



**CLARKSVILLE CITY COUNCIL
REGULAR SESSION
MARCH 2, 2017, 7:00 P.M.**

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

AGENDA

PUBLIC COMMENTS

- 6:55 P.M. Kevin Morgan

1) CALL TO ORDER

- 2) PRAYER:** *Bro. James Shepherd, New Faith Baptist Church (Guest of Councilman Bill Powers, Ward 11)*

PLEDGE OF ALLEGIANCE: *Councilman Richard Garrett, Ward 1*

3) ATTENDANCE

4) SPECIAL RECOGNITIONS

5) PLANNING COMMISSION PUBLIC HEARING

- 1. ORDINANCE 51-2016-17** (First Reading) Amending the Zoning Ordinance and map of the City of Clarksville, application of Annette Shrader, Jason Daugherty-Agent, for zone change on property located at the intersection of Business Park Drive and Corporate Drive from M-1 Light Industrial District to C-5 Highway & Arterial Commercial District *(RPC: Approval/Approval)*
- 2. ORDINANCE 52-2016-17** (First Reading) Amending the Zoning Ordinance and map of the City of Clarksville, application of Richard D. Collins for zone change on property located at the intersection of Batts Lane and Columbia Street from RM-1 Single Family Mobile Home Residential District to R-4 Multiple Family Residential District *(RPC: Approval/Approval)*

6) REQUEST FOR ZONING REAPPLICATION

1. **RESOLUTION 27-2016-17** Authorizing reapplication for zone change by Grace Bible Church on property located at the intersection of Peachers Mill Road and Pine Mountain Road [$\frac{3}{4}$ majority present required for adoption] (*Councilman Erb*)

7) 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 45-2016-17** (Second Reading) Authorizing extension of utilities to Poplar Hills Subdivision, Section 7; request of Clinton Barger
2. **ORDINANCE 47-2016-17** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Grace L. Harless for zone change on property located at the intersection of Peachers Mill Road and Carter Road from R-1 Single Family Residential District to R-4 Multiple Family Residential District
4. **RESOLUTION 26-2016-17** Approving a retail liquor store Certificate of Compliance for Steven Howard (relocation of University Package Store from College Street to Jefferson Street)
5. Adoption of Minutes: February 2nd
6. Approval of Board Appointments:

Airport Liaison Committee: Ron Erb – Coterminous

Community Health Foundation: Tommy Bates, Jeff Bibb, Dr. Micki Dautherty, Kyle Luther – March 2017 through February 2020

Museum Board: Mike Alexander – January 2017 through December 2017

Senior Citizens Board of Directors: Trish Blair – March 2016 through June 2018;
Norma Deal – March 2016 through June 2019

8) FINANCE COMMITTEE

Jeff Burkhart, Chair

1. **ORDINANCE 48-2016-17** (First Reading) Amending the FY2017 Fire & Rescue budget for CAD Implementation (*Finance Committee: Approval*)
2. **ORDINANCE 49-2016-17** (First Reading) Amending the Official Code to installation and maintenance of excess flow valves (*Finance Committee: Approval*)
3. **RESOLUTION 21-2016-17** (Postponed January 24th) Authorizing issuance of \$25,750,000 Water, Sewer, Gas Revenue Bonds (*Finance Committee: Approval*)

9) GAS & WATER COMMITTEE

Bill Powers, Chair

1. **ORDINANCE 38-2016-17** (First Reading; Postponed February 2nd) Amending the Official Code relative to gas rates (*Gas & Water Committee: Approval*)
2. **ORDINANCE 50-2016-17** (First Reading) Authorizing extension of utilities to Poplar Hill Subdivision; request of Fulton Wilson (*Gas & Water Committee: Approval*)

10) HOUSING & COMMUNITY DEVELOPMENT COMMITTEE

David Allen, Chair

11) PARKS COMMITTEE

(Parks, Recreation, General Services)

Valerie Guzman, Chair

12) PUBLIC SAFETY COMMITTEE

(Building & Codes, Fire & Rescue, Police)

Geno Grubbs, Chair

13) STREETS & GARAGE COMMITTEE

Mike Alexander, Chair

14) TRANSPORTATION COMMITTEE

Deanna McLaughlin, Chair

15) NEW BUSINESS

1. **RESOLUTION 28-2016-17** Expressing support for increased transportation funding and local public transit referendums in Tennessee (*Mayor McMillan*)

16) MAYOR AND STAFF REPORTS

17) ADJOURNMENT

CITY ZONING ACTIONS

The following case(s) will be considered for action at the formal session of the Clarksville City Council on: March 2, 2017. The public hearing will be held on: March 2, 2017.

CITY ORD. #: 51-2016-17 RPC CASE NUMBER: Z-3-2017

Applicant: ANNETTE SHRADER

Agent: Jason Daugherty

Location: Parcel located south of the Business Park Drive and Corporate Drive intersection.

Ward #: 9

Request: M-1 Light Industrial District
 to
 C-5 Highway & Arterial Commercial District

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

CITY ORD. #: 52-2016-17 RPC CASE NUMBER: Z-4-2017

Applicant: RICHARD D COLLINS

Location: Property located south of the Batts Lane & Columbia Street intersection.

Ward #: 3

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

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

STAFF REVIEW - ZONING

RPC MEETING DATE: 2/22/2017

CASE NUMBER: Z - 3 - 2017

NAME OF APPLICANT: Annette

Shrader

AGENT: Jason

Daugherty

GENERAL INFORMATION

PRESENT ZONING: M-1

PROPOSED ZONING: C-5

EXTENSION OF ZONE

CLASSIFICATION: YES

APPLICANT'S STATEMENT To secure a zoning classification commensurate with suitable uses for the existing
FOR PROPOSED USE: improvements.

PROPERTY LOCATION: Parcel located south of the Business Park Drive and Corporate Drive intersection.

ACREAGE TO BE REZONED: 0.39

DESCRIPTION OF PROPERTY Existing two story office building with paved parking lot.
AND SURROUNDING USES:

GROWTH PLAN AREA:

CITY **TAX PLAT:** 56-A-A

PARCEL(S): 6.00

CIVIL DISTRICT: 12

CITY COUNCIL WARD: 9

COUNTY COMMISSION DISTRICT: 14

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:

2. STREET DEPARTMENT/

COUNTY HIGHWAY DEPARTMENT:

Comments Received From Department And They Had No Concerns.

3.

2a. COST TO STREET/HIGHWAY DEPT.:

3. DRAINAGE COMMENTS:

Comments Received From Department And They Had No Concerns.

4.

3a. DRAINAGE COST:

4. CDE/CEMC:

5.

4a. COST TO CDE/CEMC:

5. CHARTER COMM./BELL SOUTH:

6.

5a. COST TO CHARTER AND/OR BELLSOUTH:

6. FIRE DEPT/EMERGENCY MGT.:

7.

Comments Received From Department And They Had No Concerns.

6a. COST FIRE DEPT/EMERGENCY MGT.:

7. POLICE DEPT/SHERIFF'S OFFICE:

8.

Comments Received From Department And They Had No Concerns.

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

8. CITY BUILDING DEPARTMENT/ COUNTY BUILDING DEPARTMENT:

9.

Comments Received From Department And They Had No Concerns.

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: BUSINESS PARK DR. & CORPORATE DR.

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:

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

STAFF RECOMMENDATION: **APPROVAL**

1. The proposed zoning request is consistent with 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. Request is an extension C-5 zoning to the southeast. C-5 zoning also permits additional uses that are in character of the area.
- 5.