



**CLARKSVILLE CITY COUNCIL
REGULAR SESSION
SEPTEMBER 6, 2018, 7:00 P.M.**

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

AGENDA

PUBLIC COMMENTS:

- 6:55 Jeffrey Stewart

1) CALL TO ORDER

- 2) PRAYER:** *Rev. Gwanho Kim, New Eden Presbyterian Church*
Guest of Councilman Ron Erb

PLEDGE OF ALLEGIANCE: *Councilman Jeff Henley*

3) ATTENDANCE

4) SPECIAL RECOGNITIONS

- 5) CMCSS UPDATE:** *Millard House, Director of Schools*

6) PLANNING COMMISSION PUBLIC HEARING

- 1. RESOLUTION 18-2018-19** Amending the Clarksville-Montgomery County Growth Plan (*Growth Plan Coordinating Committee: Approval*)

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 6-2018-19** (Second Reading) Amending the Official Code relative to adoption of the 2017 National Electric Code
2. **ORDINANCE 7-2018-19** (Second Reading) Amending ORDINANCE 3-2017-18 authorizing purchase of certain property near Inglewood Drive and Cherokee Trail for the purpose of a city park
3. **ORDINANCE 8-2018-19** (Second Reading) Authorizing extension of utilities to property on West Gratton Road; request of River Chase Marine Terminal
4. **ORDINANCE 9-2018-19** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Paul Landrum for zone change on property located at the intersection of Memorial Drive and Landrum Place from O-1 Office, Medical, Institutional and Civic District to R-4 Multiple Family Residential District
5. **ORDINANCE 10-2018-19** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of David Stiltner, J. Chris Fielder/DBS & Associates-Agent, for zone change on property located at the intersection of Martin Luther King, Jr., Parkway and South Gateway Plaza from C-4 Highway Interchange District to C-2 General Commercial District
6. **RESOLUTION 13-2018-19** Approving renewal of a Certificate of Compliance for sale of wine at Silver Dollar Grocery, 2700 Trenton Road *(CPD: No Criminal History)*
7. Adoption of Minutes: August 2nd

8) FINANCE COMMITTEE

Jeff Burkhardt, Chair

1. **ORDINANCE 14-2018-19** (First Reading) Amending the FY19 General Fund Operating Budget relating to hotel/motel tax *(Finance Committee: Approval)*
2. **RESOLUTION 12-2018-19** Authorizing an interlocal agreement with the Montgomery County 911 Emergency Communications District *(Public Safety Committee and Finance Committee: Approval)*
3. **RESOLUTION 14-2018-19** Authorizing an interlocal agreement between the City of Clarksville and Montgomery County pertaining to division, administration and use of 2018 Byrne Justice Assistance Grant funds *(Finance Committee: Approval)*
4. **RESOLUTION 15-2018-19** Authorizing incurrence of indebtedness not to exceed \$18,000,000 by execution with a Public Building Authority (TMBF) loan agreement to provide funding for certain public works projects, and to fund the incidental and necessary expenses related thereto *(Finance Committee: Approval)*

5. **RESOLUTION 16-2018-19** Authorizing a loan pursuant to a loan agreement between the City of Clarksville in the principal amount not to exceed \$18,000,000, authorizing executive and delivery of such loan agreement, and other documents relating to said loan, approving issuance of a bond by such Public Building Authority (TMBF); providing for application of proceeds of said loan and payment of such indebtedness, consenting to assignment of the City's obligation under such loan agreement, and certain other matters *(Finance Committee: Approval)*

6. **ORDINANCE 17-2018-19** (First Reading) Authorizing sale of permanent and temporary easements to TDOT on property at 2215 Madison Street *(Finance Committee: Approval)*

7. **RESOLUTION 19-2018-19** Authorizing right of entry to TDOT on to property at 2215 Madison Street *(Finance Committee: Approval)*

9) GAS & WATER COMMITTEE

Bill Powers, Chair

1. **ORDINANCE 11-2018-19** (First Reading) Authorizing extension of utilities to 2924 Dunlop Lane; request of David Smith *(Gas & Water Committee: Approval)*

2. **ORDINANCE 12-2018-19** (First Reading) Authorizing extension of utilities to property on Sango Road; request of Mary Cocke *(Gas & Water Committee: Approval)*

3. **ORDINANCE 13-2018-19** (First Reading) Authorizing extension of utilities to property on McAdoo Creek Road; request of Clinton Barger *(Gas & Water Committee: Approval)*

4. **ORDINANCE 15-2018-19** (First Reading) Authorizing extension of utilities to property on Sango Drive; request of Brad Weakley *(Gas & Water Committee: Approval)*

5. Department Reports

10) HOUSING & COMMUNITY DEVELOPMENT COMMITTEE

David Allen, Chair

1. Department Reports

11) PARKS & RECREATION

Valerie Guzman, Chair

1. Department Reports

12) PUBLIC SAFETY COMMITTEE

Geno Grubbs, Chair

1. Department Reports

13) STREETS & GARAGE COMMITTEE

Mike Alexander, Chair

1. Department Reports

14)TRANSPORTATION COMMITTEE

Deanna McLaughlin, Chair

1. Department Reports

15)BOARD APPOINTMENTS

1. **RESOLUTION 11-2018-19** Approving appointments to the Ethics Commission, Parking Commission, Power Board, Residential Development Commission, Senior Citizens Board, and Tree Board

16) NEW BUSINESS

1. **ORDINANCE 16-2018-19** (First Reading) Amending the Official Code relative to keeping of backyard chickens (*Councilman Garrett*)
 - 2a. Approval to consider RESOLUTION 17-2018-19 [$\frac{3}{4}$ majority required] (*Councilman Alexander*)
 - 2b. **RESOLUTION 17-2018-19** Amending RESOLUTION 32-2018-19 relative to abandonment of public rights-of-way located north of Marion Street and south of Farris Drive (*Councilman Alexander*)

17) MAYOR AND STAFF REPORTS

18) ADJOURNMENT

RESOLUTION 18-2018-19

A RESOLUTION AMENDING THE CLARKSVILLE-MONTGOMERY COUNTY GROWTH PLAN

WHEREAS, Public Chapter 1101 of 1998 requires development of a comprehensive growth policy for cities and counties in Tennessee; and

WHEREAS, this process required the establishment of an Urban Growth Boundary (UGB) for the City of Clarksville which contains the corporate limits of the city and the adjoining territory where growth is expected; and

WHEREAS, the Clarksville-Montgomery County Coordinating Committee has recommended amendments to the text and the boundary of both the Planned Growth Area 4 (PGA 4) and the Urban Growth Boundary (UGB) to allow for continued Economic Growth for the consideration by the City of Clarksville.

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

That the amendments by the Clarksville-Montgomery County Coordinating Committee and described attachment “Exhibit A” are hereby adopted.

ADOPTED:

Clarksville – Montgomery County Growth Plan Updated August 2018

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CHAPTER 1: EXECUTIVE SUMMARY

The Growth Plan for Clarksville and Montgomery County was initiated in response to Public Chapter 1101 of 1998 as adopted by the Tennessee State Legislature. This law mandates a planning process for cities and counties in Tennessee that addresses public service needs of growing residential areas and maintenance of the character of rural areas. The law also requires communities to determine appropriate boundaries for municipal expansion.

This plan focuses on the guidance of residential development and residential density within the City and County. The main implementation tool for the policies of the growth plan is the application of local zoning regulations. The plan does not, however, set policy for commercial and industrial zoning which will be considered on a case by case basis in the future. These cases are more appropriately considered through analysis of the physical characteristics of sites and the compatibility of proposed uses with existing surrounding uses.

The Growth Plan has a 20-year time frame. The amount of growth anticipated during this period was established by population projections prepared by the UT Center for Business and Economic Research. Base data in regard to current development patterns and availability of suitable land for growth was developed through a parcel by parcel land use survey of the County and the recently established Geographic Information System.

This base data led to the initial premise considered for policy development. That is, all population growth within the 20-year time frame for the plan can theoretically be accommodated on currently undeveloped land within the existing city limits of Clarksville. There are sufficient undeveloped land and a variety of development density options to allow this accommodation.

- This premise leads to the conclusion that our future growth can be accommodated without commitment of significant land resources in Montgomery County.

A second premise recognized that, from a practical standpoint, not all future growth will occur within the existing city limits. Two factors contribute to this premise. First of all, not all undeveloped land within the city limits will become available for development during the planning period. Secondly, market forces will continue to drive development to more economically priced property beyond corporate limits. This land is more economically priced as it has not received an investment of urban services and facilities.

- This premise leads to the conclusion that reasonable accommodation must be made for future development outside of the current Clarksville city limits.

A final premise recognized is that not all land in Montgomery County is suitable for future development. There are physical and urban service limitations to development. There is also a need to preserve the rural character of areas of Montgomery County.

- This premise leads to the conclusion that land development regulations in Montgomery County should be structured to discourage growth and development in some areas of the County.

The Growth Plan contains three main elements. The first is establishment of an Urban Growth Boundary (UGB), Planned Growth Areas (PGA's) and Rural Areas (RA's). Designation of such areas is a mandate of Public Chapter 1101.

The UGB is the area where a full complement of urban type services are either presently available or have the potential to be available over the 20-year planning period. It is this area that is set aside for the highest densities of residential development. Potential access to sanitary sewer service was the primary factor used in establishment of this boundary. This is also the area that the City of Clarksville can consider for future annexation in order to provide services necessary for high-density development.

PGA's are areas that have a history of low to moderate levels of residential development or are in the path of present and projected growth trends in the County. These areas have little likelihood of receiving a full complement of urban services over the 20-year planning period and therefore cannot adequately support higher densities of residential development. The City of Clarksville does not anticipate any annexation within PGA's. The City of Clarksville cannot annex any land in a PGA without initiation of referendum proceedings.

RA's are areas where the lowest densities of residential development are considered to be most appropriate. These areas tend to have the least amount of urban services and infrastructure available and have the least likelihood of receiving them over the planning period. The RA contains most of the County agricultural land, floodplain areas, wetlands, steeply sloped areas, scenic vistas and natural areas including wildlife preserves.

The second element of the Growth Plan involves the regulatory strategies by which it will be implemented. The primary tools in this regard are local zoning regulations with secondary support from subdivision regulations. The Growth Plan proposes a graduated availability of residential densities based on the location of land within the UGB, PGA's and the RA.

This policy sets a base level of review for zoning and allows the public and local government officials to better understand what residential densities will be considered in various geographic areas without having to follow the full course of a zone change request. For example, a request to change property from an agricultural designation to a multifamily designation could not be initiated by an applicant or accepted by the Regional Planning Commission in a Rural Area without formal amendment of the Growth Plan.

This policy is not a substitution for the normal review process in local zoning but instead an enhancement of this process. Review of development proposals and zone change requests will continue to be based on an assessment of the physical attributes of the tract including, but not limited to, items such as soil bearing capacity, slope or lay of the land, surface drainage, probability of flooding, access from public roads and available infrastructure. Consideration will also continue to be given to surrounding land use and the compatibility of proposed development with neighboring property.

Public Chapter 1101 requires that the Growth Plan only be amended, after adoption, under exceptional circumstances for the initial 3 years of its applicability. It should be noted that local government has the authority and responsibility to define what exceptional circumstances would warrant a proposed amendment. The Growth Plan acknowledges that many changes can and will occur within the 20-year time frame of the Plan. The Plan thus recommends review and reassessment of the plan at least every five years to determine if the Plan continues to meet the needs of the community.

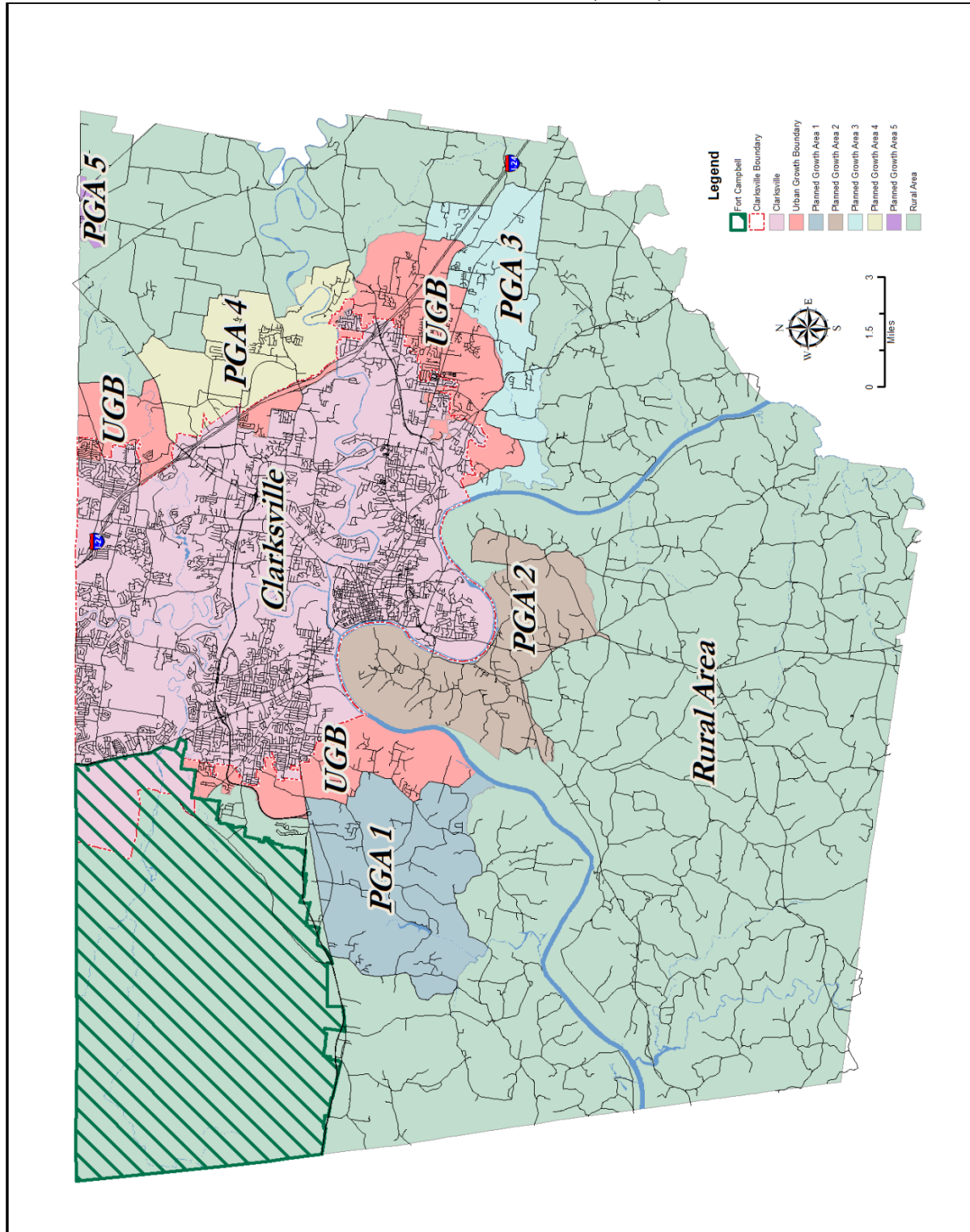
Lots of Record

In order to facilitate the transition from the previous applicable land use regulations to the provisions of this Growth Plan, it was recognized that consideration should be given to lots of record. It is hereby established as part of this plan that lots of record which legally existed on the date of the adoption of this plan shall be considered to legally meet all the provisions of this Growth Plan.

Existing Zoning Districts Given Standing

Existing zone districts in effect as of the date of adoption of this Plan shall be allowed to develop utilizing standards applicable to these zone districts as prescribed in the Montgomery County Zoning Resolution. For example, an R-1 single family residential tract of 35 acres was in existence, as of the plan date of adoption, in a Rural Area. In this plan, no new R-1 districts can be created in a Rural Area, but because it had legal standing before the plan, this tract could be developed under the applicable R-1 provisions.

GROWTH PLAN MAP (1999)



GROWTH PLAN MAP (AMENDED 2018)

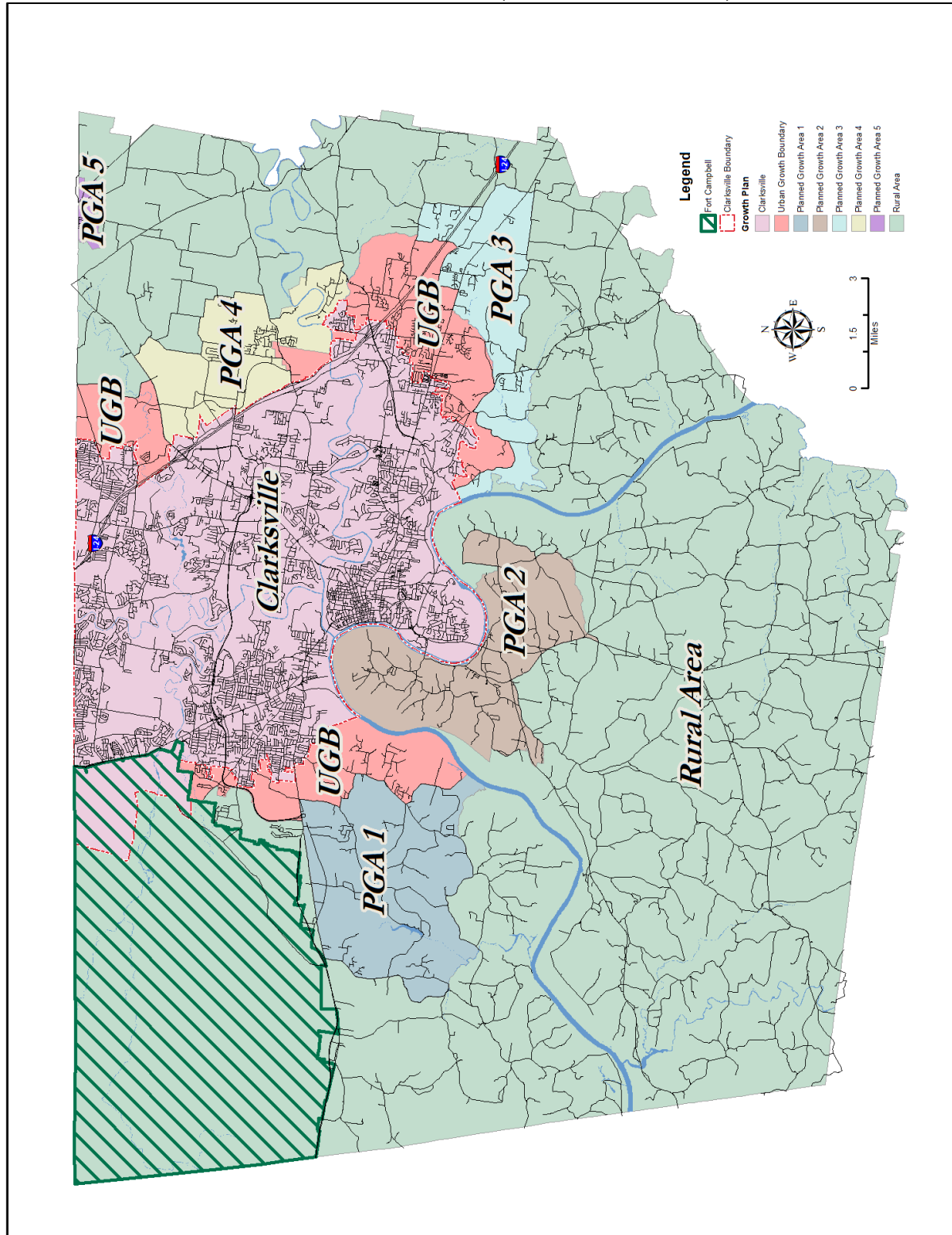


Table 1.1

RELATIVE SIZES OF GROWTH PLAN AREAS Clarksville-Montgomery County, TN October 1999				
AREA*	ACREAGE	SQUARE MILES	NUMBER OF PARCELS	AVERAGE SIZE OF PARCEL ACRES
County	294,928	460.83	50,797	5.81
City	51,599	80.62	34,943	1.48
UGB	26,521	41.44	2,758	9.62
PGA #1	15,029	23.48	1,447	10.39
PGA #2	15,001	23.44	2,037	7.36
PGA #3	12,240	19.13	906	13.51
PGA #4	10,496	16.40	425	24.70
PGA #5	1,306	2.04	174	7.51
RA	166,812	260.64	7,647	21.81

**Data from Geographic Information System. Areas do not include water body acreages or road rights-of-way areas.*

Table 1.2 Amended

RELATIVE SIZES OF GROWTH PLAN AREAS Clarksville-Montgomery County, TN Amended September 2018				
AREA*	ACREAGE	SQUARE MILES	NUMBER OF PARCELS	AVERAGE SIZE OF PARCEL ACRES
County	291,769	455.9	77,833	3.75
City	56,190	87.8	53,747	1.05
UGB	16,409	25.6	5,603	2.93
PGA #1	15,029	23.48	1,447	10.39
PGA #2	15,001	23.44	2,037	7.36
PGA #3	12,240	19.13	906	13.51
PGA #4	7,712	12.1	1,928	4.00
PGA #5	1,306	2.04	174	7.51
RA	166,812	260.64	7,647	21.81
Area calculated from parcels intersecting each Growth Plan Area. Parcel data excludes ROW, certain water bodies, and Fort Campbell with the County.				

**Data from Geographic Information System. Areas do not include water body acreages or road rights-of-way areas.*

Note: Due to growth in the city and county total acreage of developable land has dropped due to Rights of Way needs and expansion of water bodies.

CHAPTER 2: PROLOGUE

In regard to planning documents in general, Judith M. Umbach, Executive Director of Year 2000 for the Province of Alberta, Canada had this to say. “Plans have a high mortality rate. That is partly because while they are made for long-term results, short-term payoffs are usually limited to abstractions, such as a better understanding of an organization’s goals. But if a plan cannot be kept vibrant, daily routine will dampen commitment to those goals and to the actions necessary to achieve them.”

CHAPTER 3: INTRODUCTION

Growth, for most American communities, is a matter of pride. The idea that other people find your City or County attractive and want to live there is flattering. It means that you must be doing something(s) well. However, as time goes on and more and more people move in, cities and counties begin to feel growing pains. This is usually in the form of fiscal problems that bring on tough political decisions involving the allocation of a limited resource base. Clarksville-Montgomery County is no exception to the rule.

FACT: Growing cities and counties need space to expand. Where this growth space is allocated and how it is developed are two serious questions that land use planning has attempted to address. Traditionally the growth goes where the land is the most available and the least expensive, that is usually somewhere in the fringe areas of urban places. The post-World War II era of the last 50 years finds this scenario played out in countless settings across Tennessee, the Southeast, as well as the entire country.

As people begin to populate the “fringe areas” and increase the density of development they need and demand more public services. Road construction and reconstruction that links these outlying areas to the City core becomes necessary, and while this is an expensive proposition it is only a small part of the total cost of development that has an impact on local, state and federal budgets. Providing additional services such as the improvement of local access roads and the provision of fire and police protection, water, sewer, natural gas and schools to suburban locations creates an enormous amount of “hidden costs”. (These costs are in addition to the developer’s original upfront costs for infrastructure and can forever be a fixture in a city’s and/or county’s budget.) Typically residential growth does not pay for itself. This is because property taxes and other municipal taxes generated by the newly developed residential areas traditionally do not cover the expense generated by the placement of additional infrastructure and urban services.

If development could be kept more compact, many of these hidden costs could be reduced while serving the same population. Local governments across the country have seen the need to sponsor incentives to encourage “infill development” projects that take advantage of vacant tracts with existing infrastructure. By filling in vacant tracts within the presently defined urban growth boundary of the City, greater economies of scale can be realized along with enhanced levels of public services. Incentives by other communities have taken the form of increased densities, i.e. more sites per acre, or reduced tap-on fees for utilities. Within the more compact space, more money becomes available for the upkeep of the existing system instead of it being spent on expansion projects by the local utility companies. The more compact area could more equally share the tax burden of supporting further community development.¹

¹ Footnote: (Parts taken from “How Sprawl Costs Us All”, by Donald Camph, STPP Progress, June, 1995, an Internet snippet taken from a link found on the National League of Cities homepage.)

CHAPTER 4: GLOSSARY OF TERMS

Density – This term is not well defined by Public Chapter 1101, but as it relates to land development, refers to the numbers of person, structures, or housing units within a specified area. Highest densities would be found in urban areas and continuing toward the Urban Growth Boundary. Low to moderate densities would be found in the Planned Growth Areas of the County and low densities only would be found in the Rural Area(s).

The City-County Geographic Information System has data that shows the average single-family residential density within the City of Clarksville is just over two houses per acre or one per 0.48 acre. Multi-family residential density averages 10 units per acre within the City, or 0.10 acre per unit.

The same data source shows the average single-family residential density in the County outside the city limits ranges from one house per 1.60 acres to farmsteads setting on an average of 9.06 acres. There is such a small sample of multi-family developments in the County that no reliable density level could be determined.

Land Use – The technique of identifying and categorizing the purpose for which land is being used. In this report, land use will include residential uses of varying densities. Other major categories reviewed and considered in the preparation of this plan were industrial, commercial/office, public and semi-public (to include governmental, recreational, natural, churches and schools, cemeteries, utilities and transportation facilities).

Lots of Record – A lot that exists as shown or described on a plat or deed in the records of the local registry of deeds.

Population Projection – The technique of forecasting population counts into the future. For purposes of this report, the projections as prepared by the University of Tennessee were received, reviewed and accepted for inclusion in this report. They were used in conjunction with an existing land use inventory to forecast future growth needs.

Public Services Associated with a city's Plan of Services for Annexed Areas – Typical urban services to include police and fire protection, water and wastewater services, electrical, road and street construction and maintenance, recreation facilities, street lighting, and planning, zoning and building permitting services.

CHAPTER 5: SUMMARY OF IMPORTANT FACTS FROM PUBLIC ACT 1101 OF 1998

Clarksville-Montgomery County has, since the 1970's, been one of Tennessee's fastest growing areas. Growth is a familiar topic here and one of keen importance. We note, however, that growth's detrimental implications have been somewhat minimized due to the local coordination efforts through the joint use of the City and County of the Regional Planning Commission. This joint city-county agency monitors and provides guidance in local development policies and decisions. The City and County have attempted over the years to coordinate provisions and policies within their local land use regulations and utility districts that have had an affect on the level of density of development. This includes the maintenance of similar zoning and subdivision regulations as well as the City's willingness to extend its infrastructure, primarily sewer, beyond its limits.

Montgomery County has little, if any, likelihood of incorporating another city within its boundaries, therefore, the incorporation provisions of this act appear to have limited significance. The effects of this public act will be most readily seen and experienced in local annexation procedures. A significant result of this plan is the delineation, by the City of Clarksville, of its urban growth boundaries, which is basically where it anticipates future expansions of its corporate limits. These future expansions must include plans for the orderly provision of services to support the higher density development types generally associated with urbanized places. The Montgomery County Commission has adopted its Planned Growth Areas and Rural Areas. This Plan further outlines the County's duties in guiding the kinds of development and the density levels to be associated with future growth in these areas.

This plan will provide a basis for public and private sectors to better identify, plan for and support local growth. Real estate development on a national basis, inclusive of Tennessee, is best described as market driven. The market is defined in this instance as being a combination of innumerable factors that respond to the needs, desires, and wishes of the people in terms of land use decisions. By geographically listing the various growth districts, all participants are given a greater degree of certainty about the future development potential for all areas of the City and the County. Because this is a dynamic community, this plan should be expected to need timely monitoring and regular updating. This is so as to allow for flexibility in the Plan so as to more fully meet the expectations of the local population, as well as to assure contributions to the improvement of the local quality of life.

SUMMARY OF IMPORTANT FACTS FOR ANNEXATION AND GROWTH POLICIES AFTER PUBLIC CHAPTER 707

The 108th General Assembly eliminated unilateral, nonconsensual annexation with the enactment of Public Chapter 707, Acts of 2014, and strengthened the annexation moratorium established by Public Chapter 441, Acts of 2013. The 2014 Act extended the review of state policies governing comprehensive growth plans and changes in the municipal boundaries begun by Public Chapter 441 on which the Commission released an interim report in December 2013.

Until May 15, 2015, cities may annex by ordinance only those formally initiated before passage of Public Chapter 707 and approved by the county or with the written consent of the owners. After that date, cities can annex property only with the written consent of the owner or by referendum. Cities can annex agricultural land only with written consent of the owner.

While Public Chapter 707 settled many important issues surrounding annexation, its passage raised a few new questions and left other unresolved:

- Issues that Public Chapter 707 did not resolve
 - Non-resident participation in annexation decisions
 - Annexing non-contiguous areas
 - Deadlines and standards for implementing plans of service and inclusion of financial information
 - Participation in deannexation decisions and deannexing agricultural property
 - Informing the public before adjusting cities' shared boundaries
 - Implementing statutory allocation of tax revenue after annexation
 - Reviewing and updating growth plans
 - Retracting cities' urban growth boundaries
 - Duties and responsibilities of joint economic and community development boards
- Issues that Public Chapter 707 created
 - References to annexation by ordinance that were not removed
 - Apparent ambiguities created in sections that were not amended

The Growth Plan Coordinating Committee 1998

Public Act 1101 makes special provisions for Montgomery County, which has only one central city, in terms of the makeup of its Coordinating Committee. This committee has been given the official name of the Economic and Community Development Advisory Committee. In the instance of Clarksville-Montgomery County, this decision-making body is mandated to be made up of the membership of the Regional Planning Commission with an unlimited number of additional members appointed by the Mayor and the County Executive. The names of the members of the Committee set up in September of 1998, are as follows:

Joe Creek – Chairman
Morrell Boyd – Vice Chair.
Moninda Biggers
Mayor Johnny Piper
Benny Skinner
Lane Lyle
Gary Norris
Ken Spradlin
Barbara Ratchford
Carl Wilson
Denzil Biter
James Trotter
George Marks
Loretta Bryant

The Regional Planning Commission staff was designated by the City and County to provide technical assistance to this committee in the formulation of the plan.

The Growth Plan Coordinating Committee (Amended 2012 and 2018)

Tennessee Code Annotated 6-58-104 (d) (1), makes provisions for Montgomery County, to amend the initial Growth Plan. The amendment process shall follow the same procedures for establishing the original plan. In the instance of Clarksville-Montgomery County, this decision-making body is mandated to be made up of the membership of the Regional Planning Commission with an unlimited number of additional members appointed by both the City and County Mayor.

Montgomery County is one of only two counties in the state made unique by the fact there is only one city, Clarksville, within its borders. This eliminates the potential for friction between competing cities over annexation territories and streamlines the provision of urban services from the city into county territory.

The names of the members set up in March 2012 are as follows:

Mark Kelly – Chairman
Robert Nichols – Vice Chairman
Mike Harrison
Mabel Larson
Bryce Powers
Geno Grubbs
John Laida
Russell Adkins
Pat Hickey (Mark Riggins)
Norm Brumblay
Jim Coode
Brian Taylor
Joe Creek
Ed Baggett
Mike Evans

The Regional Planning Commission staff was designated by the City and County to provide technical assistance to this committee in the formulation of the plan.

The names of the members set up in June 2018 are as follows:

Richard Swift – Chairman
Bryce Powers – Vice Chairman
Russell Adkins
Geno Grubbs
Wade Hadley
Mark Kelly
Bill Kimbrough
Robert Nichols
Dr. Amanda Walker

The Regional Planning Commission staff was designated by the City and County to provide technical assistance to this committee in the formulation of the plan. The City and County Mayor did not appoint additional members to this update, also known as Phase 1, of the Growth Plan Update.

The Economic and Community Development Board (1998)

To further intergovernmental communication, an allied body, known as the Economic and Community Development Board was established. According to the provisions of the Public Chapter, it is made up of a minimum of three members, the County Executive, the Mayor and one property owner with a listing on the local property tax roll. The Board is to establish an executive committee, with a minimum membership of two parties, the County Executive and the Mayor. The overall board is to meet at least 4 times annually and the executive committee to meet at least 8 times per year. This board is to be jointly funded by its entities based on their percentage of the total County population. All meetings are to be open and have recorded minutes of its proceedings. Clarksville-Montgomery County has chosen to have nine members on this original board. As of August 25, 1999, its members and appointing bodies are as follows:

Douglas Weiland - County
Frances Wall - City
Richard Swift – County
Johnny Piper - City
Sam Johnson - City
Joe Pitts – City
Joe Creek - County
Tad Bourne - City
William Beach - County

Initially, the Coordinating Committee was charged with the responsibility of developing a countywide plan based on a twenty-year projection of growth and the City/County's projected needs in terms of land use and development densities. The Economic and Community Development Board will have a longer-term mission in maintaining meaningful lines of communication between the parties allied in the plan.

The Economic and Community Development Board (Amended 2012 and 2018)

The Economic and Community Development Board continues to meet on a quarterly basis as required through TCA 6-58-114. The purpose of the board is to foster communication relative to economic and community development between and among governmental entities, industry and private citizens. The Board shall meet, at a minimum, four (4) times annually. An Executive Committee meeting shall be held once each calendar quarter. Minutes of all meetings of the Board and Executive Committee shall be documented by minutes kept and y certification of attendance and all meetings are to be open to the public. Clarksville-Montgomery County has chosen to have nine members of this Board.

As of June 2012, its members and appointing bodies are as follows:

Mayor Carolyn Bowers – County
Mayor Kim McMillan – City
John Fuson – County
Lawson Mabry – County
Mark Barnett – County
Mark Kelly – County
Mark Boone – City
Courtney Maynard-Caudill – City
Travis Rupe – City

As of June 2018, its members and appointing bodies are as follows:

Mark Kelly – Chair
Gary Norris – Vice-Chair
Mayor Kim McMillan
Mayor Jim Durrett
Russell Adkins
Jeff Burkhart
Melinda Shepard
Douglas Heimback
Joe Weyant

CHAPTER 6: GENERAL DESCRIPTIONS OF DELINEATING GROWTH AREAS

A primary element in the formulation of this plan involves the division of the County into three types of growth areas. The types of areas are described as follows:

Urban Growth Boundary (UGB)

This boundary encompasses the existing municipality and contiguous territory where higher-density residential, commercial and industrial growth is expected to take place. This area is further defined as to its capability to provide urban services in an orderly and timely fashion to facilitate higher density land use patterns. By allowing higher densities, it is anticipated that the land will be utilized to a fuller degree of potential giving support to the community's needs for future expansion.

Criteria for defining the UGB

- Compactness is encouraged, but it should be large enough to accommodate 20 years of projected growth;
- Must be contiguous to the existing municipal boundaries;
- Must exhibit a strong likelihood for growth over the next 20 years based upon its historic, socio-economic and physical characteristics;
- Must reflect the municipality's duty to fully develop the area within the current boundaries, while anticipating future needs for growth outside its boundaries where higher density developments appear likely.

Factors considered in developing the UGB

- Must develop and report population growth projections in conjunction with the University of Tennessee;
- Must determine and report the present and projected costs of core infrastructure, urban services, and public facilities necessary to fully develop the resources within the municipality's current boundaries, as well as the cost of expanding these into the territory proposed within the UGB over the planning period;
- Must determine and report on the need for additional land suitable for high-density residential, commercial and industrial development, after taking into account areas within the current municipal boundaries that can be used, reused, or redeveloped to meet such needs;

- Must examine and report on agricultural, forest, recreational and wildlife management areas under consideration for inclusion in the UGB, and on the likely long-term impact of urban expansion in such areas.^{2 3}

Public Hearing Requirements – The municipality held two public hearings, each given at least 15 days’ notice in a newspaper of general circulation in the City before formally proposing its UGB. These public hearings were scheduled and held as follows: September 9, 1999, at the Board of Education Meeting Room, 621 Gracey Avenue, and October 7, 1999, at the City Council Chambers on Public Square.

2018 - Public Hearing Requirements

The Coordinating Committee held two public hearings, each given at least 15 days’ notice in a newspaper of general circulation in Clarksville-Montgomery County before formally proposing its UGB amendments. These public hearings were scheduled and held as follows:

- August 9, 2018, at 6:00 p.m., Regional Planning Commission Meeting Room, 329 Main Street,
- August 16, 2018, at 6:00 p.m., Regional Planning Commission Meeting Room, 329 Main Street

² Growth, Policy, Annexation, and Incorporation, Under Public Chapter 1101 of 1998: A Guide for Community Leaders, University of Tennessee Institute for Public Service and allied agencies, Reprinted May, 1999.

³ Municipal Boundaries in Tennessee: Annexation and Growth Planning Policies after Public Chapter 707, January 2015.

Planned Growth Areas (PGAs)

This is the territory outside the municipality and the Urban Growth Boundary where low to moderate density residential, commercial and industrial growth is projected within the planning period.

Criteria used in defining PGAs

- Must be reasonably compact but able to accommodate residential and non-residential growth projected to occur during the next 20 years;
- Must be solely within the jurisdiction of the county and outside any municipality or its Urban Growth Boundary;
- Must exhibit strong likelihood for growth over the next 20 years based upon its historic, socio-economic and physical characteristics;
- Delineated areas are to reflect the county's duty to manage natural resources and to manage and guide growth, taking into account the impact on agriculture, forests, recreation, and wildlife.

Factors considered in developing PGAs

- Must develop and report population growth projections in conjunction with the University of Tennessee;
- Must determine and report the present and projected costs of core infrastructure, urban services, and public facilities in the area, as well as the feasibility of funding them through taxes or fees within the area;
- Must determine and report on the need for additional land suitable for high-density residential, commercial and industrial development;
- Must determine and report on the likelihood that the territory will eventually incorporate as a new municipality or to be annexed; and,
- Must examine and report on agricultural, forest, recreational and wildlife management areas under consideration for inclusion in the PGA, and on the likely long-term impact of urban expansion in such areas.⁴

Public Hearing Requirements – Before presenting the proposed PGAs, the County held two public hearings, each given at least 15 days' notice in a newspaper of general circulation in the County. These public hearings were scheduled and held as follows: November 4, 1999, at the Board of Education Meeting Room, 621 Gracey Avenue, and November 30, 1999, at the same location.

Public Hearing Requirement – Before presenting the proposed amendment to the County Commission and City Council for PGA 4, the Coordinating Committee held two public hearings, each given at least 15 days' notice in a newspaper of general circulation in the

⁴ Municipal Boundaries in Tennessee: Annexation and Growth Planning Policies after Public Chapter 707, January 2015.

County. These public hearings were scheduled and held as follows: September 19, 2012, from 11:00 a.m. until 2:00 p.m. and 4:30 p.m. until 6:00 p.m. at the meeting room of the Regional Planning Commission, 329 Main Street, Clarksville, Tennessee.

2018 - Public Hearing Requirements

The Coordinating Committee held two public hearings, each given at least 15 days' notice in a newspaper of general circulation in Clarksville-Montgomery County before formally proposing its UGB amendments. These public hearings were scheduled and held as follows:

- August 9, 2018, at 6:00 p.m., Regional Planning Commission Meeting Room, 329 Main Street,
- August 16, 2018, at 6:00 p.m., Regional Planning Commission Meeting Room, 329 Main Street

Rural Areas (RAs)

This territory is the remainder of the County that was not included in a UGB or a PGA. Based on growth expectations, it does not exhibit a need for higher density development patterns within the planning period delineated by this report. This area's development will be governed by the land use control ordinances established and maintained by the County. Any changes in density of development will require correlation with the provisions of the plan.

Criteria for Defining RAs

- Encompasses all areas of the County outside the delineated UGB and PGAs;
- Areas delineated should be best suited to support uses other than higher density urban type development, with primary consideration to be given to the guided preservation of agricultural, forest, recreation and wildlife management land uses as per the prevailing land use controls established by the zoning and subdivision regulations.⁵

Public Hearing Requirements – Before presenting any proposed RAs, the County held two public hearings, each given at least 15 days' notice in a newspaper of general circulation in the County. These hearings were scheduled and held in conjunction with the Planned Growth Areas hearings on the following dates: November 4, 1999, at the Board of Education Meeting Room, 621 Gracey Avenue, and November 30, 1999, at the same location.

⁵ Municipal Boundaries in Tennessee: Annexation and Growth Planning Policies after Public Chapter 707, January 2015.

CHAPTER 7: POPULATION PROJECTIONS

A major project of the plan was the formulation of local population projections. The legislation specifically states that this is to be done in conjunction with the University of Tennessee at Knoxville. The projections are to reflect totals for the County as well as existing incorporated areas.

As noted earlier in this document, Public Chapter 1101, mandates that population projections must be undertaken for the City and County with a twenty-year planning horizon. Further, it is stated that these population projections must be undertaken by or coordinated through the University of Tennessee's Center for Business and Economic Research. This organization submitted its projections to the City and County, just as they did for the entire state, for their consideration. As part of the acceptance process, the City and County asked for a review of the population projections by the Regional Planning Commission staff and an endorsement from the Coordinating Committee. Local input included a review of existing planning documents and population projections for the local area as undertaken by the RPC staff demographer. It was concluded by the RPC staff that the projections, as submitted by UT, were realistic and appropriate. Accordingly, they were then endorsed by the Coordinating Committee. The table below lists the applicable population levels that were used in the local planning efforts.⁶

⁶ Municipal Boundaries in Tennessee: Annexation and Growth Planning Policies after Public Chapter 707, January 2015.

Table 7.1

POPULATION PROJECTIONS DURING EACH GROWTH PLAN PERIOD

	2000	2005	2010	2015	2020	2025	2030
Clarksville							
1999 Growth Plan	106,069	121,004	137,900	157,144	179,200		
2012 Growth Plan Update			132,929	145,184	156,071		
2018 Growth Plan Update					156,071	179,177	205,703
Montgomery County Unincorporated							
1999 Growth Plan	26,467	26,470	26,027	25,058	23,460		
2012 Growth Plan Update			39,402	43,041	46,254		
2018 Growth Plan Update					56,607	54,426	48,937
Montgomery County Total							
1999 Growth Plan	132,536	147,474	163,927	182,202	202,680		
2012 Growth Plan Update			172,331	188,225	202,325		
2018 Growth Plan Update					212,678	233,603	254,640
*Sources: 2010 Decennial Census, 2016 Census Estimates, 2017 Boyd Center for Business and Economic Research, University of Tennessee, as per TCA 6-58-106 a (1) (E) (2).							

The last official census undertaken by the Bureau of Census for Clarksville and Montgomery County was completed in 1995. Their final numbers showed Clarksville having a total population of 89,246, the unincorporated area of Montgomery County at 25,269, and finally, a County overall total of 114,515. The 1998 Bureau of the Census population estimate for the City of Clarksville was 97,978, the unincorporated area of Montgomery County was estimated at 29,287, with the overall County total estimated at 127,265.

The projections for the City of Clarksville from the year 2000 to the year 2020 reflect growth levels centering around 2.8% annually while the County overall total growth is estimated at 2.2% annually over the same period. The unincorporated area of the County shows negative growth, most notably as a result of the annexation activities of the City over the planning period. The percentage increase from the year 2000 to the year 2020 for the City is 69%, while the County is projected to have a population increase of just under 53% for this same period. Supporting growth increments of this magnitude will require extensive planning efforts and thoughtful allocation of land by both land use planning professionals and the applicable elected bodies.

These population projections will be utilized in a land use density discussion later in this report. The Geographic Information System (GIS) of the City-County provides a basic breakdown by land use category that will be used to project future land use needs.

CHAPTER 8: EXISTING LAND USE INVENTORY

The Clarksville-Montgomery County Geographic Information System provided invaluable assistance in the quantification of the existing land use acreages by category for their inclusion in this growth plan. The raw data source of the land use information is the Assessor of Property's parcel data. Additional evaluations and analyses were undertaken by Regional Planning Commission staff through the use of aerial photography, archival studies of office records and by field survey and onsite verification. From this data, breakdowns were calculated on a variety of land use categories. The categories were then further broken down into geographic areas of the City and for the overall County under the heading of Clarksville-Montgomery County. The data tables listing the land use inventory breakdowns follow.

Clarksville-Montgomery County Existing Land Use Inventory

In reviewing the land use breakdowns for the entire County, including the area of the City, the major land use category is agricultural and/or forest. An estimated 204,598 acres are currently rated in this usage, with an additional 38,569 acres presently vacant but having a strong inclination to be transformed into a more intensive land use category, such as residential, commercial or industrial. The total land area for acres either held vacant for agricultural use or undeveloped pending a higher intensity use is 243,167. The following table lists the land uses in the order of their magnitude of improved acreage:

Table 8.1

CURRENT LAND USE BY MAGNITUDE OF THE USE CLARKSVILLE-MONTGOMERY COUNTY

Land Use by Type (1998)	Acreage
Fort Campbell	43,014
Single-Family Residential	36,251
Street/Hwy ROW's	8,186
Public/Semi-Public Uses	5,482
Water Bodies	4,400
Commercial/Office	2,349
Industrial	2,197
Multi-Family Residential	828
Mobile Home Parks	294
Agricultural/Forest/Undeveloped	243,167

Table 8.2

**CLARKSVILLE-MONTGOMERY COUNTY, EXISTING LAND USE
INVENTORY TABLE**

CLARKSVILLE-MONTGOMERY COUNTY							
EXISTING LAND USE INVENTORY AND ANALYSIS (1999)							
Land Use By Type	Total Area Developed	Percentage of Total Land	Percentage of Developed Land	Total # of Units Of	Density of Units Per	Average Lot Size In Acres	
Single Family Residential	35,129	10.2%	34.5%	34,176	0.97	1.03	
Multi-Family Residential	828	0.2%	0.8%	7,512	9.07	0.11	
Mobile Home Parks	294	0.1%	0.3%	1,810	6.16	0.16	
Commercial/Office	2,349	0.7%	2.3%	1,574	0.67	1.49	
Industrial	2,197	0.6%	2.2%	150	0.07	14.65	
Publix/Semi-Public	5,482	1.6%	5.4%	817	0.15	6.71	
Street/Highway ROW	8,186	2.4%	8.0%				
Water Bodies	4,400	1.3%	4.3%				
Ft. Campbell	43,014	12.5%	42.2%				
Total Developed Land	101,879	29.5%					
Agric./Undev. Land**	243,167	70.5%					
Total Land Area in Acres	345,046	100%					
Acres In Square Miles	539.13						
**Includes undeveloped land in any category. Agricultural Land may be occupied by farmstead improvements. SOURCE: CLARKSVILLE-MONTGOMERY COUNTY GEOGRAPHIC INFORMATION SYSTEM							

City of Clarksville, Existing Land Use Inventory

In reviewing the land use breakdowns for the City of Clarksville, the major land use, in terms of development is, residential. An estimated 13,541 acres, or over 42% of the developed land area, is devoted to single-family residential land use purposes. An additional 900 acres is used for multiple family and mobile home parks. The average lot size used as a site for a single-family residence was found to be 0.52 acre while the lot size per unit in a multiple family residential development averaged 0.10 acre per unit. The following table lists the land uses in the order of their magnitude of acreage improved:

Table 8.3

CURRENT LAND USE BY MAGNITUDE OF THE USE CITY OF CLARKSVILLE

Land Use by Type (1998)	Acres Devoted to Use
Single Family Residential	13,541
Water Bodies	4,150
Street/Highway Rights of Way	3,958
Fort Campbell	3,712
Public/Semi-Public Uses	2,926
Commercial/Office	2,066
Industrial	962
Multiple Family Residential	741
Mobile Home Parks	159
Agricultural/Forest/Undeveloped	28,278

Table 8.4

CITY OF CLARKSVILLE, EXISTING LAND USE INVENTORY TABLE

CITY OF CLARKSVILLE EXISTING LAND USE INVENTORY (1999)							
Land Use By Type	Total Area Developed	Percentage of Total Land	Percentage of Developed	Total # of Units Of	Density of Units Per	Average Lot Size In Acres	
Single Family Residential	13,541	22.4%	42.0%	26,043	1.92	0.52	
Multi-Family Residential	741	1.2%	2.3%	7,252	9.79	0.10	
Mobile Home Parks	159	0.3%	0.5%	1,599	10.06	0.10	
Commercial/Office	2,066	3.4%	6.4%	1,496	0.72	1.38	
Industrial	962	1.6%	3.0%	133	0.14	7.23	
Publix/Semi-Public	2,926	4.8%	9.1%	468	0.16	6.25	
Street/Highway ROW	3,958	6.5%	12.3%				
Water Bodies	4,150	6.9%	12.9%				
Ft. Campbell	3,712	6.1%	11.5%				
Total Developed Land	32,215	53.5%					
Agric/Undev. Land**	28,278	46.7%					
Total Land Area in Acres	60,493	100%					
Acres In Square Miles	94.52						
**Includes undeveloped land in any category. Agricultural Land may be occupied by farmstead improvements. SOURCE: CLARKSVILLE-MONTGOMERY COUNTY GEOGRAPHIC INFORMATION SYSTEM							

CHAPTER 9: FUTURE LAND USE PROJECTIONS

Two important data sets were needed in order to forecast future land use needs for the growth plan areas. These were (1) an existing land use inventory, and (2) population projections for the next twenty years. An explanation of the methodology follows: data pertaining to current land use was collected and allocated by land use category by the City-County Geographic Information System; the current land use levels were then divided by the current population estimates for both the City and County to arrive at a ratio for land use type per person; the future population estimate was then multiplied by each of the ratios to arrive at the future land use needs by each of the land use categories.

Note: For purposes of this report the use of Clarksville-Montgomery County will describe the entire County.

Clarksville-Montgomery County – Land Use Projections

The following table lists the breakdown of uses by major land use categories for Clarksville-Montgomery County. In reviewing the data, the major future land use need is shown to be in the residential land use category at 18,592 additional acres by the year 2020. The next highest future land use category is Public/Semi-Public uses with an additional 2,901 acres indicated to be needed over the next twenty years. This is logical as this category covers governmental, social, recreational and preservational land uses to support a growing population. Commercial/Professional Offices and Industrial uses are the next two highest need categories at 1,243 and 1,163 acres, respectively. The total acres needed for all development categories at current development patterns were calculated to be 28,825. The total number of acres currently undeveloped or held vacant for agricultural use is 243,167 acres.

Table 9.1

**CLARKSVILLE-MONTGOMERY COUNTY
LAND USE PROJECTIONS FOR NEXT 20 YEARS TABLE**

CLARKSVILLE-MONTGOMERY COUNTY								
LAND USE PROJECTIONS FOR THE NEXT 20 YEARS BASED ON 2000 POPULATION LEVEL OF 132,538 (1999)								
Land Use By Category	Improved Parcels or Units	Developed Acreage	Average Parcel Size in	Density Units In Acres	200 Population Factor	Additio nal	Currently Vacant Rated	
Single Family Residential	34,176	35,129	1.03	0.97	0.2651	18,592	32,481	
Multi-Family Residential Unit	7,512	826	0.11	9.07	0.0062	438	466	
Mobile Home Parks	1,810	294	0.16	6.16	0.0022	156		
Industrial/Quarry	150	2,197	14.65	0.7	0.0166	1,163	2,681	
Commercial/Prof. Office	1,574	2,349	1.49	0.67	0.0177	1,243	2,650	
Publix/Semi-Public	817	5,482	6.71	0.15	0.0414	2,901		
Ft. Campbell		43,014		No Significant Change				
Street/Hwy. ROW		8,186			0.618	4,332	4,400	
Water Acres		4,400		No Significant Change				
Total Developed Acres		101,879						
Agricultural/Forest/Undeveloped	2,864	243,167	84.90		1.8347			
Totals	46,039	345,046				28,825	42,678	

Table 9.2

**CLARKSVILLE-MONTGOMERY COUNTY
PROJECTED TOTAL AVAILABLE VACANT LAND AFTER 2020 TABLE**

CLARKSVILLE-MONTGOMERY COUNTY	
PROJECTED TOTAL AVAILABLE VACANT LAND AFTER 2020	
	ACRES
Total County Acres	345,046
Minus Future City Developed Area/Fort Campbell	46,865
Minus Current Developed County Remainder Area	101,879
Minus Future Land Use Needs	28,825
Minus water and current/future street right-of-ways*	16,986
Available Vacant Land After 2020	150,491
*2000 Land Use Factor multiplied by 2020 population projection.	
**SOURCE City, County, State Highway Departments	

City of Clarksville – Land Use Projections

The following table lists the breakdowns by major land use categories for the City of Clarksville. In reviewing the data, the major future land use need is shown to be in the residential land use category at 9,339 additional acres by the year 2020. The next highest future land use category is Public/Semi-Public uses with an additional 2,018 acres indicated to be needed over the next twenty years. This is logical as this category covers governmental, social, recreational and preservational land uses to support a growing population. Commercial/Professional Offices and Industrial uses are the next two highest need categories at 1,425 and 663 acres, respectively. The total acres needed for all development categories at current development patterns were calculated to be 16,795. The total number of acres currently undeveloped or held vacant for agricultural use is 28,278 acres. According to the data as presented in the following table, there is more than enough room within the existing City Limits to facilitate the expected needs for acreage.

Table 9.3

**CITY OF CLARKSVILLE
LAND USE PROJECTIONS FOR NEXT 20 YEARS TABLE**

CITY OF CLARKSVILLE LAND USE PROJECTION FOR NEXT 20 YEARS							
BASED ON 2000 POPULATION LEVEL OF 106,069 (1999)							
Land Use By Category	Parcels or Units	Developed Acreage	Average Parcel Size in Acres	Density Units In Acres	2010 Population Factor	Additio nal	Currently Vacant Rated
Single Family Residential	26,043	13,541	0.52	1.92	0.1277	9,339	14,899
Multi-Family Residential Unit	7,252	741	0.10	9.79	0.0070	511	463
Mobile Home Parks	1,599	159	0.10	10.06	0.0015	110	
Industrial/Quarry	133	962	7.23	0.14	0.0091	663	650
Commercial/Prof. Office	1,496	2,066	1.38	0.72	0.0195	1,425	2,175
Publix/Semi-Public	468	2,926	6.25	0.16	0.0276	2,018	
Ft. Campbell		3,712	No Significant Change				
Street/Hwy. ROW		3,958			0.0373	2,729	
Water Acres		4,150	No Significant Change				
Total Developed Acres		32,215					
Agricultural/Forest/Undeveloped	159	28,278	177.85		0.2666		N/A
Totals	36,991	60,493				16,795	18,187

Table 9.4

**CITY OF CLARKSVILLE
PROJECTED AVAILABLE VACANT LAND AFTER 2020 TABLE**

CITY OF CLARKSVILLE	
PROJECTED AVAILABLE VACANT LAND AFTER 2020	
	ACRES
Current City Size	60,493
Minus Currently Developed Area (Including City area of Fort Campbell)	32,215
Minus Future Land Use Needs	16,795
Minus Water & Current/Future Street ROW's**	10,837
Available Vacant Land After 2020	646
*2000 Land Use Factor multiplied by 2020 population projection.	
**SOURCE City and, State Highway Departments	

Montgomery County Unincorporated Areas - Land Use Projections

Similar projections for unincorporated areas of Montgomery County were not reliable due to expected continued annexation by the City of Clarksville.

CHAPTER 10: PROCESS FOR DEFINING THE LOCAL GEOGRAPHIC GROWTH AREAS

The Coordinating Committee, with the assistance of the Regional Planning Commission staff, established criteria for the delineation of the required planning areas of Urban Growth Boundary (UGB), Planned Growth Areas (PGA's) and Rural Areas (RA's). This was accomplished by assessing current levels of density of development and infrastructure that currently exists in specific areas of the County and reviewing the same for a continuation of the trends into the future.

Lots of Record

In order to facilitate the transition from the previous applicable land use regulations to the provisions of this Growth Plan, it was recognized that consideration should be given to lots of record. It is hereby established as part of this plan that lots of record which legally existed as of the date of the adoption of this plan shall be considered to legally meet all the provisions of this Growth Plan.

Existing Zoning Districts Given Standing

Existing zone districts in effect as of the date of adoption of this Plan shall be allowed to develop utilizing standards applicable to these zone districts as prescribed in the Montgomery County Zoning. For example, an R-1 single-family residential tract of 35 acres was in existence, as of the plan date of adoption, in a Rural Area. In this growth plan no new R-1 districts can be created in a Rural Area, but because it had legal standing before the plan, this tract could be developed under the applicable R-1 provisions.

CHAPTER 11: THE URBAN GROWTH BOUNDARY (UGB)

The Urban Growth Boundary encompasses that area outside the City where the highest density of residential development should take place. The majority of urban type services are in place or within proximity of the UGB. Public Chapter 1101 states that a city can use any of the annexation methods provided in T.C.A. Title 6, Chapter 51 for the areas included within the UGB. This includes annexation by ordinance and by referendum, as modified by this Chapter. Being located within a UGB is equal to being put on notice that future city annexations may be forthcoming, but this is not a certainty. Areas of the County outside the UGB may be annexed by the City in either of two ways. The first is by amending the Growth Plan to include the proposed annexation area within a revised UGB. A second option is annexation by referendum, as the present laws and/or statutes allow.

In order to geographically define the UGB, utility providers were consulted to obtain information as to the areas that they presently serve and where future expansions were planned. Particular attention was given to the City Engineer's data concerning the City's Gas, Water and Wastewater Department's expectations of where public sewer could reasonably be extended over the next twenty years. The City of Clarksville is the only public entity in Montgomery County to own and operate a sanitary sewer system. Without public sanitary sewer, the Tennessee Division of Ground Water Protection has the overriding authority in determining developmental densities through the regulation of the site size. Any site to be improved must be of sufficient size to support an on-site septic system if no sewer is available. In the Montgomery County Zoning Resolution, the minimum lot size allowed for consideration for an on-site septic system is 20,000 square feet or approximately 0.45 acre (just under a one-half acre). In the City of Clarksville's Zoning Ordinance, the minimal lot size is also affected by the provisions of Ground Water Protection, but no specific minimum size requirement is listed. The only stipulation is that the site is large enough to accommodate the disposal requirements of the proposed improvement.

During the utility planning and review process, it was noted that the Cumberland River is a formidable physical barrier, particularly to the extension of sewer service. As of the date of this report, no public sewer disposal system exists south of the Cumberland River, and there are no plans in place to extend service into that area from the north primarily because of the expense factor. Therefore, until this situation changes, the density of development in all areas south of the River should be held too low to moderate levels. This event would be one of the key factors that would trigger a Growth Plan update and most likely change the development density patterns of the southern portion of the County.

The Coordinating Committee focused on residential density levels. All other major land use categories, including commercial and industrial, were carefully reviewed. It was found that these land use categories had minimal impact on the overall land use pattern outside the City. In reviewing the existing land use map maintained by the RPC staff, the vast majority of these uses are situated within the urbanized area where sufficient quantities of infrastructure are more readily available. One notable exception is the Pasminco Zinc Plant located south of the Cumberland River in the Cumberland Heights neighborhood.

Accordingly, based on the consensus of the Coordinating Committee, future creations or expansions of commercial and/or industrial districts should be reviewed and evaluated based upon their individual circumstances without regard to their growth plan area location(s).

Other factors considered in the delineation of the UGB were physically oriented factors including flood-prone areas, karst topography, known wetlands, soil bearing capacities, areas with excessive slope, areas with unique natural features, wildlife preservation areas as well as agriculturally oriented areas. These factors are considered to be detrimental to development (and perhaps vice versa) at any density and the UGB was steered away from these areas where it was possible. All of these features were examined on a macro scale basis only. Any tract or site proposed for a specific development within the UGB would still need an individual investigation to determine if these factors would come into consideration during the development process.

Rezoning Request Procedures for the UGB

The UGB is rated to have the capacity to handle the highest densities of development. Applications for rezonings will be accepted for all districts listed in the County Zoning Resolution, including those involving commercial and industrial classifications. This is not to imply that all requests will be looked upon favorably by the staff or the Commission. All requests must undergo the review process which will include the analysis of physical characteristics of the site, as well as the compatibility of the proposed use with all existing land, uses in the area.

Table 11.1

Allowable Zoning Districts

Zone District	Land Use Type
AG	Agricultural/Residential
E-1	Residential – Single Family (Conventional Built)
EM-1	Residential – Single Family / Mobile Home
EM-1A	Residential – Single Family / Mobile Home
E-1A	Residential – Single Family (Conventional Built)
R-1	Residential – Single Family (Conventional Built)
R-1A	Residential – Single Family (Conventional Built)
R-2D	Residential – Multi-Family (Conventional Built)
RM-1	Residential – Mobile Home Only
RM-2	Residential – Mobile Home Parks
R-3	Residential – Multi-Family (Conventional Built)
R-4	Residential – Multi-Family (Conventional Built)
O-1	Residential – Multi-Family (Conventional Built)
O-P	Residential – Single Family (Related to Business)

PLAN OF SERVICES FOR THE UGB

Montgomery County is one of only two counties in the state made unique by the fact there is only one city, Clarksville, within its borders. This eliminates the potential for friction between competing cities over annexation territories and streamlines the provision of urban services from the city into county territory.

The UGB as described covers a considerable area, estimated at 26,521 acres, not including water acres of rivers and creeks or road rights of way. It would take a minimum of four years to annex this entire area, given limitations imposed by state law that allow only a 25% increase in the total area of a city during a 24-month period. In the past, the City of Clarksville has been somewhat selective in exercising its annexation procedures, limiting itself to areas where realistic economic returns could be expected within a reasonable time schedule. This being weighed against the provision of city services on an equitable basis with the rest of the area of the City. Because there are no specific geographic areas identified for annexation as part of this plan, no specific plan of services can be proposed. As is the custom of the City in terms of meeting the legal requirements, a unique Plan of Services will be formulated for each annexed area based upon its needs at the time. The following is a generalization of the steps typically taken in newly annexed areas to supply and implement a Plan of Services.

Summary Plan of Services

Police

- (1) Patrolling, radio responses to calls, and all other routine police services will be provided beginning on the effective date of any annexation.
- (2) Any additional police officers and equipment will be determined through the annexation process.

Fire

- (1) The Clarksville Fire Department will provide fire protection to any new annexation on the effective date of annexation.
- (2) The determination of any new fire stations, personnel, and equipment will be determined through the annexation process.

Water

- (1) City water will be provided at city rates for customers, beginning on the effective date of any new annexation.
- (2) If adequate fire protection is not available, additional fire hydrants and the upgrade of existing water lines will be determined through the annexation process.

Sewer

- (1) Sewer rates shall become the same as existing rates within the other areas of the corporate city limits upon the effective date of annexation.
- (2) Existing developed areas which have septic system failures will be programmed for sewer installation when a minimum of 50% of a given development indicates a need for sewer. The City will plan and schedule sewer availability for each individual annexation request through the adopted plan of services.

Solid Waste Disposal

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

Streets

- (1) Reconstruction and resurfacing of streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements, as the need, therefore, is determined by the governing body, will be accomplished under current city policies.
- (2) Routine maintenance, on a daily basis, will begin on the effective date of annexation.
- (3) Any additional personnel and equipment will be provided through the plan of services that shall be adopted through the annexation process.
- (4) Street name signs where needed will be replaced or installed after the effective date of an annexation, as determined within the plan of services.

Electrical Services

The Clarksville Department of Electricity would apply an established procedure that allows for the orderly transition in the transfer of all electrical service facilities and equipment from the County's electrical supplier, Cumberland Electric Membership Corporation.

Building and Codes Inspection Services

Any inspection service now provided by the City (building, electrical, plumbing, gas, and housing) will be available in the annexed area on the effective date of annexation.

Planning and Zoning

Areas and territories incorporated into the City of Clarksville will retain the zoning classifications as previously assigned to these areas by the Montgomery County Commission, Montgomery County, Tennessee, until and unless rezoned by Ordinance of the City of Clarksville. Necessary changes in any zones will be made within a reasonable period of time after the effective date of annexation.

Street Lighting

Street lighting will be installed under the current city policy, after the effective date of the annexation.

Recreation

The same standards and policies now used in the present city will be followed by expanding the recreational program and facilities in the enlarged city.

Transit

The same standards and policies now used in the present city will be followed by expanding the transit program and facilities in the enlarged city.

Note: Annexation involving some or all of the UGB will undoubtedly occur over the span of the twenty-year planning period. Projecting costs tied to a plan of services can only be realistically undertaken after the review of several factors, including, but not limited to, the size of the area, infrastructure in place, adequate roadway linkages to existing police and fire stations, surface drainage patterns, and any number of other factors depending upon the area chosen. Due to the many variables involved, projecting a meaningful cost to the plan of services for this 26,000+ acre area is more accurately accomplished as Plans of Service are considered for individual annexation.

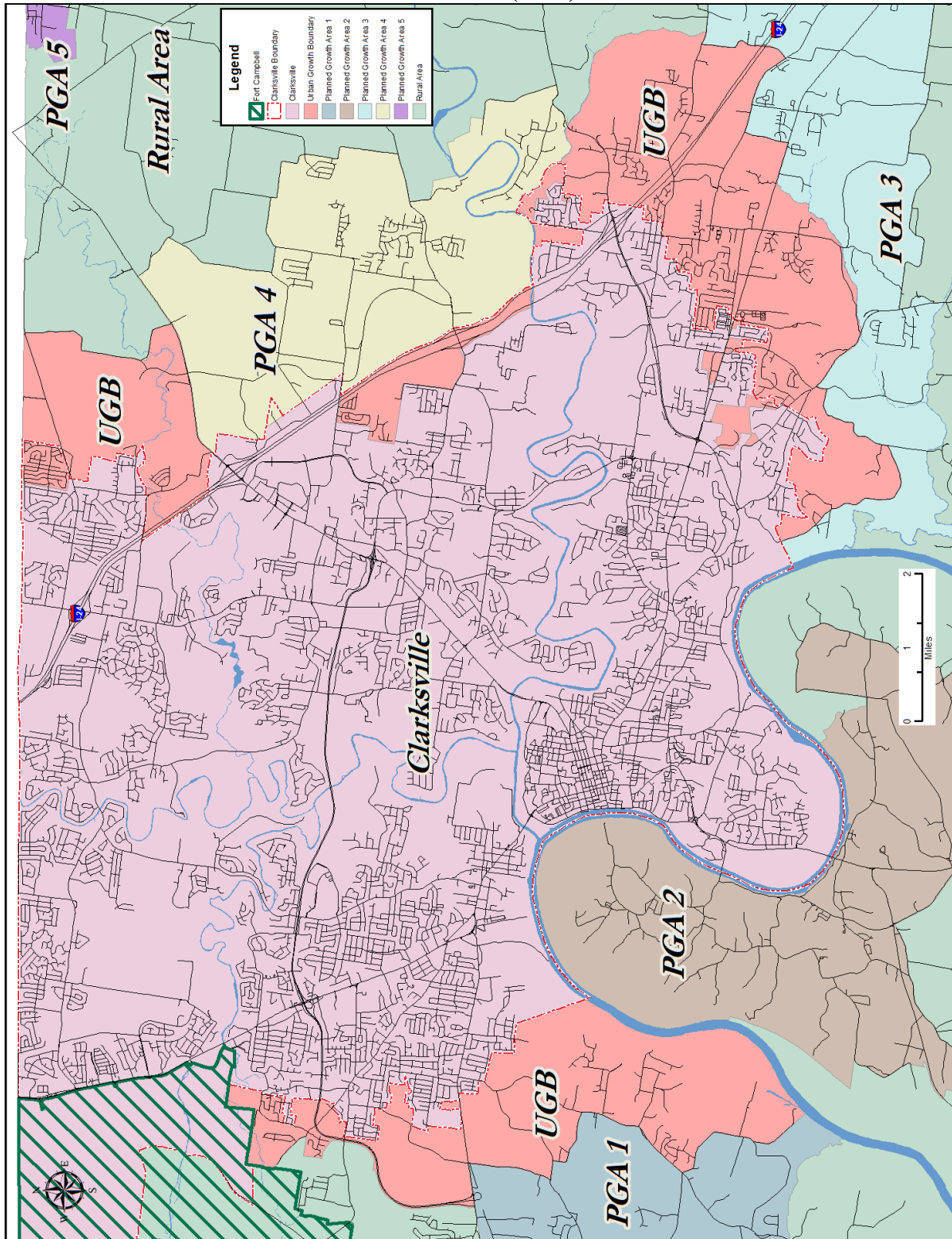
Listing of Primary Utility Providers in the UGB

The City of Clarksville through its Gas, Water and Sewer Department and Clarksville Department of Electricity is presently and will be the future primary utility provider for all types of urban type services within the UGB.

See Appendix A for the legal description of the UGB (1999).

See Appendix A.1 for the legal description of the UGB (Amended 2018).

MAP OF UGB (1999)



MAP OF UGB (AMENDED 2018)

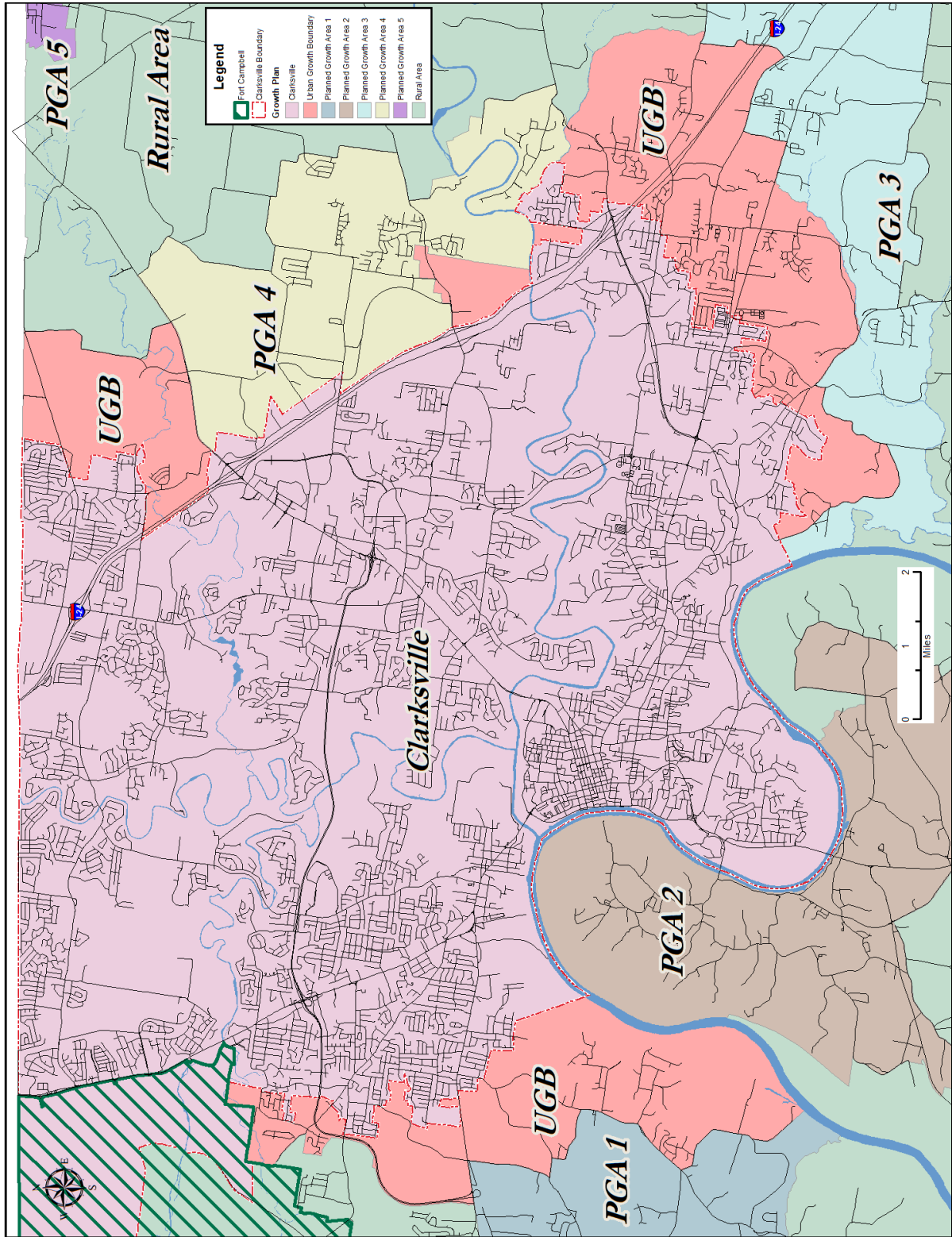


Table 11.2

LAND USE BREAKDOWN OF UGB

LAND USE BY CATEGORY CALCULATED IN ACRES (1999)	
Urban Growth Boundary (Excluding Present City Area)	
	ACRES
Residential – Improved	3,189
Residential – Vacant	5,044
Industrial – Improved	77
Industrial – Vacant	254
Commercial – Improved	47
Commercial – Vacant	446
Public/Semi-Public	461
Agricultural/Forested	17,003
TOTAL AREA	26,521

*Data from Geographic Information System

Areas do not include water acres or road rights-of-ways

COPY OF CITY COUNCIL RESOLUTION ADOPTING THE UGB

RESOLUTION 19-1999-00

A RESOLUTION ESTABLISHING AN URBAN GROWTH BOUNDARY

WHEREAS, Public Chapter 1101 of 1998 requires development of a comprehensive growth policy for cities and counties in Tennessee; and

WHEREAS, this process requires the establishment of an Urban Growth Boundary (UGH) for the City of Clarksville which contains the corporate limits of the city and the adjoining territory where growth is expected; and

WHEREAS, the Clarksville-Montgomery County Economic and Community Development Advisory Committee has recommended an UGB for consideration by the City of Clarksville.

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

That the UGB as recommended by the Economic and Community Development Advisory Committee and described by the legal description attached hereto is hereby adopted,


Mayor

ATTEST


City Clerk

ADOPTED: October 7, 1999

CHAPTER 12: THE PLANNED GROWTH AREAS (PGA's)

The Planned Growth Areas (PGA's) were delineated in areas of the County that have experienced low to moderate residential development or where such development is anticipated. Only PGA #4 has public sewer in place and contains the City-County Industrial Park. The next area most likely to receive access to a public sewer system is PGA #1, situated north of the Cumberland River in the Woodlawn/Dotsonville community. All other PGA's have little or no chance of gaining access to public sewer within the twenty-year planning period of this report. Due to this fact, it is the intention of this plan to maintain residential development density at low to moderate levels. Maps and detailed descriptions of the land use of each of the five delineated PGA's follow.

See Appendix B for the legal descriptions of the PGA's (1999).

See Appendix B.4 for the legal description of PGA #4, amended 2018.

Resolution 99-11-1

The following resolution was presented to the Board: 99-11-1

RESOLUTION ADOPTING THE PLANNED GROWTH AND RURAL AREA BOUNDARIES IN MONTGOMERY COUNTY, TENNESSEE

WHEREAS, Public Chapter 1101 of 1998 requires development of a comprehensive growth policy for cities and counties in Tennessee; and

WHEREAS, this process requires the establishment of boundaries for Planned Growth Areas (PGA's) and Rural Areas (RA's) in Montgomery County which indicate where growth is expected outside of the Urban Growth Boundary and where the rural character of Montgomery County should be preserved; and

WHEREAS, the Clarksville-Montgomery County Economic and Community Development Advisory Committee has recommended boundaries for these PGA's and RA's for consideration by the Board of County Commissioners of Montgomery County, Tennessee.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Montgomery County, Tennessee, meeting in regular business session on this 8th day of November, 1999, that the Planned Growth Area and Rural Area boundaries as recommended by the Clarksville-Montgomery County Economic and Community Development Advisory Committee and described by the legal description attached hereto are hereby adopted.

Duly passed and approved this 8th day of November, 1999.

Sponsor

Commissioner

Approved

[Signature]
Rat Vaden
[Signature]
County Executive

Attested

Wilma K. Dyer
County Clerk

11-4-99
by *[Signature]* D.C.

PLANNED GROWTH AREA - #1

This area is situated in the Woodlawn/Dotsonville area in the western part of the County, due south of the Fort Campbell Military Reserve. The northern boundary of this area is its primary transportation artery, U. S. Highway 79, also known as Dover Road. The eastern boundary of this area is composed primarily of four roads, South Liberty Church Road, Dotsonville Road, Gip Manning Road and Smith Branch Road. The southern boundary is composed of the Cumberland River, Cummings Creek, Moore Hollow Road, Rawlings Road and Blooming Grove Creek. The western boundary is Lylewood Road. According to the City-County Geographic Information System, PGA #1 contains an area of 13, 644 acres or 21.32 square miles.

Primary Utility Providers in the Woodlawn/Dotsonville PGA

Water:	Woodlawn Utility District
Sewer:	No public sewer
Electricity:	Cumberland Electric Membership Corporation
Gas:	No natural gas
Police:	Montgomery County Sheriff's Patrol
Fire:	Volunteer

PGA #1 MAP (1999)

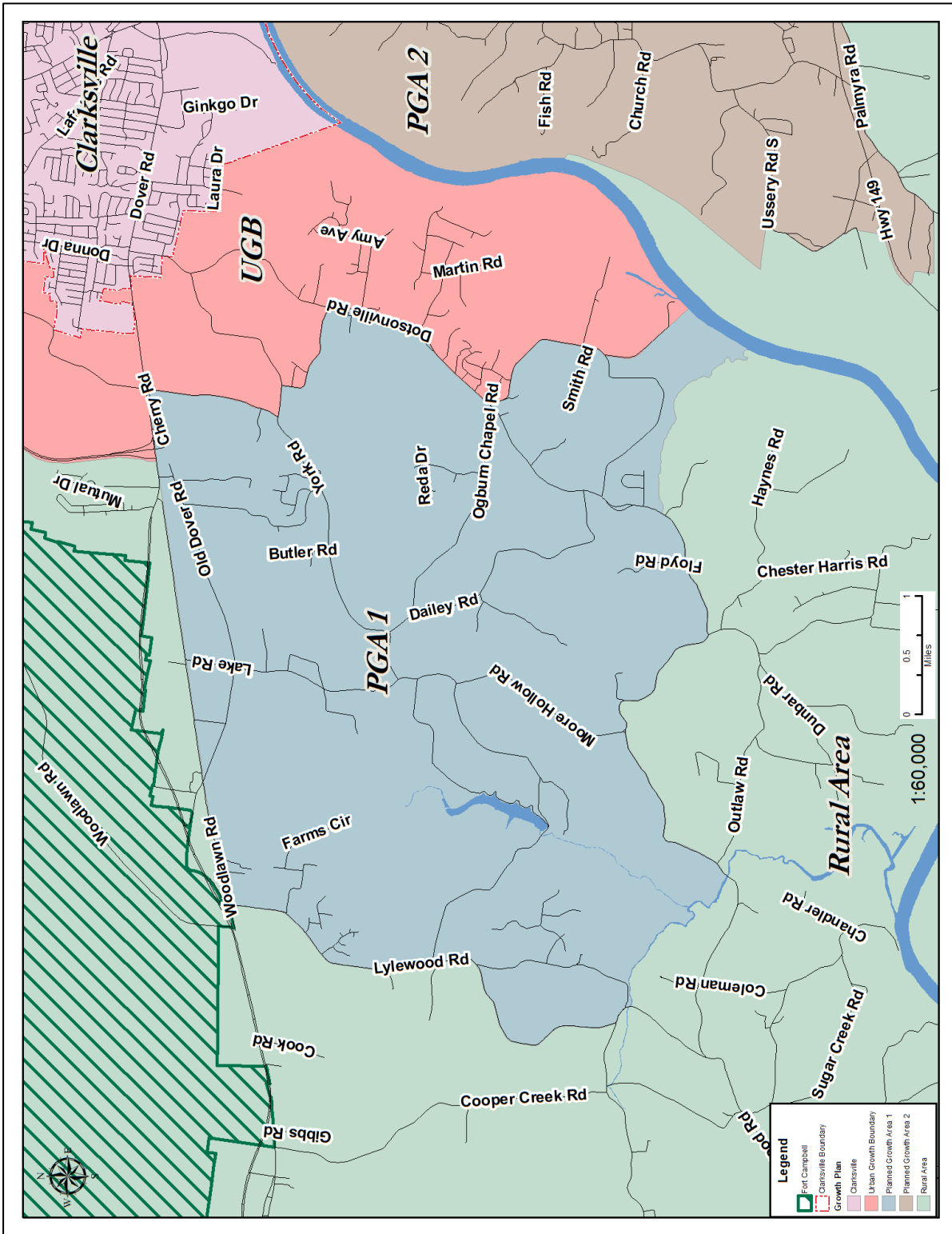


Table 12.1

LAND USE BREAKDOWN TABLE – PGA #1	
LAND USE BY CATEGORY CALCULATED IN ACRES (1999)	
Planned Growth Area 1 (Woodlawn/Dotsonville)	
	ACRES
Residential – Improved	2,026
Residential – Vacant	1,946
Industrial – Improved	0
Industrial – Vacant	0
Commercial – Improved	18
Commercial – Vacant	14
Public/Semi-Public	107
Agricultural/Forested	10,917
TOTAL AREA	15,028

*Data from Geographic Information System
 Areas do not include water acres or road rights-of-ways

PLANNED GROWTH AREA - #2

Located south of the river, this PGA is dominated by the Cumberland Heights and Salem communities. Its northern and western boundaries are the Cumberland River and/or its floodplains. To the south, it is bounded by Palmyra Road, River Road, and Camp Creek. The eastern boundary is the centerlines of Seven Mile Ferry Road and Bend Road extending northward to the Cumberland River. According to the City-County Geographic Information System, PGA #2 contains an area of 15,005 acres or 23.44 square miles.

Primary Utility Providers in the Cumberland Heights/Salem PGA

Water:	Cumberland Heights Utility District/Cunningham Utility District
Sewer:	No public sewer
Electricity:	Cumberland Electric Membership Corporation
Gas:	No natural gas
Police:	Montgomery County Sheriff's Patrol
Fire:	Volunteer

PGA #2 MAP (1999)

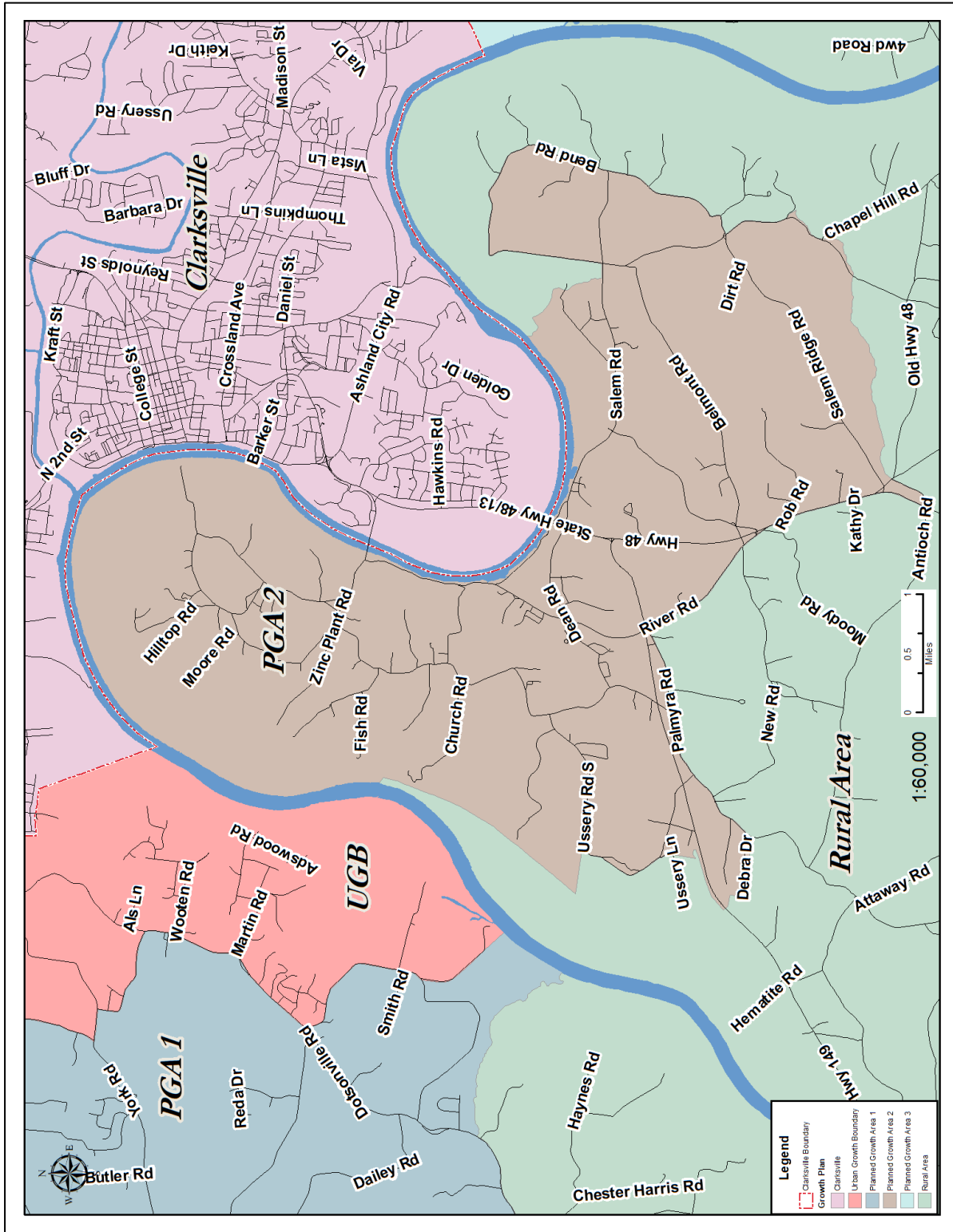


Table 12.2

LAND USE BREAKDOWN TABLE – PGA #2	
LAND USE BY CATEGORY CALCULATED IN ACRES (1999)	
Planned Growth Area 2 (Cumberland Heights/Salem)	
	ACRES
Residential – Improved	2,648
Residential – Vacant	4,461
Industrial – Improved	590
Industrial – Vacant	540
Commercial – Improved	139
Commercial – Vacant	16
Public/Semi-Public	61
Agricultural/Forested	6,370
TOTAL AREA	15,005

*Data from Geographic Information System
 Areas do not include water acres or road rights-of-ways

PLANNED GROWTH AREA - #3

This planned growth area is situated in the southeast portion of the County near the Sango Community. It is bounded on the north by U. S. Highway 41A South, Big McAdoo Creek, Highway 12, Gholson Road, Gratton Road and to the current city limits of Clarksville. The western and southern boundaries are made up of the Cumberland River, Big McAdoo Creek, Highway 12, Pace Road extending over to Albright Road and U. S. Highway 41 A South. The eastern boundary is made up of the roads that surround Eastland Green Golf Course including a small area on the northeast side of Interstate 24. According to the City-County Geographic Information System, PGA #3 contains an area of 12,240 acres or 19.13 square miles.

Primary Utility Providers in the Sango Area PGA

Water:	City of Clarksville/ East Montgomery Utility District
Sewer:	No public sewer
Electricity:	Cumberland Electric Membership Corporation
Gas:	Limited Natural Gas – City of Clarksville
Police:	Montgomery County Sheriff's Patrol
Fire:	Volunteer

PGA #3 MAP (1999)

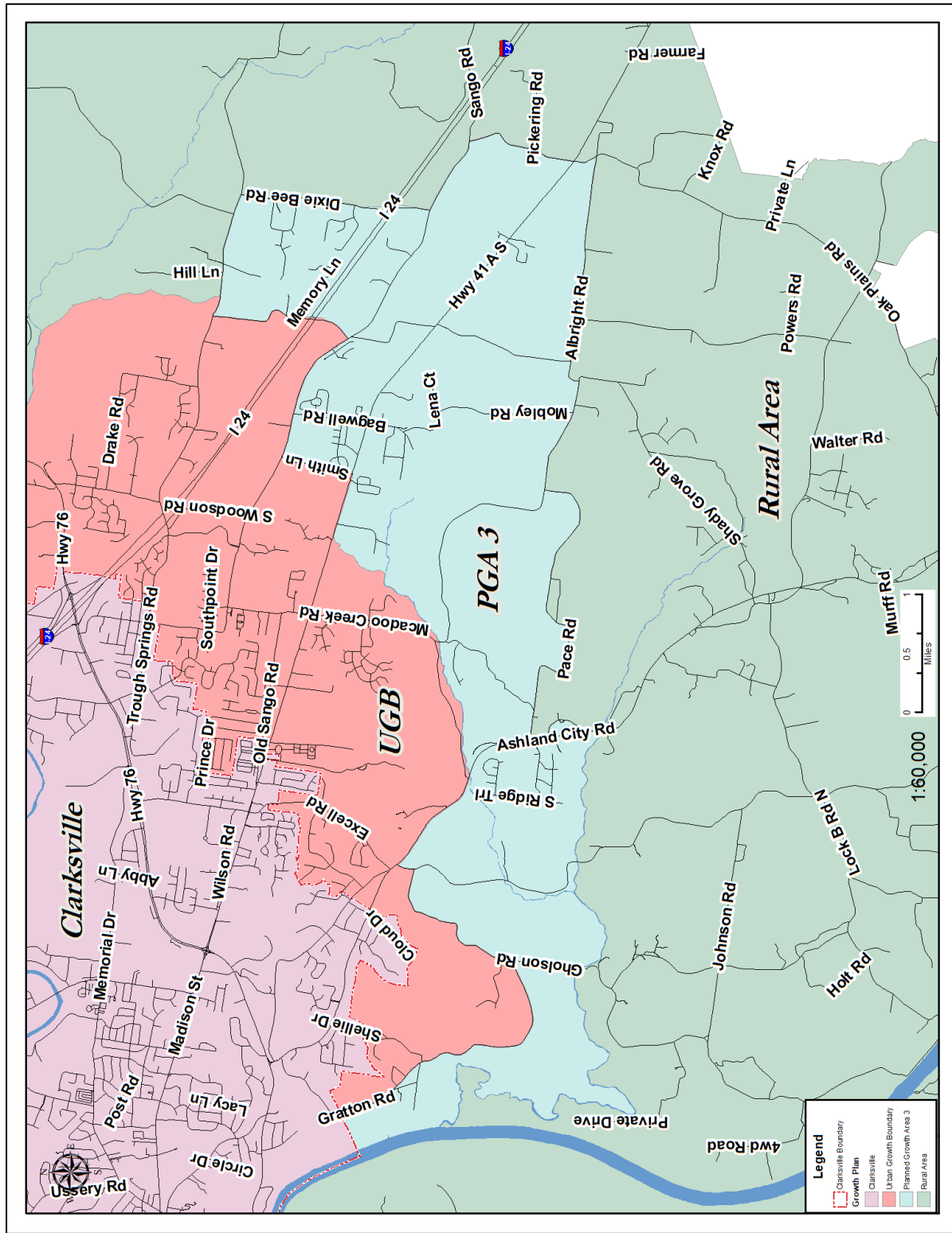


Table 12.3

LAND USE TABLE – PGA #3

LAND USE BY CATEGORY CALCULATED IN ACRES (1999)	
Planned Growth Area 3 (South Sango)	
	ACRES
Residential – Improved	1,152
Residential – Vacant	1,019
Industrial – Improved	0
Industrial – Vacant	142
Commercial – Improved	3
Commercial – Vacant	11
Public/Semi-Public	205
Agricultural/Forested	9,708
TOTAL AREA	12,240

*Data from Geographic Information System

Areas do not include water acres or road rights-of-ways

PLANNED GROWTH AREA - #4

This planned growth area is dominated by the Clarksville-Montgomery County Industrial Park. The park is a major producer of local jobs and receives all City utilities as well as the independent utilities that serve the unincorporated areas in the eastern portion of the County. This is the only planned growth area that has access to public sewer in sufficient quantity to sustain moderate levels of density of development. It was not included inside the Urban Growth Boundary because of the unlikely scenario of it being annexed into the City during the twenty-year planning period.

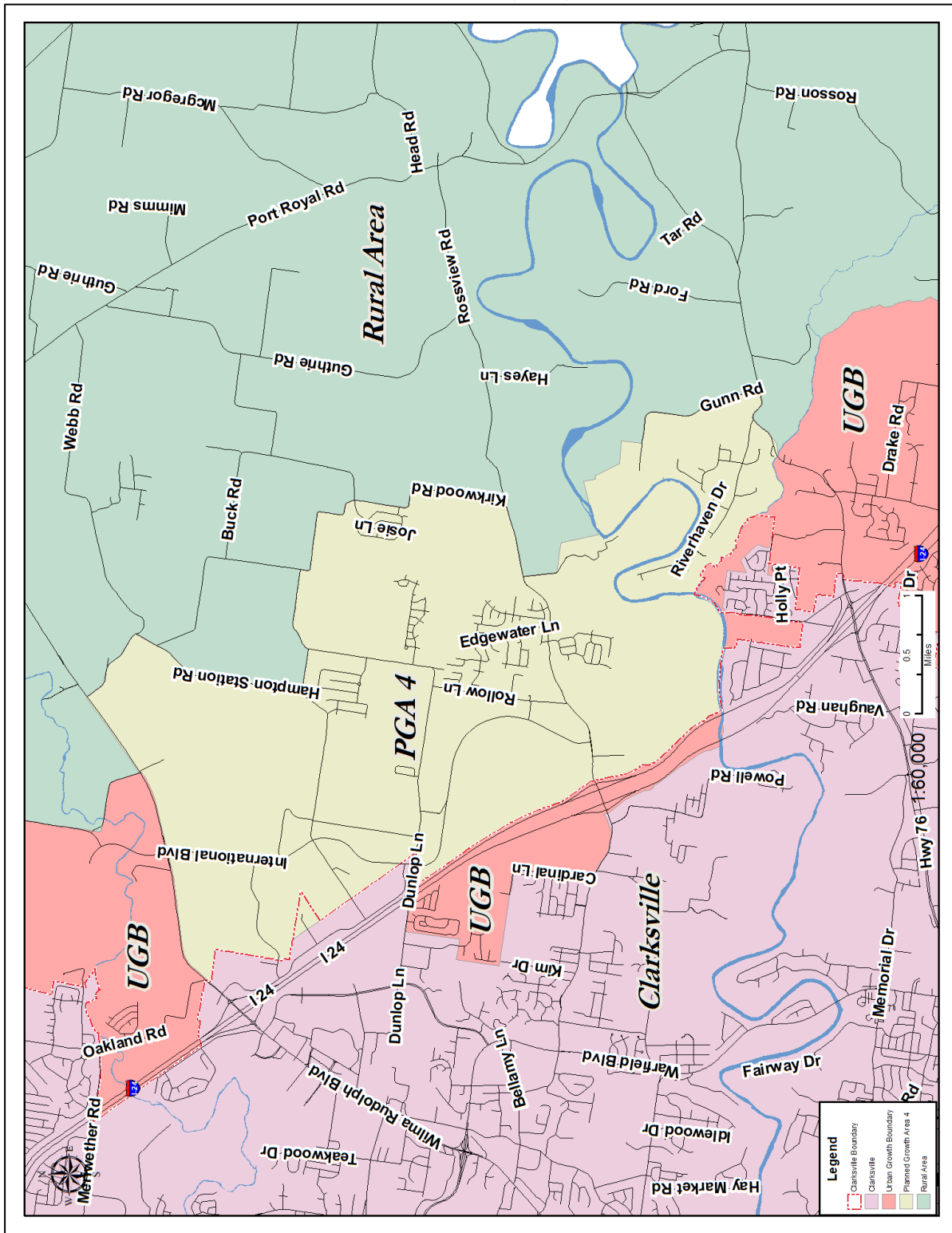
The boundaries of this planned growth area are generally described as Interstate 24 on the west, Red River and Passenger Creek on the south, on the east by Gunn Road, Kirkwood Road, Dunlop Lane and Hampton Station Road and on the north by U.S. Highway 79. According to the City-County Geographic Information System, PGA #4 contains an area of 10,496 acres or 16.40 square miles (1999).

According to the City-County Geographic Information System, PGA #4 contains an area of 7,712 acres or 12.1 square miles (2018).

Primary Utility Providers in the Hampton Station PGA

Water:	City of Clarksville/East Montgomery Utility District
Sewer:	City of Clarksville, in areas
Electricity:	Cumberland Electric Member Corporation
Gas:	Limited Natural Gas - City of Clarksville
Police:	Montgomery County Sheriff's Patrol
Fire:	City of Clarksville and Volunteer

PGA #4 MAP (1999)



PGA #4 MAP (Amended 2018)

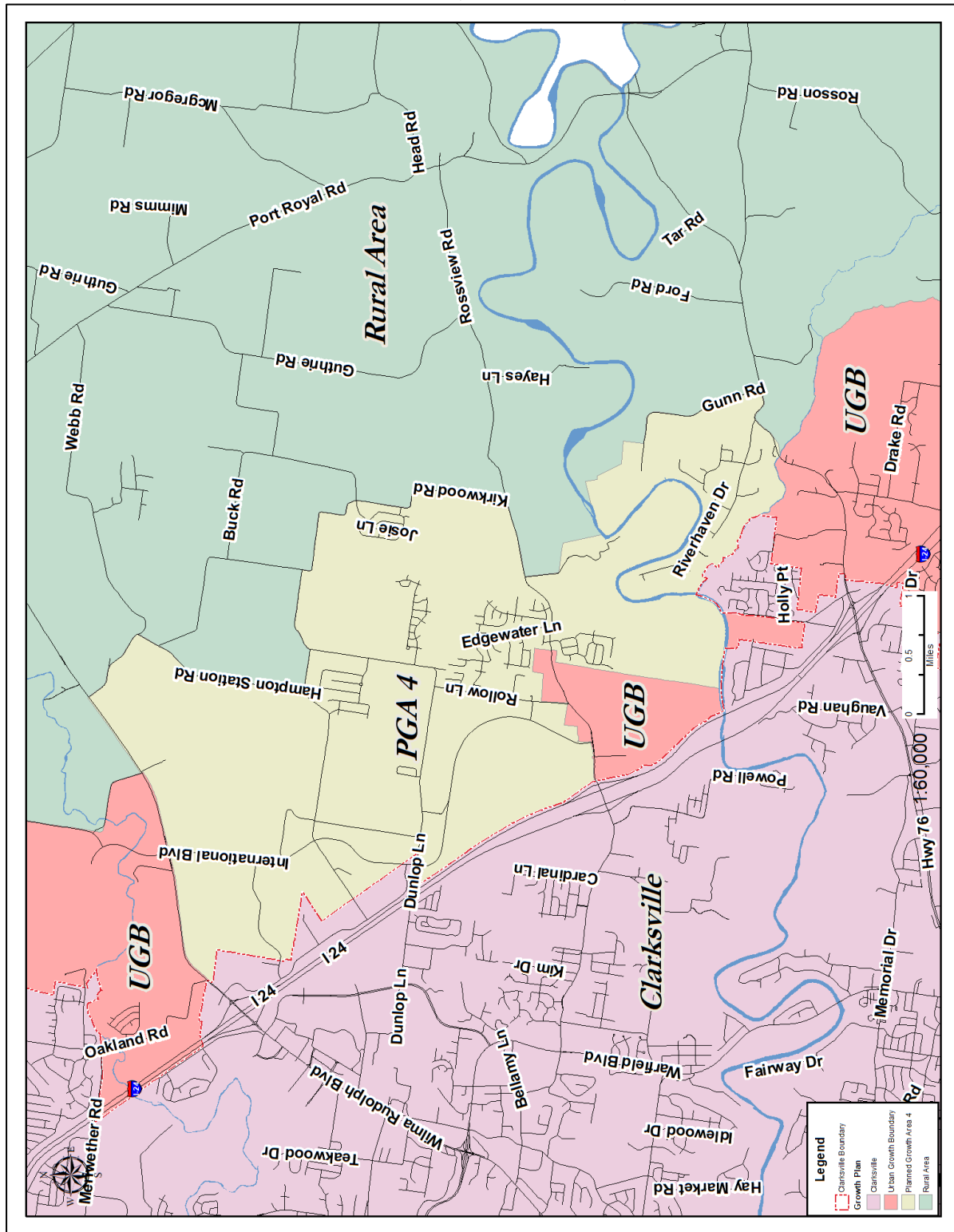


Table 12.4

LAND USE TABLE – PGA #4

LAND USE BY CATEGORY CALCULATED IN ACRES		
Planned Growth Area 4 (Industrial Park Area)		
	ACRES	ACRES
	(1999)	(2012)
Residential – Improved	528	638
Residential – Vacant	213	208
Industrial – Improved	6	7
Industrial – Vacant	131	193
Commercial – Improved	6	7
Commercial – Vacant	131	193
Public/Semi-Public	64	111
Agricultural/Forested	8,062	7,506**
TOTAL AREA	10,496	10,496

*Data from Geographic Information System
 Areas do not include water acres or road rights-of-ways

PLANNED GROWTH AREA - #5

This planned growth area is unique in the fact that it is a suburb of a Kentucky town. It shares many of the utility providers of the City of Guthrie. This area is identified in the growth plan because it has some of the highest residential densities in all of Montgomery County.

A general description of the boundaries of this PGA would start on the north with the Kentucky-Tennessee state line. The western, southern and eastern boundaries roughly follow the present urban land use patterns of South Guthrie. Please see the attached map for more specific locations of the boundaries. According to the City-County Geographic Information System, PGA #5 contains an area of 1,306 acres or 2.04 square miles.

Primary Utility Providers in the South Guthrie PGA

Water:	City of Guthrie
Sewer:	No public sewer
Electricity:	Pennyrile Rural Electric Cooperative/ Cumberland Electric Membership Corporative
Gas:	No natural gas
Police:	Montgomery County Sheriff's Patrol
Fire:	Volunteer

PGA #5 MAP (1999)

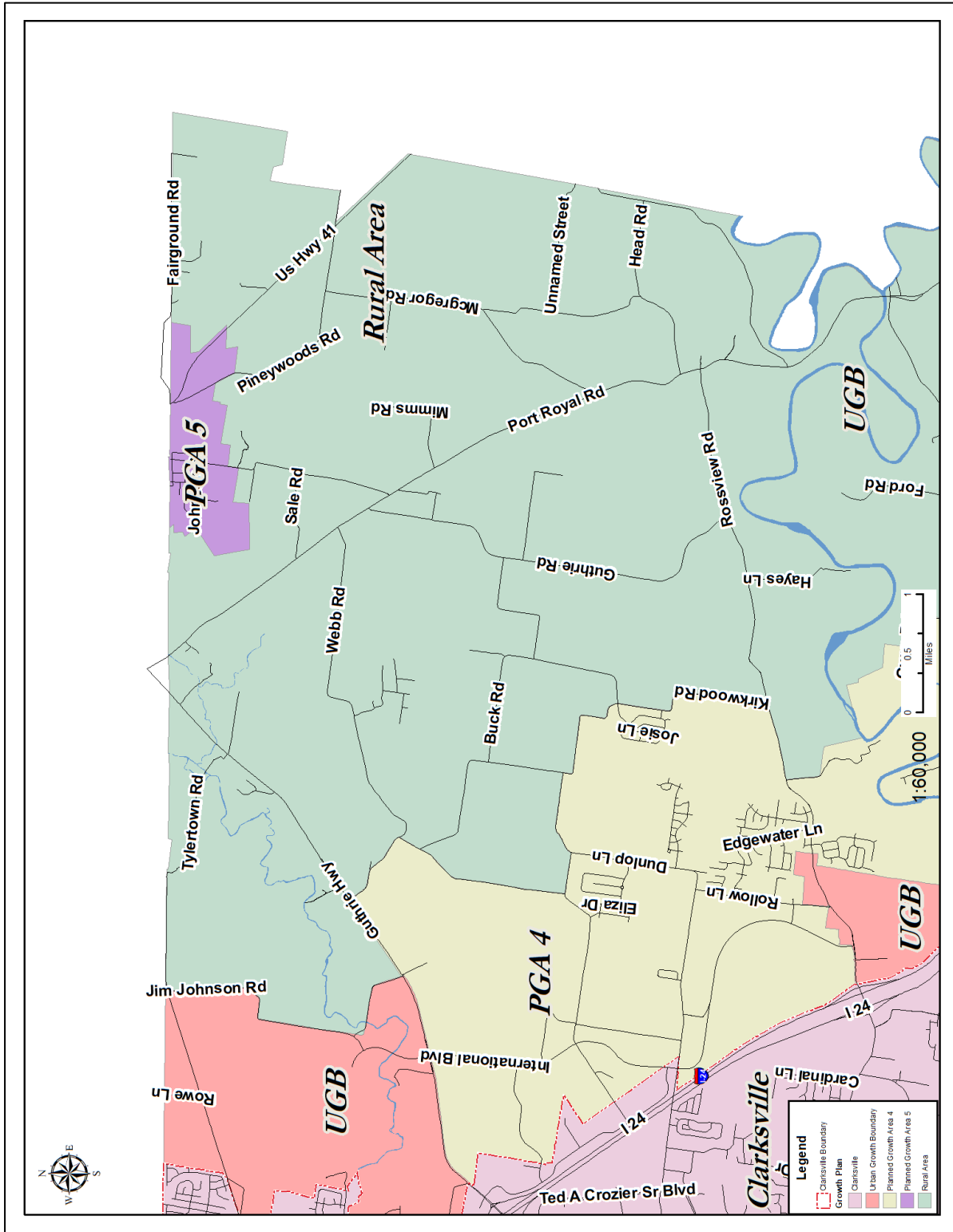


Table 12.5

LAND USE TABLE – PGA #5	
AND USE BY CATEGORY CALCULATED IN ACRES (1999)	
Planned Growth Area 5 (South Guthrie)	
	ACRES
Residential – Improved	72
Residential – Vacant	110
Industrial – Improved	0
Industrial – Vacant	1
Commercial – Improved	15
Commercial – Vacant	49
Public/Semi-Public	10
Agricultural/Forested	1,049
TOTAL AREA	1,306

*Data from Geographic Information System
 Areas do not include water acres or road rights-of-ways

Rezoning Request Procedures For The PGA's

The PGA's are rated to have the capacity to handle low to moderate densities of development. Applications for rezonings will be accepted for the six zone districts listed below and those involving commercial and industrial classifications. This is not to imply that all requests will be looked upon favorably by the staff or the Commission. All requests must undergo the review process which will include the analysis of physical characteristics of the site, as well as the compatibility of the proposed use with the existing land, uses in the area. The table below lists the zone districts and a brief description of each.

Table 12.6

Allowable Zoning Districts for PGA (1999)	
Zone District	Land Use Type
AG	Agricultural/Residential
E-1	Residential – Single Family (Conventional Built)
EM-1	Residential – Single Family / Mobile Home
EM-1A	Residential – Single Family / Mobile Home
E-1A	Residential – Single Family (Conventional Built)
R-1	Residential – Single Family (Conventional Built)

Table 12.7

Allowable Zoning Districts for PGA's (2012 and 2018)		
Zone District	PGA 4 Land Use Type	All Other PGA Land Use Type
AG	Agricultural/Residential	Agricultural/Residential
E-1	Residential – Single Family (Conventional Built)	Residential – Single Family (Conventional Built)
EM-1	Residential – Single Family / Mobile Home	Residential – Single Family / Mobile Home
EM-1A	Residential – Single Family / Mobile Home	Residential – Single Family / Mobile Home
E-1A	Residential – Single Family / Conventional Built	Residential – Single Family (Conventional Built)
R-1	Residential – Single Family / Conventional Built	Residential – Single Family (Conventional Built)
R-1A	Residential – Single Family / Conventional Built	
R-2D	Residential – Multi Family/Conventional Built	
R-3	Residential – Multi Family/Conventional Built	
R-4	Residential – Multi Family/Conventional Built	
O-1	Residential – Single Family / Conventional Built	

CHAPTER 13: THE RURAL AREA

The Rural Area of Montgomery County is by far the largest area delineated in this plan. According to the City-County Geographic Information System, the Rural Area (RA) contains an area of 166,812 acres or 260.64 square miles. Portions of the Rural Area are unusual in that they border the existing city limits of Clarksville. With this proximity to the City comes the potential for the extension of a full complement of urban services and utilities. It was deemed important by the Coordinating Committee to maintain a lower level of residential development in the areas surrounding Fort Campbell because of problems with noise and light pollution. Residential development is adversely affected by noises generated by the military post and the post is adversely affected by the bright lights associated with development which could interfere with night flight training exercises. Reference should be made to the Joint Land Use Study, 1996. The preservation of the training missions of the Fort's military units is a high priority with the local governments. There are several reasons for this support, not the least of which is the Fort's positive economic influence on the local economy. Military personnel, active and retired, and the civilian workforce of the base have a major impact on growth, both in the urban and rural areas of this County.

See Page 37 for a copy of the County Commission's resolution adopting the Rural Area boundaries and see Appendix C for a copy of the legal description of the Rural Area boundaries.

The Rural Area is generally described as encircling the urban and urbanizing areas beginning in the west at the Fort Campbell boundary, then south to the Houston and Dickson County lines, and continuing east to the Cheatham and Robertson County lines. The Kentucky-Tennessee state line is the northern boundary of the RA in the eastern portion of the County.

Utility Providers in the Rural Area of Montgomery County

Water:	Woodlawn, Cunningham, East Montgomery Utility Districts City of Clarksville
Sewer:	No public sewer
Electricity:	Cumberland Electric Member Corporation
Gas:	Propane Only
Police:	Montgomery County Sheriff's Patrol
Fire:	Various Volunteer Units

The map displays the Clarksville, Tennessee area, highlighting the Urban Growth Boundary (UGB) and five designated Planned Growth Areas (PGA 1 through PGA 5). The UGB is shown as a solid black line, while the Planned Growth Areas are color-coded: PGA 1 (light blue), PGA 2 (light green), PGA 3 (light orange), PGA 4 (light purple), and PGA 5 (light yellow). Major roads such as I-24, I-75, and various local streets like Highway 41, Highway 124, and Highway 149 are labeled. The map also shows the Clarksville city boundary and the Fort Campbell area. A legend in the bottom right corner provides a key for the symbols used. A scale bar indicates a distance of 1:200,000, and a north arrow is located in the top right corner.

Legend

- Fort Campbell
- Clarksville Boundary
- Growth Plan
- Clarksville
- Planned Growth Area 1
- Planned Growth Area 2
- Planned Growth Area 3
- Planned Growth Area 4
- Planned Growth Area 5
- Rural Area

Table 13.1

LAND USE TABLE – RURAL AREA

LAND USE BY CATEGORY CALCULATED IN ACRES (1999)	
Rural Area (Fringe Area of County)	
	ACRES
Residential – Improved	12,309
Residential – Vacant	6,634
Industrial – Improved	369
Industrial – Vacant	1
Commercial – Improved	64
Commercial – Vacant	29
Public/Semi-Public	1,643
Agricultural/Forested	145,764
TOTAL AREA	166,812

*Data from Geographic Information System

Areas do not include water acres or road rights-of-ways

Rezoning Request Procedures For The Rural Area

The RA's have the capacity to handle low densities of development. Applications for rezonings will be accepted for the three zone districts listed below as well as those involving commercial and industrial classifications. This is not to imply that all requests will be looked upon favorably by the staff or the Commission. All requests must undergo the review process which will include the analysis of physical characteristics of the site as well as the compatibility of the proposed use with the existing land uses in the area. The table below lists the zone districts and a brief description of each.

Table 13.2

Allowable Zoning Chart

Zone District	Land Use Type
AG	Agricultural/Residential
E-1	Residential – Single Family (Conventional Built)
EM-1	Residential – Single Family / Mobile Home

CHAPTER 14: DETERMINATION OF LOCATION IN GROWTH PLAN AREAS

Procedure

When a landowner and/or their agent seeks to have a tract (to include the terms site and parcel) rezoned it will first be necessary to determine where the tract lies in regard to the current UGB, PGA's and RA boundaries. This is because a tract's location within the County determines the residential zones available for a rezoning request.

The staff of the Regional Planning Commission shall be charged with maintaining the official growth plan map that shall depict, at least, the following:

1. The County Boundary Lines
2. The Current City Limits
3. The Urban Growth Boundary (UGB)
4. All Planned Growth Areas (PGA's)
5. All Rural Areas (RA's)

The map shall be of a scale that a person with a reasonable degree of familiarity with Montgomery County could locate and identify all tracts. The basis of the information in regard to tract location shall originate with the Assessor of Property's records as updated as part of the normal recording and posting operations of that office. The staff of the Regional Planning Commission shall use all sources of information that it believes to be applicable to assist in the identification of the parcel boundaries including, but not limited to:

1. Data/Maps from the City-County Geographic Information System
2. Paper and/or digitized copies of the Assessor of Property's Maps
3. Deeds and other legal documents, as found to be applicable
4. The legal descriptions of the growth plan areas as adopted by the County Commission and the City Council

Tracts Located in Multiple Growth Plan Areas

In the delineation of the original boundaries of the growth plan areas, the Coordinating Committee took extensive efforts to use definitive geographic features in their descriptions. This was done in order to avoid potential problems in determining a parcel's location in regard to its applicable growth plan area. However, given the fact that Montgomery County contains 50,000+ identified parcels, it is possible that some parcels located on or near a boundary line of a growth plan area may need interpretation as to their exact location. There is a special situation in the defining of Planned Growth Area #5 in that it is nearly exclusively defined by private property boundary lines. This was due to its current development pattern as a suburb of the City of Guthrie.

The first determination of a tract's location in regard to its applicable growth plan area shall be made by the staff of the Regional Planning Commission. If the owner and/or the agent making the rezoning request disagree with the findings of the staff, he or she may present evidence and request an appeal of the staff's findings before the Regional Planning Commission.

Policy Regarding Tracts that Span or Split Two Different Growth Plan Areas

In the instance where a tract is identified as being located within two different growth plan areas the following policy statements shall govern what rezoning request can be accepted for consideration in regard to the tract.

Lots of Record Containing 5 Acres or Less in Area

In situations where a tract is divided by the boundary of a growth plan area, and the tract has an area of 5 acres or less, and furthermore, was a lot of record as of the date of adoption of the growth plan, the following rezoning application process shall be followed. The owner and/or their agent may apply for either of the growth plan area provisions that come into effect in the rezoning matter. The restrictive ratings of the growth plan area are as listed, the Rural Area being considered more restrictive than the Planned Growth Area, and the Planned Growth Area being considered more restrictive than the Urban Growth Boundary area.

Lots of Record Containing More Than 5 Acres in Area

In situations where a tract is divided by the boundary of a growth plan area, and the tract has an area of more than 5 acres, and furthermore, was a lot of record as of the date of adoption of the growth plan, the following rezoning application process shall be followed. The rezoning request application shall be governed by the applicable growth plan area provisions where each of the tract's segments lies.

CHAPTER 15: Appendix A

Legal description for the City of Clarksville

Urban Growth Boundary September 28, 1999

It is the intention of this description to include within the Urban Growth Boundary (UGB) the most encompassing boundary line of the right-of-way of the referenced roadways. When waterways are used as boundaries, the UGB is intended to run along their centerlines.

Point of beginning: Northernmost point of the northwest City limits and the Tennessee-Kentucky state line within the Fort Campbell Military Post.

Thence southward and eastward following the existing city limits line to a point at its intersection with the southeastern boundary of the Fort Campbell Military Post;

Thence southward with the boundary of the Fort Campbell Military Post to its intersection with Garrettsburg Road;

Thence crossing Garrettsburg Road to its southern right-of-way line and thence south and east to the northeast property corner of the property currently identified on Montgomery County Tax Map as Map 29 and Parcel 64; thence, westward with the northern boundary of said property to its northwest corner and thence southward with its western boundary to its southwest corner and thence eastward with its southern boundary to the western right-of-way of State Route 374;

Thence southward along the western right-of-way of State Route 374 to the northern right-of-way of Highway 79, also known as Dover Road;

Thence southward crossing Highway 79 to the southern right-of-way of Highway 79 and the western right-of-way of State Route 374;

Thence generally eastward along the southern boundary of the State Route 374 right-of-way to its intersection with the southern boundary of the right-of-way of Highway 79;

Thence eastward along the southern boundary of the Highway 79 right-of-way to its intersection with the western boundary of the Liberty Church Road right-of-way;

Thence southward along the western boundary of the Liberty Church Road right-of-way to the northern boundary of the York Road right-of-way; thence crossing York Road to the

southern right-of-way of York Road and thence eastward to its intersection with the western boundary of the right-of-way of Tommy Oliver Road;

Thence south and east with the western and southern boundary of the right-of-way of Tommy Oliver Road to its intersection with the western boundary of the Dotsonville Road right-of-way; thence, south and west to a point across from Gip Manning Road southern right-of-way boundary;

Thence, in a southeasterly direction crossing Dotsonville Road to the boundary of the southern right-of-way of Gip Manning Road;

Thence eastward and southward with the southern boundary of Gip Manning Road right-of-way to a point across from the western boundary of the Smith Branch Road right-of-way;

Thence southward and eastward with the southern right-of-way of Smith Branch Road to its intersection with the northwest corner of the property currently identified on the Montgomery County Tax Map as Map 12, Parcel 11;

Thence southward and eastward with the above mentioned parcel's southwest property line to its point of intersection with the western boundary of the Cumberland River; thence, in the same plane as the above mentioned parcel's southwest property line to a point recognized as being in the centerline of the Cumberland River; and, thence proceeding with the meanders of the Cumberland River to the city limits of Clarksville to the south of Wall Branch;

Thence following the current City Limits to its intersection with the eastern boundary of the right-of-way of Grafton Road and then proceeding southward with the western and southern boundary of its right-of-way to its intersection with the western boundary of Gholson Road;

Thence the crossing Gholson Road right-of-way to a point in the eastern boundary of the Gholson Road right-of-way, thence northward and eastward along the right-of-way boundary of Gholson Road to its intersection with the western boundary of the right-of-way of Hickory Point Road;

Thence crossing Hickory Point Road to the eastern boundary of its right-of-way and thence northward to its intersection with the southern right-of-way boundary of State Highway 12;

Thence southward and eastward along the southern boundary of State Highway 12 right-of-way to its intersection with a point recognized as the centerline of Big McAdoo Creek;

Thence following the centerline of Big McAdoo Creek along its meanders in a northward and easterly direction to its intersection with the southern right-of-way boundary of U.S. Highway 41-A South;

Thence southward and eastward along the southern right-of-way of U.S. Highway 41-A South to a point located across from the eastern boundary of the right-of-way of Smith Lane; thence, crossing Highway 41-A South in a northerly direction to the intersection of the northern boundary of Highway 41-A South and the eastern boundary of the Smith Lane right-of-way;

Thence northward along the eastern boundary of the right-of-way of Smith Lane to its intersection with the southern right-of-way boundary of Sango Road;

Thence eastward and southward with the southern right-of-way boundary of Sango Road to a point across from the eastern boundary of the right-of-way of Durham Road; thence crossing Sango Road in a northerly direction to the intersection of the eastern boundary of Durham right-of-way;

Thence northward with the eastern boundary of the right-of-way of Durham Road to its intersection with the southern boundary of the right-of-way of Trough Springs Road;

Thence eastward with the southern boundary of the right-of-way of Trough Springs Road to its intersection with a point recognized as being in the centerline of Coon Creek;

Thence northward and westward with the meanders of Coon Creek to its intersection with a point recognized as being in the centerline of Passenger Creek;

Thence northward and westward with the meanders of Passenger Creek to the intersection at a point recognized as being in the centerline of Red River;

Thence southward and westward with the centerline of the meanders of the Red River to its intersection with the eastern boundary of the right-of-way of Interstate 24;

Thence northward and westward with the eastern boundary of the right-of-way of Interstate 24 to its intersection with the existing City Limits in the northern boundary of the right-of-way of Dunlop Lane;

Thence nearly eastward with the City Limits to a point near International Boulevard, formerly known as Arcata Boulevard, and thence northward and westward with the existing City Limits to the eastern and southern boundaries of the right-of-way of Highway 79, also known as Guthrie Highway;

Thence leaving the City Limits turning northward and eastward with the eastern and southern boundary of the Highway 79 right-of-way to a point across from the eastern boundary of the right-of-way of Jim Johnson Road; thence crossing Highway 79 in a northerly direction to the eastern right-of-way of Jim Johnson Road;

Thence generally northward with the eastern boundary of the right-of-way of Jim Johnson Road to the southern boundary of the right-of-way of Tylertown Road; thence eastward and northward with the southern boundary of the Tylertown Road right-of-way to the

County and State dividing line, the boundary between Montgomery and Christian Counties and Tennessee and Kentucky;

Thence westward along the County and State dividing boundary line, joining with the existing northern City Limits at its northeasternmost point; and thence, running with same to the northwest corner of the existing City Limits located within the Fort Campbell Military Post, also described as the point of beginning of the City of Clarksville Urban Growth Boundary.

APPENDIX A.1 (amended 2018)

Legal description for the City of Clarksville

Urban Growth Boundary September 2018

It is the intention of this description to include within the Urban Growth Boundary (UGB) the most encompassing boundary line of the right-of-way of the referenced roadways. When waterways are used as boundaries, the UGB is intended to run along their centerlines.

Point of beginning: Northernmost point of the northwest City limits and the Tennessee-Kentucky state line within the Fort Campbell Military Post.

Thence southward and eastward following the existing city limits line to a point at its intersection with the southeastern boundary of the Fort Campbell Military Post;

Thence southward with the boundary of the Fort Campbell Military Post to its intersection with Garrettsburg Road;

Thence crossing Garrettsburg Road to its southern right-of-way line and thence south and east to the northeast property corner of the property currently identified on Montgomery County Tax Map as Map 29 and Parcel 64; thence, westward with the northern boundary of said property to its northwest corner and thence southward with its western boundary to its southwest corner and thence eastward with its southern boundary to the western right-of-way of State Route 374;

Thence southward along the western right-of-way of State Route 374 to the northern right-of-way of Highway 79, also known as Dover Road;

Thence southward crossing Highway 79 to the southern right-of-way of Highway 79 and the western right-of-way of State Route 374;

Thence generally eastward along the southern boundary of the State Route 374 right-of-way to its intersection with the southern boundary of the right-of-way of Highway 79;

Thence eastward along the southern boundary of the Highway 79 right-of-way to its intersection with the western boundary of the Liberty Church Road right-of-way;

Thence southward along the western boundary of the Liberty Church Road right-of-way to the northern boundary of the York Road right-of-way; thence crossing York Road to the southern right-of-way of York Road and thence eastward to its intersection with the western boundary of the right-of-way of Tommy Oliver Road;

Thence south and east with the western and southern boundary of the right-of-way of Tommy Oliver Road to its intersection with the western boundary of the Dotsonville Road right-of-way; thence, south and west to a point across from Gip Manning Road southern right-of-way boundary;

Thence, in a southeasterly direction crossing Dotsonville Road to the boundary of the southern right-of-way of Gip Manning Road;

Thence eastward and southward with the southern boundary of Gip Manning Road right-of-way to a point across from the western boundary of the Smith Branch Road right-of-way;

Thence southward and eastward with the southern right-of-way of Smith Branch Road to its intersection with the northwest corner of the property currently identified on the Montgomery County Tax Map as Map 12, Parcel 11;

Thence southward and eastward with the above mentioned parcel's southwest property line to its point of intersection with the western boundary of the Cumberland River; thence, in the same plane as the above mentioned parcel's southwest property line to a point recognized as being in the centerline of the Cumberland River; and, thence proceeding with the meanders of the Cumberland River to the city limits of Clarksville to the south of Wall Branch;

Thence following the current City Limits to its intersection with the eastern boundary of the right-of-way of Grafton Road and then proceeding southward with the western and southern boundary of its right-of-way to its intersection with the western boundary of Gholson Road;

Thence the crossing Gholson Road right-of-way to a point in the eastern boundary of the Gholson Road right-of-way, thence northward and eastward along the right-of-way boundary of Gholson Road to its intersection with the western boundary of the right-of-way of Hickory Point Road;

Thence crossing Hickory Point Road to the eastern boundary of its right-of-way and thence northward to its intersection with the southern right-of-way boundary of State Highway 12;

Thence southward and eastward along the southern boundary of State Highway 12 right-of-way to its intersection with a point recognized as the centerline of Big McAdoo Creek;

Thence following the centerline of Big McAdoo Creek along its meanders in a northward and easterly direction to its intersection with the southern right-of-way boundary of U.S. Highway 41-A South;

Thence southward and eastward along the southern right-of-way of U.S. Highway 41-A South to a point located across from the eastern boundary of the right-of-way of Smith Lane; thence, crossing Highway 41-A South in a northerly direction to the intersection of the northern boundary of Highway 41-A South and the eastern boundary of the Smith Lane right-of-way;

Thence northward along the eastern boundary of the right-of-way of Smith Lane to its intersection with the southern right-of-way boundary of Sango Road;

Thence eastward and southward with the southern right-of-way boundary of Sango Road to a point across from the eastern boundary of the right-of-way of Durham Road; thence crossing Sango Road in a northerly direction to the intersection of the eastern boundary of Durham right-of-way;

Thence northward with the eastern boundary of the right-of-way of Durham Road to its intersection with the southern boundary of the right-of-way of Trough Springs Road;

Thence eastward with the southern boundary of the right-of-way of Trough Springs Road to its intersection with a point recognized as being in the centerline of Coon Creek;

Thence northward and westward with the meanders of Coon Creek to its intersection with a point recognized as being in the centerline of Passenger Creek;

Thence northward and westward with the meanders of Passenger Creek to the intersection at a point recognized as being in the centerline of Red River;

Thence with the centerline of the meanders of the Red River in a generally westerly direction 1,840+/- feet to a point, said point also being 1018 +/- feet east of the Interstate 24 right-of-way;

Thence leaving the centerline of the Red River in a northerly direction, with the west line of Stone's Manor Subdivision, 7,486+/- feet to a point, said point being the southwest corner Tax Map 039, Parcel 023.01;

Thence with the south and east line of Tax Map 039, Parcel 023.01 in an easterly and northerly direction, 781+/- feet to a point in the south right-of-way of Rossview Road;

Thence crossing Rossview Road in a northerly direction, 50+/- feet to the north right-of-way of Rossview Road, said point also being the southeast corner of Tax Map 039, Parcel 025.03;

Thence leaving Rossview Road with the east, north and west property line of Tax Map 039, Parcel 025.03 in a northerly, westerly and southerly direction, 2,267+/- feet to a point being the northeast corner of Tax Map 039, Parcel 025.01;

Thence with the north line of Tax Map 039, Parcel 25.01 in a westerly direction, 1,268+/- feet to a point in the east right-of-way of Rollow Lane;

Thence with the eastern right-of-way of Rollow Lane in a southerly direction, 1,162+/- feet to a point being the northeast intersection of Rollow Lane and Rossview Road;

Thence crossing Rollow Lane and a westerly direction, 50+/- feet to a point in the western right-of-way of Rollow Lane, said point also being the northeast corner of Tax Map 058, Parcel 003.02;

Thence leaving the west right-of-way of Rollow Lane with the north lines of Tax Map 058, Parcel 003.02 and Tax Map 057, Parcel 017.02 in a westerly direction, 968+/- feet, said point being in the north property line of Tax Map 057, Parcel 17.02;

Thence in a southerly direction, along the west property line of Tax Map 057, Parcel 17.02, 603+/- feet to a point being the northeast corner of Tax Map 057, Parcel 017.06;

Thence with the north line of Tax Map 057, Parcel 017.06, in a westerly direction, 719+/- feet to a point in the east right-of-way of International Boulevard;

Thence with the eastern right-of-way of International Boulevard in a southerly direction, 637+/- feet to a point being the northeast corner of the Rossview Road and International Boulevard intersection;

Thence crossing International Boulevard in a westerly direction, 150+/- feet to a point being the northwest corner of International Boulevard and Rossview Road intersection;

Thence with the northern right-of-way of Rossview Road in a generally westerly direction, 1,668 +/- feet to a point being the northeast corner of the Interstate 24 and Rossview Road intersection;

Thence northward and westward with the eastern boundary of the right-of-way of Interstate 24 to its intersection with the existing City Limits in the northern boundary of the right-of-way of Dunlop Lane;

Thence nearly eastward with the City Limits to a point near International Boulevard, formerly known as Arcata Boulevard, and thence northward and westward with the existing City Limits to the eastern and southern boundaries of the right-of-way of Highway 79, also known as Guthrie Highway;

Thence leaving the City Limits turning northward and eastward with the eastern and southern boundary of the Highway 79 right-of-way to a point across from the eastern boundary of the right-of-way of Jim Johnson Road; thence crossing Highway 79 in a northerly direction to the eastern right-of-way of Jim Johnson Road;

Thence generally northward with the eastern boundary of the right-of-way of Jim Johnson Road to the southern boundary of the right-of-way of Tylertown Road; thence eastward and northward with the southern boundary of the Tylertown Road right-of-way to the County and State dividing line, the boundary between Montgomery and Christian Counties and Tennessee and Kentucky;

Thence westward along the County and State dividing boundary line, joining with the existing northern City Limits at its northeasternmost point; and thence, running with same to the northwest corner of the existing City Limits located within the Fort Campbell Military Post, also described as the point of beginning of the City of Clarksville Urban Growth Boundary.

CHAPTER 16: Appendix B

Legal descriptions of the Planned Growth Areas of Montgomery County, TN

Resolution 99-11-1

Adopted November 8, 1999

It is the intention of these descriptions to include to the furthestmost extent possible, all the roads and their right of ways mentioned as being part of any Planned Growth Areas. All waterways, to include creeks, rivers and/or streams, are intended to be described as having the boundaries run along their centerlines.

Boundary Description of Planned Growth Area #1

This Planned Growth Area abuts the City of Clarksville's Urban Growth Boundary (UGB). This description is intended to parallel the UGB's description along its eastern boundary. The UGB's description includes the not only the roads mentioned but also all of the areas of their right of ways. Thus, their right of way areas are particularly excluded from the Planned Growth Area describes as #1.

Beginning at the point of the intersection of the west right of way of South Liberty Church Road and the south right of way of Dover Road, also known as Highway 79, running thence west to the newly acquired right of way of State Route 374 and proceeding in a southerly and westerly direction running around the southern boundary of the newly acquired right of way returning in a northerly direction to the south right of way the Dover Road, also known as Highway 79.

Thence running in a westerly direction with the south right of way of Dover Road to its intersection with the west right of way of Lylewood Road.

Thence running with the western right of way of Lylewood Road in a southerly direction to its intersection with Blooming Grove Creek, thence in an easterly direction with the centerline of the Blooming Grove Creek to its intersection with the eastern right of way of Rawlings Road.

Thence running with the eastern right of way Rawlings Road in a northerly and easterly direction to the intersection of the southern right of way of Moore Hollow Road, thence running with the southern right of way of Moore Hollow Road to a point across from the intersection of Dotsonville Road, thence crossing Moore Hollow Road to the intersection of the south and east right of way of Dotsonville Road.

Thence running with the south and east right of way of Dotsonville Road in a northeasterly direction to its intersection with the centerline of Cummings Creek.

Thence continuing along the centerline of Cummings Creek in a southeasterly direction to the centerline of the Cumberland River.

Thence continuing along the centerline of the Cumberland River in a northeasterly direction to a point situated immediately adjacent to the southern right of way of Smith Branch Road as if extended into the flowage way of the Cumberland River.

Thence northwest along the southern right of way of Smith Branch Road to a point in the eastern right-of-way of Gip Manning Road. Thence crossing Gip Manning Road in a northerly direction to the western right of way of Gip Manning Road.

Thence north and west along the western right of way of Gip Manning Road, passing Bud Road, to a point across from the intersection of the eastern right of way of Dotsonville Road. Thence crossing the Dotsonville Road in a northwesterly direction to the western right of way of Dotsonville Road.

Thence northeasterly along the western right of way of Dotsonville Road, passing Acree Place, and continuing to its intersection with the southern right of way of Will Oliver Road.

Thence running northwesterly with the southern right of way of Will Oliver Road to a point being the intersection with the south margin of York Road.

Thence with the south margin of York Road in a westerly direction to a point being directly across York Road from the intersection of the western margin of South Liberty Church Road; thence crossing York Road in a northerly direction to the intersection of the western margin of South Liberty Church Road.

Thence in a northerly direction with western right of way of South Liberty Church Road to the southern right of way of Dover Road, also known as Highway 79, to the point of beginning.

Boundary Description of Planned Growth Area #2

Beginning at the intersection of the center lines of Rocky Ford Creek and the Cumberland River.

Thence, running in a southeasterly direction with the centerline of Rocky Ford Creek to its intersection with the northern right of way of Salem Road. Thence running in an easterly direction with the northern right of way of Salem Road to its intersection with the western right of way of Seven Mile Ferry Road.

Thence running in a northerly direction with the western right of way of Seven Mile Ferry Road to its intersection with the northern and eastern right of way of Bend Road.

Thence running east and south with the northern and then eastern right of way of Bend Road, passing the intersections and/or points of contact with Norman Lane, Melon Road, West Road, Neblett Road, Salem Road, Tanglewood Road and Lonnie Bumpus Road to the point of intersection of the eastern right of way of Seven Mile Ferry Road.

Thence running in a southerly direction with the eastern right of way of Seven Mile Ferry Road, passing the intersection of East Road, and continuing in the same general direction to a point recognized as the centerline of Camp Creek.

Thence continuing in a westerly direction with the centerline of Camp Creek to its intersection with the eastern right of way of Martha's Chapel Road.

Thence in a southeasterly direction with the eastern right of way of Martha's Chapel Road to a point being the intersection of the eastern right of way of Oak Hill Road, if the eastern right of way of Oak Hill Road, if the eastern right of way of Oak Hill Road were extended across Martha's Chapel Road.

Thence crossing Martha's Chapel Road to the intersection of the eastern right of way of Oak Hill Road. Thence in a southerly direction along the eastern right of way of Oak Hill Road to a point being the intersection of the western right of way of Highway 13 & 48, if the eastern right of way of Oak Hill Road were extended across Highway 13 & 48.

Thence with the western right of way of Highway 13 & 48 in a northerly direction to its intersection with the southwestern right of way of River Road.

Thence in a northwesterly direction with the southwestern right of way of River Road to its intersection with the southern right of way of Palmyra Road. Thence in a westerly direction with the southern right of way of Palmyra Road to its intersection with the southern right

of way of Debra Drive, if the southern right of way of Debra Drive were extended across Palmyra Road. Thence crossing Palmyra Road in a westerly direction to the southern right of way of Debra Drive.

Thence in a westerly direction with the southern right of way of Debra Drive to a point being the intersection of the south line of the Robert Koch property as shown on Montgomery County Tax Map 100, parcel 132.02. Thence in a westerly direction with the south lines of the Robert Koch and the Joseph Gannon (Tax Map 99, parcel 13.01) properties to Gannon's southwest corner, said point also being in the east line of the Charles Warren, Jr. property as shown on Tax Map 99, parcel 13.02.

Thence in a northerly and westerly direction along the eastern and northern boundaries of the Charles Warren, Jr. property to a point in the eastern right of way of State Highway 149. Thence in a westerly direction, crossing State Highway 149 to a point in its western right of way.

Thence with the western right of way of State Highway 149 in a northeasterly direction to a point being the southeastern corner of the Gayle Hall property as shown on Tax Map 100, parcel 127. Thence in a northerly direction with Hall's west line to a point in the south line of the Charles Davis property as shown on Tax Map 100, parcel 120.

Thence with the south line of the Charles Davis property in a westerly direction to Davis' southwest corner, said point also being the southern corner of the Gerald Kastner property as shown on Tax Map 100, parcel 124.02. Thence with Kastner's west line in a northerly direction to a point in the south right of way of Ussery Lane. Thence in a northerly direction, crossing Ussery Lane, to its northern right of way.

Thence with the northern and western right of way of Ussery Lane in an easterly and northerly direction to a point in the western right of way of Ussery Road South.

Thence in a northerly direction along the western right of way of Ussery Road South to a point in the south line of the Vernon Ussery property as shown on Tax Map 91, parcel 148. Thence with the south line of the Vernon Ussery property in a westerly direction to a point in the eastern right of way of the R. J. Corman Railroad. Thence continuing in a westerly direction to the west margin of the R. J. Corman Railroad.

Thence with the R. J. Corman Railroad's western right of way in a northerly direction to a point in the south line of the Savage Zinc, Inc., property as shown on Tax Map 78, parcel 25. Thence with the Savage Zinc, Inc.'s south line in a westerly direction to the Cumberland River.

Thence with the centerline of Cumberland River in a northerly, easterly, southerly and easterly direction to the point of beginning.

Boundary Description of Planned Growth Area # 3

This Planned Growth Area abuts the City of Clarksville's Urban Growth Boundary (UGB). This description is intended to parallel the UGB's description along its northern boundary. The UGB's description includes not only the roads mentioned but also all of the areas of their right of ways. Thus, these right of way areas are particularly excluded from the Planned Growth Area describes as #3.

Beginning at a point described as being the intersection of the centerlines of the Cumberland River and Big McAdoo Creek, and thence running in a southerly and easterly direction with the centerline of Big McAdoo Creek, passing Gholson Road and continuing on to its intersection with the Little McAdoo Creek.

Thence running in an easterly direction with the centerline of the Little McAdoo Creek to its intersection with the eastern right of way of Highway 12.

Thence running in a northerly direction along the eastern right of way of Highway 12 to its intersection with the southeastern right of way of Earl Road.

Thence running in a northerly and westerly direction along the eastern right of way of Earl Road back to the eastern right of way of Highway 12.

Thence continuing along the eastern right of way of Highway 12 in a northerly direction to the intersection of the southern right of way of Pace Road.

Thence in an easterly direction along the southern right of way of Pace Road to its intersection with the southern right of way of Shady Grove Road.

Thence continuing in an easterly direction along the southern right of way of Shady Grove Road to a point across from the intersection of the eastern right of way of Albright Road. Thence crossing Shady Grove Road to the intersection of the eastern right of way of Albright Road.

Thence in a northerly and easterly direction along the southern right of way of Albright Road to its intersection with the eastern right of way of Oak Plains Road.

Thence with the eastern right of way of Oak Plains Road in a northerly direction, crossing U.S. Highway 41A to its intersection with the eastern boundary of Mt. Carmel Road.

Thence in a northerly direction with the eastern right of way of Mt. Carmel Road, passing Pickering Road on the right, to a point being the intersection of the southern right of way of Sango Road. Thence crossing Sango Road to its northern right of way.

Thence in a westerly direction with the northern right of way of Sango Road to the intersection of the eastern right of way of Dixie Bee Road.

Thence northward with the eastern right of way of Dixie Bee Road to its intersection with the southern right of way of Trough Springs Road. Thence crossing Trough Springs Road to its northern right of way.

Thence westward with the northern right of way of Trough Springs Road to the centerline of Passenger Creek. Thence in a southerly direction along Passenger Creek to the southern right of way of Trough Springs Road. Thence westward with the southern right of way of Trough Springs Road to the eastern right of way of Durham Road.

Thence running in a southerly direction with the eastern right of way of Durham Road, passing under Interstate 24, to the intersection of the northern right of way of Sango Road. Thence crossing Sango Road to its southern right of way.

Thence running in a westerly direction with the southern right of way of Sango Road to the intersection with the eastern right of way of Smith Lane.

Thence running in a southerly direction with the eastern right of way of Smith Lane to its intersection with the northern right of way of Highway 41A South. Thence crossing U. S. Highway 41A South to its southern right of way.

Thence in a westerly direction with the southern right of way of U. S. Highway 41A South to its intersection with the centerline of Big McAdoo Creek.

Thence with the meanders of the Big McAdoo Creek, in generally a southerly and westerly direction to its intersection with the western right of way of Highway 12.

Thence with the western right of way of Highway 12 in a northerly direction to its intersection with the eastern right of way of Hickory Point Road.

Thence running in a southerly direction with the eastern right of way of Hickory Point Road to a point across the road from the southern right of way of Gholson Road. Thence crossing Hickory Point Road to its intersection with the eastern right of way of Gholson Road.

Thence in a southerly and westerly direction with the eastern right of way of Gholson Road to its intersection with the southern right of way of Gratton Road, if extended. Thence crossing Gholson Road to its intersection with the southern right of way of Grafton Road.

Thence in a westerly and northerly direction with the southern right of way of Grafton Road to the existing city limits, noted as of November 2, 1999.

Thence westward along the existing city limits to the centerline of the Cumberland River.

Thence southward along the centerline of the Cumberland River to the intersection of the centerline of the Big McAdoo Creek as if extended into the flowage way of the Cumberland River, the point of beginning.

Boundary Description of Planned Growth Area #4 (1999)

Beginning at a point being the intersection of the east margin of Jim Johnson Road and the north margin of U. S. Highway 79; thence with the north margin of U. S. Highway 79 in a northeasterly direction to a point being the intersection of the north margin of Hampton Station Road, if said northern margin were extended across U. S. Highway 79; thence with the northern and eastern margin of Hampton Station Road in a southeasterly and southerly direction to a point in the north margin of Charles Bell Road; thence with the north margin of Charles Bell Road in an easterly direction to a point in the west margin of Dunlop Lane; thence with the west margin of Dunlop Lane in a northeasterly direction and continuing with the north margin of Dunlop Lane in an easterly direction to a point in the west margin of Kirkwood Road and thence crossing Kirkwood Road to its eastern right-of-way; thence with the eastern and northern margins of Kirkwood Road in a generally easterly and southerly direction to a point in the north margin of Rossvie Road and thence continuing across Rossvie Road to its southern right-of-way; thence with the south margin of Rossvie Road in a westerly direction to a point in the eastern margin of Killebrew Road; thence with the east margin of Killebrew Road in a southerly direction to a point in the north boundary of the Meta Silvey property as shown on Tax Map 58, parcel 7; thence with the north line of the Meta Silvey property in an easterly direction to a point being Silvey's northeast corner; thence with Silvey's east line in a southerly direction to a point in the center of Red River; thence crossing Red River to a point in the north line of the Mabel Cato property as shown on Tax Map 58, parcel 11; thence with Cato's north line in an easterly direction to Cato's northeast corner; thence in a generally southeasterly direction with Cato's east line to a point in the north boundary of the Leon Kendrick property also shown on Tax Map 58, parcel 12; thence with the north lines of the Leon Kendrick, Ronald Cato, and Gary Sinclair properties as shown on Tax Map 58, parcels 12, 11.02, and 11.01 to a point being Gary Sinclair's northeast corner; thence with Sinclair's east line in a southerly direction to a point in the north margin of Gunn Road; thence with the northern and eastern margin of Gunn Road in an easterly and southerly direction to a point in the north margin of Highway 76 and thence continuing across to the south margin of Highway 76; thence with the south margin of Highway 76 in a generally westerly direction to the intersection of the center line of Passenger Creek; thence with the center line of Passenger Creek in a northwesterly direction to the center line of Red River; thence with the center line of Red River in a westerly direction to the intersection of the eastern right-of-way of Interstate 24; thence with the eastern right-of-way of Interstate 24 in a northwesterly direction to the intersection with the north right-of-way of Dunlop Lane, said point also being in the current City Limits of the City of Clarksville as of November 2, 1999; thence with the City Limits of the City of Clarksville in a generally northerly direction to the intersection with the south right-of-way of U.S. Highway 79; thence with the south right-of-way of U.S. Highway 79 in a northeasterly direction to a point being the intersection of the east right-of-way of Jim Johnson Road, if said right-of-way were extended across U.S. Highway 79; thence crossing U.S. Highway 79 in a northerly direction to the point of beginning.

APPENDIX B.4 Boundary Description of Planned Growth Area #4 (amended 2018)

Beginning at a point being the intersection of the east margin of Jim Johnson Road and the north margin of U. S. Highway 79; thence with the north margin of U. S. Highway 79 in a northeasterly direction to a point being the intersection of the north margin of Hampton Station Road, if said northern margin were extended across U. S. Highway 79; thence with the northern and eastern margin of Hampton Station Road in a southeasterly and southerly direction to a point in the north margin of Charles Bell Road; thence with the north margin of Charles Bell Road in an easterly direction to a point in the west margin of Dunlop Lane; thence with the west margin of Dunlop Lane in a northeasterly direction and continuing with the north margin of Dunlop Lane in an easterly direction to a point in the west margin of Kirkwood Road and thence crossing Kirkwood Road to its eastern right-of-way; thence with the eastern and northern margins of Kirkwood Road in a generally easterly and southerly direction to a point in the north margin of Rossview Road and thence continuing across Rossview Road to its southern right-of-way; thence with the south margin of Rossview Road in a westerly direction to a point in the eastern margin of Killebrew Road; thence with the east margin of Killebrew Road in a southerly direction to a point in the north boundary of the Meta Silvey property as shown on Tax Map 58, parcel 7; thence with the north line of the Meta Silvey property in an easterly direction to a point being Silvey's northeast corner; thence with Silvey's east line in a southerly direction to a point in the center of Red River; thence crossing Red River to a point in the north line of the Mabel Cato property as shown on Tax Map 58, parcel 11; thence with Cato's north line in an easterly direction to Cato's northeast corner; thence in a generally southeasterly direction with Cato's east line to a point in the north boundary of the Leon Kendrick property also shown on Tax Map 58, parcel 12; thence with the north lines of the Leon Kendrick, Ronald Cato, and Gary Sinclair properties as shown on Tax Map 58, parcels 12, 11.02, and 11.01 to a point being Gary Sinclair's northeast corner; thence with Sinclair's east line in a southerly direction to a point in the north margin of Gunn Road; thence with the northern and eastern margin of Gunn Road in an easterly and southerly direction to a point in the north margin of Highway 76 and thence continuing across to the south margin of Highway 76; thence with the south margin of Highway 76 in a generally westerly direction to the intersection of the center line of Passenger Creek; thence with the center line of Passenger Creek in a northwesterly direction to the center line of Red River; thence with the center line of the meanders of the Red River in a generally westerly direction 1,840+/- feet to a point, said point also being 1018 +/- feet east of the Interstate 24 right-of-way;

Thence with the centerline of the meanders of the Red River in a generally westerly direction 1,840+/- feet to a point, said point also being 1018 +/- feet east of the Interstate 24 right-of-way;

Thence leaving the centerline of the Red River in a northerly direction, with the west line of Stone's Manor Subdivision, 7,486+/- feet to a point, said point being the southwest corner Tax Map 039, Parcel 023.01;

Thence with the south and east line of Tax Map 039, Parcel 023.01 in an easterly and northerly direction, 781+/- feet to a point in the south right-of-way of Rossview Road;

Thence crossing Rossview Road in a northerly direction, 50+/- feet to the north right-of-way of Rossview Road, said point also being the southeast corner of Tax Map 039, Parcel 025.03;

Thence leaving Rossview Road with the east, north and west property line of Tax Map 039, Parcel 025.03 in a northerly, westerly and southerly direction, 2,267+/- feet to a point being the northeast corner of Tax Map 039, Parcel 025.01;

Thence with the north line of Tax Map 039, Parcel 25.01 in a westerly direction, 1,268+/- feet to a point in the east right-of-way of Rollow Lane;

Thence with the eastern right-of-way of Rollow Lane in a southerly direction, 1,162+/- feet to a point being the northeast intersection of Rollow Lane and Rossview Road;

Thence crossing Rollow Lane and a westerly direction, 50+/- feet to a point in the western right-of-way of Rollow Lane, said point also being the northeast corner of Tax Map 058, Parcel 003.02;

Thence leaving the west right-of-way of Rollow Lane with the north lines of Tax Map 058, Parcel 003.02 and Tax Map 057, Parcel 017.02 in a westerly direction, 968+/- feet, said point being in the north property line of Tax Map 057, Parcel 17.02;

Thence in a southerly direction, along the west property line of Tax Map 057, Parcel 17.02, 603+/- feet to a point being the northeast corner of Tax Map 057, Parcel 017.06;

Thence with the north line of Tax Map 057, Parcel 017.06, in a westerly direction, 719+/- feet to a point in the east right-of-way of International Boulevard;

Thence with the eastern right-of-way of International Boulevard in a southerly direction, 637+/- feet to a point being the northeast corner of the Rossview Road and International Boulevard intersection;

Thence crossing International Boulevard in a westerly direction, 150+/- feet to a point being the northwest corner of International Boulevard and Rossview Road intersection;

Thence with the northern right-of-way of Rossview Road in a generally westerly direction, 1,668 +/- feet to a point being the northeast corner of the Interstate 24 and Rossview Road intersection;

Thence with the eastern right-of-way of Interstate 24 in a northwesterly direction to the intersection with the north right-of-way of Dunlop Lane, said point also being in the current City Limits of the City of Clarksville as of November 2, 1999; thence with the City Limits of the City of Clarksville in a generally northerly direction to the intersection with the south

right-of-way of U.S. Highway 79; thence with the south right-of-way of U.S. Highway 79 in a northeasterly direction to a point being the intersection of the east right-of-way of Jim Johnson Road, if said right-of-way were extended across U.S. Highway 79; thence crossing U.S. Highway 79 in a northerly direction to the point of beginning.

Boundary Description of Planned Growth Area #5

Beginning at a point in the Tennessee-Kentucky State Line, said point also being at the northeast corner of the Covington Farms, Inc., property as shown on Montgomery County Tax Map 11, parcel 2; thence with the eastern boundary of the Covington Farms, Inc., property in a southerly direction to a point in the north right-of-way of the L & N Railroad, and extending to the center line of said Railroad right-of-way; thence with the center line of the L & N Railroad right-of-way in a southwesterly direction 650 +/- feet to a point being at the northwest corner of the Knox Thomas III property as shown on Tax Map 11, parcel 44; thence with the western boundary of the Thomas property in a southerly direction to Thomas's southwest corner; thence with the southern boundary of the Thomas property (parcel 44) in an easterly direction to a point being the southwest corner of the Richard Peacher property as shown on Tax Map 11, parcel 40; thence with Peacher's western boundary in a northerly direction to Peacher's northwest corner; thence with Peacher's north boundary in an easterly direction to a point in the western right-of-way of Guthrie Road; thence continuing in an easterly direction to the eastern right-of-way of Guthrie Road; thence along said eastern boundary in a northerly direction to a point being the southwest corner of the Lady Bell Dickerson property as shown on Tax Map 11, parcel 36; thence with the southern and eastern boundaries of the Dickerson property in an easterly and northerly direction to a point in the southern boundary of the Billy Wilcox property as shown on Tax Map 11, parcel 8; thence with the southern boundaries of the Billy Wilcox and the Vera Woosley Bryan properties in an easterly direction to a point being the southeast corner of the Vera Woosley Bryan property, said point also being in the west line of the Delma Woosley property as shown on Tax Map 11, parcel 74; thence in a northerly, easterly, northerly, and easterly direction with Woosley's western and northern boundaries to a point in the west margin of Piney Woods Road; thence with the west margin of Piney Woods Road in a southeasterly direction 1,000 +/- feet to a point; thence in an easterly direction across Piney Woods Road to the eastern margin of said road, said point also being the southwest corner of the Roy Pippin property as shown on Tax Map 11, parcel 26.01; thence in an easterly northwesterly, and easterly direction with the southern boundary of the Roy Pippin property to the southeast corner of Pippin, said point also being in the western margin of Highway 41; thence continuing easterly across Highway 41 and the L & N Railroad to a point in the eastern margin of the L & N Railroad; thence with the east margin of the L & N Railroad in a northwesterly direction 1,650 +/- feet to a point being the southwest

corner of the William Lowe Reding property as shown on Tax Map 11, parcel 23; thence in a northerly, easterly and northerly direction with Reding's eastern and southern boundaries to a point in the Tennessee-Kentucky State Line; thence with the Tennessee-Kentucky State Line in a westerly direction to the point of beginning.

CHAPTER 17: Appendix C

Boundaries of Rural Areas

Legal Description of the Rural Area of Montgomery County, Tennessee.

Resolution 99-11-1. Adopted November 8, 1999.

Boundaries of Rural Areas (RA) shall include all properties within Montgomery County which are situated outside of any Urban Growth Boundaries, Planned Growth Area Boundaries, but do not include any area within the Fort Campbell Military Reservation.

ORDINANCE 6-2018-19

AN ORDINANCE AMENDING THE OFFICIAL CODE OF THE CITY OF CLARKSVILLE, TITLE 4 (BUILDING, UTILITY, AND HOUSING CODES) RELATIVE TO ADOPTION OF 2017 NATIONAL ELECTRICAL CODE

WHEREAS, the Clarksville City Council previously determined to adopt the 2014 edition of the National Electric Code, as prepared by the National Fire Protection Association; and

WHEREAS, the Clarksville City Council has now determined that it is in the best interest of the City of Clarksville and its citizens to adopt the 2017 edition of the National Electric Code.

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

That the Official Code of the City of Clarksville, Tennessee, Title 4, "Building, Utility, and Housing Codes," Chapter 3, "Electrical Code," Section 4-301, "Adopted," is hereby amended by deleting the Section in its entirety, and by substituting instead the following:

(a) Pursuant to the authority granted by *Tennessee Code Annotated*, §6-54-501 through §6-54-506 et seq., the 2017 edition of the National Electric Code, as prepared by the National Fire Protection Association, NFPA 70, including appendices A-H thereto, together with all revisions associated therewith and forthcoming, are hereby adopted and incorporated fully by reference.

BE IT FURTHER ORDAINED That Sec. 4-307 is hereby amended by adding a new subparagraph (8) as follows:

(8) Arc Fault Circuit Interrupters (AFCIs) shall be optional for bathrooms, laundry areas, garages, unfinished basements {which are portions or areas of basements not intended as habitable rooms and which are limited to storage, work or similar areas), and branch circuits dedicated to supplying refrigeration equipment.

BE IT FURTHER ORDAINED that Sec. 4-307 is hereby amended by adding a new subparagraph (9) as follows:

(9) For residential and commercial buildings, electrical power shall be supplied to the building in order for the inspector to perform final inspection.

FIRST READING: August 2, 2018

SECOND READING:

EFFECTIVE DATE:

CURRENT LANGUAGE

Chapter 3 - ELECTRICAL CODE

Sec. 4-301. - Adopted.

- (a) *Pursuant to the authority granted by T.C.A. §§ 6-54-501 et seq., the 2014 edition of the National Electric Code, as prepared by the National Fire Protection Association, NFPA 70, together with all revisions associated therewith and forthcoming, including all appendices thereto, are hereby adopted by reference.*

ORDINANCE 7-2018-19

AN ORDINANCE AMENDING ORDINANCE 3-2017-18 TO INCLUDE THE LEGAL DESCRIPTION OF CERTAIN PROPERTY NEAR INGLEWOOD DRIVE AND CHEROKEE TRAIL FOR THE PURPOSE OF A CITY PARK [URBAN WILDERNESS]

WHEREAS, the City of Clarksville owns and maintains, for the public use and benefit, properties in the form of parks, open spaces, and places of activity;

WHEREAS, Frank G. Goodlett and Janelle M. Goodlett are the owners of certain property, being 70.5 acres, more or less, located near Inglewood Drive and Cherokee Trail, and being a portion of Tax Map and Parcel 65O-A-1.00, as more particularly described in Exhibit A, attached and incorporated herein; and

WHEREAS, the Clarksville City Council finds it in the public interest to purchase said property and to maintain the same as an “urban wilderness” or such other public space as the Parks & Recreation Department sees fit.

WHEREAS, a scribner’s error was made in the original ordinance pertaining to the property description regarding the City’s purchase of certain real property, for the purpose of a city park (Urban Wilderness), which necessitates this amendment and the filing of a correction deed.

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

That ORDINANCE 3-2017-18, adopted on final reading by the Clarksville City Council on September 7, 2017, is hereby amended by deleting the enacting language in its entirety and by substituting instead the following:

The Mayor, acting through the City Attorney or his designee, may negotiate and enter into an agreement for the purchase of the property, being 70.5 acres, more or less, located near Inglewood Drive and Cherokee Trail, and being a portion of Tax Map and Parcel 65O-A-1.00, according to the Assessor’s Office for Montgomery County, Tennessee, as more particularly described in Exhibit A, attached and incorporated herein, not to exceed Four Hundred Twenty-Five Thousand and 00/100 Dollars (\$425,000.00), plus reasonable acquisition costs.

FIRST READING: August 2, 2018

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A (REVISED)

TRACT I: Beginning at the southeast corner of Mrs. Leavell's dower tract, known as the Wiell land (now Unseld) and runs with Madison Street, extended, south 70 degrees East 30-1/5 poles to a stone, thence North 2 degrees East 67 poles to a stone, thence North 88-1/4 degrees East 98 poles to a poplar, thence North 7-1/2 degrees East 4 poles to a stone, thence South 85 degrees East 25 poles to an ironwood, and continuing same course 2 poles to a stake, in all 27 poles; thence South 89 degrees East 48 poles to a poplar stump, formerly Mrs. Dick's corner, thence North 7-3/4 degrees West 128 poles to a dead poplar; thence South 61-1/2 degrees West 64 poles to a beech, thence North 40-1/2 degrees West 39 poles to Red River; thence down said river with its meanders at low water mark in a southwestern direction 118 poles to a corner of said dower tract; thence along the line of said Dower tract, now Unseld, South 187 poles to the beginning, containing 155 acres, more or less; excepting approximately 1.10 acres condemned for highway purposes and described as follows: One certain strip of land, being a part of the above described tract to wit: a strip of land extending from station 655-18 to station 661-17. 599 feet long and 80 feet wide; bounded on the east and west by the lands of Unseld, and on the north and south by lines parallel to and at all points 40 feet distant from the center line of said proposed road, containing 153.9 acres, more or less.

This is the same real estate conveyed to Frank Goodlett by deeds of record in Deed Book 87, Page 607, Deed Book 97, Page 143, Deed Book 97, Page 145, Deed Book 152, Page 67 and Official Record Book Volume 326, Page 260, in the Register's Office for Montgomery County, Tennessee.

TRACT II: Beginning at a stake in the center of the northwest end of the 50 foot strip of land as above described, running thence North 40 degrees East 242 feet to a stake, thence North 40 degrees West 374 feet to a stake, thence North 50 degrees West 541 feet to an iron pin by a dead tree in the east boundary line, marked by a fence, of the Frank Goodlett property, thence along two of his lines, marked by fences, south 5 degrees East 270 feet to a corner fence post at the southeast corner, thence North 88 degrees West 475 feet to a sugar tree at the northwest corner of a tract of land conveyed to Charles H. Mobley by the deed aforesaid; said point being the northeast corner of the Stout & Porter tract; thence with the east line of their property, marked by a fence, South 2 degrees West 320 feet to a stone, thence along several new lines South 88 degrees East 287 feet to an iron pin, South 76-1/2 degrees East 345 feet to an iron pin, South 17-1/2 degrees West 135 feet to an iron pin, South 37 degrees East 110 feet to an iron pin, South 49 degrees East 120 feet to an iron pin, North 40 degrees East 200 feet to the beginning.

This is the same real estate conveyed to Frank L. Goodlett and wife, Sue E. Goodlett by deed of record in Deed Book 102, Page 233, in the Register's Office for Montgomery County, Tennessee.

TRACT III: Beginning at a dead locust in Frank Goodlett's East boundary line (bought from Union Central Life Insurance Company, etc.), the Northwest corner of a tract conveyed by Charles H. Mobley to said Goodlett and wife, by deed of record in Deed Book 102, Page 233, and runs with Goodlett's line marked by a wire fence North 5 degrees West 740 feet to a poplar by a dead poplar, thence on a new line South 22-1/2 degrees East 110 feet to an iron pin at wire fence and in a Northeast line of the tract above referred to from Mobley to Goodlett; thence with the line of same North 50 degrees West 453 feet to the beginning, and containing by survey of J. K. Dickson, 2.80 acres, more or less.

This is the same real estate conveyed to Frank L. Goodlett and wife, Sue E. Goodlett by deed of record in Deed Book 105, Page 221, in the Register's Office for Montgomery County, Tennessee.

TRACT IV: Beginning in the East margin of proposed Cherokee Trail extended, at a stake on East bank of gully, the Southwest corner of Lot No. 23, and the South corner of Lot. No 24 of Block A of Eastern Hills Subdivision, and runs along the South line of Lots 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, 13 and 12 to the Southeast corner of Lot No. 12, also back corner of Lot No. 11 and Northwest corner (rear) of Lot No. 10, also Mobley's Northeast corner; south 76-1/2 degrees East 188 feet; thence along the West line of lot No. 10, and Lot 9, South 17-1/2 East 41 feet; thence on a new line South 80-1/2 West 190 feet to a point in the East margin of 50 foot right of way of Cherokee Trail extended, in Mobley's Tanglewood subdivision, thence North 3 East 116 feet to the beginning.

TRACT V: BEING LOT NOS. 6, 7, & 8 on the plan of THE HIGHLANDS, BLOCK F, and BEING LOT NOS. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 & 21 on the plan of THE HIGHLANDS, BLOCK G, as shown by plat of record in Plat Book 3, Page 4, Plat 7, in the Register's Office for Montgomery County, Tennessee, to which plat reference is made for a more complete description.

This is the same real estate conveyed to Frank L. Goodlett and wife, Sue E. Goodlett, by deed of record in Deed Book 116, Page 123, in the Register's Office for Montgomery County, Tennessee.

INCLUDED IN THE ABOVE REFERENCED REALTY BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE are the following platted subdivisions: 1) The Highlands, Blocks A, B, C, D, E, F & G, as shown by plats of record in Plat Book 2, Page 7, Plat 8; Plat Book 2, Page 11, Plat 12; Plat Book 2, Page 14, Plat 15 and Plat Book 3, Page 4, Plat 7, in the Register's Office for Montgomery County, Tennessee; 2) Liberty Parkway as shown by plat of record in Plat Book 2, Page 3, Plat 4 and Plat Book 2, Page 10, Plat 11, in the Register's Office for Montgomery County, Tennessee

and 3) Eastern Hills, Blocks B, C & D as shown by plats of record in Plat Book 3, Page 86 and Plat Book 3, Page 12, Plat 18, in the Register's Office for Montgomery County, Tennessee.

ALSO INCLUDED IN THE ABOVE REFERENCED REALTY BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE are the following tracts of real estate:

PARCEL I: Bounded on the south by the rear line of Lots 7, 8, 9, 10, 11, 12 and 13 of Block E, in the Highlands subdivision, on the west by a line being an extension of the west boundary line of Lot No. 7, continued to Red River, on the north by Red River; and on the east by a line running due north from the northeast corner of Lot No. 13, and being conveyed to Julius Y. Barkan, et ux, by deed of record in Deed Book 97, Page 161, in the Register's Office for Montgomery County, Tennessee.

PARCEL II: A tract of land bounded on the south by Lot 6 of Block E of the Highlands Subdivision and running back between parallel lines, which are continuations of the east and west boundary lines of Lot 6 to Red River; and being conveyed to M.M. Nolen, et ux, by deed of record in Deed Book 97, Page 637, in the Register's Office for Montgomery County, Tennessee.

PARCEL III: All of the property north of Lot 5 in Block E in the Highlands, as shown by plat of record in Plat Book 2, Page 14, Plat 15, and bounded on the south by said Lot 5, Block E, which was previously sold to the herein Grantees by deed of record in Deed Book 97, Page 132; and on the east and west by parallel lines, being extensions of the east and west lines of said Lot 5, Block E, such extensions of parallel lines running back to Red River; which bounds this property on the north, and being conveyed to R. L. Nicholson, et ux, by deed of record in Deed Book 98, Page 659, in the Register's Office for Montgomery County, Tennessee.

PARCEL IV: Beginning at the northeast corner of Lot No. 2, Block E, of the Highlands Subdivision, and running thence North 5 degrees West to Red River; thence with the meanders of said river westwardly 50 feet, more or less, to a stake; thence South 5 degrees East and parallel with said east boundary line to the northwest corner of said Lot No. 2; thence with the north boundary line of said lot No. 2, 57 feet, more or less, to the beginning, and being conveyed to Charles H. Wall, et ux, by deed of record in Deed Book 100, Page 54, in the Register's Office for Montgomery County, Tennessee.

PARCEL V: The tract of land running northwardly from Lot No. 1 of Block E of the Highlands subdivision and the unnumbered lot lying adjoining and west of said Lot 1 to the Red River and being conveyed to A. D. Caldwell, et ux, by deed of record in Deed Book 103, Page 539, in the Register's Office for Montgomery County, Tennessee.

PARCEL VI: Beginning at a stake in the west margin of the right of way of Audubon Woods Road at a point about 266 feet north of sugar tree, the Northeast corner of Stout and Porter tract, as measured along the West margin of said road, said point being 50 feet South 70 West from the Northwest corner of lot No. 67 of Block D of Eastern Hills, as shown by plat of record in Plat Book 3, Page 12, Plat 18, in the Register's Office for Montgomery County, Tennessee, and runs

along the West margin of said road, on a right curve, general course, North 20 West 125 feet to a stake; thence leaving said road and running on three new lines as follows: South 70 West 225 feet to a stake; thence South 20 East 125 feet to a stake having passed just east of hickory 4 feet to the south of said hickory, thence North 70 East 225 feet to the beginning, and being conveyed to J. W. Biggers, et ux, by deed of record in Deed Book 111, Page 283, in the Register's Office for Montgomery County, Tennessee.

TRACT VII: Beginning at a point North 35.75 West 20 feet from the intersection of the Northwest margin of a 50 foot right of way of a street known as Kenwood Place, and the southwest margin of a 50 foot right of way of a street known as Cherokee Trail, and running thence North 35.75 West with the southwest margin of the right of way of an extension to be made of the said Cherokee Trail, 190 feet to a stake; thence south 55.25 West 162 feet to a stake; thence South 39.5 East 208.5 feet to a stake in the northwest margin of the right of way of Kenwood Place; thence with said right of way North 55.5 East 130 feet to a stake; which is South 5.5 West 20 feet from the aforesaid intersection of the margins of Kenwood Place and Cherokee Trail, and thence on an outside curve in a Northerly direction to the beginning, and being conveyed to John A. Jackson, et ux, by deed of record in Deed Book 112, Page 538, in the Register's Office for Montgomery County, Tennessee.

PARCEL VIII: Beginning at an iron pin in the south right of way line of Inglewood Drive, extended, said point of beginning being about 550 feet, northeasterly along the center line of Inglewood Drive from a point opposite the northeast corner of Lot No. 1 in Block G of the Highlands Subdivision; thence North 89 degrees East with the south right of way line of Inglewood Drive 50 feet to an iron pin; thence South 17 degrees East 21 feet to an iron pin; thence South 78 degrees West 49 feet to an iron pin; thence North 17 degrees West 32 feet to the point of beginning, which was conveyed to the City of Clarksville by deed of record in Deed Book 119, Page 144, in the Register's Office for Montgomery County, Tennessee.

PARCEL IX: Being an unnumbered lot situated Northwardly of Lot No. 3, Block E in the Highlands Subdivision, about one half mile east of the then City Limits of the City of Clarksville, as shown by plat of record in Plat Book 2, Page 14, in the Register's Office for Montgomery County, Tennessee, and being a part of the same property conveyed to Frank L. Goodlett by the Union Central Life Insurance Company, Deed Book 87, Page 607 and by Mrs. Lucy W. Meriwether, etc., Deed Book 97, Page 143 and Page 145, in the Register's Office for Montgomery County, Tennessee; and the property being conveyed beginning at the Northwest corner of lot No. 3 of said subdivision, and running North 5 degrees West to the low water mark of the Red River; with the east line of Mrs. S. E. Heltsley, bought from Charles H. Wall, thence up the river, with its meanders, South 50 feet, more or less, to a point; thence south 5 degrees East of the northeast corner of Seay's present residence, lot No. 3; thence Northwestwardly with the rear line of said Lot No. 3, 50 feet to the beginning, which was conveyed to William M. Seay, et ux, by deed of record in Deed Book 120, Page 422, in the Register's Office for Montgomery County, Tennessee.

PARCEL X: Beginning at an iron pin, said point being in the northward extension of the east right of way line of Cherokee Trail; 640 feet more or less from its intersection with the north right of way line of Kenwood Place; runs thence North 13 degrees 1 minute West 50 feet; thence South 76 degrees 59 minutes West 50 feet, thence South 13 degrees 1 minute East 50 feet; thence North 76 degrees 59 minutes East 50 feet to the point of beginning, which was conveyed to the City of Clarksville by deed of record in Deed Book 151, Page 237, in the Register's Office for Montgomery County, Tennessee.

PARCEL XI: Beginning at a point in the west margin of the 50 foot wide right of way of Audubon Woods Road, 4 feet northwest of the present fire hydrant, said beginning point being the southeast corner of the J. W. Bigger's home tract, and runs with the south line of said Bigger's home tract; thence South 70 West 225 feet to the southwest corner of said Bigger's tract; thence South 20 East 32 feet to an iron pin; thence North 70 East 225 feet more or less to an iron pin in the west margin of said road; North 24 West 32 feet to the beginning, which was conveyed to Mary Amelia Wallace by deed or record in Official Record Book Volume 116, Page 287, in the Register's Office for Montgomery County, Tennessee.

PARCEL XII: Being Tract No. 4 surveyed out of acreage on the West side of Audubon Woods Road, Clarksville, Tennessee, belonging to Frank L. Goodlett, and being described as follows: Beginning at an iron pin, the North East corner of Tract 3 recently deeded to Henry L. Freeman and wife by James L. Slate and wife, Vol. 174, Page 515, in the Register's Office for Montgomery County, Tennessee, in the West margin of the 50 foot right of way of Audubon Woods Road, and runs North 38 degrees 56 minutes West 45.48 feet to an iron pin in said right of way, thence South 70 degrees 4 minutes West 270.90 feet to an iron pin in the East margin of a TVA transmission line easement; thence with said easement margin South 35 degrees 09 minutes East 44.56 feet to an iron pin; the Northwest corner of Freeman's Tract 3; thence with Freeman's north line, North 70 degrees 4 minutes East 274.00 feet, to the beginning, according to survey of King Engineers of October 29, 1974, which was conveyed to Henry L. Freeman, et ux, by deed of record in Official Record Book Volume 175, Page 275, in the Register's Office for Montgomery County, Tennessee.

PARCEL XIII: Beginning at an iron pin in the west right of way margin of Audubon Woods Road 80 feet from an iron pin on the Southwest corner of tract heretofore deeded to Frank G. Goodlett and wife, Julia W. Goodlett, and running thence South 34 degrees 30 minutes East 100 feet to an iron pin on the west side of Audubon Woods Road, thence South 55 degrees 30 minutes West 150 feet to a point near the East margin of a TVA easement, thence North 34 degrees 56 minutes West 100 feet, thence North 55 degrees 30 minutes East 150 feet to an iron pin in the west margin of Audubon Woods Road, the point of beginning, which was conveyed to Michael Joseph Evans, et ux, by deed of record in Official Record Book Volume 245, Page 280, in the Register's Office for Montgomery County, Tennessee.

PARCEL XIV: Situated in the City of Clarksville on the west right of way margin of Audubon Woods Road and beginning at the southeast corner of the lot heretofore conveyed by Grantors

to Grantees and running thence with south line thereof South 55 degrees 30 minutes West 115.30 feet, more or less, to an iron pin, thence on the same bearing 34.70 feet to a point, thence South 34 degrees 30 minutes East 10 feet to a point; thence North 55 degrees 30 minutes East 150 feet, more or less, to the margin of Audubon Woods Road; and thence with same North 34 degrees 56 minutes West 10 feet, more or less, to an iron pin, the point of beginning, which was conveyed to Michael Joseph Evans, et ux, by deed of record in Official Record Book Volume 259, Page 89, in the Register's Office for Montgomery County, Tennessee.

PARCEL XV: Situated in the City of Clarksville and being a certain parcel of land on the west side of Audubon Woods Road designated as Tract B and beginning at a point on an iron pin at the South East corner of Michael Joseph Evans' land and runs with the West margin of Audubon Woods Road (a 50 foot right of way) South 42 degrees 14 minutes 45 seconds East 100 feet to an iron pin; thence south 49 degrees 44 minutes East 53.92 feet to an iron pin; thence South 55 degrees 30 minutes West 169.24 feet to an iron pin; thence North 37 degrees 41 minutes West 151.34 feet to an iron pin, Evans' southwest corner, thence with Evans' South line North 55 degrees 30 minutes East 150 feet to the point of beginning, according to survey of King Engineers, Inc. dated July 3, 1978, which was conveyed to William H. Costlow, et ux, by deed of record in Official Record Book Volume 259, Page 838, in the Register's Office for Montgomery County, Tennessee.

PARCEL XVI: Beginning at the southwest corner of the former Frank Runyon property in the northern margin of Audubon Woods Road and Kenwood Place .60 feet from an existing iron pin, such point of beginning being approximately 165 feet, more or less, from the center line of Cherokee Trail, running with the north margin of said Audubon Woods Road South 56 degrees 24 minutes West 31.45 feet, more or less, to a point; thence with the margin of said Audubon Woods Road on a curve with a radius of 70 feet and delta of 69 degrees 35 minutes 53 seconds 85.03 feet, more or less, to an existing iron pin; thence leaving said Audubon Woods Road margin and running thence North 82 degrees 34 minutes West 164.66 feet, more or less, to an iron pin; thence North 34 degrees 7 minutes West 110.41, more or less, to an iron pin; thence North 19 degrees 54 minutes West 116.87 feet, more or less, to an iron pin; thence North 51 degrees East 166.87 feet, more or less, to an iron pin; thence with the Frank L. Goodlett property and the former Frank Runyon property South 38 degrees 53 minutes East 303.45 feet, more or less, to the point of beginning, which was conveyed to Ronnie S. Garner, et ux, by deed of record in Official Record Book Volume 325, Page 229, in the Register's Office for Montgomery County, Tennessee.

PARCEL XVII: Beginning a point in the west right of way of Audubon Woods Road, 760.6 feet more or less southwestwardly from the centerline of the northern terminus of Cherokee Trail; thence with the west right of way of Audubon Woods Road South 53 degrees 30 minutes 50 seconds East 231.10 feet to an iron pin; the northeast corner of the Gibson property; thence with the north line of said property south 70 degrees 02 minutes 20 seconds west 266.30 feet

to an iron pin; thence North 40 degrees 47 minutes 00 seconds West 136.00 feet to a point; thence North 50 degrees 43 minutes 20 seconds East 198.00 feet to the point of beginning.

PARCEL XVIII: Beginning at an existing iron pin in the west right of way line of Audubon Woods Road said iron pin being situated 281.5 feet, plus or minus, south of the centerline of Cherokee Trail as measured along the west right of way line of Audubon Woods Road; thence with the said right of way line on a curve to the left with the delta of 20 degrees 24 minutes 00 seconds, a radius of 70.00 feet, a tangent of 32.60 feet, a distance of 24.93 feet to a point; thence continuing with said right of way line South 34 degrees 52 minutes 40 seconds East 55.07 feet to an existing iron pin; thence South 55 degrees 30 minutes 00 seconds West 150.00 feet to an iron pin passing over an existing iron pin at 116.05 feet in the west right of way line of a TVA transmission line easement; thence North 26 degrees 37 minutes 40 seconds West 189.40 feet to an existing iron pin; thence south 83 degrees 41 minutes 00 seconds East 164.56 feet to the point of beginning according to the survey of King Engineers, Inc. dated December 4, 1987 which was conveyed to Gerda K. Faber by deed of record in Official Record Book Volume 467, Page 952, in the Register's Office for Montgomery County, Tennessee.

PARCEL XIX: Beginning at an iron pin located in the southwestern right of way margin of Audubon Woods Road, a 50 foot public right of way, said iron pin being located 625.50 feet, more or less, southeast of the centerline of Cherokee Trail as measured along the southwestern right of way margin of Audubon Woods Road; thence with the southwestern right of way margin of Audubon Woods Road south 53 degrees 30 minutes 50 seconds east 135.00 feet to an iron pin; thence South 50 degrees 44 minutes 01 second West 198.05 feet to an iron pin; thence North 40 degrees 47 minutes 00 seconds west 145.00 feet to an iron pin; thence with the southeastern line of the William Costlow property (ORBV 259, Page 838, ROMCT) North 55 degrees 30 minutes 00 seconds east 169.24 feet to the point of beginning, according to a survey of Billy Ray Suiter, TRLS #1837 of King Engineers, LLC, 325 North Second Street, P O Box 532, Clarksville, TN 37040, dated September 12, 1997, which was conveyed to Lois D. Goad by deed of record in Official Record Book Volume 637, Page 1014, in the Register's Office for Montgomery County, Tennessee.

PARCEL XX: Beginning at an existing pipe located in the easterly right of way margin of Cherokee Trail, said existing iron pipe also being the northwest corner of Lot 50 Eastern Hills, Block C, as recorded in Plat Book 3, Pages 12 & 13, Plat 18, in the Register's Office for Montgomery County, Tennessee; thence leaving the easterly right of way margin of Cherokee Trail North 42 degrees 59 minutes 16 seconds East 169.39 feet to an iron pin; thence South 35 degrees 31 minutes 10 seconds East 34.00 feet to an iron pin; thence with the northern boundary of Lot 50 of Eastern Hills, Block C, South 54 degrees 34 minutes 02 seconds West 165.99 feet to the point of beginning, consisting of 0.06 acres, more or less, according to a survey of Billy Ray Suiter, TRLS #1837 of Suiter Surveying and Land Planning, P O Box 30271, 1753B Alpine Drive, Clarksville, TN 37040 dated September 25, 2001 and conveyed to Thomas

O. Pressler and wife, Mildred L. Armstrong by deed of record in Official Record Book volume 806, Page 1330, in the Register's Office for Montgomery County, Tennessee.

ASLO EXCLUDED FROM THIS CONVEYANCE ARE THE FOLLOWING TWO (2) PARCELS BEING RETAINED BY THE GRANTOR:

PRACEL XXI: Being a parcel designated as Map and Parcel No. 65I-B-3 on the maps of the Assessor of Property of Montgomery County, Tennessee and being bounded on the South by property conveyed to Victor J. Gray and wife, Ethel E. Gray, by deed of record in Official Record Book Volume 526, Page 2353, in the Register's Office for Montgomery County, Tennessee, said property being Lot No. 4 on the plan of the Highlands, Block E, as shown by plat of record in Plat Book 2, Page 14, Plat 15, in the Register's Office for Montgomery County, Tennessee, on the West by the property conveyed to Jason Kerezsi and wife, Heather Kerezsi by deed of record in Official Record Book Volume 808, Page 386, in the Register's Office for Montgomery County, Tennessee, said property being Lot No. 3 on the plat above referenced and a parcel located to the north thereof, on the North by the Red River and also being bounded on the East by the property conveyed to Leonard Baker and wife, Doris Baker by deed of record in Official Record Book Volume 1794, Page 608, in the Register's Office for Montgomery County, Tennessee, said parcel being Lot No. 5 on the above referenced plat and a parcel located to the north thereof.

PRACEL XXII: Being a parcel designated as Map and Parcel No. 65O-K-1 on the maps of the Assessor of Property of Montgomery County, Tennessee and being bounded on the South by property conveyed to Robert G. Brundage and wife, Catherine M. L. Brundage, by deed of record in Official Record Book Volume 699, Page 1567, in the Register's Office for Montgomery County, Tennessee, said property being Lot No. 33 on the plan of Eastern Hills, Block A, as shown by plat of record in Plat Book 3, Page 88, Plat 94, in the Register's Office for Montgomery County, Tennessee, on the West by the property dedicated to the County of Montgomery by deed of record in Deed Book 96, Page 24 in the Register's Office for Montgomery County, Tennessee, and being bounded on the Northeast by the right of way margin of Audubon Woods Road.

ORDINANCE 8-2018-19

AN ORDINANCE AUTHORIZING EXTENSION OF CITY OF CLARKSVILLE UTILITY SERVICES OUTSIDE THE CLARKSVILLE CITY LIMITS; REQUEST OF RIVER CHASE MARINE TERMINAL FOR PROPERTY LOCATED AT WEST GRATTON ROAD, CMAP 80 PARCELS 7.00 AND 7.01.

WHEREAS, proper application has been made by Jimmy Bagwell, P.E. on behalf of River Chase Marine Terminal for extensions of City utility service to property located at Cmap 80, Parcels 7.00 and 7.01 with the property address of West Gratton Road outside the corporate boundary of the City, said property and the extension of service thereto, which is more particularly described in Exhibit A attached hereto and incorporated herein; and

WHEREAS, the City of Clarksville Gas and Water Department has recommended approval of said application; and

WHEREAS, the Gas, Water and Sewer Committee of the Clarksville City Council has recommended approval of said application; and

WHEREAS, the Clarksville City Council finds that all of the requirements of City Code Section 13-405 have been or are satisfied and the extension of water and sewer service to property as described in Exhibit A will be in the best interest of the City.

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

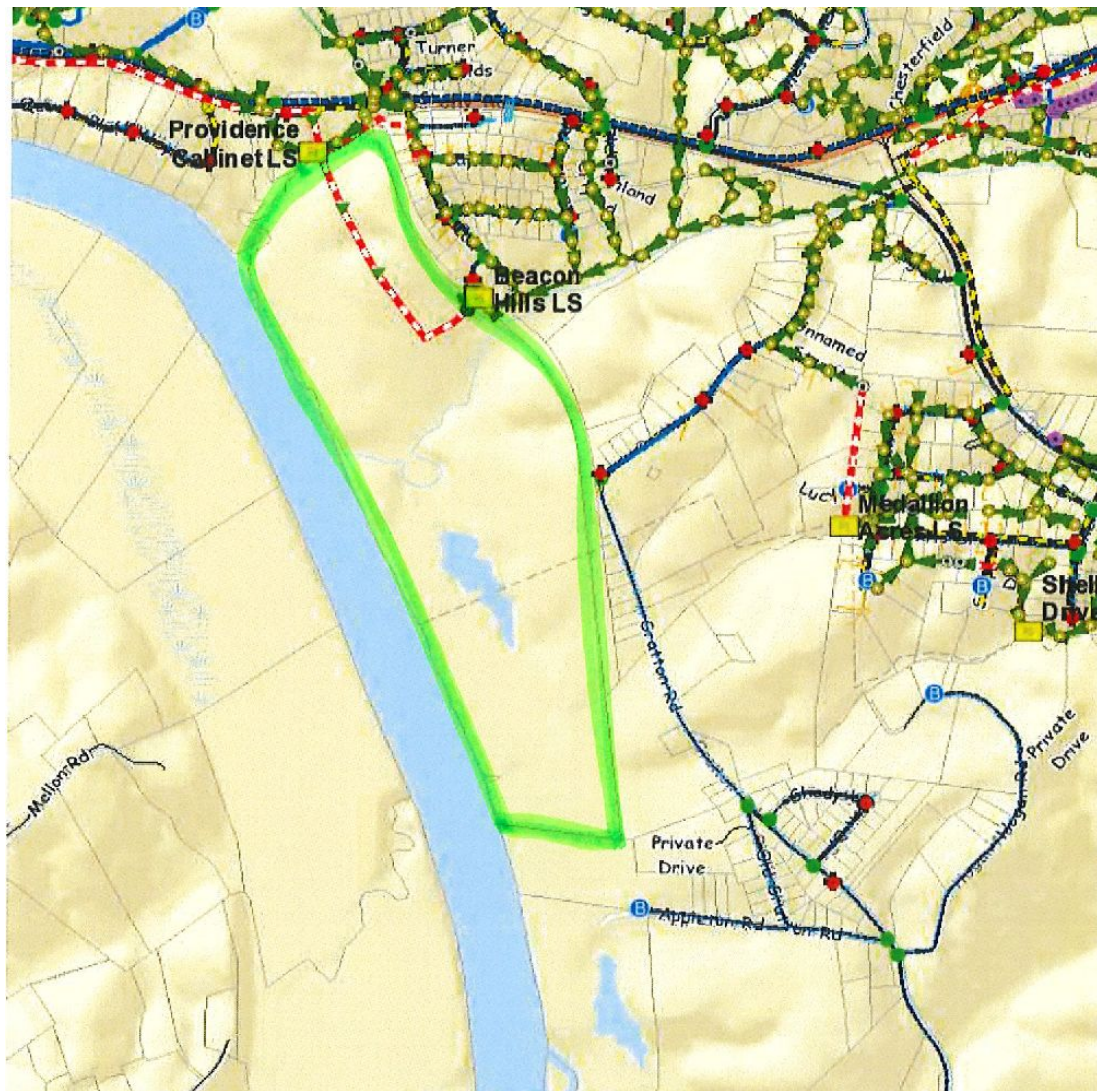
That the City of Clarksville Gas, Water and Sewer Department is hereby authorized to extend utility service to property located at Cmap 80, Parcels 7.00 and 7.01 with the property address of West Gratton Road outside the City corporate limits as described in Exhibit A attached hereto and incorporated herein and subject to and in accordance with the provisions of the City Code and Ordinance 37-2009-10.

FIRST READING: August 2, 2018

SECOND READING:

EFFECTIVE DATE

EXHIBIT A



ORDINANCE 9-2017-18

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF PAUL LANDRUM FOR ZONE CHANGE ON PROPERTY LOCATED AT THE INTERSECTION OF MEMORIAL DRIVE AND LANDRUM PLACE

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

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

PUBLIC HEARING: August 2, 2018

FIRST READING: August 2, 2018

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Beginning at a point said point being 724 +/- feet in a southeasterly direction of the centerline of the Memorial Dr. & Landrum Place intersection, said point being located in the eastern right of way boundary of the Landrum Place, said point also being the southwest corner of the Physicans Venture Fund LLC property, thence in a easterly direction 253 +/- feet with the southern boundary of the Physicans Venture Fund LLC property to a point, said point being in the western boundary of the Morris Properties property, thence in a southerly direction 150 +/- feet with the western boundary of the Morris Properties to a point, said point being the northeast corner of the Tallus Land Company LLC property, thence in a westerly direction 255 +/- feet with the northern boundary of the Tallus Land Company LLC northern boundary to a point, said point being in the eastern right of way margin Landrum Place, thence in a northerly direction 150 +/- feet with the eastern right of way margin of Landrum place to the point of beginning, said herein described tract containing 0.87 +/- acres, further identified as Tax Map 65-N-J, Parcel 20.00.

ORDINANCE 10-2018-19

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF DAVID STILTNER, J. CHRIS FIELDER/DBS & ASSOCIATES-AGENT, FOR ZONE CHANGE ON PROPERTY LOCATED AT THE INTERSECTION OF MARTIN LUTHER KING, JR. PARKWAY & SOUTH GATEWAY PLAZA

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-4 Highway Interchange District, as C-2 General Commercial District.

PUBLIC HEARING: August 2, 2018

FIRST READING: August 2, 2018

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Beginning at a point, said point being in the south right of way of SR Highway 76 & the east right of way S. Gateway Plaza Blvd. where they intersect, thence in a easterly direction 550 +/- feet with the southern right of way of SR Highway 76 to a point, said point being the northwest corner of the Maude C. Powers property, thence in a southerly direction 467 +/- feet with the western boundary of the Powers to a point, said point being the northeast corner of the State of Tennessee property, thence in a westerly direction 369 +/- feet with the northern boundary of the State of Tennessee property to a point, said point being in the eastern right of way of S. Gateway Plaza Blvd., thence in a northerly direction 460 +/- feet with the eastern right of way boundary of S. Gateway Plaza Blvd. to the point of beginning, said herein described tract containing 4.51 +/- acres, further identified as tax Map 63-J-A, Parcel(s) 8.00 & 9.00

RESOLUTION 13-2018-19

A RESOLUTION APPROVING A CERTIFICATE OF COMPLIANCE FOR SALE OF WINE
AT SILVER DOLLAR GROCERY

WHEREAS, Yogeshkumar Patel has applied for a Certificate of Compliance from the City of Clarksville according to regulations of the Tennessee Alcoholic Beverage Commission, for sale of wine at Silver Dollar Grocery, located at 2700 Trenton Road; and

WHEREAS, the applicant or applicants who are to be in actual charge of the business have not been convicted of a felony within a ten-year period immediately preceding the date of application and, if a corporation, that the executive officers or those in control have not been convicted of a felony within a ten-year period immediately preceding the date of the application; and

WHEREAS, the applicant or applicants have secured a location for the business which complies with all zoning laws adopted by the local jurisdiction, as to the location of the business.

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

That the Clarksville City Council hereby approves a Certificate of Compliance for Yogeshkumar Patel for sale of wine at Silver Dollar Grocery, 2700 Trenton Road, Clarksville, Tennessee.

ADOPTED:



CLARKSVILLE CITY COUNCIL

REGULAR SESSION

AUGUST 2, 2018

MINUTES

PUBLIC COMMENTS

Louis Marshall had requested to speak to the City Council, but was not present. Dr. Willodeen Burton had asked to invite the City Council to a ceremony to honor Veterans buried in the Mount Olive Cemetery, but was not able to attend.

CALL TO ORDER

The regular session of the Clarksville City Council was called to order by Mayor Kim McMillan on Thursday, August 2, 2018, at 7:00 p.m. in City Council Chambers, 106 Public Square, Clarksville, Tennessee.

A prayer was offered by Rev. Danny Eads, Kenwood Baptist Church, guest of Councilwoman Deanna McLaughlin. The Pledge of Allegiance was led by Councilman Mike Alexander.

ATTENDANCE

PRESENT: Deanna McLaughlin (Ward 2), Ron Erb (Ward 3), Tim Chandler (Ward 4), Valerie Guzman, Mayor Pro Tem (Ward 5), Wanda Smith (Ward 6), Geno Grubbs (Ward 7), David Allen (Ward 8), Jeff Henley (Ward 9), Mike Alexander (Ward 10), Bill Powers (Ward 11), Jeff Burkhart (Ward 12)

ABSENT: Richard Garrett (Ward 1)

SPECIAL RECOGNITIONS

There were no special recognitions.

PLANNING COMMISSION

ZONING PUBLIC HEARING

Councilman Grubbs made a motion to conduct a public hearing to receive comments regarding request for zone change. The motion was seconded by Councilwoman McLaughlin. There was no objection.

ORDINANCE 9-2018-19 (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Paul Landrum for zone change on property located at the intersection of Memorial Drive and Landrum Place from O-1 Office, Medical, Institutional and Civic District to R-4 Multiple Family Residential District

Paul Landrum offered to answer questions. There was no expressed opposition.

ORDINANCE 10-2018-19 (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of David Stiltner, J. Chris Fielder/DBS & Associates-Agent, for zone change on property located at the intersection of Martin Luther King, Jr., Parkway and South Gateway Plaza from C-4 Highway Interchange District to C-2 General Commercial District

Wayne Wilkinson offered to answer questions. There was no expressed opposition.

Councilman Grubbs made a motion to revert to regular session. The motion was seconded by Councilwoman McLaughlin. There was no objection.

ADOPTION OF ZONE CHANGES

The recommendation of the Regional Planning Staff and Commission were for approval of **ORDINANCE 9-2018-19**. Councilman Grubbs made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Powers. The following vote was recorded:

AYE: Alexander, Allen, Burkhart, Chandler, Erb, Grubbs, Guzman, Henley, McLaughlin, Powers, Smith

The motion to adopt this ordinance on first reading passed.

The recommendation of the Regional Planning Staff was for disapproval of **ORDINANCE 10-2018-19**; 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 Councilwoman McLaughlin. Councilwoman Allen said he supported the intended use for a daycare facility. The following vote was recorded:

AYE: Alexander, Allen, Burkhart, Chandler, Erb, Grubbs, Guzman, Henley, McLaughlin, Powers, Smith

The motion to adopt this ordinance on first reading passed.

ZONING AMENDMENT POSTPONED

ORDINANCE 69-2017-18 (First Reading; Postponed June 7th) Amending the City of Clarksville Zoning Ordinance relative to ghost signs, murals, and works of art

On June 7, 2018, the public hearing for this ordinance was conducted and first reading was postponed to the August 2018 regular session. Planning Director Jeffrey Tyndall asked for additional time for he and the City Attorney to further evaluate this proposal. Councilman Grubbs made a motion to postpone first reading to the December 2018 regular session. The motion was seconded by Councilman Powers. The following vote was recorded:

AYE: Alexander, Allen, Burkhart, Chandler, Erb, Grubbs, Guzman, Henley, Powers, Smith

ABSTAIN: McLaughlin

The motion to postpone first reading to the December regular session 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 1-2018-19** (Second Reading) Authorizing exercise of right of eminent domain to acquire easements, property, and/or rights-of-way for the Lafayette Road widening project
2. **ORDINANCE 2-2018-19** (Second Reading) Authorizing negotiations for purchase or use of eminent domain to acquire easements for drainage improvements on Lilac Lane
3. **ORDINANCE 3-2018-19** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Nick Dattilo for zone change on property located at the intersection of Purple Heart Parkway & Evans Road from RM-1 Single Family Mobile Home Residential District to R-4 Multiple Family Residential District

4. **ORDINANCE 4-2018-19** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Dapp Investments, Moore Design Services-Agent, for zone change on property located at the intersection of Ringgold Road and Ringgold Court from R-4 Multiple Family Residential District to R-6 Single Family Residential District
5. **RESOLUTION 4-2018-19** Approving appointments to the Ethics Commission, Human Relations Commission, Power Board, and Tree Board *[Removed; see below]*
6. **RESOLUTION 5-2018-19** Renewing the Certificate of Compliance for Billy G. Brown for operation of Bill's Package Store, 1651 Fort Campbell Boulevard
7. **RESOLUTION 6-2018-19** Rescinding **RESOLUTION 54-2017-18** and approving a Certificate of Compliance for operation of Queen City Liquors, Inc., 101 Profit Drive, Suite A
8. Adoption of Minutes: June 21, June 28, July 5

Councilman Allen requested removal of **RESOLUTION 4-2018-19**. Councilman Burkhardt made a motion to adopt the Consent Agenda as amended. The motion was seconded by Councilman Powers. The following vote was recorded:

AYE: Alexander, Allen, Burkhardt, Chandler, Erb, Grubbs, Guzman, Henley, McLaughlin, Powers, Smith

The motion to adopt the Consent Agenda as amended passed.

BOARD APPOINTMENTS

RESOLUTION 4-2018-19 Approving appointments to the Ethics Commission, Human Relations Commission, Power Board, and Tree Board

This item was removed from the original Consent Agenda. Councilwoman Guzman made a motion to adopt this resolution. The motion was seconded by Councilman Allen. Councilwoman McLaughlin made a motion to amend this resolution by deleting the appointment to the Ethics Commission [to be considered September 6th]. The motion was seconded by Councilman Chandler. A voice vote was taken; the amendment passed without objection. The following vote on the main motion as amended was recorded:

AYE: Alexander, Allen, Burkhardt, Chandler, Erb, Grubbs, Guzman, Jenley, McLaughlin, Smith

ABSTAIN: Powers

The motion to adopt this resolution as amended passed.

FINANCE COMMITTEE

Jeff Burkhart, Chair

RESOLUTION 7-2018-19 Declaring the City's intent to reimburse itself not to exceed \$26,350,000 for certain project expenditures with proceeds of general obligation bonds, notes, or other debt obligations [FY19 Capital Projects]

The recommendation of the Finance Committee was for approval. Councilman Burkhart made a motion to adopt this resolution. The motion was seconded by Councilwoman McLaughlin. The following vote was recorded:

AYE: Alexander, Allen, Burkhart, Chandler, Erb, Grubbs, Guzman, Henley, McLaughlin, Powers, Smith

The motion to adopt this resolution passed.

RESOLUTION 8-2018-19 Authorizing purchase of natural gas and approving a gas supply agreement with Tennessee Energy Acquisition Corporation

The recommendation of the Finance Committee was for approval. Councilman Burkhart made a motion to adopt this resolution. The motion was seconded by Councilman Henley. Councilman Allen made a motion to amend this resolution by substituting language recommended by the Gas & Water General Manager and the City Attorney. The motion was seconded by Councilwoman McLaughlin. City Attorney Lance Baker said there were no substantive revisions to the agreement, but some language was being changed for clarity.

There was no objection to hearing comments from Gas & Water General Manager Pat Hickey. Mr. Hickey noted the change from 5,655 MMBtu to 10,700 MMBtu was made to correctly reflect the highest volume to be purchased in a given day. There was no objection to reverting to regular session. The following vote on the amendment was recorded:

AYE: Allen, Burkhart, Chandler, Erb, Grubbs, Guzman, Jnley, McLaughlin, Powers, Smith

NOTE: Councilman Alexander was not present for this vote.

The amendment passed. Councilman Burkhart expressed concern that this 30-year obligation needs additional study and made a motion to postpone the vote to the September regular session. The motion was seconded by Councilwoman Smith. Councilman Chandler said City residents would pay for only what natural gas was used. Mayor McMillan and Councilman Allen said if the vote were postponed, the City could miss an opportunity to lower residents' natural gas prices. Councilman Henley noted there would be periods during the contract that the City could opt out and not purchase any gas if rates increase. Mr. Hickey also said the contract would allow the City to purchase natural gas below market. Councilman Alexander called for the question on the motion to postpone. The

question was seconded by Councilman Chandler. A voice vote was taken; the motion to cease discussion passed. The following vote was recorded:

AYE: Burkhart, Smith

NAY: Alexander, Allen, Chandler, Erb, Grubbs, Guzman, Henley, McLaughlin, Powers

The motion to postpone failed. Councilman Powers said he supports approval of this contract which would begin in 2021. The following vote on the main motion was recorded:

AYE: Alexander, Allen, Chandler, Erb, Grubbs, Guzman, Henley, McLaughlin, Powers

NAY: Burkhart, Smith

The motion to adopt this resolution as amended passed.

GAS & WATER COMMITTEE

Bill Powers, Chair

ORDINANCE 8-2018-19 (First Reading) Authorizing extension of utilities to property on West Gratton Road; request of River Chase Marine Terminal

The recommendation of the Gas & Water Committee was for approval. Councilman Powers made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Alexander. Councilman Powers said a portion of this development that was inside the city limits was rezoned in July, and noted this request was for property outside the city limits. The following vote was recorded:

AYE: Alexander, Allen, Burkhart, Chandler, Erb, Grubbs, Guzman, Henley, McLaughlin, Powers, Smith

The motion to adopt this ordinance on first reading passed.

Councilman Powers shared the following monthly department statistics: Service Department - 5,708 work orders completed, 97,000 meters read; Billing - 66,851 bills mailed; Engineering - 3,065 locate requests; Water Division - 44 water leak repairs, 305 water hydrants flushed, 1,356 backflow devices tested.

HOUSING & COMMUNITY DEVELOPMENT COMMITTEE

David Allen, Chair

Councilman Allen said Tennessee Housing Development Agency approved the City's application for the 2018 Emergency Solutions Grant in the amount of \$161,250 for shelter operations (\$67,206), prevention (\$5,000), rapid re-housing (\$64,490), data collection (\$13,304), administration (\$11,250).

PARKS & RECREATION

Valerie Guzman, Chair

Councilwoman Guzman noted recreational events including the upcoming Back To School Party, Billy Dunlop Park cleanup, Downtown Market, and a pop-up market at McGregor Park on August 8.

PUBLIC SAFETY COMMITTEE

Geno Grubbs, Chair

ORDINANCE 6-2018-19 (First Reading) Amending the Official Code relative to adoption of the 2017 National Electric Code

The recommendation of the Public Safety Committee was for approval. Councilman Grubbs made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Erb. The following vote was recorded:

AYE: Alexander, Allen, Burkhardt, Chandler, Erb, Grubbs, Guzman, Henley, McLaughlin, Powers, Smith

The motion to adopt this ordinance on first reading passed.

Councilman Grubbs shared the following monthly department statistics: Building & Codes - Construction Division - 1,880 inspections, Code Enforcement - 396 cases, Administration - 77 single family permits, Abatement - 88 work orders; Fire & Rescue - 1,271 emergency calls; Police - 14,143 responses

STREETS & GARAGE COMMITTEE

Mike Alexander, Chair

Councilman Alexander shared the following monthly department statistics: Garage - 358 work orders with regular gas at \$2.33 and diesel fuel at \$2.23 per gallon; Streets - 271 work orders.

TRANSPORTATION COMMITTEE

Deanna McLaughlin, Chair

Councilwoman McLaughlin shared the following monthly department statistics: Clarksville Transit System - 57,176 passengers, a 4% increase over the previous year. The total included 7,133 senior citizens (11% increase), 666 wheelchair passengers, and 2,905 Lift passengers, (13% increase), and 2,187 APSU students. CTS transported 1,956 passengers to and from the Independence Day event in Liberty Park on July 3rd.

NEW BUSINESS

ORDINANCE 7-2018-19 (First Reading) Amending **ORDINANCE 3-2017-18** authorizing purchase of certain property near Inglewood Drive and Cherokee Trail for the purpose of a city park [Urban Wilderness]

Mayor McMillan made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Chandler. Mr. Baker said it was necessary to amend the legal description of the park property to omit two small parcels that should not have been included. The following vote was recorded:

AYE: Alexander, Allen, Burkhart, Chandler, Erb, Grubbs, Guzman, Henley, McLaughlin, McMillan, Powers, Smith

The motion to adopt this ordinance on first reading passed.

RESOLUTION 9-2018-19 Pertaining to an economic impact plan regarding a hotel/conference center development

Mayor McMillan made a motion to adopt this resolution. The motion was seconded by Councilman Allen. Mayor McMillan made a motion to amend this resolution by substituting language as recommended by the City Attorney to allow different developers to participate. The motion was seconded by Councilman Allen. Mr. Baker said Montgomery County would not be required to adopt a revised resolution. The following vote was recorded:

AYE: Alexander, Allen, Burkhart, Chandler, Erb, Grubbs, Guzman, Henley, McLaughlin, McMillan, Powers, Smith

The amendment passed. The following vote on the main motion was recorded:

AYE: Alexander, Allen, Burkhart, Chandler, Erb, Grubbs, Guzman, Henley, McLaughlin, McMillan, Powers, Smith

The motion to adopt this resolution as amended passed.

RESOLUTION 10-2018-19 Initial resolution authorizing issuance of capital outlay notes for reimbursement for purchase of land

Mayor McMillan made a motion to adopt this resolution. The motion was seconded by Councilman Chandler. Councilman Chandler made a motion to to amend this resolution by substituting language as recommended by The City Attorney and the Chief Financial Officer. The motion was seconded by Councilman Henley. The following vote was recorded:

AYE: Alexander, Allen, Burkhart, Chandler, Erb, Grubbs, Guzman, Henley, McLaughlin, McMillan, Powers, Smith

The amendment passed. The following vote on the main motion was recorded:

AYE: Alexander, Allen, Burkhart, Chandler, Erb, Grubbs, Guzman, Henley, McLaughlin, McMillan, Powers, Smith

The motion to adopt this resolution as amended passed.

MAYOR AND STAFF REPORTS

There were no Mayor or Staff reports.

ADJOURNMENT

The meeting adjourned at 8:14 p.m.

ORDINANCE 14-2018-19

AN ORDINANCE AMENDING THE 2018-19 GENERAL FUND OPERATING BUDGET (ORDINANCE 79-2017-18) AUTHORIZING THE CITY OF CLARKSVILLE TO INCREASE REVENUES AND EXPENDITURES RELATED TO HOTEL/MOTEL TAX

WHEREAS, In January 2018 the City received notice that Montgomery County chose to withdraw and terminate a three-party interlocal agreement between the Clarksville-Montgomery County Convention & Visitors Bureau (CVB), City and County; and

WHEREAS, Private Act #167 provides 50% of all hotel/motel tax collected be distributed to the CVB, the remaining 50% to be split evenly with the City and County. The interlocal agreement provided for an additional 5% of the total collection to the CVB from each, City and County's share. Under the agreement CVB received 60% of hotel/motel tax collected; and

WHEREAS, Termination of the interlocal agreement reduces the revenues of the CVB to fund their FY2019 operating budget; and

WHEREAS, Tennessee Department of Tourism shows every \$1 spent on tourism is returned with \$19 in state and local tax revenues. The City believes it is in the best interest of the taxpayers to continue to provide the additional funds to the CVB.

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

That the following Amendment be made:

General Fund – Revenues

100310 31840 – Hotel/Motel Tax	Increase \$62,000
--------------------------------	-------------------

General Fund – Shared Expenditures w/State & County:

10462003-4884 – Hotel Motel 5% to CVB	Increase \$62,000
---------------------------------------	-------------------

BE IT FURTHER ORDAINED that this Ordinance authorizes payment of 5% of total collections (after Trustee's administrative fee) or 1/5th of the City's actual hotel/motel tax cash receipt to the CVB. The City shall provide funds starting with the July 2018 collections (receipt in August).

BE IT FURTHER ORDAINED This calculation will be in effect until such time as the newly increased hotel/motel tax (8%) is ratified and takes effect, anticipated to be October 1st. At that time the distribution calculation will be 37.5% to CVB, 50% to County and 12.5% to the City.

BE IT FURTHER ORDAINED the net effect on the City's General Fund is zero.

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

RESOLUTION 12-2018-19

A RESOLUTION AUTHORIZING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF CLARKSVILLE, TENNESSEE AND THE E911 EMERGENCY COMMUNICATION DISTRICT OF MONTGOMERY COUNTY, TENNESSEE

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

That the Clarksville City Council hereby authorizes an interlocal agreement, effective July 1, 2018 through June 30, 2019, attached hereto as Exhibit A, between the City of Clarksville, Tennessee, and the Emergency Communication District of Montgomery County, Tennessee.

ADOPTED:

**INTERLOCAL CONTRACT BETWEEN THE CITY OF CLARKSVILLE,
TENNESSEE, AND THE E911 EMERGENCY COMMUNICATION DISTRICT OF
MONTGOMERY COUNTY, TENNESSEE**

This agreement is made and entered into between the City of Clarksville, Tennessee, a political subdivision of the State of Tennessee (hereinafter referred to as "the City"), and the E911 Emergency Communication District of Montgomery County, Tennessee, a corporate body politic organized pursuant to the provisions of Tennessee Code Annotated § 7-86-105 (hereinafter referred to as "the District").

The terms and conditions of this Agreement are as follows:

1. The term of this Agreement is July 1, 2018, through June 30, 2019.
2. During the term of this Agreement, the District agrees to provide use of the first floor of the present E-911 Building situated at the corner of the First and Commerce Streets in Clarksville, Tennessee, including utilities.
3. As compensation for services provide under this Agreement, the City of Clarksville, Tennessee, will pay \$54,436.00 to the District during the term in twelve equal monthly installments of \$4,536.33
4. The District will endeavor to provide sufficient personnel to answer incoming emergency/non-emergency calls twenty-four hours a day, seven days a week, for the entire duration of this agreement. The District call takers will then forward these calls via the Computer Aided Dispatch terminals (CAD) to the City of Clarksville Public Safety Police / Fire Dispatchers who will dispatch and handle all radio traffic for the Clarksville Police Department and Clarksville Fire Rescue.

CITY OF CLARKSVILLE

Date: _____

By: _____

KIM McMILLAN
Its: City Mayor

ARA LTD

**E911 EMERGENCY COMMUNICATION
DISTRICT OF MONTGOMERY**

Date: _____

By: _____

LIZ HENLEY
Its: Chair

RESOLUTION 14-2018-19

A RESOLUTION AUTHORIZING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF CLARKSVILLE AND MONTGOMERY COUNTY PERTAINING TO THE DIVISION OF 2018 BYRNE JUSTICE ASSISTANCE GRANT FUND ALLOCATIONS AND THE ADMINISTRATION AND USE OF SUCH FUNDS

WHEREAS, a combined, disparate allocation of funds of \$62,577 from the 2018 JAG Program to the City of Clarksville and Montgomery County establishes the need for a joint JAG Program Award Application; and

WHEREAS, each governing body, in performing governmental functions or in paying for the performance of governmental functions hereunder, shall make that performance or those payments from current revenues legally available to that party; and

WHEREAS, each governing body finds that the performance of this Agreement is in the best interests of both parties, that the undertaking will benefit the public, and that the division of costs fairly compensates the performing party for the services or functions under this agreement; and

WHEREAS, the Clarksville City Council finds it to be in the best interest of the City to approve the 2018 Byrne JAG interlocal agreement with Montgomery County.

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

1. That the City of Clarksville agrees to provide Montgomery County \$31,288 from the JAG award for the 2018 Clarksville-Montgomery County Law Enforcement Program, and
2. That Montgomery County will use \$31,288 for the Law Enforcement Program no later than September 30, 2021; and
3. That the City of Clarksville shall be the applicant and fiscal agent for the 2018 Byrne Justice Assistance Grant; and
4. The Clarksville City Council hereby authorizes the interlocal agreement attached hereto as Exhibit A; and
5. That this Resolution shall be in full force and effect from and after its passage and approval.

ADOPTED:

**INTERLOCAL AGREEMENT BETWEEN THE CITY OF CLARKSVILLE, TN AND
THE COUNTY OF MONTGOMERY, TN
REGARDING THE
2018 BYRNE JUSTICE ASSISTANCE GRANT (JAG) PROGRAM AWARD**

This Agreement is made and entered into this ____ day of _____, 2018, by and between The COUNTY of Montgomery acting by and through its governing body, the County Commission, hereinafter referred to as COUNTY, and the CITY of Clarksville acting by and through its governing body, the City Council, hereinafter referred to as CITY, both of Montgomery County, State of Tennessee, witnesseth:

WHEREAS, a combined, disparate allocation of funds of \$62,577 from the JAG Program to the CITY and the COUNTY establishes the need for a joint JAG Program Award Application; and

WHEREAS, each governing body, in performing governmental functions or in paying for the performance of governmental functions hereunder, shall make that performance or those payments from current revenues legally available to that party; and

WHEREAS, each governing body finds that the performance of this Agreement is in the best interests of both parties, that the undertaking will benefit the public, and that the division of costs fairly compensates the performing party for the services or functions under this agreement; and

WHEREAS, the CITY agrees to provide the COUNTY \$31,288 from the JAG award for the Law Enforcement Program; and

WHEREAS, the CITY and COUNTY believe it to be in their best interests to reallocate the JAG funds,

NOW THEREFORE, the COUNTY and CITY agree as follows:

Section 1.

CITY agrees to reimburse COUNTY a total of \$31,288 of JAG funds based upon expenditure records supplied by the COUNTY to the CITY.

Section 2.

COUNTY agrees to use \$31,288 for the Law Enforcement Program no later than September 30, 2021.

Section 3.

Nothing in the performance of this Agreement shall impose any liability for claims against COUNTY other than claims for which liability may be imposed by the Tennessee Governmental Tort Liability Act.

Section 4.

Nothing in the performance of this Agreement shall impose any liability for claims against CITY other than claims for which liability may be imposed by the Tennessee Governmental Tort Liability Act.

Section 5.

The CITY shall serve as Applicant and Fiscal Agent for the 2018 JAG Program Application, shall advise the COUNTY of balance available information on a periodic basis, and shall prepare all reports. The COUNTY shall submit claims/requests for distribution of COUNTY share of funds to the CITY for payment processing and provide such summary information as may be required for periodic reports.

Section 6.

Each party to this agreement will be responsible for its own actions in providing services under this agreement and shall not be liable for any civil liability that may arise from the furnishing of the services by the other party.

Section 7.

The parties to this Agreement do not intend for any third party to obtain a right by virtue of this Agreement.

Section 8.

By entering into this Agreement, the parties do not intend to create any obligations express or implied other than those set out herein; further, this Agreement shall not create any rights in any party not a signatory hereto.

Section 9.

This interlocal agreement will become effective upon adoption of enabling resolutions by the governing bodies of both the COUNTY and the CITY, at which time the applicant shall proceed to accept the JAG grant award.

For the CITY OF CLARKSVILLE, TN:

Kim McMillan, Mayor

Date

For the COUNTY OF MONTGOMERY, TN

Jim Durrett, Mayor

Date

RESOLUTION 15-2018-19

INITIAL RESOLUTION AUTHORIZING THE INCURRENCE OF INDEBTEDNESS BY THE CITY OF CLARKSVILLE, TENNESSEE, OF NOT TO EXCEED \$18,000,000, BY THE EXECUTION WITH A PUBLIC BUILDING AUTHORITY OF A LOAN AGREEMENT TO PROVIDE FUNDING FOR CERTAIN PUBLIC WORKS PROJECTS, AND TO FUND THE INCIDENTAL AND NECESSARY EXPENSES RELATED THERETO

WHEREAS, it is necessary and in the public interest of the City of Clarksville, Tennessee (the "Municipality" or the "City") to incur indebtedness (the "Indebtedness"), through the execution with The Public Building Authority of the City of Clarksville, Tennessee (the "Authority"), of a loan agreement (a "Loan Agreement"), for the purpose of financing certain public works projects, as hereinafter more fully described, and to pay legal, fiscal, administrative, and engineering costs, and costs incident to the financing thereof.

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

SECTION 1. For the purpose of financing certain public works projects, consisting of paying all or a portion of the costs of (i) the acquisition of land for use by the Municipality and the construction, improvement, renovation, and equipping of municipal buildings and facilities, (ii) the acquisition of equipment for various departments of the City, (iii) the acquisition, construction, improvement, renovation, and equipping of buildings, facilities, and equipment for the Police Department and the Fire Department of the Municipality, (iv) the acquisition, construction, and equipping of a conference and performing arts center for the Municipality, (v) the construction, repair, improvement, and extension of roads, streets, bridges, and sidewalks within the Municipality, including but not necessarily limited to, drainage work for such improvements, street lighting, signalization, acquisition of land for right-of-ways, and paving; (vi) the construction, improvement, renovation, and extension of municipal parks and recreational facilities of the Municipality, including, but not necessarily limited to, the acquisition of land, construction, renovation, improvement, and equipping of municipal park and recreational buildings and complexes, trails, swimming pools, and other structures; (vii) the acquisition of all other property real and personal appurtenant thereto and connected with such work; (viii) paying all legal, fiscal, architectural, design, planning, administrative, and engineering costs in connection with such projects; (ix) reimbursement for expenditures related to the foregoing projects; and, (x) paying costs incident to incurring the Indebtedness (collectively, the "Project"), the Municipality is hereby authorized to incur Indebtedness in the amount of not to exceed Eighteen Million Dollars (\$18,000,000), for the financing of the Project through the execution of a Loan Agreement with the Authority. The rate of interest payable pursuant to the provisions of a Loan Agreement shall be a variable rate which rate shall not exceed the maximum rate of interest permitted under the laws of the State of Tennessee.

SECTION 2. The indebtedness evidenced by the Loan Agreement shall be payable from any and all funds of the Municipality legally available therefor, including, but not necessarily limited to, ad valorem taxes to be levied for such purpose on all taxable property within the corporate limits of the Municipality, without limitation as to time, rate, and amount and for the punctual payment of said principal of, premium, if any, and interest on, the Loan Agreement, the full faith and credit of the Municipality will be irrevocably pledged.

SECTION 3. The Loan Agreement shall be executed pursuant to the provisions of Title 9, Chapter 21, Tennessee Code Annotated, as amended (the "Act"), and Title 12, Chapter 10, Tennessee Code Annotated, as amended.

SECTION 4. After the adoption of this Resolution, the City Clerk is directed to cause this Resolution, with the notice prescribed by the Act, to be published in full once in a newspaper published and having general circulation in the Municipality.

SECTION 5. This Resolution shall take effect from and after its adoption, the welfare of the Municipality requiring it.

ADOPTED:

NOTICE

The foregoing Resolution has been adopted. Unless within twenty (20) days from the date of publication hereof a petition, signed by at least ten percent (10%) of the registered voters of the City of Clarksville, Tennessee, shall have been filed with the City Clerk of the City of Clarksville, Tennessee, protesting the incurrence of the Indebtedness by the execution of the Loan Agreement, such Loan Agreement will be executed, as proposed.

RESOLUTION 16-2018-19

RESOLUTION AUTHORIZING A LOAN PURSUANT TO A LOAN AGREEMENT BETWEEN THE CITY OF CLARKSVILLE, TENNESSEE, AND THE PUBLIC BUILDING AUTHORITY OF THE CITY OF CLARKSVILLE, TENNESSEE, IN THE PRINCIPAL AMOUNT OF NOT TO EXCEED \$18,000,000; AUTHORIZING THE EXECUTION AND DELIVERY OF SUCH LOAN AGREEMENT AND OTHER DOCUMENTS RELATING TO SAID LOAN; APPROVING THE ISSUANCE OF A BOND BY SUCH PUBLIC BUILDING AUTHORITY; PROVIDING FOR THE APPLICATION OF THE PROCEEDS OF SAID LOAN AND THE PAYMENT OF SUCH INDEBTEDNESS; CONSENTING TO THE ASSIGNMENT OF THE CITY'S OBLIGATION UNDER SUCH LOAN AGREEMENT; AND, CERTAIN OTHER MATTERS

WHEREAS, the City Council (the "Council"), of the City of Clarksville, Tennessee (the "Municipality" or the "City"), has determined that it is necessary to finance the costs of certain "public works projects", as defined in Title 9, Chapter 21, Tennessee Code Annotated, as from time to time amended and supplemented, consisting of paying all or a portion of the costs of (i) the acquisition of land for use by the Municipality and the construction, improvement, renovation, and equipping of municipal buildings and facilities, (ii) the acquisition of equipment for various departments of the City, (iii) the acquisition, construction, improvement, renovation, and equipping of buildings, facilities, and equipment for the Police Department and the Fire Department of the Municipality, (iv) the acquisition, construction, and equipping of a conference and performing arts center for the Municipality, (v) the construction, repair, improvement, and extension of roads, streets, bridges, and sidewalks within the Municipality, including but not necessarily limited to, drainage work for such improvements, street lighting, signalization, acquisition of land for right-of-ways, and paving; (vi) the construction, improvement, renovation, and extension of municipal parks and recreational facilities of the Municipality, including, but not necessarily limited to, the acquisition of land, construction, renovation, improvement, and equipping of municipal park and recreational buildings and complexes, trails, swimming pools, and other structures; (vii) the acquisition of all other property real and personal appurtenant thereto and connected with such work; (viii) paying all legal, fiscal, architectural, design, planning, administrative, and engineering costs in connection with such projects; (ix) reimbursement for expenditures related to the foregoing projects; and, (x) paying costs incident to the issuance of the Bond and the loan of the proceeds thereof to the City (collectively, the "Project"), by obtaining a loan from The Public Building Authority of the City of Clarksville, Tennessee (the "Authority");

WHEREAS, it has been determined by the Council of the Municipality to be in the best interests of the Municipality to finance the Project through The Tennessee Municipal Bond Fund variable rate loan program;

WHEREAS, the Municipality is authorized by Title 9, Chapter 21, Tennessee Code Annotated, as amended, to borrow funds and incur indebtedness for the purpose of financing the Project;

WHEREAS, the Authority has been established pursuant to the provisions of Title 12, Chapter 10, Tennessee Code Annotated, as amended (the "Act"), and is authorized pursuant to the provisions of the Act to issue its bonds from time to time, in one more series, and to loan the proceeds thereof to the Municipality for the above described purposes;

WHEREAS, in order to effectuate the program, the Issuer has authorized and approved by its Resolution, adopted March 12, 2018, the issuance of its Local Government Loan Program Bonds, in an aggregate principal amount not to exceed \$300,000,000;

WHEREAS, the Authority will issue its Variable Rate Local Government Loan Program Bond, Series 2018 (City of Clarksville Loan) (the "Bond"), in the principal amount of not to exceed Eighteen Million Dollars (\$18,000,000), and loan the proceeds thereof to the Municipality pursuant to the provisions of a Loan Agreement, by and among the Municipality, the Authority, and the Purchaser, as hereinafter defined, to be dated the date of issuance and delivery (the "Loan Agreement");

WHEREAS, the Council of the Municipality adopted on the date hereof an Initial Resolution authorizing the borrowing of funds and the incurring of indebtedness for the purpose of financing the Project in the amount of not to exceed \$18,000,000, and the City Clerk of the City has been instructed to publish such Initial Resolution together with the Notice required by Section 9-21-206 of Tennessee Code Annotated, as amended, in a local newspaper in the City;

WHEREAS, the indebtedness evidenced by the Loan Agreement shall be payable from any and all funds of the Municipality legally available therefor, including, but not necessarily limited to, ad valorem taxes to be levied for such purpose on all taxable property within the corporate limits of the Municipality, without limitation as to time, rate, and amount and for the punctual payment of said principal of, premium, if any, and interest on, the Loan Agreement, the full faith and credit of the Municipality will be irrevocably pledged; and,

WHEREAS, the Bond is to be secured by and contain such terms and provisions as set forth in (i) that certain Indenture of Trust (the "Indenture"), by and between the Authority and The Bank of New York Mellon Trust Company, N.A., as trustee (the "Trustee"), and (ii) that certain Bond Purchase Agreement, to be entered into between the Authority and the purchaser of the Bond (the "Purchaser").

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Clarksville, Tennessee, as follows:

Section 1. Approval of the Loan. (a) For the purpose of providing funds to finance the Project and to pay costs incident to the issuance and sale of the Bond and the loan of the proceeds thereof to the Municipality, the loan to the Municipality from the Authority is hereby authorized in the principal amount of not to exceed \$18,000,000 and the Municipality is hereby authorized to borrow such funds from the Authority.

(b) The Bond to be issued by the Authority shall bear interest at a variable rate, such variable rate to be based on the Securities Industry and Financial Markets Association Rate ("SIFMA"), plus an initial purchasing bank spread of eighty-five basis points (0.85%), plus any additional fees, all as provided in the Indenture and Loan Agreement; provided, however, that such rate shall not exceed the maximum rate of interest permitted under the laws of the State of Tennessee. The Mayor and City Clerk are authorized to enter into the Loan Agreement. The Municipality shall make payments of interest and principal in the amounts and on the dates set forth in the Loan Agreement from the sources and funds described herein and in the Loan Agreement. The Loan Agreement shall be for a term of not to exceed twenty-two years. The final amortization of principal amounts of the loan evidenced by the Loan Agreement may be established by the Mayor and the Purchaser of the Bond, at the time of the sale of the

Bond and the execution and delivery of the Loan Agreement, as shall be determined to be in the best interests of the Municipality.

(c) The Council of the City understands and is aware that the Purchaser has the option to put the Bond for purchase to the Authority during the term of the Loan (the "Put Option"), at certain intervals upon not less than one hundred eighty days' written notice to the Authority, the Tennessee Municipal Bond Fund, as administrator, and the City.

The Council is aware of the risks and benefits associated with the Loan and the Put Option. The Council finds that the repayment structure of the Loan (including the Put Option) is in the public interest of the City.

The Council further agrees that it is willing to pay additional issuance costs associated with the refunding of the Loan and related Bond in the event the Put Option is exercised by the Purchaser. In the event that the Put Option is exercised by the Purchaser, and the City is unable to pay the Loan amount in full on such date and no subsequent holder can be determined, the Council commits to refund the Loan in the following manner:

(x) the Council shall submit a plan of refunding to the Comptroller or Comptroller's designee;

(y) the final maturity of the refunding debt obligation will not extend beyond the final maturity of the original Loan; and,

(z) the debt service structure of the refunding debt obligation will be substantially similar to or more declining than the debt structure of the original Loan.

The Council has not retained an independent municipal advisor in connection with the Loan. The Council understands and acknowledges that the Purchaser does not owe a fiduciary duty to the City and that the Purchaser is acting for its own business and commercial interests. The Council has consulted with such advisors and experts as it deems appropriate before the consideration and adoption of this Resolution.

Section 2. Approval of Loan Agreement. The form, terms, and provisions of the Loan Agreement are in the best interest of the Municipality and are hereby approved and the Council hereby authorizes the Mayor and the City Clerk of the Municipality to execute and deliver such Loan Agreement, such Loan Agreement to be in substantially the form of the Loan Agreement presented to this meeting, the execution of such Loan Agreement by the Mayor and the City Clerk to evidence their approval of any and all changes to such Loan Agreement, and any related documents necessary to the consummation of the transactions contemplated by the Loan Agreement. The Municipality further agrees to comply with, and to enable the Authority to comply with, all covenants and requirements contained in the Indenture and the Bond Purchase Agreement.

Section 3. Fulfillment of Obligations. The Council of the Municipality is authorized and directed to fulfill all obligations of the Municipality under the terms of the Loan Agreement.

Section 4. Tax Levy. There shall be levied and collected in the same manner as other ad valorem taxes of the Municipality on all taxable property within the corporate limits of the Municipality

without limitation as to time, rate, or amount, to the extent necessary in the event funds of the Municipality legally available to pay the indebtedness evidenced by the Loan Agreement are insufficient, a tax sufficient to pay when due the amounts payable under the Loan Agreement, as and when they become due, and to pay any expenses of maintaining and operating the Project required to be paid by the Municipality under the terms and provisions of the Loan Agreement. For the prompt payment of the Loan Agreement, both principal and interest, as the same shall become due, the full faith and credit of the Municipality are irrevocably pledged.

Section 5. Approval of Bond, Indenture, and Bond Purchase Agreement. For the purpose of providing funds to make the loan to the Municipality evidenced by the Loan Agreement, as provided herein and in the Loan Agreement, and to pay legal, fiscal, and administrative costs incident thereto, including costs incident to the issuance and sale of the Bond related to the Loan Agreement, the issuance and sale of the Bond by the Authority in connection with the Loan Agreement is hereby approved. The Municipality further approves the execution and delivery of the Indenture and the Bond Purchase Agreement by the Authority in connection with the issuance of the Bond.

Section 6. Disposition of Proceeds. The proceeds from the sale of the Bond shall be paid, from time to time, to the official of the Municipality designated by law as the custodian of the funds of the Municipality, upon submission of a requisition for such funds by the Municipality to the Trustee, in accordance with the terms of the Indenture and Loan Agreement. Such proceeds shall be disbursed from time to time solely to finance the costs of the Project and to pay costs of issuance incurred in connection with the issuance of the Bond and the loan of the proceeds thereof to the Municipality.

Section 7. Consent to Assignment. The Municipality hereby consents to the assignment of all of the Authority's right, title, and interest in and to the Loan Agreement to the Trustee as security for the Bond to which such Loan Agreement relates, except for certain reserved rights of the Authority.

Section 8. Reimbursement Provisions. The Municipality may have made or may hereafter make expenditures with respect to the Project from a source of funds other than proceeds of the loan from the Authority under the Loan Agreement, such expenditures occurring prior to the execution and delivery of the Loan Agreement. The Municipality reasonably expects that it will reimburse such original expenditures with proceeds of the loan from the Municipality made pursuant to the Loan Agreement to the extent permissible under Treasury Regulation 1.150-2.

SECTION 1. Section 9. Arbitrage Certification. The Municipality recognizes that the Purchaser and owner of the Bond will have accepted it on, and paid therefor a price which reflects the understanding that interest thereon is excludable from gross income for purposes of federal income taxation under laws in force on the date of delivery of the Bond. In this connection, the Municipality agrees that it shall take no action which may cause the interest on said Bond to be included in gross income for federal income taxation. It is the reasonable expectation of the Council of the Municipality that the proceeds of the Bond will not be used in a manner which will cause the Bond to be an "arbitrage bond" within the meaning of Section 148 of the Code, and to this end the said proceeds of the Bond and other related funds established for the purposes herein set out shall be used and spent expeditiously for the purposes described herein. The Council further covenants and represents that in the event it shall be required by Section 148(f) of the Code to pay any investment proceeds of the Bond to the United States government, it will make such payments as and when required by said Section 148(f) and will take such other actions as shall be necessary or permitted to prevent the interest on the Bond from becoming taxable. The Mayor and City Clerk, or either of them, are authorized and directed

to make such certifications in this regard in connection with the sale of the Bond as either or both shall deem appropriate, and such certifications shall constitute a representation and certification of the Municipality.

Section 10. Miscellaneous Acts. The Mayor, the City Clerk, the Chief Financial Officer, the City Attorney, and all other appropriate officials of the Municipality are hereby authorized, empowered, and directed to do any and all such acts and things, and to execute, acknowledge, and deliver all such documents, instruments, and certifications, in connection with the execution of the Loan Agreement and the issuance of the Bond by the Authority, in addition to those acts, things, documents, instruments, and certifications hereinbefore authorized and approved, as may in their discretion, be necessary or desirable to implement or comply with the intent of this Resolution; or any of the documents herein authorized and approved.

Section 11. Captions. The captions or headings in this Resolution are for convenience only and shall in no way define, limit, or describe the scope or intent of any provision hereof.

Section 12. Severability. Should any provision or provisions of this Resolution be declared invalid or unenforceable in any respect by final decree of any court of competent jurisdiction, the invalidity or unenforceability of such section, paragraph, ordinance, or provisions shall not affect the remaining provisions of such Resolution.

Section 13. Repeal of Conflicting Resolutions. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 14. Effective Date. This Resolution shall take effect upon its adoption, the welfare of the Municipality requiring it.

Mayor

ATTEST:

City Clerk

ADOPTED:

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

I, Sylvia Skinner, hereby certify that I am the duly qualified and acting City Clerk of the City of Clarksville, Tennessee (the "Municipality"), and, as such official, I further certify as follows: (1) that attached hereto is a copy of a resolution excerpted from the minutes of the meeting of the City Council (the "Council") of said Municipality held on September 6, 2018; (2) that I have compared said copy with the original minute record of said meeting in my official custody; (3) that said copy is a true, correct, and complete transcript from said original record insofar as said original record relates, to, among other matters, the incurring of indebtedness in the amount of not to exceed \$18,000,000 by said Municipality; (4) that the actions by said Council including the aforementioned, at said meeting were promptly and duly recorded by me in a book kept for such purpose; and, (5) that a quorum of the members of said Council was present and acting throughout said meeting.

WITNESS my official signature and the seal of said Municipality this 6th day of September, 2018.

CITY CLERK

(SEAL)

ORDINANCE 17-2018-19

AN ORDINANCE AUTHORIZING THE SALE OF PERMANENT AND TEMPORARY EASEMENTS TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION

WHEREAS, the City of Clarksville, for the benefit of the Gas & Water Department, owns certain property located at 2215 Madison Street, being Map & Parcel Number 81-55.01.

WHEREAS, the Tennessee Department of Transportation (hereinafter, "TDOT") requires a temporary construction easement as well as a conveyance in fee simple of certain acreage on the above-described property for the purpose of certain road improvement projects at and/or near the intersection of SR-76/SR-112 (U.S. Hwy 41A), as described on Exhibit A, attached hereto,

WHEREAS, the City of Clarksville has agreed to sell the required easement and fee simple acreage to TDOT for the sum of One Hundred Thirteen Thousand Eight Hundred and 00/100 Dollars (\$113,800.00), and other good and valuable consideration;

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

That the Clarksville City Council hereby authorizes the sale and transfer of a temporary construction easement, and fee simple acreage, as more particularly described in Exhibit A, attached hereto, to TDOT, for the sum of One Hundred Thirteen Thousand Eight Hundred and 00/100 Dollars (\$113,800.00).

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

MONTGOMERY COUNTY

Fed Project: HSIP-112(34)

State Project: 63021-2222-94

CITY OF CLARKSVILLE

Tract 168

Map 81; Parcel 55.01

Beginning at a point on the present north right of way of State Route 112, said point being 59.57 feet right of proposed centerline station 584+99.96; thence with said right of way N 72° 59' 34" W 64.04 feet to a point being 45.00 feet left of Access Road "D" proposed centerline station 70+59.57; thence with the proposed right of way as follows: 1) N 62° 00' 33" E 28.29 feet, 2) N 17° 00' 33" E 162.53 feet, 3) along a 62.00 feet radius curve right and northeasterly, having a chord bearing N 61° 52' 53" E and a length of 97.11 feet, 4) S 73° 15' 09" E 97.84 feet to a point being 20.00 feet left of proposed centerline station 74+02.87; thence with the west boundary of the Space for Lease property (State Project 63021-2222-94, Tract 162) S 7° 56' 34" W 45.54 feet to a point being 25.00 feet right of proposed centerline station 74+09.84; thence with the north boundary of the Kayla Investments, LLC property (State Project 63021-2222-94, Tract 166) N 73° 15' 09" W 122.58 feet; thence with the west boundary of said property S 17° 02' 33" W 199.45 feet to the point of beginning, containing 0.356 acre.

The above described property is hereby conveyed in fee simple.

Beginning at a point on the west boundary of the Space for Lease property (State Project 63021-2222-94, Tract 162), said point being 20.00 feet left of Access Road "D" proposed centerline station 74+02.87; thence with the proposed right of way as follows: 1) N 73° 15' 09" W 97.84 feet, 2) along a 62.00 feet radius curve left and southwesterly, having a chord bearing S 61° 52' 53" W and a length of 97.11 feet, 3) S 17° 00' 33" W 162.53 feet, 4) S 62° 00' 33" W 16 feet, more or less; thence with the herein described easement as follows: 1) northerly 24 feet, more or less, 2) westerly 15 feet, more or less, 3) northerly 21 feet, more or less, 4) westerly 11 feet, more or less, 5) northerly 200 feet, more or less, 6) easterly 32 feet, more or less, 7) northerly 16 feet, more or less, 8) easterly 58 feet, more or less, 9) southerly 13 feet, more or less, 10) easterly 103 feet, more or less; thence with the west boundary of the Space for Lease property (State Project 63021-2222-94, Tract 162) S 7° 56' 50" W 10 feet, more or less, to the point of beginning, containing 0.248 acre.

The above described property is hereby conveyed as an easement for the construction of a working area and erosion control outside of the proposed right of way line. The title to the above described land remains vested in the Grantor(s), and is to be used by the State of Tennessee, its contractors or assigns for a period of 3 years, from and after the commencement of construction.

Reference

Book V588, Page 1700 in Register's Office of Montgomery County, Tennessee.

Property Address:

2215 Madison Street Clarksville, TN 37043

Food Lion / K Mart

Skating Rink

Proposed Access Road

Proposed Barrier Wall

Proposed Signalized Intersection

Proposed Barrier Wall

Proposed Barrier Wall

Gas Station

Wendy's

Captain D's

HK Wok

Taco Bell

Time Shop

Chopsticks

Gas Station

Existing Signalized Intersection

Murphy Oil

American Car Wash

Existing Intersection to be Modified

Ruby Tuesday

Arby's

Starbucks

Burger King

Valvoline

Sonic

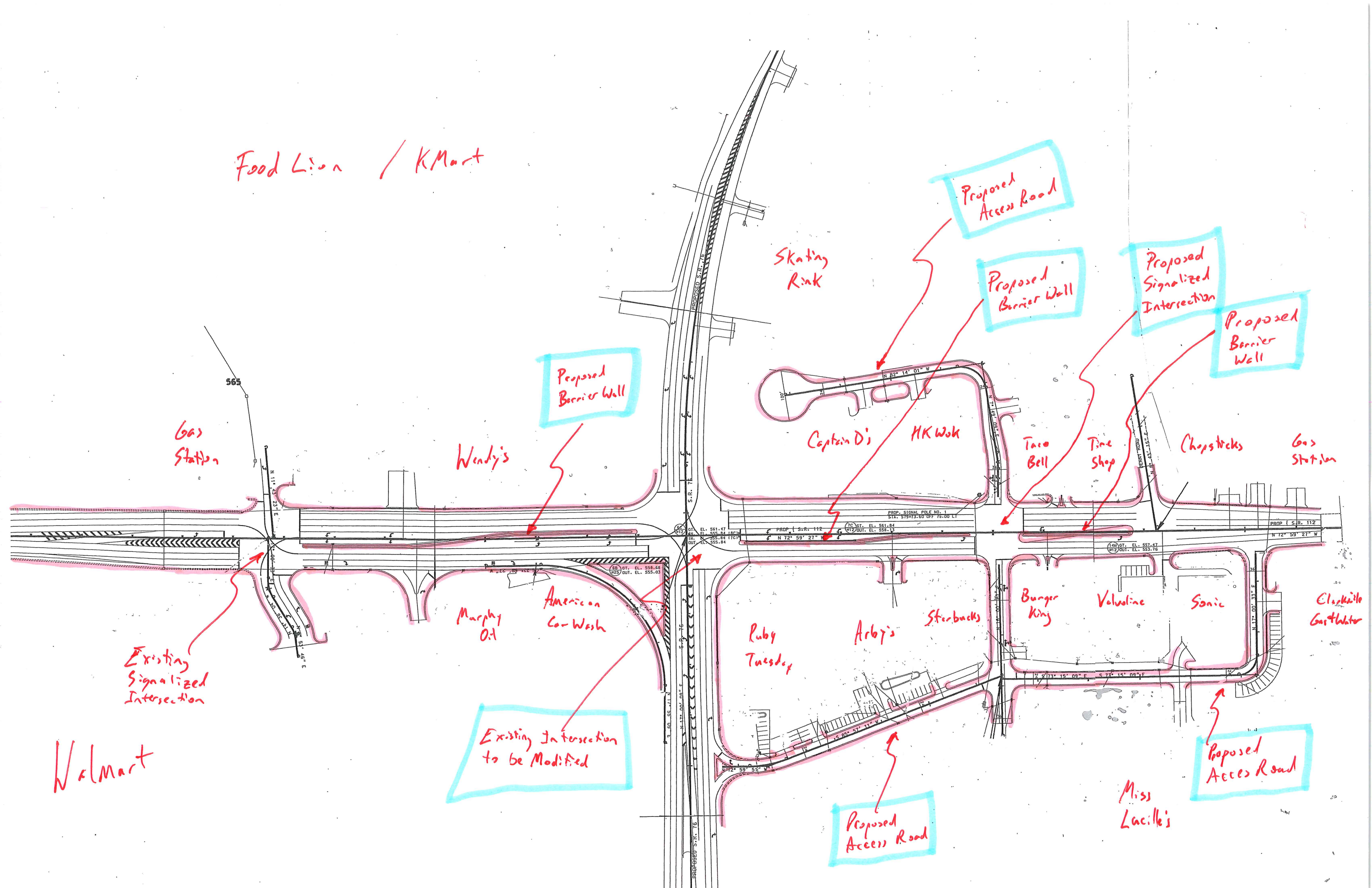
Clarksville Gas Water

Walmart

Proposed Access Road

Proposed Access Road

Miss Lucille's



SEE SHT. 5B FOR PROPERTY OWNERS

TYPE	YEAR	PROJECT NO.	SHEET NO.
R.O.W.	2015	HSIP-112(34)	5
CONST.	2017	HSIP-112(34)	5

REV.07-12-16: REVISED PROPOSED CURB IN PARKING LOT TO AVOID SONIC SIGN.

REV.11-04-16: ADDED TRACT NOS. 160 & 165 INCLUDING SLOPE & CONST. ESMTS. REVISED ROW ACQUIRED & CONST. ESMT. FOR TRACT NOS. 163, 164 & 166.

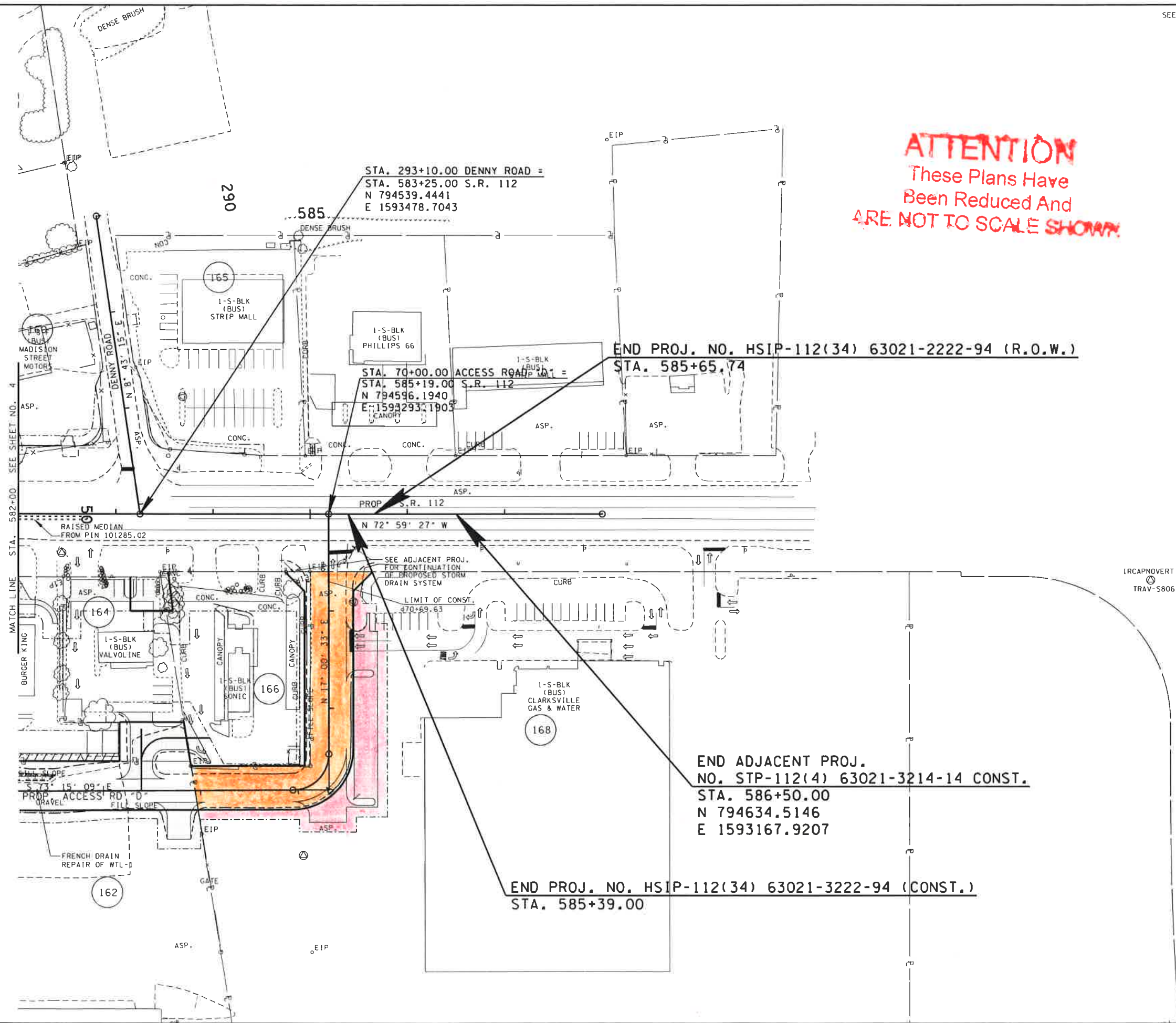
REV.04-25-17: REVISED THE PROPOSED ROW, SLOPE EASEMENT, CONSTRUCTION EASEMENT & PRIVATE DRIVE FOR TRACT NOS. 164 & 166. REVISED THE DRAINAGE EASEMENT FOR TRACT NO. 163.

REV.09-28-17: ADDED FROM PIN 101285.02 NEW RAISED MEDIAN ON S.R.112 STA.566+50.00 TO STA. 582+72.00.

REV.10-20-17: MODIFIED CONST. EASEMENT ON TRACT 164.



ATTENTION
These Plans Have
Been Reduced And
ARE NOT TO SCALE SHOWN



R.O.W.
PLANS

SEALED BY

COORDINATES ARE NAD(83)(1995),
ARE DATUM ADJUSTED BY THE
FACTOR OF 1.000007 AND TIED TO
THE TCRN. ALL ELEVATIONS ARE
REFERENCED TO THE NAVD 1988.

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

PRESENT
LAYOUT

STA. 582+00 TO STA. 586+50

SCALE: 1" = 50'

RESOLUTION 19-2018-19

A RESOLUTION AUTHORIZING RIGHT OF ENTRY FOR THE TENNESSEE
DEPARTMENT OF TRANSPORTATION ONTO CERTAIN CITY-OWNED PROPERTY

WHEREAS, the City of Clarksville, for the benefit of the Gas & Water Department, owns certain property located at 2215 Madison Street, being Map & Parcel Number 81-55.01.

WHEREAS, the Tennessee Department of Transportation (hereinafter, "TDOT") requires a temporary construction easement as well as a conveyance in fee simple of certain acreage on the above-described property for the purpose of certain road improvement projects at and/or near the intersection of SR-76/SR-112 (U.S. Hwy 41A).

WHEREAS, while the parties are in the process of negotiation regarding the purchase of said easement and fee simple property, TDOT requests a right of entry onto the property, more particularly described in Exhibit A, attached hereto, which right shall not in any way hinder or interfere with the rights of the City of Clarksville in and to the property pending purchase, to include any and all available rights and remedies under the eminent domain laws of the State; and

WHEREAS, the Clarksville City Council finds it is in the best interests of the City and its citizens that this right of entry be granted to TDOT, pending purchase of the above-noted easement and fee simple absolute acreage, so that road improvements may begin forthwith.

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

That the Clarksville City Council hereby authorizes the granting of a right of entry to TDOT, for real property more particularly described in Exhibit A, attached hereto, and, further, that any and all necessary forms required to effectuate said grant may be executed by the Mayor.

ADOPTED:

EXHIBIT A

MONTGOMERY COUNTY

Fed Project: HSIP-112(34)

State Project: 63021-2222-94

CITY OF CLARKSVILLE

Tract 168

Map 81; Parcel 55.01

Beginning at a point on the present north right of way of State Route 112, said point being 59.57 feet right of proposed centerline station 584+99.96; thence with said right of way N 72° 59' 34" W 64.04 feet to a point being 45.00 feet left of Access Road "D" proposed centerline station 70+59.57; thence with the proposed right of way as follows: 1) N 62° 00' 33" E 28.29 feet, 2) N 17° 00' 33" E 162.53 feet, 3) along a 62.00 feet radius curve right and northeasterly, having a chord bearing N 61° 52' 53" E and a length of 97.11 feet, 4) S 73° 15' 09" E 97.84 feet to a point being 20.00 feet left of proposed centerline station 74+02.87; thence with the west boundary of the Space for Lease property (State Project 63021-2222-94, Tract 162) S 7° 56' 34" W 45.54 feet to a point being 25.00 feet right of proposed centerline station 74+09.84; thence with the north boundary of the Kayla Investments, LLC property (State Project 63021-2222-94, Tract 166) N 73° 15' 09" W 122.58 feet; thence with the west boundary of said property S 17° 02' 33" W 199.45 feet to the point of beginning, containing 0.356 acre.

The above described property is hereby conveyed in fee simple.

Beginning at a point on the west boundary of the Space for Lease property (State Project 63021-2222-94, Tract 162), said point being 20.00 feet left of Access Road "D" proposed centerline station 74+02.87; thence with the proposed right of way as follows: 1) N 73° 15' 09" W 97.84 feet, 2) along a 62.00 feet radius curve left and southwesterly, having a chord bearing S 61° 52' 53" W and a length of 97.11 feet, 3) S 17° 00' 33" W 162.53 feet, 4) S 62° 00' 33" W 16 feet, more or less; thence with the herein described easement as follows: 1) northerly 24 feet, more or less, 2) westerly 15 feet, more or less, 3) northerly 21 feet, more or less, 4) westerly 11 feet, more or less, 5) northerly 200 feet, more or less, 6) easterly 32 feet, more or less, 7) northerly 16 feet, more or less, 8) easterly 58 feet, more or less, 9) southerly 13 feet, more or less, 10) easterly 103 feet, more or less; thence with the west boundary of the Space for Lease property (State Project 63021-2222-94, Tract 162) S 7° 56' 50" W 10 feet, more or less, to the point of beginning, containing 0.248 acre.

The above described property is hereby conveyed as an easement for the construction of a working area and erosion control outside of the proposed right of way line. The title to the above described land remains vested in the Grantor(s), and is to be used by the State of Tennessee, its contractors or assigns for a period of 3 years, from and after the commencement of construction.

Reference

Book V588, Page 1700 in Register's Office of Montgomery County, Tennessee.

Property Address:

2215 Madison Street Clarksville, TN 37043

ORDINANCE 11-2018-19

AN ORDINANCE AUTHORIZING EXTENSION OF CITY OF CLARKSVILLE UTILITY SERVICES OUTSIDE THE CLARKSVILLE CITY LIMITS; REQUEST OF DAVID B. SMITH FOR PROPERTY LOCATED AT 2924 DUNLOP LANE, CMAP 39 PARCEL 2.00 TRACTS 1 AND 2.

WHEREAS, proper application has been made by Houston Smith, PE on behalf of David B. Smith for extensions of City utility service to property located at Cmap 39, Parcel 2.00 Tracts 1 and 2 with the property address of 2924 Dunlop Lane outside the corporate boundary of the City, said property and the extension of service thereto, which is more particularly described in Exhibit A attached hereto and incorporated herein; and

WHEREAS, the City of Clarksville Gas and Water Department has recommended approval of said application; and

WHEREAS, the Gas, Water and Sewer Committee of the Clarksville City Council has recommended approval of said application; and

WHEREAS, the Clarksville City Council finds that all of the requirements of City Code Section 13-405 have been or are satisfied and the extension of water and sewer service to property as described in Exhibit A will be in the best interest of the City.

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

That the City of Clarksville Gas, Water and Sewer Department is hereby authorized to extend utility service to property located at Cmap 39, Parcel 2.00 Tracts 1 and 2 with the property address of 2924 Dunlop Lane outside the City corporate limits as described in Exhibit A attached hereto and incorporated herein and subject to and in accordance with the provisions of the City Code and Ordinance 37-2009-10.

FIRST READING:

SECOND READING:

EFFECTIVE DATE

ORDINANCE 12-2018-19

AN ORDINANCE AUTHORIZING EXTENSION OF CITY OF CLARKSVILLE UTILITY SERVICES OUTSIDE THE CLARKSVILLE CITY LIMITS; REQUEST OF MARY COCKE FOR PROPERTY LOCATED AT SANGO ROAD, CMAP 82 PARCEL 53.00.

WHEREAS, proper application has been made by Houston Smith, PE on behalf of Mary Cocke for extensions of City utility service to property located at Cmap 82, Parcel 53.00 with the property address of Sango Road outside the corporate boundary of the City, said property and the extension of service thereto, which is more particularly described in Exhibit A attached hereto and incorporated herein; and

WHEREAS, the City of Clarksville Gas and Water Department has recommended approval of said application; and

WHEREAS, the Gas, Water and Sewer Committee of the Clarksville City Council has recommended approval of said application; and

WHEREAS, the Clarksville City Council finds that all of the requirements of City Code Section 13-405 have been or are satisfied and the extension of water and sewer service to property as described in Exhibit A will be in the best interest of the City.

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

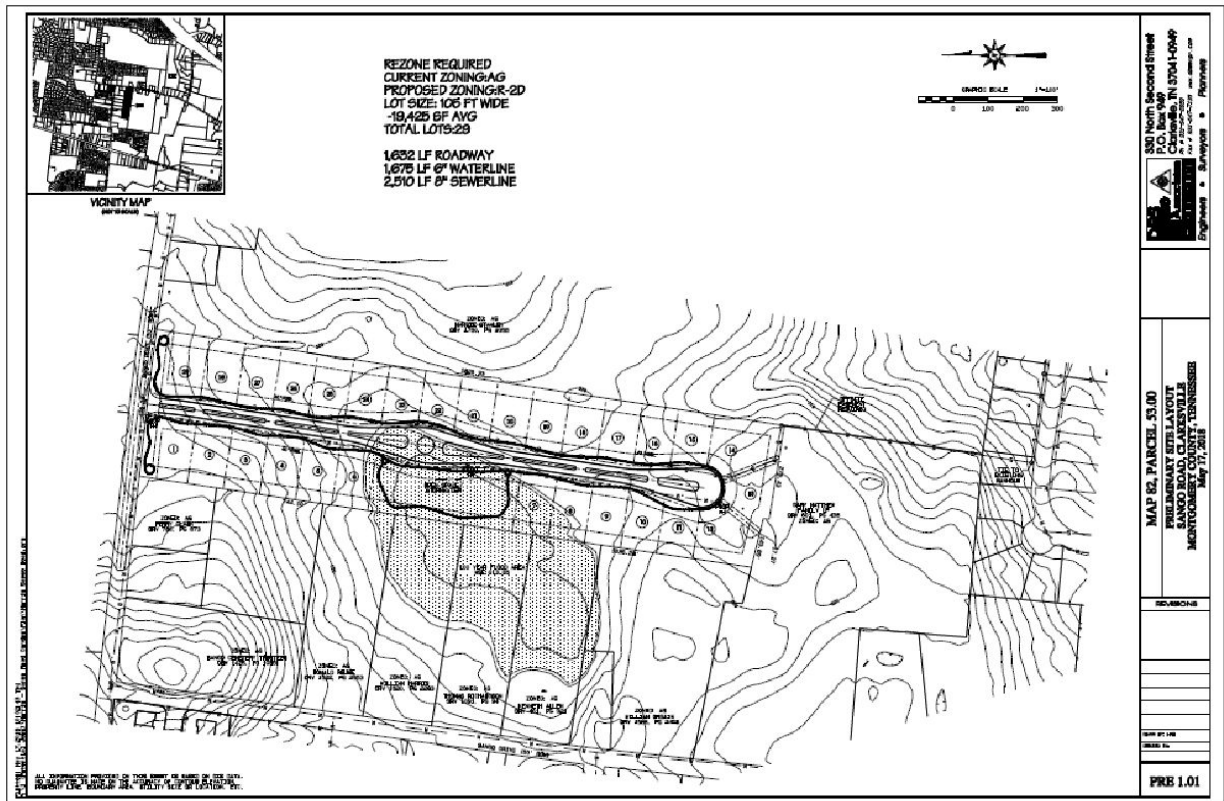
That the City of Clarksville Gas, Water and Sewer Department is hereby authorized to extend utility service to property located at Cmap 82, Parcel 53.00 with the property address of Sango Road outside the City corporate limits as described in Exhibit A attached hereto and incorporated herein and subject to and in accordance with the provisions of the City Code and Ordinance 37-2009-10.

FIRST READING:

SECOND READING:

EFFECTIVE DATE

EXHIBIT A



ORDINANCE 13-2018-19

AN ORDINANCE AUTHORIZING EXTENSION OF CITY OF CLARKSVILLE UTILITY SERVICES OUTSIDE THE CLARKSVILLE CITY LIMITS; REQUEST OF CLINTON BARGER FOR PROPERTY LOCATED AT MCADOO CREEK ROAD, CMAP 87 PARCEL 95.01.

WHEREAS, proper application has been made by Houston Smith, PE, on behalf of Clinton Barger for extensions of City utility service to property located at Cmap 87, Parcel 95.01 with the property address of McAdoo Creek Road outside the corporate boundary of the City, said property and the extension of service thereto, which is more particularly described in Exhibit A attached hereto and incorporated herein; and

WHEREAS, the City of Clarksville Gas and Water Department has recommended approval of said application; and

WHEREAS, the Gas, Water and Sewer Committee of the Clarksville City Council has recommended approval of said application; and

WHEREAS, the Clarksville City Council finds that all of the requirements of City Code Section 13-405 have been or are satisfied and the extension of water and sewer service to property as described in Exhibit A will be in the best interest of the City.

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

That the City of Clarksville Gas, Water and Sewer Department is hereby authorized to extend utility service to property located at Cmap 87, Parcel 95.01 with the property address of McAdoo Creek Road outside the City corporate limits as described in Exhibit A attached hereto and incorporated herein and subject to and in accordance with the provisions of the City Code and Ordinance 37-2009-10.

FIRST READING:

SECOND READING:

EFFECTIVE DATE

330 North Second Street
P.O. Box 940
CLARKSVILLE, TN 37011-0940
Professional Engineer
Engineers • Surveyors • Planners

MACADOO CREEK RD SUBDIVISION
SITE PLAN
CLARKSVILLE
MONTGOMERY COUNTY, TENNESSEE
DATE

SP 1.00

ORDINANCE 15-2018-19

AN ORDINANCE AUTHORIZING EXTENSION OF CITY OF CLARKSVILLE UTILITY SERVICES OUTSIDE THE CLARKSVILLE CITY LIMITS; REQUEST OF BRAD WEAKLEY, EI FOR PROPERTY LOCATED AT SANGO DRIVE, CMAP 82 PARCEL 124.

WHEREAS, proper application has been made by Brad Weakley, EI for extensions of City utility service to property located at Cmap 82, Parcel 124 with the property address of Sango Drive outside the corporate boundary of the City, said property and the extension of service thereto, which is more particularly described in Exhibit A attached hereto and incorporated herein; and

WHEREAS, the City of Clarksville Gas and Water Department has recommended approval of said application; and

WHEREAS, the Gas, Water and Sewer Committee of the Clarksville City Council has recommended approval of said application; and

WHEREAS, the Clarksville City Council finds that all of the requirements of City Code Section 13-405 have been or are satisfied and the extension of water and sewer service to property as described in Exhibit A will be in the best interest of the City.

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

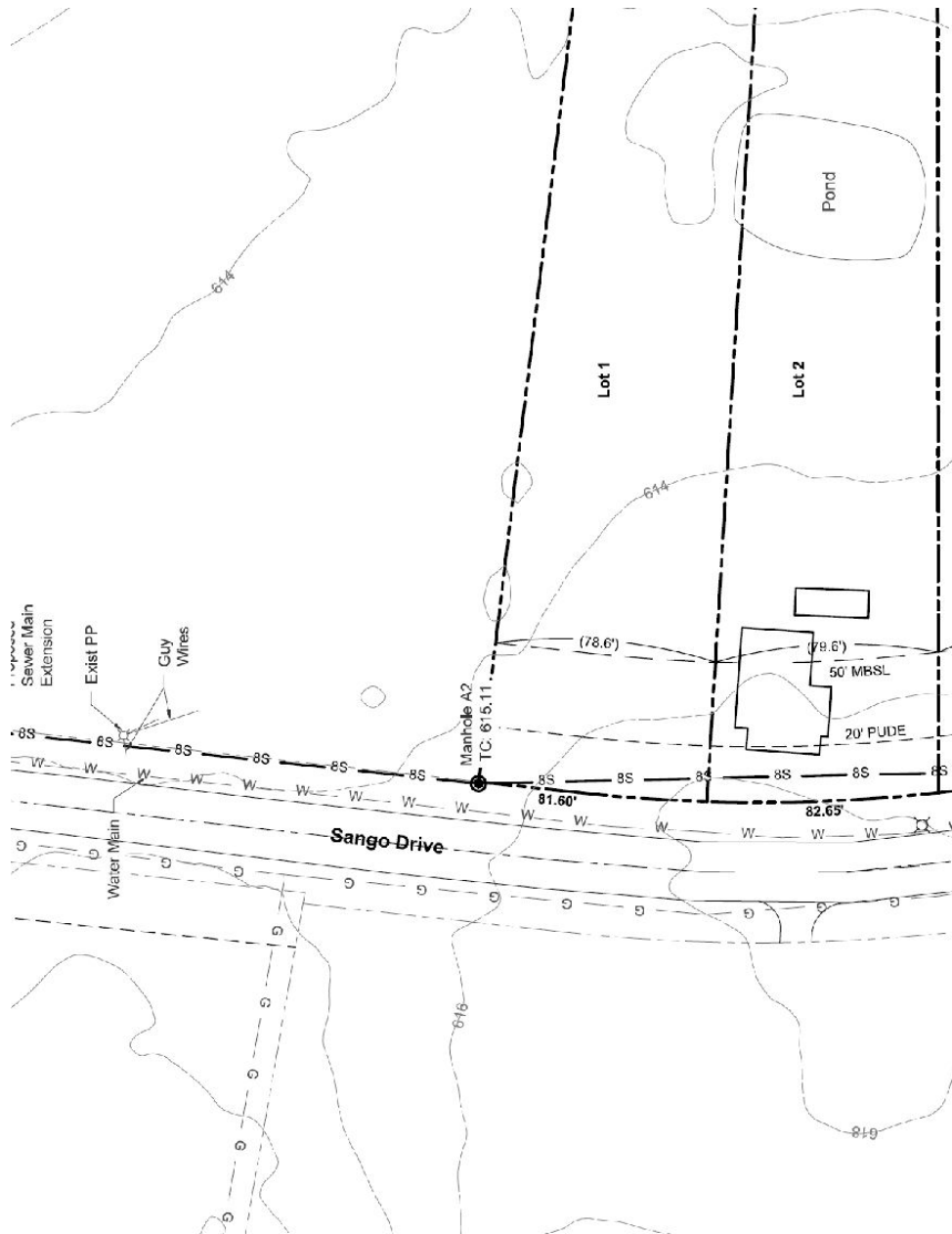
That the City of Clarksville Gas, Water and Sewer Department is hereby authorized to extend utility service to property located at Cmap 82, Parcel 124 with the property address of Sango Drive outside the City corporate limits as described in Exhibit A attached hereto and incorporated herein and subject to and in accordance with the provisions of the City Code and Ordinance 37-2009-10.

FIRST READING:

SECOND READING:

EFFECTIVE DATE

EXHIBIT A



RESOLUTION 11-2018-19

A RESOLUTION APPROVING APPOINTMENTS TO THE COMMON DESIGN REVIEW BOARD, ETHICS COMMISSION, PARKING COMMISSION, POWER BOARD, RESIDENTIAL DEVELOPMENT COMMISSION, SENIOR CITIZENS BOARD, AND TREE BOARD

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

That the Clarksville City Council hereby approves the following appointments:

Common Design Review Board: Dr. Amanda Walker - September 2018 through September 2023

Ethics Commission: Joel Wallace, Pat Young - July 2018 through June 2021

Parking Commission: Tom Cunningham, Alan Senseney - September 2018 through August 2020

Power Board: Bill Powers - July 2018 through June 2021

Residential Development Commission: Bill Powers - September 2018 through December 2019

Senior Citizens Board: Cindy Johnson - September 2018 through April 2019

Tree Board: Tracy Jackson, Dottie Mann, Joey Redman - July 2018 through June 2021

ADOPTED:

ORDINANCE 16-2018-19

AN ORDINANCE AMENDING THE OFFICIAL CODE OF THE CITY OF CLARKSVILLE, TENNESSEE [TITLE 3, CHAPTER 1, SECTION 3-109] RELATIVE TO KEEPING BACKYARD CHICKENS

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

That the Official Code of the City of Clarksville, Tennessee, Title 3, “Animals and Fowl,” Chapter 1, “Animals,” Section 3-109, “Keeping of cattle, horses, sheep, goats, swine or poultry in residential areas,” Paragraph (b), “Exceptions pertaining to poultry,” Subparagraph (4), is hereby amended by deleting “twelve thousand (12,000) square feet,” and by substituting instead “nine thousand (9,000) square feet.”

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

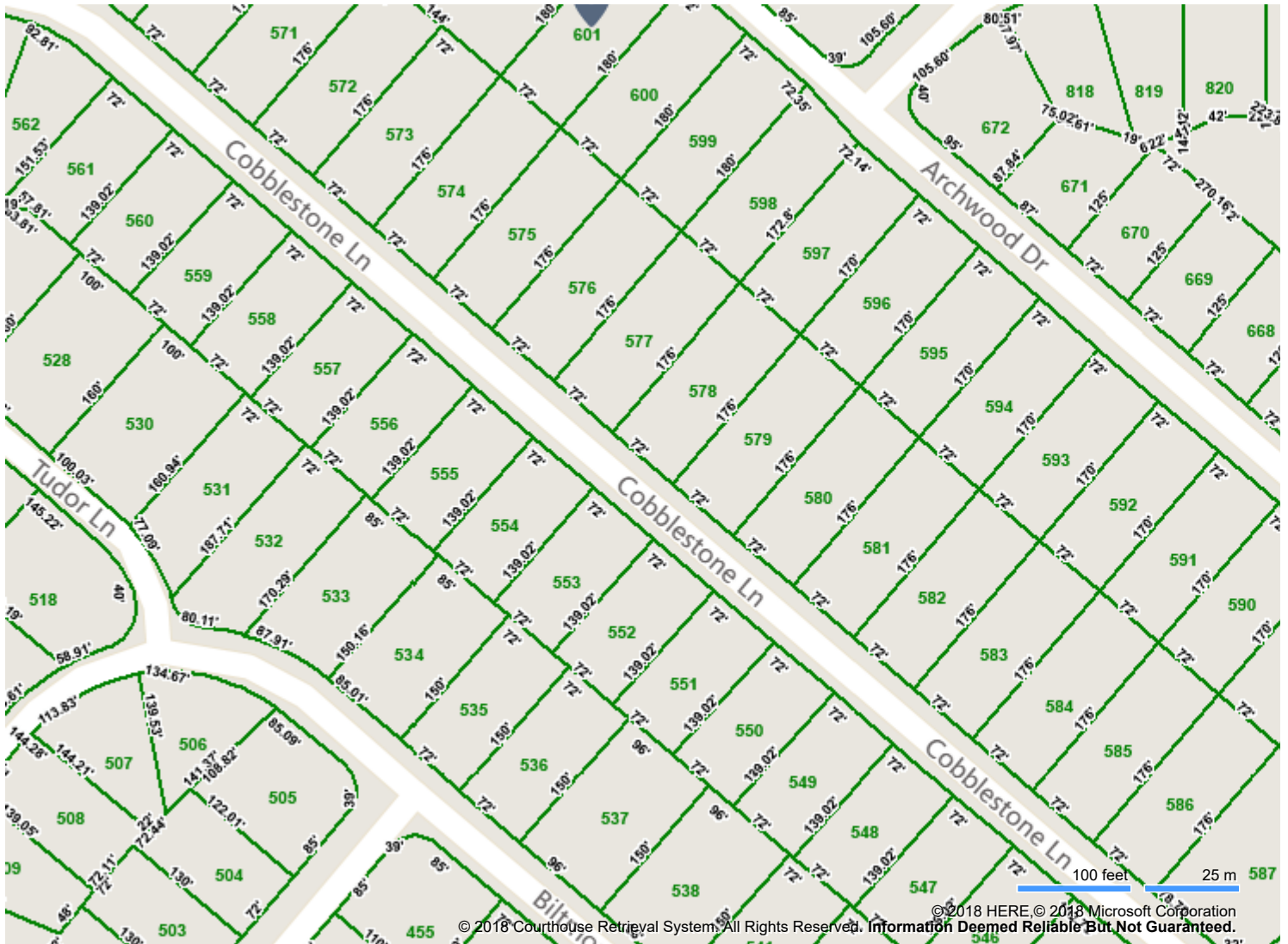
Sec. 3-109. - Keeping of cattle, horses, sheep, goats, swine or poultry in residential areas.

(4) All domesticated hens shall be kept outside of a habitable structure in a fenced chicken enclosure (chicken run), and a portion of the chicken enclosure must include a covered coop structure (henhouse). The chicken coop shall provide at least two (2) square feet per chicken and shall not exceed fifty (50) square feet. The chicken enclosure shall provide at least six (6) square feet per bird, and the enclosure shall also include the coop within the enclosure, and the entire enclosure shall not exceed a total of four hundred (400) square feet. The maximum height of the coop shall be no more than ten (10) feet at the highest point as measured from the ground directly beneath the highest point of the coop. the enclosure and coop shall be located in the rear of the property ten (10) feet away from any side property line. The lot area for keeping domesticated hens shall be a minimum of **twelve thousand (12,000) square feet.** The coop shall be covered and enclosed on all sides. The enclosure shall be open to the air above, or the enclosure may be covered by a permeable material approved by the department of building and codes. A maximum of six (6) chickens may be permitted on any parcel or tract of property.



CRS Data

Map for Parcel Address: 1234 Archwood Dr Clarksville, TN 37042-4743 Parcel ID: 006F C 054.00



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Information Deemed Reliable But Not Guaranteed.

RESOLUTION 17-2018-19

A RESOLUTION AMENDING RESOLUTION 32-2016-17 RELATIVE TO ABANDONMENT OF PUBLIC RIGHTS-OF-WAY LOCATED NORTH OF MARION STREET AND SOUTH OF FARRIS DRIVE

WHEREAS, application was made by the City of Clarksville (Jack Frazier, agent) for abandonment of Hannum Street; located north of Marion Street and south of Farris Drive; being approximately 50 +/- feet wide and 410 +/- feet long, containing approximately 20,500 +/- sq. ft., shown on Montgomery County tax map 66-G, group C, parcel 020.00; also shown on the attachment; and

WHEREAS, the application was reviewed according to established procedures by the Regional Planning Commission on April 26th, 2017, Case No. AB-2-2017, and was recommended for approval to the Clarksville City Council, with retention of an easement for stormwater and surface drainage, and for public utilities; and

WHEREAS, RESOLUTION 32-2016-17, adopted by the Clarksville City Council on May 4, 2017, must be amended to identify the correct abandonment as Hannum Street instead of Drane Street.

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

That RESOLUTION 32-2016-17, adopted by the Clarksville City Council on May 4, 2017, is hereby amended by deleting “Drane Street” and by substituting instead “Hannum Street.”

BE IT FURTHER RESOLVED that Resolution 32-2016-17 is further amended by adding Regional Planning Commission “Case No. AB-2-2017” in the second whereas clause.

ADOPTED:

RESOLUTION 32-2016-17

A RESOLUTION APPROVING THE ABANDONMENT OF PUBLIC RIGHT-OF-WAY, LOCATED NORTH OF MARION STREET AND SOUTH OF FARRIS DRIVE; REQUEST OF CITY OF CLARKSVILLE

WHEREAS, application was made by the City of Clarksville (Jack Frazier, agent) for abandonment of ~~Drane~~ Hannum Street; located north of Marion Street and south of Farris Drive; being approximately 50 +/- feet wide and 410 +/- feet long, containing approximately 20,500 +/- sq. ft., shown on Montgomery County tax map 66-G, group C, parcel 020.00; also shown on the attachment; and

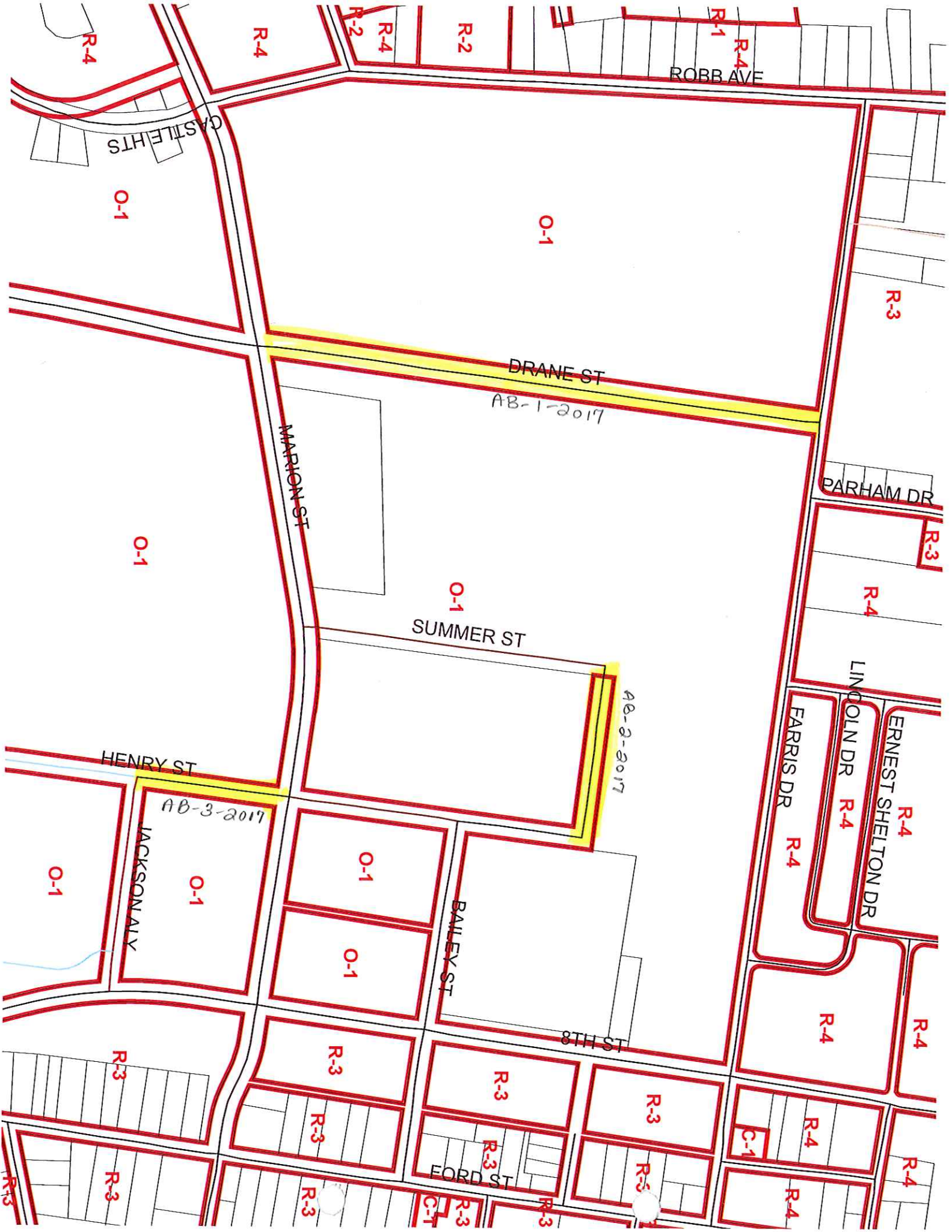
WHEREAS, the application was reviewed according to established procedures by the Regional Planning Commission on April 26th, 2017, ~~Case No. AB-2-2017~~, and was recommended for approval to the Clarksville City Council, with retention of an easement for stormwater and surface drainage, and for public utilities;

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

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

PUBLIC HEARING: May 4, 2017

ADOPTED: May 4, 2017



ROBB AVE

CASTLE HTS

DRANE ST

AB-1-2017

PARHAM DR

MARION ST

SUMMER ST

AB-2-2017

HENRY ST

AB-3-2017

JACKSON ALY

BAILEY ST

8TH ST

FORD ST

ERNEST SHELTON DR

FARRIS DR

LINCOLN DR