motion to adopt **ORDINANCE 30-2021-22** as amended. Councilperson Allen seconded.

Councilperson Evans made a motion to amend the amendment to correct the public comment to reflect 5:30pm to 6:00pm. Councilperson Allen seconded.

The following vote on adding the new language to amend the amendment of **ORDINANCE 30-2021-22** was recorded:

AYE: Allen, Butler, Evans, Holleman, Little, Marquis, Redd, Pitts, Reynolds, Richmond, Smith, Streetman, Zacharias

The motion to adopt the amendment to the amendment of **ORDINANCE 30-2021-22** passed.

Councilperson Allen made a motion to amend **ORDINANCE 30-2021-22** as amended to strike out the language "special called session." Councilperson Smith seconded.

The following vote to amend **ORDINANCE 30-2021-22** as amended was recorded:

AYE: Allen, Butler, Evans, Holleman, Little, Marquis, Redd, Pitts, Reynolds, Richmond, Smith, Streetman, Zacharias

The motion to amend **ORDINANCE 30-2021-22** as amended passed.

Councilperson Reynolds questioned who would be the timekeeper. Councilperson Holleman said it would be the City Clerk, but is up to the Chair. Councilperson Reynolds is concerned of the added burden on the Clerk and Chair.

Councilperson Holleman made a motion on **ORDINANCE 30-2021-22** as amended twice. Councilperson Evans seconded.

The following vote on **ORDINANCE 30-2021-22** as amended twice was recorded:

AYE: Allen, Butler, Evans, Holleman, Little, Marquis, Redd, Pitts, Reynolds, Smith, Streetman, Zacharias

NAY: Richmond

The motion on **ORDINANCE 30-2021-22** as amended twice passed.

Councilperson Streetman made a motion to postpone indefinitely **ORDINANCE 30-2021-22**. Councilperson Reynolds seconded.

Councilperson Holleman shared a presentation regarding time limits.

The following vote on postponing indefinitely **ORDINANCE 30-2021-22** was recorded:

AYE: Reynolds, Richmond, Streetman

NAY: Allen, Butler, Evans, Holleman, Little, Marquis, Pitts, Redd, Smith, Zacharias

The motion to postpone indefinitely **ORDINANCE 30-2021-22** failed.

Councilperson Allen made a motion to amend **ORDINANCE 30-2021-22** as amended twice. Mayor Pitts then made a motion to postpone this ordinance to the November 2021 Regular Session. Councilperson Allen seconded. The following vote to postpone was recorded:

AYE: Allen, Butler, Evans, Holleman, Little, Marquis, Pitts, Redd, Reynolds, Richmond, Smith, Streetman, Zacharias

The motion to postpone **ORDINANCE 30-2021-22** to the November 2021 Regular Session passed.

7. DISCUSSION RE ORDINANCE 6-2021-22 The Council moved on to item 8 with no objections

8. RESOLUTION 28-2021-22 Authorizing reapplication for zone change on property located at the intersection of Twin Rivers Rd. and Nolen Rd; request of Rick Reda Home Builders

Councilperson Richmond made a motion to consider **RESOLUTION 28-2021-22**. Councilperson Little seconded. The following vote was recorded:

AYE: Allen, Butler, Evans, Holleman, Little, Marquis, Redd, Richmond, Smith, Zacharias

NAY: Pitts, Reynolds, Streetman

The motion to consider **RESOLUTION 28-2021-22** passed.

Councilperson Richmond made a motion to adopt **RESOLUTION 28-2021-22**. Councilperson Smith seconded. The following vote was recorded:

AYE: Allen, Butler, Evans, Holleman, Little, Marquis, Redd, Richmond, Smith, Zacharias

NAY: Pitts, Reynolds, Streetman

The motion to adopt **RESOLUTION 28-2021-22** passed.

9. CONSIDERATION OF ORDINANCE 14-2021-22 Amending the Official Code relative to purchasing (discrimination) - Was not on Executive Session agenda by error, required a ¾ majority vote)

Councilperson Evans made a motion to consider **ORDINANCE 14-2021-22**. Councilperson Allen seconded. The following vote was recorded:

AYE: Allen, Butler, Evans, Holleman, Little, Marquis, Pitts, Reynolds, Richmond, Streetman, Zacharias

NAY: Redd

ABSTAIN: Smith

The motion to consider **ORDINANCE 14-2021-22** passed.

Councilperson Evans made a motion to adopt **ORDINANCE 14-2021-22**. Councilperson Smith seconded. The following vote was recorded:

AYE: Allen, Butler, Evans, Holleman, Little, Marquis, Pitts, Reynolds, Richmond, Smith, Streetman, Zacharias

NAY: Redd

The motion to adopt **ORDINANCE 14-2021-22** passed.

10. CONSIDERATION OF ORDINANCE 15-2021-22 Amending the Official Code relative to equal employment opportunity (discrimination) - Was not on Executive Session agenda by error, required a ¾ majority vote)

Councilperson Evans made a motion to consider **ORDINANCE 15-2021-22**. Councilperson Holleman seconded. The following vote was recorded:

AYE: Allen, Butler, Evans, Holleman, Little, Marquis, Pitts, Reynolds, Richmond, Smith, Streetman, Zacharias

NAY: Redd

The motion to consider **ORDINANCE 15-2021-22** passed.

Councilperson Evans made a motion to adopt **ORDINANCE 15-2021-22**. Councilperson Smith seconded. The following vote was recorded:

AYE: Allen, Butler, Evans, Holleman, Little, Marquis, Pitts, Reynolds, Richmond, Smith, Streetman, Zacharias

NAY: Redd

The motion to adopt **ORDINANCE 15-2021-22** passed.

11. CONSIDERATION OF ORDINANCE 46-2021-22 (First Reading) Authorizing the City of Clarksville to convey the sidewalks contained within the Downtown Commons parcel of real property to Montgomery County, TN - Was not on Executive Session, required a ¾ majority vote.

Councilperson Holleman made a motion to consider **ORDINANCE 46-2021-22**. Councilperson Streetman seconded. The following vote was recorded:

AYE: Allen, Butler, Evans, Holleman, Little, Marquis, Pitts, Redd, Reynolds, Richmond, Smith, Streetman, Zacharias

The motion to consider **ORDINANCE 46-2021-22** passed.

The following vote to adopt **ORDINANCE 46-2021-22** was recorded:

AYE: Allen, Butler, Evans, Holleman, Little, Marquis, Pitts, Redd, Reynolds, Richmond, Smith, Streetman, Zacharias

The motion to adopt **ORDINANCE 46-2021-22** passed.

12. ITEMS 12a AND 12b WERE PLACED ON THE AGENDA BY MISTAKE AND HAVE ALREADY BEEN CONSIDERED

13. CONSIDERATION OF ORDINANCE 17-2021-22 (Second Reading) Waiving credit card processing fees for the Clarksville Transit System - Was not on Executive Session, by error, and required a ¾ majority vote.

Councilperson Streetman made a motion to consider **ORDINANCE 17-2021-22**. Councilperson Smith seconded. The following vote was recorded:

AYE: Allen, Butler, Evans, Holleman, Little, Marquis, Pitts, Redd, Reynolds, Richmond, Smith, Streetman, Zacharias

The motion to consider **ORDINANCE 17-2021-22** passed.

The following vote to adopt **ORDINANCE 17-2021-22** was recorded:

AYE: Allen, Butler, Evans, Holleman, Little, Marquis, Pitts, Redd, Reynolds, Richmond, Smith, Streetman, Zacharias

The motion to adopt **ORDINANCE 17-2021-22** passed.

14. CONSIDERATION OF ORDINANCE 18-2021-22 (Second Reading) Amending the FY22 Operating and Capital Budget to carry forward prior year

appropriations and amend for newly identified items - Was not on Executive Session, by error, and required a ¾ majority vote

Councilperson Streetman made a motion to consider **ORDINANCE 18-2021-22**. Councilperson Holleman seconded. The following vote was recorded:

AYE: Evans, Holleman, Little, Marquis, Pitts, Reynolds, Richmond, Smith, Streetman, Zacharias

NAY: Allen, Butler, Redd

The motion to consider **ORDINANCE 18-2021-22** passed.

The following vote to adopt **ORDINANCE 18-2021-22** was recorded:

AYE: Evans, Holleman, Little, Marquis, Pitts, Reynolds, Richmond, Smith, Streetman, Zacharias

NAY: Allen, Butler, Redd

The motion to adopt **ORDINANCE 18-2021-22** passed.

15. 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.

The ordinance was removed from the original Consent Agenda at the request of Councilperson Reynolds. Councilperson Reynolds made a motion to consider **ORDINANCE 19-2021-22** on second reading. Councilperson Holleman seconded. The following was recorded:

AYE: Allen, Butler, Evans, Holleman, Little, Marquis, Pitts, Redd, Richmond, Smith, Streetman

NAY: Reynolds, Zacharias

The motion to consider **ORDINANCE 19-2021-22** on second reading passed.

16. RESOLUTION 19-2021-22 Approving Appointments For The Common Design Review Board, 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*

- *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*.

The ordinance was removed from the original Consent Agenda at the request of Councilperson Evans. Councilperson Evans made a motion to divide the question regarding **RESOLUTION 19-2021-22** to consider removal of the appointment of Lillian Vazquez. Councilperson Holleman seconded. The following vote to divide the question regarding **RESOLUTION 19-2021-22** to consider removal of the appointment of Lillian Vazquez was recorded:

AYE: Allen, Butler, Evans, Holleman, Little, Marquis, Pitts, Redd, Reynolds, Richmond, Smith, Streetman, Zacharias

The motion to divide the question regarding **RESOLUTION 19-2021-22** to consider removal of the appointment of Lillian Vazquez passed.

Councilperson Evans made a motion to adopt **RESOLUTION 19-2021-22** as divided. Councilperson Richmond seconded The following vote was recorded:

AYE: Allen, Butler, Evans, Holleman, Little, Marquis, Pitts, Redd, Reynolds, Richmond, Smith, Streetman, Zacharias

The motion to adopt **RESOLUTION 19-2021-22,** as divided, to consider removal of the appointment of Lillian Vazquez passed.

Councilperson Evans made a motion to approve the appointment of Lillian Vazquez to the Human Relations Commission. Councilperson Allen seconded. The following vote to

approve the appointment of Lillian Vazquez to the Human Relations Commission was recorded:

AYE: Pitts, Redd, Streetman

NAY: Allen, Butler, Evans, Holleman, Little, Marquis, Reynolds, Richmond, Smith, Zacharias

The motion to approve the appointment of Lillian Vazquez to the Human Relations Commission **RESOLUTION 19-2021-22** failed.

MAYOR AND COUNCIL MEMBER COMMENTS

1. The Mayor said a special meeting will be called soon to vote on the second reading of ORDINANCE 45-2021-22 regarding the settlement of two of the three Robinson and/or Franklin St. Corporation (FSC) v. City of Clarksville cases.

ADJOURNMENT

The meeting was adjourned at 11:41 p.m.

Minutes prepared by Lisa Canfield, City Clerk

ORDINANCE 58-2021-22

APPROVING A DEPARTMENT NAME CHANGE FROM "DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT" TO "DEPARTMENT OF NEIGHBORHOOD AND COMMUNITY SERVICES"

WHEREAS, the City Council, the City Council Housing and Community Development Committee, the Mayor, and the Director of the Department of Housing and Community Development, find that a change to the name of the "Department of Housing and Community Development" to the "Department of Neighborhood and Community Services" is in the best interest of the City in order to more accurately and clearly reflect the purposes and work of that department ; 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 ORDAINED that the Clarksville City Council approves departmental name change from the "Department of Housing and Community Development" to the "Department of Neighborhood and Community Services"; and

1. That the City Code, Title 1 (Administration, Officers, and Personnel), Chapter 10 (City Departments and Organization), Section 10-111 is hereby amended by deleting said section in its entirety and substituting therefore the following:

   Section 10-111. Department of Neighborhood and Community Services.

   There is hereby established a department of neighborhood and community services which shall be headed by a director of neighborhood and community services.

2. That the City Code, wherever it refers to the "Department of Housing and Community Development" is hereby amended by deleting said reference to such department, and by substituting therefore instead the new department name of "Department of Neighborhood and Community Services."

_____
Joe Pitts, Mayor

ATTEST:

_____
Lisa Canfield, City Clerk

EFFECTIVE:

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: Postponed October 7
SECOND READING:
EFFECTIVE DATE:

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 EFFICIENCY

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 (¾) 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 5:30 p.m. to 6:00 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.

(1) 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.

(2) All agendas for all meetings shall be available to the public twenty-four (24) hours prior to the meeting.

(3) 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.

(4) 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 (⅔) 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 ~~or special called~~ 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. The time limit shall not apply to and shall not limit the speaking time of a City Council member when that City Council member is asking a question to a fellow City Council member, or answering a question from a fellow City Council member.

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

RESOLUTION 30-2021-22

RESOLUTION TO MODIFY AND AMEND THE EXISTING REGIONAL AIRPORT AUTHORITY BOARD MEMBERSHIP SO AS TO ALLOW "STAGGERED" TERMS FOR THE MEMBERS APPOINTED BY THE CITY OF CLARKSVILLE AND MONTGOMERY COUNTY

WHEREAS, the Regional Airport Authority was established by Resolution 97-6-8 of the Montgomery County Board of Commissioners dated June 9, 1997; Resolution 78-1996-97 of the Clarksville City Council dated June 5, 1997; Regional Airport Authority Charter dated June 30, 1997; and has been functioning thereunder since those dates as established with the purpose of an authorization to take all actions necessary for the management and operation of the Regional Airport known as Outfield Field as a non-profit entity; and

WHEREAS, the original board was appointed as follows: two (2) members nominated by the Nominating Committee and approved by the Board of Commissioners of Montgomery County and two (2) members approved by the City of Clarksville City Council; and one (1) member selected by the four, all serving five-year terms not to exceed two five-year terms consecutively; and

WHEREAS, the Regional Airport Authority has requested that members be appointed with "staggered" terms to provide better continuity of operation and management status and information; and

WHEREAS, it is in the best interest of Montgomery County, Tennessee and the City of Clarksville, Tennessee who have conferred jointly on this matter, that resolutions should be passed that would amend the current appointment process of Board members of the Regional Airport Authority as described above.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Clarksville, Tennessee sitting on this 4th day of November 2021, that upon the passing of this Resolution, all current Board members will be given notice of the passing of this Resolution and their reappointment to follow.

BE IT FURTHER RESOLVED that the original Board to be appointed under this Resolution shall be comprised of the members of the current Board appointed by either the City

or the County, and that they are not precluded from serving another full five-year term regardless of their past membership on the Board under prior resolutions.

BE IT FURTHER RESOLVED that the City shall conduct its nominating and approval process and shall appoint from the current membership of the Board one member to serve one five-year term and one member to serve a three-year term beginning on the _____ day of _____, 2021 and Montgomery County shall appoint one member of the existing board to serve one five-year term and one three-year term beginning on the ____ day of _____, 2021.

BE IT FURTHER RESOLVED that after the appointment of the original Board as stated herein, as terms expire, the City and the County will then appoint replacement Board members for a full five-year term not to exceed two consecutive terms.

BE IT FURTHER RESOLVED that when assembled, the four appointed Board members from the City and the County shall select a fifth Board member who shall serve a five-year term beginning on the _____ day of _____, 2021, and likewise this member shall not exceed two consecutive full five-year terms.

BE IT FURTHER RESOLVED that the By-Laws of the Regional Airport Authority shall be amended by the Board to reflect this Resolution.

BE IT FURTHER RESOLVED that this Resolution must be passed by both the City of Clarksville, Tennessee, and the Montgomery County Board of Commissioners to become effective, and it will become effective on the 1st day of the month following the approval of the last of either, the City of Clarksville or Montgomery County, Tennessee.

_____
Joe Pitts, Mayor

ATTEST:

_____
Lisa Canfield, City Clerk

Effective Date:

RESOLUTION 31-2021-22

A RESOLUTION AUTHORIZING REAPPLICATION FOR ZONE CHANGE FOR BEN KIMBROUGH – RINGGOLD MILL PROPERTIES, LLC (BERT SINGLETARY – AGENT).

WHEREAS, Bert Singletary as agent, applied to the Regional Planning Commission for a zone change in the city limits on property located at the intersection of Ft. Campbell Boulevard and Millswood Drive from C-5 and R-2 to R-4 on June 28, 2021 and

WHEREAS, said application was initiated by the applicants and reviewed by the Regional Planning Commission and forwarded to the City Council for final action; and

WHEREAS, The application was denied on October 7, 2021 upon first reading, and

WHEREAS, the agent wishes to initiate a rezoning of the same parcel of property within one year, said property being shown on Montgomery County Tax Map 030J C 001 00; and

WHEREAS, the Zoning Ordinance of the City of Clarksville, Section 11-11, states "unless a previously allowed zoning amendment by the City Council, no action shall be initiated for a zoning amendment affecting the same parcel of land more often than once every twelve (12) months; provided, however, by resolution approved by a 3/4 majority of members present of the City Council, that the action may be initiated at any time."

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

That the property owner (Ben Kimbrough – Ringgold Mill Properties LLC) is hereby authorized to reapply for a zone change on the above referenced property on any date hence after in the less than the required twelve months from the date of the original application in which it was disapproved.

_____
Joe Pitts, Mayor

ATTEST:

_____
Lisa Canfield, City Clerk

Adopted: