



**CLARKSVILLE CITY COUNCIL
EXECUTIVE SESSION
JUNE 26, 2014
IMMEDIATELY FOLLOWING SPECIAL SESSION**

**COUNCIL CHAMBERS
106 PUBLIC SQUARE
CLARKSVILLE, TENNESSEE**

AGENDA

1) PLANNING COMMISSION

ZONING PUBLIC HEARING

1. **ORDINANCE 4-2014-15** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Clear Sky, LLC, for zone change on property at Warfield Boulevard and Ted A. Crozier Boulevard from C-2 General Commercial District and R-1 Single Family Residential District to C-5 Highway & Arterial Commercial District (*RPC: Approval/Approval*)
2. **ORDINANCE 5-2014-15** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Third Generation LLC c/o Polestar Development/Tim Mitch/Evan Condor for zone change on property at Tiny Town Road and Outlaw Field Road from M-2 General Industrial District to C-5 Highway & Arterial Commercial District (*RPC: Approval/Approval*)
3. **ORDINANCE 6-2014-15** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of the Regional Planning Commission for zone change on portions of Ranch Hill Subdivision from R-3 Three Family Residential District to R-2 Single Family Residential District and R-2D Two Family Residential District (*RPC: Approval/Approval*)
4. **ORDINANCE 7-2014-15** (First Reading) Amending the Zoning Ordinance and the Official Code relative to homeless shelter residential separation distance (*RPC: Disapproval*)

5. **ORDINANCE 8-2014-15** (First Reading) Amending the Zoning Ordinance and the Official Code relative to beekeeping (*RPC: Approval*)

2) 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 74-2013-14** (Second Reading) Accepting donation of property from Holly Point, LLC, relating to Clarksville Blueways
2. **ORDINANCE 83-2013-14** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Wholesale Investments, Chris Fielder/DBS Associates-Agent, for zone change on property at Edmondson Ferry Road and Ashland City Road from R-1 Single Family Residential District to C-2 General Commercial District
3. **ORDINANCE 84-2013-14** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Elizabeth Francis Thomison, Cindy Greene-Agent, for zone change on property at the Trenton Road/Timberdale Drive/Stillwood Drive intersection from AG Agricultural District to R-2 Single Family Residential District
4. **ORDINANCE 85-2013-14** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of the Regional Planning Commission for zone change on portions of Capitol Hill Subdivision from R-3 Three Family Residential District to R-2 Single Family Residential District and R-2D Two Family Residential District
5. **ORDINANCE 86-2013-14** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of the Regional Planning Commission for zone change on portions of Keystone Subdivision from R-3 Three Family Residential District to R-2 Single Family Residential District
6. Adoption of Minutes: Special Session May 29th and Regular Session June 5th
7. Approval of Board Appointments:

Convention & Visitors Bureau: Geoff Livingston (replace Mickey Rachaud-term expired) and Jared Mims (replace Pennie Smith-term expired) - July 2014 through June 2016

Tree Board: John Beach (reappointment) – July 2014 through June 2017

3) COMMUNITY DEVELOPMENT COMMITTEE

David Allen, Chair

4) FINANCE COMMITTEE

Joel Wallace, Chair

1. **ORDINANCE 2-2014-15** (First Reading) Authorizing purchase of property on Edmondson Ferry Road for Community Development (*Finance Committee: Approval*)
2. **ORDINANCE 3-2014-15** (First Reading) Authority purchase of property at 912 Richardson Street for Community Development (*Finance Committee: Approval*)
3. **RESOLUTION 1-2014-15** Authorizing a Co-Applicant Memorandum of Understanding with the Clarksville Housing Authority for the Choice Neighborhood Planning Grant (*Finance Committee: Approval*)

5) GAS & WATER COMMITTEE

Jeff Burkhart, Chair

6) PARKS, RECREATION, GENERAL SERVICES

Wallace Redd, Chair

7) PUBLIC SAFETY COMMITTEE

(Building & Codes, Fire, Police)

Geno Grubbs, Chair

8) STREET COMMITTEE

James Lewis, Chair

9) TRANSPORTATION COMMITTEE

Marc Harris, Chair

10) NEW BUSINESS

1. **ORDINANCE 1-2014-15** (First Reading) Amending the Official Code relative to funeral processions (*Councilman Allen*)
2. **RESOLUTION 2-2014-15** Authorizing creation and placement of “Home of Heath Calhoun-2014 Paralympic Silver Medalist” signs near the Clarksville city limits entrances (*Councilwoman McLaughlin*)

11) MAYOR AND STAFF REPORTS

12) ADJOURNMENT

13) PUBLIC COMMENTS

ORDINANCE 4-2013-14

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF CLEAR SKY, LLC, FOR ZONE CHANGE ON PROPERTY AT WARFIELD BOULEVARD AND TED A. CROZIER BOULEVARD

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-2 General Commercial District and R-1 Single Family Residential District, as C-5 Highway & Arterial Commercial District.

PUBLIC HEARING:

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Beginning at a concrete monument lying in the north right of way of Bellamy Lane and east right of way of Warfield Blvd, being the south corner of herein described parcel, lying North 51 degrees 10 minutes 35 seconds East for 211.55 feet from the centerline intersection of Warfield Blvd and Bellamy Lane; Thence along north right of way of Warfield Blvd, North 35 degrees 31 minutes 40 seconds West for 175.61 feet to a concrete monument; Thence continuing with Warfield Blvd, North 14 degrees 49 minutes 22 seconds West for 219.05 feet to an iron pin; Thence continuing with Warfield Blvd, North 24 degrees 11 minutes 47 seconds West for 102.37 feet to an iron pin, lying in Ted Crozier Blvd south right of way ; Thence leaving Warfield Blvd along Ted Crozier Blvd, North 57 degrees 17 minutes 10 seconds East for 219.21 feet to an iron pin; Thence continuing along Crozier Blvd, on a curve to the left having a radius of 1054.92 feet, an arc length of 188.63 feet, a delta of 10 degrees 14 minutes 42 seconds, a tangent of 94.57 feet and a chord bearing of North 52 degrees 09 minutes 49 seconds East for 188.38 feet to an iron pin, being the north corner of herein described parcel also being the west corner of Clear Sky Commercial Park Lot 1 as recorded in PB F, Page 342; Thence leaving south right of way along lot 1 south property line, South 42 degrees 57 minutes 32 seconds East for 50.00 feet to an iron pin; Thence continuing along lot 1, South 79 degrees 48 minutes 37 seconds East for 191.96 feet to an iron pin; Thence on a curve to the right having a radius of 400.00 feet, an arc length of 111.11 feet, a delta of 15 degrees

54 minutes 55 seconds, a tangent of 55.92 feet and a chord bearing of South 70 degrees 43 minutes 13 seconds East for 110.75 feet to an iron pin, lying in the south property line of the Jimmy Dix, Jr as recorded in ORV 228, Page 1005; Thence continuing along Dix's south property line, South 63 degrees 10 minutes 05 seconds East for 25.00 feet to an iron pin, also being the east corner of here described parcel, also lying in the west right of way of Bellamy Lane; Thence along west right of way, South 26 degrees 49 minutes 55 seconds West for 50.00 feet to an iron pin, lying in the northeast corner of the Larry T. McFarland property as recorded in ORV 488, Page 2459; Thence leaving west right of way along McFarland north property line, North 63 degrees 10 minutes 05 seconds West for 25.00 feet to an iron pin; Thence continuing along McFarland north property line on a curve to the left having a radius of 350.00 feet, an arc length of 151.03 feet, a delta of 24 degrees 43 minutes 28 seconds, a tangent of 76.71 feet and a chord bearing of North 75 degrees 04 minutes 04 seconds West for 149.86 feet to an iron pin; Thence along McFarland west property line, South 32 degrees 54 minutes 48 seconds West for 86.59 feet to an iron pin, lying at the southwest corner of McFarland property, also being the north corner of the Charles Weir property as recorded in ORV 520, Page 323; Thence leaving McFarland property along Weir west property line, South 30 degrees 42 minutes 55 seconds West for 90.05 feet to an iron pin, being the west corner of Weir property; Thence along Weir south property line on a new zone line, South 59 degrees 15 minutes 42 seconds East for 83.80 feet to a point; Thence continuing along Weir south property line, South 65 degrees 08 minutes 11 seconds East for 96.39 feet to a point, being the south corner of the Weir property also lying in the west right of way of Bellamy Lane; Thence leaving Weir property along Bellamy Lane for the next 6 calls: South 28 degrees 30 minutes 52 seconds West for 35.86 feet to a point; South 27 degrees 56 minutes 26 seconds West for 22.97 feet to a point; South 41 degrees 56 minutes 28 seconds West for 38.91 feet to a 1" pipe; South 30 degrees 33 minutes 49 seconds West for 13.78 feet to an iron pin; On a curve to the right having a radius of 466.07 feet, an arc length of 237.30 feet, a delta of 29 degrees 10 minutes 18 seconds, a tangent of 121.28 feet and a chord bearing of South 45 degrees 08 minutes 42 seconds West for 234.74 feet to an iron pin; South 59 degrees 43 minutes 51 seconds West for 153.39 feet to the point of beginning. Said parcel contains 5.21 +/- acres (Tax Map 40 Parcel(s) 27.03, 27.08 & 27.10)

ORDINANCE 5-2013-14

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF THIRD GENERATION, LLC, C/O POLESTAR DEVELOPMENT/TIM MITCH/EVAN CONDOR FOR ZONE CHANGE ON PROPERTY AT TINY TOWN ROAD AND OUTLAW FIELD ROAD

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

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

PUBLIC HEARING:

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Beginning at an iron pin at the intersection of the north right of way line of Tiny Town Rd. (formerly State Line Rd.) and the east right of way line of Illinois Central Railroad Company, runs thence south 86 degrees 38 minutes 40 seconds east 325.24 feet to an iron pin; thence continuing along the same course 509.75 feet to a concrete monument in the northerly margin of said road; thence leaving said road north 3 degrees 21 minutes 20 seconds east 352.05 feet to a concrete monument, and continuing along the same call a total distance of 509.75 feet to an iron pin; thence north 86 degrees 38 minutes 40 seconds west 694.25 feet to an iron pin in the easterly margin of said Illinois Central Railroad right of way south 20 degrees 00 minutes 00 seconds east 930.81 feet to an iron pin at the point of beginning, containing 19.25 +/- acres further identified as (Tax Map 006 Parcel 1.05)

ORDINANCE 6-2013-14

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF THE REGIONAL PLANNING COMMISSION FOR ZONE CHANGE ON PORTIONS OF RANCH HILL SUBDIVISION

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-2 Single Family Residential District and R-2D Two Family Residential District.

PUBLIC HEARING:

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Properties located north of 101st Airborne Division Parkway and east of Brentwood Circle and Ringgold Road (properties located in Ranch Hill Subdivision), 36.37 +/- acres, properties further identified as Montgomery County Tax Map and Parcel(s):

Tax Map 30 K-A, parcels 001.00, 002.00, 004.00 – 020.00, 022.00 – 035.00, 037.00 – 040.00, 042.00- 045.00, 047.00

Tax Map 030 K-B, parcels 001.00 – 050.00

Tax Map 041 K-D, parcels 001.00 – 037.00

Also properties located in the northeast corner of 101st Airborne Division Parkway and Colt Drive intersection, southeast corner of Ranch Hill Drive and Pinto Court intersection, southeast corner of Ranch Hill Drive and Pony Court intersection and southwest corner of Ringgold Road and Ranch Hill Drive intersection (properties located in Ranch Hill Subdivision), 1.99 +/- acres, properties further identified as Montgomery County Tax Map and Parcel(s):

Tax Map 030 K-A, parcels 003.00, 021.00, 036.00, 046.00, 048.00 and 049.00

ORDINANCE 7-2014-15

AN ORDINANCE AMENDING THE CITY CODE AND THE CITY ZONING ORDINANCE OF THE CITY OF CLARKSVILLE, TENNESEE, CONCERNING HOMELESS SHELTERS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE THAT THE FOLLOWING TEXT AMENDMENT IS HEARBY MADE TO THE CLARKSVILLE CITY ZONING ORDINANCE

Chapter 5 "Land Use Development Standards and Procedures", Section 2 "Procedure and Standards for Uses Permitted on Review (PR)", Subsection 5 "Standards for Institutional Uses Permitted on Review (PR)", "Homeless Shelter" Item 2.B. is hereby amended by deleting one thousand (1,000) feet and substituting five hundred (500) feet.

PUBLIC HEARING:

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

ORDINANCE 8-2014-15

AN ORDINANCE AMENDING THE TEXT OF THE CITY ZONING ORDINANCE OF THE CITY OF CLARKSVILLE, TENNESEE, CONCERNING APICULTURE (HONEYBEE KEEPING)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE THAT THE FOLLOWING TEXT AMENDMENTS ARE HEARBY MADE TO THE CLARKSVILLE CITY ZONING ORDINANCE

1. Chapter 2 "Rules of Interpretation and Definitions", Section 2 "Definitions", Definition 11 "Agricultural Uses (Customary)" is hereby amended by adding the word "apiculture" between the words "floriculture" and "forests; and adding the following sentences:

“However, this Zoning Ordinance does NOT control apiculture or the location of apiaries (honeybee hives) even though permitted by Tennessee Code Annotated Section 44-15-124 (Tennessee Apiary Act of 1995). For guidance on apiculture, please refer to the Tennessee Apiary Act of 1995 and the Voluntary Honey Bee Best Management Practices Policy promulgated by the Tennessee Department of Agriculture, Regulatory Service Division, Apiary Section.”

2. Chapter 5 "Land Use Development Standards and Procedures", Section 1 "Standards for Uses Permitted with Conditions (PC)", Subsection 1 "Agricultural Use Permitted with Conditions (PC)", "Agricultural Uses (Customary)" Item 1 is hereby amended by adding the sentence:

“There are no location requirements for apiaries (honeybee hives).”

3. Chapter 5 "Land Use Development Standards and Procedures", Section 3 "Standards for Accessory Uses (A)", Subsection 1 "Agricultural Accessory Uses (A)", "Agricultural Uses (Customary)" Item 1 is hereby amended by adding the sentence:

“There are no location requirements for apiaries (honeybee hives).”

PUBLIC HEARING:

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

CITY ZONING ACTIONS

The following case(s) will be considered for action at the formal session of the Clarksville City Council on: July 1, 2014. The public hearing will be held on: July 1, 2013.

CITY ORD. #: 4-2014-15 RPC CASE NUMBER: Z-21-2014

Applicant: CLEAR SKY L L C

Agent:

Location: at the southeast corner the Warfield Blvd & Ted A. Crozier Blvd. intersection. Also located at the northeast corner of the Warfield Blvd. and Bellamy Ln. intersection.

Ward #: 11/12

Request: C-2 General Commercial District / R-1 Single-Family Residential District /
to
C-5 Highway & Arterial Commercial District

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

CITY ORD. #: 5-2014-15 RPC CASE NUMBER: Z-22-2014

Applicant: THIRD GENERATION L L C C/O MR. ROLLINS

Agent: Polestar Development C/o Tim Mitch & Evan Condor

Location: north of the Tiny Town Rd. and Outlaw Field Rd. intersection.

Ward #: 1

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

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

CITY ORD. #: 6-2014-15 RPC CASE NUMBER: Z-23-2014

Applicant: REGIONAL PLANNING COMMISSION (RANCH HILL)

Agent:

Location: north of 101st Airborne Division Parkway and west of Ringgold Rd. portions of Ranch hill
Subdivision.

Ward #: 5

Request: R-3 Three Family Residential District
to
R-2 Single-Family Residential District / R-2D Two-Family Residential District /

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

CITY ORD. #: 7-2014-15 RPC CASE NUMBER: ZO-1-2014
Applicant: CITY OF CLARKSVILLE
Agent:
Location:
Ward #:
Request: Homeless Shelter Residential Separation Distance Amendment

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: DISAPPROVAL

CITY ORD. #: 8-2014-15 RPC CASE NUMBER: ZO-2-2014
Applicant: CITY OF CLARKSVILLE
Agent:
Location:
Ward #:
Request: Beekeeping Amendment

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL (AS AMENDED)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

STAFF REVIEW - ZONING

RPC MEETING DATE: 6/25/2014

CASE NUMBER: Z - 21 - 2014

NAME OF APPLICANT: Clear

Sky L L C

AGENT:

GENERAL INFORMATION

PRESENT ZONING: C-2 R-1

PROPOSED ZONING: C-5

EXTENSION OF ZONE

CLASSIFICATION: NO

APPLICANT'S STATEMENT Site is suited to highway and arterial usage.
FOR PROPOSED USE:

PROPERTY LOCATION: at the southeast corner the Warfield Blvd & Ted A. Crozier Blvd. intersection.
Also located at the northeast corner of the Warfield Blvd. and Bellamy Ln.
intersection.

ACREAGE TO BE REZONED: 5.21 +/-

DESCRIPTION OF PROPERTY Corner commercial building lot and two single family residential lots.
AND SURROUNDING USES:

GROWTH PLAN AREA:

CITY **TAX PLAT:** 40

PARCEL(S): 27.03, 27.08,
27.10

CIVIL DISTRICT: 6th

CITY COUNCIL WARD: 11/12

COUNTY COMMISSION DISTRICT: 1

PREVIOUS ZONING HISTORY: Z-41-2003 (Nov. 2003) R-1 to C-2 (RPC-Approval City Council Approval)
(to include zoning, acreage and S-34-2002, S-1-2007, SR-10-2014
action by legislative body)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

STAFF REVIEW - ZONING

DEPARTMENT COMMENTS

- ☒ GAS AND WATER ENG. SUPPORT MGR.
- ☒ GAS AND WATER ENG. SUPPORT COOR.
- ☐ UTILITY DISTRICT
- ☒ JACK FRAZIER
- ☒ 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.
- 1. ☐ 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.

1a. COST TO ENGINEER/UTILITY DISTRICT:

Traffic Assessment Required. No Access To Warfield. Right Turn Deceleration On Ted Crozier. Traffic Assessment Submitted And Reviewed By The Street

3. Dept.

2. STREET DEPARTMENT/ COUNTY HIGHWAY DEPARTMENT:

2a. COST TO STREET/HIGHWAY DEPT.:

Comments Received From Department And They Had No Concerns.

4.

3. DRAINAGE COMMENTS:

3a. DRAINAGE COST:

5.

4. CDE/CEMC:

4a. COST TO CDE/CEMC:

6.

5. CHARTER COMM./BELL SOUTH:

5a. COST TO CHARTER AND/OR BELL SOUTH:

7.

6. FIRE DEPT/EMERGENCY MGT.:

Comments Received From Department And They Had No Concerns.

6a. COST FIRE DEPT/EMERGENCY MGT.:

8.

7. POLICE DEPT/SHERIFF'S OFFICE:

Comments Received From Department And They Had No Concerns.

7a. COST TO POLICE DEPT./SHERIFF'S DEPT:

8. CITY BUILDING DEPARTMENT/ COUNTY BUILDING DEPARTMENT:

Comments Received From Department And They Had No Concerns.

9.

8a. COST TO CITY/COUNTY BLDG. & CODES:

9. SCHOOL SYSTEM:

ELEMENTARY:

MIDDLE SCHOOL:

HIGH SCHOOL:

10.

9a. COST TO SCHOOL SYSTEM:

10. FT. CAMPBELL:

10a. COST TO FT. CAMPBELL:

11. OTHER COMMENTS:

11.

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION
STAFF REVIEW - ZONING

PLANNING STAFF'S STUDY AND RECOMMENDATION

IMPACT OF PROPOSED USE ON SURROUNDING DEVELOPMENT: Increased traffic light and noise

INFRASTRUCTURE:

WATER SOURCE: CITY

PIPE SIZE:

SEWER SOURCE: CITY

ACCESSIBILITY: WARFIELD / TED A. CROZIER / BELLAMY

DRAINAGE:
NORTH TO SOUTH

DEVELOPMENT ESTIMATES:

APPLICANT'S ESTIMATES

HISTORICAL ESTIMATES

LOTS/UNITS:

ROAD MILES:

POPULATION:

ELEMENTARY SCHOOL STUDENTS:

MIDDLE SCHOOL STUDENTS:

HIGH SCHOOL STUDENTS:

APPLICABLE COMPREHENSIVE PLAN ELEMENTS:

Rossvie Road Planning Area - One of the most diversified areas of the county in terms of land use. It has the best remaining agricultural land. One of the fastest growing sectors of Montgomery County. Factors affecting growth all average to above average.

STAFF RECOMMENDATION: **APPROVAL**

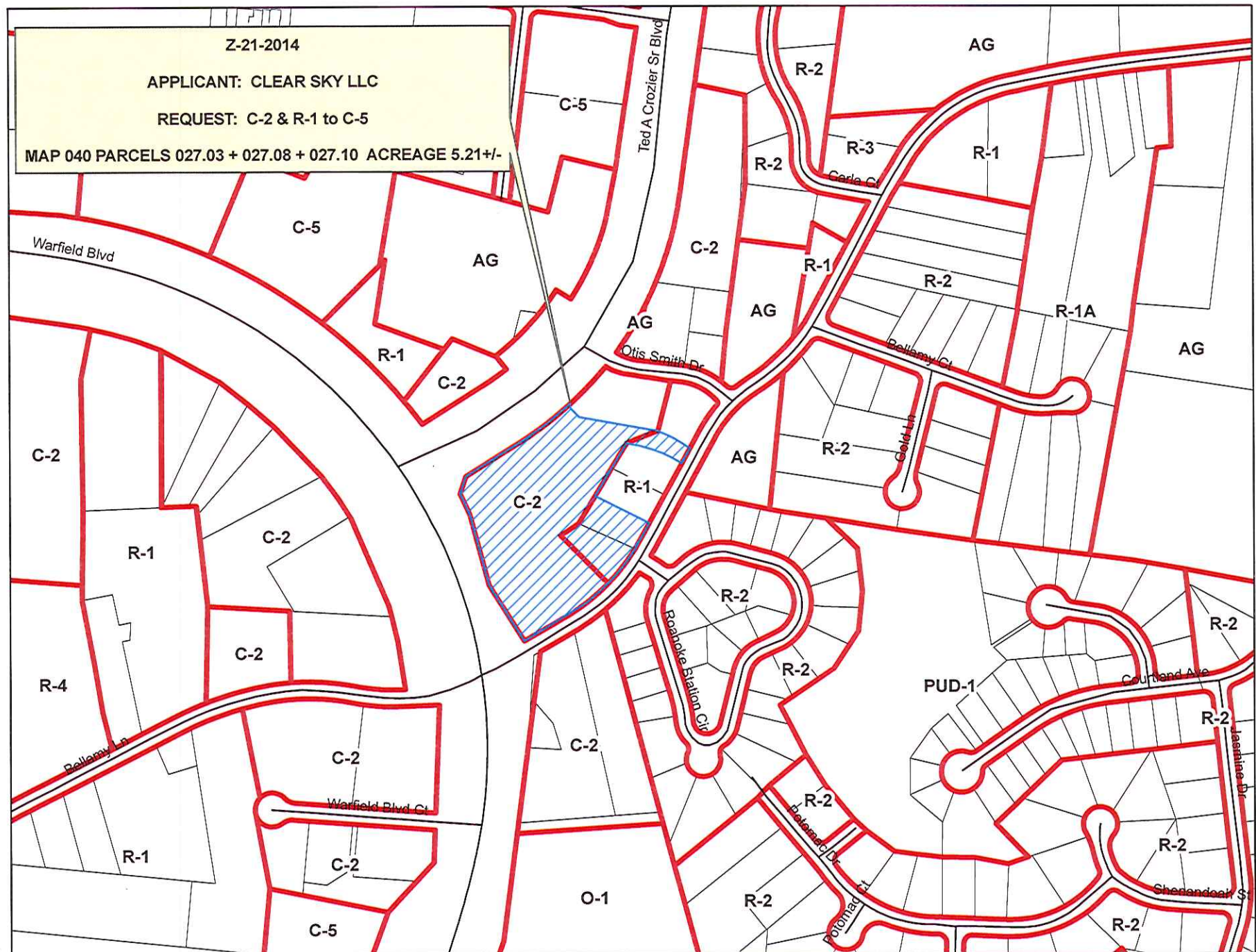
1. The proposed zoning request is consistent with Growth Plan (as in the City) and adopted Land Use Plan.
2. Adequate infrastructure serves the site.
3. No adverse environmental issues were identified relative to this request.
4. C-5 Zoning is a Highway & Arterial Commercial District and the property fronts at the signalized intersection of two minor arterial(s) (Warfield Blvd. and Ted Crozier Blvd.)
- 5.

Z-21-2014

APPLICANT: CLEAR SKY LLC

REQUEST: C-2 & R-1 to C-5

MAP 040 PARCELS 027.03 + 027.08 + 027.10 ACREAGE 5.21+/-



CASE NUMBER: Z 21 2014

MEETING DATE 6/25/2014

APPLICANT: Clear

Sky L L C

PRESENT ZONING C-2

PROPOSED ZONING C-5

TAX PLAT # 40

PARCEL 27.03, 27.08, 27.10

GEN. LOCATION at the southeast corner the Warfield Blvd & Ted A. Crozier Blvd. intersection. Also
located at the northeast corner of the Warfield Blvd. and Bellamy Ln. intersection.

PUBLIC COMMENTS

None received as of 11:00 a.m. on 6/25/2014 (jhb).

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

STAFF REVIEW - ZONING

RPC MEETING DATE: 6/25/2014

CASE NUMBER: Z - 22 - 2014

NAME OF APPLICANT: Third

Generation L L C C/o Mr. Rollins

AGENT: Polestar Development C/o Tim Mitch & Evan Condor

GENERAL INFORMATION

PRESENT ZONING: M-2

PROPOSED ZONING: C-5

EXTENSION OF ZONE

CLASSIFICATION: NO

APPLICANT'S STATEMENT For commercial retail to include a grocery store and fueling station.
FOR PROPOSED USE:

PROPERTY LOCATION: north of the Tiny Town Rd. and Outlaw Field Rd. intersection.

ACREAGE TO BE REZONED: 19.25 +/-

DESCRIPTION OF PROPERTY Property with industrial warehouse and portion in Airport Clear Zone is wooded.
AND SURROUNDING USES:

GROWTH PLAN AREA:

CITY **TAX PLAT:** 06

PARCEL(S): 1.05

CIVIL DISTRICT: 3rd

CITY COUNCIL WARD: 1

COUNTY COMMISSION DISTRICT: 8

PREVIOUS ZONING HISTORY: SLSR-27-2006

(to include zoning, acreage and S-65-2013
action by legislative body)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

STAFF REVIEW - ZONING

DEPARTMENT COMMENTS

- ☒ GAS AND WATER ENG. SUPPORT MGR.
- ☒ GAS AND WATER ENG. SUPPORT COOR.
- ☐ UTILITY DISTRICT
- ☒ JACK FRAZIER
- ☒ 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.
- 1. ☐ COUNTY BUILDING DEPT.
- ☐ SCHOOL SYSTEM OPERATIONS
- ☒ FT. CAMPBELL

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

1. CITY ENGINEER/UTILITY DISTRICT:

No Gravity Sewer But Force Main Is Available.

2.

1a. COST TO ENGINEER/UTILITY DISTRICT:

Traffic Assessment Required. Access Appeal May Be Required At Site Review Stage. Traffic Assessment Submitted And Reviewed By The Street

3. Dept.

2. STREET DEPARTMENT/ COUNTY HIGHWAY DEPARTMENT:

2a. COST TO STREET/HIGHWAY DEPT.:

Comments Received From Department And They Had No Concerns.

3. DRAINAGE COMMENTS:

4.

3a. DRAINAGE COST:

5.

4. CDE/CEMC:

4a. COST TO CDE/CEMC:

6.

5. CHARTER COMM./BELL SOUTH:

5a. COST TO CHARTER AND/OR BELL SOUTH:

7.

Comments Received From Department And They Had No Concerns.

6. FIRE DEPT/EMERGENCY MGT.:

6a. COST FIRE DEPT/EMERGENCY MGT.:

8.

Comments Received From Department And They Had No Concerns.

7. POLICE DEPT/SHERIFF'S OFFICE:

7a. COST TO POLICE DEPT./SHERIFF'S DEPT:

9.

Comments Received From Department And They Had No Concerns.

8. CITY BUILDING DEPARTMENT/ COUNTY BUILDING DEPARTMENT:

8a. COST TO CITY/COUNTY BLDG. & CODES:

9. SCHOOL SYSTEM:

ELEMENTARY:

MIDDLE SCHOOL:

HIGH SCHOOL:

10.

9a. COST TO SCHOOL SYSTEM:

10. FT. CAMPBELL:

10a. COST TO FT. CAMPBELL:

11. OTHER COMMENTS:

- 11. Airport Transition & Clear Zone. John Patterson, Airport Director's Comments In File.

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

STAFF REVIEW - ZONING

PLANNING STAFF'S STUDY AND RECOMMENDATION

IMPACT OF PROPOSED USE ON SURROUNDING DEVELOPMENT: Increased traffic, light & noise

INFRASTRUCTURE:

WATER SOURCE: CITY

PIPE SIZE:

SEWER SOURCE: CITY

ACCESSIBILITY: TINY TOWN RD.

DRAINAGE:
SOUTHWEST

DEVELOPMENT ESTIMATES:

APPLICANT'S ESTIMATES

HISTORICAL ESTIMATES

LOTS/UNITS:

ROAD MILES:

POPULATION:

ELEMENTARY SCHOOL STUDENTS:

MIDDLE SCHOOL STUDENTS:

HIGH SCHOOL STUDENTS:

APPLICABLE COMPREHENSIVE PLAN ELEMENTS:

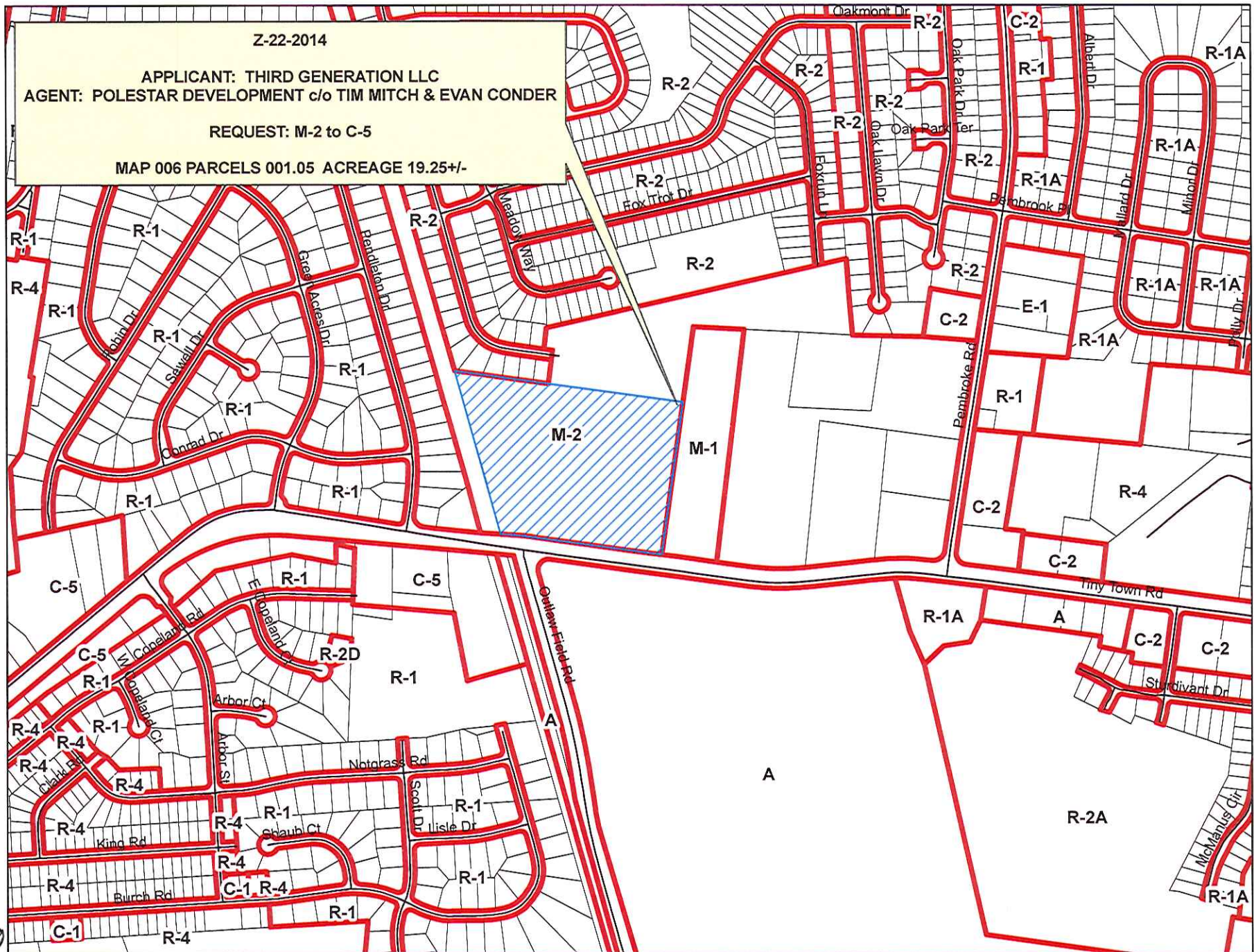
Airport Planning Area: This Planning area is centered around John H. Outlaw Field. The major north-south axis roads are Ft. Campbell Blvd., Tobacco Rd. and Peachers Mill Rd.. Tiny Town Rd. serves as the major east-west connector here. The planning area has vast amounts of open space that has a long history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

STAFF RECOMMENDATION: APPROVAL

1. The proposed zoning request is consistent with Growth Plan (as in the City) and adopted Land Use Plan.
2. Adequate infrastructure serves the site
3. No adverse environmental issues were identified relative to this request.
4. C-5 Zoning is a Highway & Arterial Commercial District and the property fronts on an minor arterial. (Tiny Town Rd.) at a signalized intersection.
- 5.

APPLICANT: THIRD GENERATION LLC
AGENT: POLESTAR DEVELOPMENT c/o TIM MITCH & EVAN CONDER

MAP 006 PARCELS 001.05 ACREAGE 19.25+/-



⑤

CASE NUMBER: Z 22 2014 MEETING DATE 6/25/2014
APPLICANT: Third Generation L L C C/o Mr. Rollins
PRESENT ZONING M-2 PROPOSED ZONING C-5
TAX PLAT # 06 PARCEL 1.05

GEN. LOCATION north of the Tiny Town Rd. and Outlaw Field Rd. intersection.

PUBLIC COMMENTS

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

STAFF REVIEW - ZONING

RPC MEETING DATE: 6/25/2014

CASE NUMBER: Z - 23 - 2014

NAME OF APPLICANT: Regional Planning Commission (Ranch Hill)

AGENT:

GENERAL INFORMATION

PRESENT ZONING: R-3

PROPOSED ZONING: R-2 R-2D

**EXTENSION OF ZONE
CLASSIFICATION:**

**APPLICANT'S STATEMENT
FOR PROPOSED USE:** Bring non-conforming zoning into compliance (due to new R-3 regulations).

PROPERTY LOCATION: north of 101st Airborne Division Parkway and west of Ringgold Rd. portions of Ranch hill Subdivision.

ACREAGE TO BE REZONED: 38.36 +/-

**DESCRIPTION OF PROPERTY
AND SURROUNDING USES:** Residential subdivision

GROWTH PLAN AREA: CITY **TAX PLAT:** See Attached **PARCEL(S):**

CIVIL DISTRICT: 3rd

CITY COUNCIL WARD: 5

COUNTY COMMISSION DISTRICT: 12

PREVIOUS ZONING HISTORY:
**(to include zoning, acreage and
action by legislative body)**

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

STAFF REVIEW - ZONING

DEPARTMENT COMMENTS

- ☒ GAS AND WATER ENG. SUPPORT MGR.
- ☒ GAS AND WATER ENG. SUPPORT COOR.
- ☐ UTILITY DISTRICT
- ☒ JACK FRAZIER
- ☒ 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.
- 1. ☐ 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.

1a. COST TO ENGINEER/UTILITY DISTRICT:

Comments Received From Department And They Had No Concerns.

2. STREET DEPARTMENT/

COUNTY HIGHWAY DEPARTMENT:

3.

2a. COST TO STREET/HIGHWAY DEPT.:

Comments Received From Department And They Had No Concerns.

3. DRAINAGE COMMENTS:

4.

3a. DRAINAGE COST:

5.

4. CDE/CEMC:

4a. COST TO CDE/CEMC:

6.

5. CHARTER COMM./BELL SOUTH:

5a. COST TO CHARTER AND/OR BELL SOUTH:

7.

6. FIRE DEPT/EMERGENCY MGT.:

Comments Received From Department And They Had No Concerns.

6a. COST FIRE DEPT/EMERGENCY MGT.:

8.

7. POLICE DEPT/SHERIFF'S OFFICE:

Comments Received From Department And They Had No Concerns.

7a. COST TO POLICE DEPT./SHERIFF'S DEPT:

8. CITY BUILDING DEPARTMENT/ COUNTY-BUILDING-DEPARTMENT:

Comments Received From Department And They Had No Concerns.

9.

8a. COST TO CITY/COUNTY BLDG. & CODES:

9. SCHOOL SYSTEM:

ELEMENTARY:

MIDDLE SCHOOL:

HIGH SCHOOL:

10.

9a. COST TO SCHOOL SYSTEM:

10. FT. CAMPBELL:

10a. COST TO FT. CAMPBELL:

11. OTHER COMMENTS:

11.

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

STAFF REVIEW - ZONING

PLANNING STAFF'S STUDY AND RECOMMENDATION

IMPACT OF PROPOSED USE ON Minimal
SURROUNDING DEVELOPMENT:

INFRASTRUCTURE:

WATER SOURCE: CITY

PIPE SIZE:

SEWER SOURCE: CITY

ACCESSIBILITY:

DRAINAGE:

VARIES

DEVELOPMENT ESTIMATES:

APPLICANT'S ESTIMATES

HISTORICAL ESTIMATES

LOTS/UNITS:

ROAD MILES:

POPULATION:

ELEMENTARY SCHOOL STUDENTS:

MIDDLE SCHOOL STUDENTS:

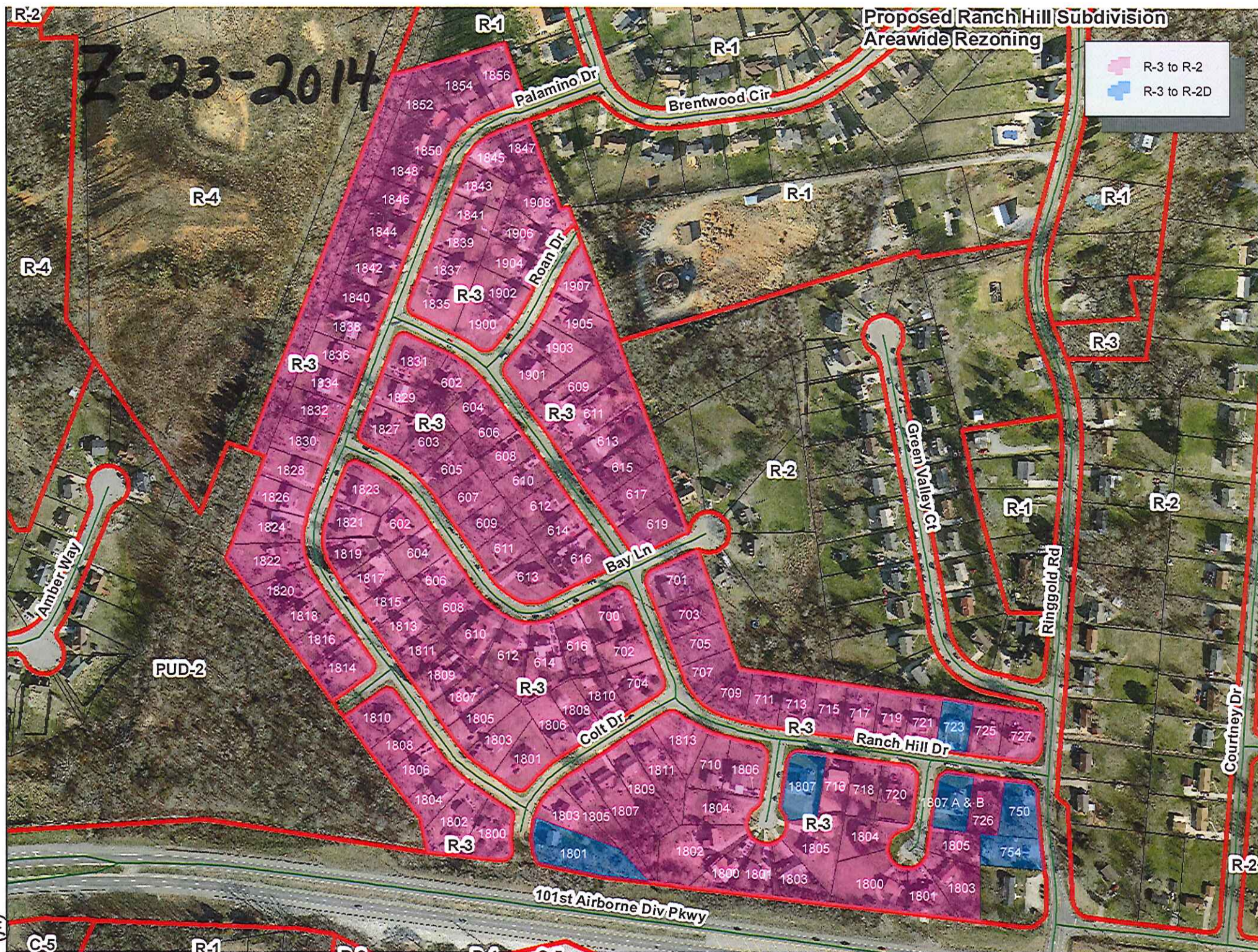
HIGH SCHOOL STUDENTS:

APPLICABLE COMPREHENSIVE PLAN ELEMENTS:

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 Growth Plan (as in the City) and adopted Land Use Plan.
2. Adequate infrastructure serves the site.
3. No adverse environmental issues were identified relative to this request.
4. Proposed area wide rezoning protects property investments for both the short-term and long-term by verifying that conforming uses fall under the correct zoning classification.
- 5.



CASE NUMBER: Z 23 2014 **MEETING DATE** 6/25/2014
APPLICANT: Regional Planning Commission (Ranch Hill)
PRESENT ZONING R-3 **PROPOSED ZONING** R-2
TAX PLAT # See Attached Map **PARCEL**

GEN. LOCATION north of 101st Airborne Division Parkway and west of Ringgold Rd. portions of Ranch hill Subdivision.

PUBLIC COMMENTS

None received as of 11:00 a.m. on 6/25/2014 (jhb).

RPC Public Hearing 6-25-2014 (ZO-1-2014)

ORDINANCE__-2013-14

AN ORDINANCE AMENDING THE TEXT OF THE CITY ZONING ORDINANCE OF THE CITY OF CLARKSVILLE, TENNESEE, CONCERNING HOMELESS SHELTERS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE THAT THE FOLLOWING TEXT AMENDMENT IS HEARBY MADE TO THE CLARKSVILLE CITY ZONING ORDINANCE

Chapter 5 "Land Use Development Standards and Procedures", Section 2 "Procedure and Standards for Uses Permitted on Review (PR)", Subsection 5 "Standards for Institutional Uses Permitted on Review (PR)", "Homeless Shelter" Item 2.B. is hereby amended by deleting one thousand (1,000) feet and substituting five hundred (500) feet.

PUBLIC HEARING:

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

RESOLUTION 39-2013-14

A RESOLUTION AUTHORIZING THE APPLICATION FOR A TEXT AMENDMENT TO THE CITY OF CLARKSVILLE ZONING ORDINANCE CONCERNING HOMELESS SHELTERS

WHEREAS, the City Council of Clarksville recognizes the need to provide temporary shelter for those in need; and

WHEREAS, our religious communities are the first to address those in need; and

WHEREAS, the Federal Religious Land Use and Institutionalized Persons Act (RLUIPA) of 2000 and the Tennessee Religious Freedom Restoration Act of 2009 ensure that homeless shelters sponsored by religious ministries may be located in local communities; and

WHEREAS, the geographic criteria for the location of "homeless shelters" is unduly restrictive; and

WHEREAS, the amendment of the "homeless shelter" separation distance from zoning districts where residential uses are permitted would bring current "homeless shelters" into compliance with the City Zoning Ordinance.

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

That, in accordance with Section 11.4 of the City Zoning Ordinance, the City Council is hereby the applicant for a text amendment to the City Zoning Ordinance as follows:

Under Chapter 5 "Land Use Development Standards and Procedures", Section 2 "Procedure and Standards for Uses Permitted on Review (PR)", Subsection 5 "Standards for Institutional Uses Permitted on Review (PR)", "Homeless Shelter" Item 2.B. is hereby amended by deleting one thousand (1,000) feet and substituting five hundred (500) feet.


BE IT FURTHER RESOLVED, that the City Council requests the Clarksville-Montgomery County Regional Planning Commission to conduct a public hearing on this text amendment at their next regularly scheduled public hearing and make a recommendation on the text amendment to the City Council.

ADOPTED: 6/05/2014

1. All structures shall not be located within one thousand (1,000) feet of any school, park, church, playground, or day care center.
2. The compatibility of the proposed use shall be consistent with surrounding uses.
3. The facility and program must secure and maintain all licenses and/or approvals as required by the state.
4. All residents shall be supervised.
5. The subject property must be situated in close proximity to, and have convenient access to, public transportation, shopping, health care providers, and other services and facilities frequently utilized by the residents of the property.
6. The Board of Zoning Appeals shall determine the maximum number of dwellings units or occupancy rooms or suites permitted within the proposed development.
7. The facility shall provide adequate off-street parking and the appearance shall conform with the character of surrounding uses.

↓ 5.2.5 Homeless Shelter:

1. Ownership: The host agency shall submit documentation that it owns or has a leasehold interest in the subject building.
2. A Homeless Shelter is a non-traditional living arrangement and therefore provides less privacy and more complex living arrangements than traditional homes:
 - A. No shelter shall be permitted within three hundred (300) feet, measured from near property line to near property line, of a licensed child daycare facility or any public or private pre-school or school.
 - B. With the exception of Central Business District, no homeless shelter shall be located within one thousand (1,000) feet, measured from near property line to near property line, of any zoning district where residential uses are permitted.
3. The building must be sufficient in size to accommodate the residents and must have necessary on site facilities including but not limited to the following:
 - A. Adequate water supply;
 - B. Sanitary sewer and toilets in the number required to meet capacity guidelines;
 - C. Hand washing facilities by the toilets and by any food areas;
 - D. Refuse receptacles and;
 - E. Kitchen facilities for food preparation.
4. The Board of Zoning Appeals and the Fire Marshall shall establish the maximum capacity limit for each shelter on a case by case basis.
5. The subject property must be situated in close proximity to, and have convenient access to, public transportation.
6. Code of Conduct: The host agency shall ensure that the homeless shelter has an enforceable code of conduct. A copy of the code of conduct shall be submitted to the Board of Zoning Appeals at the time of application and shall include, at a minimum, the following:

- 
- A. Drugs – possession or use of illegal drugs is not permitted;
 - B. Alcohol – no alcohol is permitted;
 - C. Weapons – no weapons are permitted;
 - D. Knives – all knives with blades over 3 and ½ inches must be turned in to the on-duty responsible person for safekeeping;
 - E. Violence – no violence is permitted;
 - F. Fires – no open flames are permitted. An exception may be made for propane heating or other similar appliance if approved by the Fire Marshal;
 - G. Trespassing – no trespassing onto private property in the surrounding neighborhood is permitted;
 - H. Loitering – no loitering in the surrounding neighborhood is permitted;
 - I. Littering – no littering on the homeless shelter site or in the surrounding neighborhood is permitted.

Religious Institution:

1. All site lighting shall be directed inward onto the site, to include shielded hoods. No light shall spill onto adjacent properties.

Soup Kitchen:

1. No soup kitchen shall be permitted within three hundred (300) feet, measured from near property line to near property line, of a licensed child daycare facility or any public or private pre-school or school.
2. With the exception of Central Business District, no soup kitchen shall be located within one thousand (1,000) feet, measured from near property line to near property line, of any zoning district where residential uses are permitted.
3. The Board of Zoning Appeals shall determine the hours of operation on a case by case basis, to include holiday schedules.
4. The subject property must be situated in close proximity to, and have convenient access to, public transportation.
5. Code of Conduct: The host agency shall ensure that the soup kitchen has an enforceable code of conduct. A copy of the code of conduct shall be submitted to the Board of Zoning Appeals at the time of application and shall include, at a minimum, the following:
 - A. Drugs – possession or use of illegal drugs is not permitted;
 - B. Alcohol – no alcohol is permitted;
 - C. Weapons – no weapons are permitted;
 - D. Knives – all knives with blades over 3 and ½ inches must be turned in to the on-duty responsible person for safekeeping;
 - E. Violence – no violence is permitted;
 - F. Fires – no open flames are permitted. An exception may be made for propane heating or other similar appliance if approved by the Fire Marshal;
 - G. Trespassing – no trespassing into private property in the surrounding neighborhood is permitted;
 - H. Loitering – no loitering in the surrounding neighborhood is permitted;
 - I. Littering – no littering on the site or in the surrounding neighborhood is permitted.

Ripple, David

From: Ripple, David
Sent: Friday, June 20, 2014 1:49 PM
To: Spainhoward, John T
Subject: Case Z-01-2014 Homeless Shelter Residential Separation Distance -- Albert Marks and Donna Boysaw Visit

Dear John: For the record, Donna Boysaw (owners of Bill's Wholesale at 161 Kraft Street) and her attorney Albert Marks visited prior to the Informal Planning Commission Meeting at 8:30 AM Friday June 20th. They stayed for the Informal RPC Meeting after a brief conversation. I told them that:

- 1) The case file was available for inspection any time between 8:00 AM and 4:30 PM on weekdays. I noted the Informal Meeting June 20th for them to observe and the Formal Public Hearing Meeting on June 25th for them to testify.
- 2) The City Council was the applicant for amending the text of the Zoning Ordinance to reduce the separation distance to residentially zoned property from 1000 feet to 500 feet.
- 3) This would eliminate the problem with the Manna Café Homeless Shelter application relative to residential zoning separation distance. However, Manna Café has withdrawn their application to the City Board of Appeals (BZA) for a homeless shelter, and may or may not reapply if and when the City Council approves the reduction in the residential zoning separation distance. If Manna Café reapplies for homeless shelter approval by the BZA, they must not only demonstrate compliance the reduced separation distance but also demonstrate compliance with the other five criteria for approval. I noted that members of the BZA raised more questions about one of the other criterion than distance.

Sincerely, Dave Ripple

David A. Ripple, PhD, PE, AICP
Director of Planning
Clarksville-Montgomery County
Regional Planning Commission
329 Main Street
Clarksville, TN 37040
Tel: 931-645-7448
Fax: 931-645-7481
E-Mail: david.ripple@cityofclarksville.com

Ripple, David

From: Ripple, David
Sent: Friday, June 20, 2014 1:26 PM
To: Spainhoward, John T
Subject: Case Z-01-2014 Homeless Shelter Separation Distance Text Amendment -- Thomas Neil Bateman Inquiry

John: For the record, Thomas Neil Bateman called the afternoon of Thursday June 19, 2014, to ask questions about the proposed zoning ordinance text amendment (RPC Case ZO-01_2014) concerning the homeless shelter residential separation distance, and asked a number of questions:

- 1) Why wasn't he notified as an adjoining property owner? Response: This is a text amendment to the City Zoning Ordinance, and not a change of zoning district designation (rezoning) for a specific piece of property. Therefore, only public notice of the text amendment is advertised in the local paper with public hearings before the Planning Commission and City Council; there are no abutting property owners to be notified in a proposed text amendment.
- 2) Who is the applicant? Response: The City Council is the applicant for the text amendment having passed a resolution to that effect.
- 3) Who is the sponsor for the change to the zoning ordinance text? Response: Councilman Marc Harris.
- 4) What is the Planning Commission staff's position on the text amendment? Response: The RPC staff did not take a vote on this text amendment, but would generally favor the amendment.
- 5) What is the nature of the text amendment? Response: The proposed text amendment will reduce the required separation distance between homeless shelters and residentially zoned properties from 1000 feet to 500 feet measured between the nearest property lines.
- 6) Will this distance change significantly increase where homeless shelters may locate in Clarksville? Response: The change in separation distance will result in little change in where homeless shelters may be located. Under the 1000-foot separation rule, homeless shelters may be located near the Wilma Rudolph Boulevard/Kraft Street intersection, the Wilma Rudolph Boulevard/Dunbar Cave intersection, along Wilma Rudolph Boulevard between Needmore Road and I-24, provided there are no licensed daycare facilities or public/private pre-schools or schools within 300 feet of the proposed shelter. Homeless shelters may also be located in Downtown Clarksville provided they are zoned CBD District, not within 300 feet of a licensed daycare facility or school and not within 1000 feet of other zoning districts allowing residential uses. Thus, the possible locations of homeless shelters are very limited under the existing 1000-feet separation rule and there will be little change to possible areas where they may locate if the distance were to drop to 500 feet. There will be no additional areas for homeless shelters above the four general locations just identified.
- 7) Will this distance change enable the proposed Manna Café Homeless Shelter on Frosty Morn Drive to be approved by the City Board of Zoning Appeals (BZA)? Response: The Manna Café application for a homeless shelter on Frosty Morn Drive has been withdrawn; they may or may not reapply if and when the City Council approves any change to the separation distance requirement. Reduction of the residential separation to 500 feet would enable the once proposed Manna Café homeless shelter to now be in compliance with one of the six criteria that must be demonstrated for the BZA to approve a shelter. The applicant should submit a survey to demonstrate compliance with the residential separation requirement. They must also submit evidence of compliance with the other five criteria also.
- 8) Do you think the restrictions on homeless shelters in Clarksville may be upset by Federal and State laws? Response: There can always be a challenge to the homeless shelter requirements under the Federal Religious Land Use and Institutionalized Persons Act, and the Tennessee Religious Freedom Restoration Act. We can demonstrate that homeless shelters are permitted in the community, there are locations where they may be located, and the criteria for approval of shelters by the BZA are reasonable. I would be concerned if the current homeless shelter location restrictions were over-turned by court because they might then be able to locate anywhere.

I told Mr. Bateman that the case file was open for inspection during normal office hours between 8:00 AM and 4:30 PM during weekdays, that he was welcome to monitor the Planning Commission discussion on the matter at their Informal

meeting at 8:30 AM on Friday June 20th and to testify at the Planning Commission Public hearing at 2:00 PM on Wednesday June 25th. He said that Mr. Albert Marks and he might drop in Friday morning.

Sincerely, Dave Ripple

David A. Ripple, PhD, PE, AICP
Director of Planning
Clarksville-Montgomery County
Regional Planning Commission
329 Main Street
Clarksville, TN 37040
Tel: 931-645-7448
Fax: 931-645-7481
E-Mail: david.ripple@cityofclarksville.com

P.S. Mr. Bateman and Mr. Marks came to the Planning Commission Informal Session. I told Mr. Bateman that notes on our telephone discussion would be placed in the case file for his inspection.

ORDINANCE__-2013-14

AN ORDINANCE AMENDING THE TEXT OF THE CITY ZONING ORDINANCE OF THE CITY OF CLARKSVILLE, TENNESSEE, CONCERNING APICULTURE (HONEYBEE KEEPING)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE THAT THE FOLLOWING TEXT AMENDMENTS ARE HEARBY MADE TO THE CLARKSVILLE CITY ZONING ORDINANCE

1. Chapter 2 "Rules of Interpretation and Definitions", Section 2 "Definitions", Definition 11 "Agricultural Uses (Customary)" is hereby amended by adding the word "apiculture" between the words "floriculture" and "forests."
2. Chapter 5 "Land Use Development Standards and Procedures", Section 1 "Standards for Uses Permitted with Conditions (PC)", Subsection 1 "Agricultural Use Permitted with Conditions (PC)", "Agricultural Uses (Customary)" Item 1 is hereby amended by adding the words "and/or hive" between the words "structure" and "in", and by adding the words "or honeybees" between the words "animals" and "are", and adding the sentence:

"However, the distance of beehives to any property line may be reduced to not less than fifty (50) feet based on the lot size in accordance with the following:

- A. Less than 0.5 acre – four (4) beehives.
- B. 0.5 acre to less than 1.0 acre – six (6) beehives.
- C. 1.0 acre to less than 5.0 acres – eight (8) beehives.
- D. 5.0 acres or greater – no limit on the number of beehives."

3. Chapter 5 "Land Use Development Standards and Procedures", Section 3 "Standards for Accessory Uses (A)", Subsection 1 "Agricultural Accessory Uses (A)", "Agricultural Uses (Customary)" Item 1 is hereby amended by adding the words "and/or hive" between the words "structure" and "in", and by adding the words "or honeybees" between the words "animals" and "are", and adding the sentence:

"However, the distance of beehives to any property line may be reduced to not less than fifty (50) feet based on the lot size in accordance with the following:

- A. Less than 0.5 acre – four (4) beehives.
- B. 0.5 acre to less than 1.0 acre – six (6) beehives.
- C. 1.0 acre to less than 5.0 acres – eight (8) beehives.
- D. 5.0 acres or greater – no limit on the number of beehives."

PUBLIC HEARING:

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

2-02-2014

DRAFT 6-02-2014

RESOLUTION 41-2013-14

A RESOLUTION AUTHORIZING THE APPLICATION FOR A TEXT AMENDMENT TO THE CITY OF CLARKSVILLE ZONING ORDINANCE CONCERNING APICULTURE (HONEYBEE KEEPING)

WHEREAS, the City Council of Clarksville recognizes the need to control the location of honeybee keeping for the safety of its constituents; and

WHEREAS, honeybees are important in the pollination of crops and fruit trees for a successful harvest; and

WHEREAS, the generation of honey has been a long-standing food source; and

WHEREAS, honeybee "colony collapse disorder" is a growing concern in western countries due to the adverse impact on agricultural crop production; and

WHEREAS, the *Tennessee Apiary Act of 1995* (Tennessee Code Annotated 44-15-101 through 124) protects apiculture through apiary registration and other standards; and

WHEREAS, the *Tennessee Apiary Act of 1995* allows the regulation of the location of honeybee hives only through zoning (TCA 44-15-124); and

WHEREAS, a separation between the location of the honeybee hive or hives from the nearest adjacent property line is important to the safety of neighbors and the enjoyment of their property; and

WHEREAS, farm animals may be housed no closer than two hundred (200) feet of the nearest property line in all zoning districts under the City Zoning Ordinance.

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

That, in accordance with Section 11.4 of the City Zoning Ordinance, the City Council is hereby the applicant for a text amendment to the City Zoning Ordinance as follows:

1. Under Chapter 2 "Rules of Interpretation and Definitions", Section 2 "Definitions", Definition 11 "Agricultural Uses (Customary)" is hereby amended by adding the word "apiculture" between the words "floriculture" and "forests."
2. Under Chapter 5 "Land Use Development Standards and Procedures", Section 1 "Standards for Uses Permitted with Conditions (PC)", Subsection 1 "Agricultural Use Permitted with Conditions (PC)", "Agricultural Uses (Customary)" Item 1 is hereby amended by adding the words "and/or hive" between the words "structure" and "in", and by adding the words "or honeybees" between the words "animals" and "are". and adding the sentence:

"However, the distance of beehives to any property line may be reduced to not less than fifty (50) feet based on the lot size in accordance with the following:

- A. Less than 0.5 acre – four (4) beehives.
- B. 0.5 acre to less than 1.0 acre – six (6) beehives.
- C. 1.0 acre to less than 5.0 acres – eight (8) beehives.
- D. 5.0 acres or greater – no limit on the number of beehives.

3. Under Chapter 5 "Land Use Development Standards and Procedures", Section 3 "Standards for Accessory Uses (A)", Subsection 1 "Agricultural Accessory Uses (A)", "Agricultural Uses (Customary)" Item 1 is hereby amended by adding the words "and/or hive" between the words "structure" and "in", and by adding the words "or honeybees" between the words "animals" and "are", and adding the sentence:

"However, the distance of beehives to any property line may be reduced to not less than fifty (50) feet based on the lot size in accordance with the following:

A. Less than 0.5 acre – four (4) beehives.

B. 0.5 acre to less than 1.0 acre – six (6) beehives.

C. 1.0 acre to less than 5.0 acres – eight (8) beehives.

D. 5.0 acres or greater – no limit on the number of beehives.

BE IT FURTHER RESOLVED, that the City Council requests the Clarksville-Montgomery County Regional Planning Commission to conduct a public hearing on this text amendment at their next regularly scheduled public hearing and make a recommendation on the text amendment to the City Council.

ADOPTED: 6/05/2014

5. *Acid Manufacture*: An industrial facility or business that produces acid and/or acid based products by a designed process or as a byproduct of another industrial or manufacturing process.
6. *Addition*: (to an existing building) means any walled and roofed expansion to the perimeter of a building in which the addition is connected by a common load bearing wall other than a fire wall. Any walled and roofed addition which is connected by a fire wall or is separated by independent perimeter load-bearing walls is new construction.
7. *Adhesive and Sealants Manufacture*: An industrial facility or business that produces natural and/or synthetic adhesives and/or sealants.
8. *Adult-oriented business establishment*: An establishment defined in Section 5-1200 of the City Code and the provisions of Section 5-1200, as adopted on September 7, 2000, and as may be amended from time to time thereafter, are adopted and incorporated by reference herein.
9. *Agricultural Arenas*: Structures intended primarily or exclusively for support of an agricultural function
10. *Agricultural Retail*: A use primarily engaged in the sale or rental of farm tools and implements, feed, grain, tack, animal care products, and farm supplies. This definition excludes the sale of large implements, such as tractors and combines, but includes food sales and farm machinery repair services that are accessory to the principle use. This also includes the sale of products grown on site.
11. *Agricultural Uses (Customary)*: This includes the growing of crops in the open, dairying, grazing, the raising and maintenance of poultry and other livestock, horticulture, viticulture, floriculture, forests, and timber. Commercial and Industrial feed lots, the raising of fur-bearing animals, riding academy, livery or boarding stables, or dog kennels are not considered to be customary agricultural uses.
12. *Agriculture use, accessory*: Those structures or equipment which are normally required in the operation of agricultural uses.
13. *Aircraft Parts Manufacture*: An industrial facility or business that produces aircraft component parts, excluding manufacturing of liquid lubricants, fuels, etc.
14. *Airplane Manufacture*: An industrial facility or business that assembles components to produce airplanes.
15. *Airports*: Any area of land or water designed and set aside for the landing and takeoff of aircraft, including all necessary facilities for the housing and maintenance of aircraft.
16. *Airports, private*: Any airport licensed by the State of Tennessee as a private airport, used primarily by the airport licensee, but available for use by others upon specific invitation of the licensee.
17. *Airport elevation*: Five hundred fifty (550) feet above mean sea level.
18. *Airport hazard*: Any structure, tree or use of land which obstructs the airspace required for or is otherwise hazardous to the flight of aircraft in landing or taking off at the airport.
19. *Alcohol Distillery*:
 - o *Small*: Small scale distillery limited to producing alcoholic beverages in quantities not to exceed 1,000 barrels per month, with one barrel holding 55 gallons.
 - o *Large*: Large scale production of alcoholic beverages in quantities exceeding 1,000 barrels per month, with one barrel holding 55 gallons.

CHAPTER 5: LAND USE DEVELOPMENT STANDARDS AND PROCEDURES

5.1 STANDARDS FOR USES PERMITTED WITH CONDITIONS (PC)

Uses Permitted with Conditions are designated on the Zoning District Land Use Table as (PC). The following sections will provide criteria for uses permitted with conditions in each zone. The criteria may be reviewed through several processes including but not limited to Site Review, Staff Level Review, and/or review by the Building Official. Once approved through the appropriate process, and a determination has been made that the proposal meets all other requirements of this Ordinance, then the use shall be deemed permitted.

5.1.1 AGRICULTURAL USES PERMITTED WITH CONDITIONS (PC)

Subject to the procedures outlined in Chapter 5.1: Procedures For Uses Permitted With Conditions, the applicant also must meet the following requirements:

Agricultural Retail:

1. Only farm products grown on the premises and other related products may be offered for sale. The joint use of farm stands by multiple producers is allowed.
2. The retail activity shall be subordinate to the agricultural activity on-site.
3. Adequate parking shall be provided on the site which the retail activity is being conducted.

Agricultural Uses (Customary):

1. No part of any building and/or structure in which animals are housed shall be closer than two hundred (200) feet from any property line.
2. All livestock shall be enclosed by appropriate fencing.

Fish Farm:

1. On-site consumption of products raised or produced on the farm is prohibited.
2. One structure not to exceed fifteen hundred (1500) square feet is permitted for this use.
3. Adequate parking shall be provided on the site.

Riding Academy/Commercial Stable:

1. No part of any riding ring, building and/or structure in which animals are housed shall be closer than two hundred (200) feet from any property line.
2. All horses shall be enclosed by appropriate fencing.
3. A minimum of five (5) acres shall be required.

5.3.1 AGRICULTURAL ACCESSORY USES (A)

Subject to the procedures outlined in Chapter 5.3: Procedures For Accessory Uses, the applicant also must meet the following requirements:

Agricultural Uses (Customary):

1. No part of any building and/or structure in which animals are housed shall be closer than two hundred (200) feet from any property line.
2. All livestock shall be enclosed by appropriate fencing.

5.3.2 COMMERCIAL ACCESSORY USES (A)

Subject to the procedures outlined in Chapter 5.3: Procedures For Accessory Uses, the applicant also must meet the following requirements:

Barber and Beauty Shops:

1. This use shall be located within the same building as the principle use.
2. The leasable floor area for the accessory use shall be accessible only from inside the principle use.
3. There shall be no signage advertising the service(s) to the general public on the exterior of the principle use.

Cafe/Coffee Shop:

1. This use shall be located within the same building as the principle use.
2. The leasable floor area for the accessory use shall be accessible only from inside the principle use.
3. There shall be no signage advertising the service(s) to the general public on the exterior of the principle use.

Candy, Cigars and Tobacco (Retail):

1. This use shall be located within the same building as the principle use.
2. The leasable floor area for the accessory use shall be accessible only from inside the principle use.
3. There shall be no signage advertising the service(s) to the general public on the exterior of the principle use.

Florist (Retail):

1. This use shall be located within the same building as the principle use.
2. The leasable floor area for the accessory use shall be accessible only from inside the principle use.

Ripple, David

From: Ripple, David
Sent: Tuesday, June 24, 2014 2:59 PM
To: Spainhoward, John T
Subject: RPC Case ZO-02-2014 Concerning Beekeeping Text Amendment-- James Nolen

John: For the record, on the afternoon of June 24th, James A. Nolen (764 Pollard Road) dropped off some photographs (found in the case file) showing bees in his swimming pool and the hives of Arnold J. Walker (725 Pollard Road) across the street from a couple of years ago. This conflict lead to the City of Clarksville enforcement action against Mr. Walker in City Court that lead to the removal of the hives. At that time the beehives in Mr. Walker's backyard were over 300 feet from the swimming pool in Mr. Nolen's backyard. Sincerely, Dave Ripple

David A. Ripple, PhD, PE, AICP
Director of Planning
Clarksville-Montgomery County
Regional Planning Commission
329 Main Street
Clarksville, TN 37040
Tel: 931-645-7448
Fax: 931-645-7481
E-Mail: david.ripple@cityofclarksville.com



Ripple, David

From: Ripple, David
Sent: Monday, June 23, 2014 1:27 PM
To: Jason Groppel
Cc: Becky Harris; Chuck Cook; Maggie Pontsler; Charlie Parton; Mike Studer; Ed Riggs; Ed Close; Jim Garrison; Barry Richards; Charles Pecka; tom@floridabeekeepers.org; Summers, Bill; Richard Swift (rhswift@naiclarksville.com); rh.swift@gmail.com; Mabel Larson (mcmabel1@aol.com); Robert Nichols (robert@fortcampbell.com); lrudo172@gmail.com; Grubbs, Geno; Bryce Powers (ba_powers@charter.net); Wade Hadley (wade.hadley@crye-leike.com); Mark Kelly (Makelly52@aol.com); Russell Adkins (Radkins339@bellsouth.net); Baker, Mike; Spainhoward, John T
Subject: RE: Regional Planning Commission: Letter To Dr. Ripple from CMCBA

Dear Jason Groppel:

- 1) Your e-mail letter has been placed in the public record for case ZO-02-2014 concerning the beekeeping zoning ordinance text amendment, and is being forwarded to the Planning Commissioners. Your e-mail letter of June 11th to the City Council is also found in the case file.
- 2) The Planning Commission has been asked to discuss a full range of options from Resolution 41-2013-14 introduced by the City Council, through the addition of the "Voluntary Honeybee Best Management Practices Policy" for separation distances less than 50 feet, to exempting the location of beehives from control of the Clarksville Zoning Ordinance. The Planning Commission has the latitude to recommend any option to the City Council.
- 3) As the recommendation of the Regional Planning Commission Board to the City Council is ONLY ADVISORY, the City Council has the same latitude in its action provided such option was discussed by the Planning Commission.

Sincerely, David Ripple

David A. Ripple, PhD, PE, AICP
Director of Planning
Clarksville-Montgomery County
Regional Planning Commission
329 Main Street
Clarksville, TN 37040
Tel: 931-645-7448
Fax: 931-645-7481
E-Mail: david.ripple@cityofclarksville.com

From: Jason Groppel [mailto:jgmcba@yahoo.com]
Sent: Monday, June 23, 2014 12:22 PM
To: Ripple, David
Cc: Becky Harris; Chuck Cook; Maggie Pontsler; Charlie Parton; Mike Studer; Ed Riggs; Ed Close; Jim Garrison; Barry Richards; Charles Pecka; tom@floridabeekeepers.org; Summers, Bill
Subject: Regional Planning Commission: Letter To Dr. Ripple from CMCBA

Dr. Ripple,

After meeting with Bill Summers to discuss a possible solution to the beekeeping issue which is up for discussion at the Regional

Planning Commission, I think we have devised a resolution that will satisfy all involved.

In our discussion, Bill also mentioned that many state laws are enforced by our local city government. Likewise, he stated that this issue could be resolved easily by legislating Best Practices for Beekeeping (Tennessee Apiary Act of 1995), for the City of Clarksville, giving our city the authority to control how beekeeping is conducted accordingly. Bill also suggested that this would satisfy homeowners who feel that Best Practices has "no teeth", and is merely a list of suggested practices. Specifically, this would allow beekeepers to have bees within the fifty feet of property lines, but in turn, beekeepers would be required to position a border of at least six feet in height to block the bees from flying directly into a neighboring residence. This border could be in the form of a solid fence, thick hedge or grouping of trees. This would also limit the number of hives a beekeeper could maintain on a single lot within the city so as not to prevent neighbors from using their property lawfully.

If the RPC would move to recommend the wording as found in Best Practices for Beekeeping, it would empower the city to enforce such agreed-upon practices while allowing beekeepers to retain a safeguard against any possible, future menace of Africanized "Killer" bees. In turn, any beekeeper not following said Best Practices would have to remove their hives if deemed necessary, within an acceptable parameter of time.

Included here is a proposed amendment to the city zoning code/ordinances that would allow beekeepers to maintain hives and provide local government the authority to deal with any who may act irresponsibly: Under Chapter 2 "Rules of Interpretation and Definition", Section 2 "definitions", Definition 11 "Agricultural Uses (Customary)" is hereby amended by adding the word "apiculture"

between the words floriculture” and “ forests”. Suggested amended language for Chapter 5 Land Use Development Standards and Procedures”. Section 1, “Standards for Uses Permitted with Conditions (PC)”. Subsection 1 “Agricultural Uses Permitted with Conditions (PC)”, Apiculture and Apiary Practices (Added Use): 1. The City of Clarksville, through its Building and Codes Department, will regulate beekeepers and beekeeping activities using Tennessee Code Annotated and regulatory guidance provided by the Tennessee Department of Agriculture Regulatory Services Division, Apiary Section. 2. Honey Bee Best Management Practices, as defined by the Tennessee Dept. of Agriculture, Apiary Section, will be required procedures for beekeepers and enforced by the city to ensure management of European Honey bees is performed in a responsible manner for both the beekeeper and surrounding residents.

In a related matter, there is wording in Best Practices that could cause a beekeeper to come into violation by no fault of their own, in regard to tethered animals. We want to stipulate that a beekeeper’s hives have preeminence, if a tethered animal is later moved to within fifty feet of the pre-existing hives.

Additionally these changes should not be burdensome to the Codes Department nor beekeepers, and additional fees need not be implemented by the city for non-permanent small, moveable structures such as dog houses and beehives.

I respectfully submit these proposed amendments, on behalf of, and agreed upon by, the Clarksville-Montgomery County Beekeeping Association President, Becky Harris, and its constituents.

Sincerely,

Jason Groppel
Immediate Past President of CMCBA
931-561-5530

Ripple, David

From: Ripple, David
Sent: Monday, June 23, 2014 8:20 AM
To: McLaughlin, Deanna
Cc: Richard Swift (rhswift@naiclarksville.com); rh.swift@gmail.com; Mabel Larson (mcmabel1@aol.com); Robert Nichols (robert@fortcampbell.com); Grubbs, Geno; Bryce Powers (ba_powers@charter.net); Wade Hadley (wade.hadley@crye-leike.com); Russell Adkins (Radkins339@bellsouth.net); Mark Kelly (Makelly52@aol.com); Irudo172@gmail.com; Spainhoward, John T
Subject: RE: Beekeeping Question

Dear Councilwoman Deanna McLaughlin: The e-mail from Tiffany Payton will be placed in the public record of RPC Case ZO-02-2014 and will be sent to all Planning Commissioners. Thank you for forwarding the e-mail. Sincerely, David Ripple

David A. Ripple, PhD, PE, AICP
Director of Planning
Clarksville-Montgomery County
Regional Planning Commission
329 Main Street
Clarksville, TN 37040
Tel: 931-645-7448
Fax: 931-645-7481
E-Mail: david.ripple@cityofclarksville.com

From: McLaughlin, Deanna
Sent: Friday, June 20, 2014 6:14 PM
To: Ripple, David; rh.swift@gmail.com
Cc: gurlmech@yahoo.com
Subject: FW: Question

Dr. Ripple and Mr. Swift,
Would you please pass the below e-mail on to the Planning Staff and the Planning Commissioners?
Thanks so much.
Deanna

Deanna M. McLaughlin
Clarksville City Council – Ward 2
Deanna.mclaughlin@cityofclarksville.com
931-645-0315

From: Tiffany Payton <gurlmech@yahoo.com>
Reply-To: Tiffany Payton <gurlmech@yahoo.com>
Date: Friday, June 20, 2014 7:52 AM
To: "McNeill, Kip" <Kip.McNeill@cityofclarksville.com>
Cc: "McLaughlin, Deanna" <Deanna.McLaughlin@cityofclarksville.com>, "Lewis, James" <James.Lewis@cityofclarksville.com>, "Redd, Wallace" <Wallace.Redd@cityofclarksville.com>, "Guzman, Valerie"

<Valerie.Guzman@cityofclarksville.com>, "Harris, Marc" <Marc.Harris@cityofclarksville.com>, "Grubbs, Geno" <Geno.Grubbs@cityofclarksville.com>, "Allen, David" <David.Allen@cityofclarksville.com>, "Wallace, Joel" <Joel.Wallace@cityofclarksville.com>, "Summers, Bill" <Bill.Summers@cityofclarksville.com>, "Jones, Kaye" <Kaye.Jones@cityofclarksville.com>, "Burkhart, Jeff" <Jeff.Burkhart@cityofclarksville.com>, Mike Baker <mike.baker@cityofclarksville.com>, "McMillan, Kim" <Kim.McMillan@cityofclarksville.com>

Subject: Question

To Whom it may concern,

I'm writing this because I will be unable to come speak at the RPC meeting due to a pre-deployment family vacation that was planned as soon as we received the dates for my husbands block leave, so it cannot be changed, otherwise I would be there. I'm not sure if the RPC is still amending the ordinance on beekeeping to make the distance requirement equal 50 feet, or if what's being said is true, in that the RPC wants to use the Best management practices, which require no distance from a property line, just a hedge or barrier. I'd really like to believe that there will be a distance requirement, and that the rights of other neighbors are being taken into consideration. There are a lot of reasons why, and as you can tell from some of the polls, a lot of people would like a distance requirement in where the beehive's can be located.

One of the biggest reasons, is that my particular backdoor, and almost everybody in my subdivision, and a lot of other homes I've visited, have a backdoor that is 20 or so feet from a property line. Mine is less and I've seen much much less as well. My particular backdoor is 16 feet from my property line. It goes onto a small deck, that is 8 feet from a property line. My backyard is 72 feet across which is pretty average from what I've seen. If there is no distance requirement, my neighbor (who isn't doing this but could) could place a beehive 55 or so feet away from her backdoor, but 16 feet from mine, and 8 feet away from my deck. I don't believe that is fair in any sort of way. People have a right to keep bees if they want, but neighbors around them have rights as well.

Another reason is mowing and yard work. If beekeepers want to mow next to their hives then fine, however their neighbors shouldn't be forced to. They shouldn't be forced to mow anywhere near it if they don't choose to. You give up certain things when you live in a residential subdivision. There are pro's and cons to anywhere that you live and everybody has to abide by certain guidelines and rules. We all must co-exist together, in close proximity. One neighbor placing a beehive near a property line, infringes on the rights of the property owner next to them. It is common knowledge in my opinion, that you cannot force a certain way of life on other people, and that everybody has the same rights. That includes the right to choose whether or not you'd like to be near a beehive, mow next to one, sit on your back deck 8 feet from one. And having to avoid your backyard, or avoid mowing because of a neighbors choice, is unfair. There are setback rules for all sorts of things, to protect the neighbors.

I appreciate the time you took reading this, and really hope that our feelings are taken into consideration as well. We don't have an association backing us other than a deed of restrictions protecting us against a nuisance. We don't have a lot of people to march down to city hall. We're all just average families, most of us with kids and grandkids, some of us are military families, some are retired, some are stay at home moms/dads. We are simply trying to protect our rights, and preserve any of our backyards that we are allowed to. We shouldn't have to avoid mowing, or grilling out, or playing volleyball in our backyards, or swimming with our kids, or sitting on our deck in the evening, because beekeepers don't feel they should have to move their hives away from a property line. We would hope for more than a 50 feet rule, but it started at 200 and pro-keeping bees on a property line people would like it to be 0. I hope at least a compromise will be made. Thank you
Tiffany and neighbors of a beekeeper

Ripple, David

From: Ripple, David
Sent: Tuesday, June 17, 2014 8:25 AM
To: Skinner, Sylvia
Cc: Geno Grubbs (ward7@cityofclarksville.com); Spainhoward, John T
Subject: FW: OPEN LETTER to our Clarksville Council Members
Attachments: IMG_0785.jpg; IMG_0786.jpg

Dear Councilman Geno Grubbs: Thank you for the open letter to the City Council from Jason Groppel concerning beekeeping. I am forwarding a copy to Sylvia Skinner as City Clerk and will place a copy in the RPC Text Amendment Case File on beekeeping (ZO-2-2014). Sincerely, Dave Ripple

David A. Ripple, PhD, PE, AICP
Director of Planning
Clarksville-Montgomery County
Regional Planning Commission
329 Main Street
Clarksville, TN 37040
Tel: 931-645-7448
Fax: 931-645-7481
E-Mail: david.ripple@cityofclarksville.com

From: Grubbs, Geno
Sent: Monday, June 16, 2014 6:06 PM
To: Ripple, David
Subject: FW: OPEN LETTER to our Clarksville Council Members

Dr. Ripple -

I think this is the letter you wanted.

Geno

From: Jason Groppel [jgmcb@yaho.com]
Sent: Wednesday, June 11, 2014 10:18 PM
To: McNeill, Kip; McLaughlin, Deanna; Lewis, James; Redd, Wallace; Guzman, Valerie; Harris, Marc; Grubbs, Geno; Allen, David; Wallace, Joel; Summers, Bill; Jones, Kaye; Burkhart, Jeff
Cc: Charlie Parton; Barry Richards; Becky Harris; Chuck Cook; news@theleafchronicle.com; Ellen Bourke; P J Bourke; Benny Weakley; Charles Fitzpatrick; Charles Pecka; Cathy Stanton; Derek Schaff; Ed Close; Ed Perryman; Ed Riggs; Grey Haun; Jim Garrison; Jack Swann; LeeAnn Brandon; Linda Priddy; Lynda Rizzard; Mark Lenz; Mitch Latsch; 'Moore Robert'; Maggie Pontsler; Mark Webb; Philenese Slaughter; Phillip Weakley; John Seaborn; Mike Respass; Rob Mountain; John Skinner; Mike Studer; Sally Baggett; Alan Bechard; Joe Brown; Joel Parton; Charles Pecka; Ed Riggs; John Skinner; Jack Swann; Mark Webb; Jane Latsch; Mitch Latsch; Benny Weakley; Jeff Allen; Dan Welsh; Mark Lenz; Stan Coker; Mike Respass; Mike Studer; Lynda Rizzard; Charlie Parton; Jim Garrison; Ed Perryman; Linda Priddy; Barry Richards; Bill George; John Seaborn; Ed Perryman; Linda Priddy; Lynda Rizzard; Dan Welsh
Subject: OPEN LETTER to our Clarksville Council Members

Dear Clarksville City Council Members,

I am writing to let you know that I fully support the wording that the State of Tennessee provides to govern beekeeping, known as Best Management Practices, as detailed in the Tennessee Apiary Act of 1995. These rigorous guidelines, when followed, provide more than adequate parameters to allow for beekeepers to keep bees most anywhere. When I say anywhere, it doesn't matter if they are within two feet or two miles of the property lines. As such, there should be no buffer zone, no boundaries, nor stated minimum distances for where one can keep bees in city limits under most circumstances.

Before I continue, have you been to the Nashville Zoo recently? They have made some very nice updates, and I encourage you to visit. Not only have many of the animals received nicer accommodations, but the zoo has also provided more amenities for guests, such as shaded seating in front of the bird, reptile, and fish exhibits building.

Why bring this up; we were talking about bees, right? Well, I bring

it up because there's a beehive at the zoo. The hive entrance faces the aforementioned seating area on the walkway. I contacted the Nashville Zoo and spoke to Julie Eperjesi about the bees. In her years of working with the bees there, she says they have never had any complaints, and more importantly - no stings (attached pictures of the hive entrance from the interior and exterior).

It is a very short walk up an incline to where the bees are freely coming and going - right over the guests' heads at the zoo! Each season, thousands of guests walk right in front of the hive area, most oblivious to it; a mere ten second walk up the embankment, where children occasionally play! How can Nashville Zoo get by with this? No one has ever even complained about the bees! How can this be? Simply put, it is because bees are docile creatures - unless provoked, and the hive was set up with best practices for beekeeping in mind.

And guess what? According to the city of Clarksville, there are no reports of neighbors being stung by a beekeeper's bees here in Clarksville either!

Not only are best practices for beekeepers working quite well in other cities in our state, they are working exceptionally well in larger municipalities such as New York City, Charleston, Miami, and Los Angeles.

How do best practices work? The State of Tennessee's Department of Agriculture has appointed a governing agent, the State Apiarist. The State Apiarist has trained and "deputized" local area Apiary Inspectors across Tennessee to make sure that beekeepers are following best practices. Clarksville has no less than five Apiary Inspectors, including myself. Our City Codes department doesn't even have to become involved. If they do get a bee complaint, it can and should be referred to a local inspector, who will then make sure that the beekeeper is following best practices. If not, the local inspector would notify the state and it

could be resolved quickly and efficiently through the use of predetermined fines.

In researching this issue, I contacted multiple beekeepers in other states, two of which have the added problem of existing Africanized Honey Bees (AHB), commonly known as “Killer Bees”. One person with whom I spoke was Tom Nolan, President of the Florida Beekeeping Association. Tom stated that when beekeepers’ bees were banned from city limits, the “Killer Bees” took over. Thankfully, the mistake was caught just in time. In 2012, Governor Rick Scott signed the Beekeeper Protection Bill into law to protect city governments from lawsuits related to damage stemming from AHB, and to help control AHB populations. Taking into consideration that Tennessee may eventually face the threat of AHB, it would be in our future best interest to protect the European Honeybee, thusly preventing the AHB from moving in and taking over.

Some detractors might argue that this amended ordinance is not about making beekeeping illegal, but let's consider the facts. If a person lives on a quarter, or even a half, an acre they would be forced to situate their hives at least fifty feet from any neighboring property lines, according to the revised amendment being considered. One does not have to be a mathematician to easily see that the hives would need to be placed near the middle of the property to meet such a stringent rule. That said, most lots already have something in the middle of the property called a house.

As it stands now, the Regional Planning Commission is set to meet and then to forward their recommendations to the council members for a vote on a revised amendment to the agricultural ordinance. If it passes, it will effectively outlaw beekeeping for scores of people within Clarksville. Ultimately the commissioners will make the final decision. I fully expect that their decision will not be based on ignorance and fear; historically, these have not been positive factors in fruitful decision-making. However, approving the revised

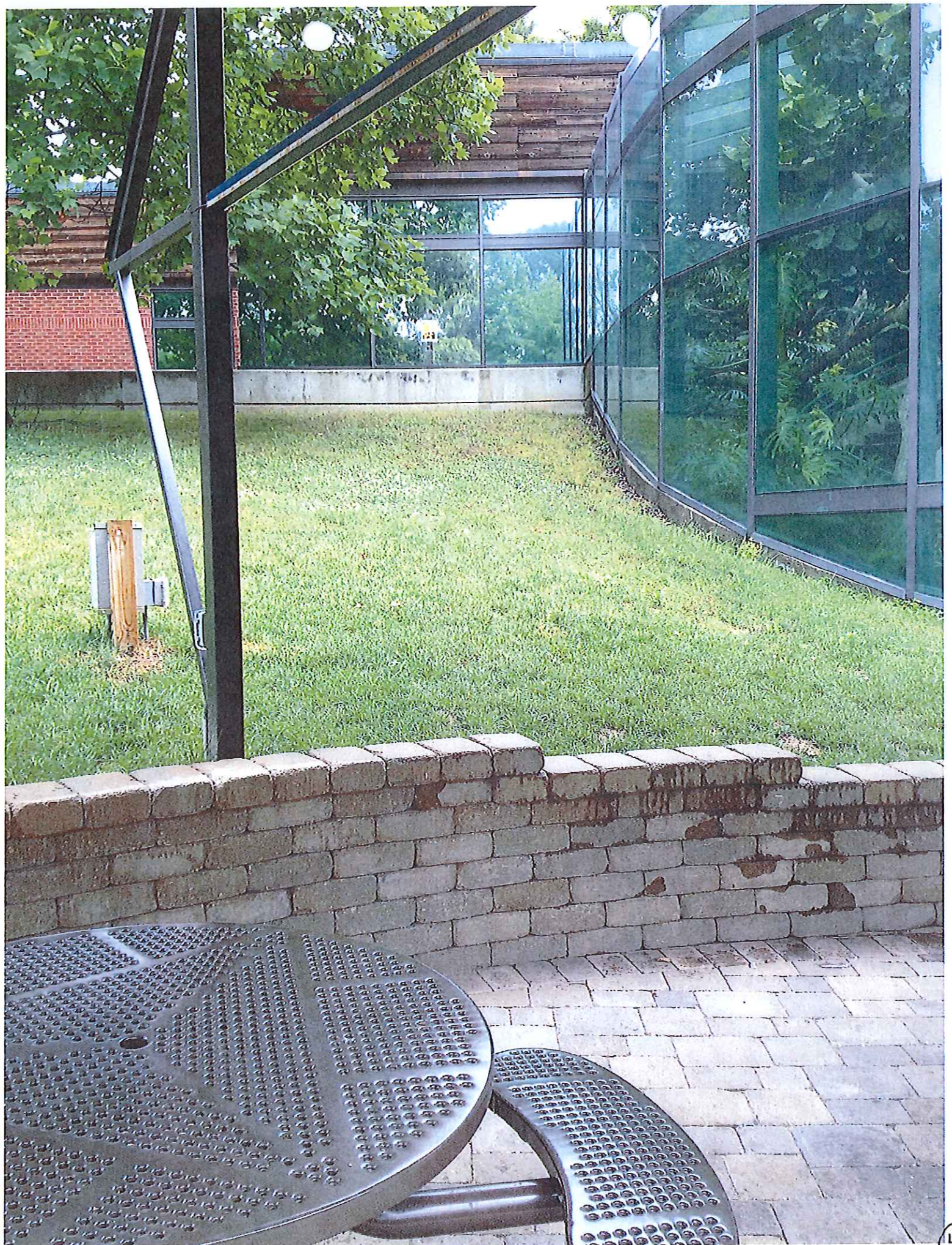
amendment would be exactly that, a knee-jerk reaction based on fear and lack of information. The simple solution is to devise wording that defers to the state legislated Apiary Act of 1995. By deferring to these best practices, it will demonstrate trust in those who are educated and experienced in such matters pertaining to beekeeping, at the state and national level.

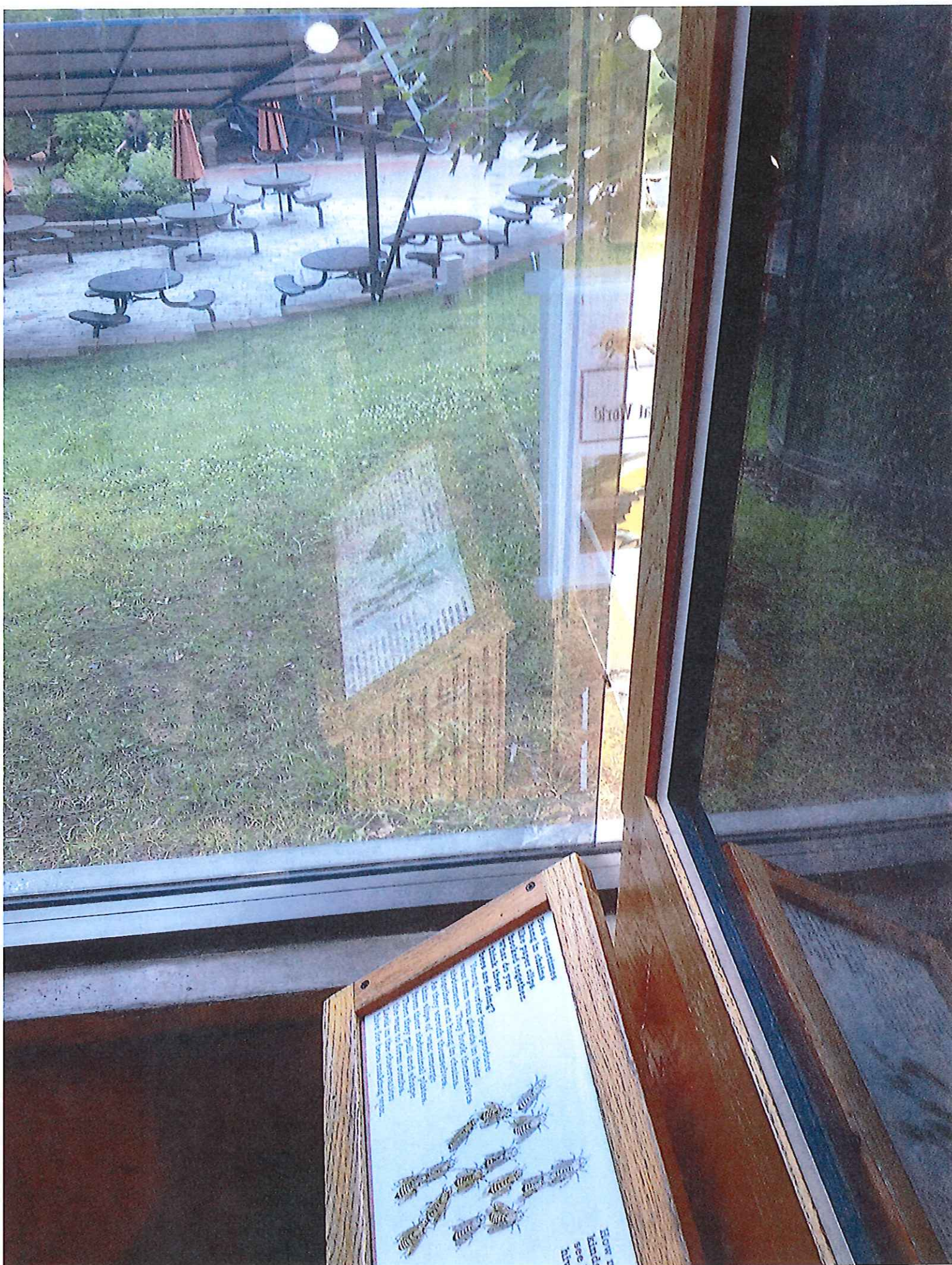
To reiterate, let's not create a superfluity of rules where none are needed – please defer to best practices which have been set up to protect both beekeepers, and non-beekeeping neighbors, equally well independent of where bees are located.

Sincerely,

Jason L. Groppel

Montgomery County Beekeeping Association:
Member & Immediate Past President





How do bees communicate?

Bees use a variety of signals to communicate with each other. These include sounds, smells, and dances. The most famous bee dance is the "waggle dance," which tells other bees the direction and distance to a source of food. Bees also use pheromones to attract mates and signal danger.

Bees are also very social animals. They live in colonies and work together to build and maintain their hives. Each bee has a specific role to play in the colony, and they all work together to ensure the survival of the group.

Bees are important pollinators, and without them, many of the plants and animals that we rely on for food would not be able to reproduce. So, it's important that we take steps to protect and support bee populations.

How do bees see?

Bees have compound eyes, which are made up of many small lenses. This gives them a wide field of vision and allows them to see in ultraviolet light, which is invisible to humans. Bees also have a sense of smell that is much more acute than ours, allowing them to find food sources from a distance.

Handed out &
discussed at Informal
Meeting 6/20/2017

RPC Alternative 6-25-2014

ORDINANCE____-2013-14

AN ORDINANCE AMENDING THE TEXT OF THE CITY ZONING ORDINANCE OF THE CITY OF CLARKSVILLE, TENNESSEE, CONCERNING APICULTURE (HONEYBEE KEEPING)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE THAT THE FOLLOWING TEXT AMENDMENTS ARE HEARBY MADE TO THE CLARKSVILLE CITY ZONING ORDINANCE

1. Chapter 2 "Rules of Interpretation and Definitions", Section 2 "Definitions", Definition 11 "Agricultural Uses (Customary)" is hereby amended by adding the word "apiculture" between the words "floriculture" and "forests; and adding the following sentences:

"However, this Zoning Ordinance does NOT control apiculture or the location of apiaries (honeybee hives) even though permitted by Tennessee Code Annotated Section 44-15-124 (*Tennessee Apiary Act of 1995*). For guidance on apiculture, please refer to the *Tennessee Apiary Act of 1995* and the *Voluntary Honey Bee Best Management Practices Policy* promulgated by the Tennessee Department of Agriculture, Regulatory Service Division, Apiary Section."

2. Chapter 5 "Land Use Development Standards and Procedures", Section 1 "Standards for Uses Permitted with Conditions (PC)", Subsection 1 "Agricultural Use Permitted with Conditions (PC)", "Agricultural Uses (Customary)" Item 1 is hereby amended by adding the sentence:

"There are no location requirements for apiaries (honeybee hives)."

3. Chapter 5 "Land Use Development Standards and Procedures", Section 3 "Standards for Accessory Uses (A)", Subsection 1 "Agricultural Accessory Uses (A)", "Agricultural Uses (Customary)" Item 1 is hereby amended by adding the sentence:

"There are no location requirements for apiaries (honeybee hives)."

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

Alternative Below 50-foot Separation

ORDINANCE____-2013-14

AN ORDINANCE AMENDING THE TEXT OF THE CITY ZONING ORDINANCE OF THE CITY OF CLARKSVILLE, TENNESSEE, CONCERNING APICULTURE (HONEYBEE KEEPING)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE THAT THE FOLLOWING TEXT AMENDMENTS ARE HEARBY MADE TO THE CLARKSVILLE CITY ZONING ORDINANCE

1. Chapter 2 "Rules of Interpretation and Definitions", Section 2 "Definitions", Definition 11 "Agricultural Uses (Customary)" is hereby amended by adding the word "apiculture" between the words "floriculture" and "forests."
2. Chapter 5 "Land Use Development Standards and Procedures", Section 1 "Standards for Uses Permitted with Conditions (PC)", Subsection 1 "Agricultural Use Permitted with Conditions (PC)", "Agricultural Uses (Customary)" Item 1 is hereby amended by adding the words "and/or hive" between the words "structure" and "in", and by adding the words "or honeybees" between the words "animals" and "are", and adding the sentence:

"However, the distance of beehives to any property line may be reduced ~~to not less than fifty (50) below two hundred (200)~~ feet based on the lot size in accordance with the following:

- A. Less than 0.5 acre – four (4) beehives.
- B. 0.5 acre to less than 1.0 acre – six (6) beehives.
- C. 1.0 acre to less than 5.0 acres – eight (8) beehives.
- D. 5.0 acres or greater – no limit on the number of beehives."
- C.E. Provided:

1. If the bordering property is less than fifty (50) feet of the beehives, the use of barriers (hedges, shrubs, fences or walls) of at least six (6) feet in height shall be employed to redirect the bee's flight pathway and to establish bee flight pathways above head height.

1-2. No apiary shall be kept within fifty (50) feet of an established animal that is tethered, kenneled or otherwise prevented from escaping a stinging incident."

3. Chapter 5 "Land Use Development Standards and Procedures", Section 3 "Standards for Accessory Uses (A)", Subsection 1 "Agricultural Accessory Uses (A)", "Agricultural Uses (Customary)" Item 1 is hereby amended by adding the words "and/or hive" between the words "structure" and "in", and by adding the words "or honeybees" between the words "animals" and "are", and adding the sentence:

"However, the distance of beehives to any property line may be reduced ~~to not less than fifty (50) below two hundred (200)~~ feet based on the lot size in accordance with the following:

- A. Less than 0.5 acre – four (4) beehives.
- B. 0.5 acre to less than 1.0 acre – six (6) beehives.
- C. 1.0 acre to less than 5.0 acres – eight (8) beehives.
- D. 5.0 acres or greater – no limit on the number of beehives.²²
- E. Provided:

- 1. If the bordering property is less than fifty (50) feet of the beehives, the use of barriers (hedges, shrubs, fences or walls) of at least six (6) feet in height shall be employed to redirect the bee's flight pathway and to establish bee flight pathways above head height.
- 1.2. No apiary shall be kept within fifty (50) feet of an established animal that is tethered, kenneled or otherwise prevented from escaping a stinging incident."

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

ORDINANCE 74-2013-14

AN ORDINANCE ACCEPTING THE DONATION OF CERTAIN REAL PROPERTY FROM HOLLY POINT, LLC TO THE CITY OF CLARKSVILLE RELATING TO THE CLARKSVILLE BLUEWAYS

WHEREAS, Holly Point, LLC, a Tennessee Limited Liability Company, has agreed to donate certain real property to the City of Clarksville for extension of the Clarksville Blueways; and

WHEREAS, the Clarksville City Council has determined that it is in the best interests of the City and its residents that the donation from Holly Point, LLC, be accepted with appreciation;

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

1. That the City of Clarksville hereby accepts the donation of certain real property from Holly Point, LLC, being a portion (Tract 1) of the property conveyed to Holly Point, LLC, by deed of record in Official Record Book Volume 1548, Page 1822, in the Register's Office for Montgomery County, Tennessee, and being more particularly described in "Exhibit A," attached hereto.
2. That upon acceptance of transfer documents, the City will assume ownership and responsibility for said property.
3. That this Ordinance shall be in full force and effect from and after its passage and approval.

FIRST READING: June 5, 2014

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

DESCRIPTION OF A PORTION OF THE HOLLY POINT, LLC PROPERTY QUIVER LANE, 6.46+/-AC

Being a parcel of land located in the 11th/5th Civil District of the City of Clarksville, County of Montgomery, TN, said parcel being a portion (Tract 1) of the Holly Point, LLC property as recorded in ORV 1548, Page 1822 ROMCT, and formerly a portion of the David W. Howard III property as recorded in ORV 667, Page 808 ROMCT, Map 58, Parcel 20.02, said parcel being generally described as being located north of Interstate 24, south of Riverhaven Dr., east of and adjacent to Red River, north of and adjacent to Quiver Lane, being more precisely described as follows:

Beginning at a ½" iron pin at the north corner of lot 72 of Deertrail Section 2D as recorded in PB 13, Page 670 ROMCT, lying in the south property line of the Howard property, lying North 00 degrees 33 minutes 39 seconds West for 176.03 feet from the Whitetail Drive cul-de-sac enter;

Thence along the west boundary of Section 2D, South 51 degrees 56 minutes 21 seconds West for 301.96 feet to an ½" iron pin capped "DBS", lying in the east property line of Michael Bradbury property as recorded in ORV 1216, Page 2621 ROMCT;

Thence leaving Section 2D and along the Bradbury east boundary line, North 05 degrees 11 minutes 33 seconds East passing a reference iron pin capped "DBS" at 80.00 feet for a total of 231.00 feet, to a point at the approximate low water mark of the Red River, being the west corner of herein described parcel;

Thence along the west property line of Howards property and meanders with the approximate low water mark of the Red River for the next 8 calls with a witness line of North 41 degrees 04 minutes 49 seconds East for 1,156.65 feet to a point in the centerline of a 200.00 foot easement:

North 58 degrees 32 minutes 50 minutes East for 436.30 feet;
North 58 degrees 16 minutes 26 minutes East for 80.88 feet;
North 52 degrees 08 minutes 59 minutes East for 73.19 feet;
North 52 degrees 19 minutes 41 minutes East for 45.53 feet;
North 22 degrees 21 minutes 33 seconds East for 201.97 feet;
North 20 degrees 57 minutes 57 seconds East for 87.51 feet;
North 29 degrees 25 minutes 07 seconds East for 203.36 feet;
North 11 degrees 39 minutes 58 seconds East for 85.07 feet to the centerline of the TVA 200.00 transmission line easement, also being the north corner of herein described parcel;

Thence on a new severance line along the TVA centerline, South 42 degrees 15 minutes 27 seconds East for 427.69 feet;

Thence leaving TVA centerline on a new severance line, South 55 degrees 09 minutes 51 seconds West for 605.48 feet;

Thence continuing on a new severance line, South 11 degrees 59 minutes 36 seconds West for 291.01 feet to the north boundary of lot 75 of Section 2D, also being the southeast corner of herein described parcel;

Thence along the north property line of the Section 2D, North 83 degrees 27 minutes 57 seconds West for 275.16 feet to the point of beginning.

This parcel contains 6.46 acres (281,431 sqft) more or less acres.

This parcel description being subject to all easements, right of way, conveyances and restrictions of record and not of record.

ORDINANCE 83-2013-14

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF WHOLESALE INVESTMENTS, CHRIS FIELDER/DBS ASSOCIATES-AGENT, FOR ZONE CHANGE ON PROPERTY AT EDMONDSON FERRY ROAD AND ASHLAND CITY ROAD

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

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

PUBLIC HEARING: June 5, 2014

FIRST READING: June 5, 2014

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Beginning at a point, said point being 368 +/- feet northeast from the centerline of the Ashland City Rd and Edmondson Ferry Rd. intersection and located in the south right of way of Edmondson Ferry Rd. said point also being the northeast corner of the Lester York property thence in a southeasterly direction 172 +/- feet with the York property eastern boundary to a point, said point being the northwest corner of the Wholesale Investments property thence in an easterly direction 120 +/- feet, a northerly direction 114 +/- feet, a northwesterly direction 146 +/- feet with the Wholesale Investments boundaries to a point located in the south right of way of Edmondson Ferry Rd. said point being the northeast corner of the described tract, thence in a southwesterly direction 126 +/- feet with the southern right of way of Edmondson Ferry Rd to the point of beginning, said tract containing 0.46 +/- acres, further identified as Tax Map 79-L-A Parcel 37.00

ORDINANCE 84-2013-14

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF ELIZABETH FRANCES THOMISON, CINDY GREEN-AGENT, FOR ZONE CHANGE ON PROPERTY AT THE TRENTON ROAD/TIMBERDALE DRIVE/STILLWOOD DRIVE 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, to R-2 Single Family Residential District.

PUBLIC HEARING: June 5, 2014

FIRST READING: June 5, 2014

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Beginning at a point said point being 36 +/- feet southeast of the centerline of the Trenton Rd. and Kennedy Lane intersection, said point also being the northwest corner of the herein described tract, said point being located in the eastern row of Trenton Rd. thence with the eastern boundary of the Trenton Rd. right of way in a southerly direction 1,861 +/- feet to a point, said point being the northeast corner of the Richard Conroy property, thence with the Conroy property boundary 367 +/- feet in a easterly direction to a point, thence southerly direction 137 +/- feet to a point, thence in a westerly direction 278 +/- feet to a point, said point being in the eastern boundary of the Trenton Rd. right of way. thence in a southerly direction 361 +/- feet to a point said point being in the northern bank of the Spring Creek, thence in a easterly direction meandering the northern bank of Spring Creek 2,244 +/- feet to a point, said point being in the western boundary of the the Stephanie Choate property, thence in a northerly direction 2,071 +/- feet with the Choate boundary to a point, said point being in the southern right of way of Kennedy Ln., thence in a westerly direction 3,171 +/- with the southern right of way boundary to the point of beginning. containing 114.49 +/- acres further identified as Tax Map 17 Parcel 49.00

ORDINANCE 85-2013-14

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF THE REGIONAL PLANNING COMMISSION FOR ZONE CHANGE ON PORTIONS OF CAPITOL HILL SUBDIVISION

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-2 Single Family Residential District and R-2D Two Family Residential District.

PUBLIC HEARING: June 5, 2014

FIRST READING: June 5, 2014

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Properties identified as Montgomery County Tax Map and Parcel(s):

Tax Map 019 I-E, parcel 014.00

Tax Map 019 I-F, parcels 016.00 – 029.00

Tax Map 019 I-G, parcels 001.00 – 022.00

ORDINANCE 86-2013-14

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF THE REGIONAL PLANNING COMMISSION FOR ZONE CHANGE ON PORTIONS OF KEYSTONE SUBDIVISION

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-2 Single Family Residential District.

PUBLIC HEARING: June 5, 2014

FIRST READING: June 5, 2014

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Properties located east and west of Derby Drive and north and south of Cory Drive (properties located in Keystone Subdivision), 6.45 +/- acres, properties further identified as Montgomery County Tax Map and Parcel(s):

Tax Map 32 P-E, parcels 007.00 – 012.00

Tax Map 032 P-G, parcels 015.00 – 022.00

Tax Map 041 A-A, parcels 001.00 – 010.00



**CLARKSVILLE CITY COUNCIL
SPECIAL SESSION
MAY 29, 2014**

MINUTES

CALL TO ORDER

A special session of the Clarksville City Council was called to order by Mayor Kim McMillan on Thursday, May 29, 2014, following Executive Session at 6:25 p.m. in City Council Chambers, 106 Public Square, Clarksville, Tennessee.

A prayer was offered by Councilman Wallace Redd; the Pledge of Allegiance was led by Councilman Joel Wallace.

ATTENDANCE

PRESENT: Kip McNeill (1), Deanna McLaughlin (2), James Lewis, Mayor Pro Tem (3), Wallace Redd (4), Valerie Guzman (5), Marc Harris (6), Geno Grubbs (7), David Allen (8), Joel Wallace (9), Bill Summers (10), Kaye Jones (11), Jeff Burkhart (12)

PUBLIC INPUT

Mayor McMillan made a motion to suspend the rules to allow Finance Director Laurie Matta and City Attorney Lance Baker to respond to questions without voting to go out of session. The motion was seconded by Councilman Harris. The following vote was recorded:

AYE: Grubbs, Guzman, Harris, Lewis, McMillan, Redd, Wallace

NAY: Allen, Burkhart, Jones, McLaughlin, McNeill, Summers

The motion failed due to lack of 2/3 majority.

Councilman Allen made a motion to suspend the rules to allow Ms. Matta, Mr. Baker, and Department Heads to respond to questions without voting to go out of session. The motion was seconded by Councilman Summers. The following vote was recorded:

AYE: Allen, Burkhart, Grubbs, Guzman, Harris, Jones, Lewis, McLaughlin, McNeill, Redd, Summers, Wallace

The motion passed.

JULY REGULAR MEETING

ORDINANCE 73-2013-14 (First Reading) Rescheduling the July 2014 regular meeting of the City Council

Mayor McMillan made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Summers. The following vote was recorded:

AYE: Allen, Burkhart, Grubbs, Guzman, Harris, Jones, Lewis, McLaughlin, McNeill, Redd, Summers, Wallace

The motion to adopt this ordinance on first reading passed.

INDUSTRIAL PARK FIRE & EMERGENCY FACILITY

RESOLUTION 42-2013-14 Authorizing an interlocal contract with Montgomery County for construction of a fire protection facility and emergency services facility for the Industrial Park

The recommendation of the Finance Committee was for approval of this resolution. Councilman Wallace made a motion to adopt this resolution. The motion was seconded by Councilman Lewis. Following discussion, Councilman Wallace made a motion to postpone action on this resolution to the next regular session. The motion was seconded by Councilwoman McLaughlin. The following vote was recorded:

AYE: Allen, Burkhart, Grubbs, Guzman, Harris, Jones, Lewis, McLaughlin, McNeill, Redd, Summers, Wallace

The motion to postpone action on this resolution to the next regular session passed.

CORMAN BRIDGE LIGHTING

RESOLUTION 43-2013-14 Authorizing an amendment to the interlocal contract with Montgomery County for lighting of the Corman Rail Road Bridge

The recommendation of the Finance Committee was for approval of this resolution. Councilman Wallace made a motion to adopt this resolution. The motion was seconded by Councilman Lewis.

Councilwoman McLaughlin made a motion to postpone action on this resolution to the next regular session to allow time to obtain additional information on the project. The motion was seconded by Councilman Summers. The following vote was recorded:

AYE: Allen, Guzman, Jones, McLaughlin, McNeill, Summers

NAY: Burkhart, Grubbs, Harris, Lewis, McMillan, Redd, Wallace

The motion to postpone failed.

Councilman Allen mentioned the grant for this project; Councilman Wallace called for a point of order stating the contract was regarding cost-sharing, not grant requirements. Mayor McMillan ruled Councilman Allen's comments were not germane. Councilman Allen challenged the ruling. The following vote on the ruling was recorded:

AYE: Grubbs, Guzman, Harris, Lewis, McMillan, Redd, Wallace

NAY: Allen, Burkhart, Jones, McLaughlin, McNeill, Summers

The ruling of the Chair was upheld.

Councilwoman McLaughlin made a motion to postpone action on this resolution and to require R. J. Corman Rail Road to pay one-third of the cost of power for the decorative lighting. The motion was seconded by Councilman Summers. Mr. Baker said the City Council could not bind a non-party entity to the contract. The following vote was recorded:

AYE: Allen, Jones, McLaughlin, McNeill, Summers

NAY: Burkhart, Grubbs, Guzman, Harris, Lewis, Redd, Wallace

The motion to postpone and require the bridge owner to pay a portion of the power costs failed. The following vote on the original motion was recorded:

AYE: Allen, Burkhart, Grubbs, Guzman, Harris, Lewis, McNeill, Summers, Wallace

NAY: Jones, McLaughlin, Redd

The motion to adopt this resolution passed.

FY15 BUDGETS PUBLIC HEARING

Mayor McMillan made a motion to conduct a public hearing regarding the proposed FY15 Budgets. The motion was seconded by Councilman Harris. A voice vote was taken; the motion passed without objection. There were no comments regarding the budgets. Mayor McMillan made a motion to revert to special session. The motion was seconded by Councilman Harris. A voice vote was taken; the motion passed without objection.

FY15 BUDGETS FIRST READING

ORDINANCE 75-2013-14 FY15 Community Development Budget

Councilman Harris made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Lewis. The following vote was recorded:

AYE: Allen, Burkhart, Grubbs, Guzman, Harris, Jones, Lewis, McLaughlin, McMillan, McNeill, Redd, Summers, Wallace

The motion to adopt the FY15 Community Development Budget on first reading unanimously passed.

ORDINANCE 76-2013-14 FY15 Parking Authority Budget

Councilman Harris made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Lewis. The following vote was recorded:

AYE: Allen, Burkhart, Grubbs, Guzman, Harris, Jones, Lewis, McLaughlin, McMillan, McNeill, Redd, Summers, Wallace

The motion to adopt the FY15 Parking Authority Budget on first reading unanimously passed.

ORDINANCE 77-2013-14 FY15 Clarksville Transit System Budget

Councilman Harris made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Lewis. The following vote was recorded:

AYE: Allen, Burkhart, Grubbs, Guzman, Harris, Jones, Lewis, McLaughlin, McMillan, McNeill, Summers, Wallace

NAY: Redd

The motion to adopt the FY15 Clarksville Transit System Budget on first reading passed.

ORDINANCE 78-2013-14 FY15 Department of Electricity Budget

Councilman Harris made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Lewis. The following vote was recorded:

AYE: Allen, Burkhart, Grubbs, Guzman, Harris, Jones, Lewis, McLaughlin, McMillan, McNeill, Redd, Summers, Wallace

The motion to adopt the FY15 Department of Electricity Budget on first reading unanimously passed.

ORDINANCE 79-2013-14 FY15 Gas-Water-Sewer Budget

Councilman Harris made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Lewis. The following vote was recorded:

AYE: Allen, Burkhart, Grubbs, Guzman, Harris, Jones, Lewis, McLaughlin, McMillan, McNeill, Redd, Summers, Wallace

The motion to adopt the FY15 Gas-Water-Sewer Budget on first reading unanimously passed.

ORDINANCE 80-2013-14 FY15 Internal Service Fund Budget

Councilman Harris made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Lewis. The following vote was recorded:

AYE: Allen, Burkhart, Grubbs, Guzman, Harris, Jones, Lewis, McLaughlin, McMillan, McNeill, Redd, Summers, Wallace

The motion to adopt the FY15 Internal Service Fund Budget on first reading unanimously passed.

ORDINANCE 81-2013-14 FY15 General Government Budget

Councilman Harris made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Lewis.

The following disclosures were made:

Councilwoman McLaughlin said her husband was an employee of the Clarksville Police Department; Councilman Grubbs said his son-in-law was an employee of Clarksville Fire & Rescue; Councilwoman Guzman said her brother was an employee of the Clarksville Police Department; Councilman Harris said his wife was an employee of Montgomery County for the Green Certification Program. All stated their intent to vote on all elements of the budget for the betterment of the City as a whole.

AMENDMENT #1: Councilman Allen made a motion to add \$995,000 to purchase the downtown Bank of America property. The motion was seconded by Councilman Summers. Councilman Allen said the Two Rivers Company unanimously supported acquisition of this building and land. Councilman Burkhart said he would not vote on this amendment because he had a personal involvement in the property.

Councilwoman McLaughlin said she supported this purchase because Clarksville Transit System would relocate in the future and the current City property could be an extension of a new development. Councilman Burkhart said the City should consider offering an exchange of currently unused City property. Mayor McMillan suggested waiting until the appraisal was available.

Councilman Allen called for the question. The question was seconded by Councilman Lewis. The following vote was recorded:

AYE: Allen, Burkhart, Grubbs, Guzman, Harris, Jones, Lewis, McLaughlin, McNeill, Redd, Summers, Wallace

The motion to cease discussion on the amendment passed. The following vote on the amendment was recorded:

AYE: Allen, Jones, McLaughlin, McNeill, Summers, Wallace

NAY: Grubbs, Guzman, Harris, Lewis, McMillan, Redd

ABSTAIN: Burkhart

The motion to add \$995,000 to purchase the Bank of America property (AMENDMENT #1) failed.

AMENDMENT #2: Councilman Allen made a motion to add \$50,000 for a \$.50 step increase for the Parks & Recreation part-time employees. The motion was seconded by Councilwoman McLaughlin. Councilman Allen called for a point of order regarding Mayor McMillan's comments relative to her amendment which had not yet been presented. There was no ruling. Ms. Matta said the department hires part-time employees based on number of hours needed, not on number of employees. In response to Councilman Allen's statement saying the Chair was out of order, Councilman Redd called for point of order stating only the Chair can make a ruling of order. Mayor McMillan ruled in favor of Councilman Redd's point of order.

Councilman Summers called for the question. The question was seconded by Councilwoman McLaughlin. The following vote was recorded:

AYE: Allen, Grubbs, Guzman, Harris, Jones, Lewis, McLaughlin, McMillan, McNeill, Redd, Summers, Wallace

NAY: Burkhart

The motion to cease discussion on the amendment passed. The following vote on the amendment was recorded:

AYE: Allen, Jones, McLaughlin, McMillan, McNeill, Summers

NAY: Burkhart, Grubbs, Guzman, Harris, Lewis, Redd, Wallace

The motion to add \$50,000 for a \$.50 step increase for Parks & Recreation part-time employees (AMENDMENT #2) failed.

AMENDMENT #3: Mayor McMillan made a motion to add \$25,000 for a \$.25 step increase for Parks & Recreation part-time employees. The motion was seconded by Councilman Grubbs. Councilman Allen made a motion to amend Mayor McMillan's motion to add \$55,000 for a \$.55 step increase for Parks & Recreation part-time employees. The motion was seconded by Councilwoman McLaughlin. Councilman Lewis called for the question. The question was seconded by Councilman Redd. The following vote was recorded:

AYE: Burkhart, Grubbs, Guzman, Harris, Jones, Lewis, McMillan, Redd, Wallace

NAY: Allen, McLaughlin, McNeill, Summers

The motion to cease discussion on Councilman Allen's amendment passed. The following vote was recorded:

AYE: Allen, Harris, Jones, McLaughlin, McNeill, Summers

NAY: Burkhart, Grubbs, Guzman, Lewis, McMillan, Redd, Wallace

Councilman Allen's amendment to add \$55,000 for a step increase for Parks & Recreation part-time employees failed. Councilman Redd called for the question on Mayor McMillan's amendment. The question was seconded by Councilman Lewis. The following vote was recorded

AYE: Grubbs, Harris, Jones, Lewis, McMillan, McNeill, Redd, Wallace

NAY: Allen, Burkhart, Guzman, McLaughlin, Summers

The motion to cease discussion passed. The following vote on Mayor McMillan's amendment was recorded:

AYE: Allen, Grubbs, Harris, Jones, Lewis, McLaughlin, McMillan, McNeill, Summers

NAY: Burkhart, Guzman, Redd, Wallace

The motion to add \$25,000 for a \$.25 step increase for Parks & Recreation part-time employees (AMENDMENT #3) passed.

Councilman Harris called for the question on ORDINANCE 81-2013-14. The motion was seconded by Councilwoman Guzman. The following vote was recorded.

AYE: Burkhart, Grubbs, Guzman, Harris, Lewis, McMillan, Redd, Wallace

NAY: Allen, Jones, McLaughlin, McNeill, Summers

The motion to cease discussion on the FY15 General Government Budget failed due to lack of 2/3 majority.

AMENDMENT #4: Councilman Wallace made a motion to add \$99,385 for Clarksville Fire & Rescue employee equity adjustments. The motion was seconded by Councilman Grubbs. Ms. Matta said the inequities were corrected for FY14, but not carried over to the proposed FY15 budget. The following vote was recorded:

AYE: Allen, Burkhart, Grubbs, Guzman, Harris, Jones, Lewis, McLaughlin, McNeill, Redd, Summers, Wallace

The motion to add \$99,385 for CFR employee equity adjustments (AMENDMENT #4) passed.

AMENDMENT #5: Councilman Summers made a motion to add \$1,086,383 for Fire Station 11 [Tiny Town Road]. The motion was seconded by Councilman Allen. Following a lengthy discussion regarding support for and opposition to building Fire Station 11 and Fire Station 12 [Rossvie Road] at the same time, Councilman Lewis called for the question. The question was seconded by Councilman Redd. The following vote was recorded:

AYE: Allen, Burkhart, Grubbs, Guzman, Harris, Jones, Lewis, McLaughlin, McNeill, Redd, Summers, Wallace

The motion to cease discussion on Councilman Summers' amendment passed. The following vote on the amendment was recorded:

AYE: Allen, Jones, McLaughlin, McNeill, Summers

NAY: Burkhart, Grubbs, Guzman, Harris, Lewis, McMillan, Redd, Wallace

The motion to add \$1,086,383 for Fire Station 11 (AMENDMENT #5) failed.

Councilman Redd called for the question on ORDINANCE 81-2013-14. The question was seconded by Councilman Harris. The following vote was recorded:

AYE: Burkhart, Grubbs, Guzman, Harris, Lewis, McMillan, Redd, Wallace

NAY: Allen, Jones, McLaughlin, McNeill, Summers

The motion to cease discussion on the FY15 General Government Budget failed.

AMENDMENT #6: Councilwoman Jones made a motion to delete \$100,000 for the Marion Street/Drane Street round-about. The motion was seconded by Councilwoman McLaughlin. The following vote was recorded:

AYE: Allen, Burkhart, Guzman, Harris, Jones, McLaughlin, McNeill, Redd, Summers

NAY: Grubbs, Lewis, Wallace

The motion to delete \$100,000 for the Marion/Drane round-about (AMENDMENT #6) passed.

AMENDMENT #7: Councilwoman Jones made a motion to delete \$100,000 for the athletic complex geotechnical survey. The motion was seconded by Councilman Redd. Mayor McMillan said the survey would include proposed sites at Exit 1 and Exit 8. Councilman Redd called for the question. The question was seconded by Councilman Lewis. The following vote was recorded:

AYE: Burkhart, Grubbs, Guzman, Harris, Jones, Lewis, McLaughlin, McNeill, Redd, Summers, Wallace

NAY: Allen

The motion to cease discussion on the amendment passed. The following vote on the amendment was recorded:

AYE: Allen, Burkhart, Jones, McLaughlin, McNeill, Redd, Summers

NAY: Grubbs, Guzman, Harris, Lewis, Wallace

The motion to delete \$100,000 for the sports complex survey (AMENDMENT #7) passed.

AMENDMENT #8: Councilwoman Jones made a motion to delete \$9,000 from Parks & Recreation public relations (\$6,800 Mayor's volunteer luncheon and employee appreciation breakfasts; \$2,200 employee recognition ceremony and pins). The motion was seconded by Councilman Redd. Councilman Redd called for the question. The question was seconded by Councilman Harris. The following vote was recorded:

AYE: Allen, Burkhart, Grubbs, Guzman, Harris, Jones, Lewis, McLaughlin, McNeill, Redd, Summers, Wallace

The motion to cease discussion on the amendment passed. The following vote on the amendment was recorded:

AYE: Allen, Jones, McLaughlin, McNeill, Redd, Summers

NAY: Burkhart, Grubbs, Guzman, Harris, Lewis, McMillan, Wallace

The motion to delete \$9,000 from Parks public relations (AMENDMENT #9) failed.

AMENDMENT #9: Councilman Summers made a motion to delete \$100,000 for the proposed performing arts center. The motion was seconded by Councilman Redd. The following vote was recorded:

AYE: Allen, Burkhart, Guzman, Harris, Jones, McLaughlin, McNeill, Redd, Summers

NAY: Grubbs, Lewis, Wallace

The motion to delete \$100,000 for the performing arts center (AMENDMENT #9) passed.

Councilman Redd called for the question on ORDINANCE 81-2013-14. The question was seconded by Councilman Harris. The following vote was record:

AYE: Burkhart, Grubbs, Guzman, Harris, Jones, Lewis, McLaughlin, McNeill, Redd, Summers, Wallace

NAY: Allen

The motion to cease discussion on this ordinance passed. The following vote on the original motion was recorded:

AYE: Grubbs, Guzman, Harris, Lewis, McMillan, Redd, Wallace

NAY: Allen, Burkhart, Jones, McLaughlin, McNeill, Summers

The motion to adopt the FY15 General Government Budget on first reading as amended passed.

ADJOURNMENT

The meeting was adjourned at 9:58 p.m.



CLARKSVILLE CITY COUNCIL REGULAR SESSION JUNE 5, 2014

MINUTES

PUBLIC COMMENTS:

Geneva Bell had requested to speak to the City Council regarding the Mt. Olive Preservation Society but was not present. Mike Studer, Yoseline Robles, Jason Groppel, Charles Cook and Elizabeth Hood shared information regarding bee keeping with reference to RESOLUTION 41-2013-14.

CALL TO ORDER

The regular session of the Clarksville City Council was called to order by Mayor Kim McMillan on Thursday, June 5, 2014, at 7:00 p.m. in City Council Chambers, 106 Public Square, Clarksville, Tennessee.

A prayer was offered by Councilman Jeff Burkhardt; the Pledge of Allegiance was led by Mayor Pro Tem James Lewis.

ATTENDANCE

PRESENT: Kip McNeill (1), Deanna McLaughlin (2), James Lewis, Mayor Pro Tem (3), Wallace Redd (4), Marc Harris (6), Geno Grubbs (7), David Allen (8), Joel Wallace (9), Bill Summers (10), Kaye Jones (11), Jeff Burkhardt (12)

ABSENT: Valerie Guzman (5)

PUBLIC HEARING

Councilman Grubbs made a motion to conduct a public hearing to accept comments regarding requests for zone change and abandonment of property. The motion was seconded by Councilman Redd. A voice vote was taken; the motion passed without objection.

ORDINANCE 82-2013-14 (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Ratilal Gajera, Chris Fielder/DBS Associates-Agent, for zone change on property at Stokes Road and Warfield Boulevard from R-1 Single Family Residential District to O-1 Office District

Chris Fielder, DBS & Associates offered to answer questions. There was no one present to speak in opposition to this request.

ORDINANCE 83-2013-14 (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Wholesale Investments, Chris Fielder/DBS Associates-Agent, for zone change on property at Edmondson Ferry Road and Ashland City Road from R-1 Single Family Residential District to C-2 General Commercial District

Chris Fielder, DBS & Associates, said Dollar General planned to construct a new store at this intersection. There was no one present to speak in opposition to this request.

ORDINANCE 84-2013-14 (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Elizabeth Francis Thomison, Cindy Greene-Agent, for zone change on property at the Trenton Road/Timberdale Drive/Stillwood Drive intersection from AG Agricultural District to R-2 Single Family Residential District

Cindy Greene offered to answer question. There was no one present to speak in opposition to this request.

ORDINANCE 85-2013-14 (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of the Regional Planning Commission for zone change on portions of Capitol Hill Subdivision from R-3 Three Family Residential District to R-2 Single Family Residential District and R-2D Two Family Residential District

There was no one to speak in favor of or in opposition to this request.

ORDINANCE 86-2013-14 (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of the Regional Planning Commission for zone change on portions of Keystone Subdivision from R-3 Three Family Residential District to R-2 Single Family Residential District

There was no one to speak in favor of or in opposition to this request.

RESOLUTION 44-2013-14 Approving abandonment of an unimproved street stub south of Paradise Hill Road; application of Marletta Lilly, Jerry Steele-Agent

Renea Copeland expressed support for this abandonment if the property would revert equally to the adjacent property owners.

Councilman Grubbs made a motion to revert to regular session. The motion was seconded by Councilman Redd. A voice vote was taken; the motion passed without objection.

ADOPTION OF ZONING

The recommendation of the Regional Planning Staff was for disapproval of **ORDINANCE 82-2013-14**; the recommendation of the Regional Planning Commission was for approval. Councilman Grubbs made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Harris. Councilwoman Jones opposed this change and said the neighborhood should remain residential. The following vote was recorded:

AYE: Allen, Grubbs, Harris, Redd, Wallace

NAY: Burkhart, Jones, Lewis, McLaughlin, McNeill, Summers

The motion to adopt this ordinance on first reading failed.

The recommendations of the Regional Planning Staff and Commission were for approval of **ORDINANCE 83-2013-14**. Councilman Grubbs made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Redd. The following vote was recorded:

AYE: Allen, Burkhart, Grubbs, Harris, Jones, Lewis, McLaughlin, McNeill, Redd, Summers, Wallace

The motion to adopt this ordinance on first reading passed.

The recommendations of the Regional Planning Staff and Commission were for approval of **ORDINANCE 84-2013-14**. Councilman Grubbs made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Redd. Councilwoman Jones and Councilwoman McLaughlin expressed concern regarding increased traffic congestion and public safety access. Councilman Burkhart said approximately eight acres of this property would be acquired for the proposed east/west corridor. The following vote was recorded:

AYE: Burkhart, Grubbs, Harris, Lewis, McMillan, Redd, Wallace

NAY: Allen, Jones, McLaughlin, McNeill, Summers

The motion to adopt this ordinance on first reading passed.

The recommendations of the Regional Planning Staff and Commission were for approval of **ORDINANCE 85-2013-14**. Councilman Grubbs made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Lewis. The following vote was recorded:

AYE: Allen, Burkhart, Grubbs, Harris, Jones, Lewis, McLaughlin, McNeill, Redd, Summers, Wallace

The motion to adopt this ordinance on first reading passed.

The recommendations of the Regional Planning Staff and Commission were for approval of **ORDINANCE 86-2013-14**. Councilman Grubbs made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Lewis. The following vote was recorded:

AYE: Allen, Burkhart, Grubbs, Harris, Jones, Lewis, McLaughlin, McNeill, Redd, Summers, Wallace

The motion to adopt this ordinance on first reading passed.

The recommendations of the Regional Planning Staff and Commission were for approval of **RESOLUTION 44-2013-14**. Councilman Grubbs made a motion to adopt this resolution. The motion was seconded by Councilman Lewis. City Attorney Lance Baker said the property would automatically be split between the adjoining property owners. The following vote was recorded:

AYE: Allen, Burkhart, Grubbs, Harris, Jones, Lewis, McLaughlin, McNeill, Redd, Summers, Wallace

The motion to adopt this resolution 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 67-2013-14** (Second Reading) Accepting a Federal Grant passed through the Tennessee Department of Environment & Conservation for the Clarksville Greenway through Heritage Park to the Pedestrian Bridge
2. **ORDINANCE 68-2013-14** (Second Reading) Amending the Official Code relative to fireworks

3. **ORDINANCE 69-2013-14** (Second Reading) Amending the Official Code relative to Parks & Recreation special revenue accounts
4. **ORDINANCE 70-2013-14** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Legends Bank/Cindy Nix, Matthew J. Ellis-Agent, for zone change on property at Riverside Drive & Dean Drive from M-1 Light Industrial District to C-2 General Commercial District
5. **ORDINANCE 71-2013-14** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of the Regional Planning Commission for zone change on portions of Cunningham Place Subdivision from R-4 Multiple Family Residential District to R-2A Single Family Residential District and R-2D Single Family Residential District
6. **ORDINANCE 72-2013-14** (Second Reading) Amending the Official Code relative to issuance of permits for beer manufacturers
7. Approval of Minutes: May 1st
8. Approval of Board Appointments:

Power Board: Ron Jackson and Wayne Wilkinson – July 2014 through June 2017

Councilman Allen requested separate consideration of **ORDINANCE 68-2013-14**. Councilman Lewis made a motion to adopt the Consent Agenda with the exception of Item #2. The motion was seconded by Councilman Harris. The following vote was recorded; Councilman Harris noted his abstention on **ORDINANCE 72-2013-14**.

AYE: Allen, Burkhart, Grubbs, Harris, Jones, Lewis, McLaughlin, McNeill, Redd, Summers, Wallace

The motion to adopt the Consent Agenda as amended passed.

COMMUNITY DEVELOPMENT COMMITTEE

David Allen, Chair

Councilman Allen reported completion of two demolition projects in Ward 6 and said a security camera had been purchased for the new splash pad at Pettus Park. He said solar beacons would be installed at the intersection of Kraft Street and Summer Street.

FINANCE COMMITTEE

Joel Wallace, Chair

ORDINANCE 74-2013-14 (First Reading) Accepting donation of property from Holly Point, LLC, relating to Clarksville Blueways

The recommendation of the Finance Committee was for approval of this ordinance. Councilman Wallace made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Redd. The following vote was recorded:

AYE: Allen, Burkhart, Grubbs, Harris, Jones, Lewis, McLaughlin, McNeill, Redd, Summers, Wallace

The motion to adopt this ordinance on first reading passed.

RESOLUTION 38-2013-14 Authorizing an interlocal agreement with Montgomery County pertaining to division of the 2014 Byrne Justice Assistance Grant fund allocations and administration of such funds

The recommendation of the Finance Committee was for approval of this ordinance. Councilman Wallace made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Burkhart. The following vote was recorded:

AYE: Allen, Burkhart, Grubbs, Harris, Jones, Lewis, McLaughlin, McNeill, Redd, Summers, Wallace

The motion to adopt this resolution passed.

RESOLUTION 42-2013-14 (Postponed May 29th) Authorizing an interlocal contract with Montgomery County for construction of a fire protection facility and emergency services facility

The recommendation of the Finance Committee was for approval of this resolution. Action on this resolution was postponed during the May 29th special session. Councilman Wallace made a motion to adopt this resolution. The motion was seconded by Councilman Lewis. In response to Councilman Summers' question, Mayor McMillan said cost estimates for the fire protection facility were not yet available. Following discussion regarding benefits of a joint facility as opposed to separate facilities, the following vote was recorded:

AYE: Allen, Burkhart, Grubbs, Harris, Jones, Lewis, McLaughlin, McNeill, Redd, Summers, Wallace

The motion to adopt this resolution passed.

GAS & WATER COMMITTEE
Jeff Burkhart, Chair

No report.

PARKS, RECREATION, GENERAL SERVICES

Wallace Redd, Chair

No report.

PUBLIC SAFETY COMMITTEE

(Building & Codes, Fire, Police)

Geno Grubbs, Chair

RESOLUTION 39-2013-14 Authorizing the application for a text amendment to the Zoning Ordinance concerning homeless shelters

There was no recommendation from the Public Safety Committee. Councilman Grubbs made a motion to adopt this resolution. The motion was seconded by Councilwoman McLaughlin. The following vote was recorded:

AYE: Allen, Burkhart, Grubbs, Harris, Jones, Lewis, McLaughlin, McNeill, Redd, Summers, Wallace

The motion to adopt this resolution passed.

RESOLUTION 41-2013-14 Authorizing the application for a text amendment to the Zoning Ordinance concerning apiculture (honeybee keeping)

There was no recommendation from the Public Safety Committee. Councilman Grubbs made a motion to adopt this resolution. The motion was seconded by Councilman Lewis. City Attorney Lance Baker reviewed proposed amendments which mirrored the State's "Best Management Practices for Bee Keeping."

Councilman Allen made a motion to refer this resolution back to the Public Safety Committee for further evaluation. The motion was seconded by Councilman Redd. The following vote was recorded:

AYE: Allen, Redd

NAY: Burkhart, Grubbs, Harris, Jones, Lewis, McLaughlin, McNeill, Summers, Wallace

The motion to refer failed. Councilman Summers offered an amendment to adopt the language as proposed by the City Attorney. The motion was seconded by Councilman Redd. The following vote was recorded:

AYE: Allen, Burkhart, Grubbs, Harris, Jones, Lewis, McLaughlin, McNeill, Redd, Summers, Wallace

ORDINANCE 68-2013-14 (Second Reading) Amending the Official Code relative to fireworks

This ordinance was removed from the original Consent Agenda. Councilman Grubbs made a motion to adopt this ordinance on second reading. The motion was seconded by Councilman Redd. Councilman made a motion to amend the ordinance by adding the following language:

“e. Such other dates and times as may be approved by resolution of the City Council in situations where the State or the City Fire Chief has declared a public burning or fireworks ban due to public safety or weather related reasons during the duties and times established in Subsections a. through d. above”.

The motion was seconded by Councilman Redd. The following vote was taken:

AYE: Allen, Burkhardt, Grubbs, Harris, Jones, Lewis, McLaughlin, McNeill, Redd, Summers, Wallace

Councilman Allen’s amendment passed. The following vote on the ordinance as amended was recorded:

AYE: Allen, Burkhardt, Grubbs, Harris, Jones, Lewis, McLaughlin, McNeill, Redd, Summers, Wallace

The motion to adopt this ordinance on second reading as amended passed.

Councilman Grubbs reported the following monthly department statistics: Clarksville Fire & Rescue – 9,969 responses; Clarksville Police Department – 13,881 responses; Building & Codes Enforcement Division – 636 cases; Building & Codes Abatement – 72 cases; Building & Codes Administration – 89 single-family permits.

STREET COMMITTEE

James Lewis, Chair

Councilman Lewis said the Street Department completed 289 work orders during the month of May.

TRANSPORTATION COMMITTEE

Marc Harris, Chair

Councilman Harris said Clarksville Transit System transported 59,913 passengers and the Clarksville-Nashville Express transported 5,322 passengers during the month of May. The City Garage completed 260 work orders with unleaded fuel at a cost of \$3.33 per gallon and diesel fuel at a cost of \$3.07 per gallon.

PUBLIC ART COMMISSION

Deanna McLaughlin

RESOLUTION 40-2013-14 Approving a new location for the World War I Doughboy Memorial

The recommendation of the Public Art Commission was for approval of this resolution. Councilwoman McLaughlin made a motion to adopt this resolution. The motion was seconded by Councilman Lewis. The following vote was recorded:

AYE: Allen, Burkhart, Grubbs, Harris, Jones, Lewis, McLaughlin, McNeill, Redd, Summers, Wallace

The motion to adopt this resolution passed.

JULY REGULAR SESSION

ORDINANCE 73-2013-14 (Second Reading) Rescheduling the July 2014 regular meeting of the City Council

Councilman Redd made a motion to adopt this ordinance on second reading. The motion was seconded by Councilman Lewis. The meeting was being rescheduled to allow council members and city officials to attend the annual Independence Day celebration at Liberty Park on July 3rd. The following vote was recorded:

AYE: Allen, Burkhart, Grubbs, Harris, Jones, Lewis, McLaughlin, McNeill, Redd, Summers, Wallace

The motion to adopt this ordinance on second reading passed.

FY15 COMMUNITY DEVELOPMENT BUDGET

ORDINANCE 75-2013-14 (Second Reading) Amending the FY14 Budget and approving the FY15 Action Plan and Budget for Community Development and authorizing application for Community development Block Grant and HOME Investment Funds

Councilman Lewis made a motion to adopt this ordinance on second reading. The motion was seconded by Councilman Harris. The following vote was recorded:

AYE: Allen, Burkhart, Grubbs, Harris, Jones, Lewis, McLaughlin, McMillan, McNeill, Redd, Summers, Wallace

The motion to adopt the FY15 Community Development Budget on second reading passed.

FY PARKING AUTHORITY BUDGET

ORDINANCE 76-2013-14 (Second Reading) Amending the FY14 Budget and Establishing the FY15 Budget for the Clarksville Parking Authority

Councilman Harris made a motion to adopt this ordinance on second reading. The motion was seconded by Councilman Redd. The following vote was recorded:

AYE: Allen, Burkhart, Grubbs, Harris, Jones, Lewis, McLaughlin, McMillan, McNeill, Redd, Summers, Wallace

The motion to adopt the FY15 Parking Authority Budget on second reading passed.

FY15 CLARKSVILLE TRANSIT SYSTEM BUDGET

ORDINANCE 77-2013-14 (Second Reading) Amending the FY14 Budget and Adopting the FY15 Budget for the Clarksville Transit System

Councilman Lewis made a motion to adopt this ordinance on second reading. The motion was seconded by Councilman Harris. The following vote was recorded:

AYE: Allen, Burkhart, Grubbs, Harris, Jones, Lewis, McLaughlin, McMillan, McNeill, Redd, Summers, Wallace

The motion to adopt the FY15 Clarksville Transit System Budget on second reading passed.

FY15 CDE LIGHTBAND BUDGET

ORDINANCE 78-2013-14 (Second Reading) Amending the FY14 Budget and adopting the FY15 budget for CDE Lightband

Councilman Harris made a motion to adopt this ordinance on second reading. The motion was seconded by Councilman Redd. The following vote was recorded:

AYE: Allen, Burkhart, Grubbs, Harris, Jones, Lewis, McLaughlin, McMillan, McNeill, Redd, Summers, Wallace

The motion to adopt the FY15 CDE Lightband Budget on second reading passed.

FY15 CLARKSVILLE GAS & WATER BUDGET

ORDINANCE 79-2013-14 (Second Reading) Amending the FY14 Budget and Adopting the FY15 Clarksville Gas & Water Department Budget

Councilman Harris made a motion to adopt this ordinance on second reading. The motion was seconded by Councilman Lewis. The following vote was recorded:

AYE: Allen, Burkhart, Grubbs, Harris, Jones, Lewis, McLaughlin, McMillan, McNeill, Redd, Summers, Wallace

The motion to adopt the FY15 Clarksville Gas & Water Budget on second reading passed.

FY15 INTERNAL SERVICE FUND BUDGET

ORDINANCE 80-2013-14 (Second Reading) Amending the FY14 Budget and adopting the FY15 Internal Service Fund Budget

Councilman Lewis made a motion to adopt this ordinance on second reading. The motion was seconded by Councilman Harris. The following vote was recorded:

AYE: Allen, Burkhart, Grubbs, Harris, Jones, Lewis, McLaughlin, McMillan, McNeill, Redd, Summers, Wallace

The motion to adopt the FY15 Clarksville Internal Service Fund Budget on second reading passed

ORDINANCE 81-2013-14 (Second Reading) Amending the FY14 Budget and adopting the FY15 Governmental Funds Budget

Councilman Lewis made a motion to adopt this ordinance on second reading. The motion was seconded by Councilman Harris.

Mayor McMillan made a motion to postpone action on this ordinance indefinitely until the City received a certified tax rate from the State of Tennessee. The motion was seconded by Councilman Lewis. Councilwoman McLaughlin, Councilwoman Jones, Councilman Summers, and Councilman Allen objected to postponement. Mayor McMillan ruled in favor of Councilman Harris' point of order stating the discussion should be relative to postponement and not relative to the absence of a member. Following debate, Councilman Lewis called for the question. The motion was seconded by Councilman Wallace. The following vote was recorded:

AYE: Allen, Burkhart, Grubbs, Harris, Jones, Lewis, McLaughlin, McNeill, Redd, Summers, Wallace

The motion to cease discussion passed. The following vote was recorded:

AYE: Grubbs, Harris, Lewis, McMillan, Redd, Wallace

NAY: Allen, Burkhart, Jones, McLaughlin, McNeill, Summers

The motion to postpone failed.

City Attorney Lance Baker requested a closed session with members of the City Council at 8:37 p.m.; the regular session reconvened at 9:18 p.m.

AMENDMENT #1 - BANK OF AMERICA PROPERTY

Councilman Allen made a motion to add \$995,000 for purchase of the downtown Bank of America property. The motion was seconded by Councilman Jones. Councilman Burkhart stated his intention to abstain from voting on this amendment due to his personal involvement in the property. Councilman Grubbs asked for input from Two Rivers Company Director Brenda Kelly; there was objection. Councilman Grubbs said since the TRC had a one-year option to purchase the property, it was not on the public market. Mayor McMillan said the City should have an appraisal and a planned use for the property before appropriating the funds. Councilman Lewis called for the question. The motion was seconded by Councilman Redd. The following vote was recorded:

AYE: Burkhart, Grubbs, Harris, Lewis, Redd, Wallace

NAY: Allen, Jones, McLaughlin, McNeill, Summers

The motion to cease discussion failed due to lack of 2/3 majority. Following further debate, Councilman Burkhart called for the question. The motion was seconded by Councilman Lewis. The following vote was recorded:

AYE: Allen, Burkhart, Grubbs, Harris, Jones, Lewis, McLaughlin, McNeill, Redd, Summers, Wallace

The motion to cease discussion passed. The following vote on the amendment was recorded:

AYE: Allen, Harris, Jones, McLaughlin, McNeill, Summers, Wallace

NAY: Grubbs, Lewis, Redd

ABSTAIN: Burkhart

The motion to add \$995,000 for purchase of the downtown Bank of America property (Amendment #1) passed.

AMENDMENT #2 = PART-TIME STEP INCREASE

Councilman Allen made a motion to add \$25,000 for a \$.25 step increase for Parks & Recreation part-time employees. The motion was seconded by Councilwoman Jones. The following vote was recorded:

AYE: Allen, Harris, Jones, McLaughlin, McNeill, Summers

NAY: Burkhart, Grubbs, Lewis, Redd, Wallace

The motion to add \$25,000 for Parks part-time step increase (Amendment #2) passed.

AMENDMENT #3 – SPORTS COMPLEX

Councilman Allen made a motion to add \$100,000 for an appraisal and study of the proposed Tiny Town Road property for a sports complex. The motion was seconded by Councilman Summers. The following vote was recorded:

AYE: Allen, McLaughlin, McNeill, Summers

NAY: Burkhart, Grubbs, Harris, Jones, Lewis, Redd, Wallace

The motion to add \$100,000 for an appraisal and study of the proposed Tiny Town Road property (Amendment #3) failed.

AMENDMENT #4 – POLICE DONATIONS

Councilman Wallace made a motion to add \$1,357 to accept donations to the Police Department for chaplain services. The motion was seconded by Councilwoman Jones. The following vote was recorded:

AYE: Allen, Burkhart, Grubbs, Harris, Jones, Lewis, McLaughlin, McNeill, Redd, Summers, Wallace

The motion to add \$1,357 for Police Department donations (Amendment #4) passed.

AMENDMENT #5 – PETTUS PARK

Councilman Harris made a motion to add \$40,000 for Pettus Park restroom installation and concession stand cleanup. The motion was seconded by Councilman Grubbs. The following vote was recorded:

AYE: Allen, Burkhart, Grubbs, Harris, Jones, Lewis, McLaughlin, McMillan, McNeill, Summers, Wallace

NAY: Redd

The motion to add \$40,000 for Pettus Park (Amendment #5) passed.

AMENDMENT #6 – NEW PROVIDENCE POLICE CENTER

Councilman Harris made a motion to add \$60,000 to continue operation of the New Providence Police Center for one year. The motion was seconded by Councilman Summers. The following vote was recorded:

AYE: Allen, Burkhart, Grubbs, Harris, Jones, Lewis, McLaughlin, McMillan, McNeill, Redd, Summers, Wallace

The motion to add \$60,000 for the New Providence Police Center (Amendment #6) passed.

AMENDMENT #7 – CARDINAL LANE

Councilman Burkhart made a motion to delete \$350,000 for the Cardinal Lane project. The motion was seconded by Councilman Redd. The following vote was recorded:

AYE: Allen, Burkhart, Harris, Redd

NAY: Grubbs, Jones, Lewis, McLaughlin, McNeill, Summers, Wallace

The motion to delete \$350,000 for the Cardinal Lane project (Amendment #7) failed.

AMENDMENT #8 – FIRE STATION #12

Councilman Burkhart made a motion to delete \$400,000 from the Fire Station #12 project. The motion was seconded by Councilwoman McLaughlin. The following vote was recorded:

AYE: Allen, Burkhart, Harris, Jones, McLaughlin, McNeill, Redd, Summers

NAY: Grubbs, Lewis, Wallace

The motion to delete \$400,000 from the Fire Station #12 project passed.

AMENDMENT #9 – FIRE STATIONS #11 AND #12

Councilman Summers made a motion to add \$1,086.383 for construction of Fire Station #11 (Exit 1 area) and \$700,000 for construction of Fire Station #12 (Industrial Park). The motion was seconded by Councilwoman McLaughlin. Councilman Redd made a motion to go out of regular session to hear comments from Fire Chief Mike Roberts. The motion was seconded by Councilman Summers. The following vote was recorded:

AYE: Allen, Burkhardt, Grubbs, Harris, Lewis, Redd, Wallace

NAY: Jones, McLaughlin, McNeill, Summers

The motion to go out of regular session passed. During a lengthy discussion, Chief Roberts said he would not be able to hire and train 36 firefighters to staff the stations if both facilities were constructed at the same time. Councilman Redd made a motion to revert to regular session. The motion was seconded by Councilman Harris. There was no objection.

The following vote on the amendment was recorded:

AYE: Allen, Jones, McLaughlin, McNeill, Summer

NAY: Burkhardt, Grubbs, Harris, Lewis, Redd, Wallace

The motion to add funding for Fire Station #11 and Fire Station #12 (Amendment #9) failed.

Councilman Lewis called for the question on the original motion. The motion was seconded by Councilman Harris. The motion was seconded by Councilman Harris. The following vote was recorded:

AYE: Burkhardt, Grubbs, Harris, Jones, Lewis, McMillan, Redd, Summers, Wallace

NAY: Allen, McLaughlin, McNeill

The motion to cease discussion on the original motion passed. The following vote on this ordinance as amended was recorded:

AYE: Burkhart, Grubbs, Harris, Lewis, McMillan, Redd, Wallace

NAY: Allen, Jones, McLaughlin, McNeill, Summers

The motion to adopt the FY15 Governmental Funds Budget as amended passed.

MAYOR AND STAFF REPORTS

There were no reports.

ADJOURNMENT

The meeting adjourned at 10:48 p.m.

ORDINANCE 2-2014-15

AN ORDINANCE AUTHORIZING PURCHASE OF PROPERTY ON EDMONDSON FERRY RD FOR COMMUNITY DEVELOPMENT

WHEREAS, Community Development Block Grants help communities provide decent housing, a suitable living environment, expanded economic opportunities, principally for persons of low and moderate income; and

WHEREAS, Housing and Urban Development awards grants to entitlement community grantees to carry out a wide range of community development activities directed toward revitalizing neighborhoods, economic development and providing improved community facilities and services; and

WHEREAS, the Office of Housing and Community Development proposes to purchase property located at Edmondson Ferry Rd. (Map, Group and Parcel 079L, A 007.00) for the purpose of donating it to Habitat for Humanity; and

WHEREAS, providing housing for low-income families is consistent with the goals and objectives of the Community Development Block Grant program.

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

That the Office of Housing & Community Development is hereby authorized to purchase the proper known as Edmondson Ferry Rd., for the purpose of donating it to Habitat for Humanity.

FIRST READING:

SECOND READING

EFFECTIVE DATE:

EXHIBIT A

Beginning at a stone on the east side of the Edmondson Ferry road at Fletcher's Northwest corner, and runs thence with the east margin of said road North 6 degrees 53 minutes East 100 feet to an iron pin at Reed's Southwest corner; thence with Reed's south line and fence South 75 degrees 20 minutes East 149.41 feet to an iron pin, Reed's Southeast corner; thence along a fence row south 3 degrees 45 minutes west 68.15 feet to an iron pin; Fletcher's Northeast corner; thence with Fletcher's north line North 87 degrees 34 minutes West 152.22 feet to the beginning and being Tract Two of the property conveyed to Pamela Beatrice Ramey Halford and Myrle Denise Ramey watts subject to the life estate of Rufus H. Ramey by deed of record in ORBV 226, Page 243, ROMCT.

This legal description being taken from ORBV 1333, Page 2543, ROMCT.

March 21, 2014

Marvin Porter
203 Dale Terrace
Clarksville, TN 37042

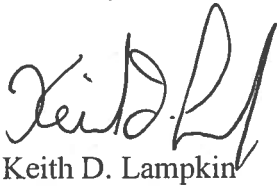
Dear Mr. Porter:

The Clarksville Office of Habitat for Humanity has brought to our attention that you may be interested in selling your property located at Map 079L Group A Parcel 007.00 (Edmonson Ferry Road). Our office is interested in purchasing your property for a Habitat Family.

The decision to sell your property is strictly voluntary. Neither the state nor City will use its eminent domain authority to acquire property if you choose not to participate, or if negotiations fail.

Should you still be interested in selling your property, please contact our office.

Sincerely,



Keith D. Lampkin
Director

imm

TO: City of Clarksville Office of Housing and Community Development

FROM: Marvin Porter

RE: Sale of Edmondson Ferry Rd Property (Map 079L, Parcel 001.00)

DATE: March 31, 2014

I/We, Marvin A. Porter sr. am interested in selling the Property located on Edmondson Ferry Rd. (Map 079L, Parcel 001.00) to the City of Clarksville for the amount of \$ 5,500. I am fully aware that this sale is strictly voluntary and that neither the State nor City will use its eminent domain authority to acquire property if negotiations fail.

Marvin Porter
Owner Signature

4-1-14
Date

Irene Porter
Owner Signature

4-1-14
Date

State of Tennessee

County of Montgomery

Personally appeared before me, Marvin + Irene Porter, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes there in contained.

Witness my hand, at office, this 1st day of April

Bertha L. Rufus
Notary Public

My commission expires: 9-14-16



OFFICE OF HOUSING
+ COMMUNITY DEVELOPMENT



June 5, 2014

Marvin and Irene Porter
203 Dale Terrace
Clarksville, TN 37042

SUBJECT: Formal Offer to Purchase
PARCEL NO: Map 079L, Parcel 007.00
STREET ADDRESS: Edmondson Ferry Rd.
Clarksville, TN 37040

Dear Mr. and Mrs. Porter:

This is to inform you that the City of Clarksville would like to purchase the property located at Edmondson Ferry Rd. St., if a satisfactory agreement can be reached. We are prepared to pay \$5,500 for clear title to the property.

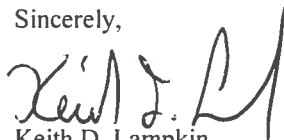
Because Federal funds may be used in the purchase, however, we are required to disclose to you the following information:

1. The sale is voluntary. If you do not wish to sell, the City of Clarksville will not acquire your property and will not use the power of eminent domain to acquire the property.
2. We estimate the fair market value of the property to be \$5,600.

Since the purchase would be a voluntary, arm's length transaction, you would not be eligible for relocation payments or other relocation assistance under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), or any other law or regulation. Also, this offer is made on the condition that no tenant will be permitted to occupy the property before the sale is completed.

Again, please understand that if you do not wish to sell your property, we will take no further action to acquire it. If you have any questions about this matter, please contact my office at (931)648-6133.

Sincerely,


Keith D. Lampkin
Director

KDL:blr

One Public Square | 2nd Floor Suite 201
Clarksville, TN 37040
[931] 648-6133 | Fax [931] 503-3092
www.cityofclarksville.com

6-12-14

To The city of Clarksville. I ^{will} ~~not~~ sell
my Lot to Housing Community Development
for the amount of 5,500.

Thank you

Marvin + Irene Porter

203 Dale Terr,

Clarksville TN. 37042

STATE OF TENNESSEE REAL ESTATE APPRAISAL CARD

[illegible]

APPRAISAL OF REAL PROPERTY

LOCATED AT

115 Edmondson Ferry Road
Clarksville, TN 37040
Map 79-L/A/007.00

FOR

City of Clarksville
Bertha Rufus
One Public Square Suite 201
Clarksville, TN 37040

OPINION OF VALUE

\$5,600

AS OF

May 20th 2014

BY

Joseph Mark Young
298 Clear Sky Court, Suite H
Clarksville, Tn 37043
(931) 552-2877
myoung3959@aol.com

Supplemental Addendum

File No. 14222

| | | | | | |
|------------------|--------------------------|--------|------------|-------|-------------------|
| Client | City of Clarksville | | | | |
| Property Address | 115 Edmondson Ferry Road | | | | |
| City | Clarksville | County | Montgomery | State | TN Zip Code 37040 |
| Client | City of Clarksville | | | | |

• Land : Neighborhood Comments

The subject is located within the Greenwood sub-market within the southern portion of the City. This is an old established neighborhood which has seen limited growth over the past 40 years which is due to the lack of available sites for new construction. There has been some development within the past five years along Crossland Avenue and Edmondson Ferry Road but otherwise development has been slow. Overall there are no known detrimental factors which would have an adverse affect over the overall sub-market at this time.

• Land : Market Data Comments

There are a limited number of vacant lots near and around the downtown central business district. The majority that do exist are where the home was razed/destroyed and the lot was not rebuilt on. The subject contains 0.31 acres and is vacant at this time. It appears that the comparable lots are sold based on a unit and not size. With the exception of sale #2 all lots are zoned R-1 single family residential. Even with the R-2 zoning which would allow multiple sites it appears that the shape of the lot would not permit that to happen. The scope of the work is to appraise the property "as vacant" as one lot. All comparable were considered in arriving at the subjects concluded market value.

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 he considers his own best interest; (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, October 27, 1994.)

*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 judgement.

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.

Comparable Photo Page

| | | | | | |
|------------------|--------------------------|--------|------------|-------|-------------------|
| Client | City of Clarksville | | | | |
| Property Address | 115 Edmondson Ferry Road | | | | |
| City | Clarksville | County | Montgomery | State | TN Zip Code 37040 |
| Client | City of Clarksville | | | | |



Comparable 1

366 Shelby Drive
Prox. to Subject 4.56 miles NE
Sales Price 5,900
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Suburban
View 0.19 acres
Site
Quality
Age



Comparable 2

944 Greenwood Ave
Prox. to Subject 0.33 miles N
Sales Price 5,610
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Suburban
View 0.36 acres
Site
Quality
Age



Comparable 3

529 Washington Ct
Prox. to Subject 1.30 miles NW
Sales Price 4,900
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Suburban
View 0.16 acres
Site
Quality
Age

☒ **MARKET OVERVIEW** Include an explanation of current market conditions and trends.

☒ **3-12 Months** is considered a reasonable exposure time for the subject property at a value range of \$ 5,000 to \$ 6,000
Analysis/Comments: Based on the sales and market research when completing the scope of the work, the appraiser feels as though a reasonable marketing time would be 3-12 months

☒ **3-12 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, the appraiser feels as though a reasonable marketing time would be 3-12 Months

☒ **Marketing Factors:** Close proximity to downtown Clarksville, Austin Peay State University, and shopping

☒ **SUBJECT PROPERTY OFFERING INFORMATION**

According to Owner the subject property:
☐ has not been offered for sale in the past: ☐ 30 days ☐ 1 year ☒ 3 years.
☒ is currently offered for sale for \$ 5,500
☐ 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: The owner stated at the time of inspection he has offered the City of Clarksville the property for \$5,500. The property has not been listed on the MLS system.

☒ **SALE/TRANSFER HISTORY & ANALYSIS OF SUBJECT PROPERTY**

According to the following data source(s): Public Records/ROMCCH, the subject property:
☒ Has not transferred ☐ in the past one year. ☒ in the past three years. ☐ in the past five years.
☐ Has transferred ☐ in the past one year. ☐ in the past three years. ☐ in the past five years.
☐ All prior sales or transfers occurring in the past 5 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**

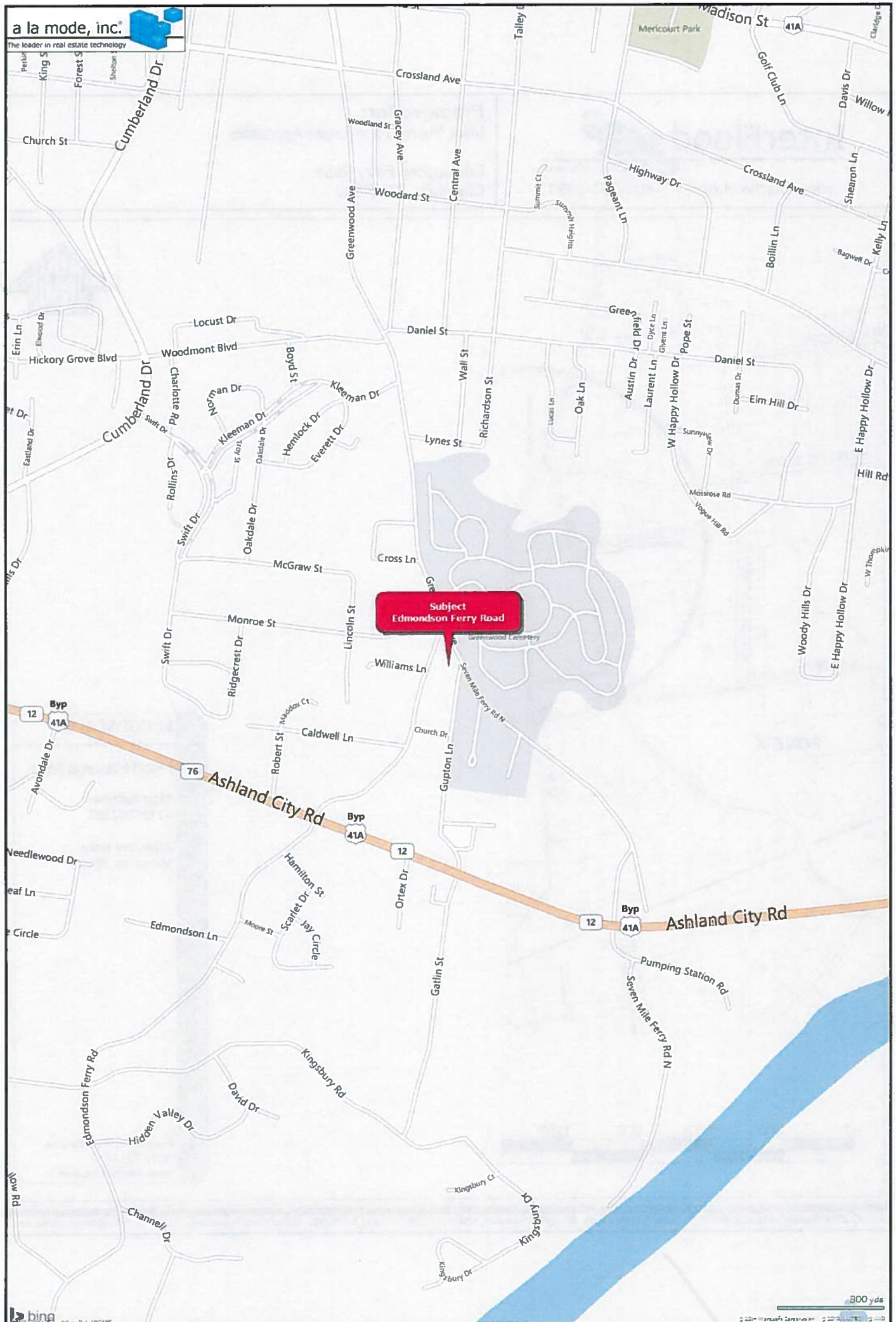
According to the following data source(s): Public Records/MLS Records/ROMCCH
all prior sales or transfers occurring in the past 1 year prior to the most recent date of sale or transfer are listed below.

| 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: All prior sales of comparable properties are listed in the grid analysis previously completed in the appraisal. There are no other sales of these three comparable within one year of what is stated.

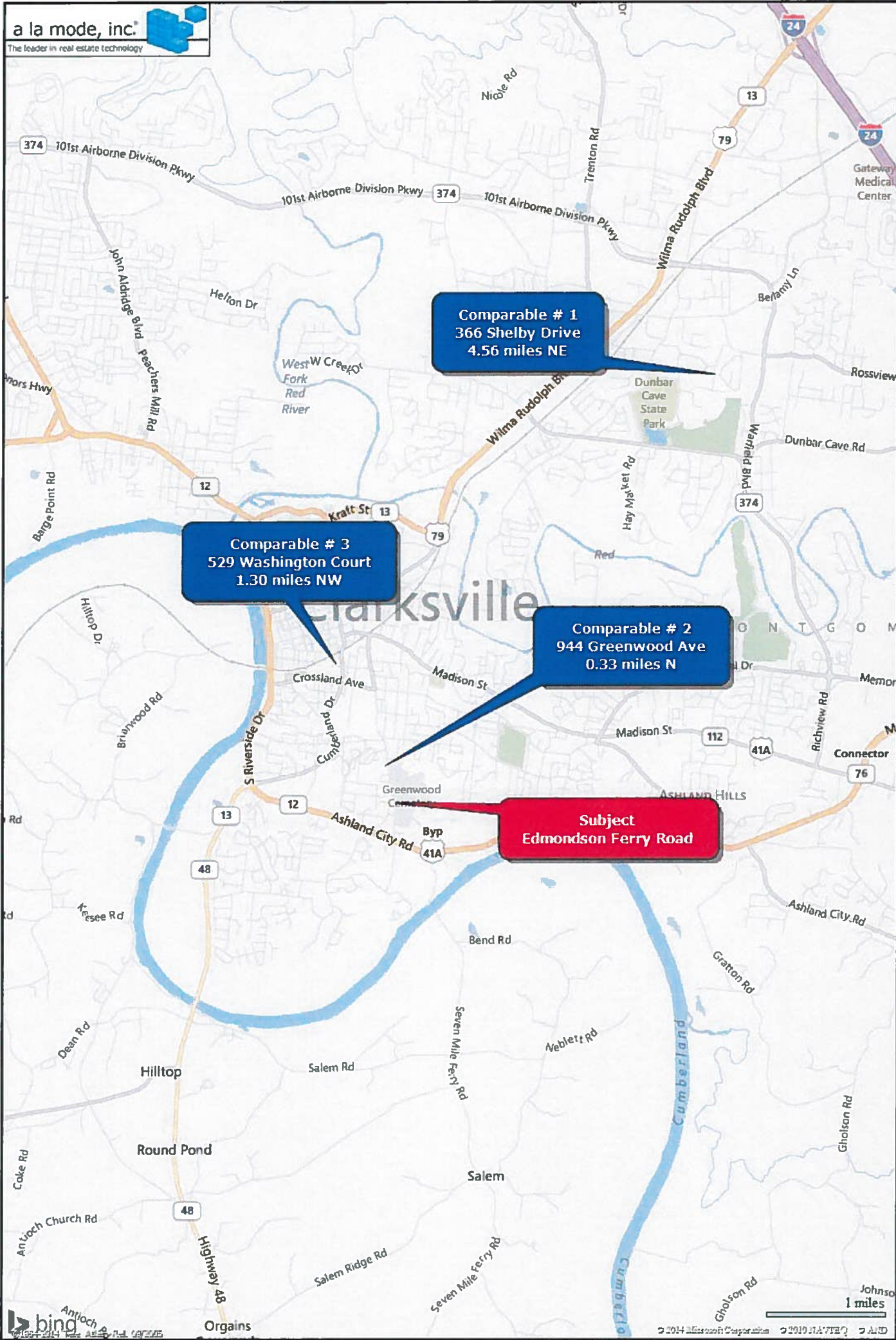
Location Map

| | | | | | |
|------------------|--------------------------|--------|------------|-------|-------------------|
| Client | City of Clarksville | | | | |
| Property Address | 115 Edmondson Ferry Road | | | | |
| City | Clarksville | County | Montgomery | State | TN Zip Code 37040 |
| Client | City of Clarksville | | | | |



Comparable Sales Map

| | | | | |
|------------------|--------------------------|--------|------------|-------------------------|
| Client | City of Clarksville | | | |
| Property Address | 115 Edmondson Ferry Road | | | |
| City | Clarksville | County | Montgomery | State TN Zip Code 37040 |
| Client | City of Clarksville | | | |



Tax Card - Page 1

Report on Parcel 079L A 007.00

Page 1 of 2

Courthouse Retrieval System - Montgomery County, TN

Report on Parcel :079L A 007.00

Generated :5/21/2014

General Information

PORTER MARVIN A
PORTER IRENE A
203 DALE TER
CLARKSVILLE, TN 37042

| | | | | | |
|----------------|---------------|------------|--------|-----------|-------|
| Parcel ID: | 079L A 007.00 | Special | 000 | Land | 079L |
| Alt-Parcel ID: | | Int: | | Map: | |
| Subdivision | | Map | 079L A | Acct No: | 50718 |
| Property | EDMONDSO | Sort: | 007.00 | Page: | |
| Address: | FERRY RD | Plat Book: | | Lot: | |
| | , TN | Subdv | | District: | 12 |
| Telephone: | ()- | Block: | | SSD2: | |
| | | Parcel: | | | |
| | | SSD1: | | | |
| | | Ward: | 12 | | |

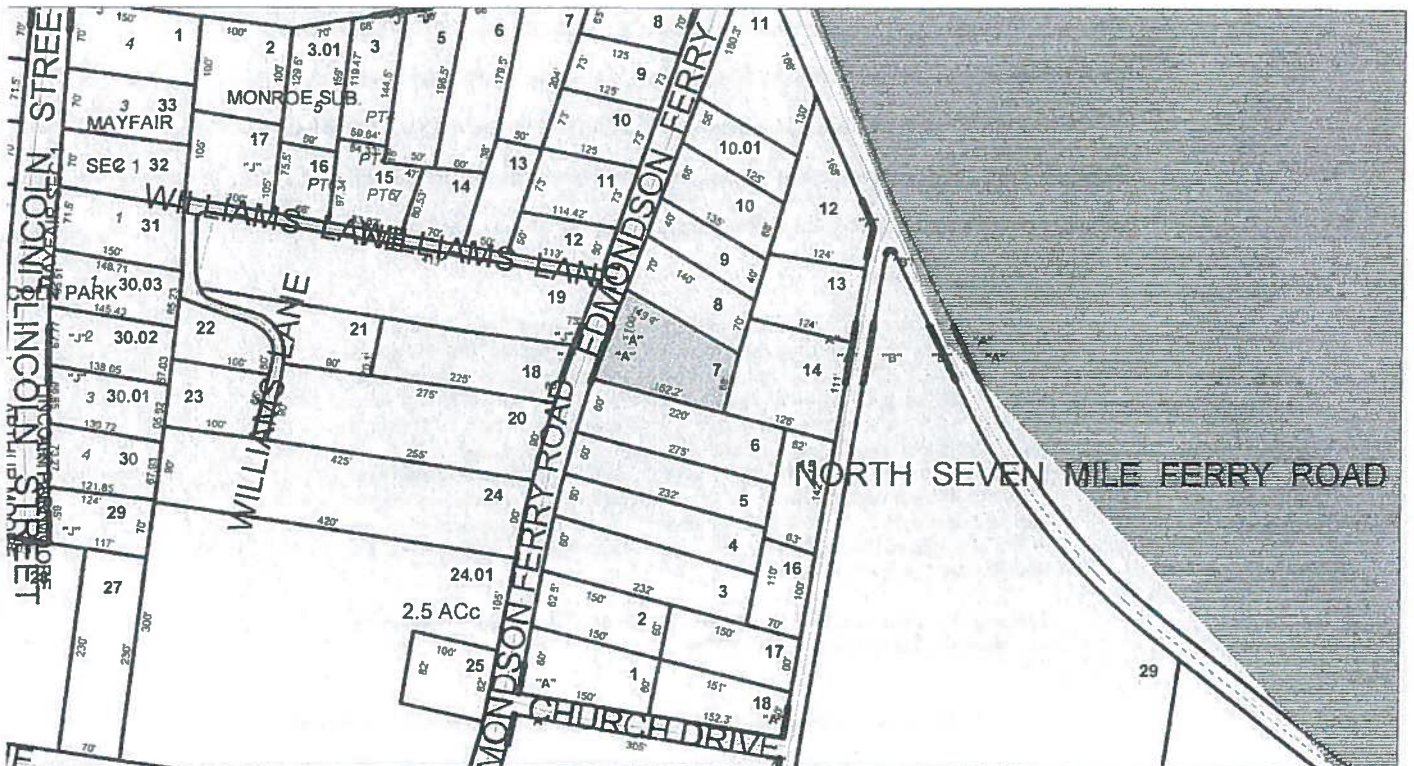
| | | | | | |
|---------------------|------------|------------------|-----------------------------|-------------------|---|
| Land Market Value: | 4700 | Dimensions: | | Description: | |
| Improvement Value: | 0 | Acreage: | 0.31 | Property Type: | RESIDENTIAL |
| Total Market Value: | 4700 | Square Feet: | | Land Use: | 16 RESIDENTIAL |
| Assessed Value: | 1175 | Geo Code: | 36.50538176 : - 87.34460777 | Improvement Type: | |
| City Tax: | 14.57 | Census Tract: | | Zoning Code: | R-1 R-1: SINGLE FAMILY RESIDENTIAL DISTRICT |
| County Tax: | 36.9 | Census Block: | | Owner Type: | |
| Total Tax: | 51.47 | Gas Source: | PUBLIC | Road Type: | URBAN PAVED |
| Last Sale Date: | 2010-04-27 | Electric Source: | PUBLIC | Topography: | ROLLING |
| Last Sale Amount: | 2500 | Water Source: | PUBLIC | District Trend: | |
| Book/Page: | V1333/2543 | Sewer Source: | PUBLIC | | |
| Document No: | | | | | |
| Exemption Amount: | | | | | |
| Exemption Reason: | | | | | |

| Land Data For Parcel | | | |
|----------------------|-----------|-------------|----------|
| Land Type | Land Size | Land Amount | Land Use |
| RESIDENTIAL | 1.00 | 0 | 16 |

<http://www.crsdata.net/classic/labels/my393201.htm>

5/21/2014

Tax Map



Deed - Page 2

RUFUS H. RAMEY joins in this conveyance for the purpose of conveying his life estate in the subject property as set out in Deed of Record in Official Record Book Volume 226, Page 243 of the Register's Office for Montgomery County, Tennessee.

DOUGLAS JACKSON, husband of PAMELA BEATRICE RAMEY JACKSON, joins in this conveyance for the purpose of conveying whatever marital interest he may have in the subject property by virtue of marriage to PAMELA BEATRICE RAMEY JACKSON.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have hereunto signed on this the 27th day of

April, 2010.

Myrle Denise Ramey Watts
MYRLE DENISE RAMEY WATTS
Pamela Beatrice Ramey Jackson
PAMELA BEATRICE RAMEY JACKSON
Douglas Jackson
DOUGLAS JACKSON
Rufus H. Ramey
RUFUS H. RAMEY

GRANTORS

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

Personally appeared before me, Myrle Denise Ramey Watts with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of March, 2010.



Patricia R. Wilshire
Notary Public

My Commission Expires: 02/23/2011.

Volume 1333 Page 2544

Engagement Letter

OFFICE OF HOUSING
+ COMMUNITY DEVELOPMENT

May 12, 2014

Mark Young Real Estate Appraisals
ATTN: Mark Young
298 Clear Sky Court Suite H
Clarksville, TN 37043

Dear Mark:

We are requesting an appraisal for the following property that is listed below.

| <u>Name</u> | <u>Address</u> | <u>Map & Parcel</u> | <u>Date needed</u> |
|-----------------------|--------------------------|-------------------------|--------------------|
| Irene & Marvin Porter | Edmondson Ferry (Lot) | 079L, 007.00 | ASAP |

Should you have questions, contact me at the phone number listed below. Thanks for your assistance.

Sincerely,

Bertha Rufus
Program Support SpecialistOne Public Square | 2nd Floor Suite 201
Clarksville, TN 37040
[931] 648-6133 | Fax [931] 503-3092
www.cityofclarksville.com

ORDINANCE 3-2014-15

AN ORDINANCE AUTHORIZING PURCHASE OF PROPERTY ON RICHARDSON STREET FOR COMMUNITY DEVELOPMENT

WHEREAS, Community Development Block Grants help communities provide decent housing, a suitable living environment, expanded economic opportunities, principally for persons of low and moderate income; and

WHEREAS, Housing and Urban Development awards grants to entitlement community grantees to carry out a wide range of community development activities directed toward revitalizing neighborhoods, economic development and providing improved community facilities and services; and

WHEREAS, the Office of Housing and Community Development proposes to purchase property located at 912 Richardson Street (Map, Group and Parcel 079D, K 003.00) for the purpose of donating it to Habitat for Humanity; and

WHEREAS, providing housing for low-income families is consistent with the goals and objectives of the Community Development Block Grant program.

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

That the Office of Housing & Community Development is hereby authorized to purchase the property known as 912 Richardson Street for the purpose of donating it to Habitat for Humanity.

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

BEING LOT NOS. 4, 5, 6, 7 AND 8 ON THE PLAN OF CLARKSVILLE LAND IMPROVEMENT COMPANY SUBDIVISION, SECTION 13, of record in Plat Book 1, page 49, plat 45, Register's Office for Montgomery County, Tennessee, and being more particularly described as follows:

Beginning at a point located in the easterly right of way margin of Wall Street, said point being south 06 degrees 24' 50" east 172.19 feet from the intersection of Wall Street and Daniel Street; thence north 89 degrees 15' 09" east 86.68 feet to a point; thence south 88 degrees 56' 54" east 99.70 feet to a point; thence south 00 degrees 18' 33" west 254.77 feet to an iron pin; thence north 88 degrees 42' 19" west 173.91 feet to a point located in the easterly right of way margin of Wall Street; thence north 02 degrees 31' 50" west 251.78 feet to the point of beginning according to the survey of David N. Young, Tennessee Land Surveyor No. 1562 of Young & Associates, P.O. Box 1463, 1532 New Ashland City Road, Clarksville, TN 37040, dated May 13, 1998.

This legal description was taken from previous deed of record at ORBV 663, Page 2417, ROMCT.

March 21, 2014

Cathy Perrone
1393 Borrowdale Drive
Clarksville, TN 37040

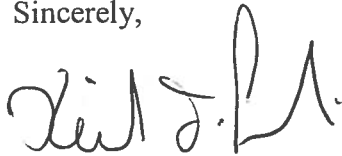
Dear Ms. Perrone:

Habitat for Humanity has brought to our attention that you may be interested in selling your property located at 912 Richardson Street. Our office may be interested in purchasing your property for a Habitat Family.

The decision to sell your property is strictly voluntary. Neither the state nor City will use its eminent domain authority to acquire property if you choose not to participate, or if negotiations fail.

Should you still be interested in selling your property, please contact our office.

Sincerely,



Keith D. Lampkin
Director

imm

March 21, 2014

Cathy Perrone
1393 Borrowdale Drive
Clarksville, TN 37040

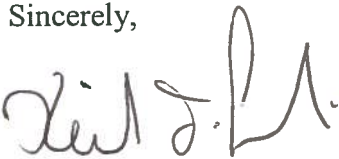
Dear Ms. Perrone:

Habitat for Humanity has brought to our attention that you may be interested in selling your property located at 912 Richardson Street. Our office may be interested in purchasing your property for a Habitat Family.

The decision to sell your property is strictly voluntary. Neither the state nor City will use its eminent domain authority to acquire property if you choose not to participate, or if negotiations fail.

Should you still be interested in selling your property, please contact our office.

Sincerely,



Keith D. Lampkin
Director

imm

4-14-14

Mr. Lampkin,
Yes I am still interested in
selling the property located at
912 Richardson Street.

Thank You,
Cathy Perrone

May 27, 2014

Cathy Perrone
1393 Borrowdale Dr.
Clarksville, TN 37040

SUBJECT: Formal Offer to Purchase
PARCEL NO: Map 079D, Parcel 003.00
STREET ADDRESS: 912 Richardson St.
Clarksville, TN 37040

Dear Ms. Perrone:

This is to inform you that the City of Clarksville would like to purchase the property located at 912 Richardson St., if a satisfactory agreement can be reached. We are prepared to pay \$7,000 for clear title to the property.

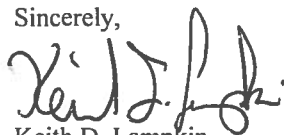
Because Federal funds may be used in the purchase, however, we are required to disclose to you the following information:

1. The sale is voluntary. If you do not wish to sell, the City of Clarksville will not acquire your property and will not use the power of eminent domain to acquire the property.
2. We estimate the fair market value of the property to be \$9,000.

Since the purchase would be a voluntary, arm's length transaction, you would not be eligible for relocation payments or other relocation assistance under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), or any other law or regulation. Also, this offer is made on the condition that no tenant will be permitted to occupy the property before the sale is completed.

Again, please understand that if you do not wish to sell your property, we will take no further action to acquire it. If you have any questions about this matter, please contact my office at (931)648-6133.

Sincerely,


Keith D. Lampkin
Director

KDL:blr

June 11, 2014

Mr. Keith Lampkin,

I have decided to accept the offer from Clarksville's Housing and Community Development for the property located at 912 Richardson Street Clarksville, TN 37040. The only caveat is that there is currently an existing home located on the property. Based on the meeting between Herb Baggett, Syd Hedrick, Dr. Ripple, and members of Lance Baker's office, it has been determined that the desired outcome for the highest and best use of the property located at 912 Richardson Street would be to rezone the property to R-2, and replat the site into approximately 4 sites (to include the site with the existing home). The existing rental house on its own lot will be removed from the main portion of the property. I am not sure what the best manner in which to make this happen would be, but I will accept the offer, subject to having the small house removed from the main portion of the site and it to be retained in ownership by me, Cathy S. Perrone. As part of this agreement, the Office of Housing and Community Development will be responsible for the cost of the replat, as well as any surveying or engineering fees.

Cordially Yours,

Cathy S. Perrone

BASE-114,EPF,37,242,
OPF,15,226,\$,226,215
,212,327,27,+27,327
,228,216,34,210,32,2
15,26,EPF,310,222,+
135,ST2,USL,141,228,
241,228,+.

*** RESIDENTIAL ***

STATE OF TENNESSEE REAL ESTATE APPRAISAL CARD

| | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|-----|---------------|------------------------|------------------------|------------|---------------------|-----------------|------------|----------------------|---|-------------------|-------------------|------|------------------------|-------------|-------------------|-----|------------------|---------------------|----------------|--|----------------------------------|--|--|--|
| RICHARDSON ST 912 | | | | SUBDIV. 1 | | C'VILLE LAND IMP CO | | | | TAX YEAR | | 12 | 079D | K | 079D | 003.00 | 000 | | | | | | | | |
| PROPERTY ADDRESS | | | | SUBDIV. 2 | | BK PG BLOCK13 LOT | | | | 2012 | | DIST | MAP | GROUP | CONTROL MAP | PARCEL | PI | S/I | | | | | | | |
| OWNER'S NAME AND MAILING ADDRESS | | | | | | BK PG BLOCK LOT | | | | COUNTY OF MONTGOMERY | | | | DATE UPDATED | | 02/12/10 | | | | | | | | | |
| PERRONE CATHY S | | | | | | C-50-71 LOTS 4-8 | | | | 135 CLARKSVILLE | | | | DATE PRINTED | | 03/21/14 | | | | | | | | | |
| 912 RICHARDSON ST CLARKSVILLE TN 37040 | | | | ADDITIONAL DESCRIPTION | | | | | | TOTAL LAND UNITS | | 1.00 | | APPRaised VALUE RECAP | | | | | | | | | | | |
| | | | | DIMENSIONS | | 257X186 IRR | | | | DEED ACRES | | 0.00 | | IMPROVEMENTS | | 142,700 | | | | | | | | | |
| | | | | | | | | | | CALC ACRES | | 0.0 | | LAND | | 9,400 | | | | | | | | | |
| | | | | | | | | | | | | | | TOTAL APPRAISAL | | 152,100 | | | | | | | | | |
| FOUNDATION | | | | CONTINUOUS FOOTING | | | | HF | | 1.00 | | | | ASSESSMENT | | 38,025 | | | | | | | | | |
| FLOOR SYSTEM | | | | WOOD W/ SUB FLOOR | | | | PWF | | 1.00 | | | | PROPERTY TYPE 00 | | 25% | | | | | | | | | |
| EXTERIOR WALL | | | | COMMON BRICK | | | | | | | | | | | | | | | | | | | | | |
| STRUCTURAL FRAME | | | | NONE | | | | | | | | | | | | | | | | | | | | | |
| ROOF FRAMING | | | | GABLE/HIP | | | | | | | | | | | | | | | | | | | | | |
| ROOF COVER-DECK | | | | COMPOSITION SHINGLE | | | | | | | | | | | | | | | | | | | | | |
| CABINET-MILLWORK | | | | AVERAGE | | | | | | | | | | | | | | | | | | | | | |
| FLOOR FINISH | | | | CARPET COMBINATION | | | | RMS | | 0 | | | | | | | | | | | | | | | |
| INTERIOR FINISH | | | | PANEL-PLAST-DRYWALL | | | | PF | | 1.00 | | | | | | | | | | | | | | | |
| PAINT-DECOR | | | | AVERAGE | | | | | | | | | | | | | | | | | | | | | |
| HEATING/AIR COND | | | | HEAT & COOLING PKG | | | | WTD/AREA | | | | | | | | | | | | | | | | | |
| PLUMBING | | | | NUMBER OF FIXTURES 3 | | | | | | 1,106 | | | | | | | | | | | | | | | |
| BATH TILE | | | | NONE | | | | | | | | | | | | | | | | | | | | | |
| ELECTRICAL | | | | AVERAGE | | | | | | | | | | | | | | | | | | | | | |
| QUALITY | | | | | | | | BRF | | 1.00000 | | | | | | | | | | | | | | | |
| 119 | 102 | 102 | 124 | 65.50 | | 81.22 | | 01 | 1948 | 1948 | | | | | | | | | | | | | | | |
| TOTAL UNITS | | SHAPE FACTORS | SIZE | ADJ'D UNITS | BASE RATE | | ADJ'D BASE RATE | | IMPR. TYPE | ACTUAL YEAR BUILT | EFFECTIVE | | | | | | | | | | | | | | |
| AREA DESCR | | % OF RATE | ADJ'D SQUARE FOOT RATE | | AREA RATE | | SQUARE FEET | | REPLACEMENT COST NEW | | | | | | | | | | | | | | | | |
| BASE | | 100 | 81.22 | | 81.22 | | 869 | | 70,580 | | | | | | | | | | | | | | | | |
| EPF | | 80 | 81.22 | | 64.98 | | 84 | | 5,458 | | | | | | | | | | | | | | | | |
| OPF | | 30 | 81.22 | | 24.37 | | 84 | | 2,047 | | | | | | | | | | | | | | | | |
| ATF | | 20 | 81.22 | | 16.24 | | 725 | | 11,774 | | | | | | | | | | | | | | | | |
| TOTAL AREAS -> | | | | AUX = 893 | | | | BASE = 869 | | | | | | | | | | | | | | | | | |
| AGE | | NORM PHYS | OTHER PHYS | FUNC | ECON | % COND | REPL COST NEW | | DEPR REPL COST | | | | | | | | | | | | | | | | |
| 61 | | 60 | 0 | 0 | 0 | 40 | 89,859 | | 35,944 | | | | | | | | | | | | | | | | |
| EX. FEAT/SPEC. BLDG. DESCRIPTION | | QUAL | SIZE | | UNIT PRICE | | UNITS | | EFF YR BUILT | ANNUAL DEPR RATE | PERCENT CONDITION | DEPRECIATED VALUE | | | | | | | | | | | | | |
| 1. UTL BLD | | S | 8X24 | | 400.00 | | 1 | | | 0.00 | | 400 | | | | | | | | | | | | | |
| 2. SLAB | | A | 29X50 | | 2.70 | | 1,450 | | 1957 | 1.25 | 35.00 | 1,370 | | | | | | | | | | | | | |
| 3. | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4. | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5. | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6. | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7. | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8. | | | | | | | | | | | | | | | | | | | | | | | | | |
| EX. FEAT/SPEC. BLDG. APPR. DATE | | | | 02/12/10 | | APPR. BY | | 50 | | TOTAL CALCULATED EX. FEAT/SPEC. BLDG. VALUE | | | | 1,770 | | | | | | | | | | | |
| LAND DESCRIPTION | | DESC CODE | SIZE-DIMENSION | | SOIL CLASS | UM | FLD | LOC | SIZE | DEPTH FACTOR | COND FACTOR | UNIT LAND PRICE | | ADJ'D. UNIT LAND PRICE | LAND UNITS | MARKET LAND VALUE | | USE COND. FACTOR | LAND USE UNIT PRICE | USE LAND VALUE | | | | | |
| 1. | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2. | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3. | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4. | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5. | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6. | | | | | | | | | | | | | | | | | | | | | | | | | |
| LAND USE CODES | | | | 1. | | 2. | | 3. | | 4. | | LAND TOTAL | | | | THIS CARD | | | | THIS CARD | | | | | |
| DATE | | PRICE | | MARKET DATA | | BOOK | | PAGE | | V/I | | INS | | Q | | DEED TRANSFER | | BOOK | | PAGE | | NOTES | | | |
| 1. | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2. | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3. | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4. | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | 917 WALL ST P/U PKG UNIT T-10 | | | |

APPRAISAL OF REAL PROPERTY

LOCATED AT

912 Richardson St
Clarksville, TN 37040
Map 79-D/K/003.00

FOR

City of Clarksville

OPINION OF VALUE

9,000

AS OF

May 5th 2014

BY

Joseph Mark Young

298 Clear Sky Court, Suite H
Clarksville, Tn 37043
(931) 552-2877
myoung3959@aol.com

LAND APPRAISAL REPORT

File No. 14221

| | | | | | |
|--|---|---|---|--|--|
| SUBJECT | Borrower <u>City of Clarksville</u> | | Census Tract <u>1004.00</u> | Map Reference <u>079-D</u> | |
| | Property Address <u>912 Richardson St</u> | | | | |
| | City <u>Clarksville</u> | County <u>Montgomery</u> | State <u>TN</u> | Zip Code <u>37040</u> | |
| | Legal Description <u>Map 79-D/K/003.00</u> | | | | |
| NEIGHBORHOOD | Sale Price \$ <u>Per Lot</u> | | Date of Sale <u>n/a</u> | Loan Term <u>n/a</u> yrs. | Property Rights Appraised <input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> De Minimis PUD |
| | Actual Real Estate Taxes \$ <u>1,665.50</u> | | (yr) | Loan charges to be paid by seller \$ <u>n/a</u> | Other sales concessions <u>n/a</u> |
| | Lender/Client <u>City of Clarksville</u> | | Address _____ | | |
| | Occupant <u>Vacant</u> | Appraiser <u>Joseph Mark Young</u> | Instructions to Appraiser <u>Market value of the subject on an "as is" basis</u> | | |
| | Location <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural | Good Avg. Fair Poor | | | |
| | Built Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25% | Employment Stability <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | | | |
| | Growth Rate <input type="checkbox"/> Fully Dev. <input type="checkbox"/> Rapid <input type="checkbox"/> Steady <input checked="" type="checkbox"/> Slow | Convenience to Employment <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | | | |
| | Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining | Convenience to Shopping <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | | | |
| | Demand/Supply <input type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Oversupply | Convenience to Schools <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | | | |
| | Marketing Time <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 4-6 Mos. <input type="checkbox"/> Over 6 Mos. | Adequacy of Public Transportation <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | | | |
| SITE | Present <u>90</u> % One-Unit <u>2</u> % 2-4 Unit <u>1</u> % Apts. <u>0</u> % Condo <u>2</u> % Commercial | Recreational Facilities <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | | | |
| | Land Use <u> </u> % Industrial <u>5</u> % Vacant <u> </u> % | Adequacy of Utilities <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | | | |
| | Change in Present Land Use <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely (*) <input type="checkbox"/> Taking Place (*) | Property Compatibility <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | | | |
| | Predominant Occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <u>5</u> % Vacant | Protection from Detrimental Conditions <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | | | |
| | One-Unit Price Range \$ <u>50,000</u> to \$ <u>200,000</u> | Police and Fire Protection <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | | | |
| | Predominant Value \$ <u>128,500</u> | General Appearance of Properties <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | | | |
| | One-Unit Age Range <u>0</u> yrs. to <u>100</u> yrs. | Appeal to Market <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | | | |
| | Predominant Age <u>60</u> yrs. | | | | |
| | Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) <u>See attached addenda.</u> | | | | |
| | | | | | |
| MARKET DATA ANALYSIS | Dimensions <u>see attached tax plats and deeds</u> | | = | <u>1.11</u> acres | <input type="checkbox"/> Corner Lot |
| | Zoning Classification <u>Residential R-3</u> | | Present Improvements <input checked="" type="checkbox"/> Do <input type="checkbox"/> Do Not Conform to Zoning Regulations | | |
| | Highest and Best Use <input type="checkbox"/> Present Use <input checked="" type="checkbox"/> Other (specify) <u>Raze older burn out for future development of single family or small multi-family unit</u> | | | | |
| | Elec. <input checked="" type="checkbox"/> | OFF SITE IMPROVEMENTS | | Topo <u>Level to moderate slope</u> | |
| | Gas <input checked="" type="checkbox"/> | Street Access <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private | | Size <u>1.11 acres</u> | |
| | Water <input checked="" type="checkbox"/> | Surface <u>Asphalt</u> | | Shape <u>Rectangular somewhat</u> | |
| | San. Sewer <input checked="" type="checkbox"/> | Maintenance <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private | | View <u>Residential</u> | |
| | <input type="checkbox"/> Underground Elect. & Tel. | <input type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> Curb/Gutter | | Drainage <u>Average</u> | |
| | <input type="checkbox"/> Sidewalk <input type="checkbox"/> Street Lights | Is the property located in a FEMA Special Flood Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | |
| | Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions) <u>None known or noted at this time</u> | | | | |
| RECONCILIATION | 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 | <u>912 Richardson St Clarksville, TN 37040</u> | <u>Beech Street Clarksville Tn 37042</u> | <u>Ford Street Clarksville Tn 37042</u> | <u>Elder Street Clarksville Tn 37042</u> |
| | Proximity to Subject | | <u>3.12 miles NW</u> | <u>1.53 miles N</u> | <u>0.72 miles NW</u> |
| | Sales Price | \$ <u>Per Lot</u> | \$ <u>20,000</u> | \$ <u>20,000</u> | \$ <u>15,000</u> |
| | Price Total | \$ | \$ <u>20,000</u> | \$ <u>20,000</u> | \$ <u>15,000</u> |
| | Data Source(s) | <u>Site Inspect/Pub Rec</u> | <u>Pub Records/Personal Inspection</u> | <u>Pub Records/Personal Inspection</u> | <u>Pub Records/Personal Inspection</u> |
| | ITEM | DESCRIPTION | DESCRIPTION +(-) \$ Adjust. | DESCRIPTION +(-) \$ Adjust. | DESCRIPTION +(-) \$ Adjust. |
| | Date of Sale/Time Adj. | <u>n/a</u> | <u>06/01/2013</u> | <u>04/18/2014</u> | <u>07/18/2013</u> |
| | Location | <u>Suburban</u> | <u>Suburban</u> | <u>Suburban</u> | <u>Suburban</u> |
| Site/View | <u>1.11 acres</u> | <u>1.53 acres</u> | <u>0.27 acres</u> | <u>0.44 acres</u> | |
| | <u>Large lot zoned</u> | <u>Large lot zoned</u> | <u>smaller lot zoned</u> | <u>two adjoin lots zoned</u> | |
| | <u>R-3 good frontage</u> | <u>R-3 good frontage</u> | <u>R-3 good frontage</u> | <u>R-3 good frontage</u> | |
| | <u>gently rolling topo</u> | <u>gently rolling topo</u> | <u>gently rolling topo</u> | <u>gently rolling topo</u> | |
| | <u>average location</u> | <u>average location</u> | <u>average location</u> | <u>average location</u> | |
| Sales or Financing | <u>Map/parcel</u> | <u>55-H/C/027.02</u> | <u>66-C/G/049.00</u> | <u>66-K/J/018 & 019</u> | |
| Concessions | <u>Verification-Vol/page</u> | <u>1545/514</u> | <u>1561/2140</u> | <u>1521/2920</u> | |
| Net Adj. (Total) | | <input type="checkbox"/> + <input type="checkbox"/> - \$ | <input type="checkbox"/> + <input type="checkbox"/> - \$ | <input type="checkbox"/> + <input type="checkbox"/> - \$ | |
| Indicated Value of Subject | | \$ <u>20,000</u> | \$ <u>20,000</u> | \$ <u>15,000</u> | |
| Comments on Market Data <u>See attached addenda.</u> | | | | | |
| RECONCILIATION | Comments and Conditions of Appraisal <u>Based on the limiting conditions and an accurate survey. Syd Hedrick assisted in obtaining a cost to remove the home which burned. The estimated cost to remove the home ranged from \$10,000 to \$12,000. We have relied on this cost estimate to determine our final conclusion of market value.</u> | | | | |
| | Final Reconciliation <u>Based on the above findings and relying on Mr. Hedrick's cost estimate we feel the subject has a current market value "as vacant" at \$20,000. The cost to remove the older home must be taken into consideration as a prudent purchaser of this site would make his buying decision with this in mind. Based on that thought we used an estimated cost to remove at \$11,000. Therefore the total market value "as vacant" is \$9,000.</u> | | | | |
| | (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF <u>May 5th 2014</u> TO BE \$ <u>9,000</u> | | | | |
| | Appraiser <u>Joseph Mark Young</u> | Supervisory Appraiser (if applicable) _____ | | | |
| | Date of Signature and Report <u>May 15, 2014</u> | Date of Signature _____ | | | |
| | Title _____ | Title _____ | | | |
| | State Certification # <u>CG-1117</u> ST <u>TN</u> | State Certification # _____ ST _____ | | | |
| | Or State License # _____ ST _____ | Or State License # _____ ST _____ | | | |
| | Expiration Date of State Certification or License <u>03/31/2016</u> | Expiration Date of State Certification or License _____ | | | |
| | Date of Inspection (if applicable) <u>May 5th 2014</u> | <input type="checkbox"/> Did <input type="checkbox"/> Did Not Inspect Property Date of Inspection _____ | | | |

Supplemental Addendum

File No. 14221

| | | | | |
|------------------|---------------------|--------|------------|-------------------------|
| Client | City of Clarksville | | | |
| Property Address | 912 Richardson St | | | |
| City | Clarksville | County | Montgomery | State TN Zip Code 37040 |
| Client | City of Clarksville | | | |

• Land : Neighborhood Comments

The subject is located within the Greenwood sub-market within the southern portion of the City. This is an old established neighborhood which has seen limited growth over the past 40 years which is due to the lack of available sites for new construction. There has been some development within the past five years along Crossland Avenue and Edmondson Ferry Road but otherwise development has been slow. Overall there are no known detrimental factors which would have an adverse affect over the overall sub-market at this time.

• Land : Market Data Comments

There are a limited number of vacant lots near and around the downtown central business district. The majority that do exceed is aware the home was razed/destroyed and the lot was not rebuilt on. The subject has 1.11 acres and is an assemblage of a number of small platted lots. The lots could be divided and sold individually but the time to sale may exceed a number of years as demand is not strong for vacant lots within the immediate outlying downtown market. It appears that the lots are sold based on a unit and not size. All of the sales have an R-3 zoning designation which allows multiple units to be constructed upon these sites. High density zonings tend to demand higher values due to the increased density of building units which can be obtained. Sale #1 is the largest of the three sales but the location is somewhat inferior. Sales #2 and #3 are located in what I considered the same market as compared to the subject. The scope of the work is to appraise the property "as vacant" as one lot. All comparable considered.

Subject Photo Page

| | | | | | |
|------------------|---------------------|--------|------------|-------|-------------------|
| Client | City of Clarksville | | | | |
| Property Address | 912 Richardson St | | | | |
| City | Clarksville | County | Montgomery | State | TN Zip Code 37040 |
| Client | City of Clarksville | | | | |



Subject Front

912 Richardson St
Sales Price Per Lot
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Suburban
View 1.11 acres
Site
Quality
Age



Subject Rear



Subject Street

Subject Photo Page

| | | | | | |
|------------------|---------------------|--------|------------|-------|---------------------------|
| Client | City of Clarksville | | | | |
| Property Address | 912 Richardson St | | | | |
| City | Clarksville | County | Montgomery | State | TN Zip Code 37040 |
| Client | City of Clarksville | | | | |



Subject Front

912 Richardson St
Sales Price Per Lot
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Suburban
View 1.11 acres
Site
Quality
Age



Subject Rear



Subject Street

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 he considers his own best interest; (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, October 27, 1994.)

*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 judgement.

STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

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

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

CERTIFICATION: The appraiser certifies and agrees that:

- 1. The statements of fact contained in this report are true and correct.
- 2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
- 3. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest 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: 912 Richardson St, Clarksville, TN 37040

APPRAISER:

Signature: [Signature]
Name: Joseph Mark Young
Title: _____
State Certification #: CG-1117
or State License #: _____
State: TN Expiration Date of Certification or License: 03/31/2016
Date Signed: May 15, 2014

SUPERVISORY or CO-APPRAISER (if applicable):

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

Comparable Photo Page

| | | | | | | |
|------------------|---------------------|--------|------------|-------|----|----------------|
| Client | City of Clarksville | | | | | |
| Property Address | 912 Richardson St | | | | | |
| City | Clarksville | County | Montgomery | State | TN | Zip Code 37040 |
| Client | City of Clarksville | | | | | |



Comparable 1

Beech Street
Prox. to Subject 3.12 miles NW
Sales Price 20,000
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Suburban
View 1.53 acres
Site
Quality
Age



Comparable 2

Ford Street
Prox. to Subject 1.53 miles N
Sales Price 20,000
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Suburban
View 0.27 acres
Site
Quality
Age



Comparable 3

Elder Street
Prox. to Subject 0.72 miles NW
Sales Price 15,000
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Suburban
View 0.44 acres
Site
Quality
Age

MULTI-PURPOSE SUPPLEMENTAL ADDENDUM

14221

| | | | | | | | |
|------------------|---------------------|--------|------------|-------|----|----------|-------|
| Client | City of Clarksville | | | | | | |
| Property Address | 912 Richardson St | | | | | | |
| City | Clarksville | County | Montgomery | State | TN | Zip Code | 37040 |
| 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: Establish market value

☒ Intended user(s) of the appraisal report (by name or type): 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 | 47125C0239D | 03/18/2008 | Montgomery County, Tennessee |

☐ 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 |
| | | | | City of Clarksville |

☐ 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:

☒ MARKET OVERVIEW

Include an explanation of current market conditions and trends.

☒ 3-12 Months

is considered a reasonable exposure time for the subject property at a value range of \$ 8,000 to \$ 10,000

Analysis/Comments: Based on the sales and market research when completing the scope of the work, the appraiser feels as though a reasonable marketing time would be 3-12 months

☒ 3-12 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, the appraiser feels as though a reasonable marketing time would be 3-12 Months

☒ Marketing Factors:

Close proximity to downtown Clarksville, Austin Peay State University, and shopping

☒ SUBJECT PROPERTY OFFERING INFORMATION

According to Owner 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, the subject property:

☒ Has not transferred

☐ in the past one year. ☒ in the past three years. ☐ in the past five years.

☐ Has transferred

☐ 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 Records/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: All prior sales of comparable properties are listed in the grid analysis previously completed in the appraisal. There are no other sales of these three comparable within one year of what is stated.

☒ **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, physically possible which produces the maximally productive use of the property.

☒ As Vacant: Single Family Residential construction or small multi-family residential development due to R-3 zoning

☒ As Improved: Single family residential home construction or multi-family residential development. Due to the size of the subject combined with zoning these two uses would be the highest and best use "as improved"

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

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

Effective Date of the Appraisal: May 5th 2014

Comments on the Effective Date _____

☐ **ADDITIONAL COMMENTS**☒ **APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION**

Appraiser's Signature  Inspection Date May 5th 2014 Signed Date May 15, 2014

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

State TN ☐ License or ☒ Certification # CG-1117 Exp. 03/31/2016 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 _____

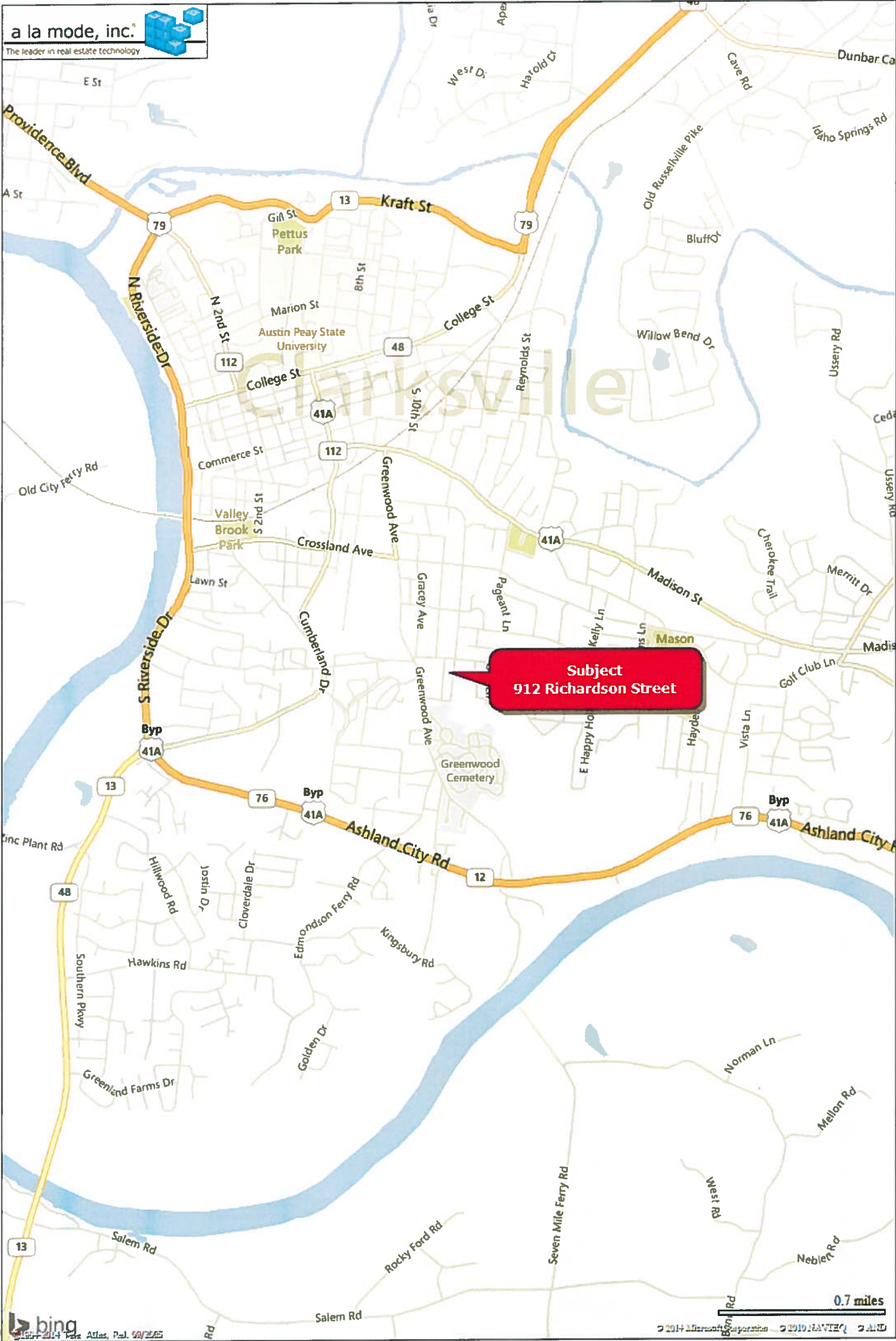
Co-Signing Appraiser's Name _____ Phone # _____

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

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

Location Map

| | | | | |
|------------------|---------------------|--------|------------|-------------------------|
| Client | City of Clarksville | | | |
| Property Address | 912 Richardson St | | | |
| City | Clarksville | County | Montgomery | State TN Zip Code 37040 |
| Client | City of Clarksville | | | |



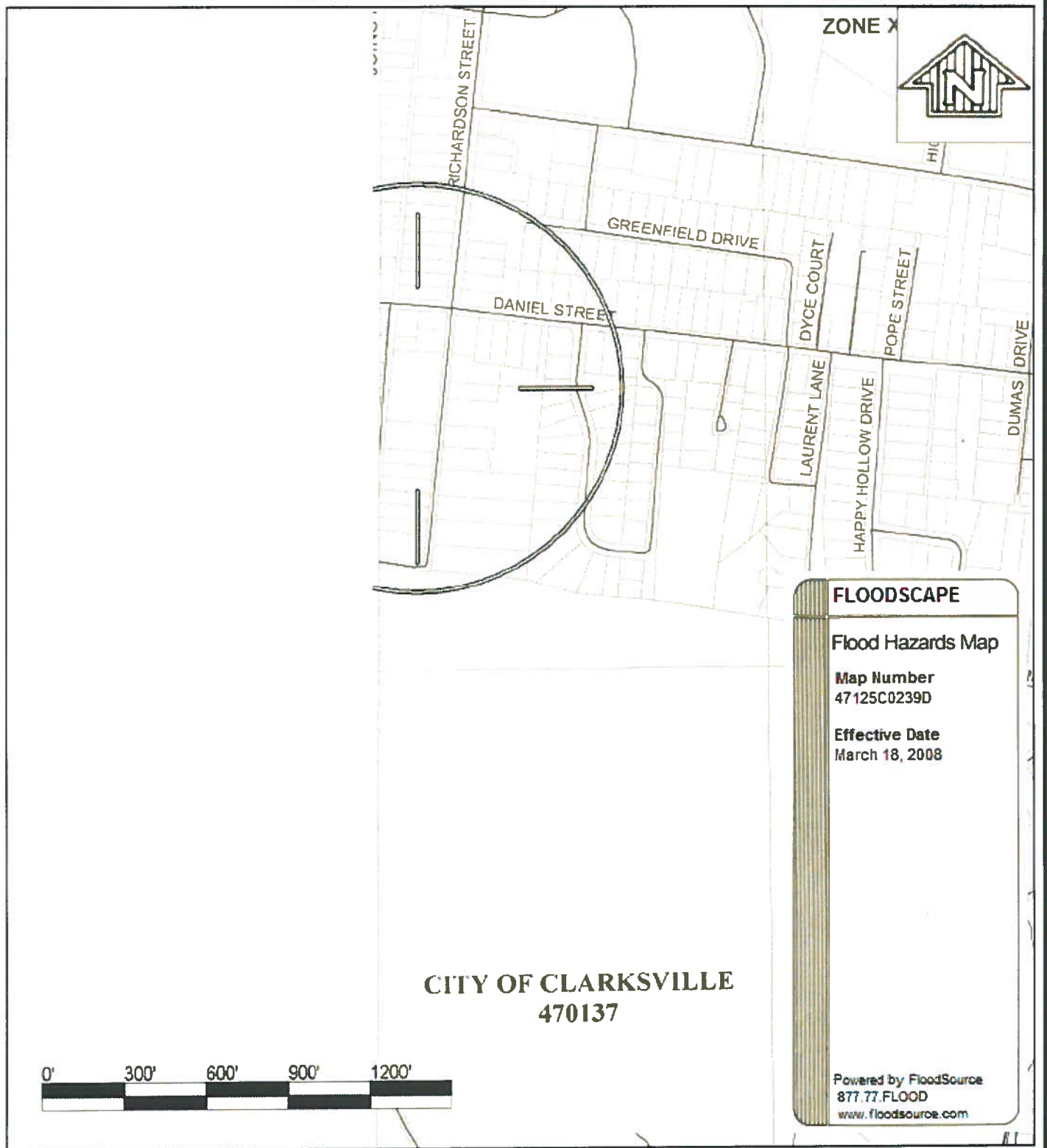
Flood Map

| | | | | |
|------------------|---------------------|--------|------------|-------------------------|
| Client | City of Clarksville | | | |
| Property Address | 912 Richardson St | | | |
| City | Clarksville | County | Montgomery | State TN Zip Code 37040 |
| Client | City of Clarksville | | | |

InterFlood  by a la mode
www.interflood.com • 1-800-252-6633

Prepared for:
 Mark Young, Real Estate Appraisals

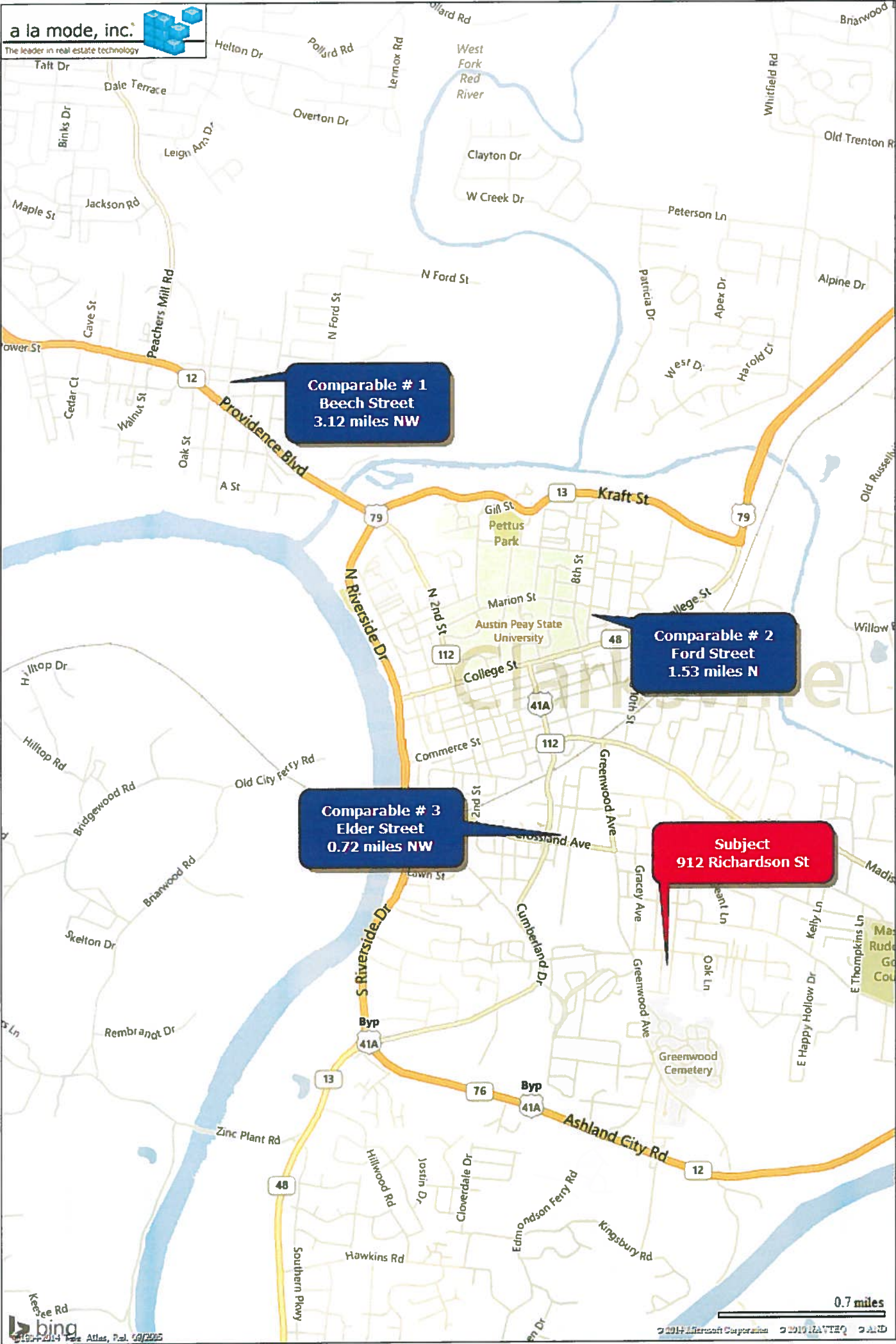
912 Richardson Street
 Clarksville, Tn 37040



© 1999-2014 SourceProse and/or FloodSource Corporations. All rights reserved. Patents 6,631,326 and 6,678,615. Other patents pending. For info: info@floodsource.com.

Comparable Sales Map

| | | | | |
|------------------|---------------------|--------|------------|-------------------------|
| Client | City of Clarksville | | | |
| Property Address | 912 Richardson St | | | |
| City | Clarksville | County | Montgomery | State TN Zip Code 37040 |
| Client | City of Clarksville | | | |



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Report on Parcel 079D K 003.00

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Courthouse Retrieval System - Montgomery County, TN

Report on Parcel :079D K 003.00

Generated :5/14/2014

General Information

PERRONE CATHY S
912 RICHARDSON ST
CLARKSVILLE, TN
37040

| | | | | | |
|-------------------|---|---------|--------|-----------|-------|
| Parcel ID: | 079D K 003.00 | Special | 000 | Land C | 079D |
| Alt-Parcel ID: | | Int: | | Map: | |
| Subdivision | CVILLE LAND IMP CO | Map | 079D K | Acct No: | 49922 |
| Property Address: | 912 RICHARDSON ST CLARKSVILLE, TN 37040-4160 | Sort:: | 003.00 | Page: | |
| Telephone: | ()- | Plat | | Lot: | |
| | | Book: | | District: | 12 |
| | | Subdv | 13 | SSD2: | |
| | | Block: | | | |
| | | Parcel: | | | |
| | | SSD1: | | | |
| | | Ward: | 12 | | |

| | | | | | |
|---------------------|---------------|------------------|--------------------------------|-------------------|--|
| Land Market Value: | 9400 | Dimensions: | | Description: | SUBDIVISION: C'VILLE LAND IMP CO BLOCK: 13 |
| Improvement Value: | 142700 | Acreage: | 1.11 | Property Type: | RESIDENTIAL |
| Total Market Value: | 152100 | Square Feet: | 5178 | Land Use: | 16 RESIDENTIAL |
| Assessed Value: | 38025 | Geo Code: | 36.51272696 : - 87.34330611 | Improvement Type: | 50 -SINGLE FAMILY CAPE COD |
| City Tax: | 471.51 | Census Tract: | | Zoning Code: | R-3 R-3: THREE FAMILY DISTRICT |
| County Tax: | 1193.99 | Census Block: | | Owner Type: | |
| Total Tax: | 1665.5 | Gas Source: | PUBLIC | Road Type: | CURB/GUT PAV |
| Last Sale Date: | 1998-06-05 | Electric Source: | PUBLIC | Topography: | ROLLING |
| Last Sale Amount: | 130000 | Water Source: | PUBLIC | District Trend: | |
| Book/Page: | V663/ 2417 | Sewer Source: | PUBLIC | | |
| Document No: | | | | | |
| Exemption Amount: | | | | | |
| Exemption Reason: | | | | | |

| Land Data For Parcel | | | |
|----------------------|-----------|-------------|----------|
| Land Type | Land Size | Land Amount | Land Use |
| RESIDENTIAL | 1.00 | 0 | 16 |
| NO LAND | 0 | 0 | 16 |

Tax Card - Page 2

Report on Parcel 079D K 003.00

Page 2 of 5

Building Information

Building Number:1

| | | | |
|-----------------------|---------------------------|-----------------|------|
| Improvement Type: | 50-SINGLE FAMILY CAPE COD | | |
| Condition: | | | |
| Occupancy: | | | |
| Last Appraisal Date: | | | |
| Year Built: | 1938 | Effective Year: | 1957 |
| Building Data Source: | | | |
| Structural Framing: | NONE | | |
| Foundation: | CONTINUOUS FOOTING | | |
| Floor System: | WOOD W/ SUB FLOOR | | |
| Exterior Wall: | BRICK | | |
| Common Wall: | NONE | | |
| Roof Framing: | GABLE AND HIP | | |
| Roof Cover Deck: | COMPOSITION SHINGLE | | |
| Cabinet Mill Work: | AVERAGE | | |
| Floor Finish: | CARPET COMBINATION | | |
| Interior Finish: | PANEL'G PLAST-D WALL | | |
| Heat & Air: | HEAT & COOLING SPLIT | | |
| Air Conditioning: | | | |
| Bathroom Tile: | ONE HALF WALL | | |
| Building Quality: | AVERAGE | | |
| Building Shape: | STAIR-STEP DESIGN | | |

| | |
|--------------------|-----|
| Bedrooms: | |
| Full Bathrooms: | |
| Half Bathrooms: | |
| Total Rooms: | |
| Stories: | 2.0 |
| Dwelling Units: | 2 |
| Partitions: | 000 |
| Plumbing Fixtures: | 3 |
| Fireplace? | Y |

| Dimensions | |
|-------------------------|------|
| Total Area | 2589 |
| Base Area | 2524 |
| MAIN FLOOR | 1376 |
| LIVING AREA | |
| ENCLOSED PORCH FINISHED | 988 |
| OPEN PORCH FINISHED | 130 |
| ENCLOSED PORCH FINISHED | 988 |
| UPPER STORY LOW | 1148 |

Building Number:2

| | | | |
|-----------------------|------------------------|-----------------|------|
| Improvement Type: | 51-SINGLE FAMILY RANCH | | |
| Condition: | | | |
| Occupancy: | | | |
| Last Appraisal Date: | | | |
| Year Built: | 1948 | Effective Year: | 1948 |
| Building Data Source: | | | |
| Structural Framing: | NONE | | |
| Foundation: | CONTINUOUS FOOTING | | |
| Floor System: | WOOD W/ SUB FLOOR | | |
| Exterior Wall: | BRICK | | |
| Common Wall: | NONE | | |
| Roof Framing: | GABLE AND HIP | | |
| Roof Cover Deck: | COMPOSITION SHINGLE | | |
| Cabinet Mill Work: | AVERAGE | | |
| Floor Finish: | CARPET COMBINATION | | |

| | |
|--------------------|-----|
| Bedrooms: | |
| Full Bathrooms: | |
| Half Bathrooms: | |
| Total Rooms: | |
| Stories: | 2.0 |
| Dwelling Units: | 2 |
| Partitions: | 000 |
| Plumbing Fixtures: | 3 |
| Fireplace? | |

| Dimensions | |
|------------|------|
| Total Area | 2589 |
| Base Area | 869 |
| MAIN FLOOR | 869 |

<http://www.crsdata.net/classic/labels/my401001.htm>

5/14/2014

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Report on Parcel 079D K 003.00

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| | | | |
|-------------------|----------------------|----------------|-----|
| Interior Finish: | PANEL'G PLAST-D WALL | LIVING AREA | |
| Heat & Air: | HEAT & COOLING PKG. | ENCLOSED | 84 |
| Air Conditioning: | | PORCH FINISHED | |
| Bathroom Tile: | ONE HALF WALL | OPEN PORCH | 84 |
| Building Quality: | AVERAGE | FINISHED | |
| Building Shape: | STAIR-STEP DESIGN | ATTIC FINISHED | 725 |

Extra Features

| Description | Size | Year Built | Condition |
|---------------------|--------|------------|-----------|
| STOOP | 142 | 1957 | AVERAGE |
| DETACHED GARAGE UNF | 14X20 | 1938 | AVERAGE |
| ATTACHED SHED | 120 | 1957 | AVERAGE |
| DRIVEWAY | 10X42 | 1957 | AVERAGE |
| PATIO | 12X15 | 1957 | AVERAGE |
| DRIVEWAY | 11X123 | 1957 | AVERAGE |
| DRIVEWAY | 12X104 | 1957 | AVERAGE |
| UTILITY BUILDING | 8X24 | | AVERAGE |
| SLAB | 29X50 | 1957 | AVERAGE |

Sales & Deed History

Sales Data

| | | | | | |
|--------------|-----------------|---------|--------|-------------|--------------------|
| Date: | 1998-06-05 | Amount: | 130000 | Instrument: | QUALIFIED/ACCEPTED |
| Owner: | PERRONE CATHY S | | | Quality: | |
| Book: | V663 | Page: | 2417 | | |
| Document No: | | | | | |
| | | | | | |
| Date: | 1939-05-31 | Amount: | | Instrument: | -na- |
| Owner: | | | | Quality: | |
| Book: | 85 | Page: | 204 | | |
| Document No: | | | | | |

Deed Data

No Deed Data Available for Parcel...

Trust Deed Information

| | | | |
|-------------------|--|------------------------------|-----------|
| Lender Name: | BANK OF AMERICA | Loan Amount: | 106200 |
| Property Address: | 912 RICHARDSON ST / CLARKSVILLE 37040-4160 | Date: | 4/25/2003 |
| Borrower: | PERRONE CATHY S | Fixed/Initial Interest Rate: | -na- |

<http://www.crsdata.net/classic/labels/my401001.htm>

5/14/2014

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Report on Parcel 079D K 003.00

Page 4 of 5

| | | | |
|------------------|---|----------------|----------|
| Mailing Address: | 912 RICHARDSON ST / CLARKSVILLE , TN 37040-4160 | Trust Book: | 900 |
| Seller: | | Trust Page: | 798 |
| Sale Amount: | 130000 | Trust Doc No: | |
| Warranty Book: | V663 | Date Recorded: | 6/3/2003 |
| Page: | 2417 | Rate Type: | |
| Warranty Doc No: | | Maturity Year: | 2023 |
| | | Term: | 20 years |
| | | Loan Type: | |

| | | | |
|-------------------|---|------------------------------|-----------|
| Lender Name: | BANK OF AMERICA | Loan Amount: | 15000 |
| Property Address: | 912 RICHARDSON ST / CLARKSVILLE 37040-4160 | Date: | 5/30/2001 |
| Borrower: | PERRONE CATHY S | Fixed/Initial Interest Rate: | na- |
| Mailing Address: | 912 RICHARDSON ST / CLARKSVILLE , TN 37040-4160 | Trust Book: | 789 |
| Seller: | | Trust Page: | 1803 |
| Sale Amount: | 130000 | Trust Doc No: | |
| Warranty Book: | | Date Recorded: | 6/11/2001 |
| Page: | | Rate Type: | |
| Warranty Doc No: | | Maturity Year: | 2026 |
| | | Term: | 25 years |
| | | Loan Type: | |

| | | | |
|-------------------|---|------------------------------|-----------|
| Lender Name: | BANK OF AMERICA | Loan Amount: | 106527 |
| Property Address: | 912 RICHARDSON ST / CLARKSVILLE 37040-4160 | Date: | 5/30/2001 |
| Borrower: | PERRONE CATHY S | Fixed/Initial Interest Rate: | na- |
| Mailing Address: | 912 RICHARDSON ST / CLARKSVILLE , TN 37040-4160 | Trust Book: | 789 |
| Seller: | | Trust Page: | 1791 |
| Sale Amount: | 130000 | Trust Doc No: | |
| Warranty Book: | | Date Recorded: | 6/11/2001 |
| Page: | | Rate Type: | FIXED |
| Warranty Doc No: | | Maturity Year: | 2026 |
| | | Term: | 25 years |

<http://www.crsdata.net/classic/labels/my401001.htm>

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Report on Parcel 079D K 003.00

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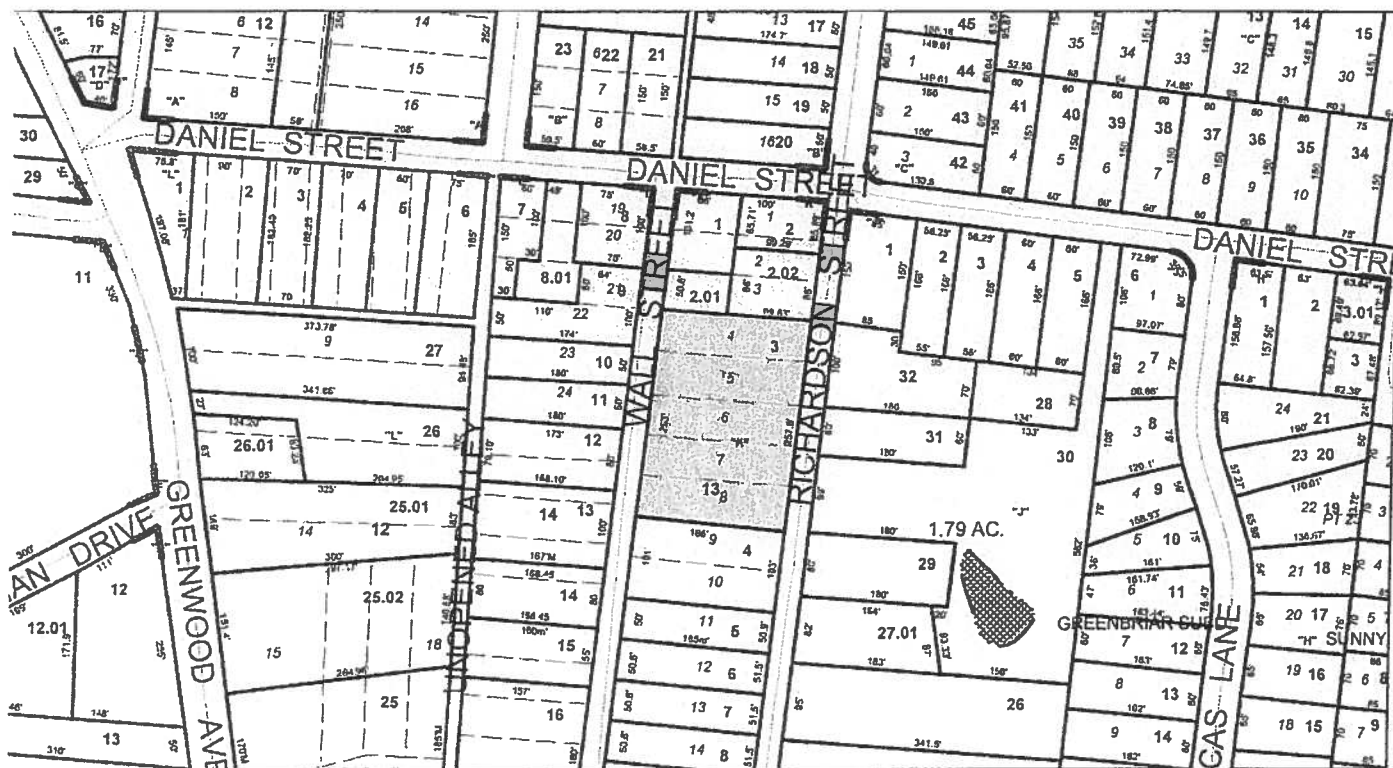
| | | | |
|--|--|------------|--|
| | | Loan Type: | |
|--|--|------------|--|

Information Deemed Reliable, but Not Guaranteed
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<http://www.crsdata.net/classic/labels/my401001.htm>

5/14/2014

Tax Map



Deed - Page 1

8663
2417

ALBERT M. CHRISTIANSON

TO: DEED

CATHY S. PERRONE

This Instrument Prepared By:
HURT, PATTON & PEAY, P.L.C.
Austin Peay, VII
 308 South Second Street
 Clarksville, Tennessee 37040
 (931) 647-5242

THIS DEED OF REALTY executed as of the date set out below by the Grantor,
 Albert M. Christianson, to the Grantee, Cathy S. Perrone,

WITNESSETH:

THE GRANTOR has this day bargained and sold and does hereby transfer and
 convey unto the Grantee, and to her heirs and assigns forever, the following described real estate
 located in the 12th Civil District, Montgomery County, Tennessee,

Being Lot Nos. 4, 5, 6, 7 and 8 on the plan of Clarksville Land Improvement
 Company Subdivision, Section 13, of record in Plat Book 1, page 49, plat 45,
 Register's Office for Montgomery County, Tennessee, and being more particularly
 described as follows:

Beginning at a point located in the easterly right of way margin of Wall Street, said
 point being south 06° 24' 50" east 172.19 feet from the intersection of Wall Street
 and Daniel Street; thence north 89° 15' 09" east 86.68 feet to a point; thence south
 88° 56' 54" east 99.70 feet to a point; thence south 00° 18' 33" west 254.77 feet to
 an iron pin; thence north 88° 42' 19" west 173.91 feet to a point located in the
 easterly right of way margin of Wall Street; thence north 02° 31' 50" west 251.78
 feet to the point of beginning according to the survey of David N. Young,
 Tennessee Land Surveyor No. 1562 of Young & Associates, P. O. Box 1463, 1532
 New Ashland City Road, Clarksville, TN 37040, dated May 13, 1998.

This being the same property conveyed to Harry L. Law, and wife, Erma Law from
 W. W. Weakley and wife, Fairy Weakley of record in Official Record Book 85,
 page 204, Register's Office for Montgomery County, Tennessee. The said Harry
 L. Law having since deceased and upon his death fee simple title vested in Erma
 Law as surviving tenant by the entirety. The said Erma Law has since deceased and
 by her Will of record in Will Book 20, page 201, Official Probate File No. P95-08-
 007 in the Clerk & Master's Office for Montgomery County, Tennessee, she
 devised the above-described property to Rebecca Law Christianson. Rebecca Law
 Christianson having also since deceased and by her Will of record in Official
 Probate File No. P326, Clerk & Master's Office for Houston County, Tennessee,
 she devised the above-described property to Albert M. Christianson.

Erma Law being one and the same person as Erma G. Law.

TO HAVE AND TO HOLD said real estate unto the Grantee and to her heirs and
 assigns forever.

128359

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Deed - Page 2

0663
2418

THE GRANTOR COVENANTS that he is lawfully seized and possessed of said real estate, has a perfect right to convey the same, that it is unencumbered, except as may herein be stated, and subject thereto, he will forever warrant and defend the title to said real estate to the Grantee, and to her heirs and assigns forever, against all lawful claims.

THE CONSIDERATION for this conveyance is a valuable cash consideration receipt of which is acknowledged by Grantor.

GRANTEE is the property owner and responsible for the payment of the real property taxes and whose address is 912 Robinson St. Clarksville, TN 37040. POSSESSION will be given with delivery of the deed.

Montgomery County Tax Map # 79D-K-3.

IN WITNESS WHEREOF, the Grantor has hereunto signed on this 5 day of June, 1998

Albert M. Christianson
Albert M. Christianson

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned Notary Public in and for said State and County, ALBERT M. CHRISTIANSON, the within named bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, of office, this 5 day of June, 1998.

[Signature]
Notary Public

My Commission Expires:
10-17-2001

STATE OF TENNESSEE, MONTGOMERY COUNTY

The undersigned, Grantee, or agent of the Grantee, or Trustee acting for the Grantee, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, which ever is greater is \$ 130,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT Cody Person
Subscribed and sworn to before me this 5 day of June, 1998.

NOTARY PUBLIC [Signature]
My Commission Expires: 10-17-2001

JOYCE B. NORFLEET
REGISTER OF DEEDS
MONTGOMERY, CO TN

6-5-1998 10:37
SATX 481.00 CF 100
SBTX CF
RECORDING FEE 8.00
RECEIPT NO. 18343-005

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RESOLUTION 1-2014-15

A RESOLUTION AUTHORIZING A CO-APPLICANT MEMORANDUM OF UNDERSTANDING WITH THE CLARKSVILLE HOUSING AUTHORITY FOR THE CHOICE NEIGHBORHOOD PLANNING GRANT

WHEREAS, The Choice Neighborhood Planning Grant is a grant available through Housing and Urban Development (HUD), which allows for housing authorities and communities to plan for revitalization of public housing as well as plan for overall improvements in the surrounding community, and;

WHEREAS, The Choice Neighborhood program goes beyond simply housing and also focuses on necessary improvements to the neighborhood, economic self-sufficiency, education, health, safety and transportation, and;

WHEREAS, The Clarksville Housing Authority desires to apply for the Choice Neighborhood Planning Grant and has requested the City of Clarksville to be the lead applicant for the grant. Obtaining this grant will assist the City in pursuing its goal to lead the transformation of the Red River neighborhood and the Clarksville downtown, as well as other distressed areas in the City, and;

WHEREAS, By entering into a Memorandum of Understanding (attached as Exhibit A) with the Clarksville Housing Authority, the City will be sending a clear message to HUD and the community that the City is committed to working with the Housing Authority as a key partner. Further, if the City committed to providing a cash match over the next two years of an amount not to exceed \$60,000, grant scoring points could be maximized.

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

1. That approval is given for the City to join with the Clarksville Housing Authority as the lead applicant for the Choice Neighborhood Planning Grant, and;
2. The Mayor is hereby authorized to enter into a Memorandum of Understanding with the Clarksville Housing Authority to partner with the Choice Neighborhood Planning Grant, and;
3. The City will match dollar for dollar any cash contribution from the Clarksville Housing Authority, up to \$60,000, and the Mayor is hereby authorized to approve such expenditures.

ADOPTED:

Exhibit A

CO-APPLICANT MEMORANDUM OF UNDERSTANDING

This **CO-APPLICANT MEMORANDUM OF UNDERSTANDING** ("MOU") is made as of _____, 2014 by and between the **CITY OF CLARKSVILLE** ("City"), a Tennessee municipal corporation, and the **HOUSING AUTHORITY OF THE CITY OF CLARKSVILLE** ("Authority"), a Tennessee body corporate and politic.

This MOU memorializes the following understandings between the parties in order to demonstrate a commitment to work collaboratively while applying for and, if awarded, implementing a U.S. Department of Housing and Urban Development Choice Neighborhood Planning Grant ("Grant").

1. **Co-Applicant and Lead Applicant Status.** The Authority agrees to join the City as a co-applicant for the Grant. The Authority agrees that the City will perform as the lead applicant for the Grant. The City affirms its understanding that: (i) it is an eligible applicant for the Grant, (ii) it will execute various Grant application and implementation documents, (iii) it will be responsible for implementing those activities to which it agrees as part of the Grant's implementation plan, and (iv) the Authority will be responsible for holding and administering all funds provided through the Grant.
2. **Cooperation.** The parties agree to work together in a mutually beneficial and cooperative fashion in order to ensure that the best possible Grant application is submitted and, if the Grant is awarded, to ensure successful implementation of the Grant. Each party understands that it will be required to exercise reasonable efforts to perform its responsibilities under the Grant and to allocate sufficient personnel and other resources to fulfill such responsibilities in accordance with the relevant terms of the Grant.
3. **Matching Funds.** The Authority and City understand that the Grant contains a matching funds requirement. The City understands that it may be required to provide up to \$60,000.00 in matching funds, and the City affirms that it has sufficient funds budgeted to cover such matching requirements. Likewise, the Authority will provide an amount at least equal to the City's contribution of funds in order to meet Grant requirements. The parties agree to work together in good faith to execute any agreements or other documents necessary to effectuate the expenditure of the matching funds.
4. **Other Resources.** The parties understand that applying for the Grant will require the parties to exercise their best efforts to provide personnel needed during the Grant application process and will work together in good faith to determine a fair and equitable allocation of administrative expenses and staff time between the parties. The parties understand that each is responsible for its own costs and expenses unless otherwise documented in a written agreement approved by the parties' governing boards.

5. **Duration.** The cooperation, expenditures of funds and other resources, and mutual understandings set forth in this MOU are contingent on the Grant application and implementation processes. Should the parties not receive the Grant, this MOU will longer represent the parties' understandings and will be of no effect, but any obligations or agreements set forth in other documents will continue in full force and effect. Either party may cancel and disavow this MOU at any time upon written notice to the governing board of the other party, but any obligations or agreements set forth in other documents will continue in full force and effect.
6. **Miscellaneous.** This Agreement concerns only the Grant and does not concern any other work undertaken by the parties, whether jointly or separately. This MOU does not create any permanent partnership or permanent joint venture between the parties. This MOU does not limit either of the parties in their rights to carry on their individual activities for their own benefit. Each party is responsible for the payment of its own costs incurred in negotiating and implementing this MOU. This MOU may be executed in counterparts.

HOUSING AUTHORITY OF THE CITY OF
CLARKSVILLE

By:

DAVID RIGGINS
BOARD CHAIRPERSON

CITY OF CLARKSVILLE

By:

KIM MCMILLAN
MAYOR

MEMORANDUM

FOR: Clarksville Finance Committee

FROM: Office of Housing and Community Development

RE: Choice Neighborhoods Planning Grant

DATE: September 12, 2013

Our office would like to hire a qualified consulting firm or individuals to help prepare a Choice Neighborhoods Planning grant for FY 2014. The cost estimate to hire a consultant is \$30,000.00. I am requesting that amount from the city general fund. I have attached an overview of the program and several examples of other cities planning projects.

On Wednesday September 11, 2013, the Community Development Committee met and voted 3-0 in favor of forwarding the request to the finance committee.

On Wednesday August 07, 2013 at the regularly scheduled Clarksville Housing Authority Board meeting, the board voted 6-1 to support our submission of the grant application.

Should you have any further questions or concerns please feel free to contact our office.

Attachments: two (2)

RFP: Consulting Services for Choice Neighborhoods Planning Grant:

The City of Clarksville is requesting proposals from qualified consulting firms or individuals to prepare and submit a Choice Neighborhoods Planning Grant application to the U.S. Department of Housing and Urban Development under the Choice Neighborhoods Planning Grant Program for 2014. It is anticipated that HUD will issue a NOFA for the grant in early 2014. If the 2014 Choice Neighborhood Planning Implementation Grant is unsuccessful, the City of Clarksville has the option to continue using the selected consultant for the 2015 NOFA, which fees shall be negotiated.

Choice Neighborhoods Planning Grants support the development of comprehensive neighborhood revitalization plans, which focus on directing resources to address three core goals: Housing, People, and Neighborhoods. To achieve these core goals, communities must develop and implement a comprehensive neighborhood revitalization strategy, or Transformation Plan. The Transformation Plan will become the guiding document for the revitalization of the public and/or assisted housing units while simultaneously directing the transformation of the surrounding neighborhood and positive outcomes for families.

Solicited services will be provided in cooperation with the City of Clarksville Office of Housing and Community Development, Clarksville Public Housing Authority, public housing residents, developers, neighborhood organizations, and stakeholders, and various elected and appointed government officials.

The Request for Proposals (RFP) contains specific submission requirements, general scope, terms, conditions, and other pertinent information for submitting a proposal to provide this service. Interested Proposers may obtain the Request for Proposal package by going to www.cityofclarksville.com under Services, Housing and Community Development, and Forms and Information.

Questions and inquiries concerning this RFP shall be addressed in writing to:

Keith D. Lampkin, Director
1 Public Square, Suite 201
Clarksville, TN 37040
Telephone: 931-648-6133
Fax: (931)503-3092
Keith.lampkin@cityofclarksville.com

Choice Neighborhoods

Overview

The Choice Neighborhoods program supports locally driven strategies to address struggling neighborhoods with distressed public or HUD-assisted housing through a comprehensive approach to neighborhood transformation. Local leaders, residents, and stakeholders, such as public housing authorities, cities, schools, police, business owners, nonprofits, and private developers, come together to create and implement a plan that transforms distressed HUD housing and addresses the challenges in the surrounding neighborhood. The program is designed to catalyze critical improvements in neighborhood assets, including vacant property, housing, services, and schools.

Choice Neighborhoods is focused on three core goals:

- 1. Housing:** Replace distressed public and assisted housing with high-quality mixed-income housing that is well managed and responsive to the needs of the surrounding neighborhood;
- 2. People:** Improve educational outcomes and intergenerational mobility for youth with services and supports delivered directly to youth and their families; and
- 3. Neighborhood:** Create the conditions necessary for public and private reinvestment in distressed neighborhoods to offer the kinds of amenities and assets, including safety, good schools, and commercial activity, that are important to families' choices about their community.

To achieve these core goals, communities must develop a comprehensive neighborhood revitalization strategy, or Transformation Plan. This Transformation Plan will become the guiding document for the revitalization of the public and/or assisted housing units, while simultaneously directing the transformation of the surrounding neighborhood and positive outcomes for families. To successfully implement the Transformation Plan, applicants will need to work with public and private agencies, organizations (including philanthropic organizations), and individuals to gather and leverage resources needed to support the financial sustainability of the plan. These efforts should build community support for and involvement in the development of the plan. Implementation Grants support those communities that have undergone a comprehensive local planning process and are ready to implement their "Transformation Plan" to redevelop the neighborhood.

Planning Grants

Choice Neighborhoods Planning Grants support the development of comprehensive neighborhood revitalization plans, which focused on directing resources to address three core goals: Housing, People, and Neighborhoods. To achieve these core goals, communities must develop and implement a comprehensive neighborhood revitalization strategy, or Transformation Plan. The Transformation Plan will become the guiding document for the revitalization of the public and/or assisted housing units while simultaneously directing the transformation of the surrounding neighborhood and positive outcomes for families.

Federal Coordination

Choice Neighborhoods is a central part of the **White House Neighborhood Revitalization Initiative (NRI)**, an interagency partnership between HUD and the Departments of Education, Health and Human Services, Justice, and Treasury to support locally driven solutions for transforming distressed neighborhoods.

City of Clarksville

The City of Clarksville, Tennessee, is located in the northwestern section of the state in Montgomery County, which borders the state line of Kentucky. It is the fifth largest municipality in the state of Tennessee. The 95-square-mile city is the county seat of Montgomery County and is located 45 miles northwest of Nashville, the state capital, along Interstate Highway 24. The 2010 census population of Clarksville was 136,950 persons.

Clarksville is a sprawling community that is growing at a phenomenal rate. The City of Clarksville is home to Austin Peay State University, which has 10,000 students enrolled centered in its downtown area. The vast 105,000-acre Fort Campbell military base is situated on the north side of the city bordering the Kentucky state line. Fort Campbell the 164.17-square mile military post has 49 ranges, 5 drop zones, 3 impact areas, 2 demolition areas, 46 maneuver areas and 309 artillery firing points. Fort Campbell supports an estimated post population of 40,000. Clarksville has a strong economy, and has experienced job growth and new industrial investment over the last several years. Clarksville is broadening and becoming more sophisticated by opening up a greenway, marina, and visitors center at Fort Defiance. There are 36 schools in the Clarksville Montgomery County school district serving approximately 29,000 children from pre-kindergarten through twelfth grade. The U.S. Census Bureau reported that Clarksville is the ninth fastest growing city in the nation for communities with populations of more than 100,000. The area is projected to grow by more than 50% through the year 2020.

The City of Clarksville has been an entitlement community since 1974. Funding comes to the City's Office of Housing and Community Development Department, in the form of an annual block grant allocation from the U.S. Department of Housing and Urban Development (HUD). The annual entitlement funds are the principal revenue source for the City of Clarksville to address the roots and consequences of poverty. The overall goal of the community planning and development programs is to develop viable communities by providing decent housing, a suitable living environment, and expanding economic opportunities; principally for low and moderate-income persons.

The broad goal through all funding sources is to make Clarksville a livable community. Significant resources are utilized to assist people in enjoying decent, safe, and affordable housing. Other efforts target community safety, youth programs, recreation, public facilities, economic development, and neighborhood revitalization. The Community Development Block Grant and HOME funds are allocated through the Citizen Advisory Task Force process. The Citizen's Advisory Task Force is appointed by the Mayor and charged with reviewing annual grant applications and making recommendations that are presented to the City Council and Mayor for approval.

The Clarksville Housing Authority was created in October 1941 within the City of Clarksville Tennessee. The Authority has two Asset Management Projects (AMPs) consisting currently of 508 conventional public housing units located at four sites within the City of Clarksville, Tennessee. All of Clarksville Housing's units were built prior to 1970 with 300 of them being built in the 1950's. The Clarksville Housing Authority has a resident population exceeding 1,230. There are approximately 300 female-headed households with children and 84 elderly households. Persons under eighteen (18) years of age represent 52% or (644) of residents. The average annual income is \$8,200.00.

The units are situated in a city, which due to its varied make-up has all the urban problems of a city much larger. There are 212 units in the Lincoln Homes AMP located directly behind Austin Peay State University, consisting of 10,000 students, a larger university campus.

Planning Partners

- Austin Peay State University
- Clarksville-Montgomery County Regional Planning Commission
- Clarksville-Montgomery County School System
- Clarksville Transit System
- Two Rivers Corporation
- City of Clarksville:
 - Parks and Recreation Department
 - Police Department
- LHRC
- Metropolitan Planning Organization

Potential Partners

- Tennessee Housing Development Agency
- Montgomery County
- Cumberland Region Tomorrow
- Greater Nashville Regional Council

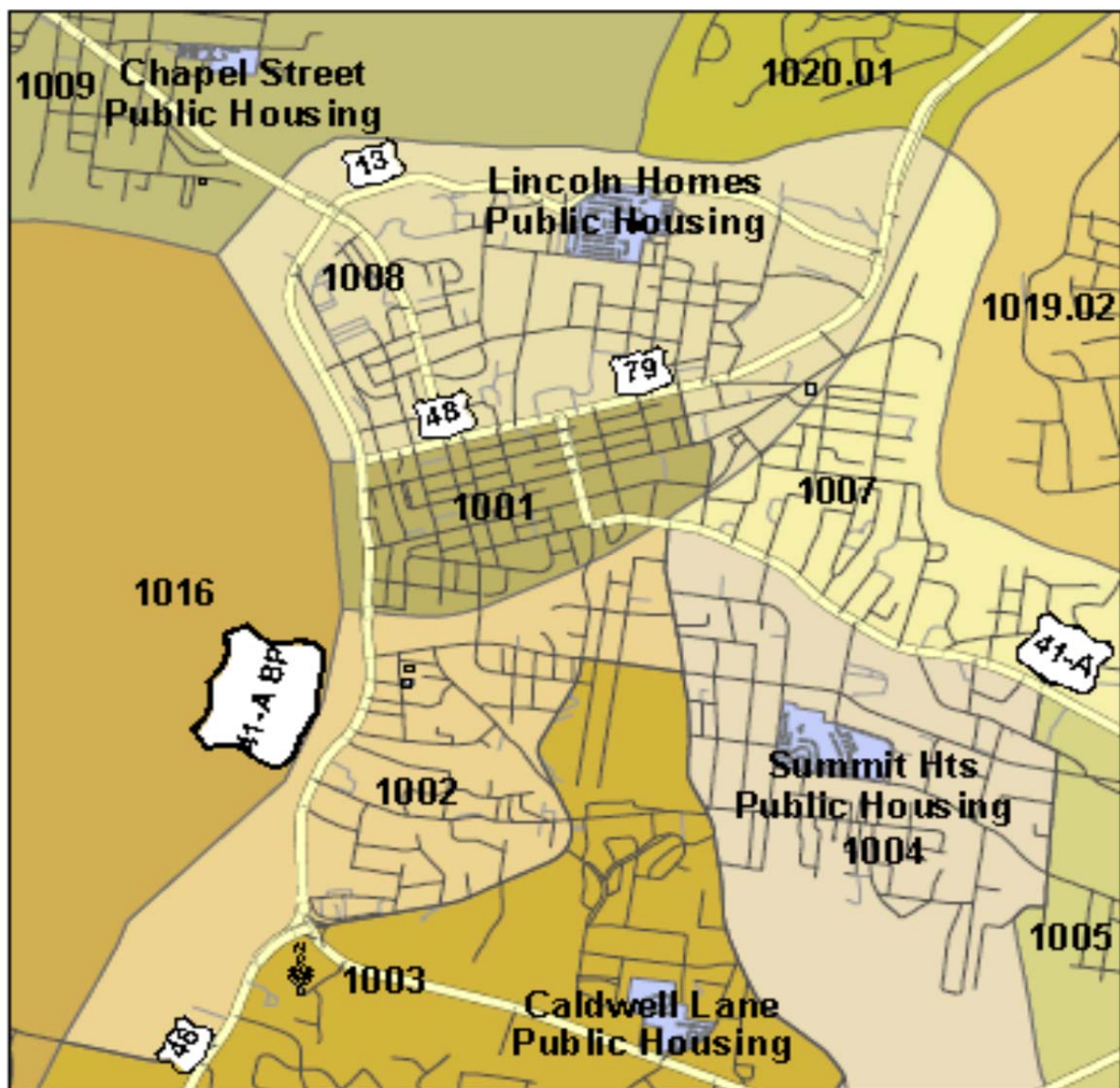
Census Tracts that include public housing

| Hsg | | | |
|-------------|--------------|-------------------------|---------------|
| | Vacancy | % unemployed | % unemployed |
| | Rate | w/less than high school | w/high school |
| 1003 | 13.11 | 42.95 | 33.56 |
| 1004 | 19.79 | 9.78 | 20.65 |
| 1008 | 11.79 | 17.65 | 20.59 |
| 1009 | 29.77 | 34.39 | 26.11 |

CPD maps **Consolidated Plan and Continuum of Care Planning Tool 2012; County vacancy rate 12.63**

Poverty Status (estimate) in the past twelve months S1701

| Census Tract 1003, Montgomery County, Tennessee | | | Census Tract 1004, Montgomery County, Tennessee | | | Census Tract 1008, Montgomery County, Tennessee | | | Census Tract 1009, Montgomery County, Tennessee | | |
|---|---------------------------|--------------------------------------|---|---------------------------|--------------------------------------|---|---------------------------|--------------------------------------|---|---------------------------|--------------------------------------|
| Total Pop. | Below poverty level | Percent below poverty level | Total Pop. | Below poverty level | Percent below poverty level | Total Pop. | Below poverty level | Percent below poverty level | Total Pop. | Below poverty level | Percent below poverty level |
| Estimate | Estimate | Estimate | Estimate | Estimate | Estimate | Estimate | Estimate | Estimate | Estimate | Estimate | Estimate |
| 5,053 | 1,204 | 23.8% | 2,651 | 908 | 34.3% | 1,701 | 1,126 | 66.2% | 2,557 | 1,042 | 40.8% |



FY 2010 CHOICE NEIGHBORHOODS PLANNING GRANT AWARD INFORMATION

Jackson, Tennessee

Choice Neighborhoods Grantee: Jackson Housing Authority and Jackson Community Redevelopment Agency

Target Public Housing Project: Allenton Heights

Target Neighborhood: Allenton Heights

Choice Neighborhoods Grant Award: \$167,000

Lead Applicant Contact Information: Mr. Winston Henning,
Executive Director; PH: 731.422.1671; FX: 731.425.4605;
whenning@jacksonha.com



Lead Applicant Organization Type: Public Housing Authority

Key Partners:

Looney Ricks Kiss (Planning Coordinator)
Jackson Police Department
Healthy Community, LLC
JHA Community Development
JMCSS Board of Education
Tennessee Housing Development Corporation
West Tennessee Healthcare
Jackson Madison County Schools

Project Summary:

The Jackson Housing Authority (JHA) and the Jackson Community Redevelopment Agency have partnered with Looney Ricks Kiss (a private developer that will serve as Planning Coordinator) to create a Transformation Plan targeting the Allenton Heights Redevelopment District, a neighborhood that includes the Allenton Heights public housing development, a dense, 100-unit townhouse development that suffers from mold, a lack of insulation, broken sidewalks, inadequate electrical service, insufficient heating/cooling systems and significant site erosion. More than 41 percent of the residents of Allenton are living in poverty and the neighborhood crime rate is over twice the rate of the city as a whole. The JHA is working to improve the neighborhood, since 2003 it has completed four mixed-finance transactions and developed a homeownership initiative in the Jackson area, but improvements are still needed in the targeted neighborhood. The Transformation Planning process will bring together a diverse set of actors including the police department, the board of education, a healthcare provider, and others to assess the neighborhoods' current strengths and weaknesses and develop a plan for improving resident education, employment, health, mobility and safety outcomes. Proposed planning activities include a community needs assessment design workshops, development of replace housing and surveys designed to help improve resident health.

FY 2010 CHOICE NEIGHBORHOODS PLANNING GRANT AWARD INFORMATION

Memphis, Tennessee

Choice Neighborhoods Grantee: Memphis Housing Authority

Target Public Housing Project: Foote Homes

Target Neighborhood: Vance Avenue Neighborhood

Choice Neighborhoods Grant Award: \$250,000

Lead Applicant Contact Information: Mr. Robert Lipscomb, Executive Director;

PH: 901.544.1102; FX: 901.544.1218; Robert.Lipscomb@memphistn.gov



Lead Applicant Organization Type:

Public housing authority

Key Partners:

Resident Councils of Foote Homes and Clearborn Homes

St. Patrick Community Outreach

Metropolitan Inter-Faith Association

Memphis City Schools

Memphis Police Department

University of Memphis

Urban Strategies/Memphis HOPE

Vance Ave. Collaborative

Project Summary:

The Memphis Housing Authority is working to create a Transformation Plan targeting the Vance Avenue neighborhood of Memphis Tennessee and Foote Homes public housing site. The Vance Avenue Neighborhood is in a state of blight and decay. The neighborhood poverty rate is 69 percent, a majority of neighborhood children attend low-performing schools and the violent crime rate is rising. Foote Homes is a 420-unit development built in the 1940s with deteriorating sewer systems, water infiltration, failing plumbing and mold and mildew problems. The Transformation Plan will build on an intensive neighborhood visioning effort for the Vance Avenue neighborhood that began in 2009 with the assistance of the University of Memphis and included key partners such as the Metropolitan Inter-Faith Association and the local school district and policy department. Through this effort, extensive data relating to neighborhood income levels, education and environmental and structural conditions has been collected and analyzed. A management committee has been assembled to build on the results of the data collection effort and guide the implementation of the Transformation Plan. One third of the members will be public housing and neighborhood residents and other members will include individuals from local schools, the police department, and the University of Memphis. The Choice Neighborhoods grant will also build on the neighborhood's high-ranking Promise Neighborhoods application and increase resident self-sufficiency.

FY2012 CHOICE NEIGHBORHOODS PLANNING GRANT AWARD INFORMATION

Kingsport, TN

Choice Neighborhoods Lead Grantee: Kingsport Housing and Redevelopment Authority

Target Public Housing Project: Robert E. Lee Apartments

Target Neighborhood: Midtown

Choice Neighborhoods Grant Amount: \$300,000



Key Partners:

Urban Collage (Planning Coordinator), City of Kingsport, Greater Kingsport Alliance for Development, Eastern Eight Community Development, Northeast State Community College, Kingsport Boys and Girls Club, Literacy Council of Kingsport, Operation Breakthrough (Head Start), Rural Health Services Consortium, Frontier Health, City of Kingsport Police and Fire Department, Employability Training & Consulting Services, Alliance for Business & Training, Sullivan County Department of Human Services, Eastman Chemical, Domtar, City of Kingsport Economic Development, Kingsport Chamber of Commerce, Kingsport Tomorrow, South Central Kingsport Community Development Corporation, Kingsport Area Transport Service, Wellmont's Holston Valley Medical Center, The Fresh Start Foundation, and United Way of Greater Kingsport.

Project Summary:

In the early 20th century, Midtown Kingsport was a center of the paper products, publishing, textiles, chemicals, glass and cement manufacturing sectors and a regional employment magnet. However, Kingsport could not escape the inner city and downtown deterioration that began in the 1970s and occurred throughout the U.S. as businesses fled the downtown area for the suburbs. Crime and drugs moved in and accelerated the exodus of families outside the city. Living conditions in the Midtown neighborhood spiraled downward the neighborhood became a center for criminal activity. Today, many of the residential and commercial structures are deteriorated. The poverty rate is 40.02 percent and the long-term vacancy rate is 17.88 percent. Lee Apartments' 128 public housing units are highly concentrated and the most distressed housing in the neighborhood.

However, the Midtown neighborhood includes the historic downtown area, where major public and private investments are planned and underway. The Choice Neighborhoods initiative in Kingsport, led by the Kingsport Housing and Redevelopment Authority and Urban Collage as the planning coordinator, will leverage and build upon these existing plans and investments. A stakeholder steering committee will guide planning activities. Focus groups will be formed around critical issues such as health, education, and safety. KHRA, Urban Collage, the stakeholder steering committee and the focus groups will design, administer and implement a four-part transformation planning process over the 24-month grant planning.

period. An independent monitoring and evaluation entity will track progress. The resulting Transformation Plan will provide a roadmap for the revitalization of Midtown with the following objectives: increased access to educational opportunities and training to prepare neighborhood residents for well-paying jobs; access to improved education; shopping and employment; transportation, parks and recreation; housing and neighborhood improvements; and public safety to attract new residents who want to live closer to their employment.

ORDINANCE 1-2014-15

AN ORDINANCE PERTAINING TO POLICE DEPARTMENT ESCORT OF FUNERAL PROCESSIONS

WHEREAS, recently, the Clarksville Police Department implemented a new funeral procession escort policy which would limit the number of vehicles to seven, including the hearse, that the City, through the CPD, would be responsible for escorting in funeral processions, although the number of vehicles in the procession would not be limited; and

WHEREAS, there has been a longstanding tradition and custom in our community, and throughout the southeastern United States, for police departments to escort funeral processions of unlimited numbers of vehicles in order to assist family members and friends of the deceased to arrive safely and promptly from the church, chapel or funeral home to the graveside service, and as a sign of respect for the departed; and

WHEREAS, there has been an enormous outcry from the citizens of Clarksville pertaining to the change in policy limiting the number of vehicles for which the CPD would be responsible for escorting, although not limiting the actual number of vehicles in a funeral procession; and

WHEREAS, it appears that the new policy provides for preferential treatment or may allow for same at the discretion of the Mayor who may decide that some citizens shall be accorded special treatment wherein additional CPD resources / personnel may be used to escort funeral processions larger than seven vehicles for which CPD would be responsible; and

WHEREAS, the change in policy could place those vehicles and family members and friends of the deceased that are behind the seven vehicle maximum at risk of not arriving in a timely manner for the graveside service and paying their final respects to the dearly departed and providing comfort by their presence to their family.

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

(1) That the City Code, Title 1 (Administration, Officers, and Personnel), Chapter 8 (Police Department), be amended, by adding the following language as a new Section 1-821:

Section 1-821. Police Department Funeral Escorts.

The Clarksville Police Department shall provide the personnel, vehicles, and other resources reasonably necessary to safely escort the total number of vehicles involved in any funeral procession, as may be requested from time to time by Clarksville citizens, or funeral home directors, or pastors, preachers, priests, clergy, and the like, within the limits of the City and one mile therefrom, except in cases of dire and immediate emergency or threat to public safety when the Chief of Police, or his designee who shall be at least of the rank of captain, shall have determined that the personnel, vehicles, and other resources reasonably necessary to safely escort the total number of vehicles involved in any such funeral procession cannot be provided due to the emergency or threat to public safety, in which such case, the Clarksville Police Department shall provide such personnel, vehicles, and other resources, if any, as the Chief of Police or his designee may determine may be used without detriment to public safety to escort all or any number of vehicles involved in any such funeral procession as the Chief of Police or his designee may determine may be safely escorted.

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

RESOLUTION 2-2014-15

A RESOLUTION AUTHORIZING THE CREATION OF AND PLACEMENT OF “HOME OF HEATH CALHOUN – 2014 PARALYMPIC SILVER MEDALIST” SIGNS NEAR THE CLARKSVILLE CITY LIMITS ENTRANCES

- WHEREAS,* the City Council of Clarksville recognizes the amazing accomplishments of Retired SSG Heath Calhoun; and
- WHEREAS,* Heath Calhoun was Born in Bristol, Tennessee, Calhoun, a native of Grundy, Virginia, graduated from Grundy Senior High School in 1997; and
- WHEREAS,* after earning an associate's degree from Southwest Virginia Community College in 1999, he joined the U.S. Army, as his father and grandfather had done; and
- WHEREAS,* upon his enlistment, he was sent to Fort Benning, Georgia, where he completed infantry, airborne, and Ranger training; and
- WHEREAS,* he was sent to serve in Iraq as a squad leader in the 101st Airborne Division. While riding in a convoy, his Humvee was struck by a rocket-propelled grenade. The explosion killed one soldier and severely damaged Heath's legs, necessitating the amputation of both limbs above the knee. He spent the next nine months recuperating at Walter Reed Army Medical Center, and
- WHEREAS,* Heath actively works as an advocate for the needs of the wounded soldier. His most notable accomplishment was helping to get the Wounded Warrior Bill passed through Congress in 2005. Known as traumatic injury protection, the legislation financially assists wounded soldiers and their families during the months, and sometimes years, of grueling rehabilitation; and
- WHEREAS,* in 2005, Heath participated in the Soldier Ride National Tour, an event that raised awareness and money to aid in the rehabilitation of injured service members returning home from conflicts abroad. He completed 4,200 miles on a hand-cycle; and
- WHEREAS,* five months after his injury, Calhoun tried skiing for the first time at a sports clinic in Aspen, Colorado. In 2008, he moved to Aspen to begin training seriously for international alpine skiing competitions. At the 2009 U.S. Adaptive Alpine National Championships, he took second place in the sit-ski slalom and first in the sit-ski super G. He was selected for the U.S. alpine skiing team at the 2010 Winter Paralympics in Vancouver, Canada; and
- WHEREAS,* Heath is a spokesperson for the Wounded Warrior Project and for Hanger Prosthetics and Orthotics. He is also involved with the Amputee Coalition of America as a peer counselor. Calhoun, who currently lives in Clarksville, Tennessee, has three children; a son and two daughters; and
- WHEREAS,* in February 2014 Heath won a Silver medal at the Paralympic Games in Sochi Russia after finishing second in the Super-G Sitting Slalom; and

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

That “Home of Heath Calhoun, 2014 Paralympic Silver Medalist” signs be created and installed by the Clarksville Street Department near the Clarksville City Entrances.

ADOPTED: