



**CLARKSVILLE CITY COUNCIL
EXECUTIVE SESSION
OCTOBER 25, 2018, 4:30 P.M.**

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

AGENDA

1) PLANNING COMMISSION

PUBLIC HEARING

1. **ORDINANCE 24-2018-19** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Rosalynd Greene and Sandra Taylor, Estate of Robert Darden, Sandra Taylor-Agent, for zone change on property located at the intersection of Trenton Road, Aspen Grove Way, and Cross Ridge Drive from AG Agricultural District to R-2 Single Family Residential District *(RPC: Approval/Approval)*
2. **ORDINANCE 25-2018-19** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Paul W. Landrum for zone change on property located south of Memorial Drive and east and west of Landrum Place from O-1 Office Medical Institutional Civic District to C-2 General Commercial District *(RPC: Approval/Approval)*
3. **ORDINANCE 26-2018-19** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of KMG Properties/Barbara McMahan and Alton Radford, Rex Hawkins-Agent, for zone change on property located at the intersection of Wilma Rudolph Boulevard and West Rossview Road from R-1 Single Family Residential District to R-4 Multiple Family Residential District *(RPC: Approval/Approval)*
4. **ORDINANCE 27-2018-19** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Singletary Construction for zone change on property located at the intersection of Trenton Road and Fairview Lane from R-1 Single Family Residential District and C-5 Highway & Arterial Commercial District to R-4 Multiple Family Residential District *(RPC: Approval/Approval)*

5. **RESOLUTION 24-2018-19** Annexing territory east of Interstate 24, south of Rossvie Road, and north of Red River; request of City of Clarksville (*RPC: Endorsed*)
6. **RESOLUTION 25-2018-19** Adopting a Plan of Service for annexed territory east of Interstate 24, south of Rossvie Road, and north of Red River (*RPC: Endorsed*)
7. **RESOLUTION 26-2018-19** Approving abandonment of a portion of Old Mill Road located east of Fort Campbell Boulevard; request of Robert E. Durrett, III (*RPC: Approval/Approval*)

2) CONSENT AGENDA

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

1. **ORDINANCE 18-2018-19** (Second Reading) Amending the Official Code relative to TRC expense reimbursements
2. **ORDINANCE 19-2018-19** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Alvin T. Brown for zone change on property located at the intersection of Copeland Road and East Copeland Road from R-1 Single Family Residential District to R-2D Two Family Residential District
3. **ORDINANCE 20-2018-19** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of James Pelham for zone change on property located at the intersection of Woodard Street and Richardson Street from R-3 Two & Three Family Residential District to R-4 Multiple Family Residential District
4. **ORDINANCE 21-2018-19** (Second Reading) Amending the FY19 Operating and Capital Projects Budget authorizing transfer of funds from the Senior Citizens Center Expansion Project to the Red River Trail East project
5. **RESOLUTION 28-2018-19** Approving appointments to Common Design Review Board
 - *Common Design Review Board: Gary Shepard (fill unexpired term of Mark Brunner-resigned) - December 2018 through December 2019*
 - *Ethics Commission: Elizabeth Carmichael (fill unexpired term of Barbara Johnson-resigned) - November 2018 through June 2019*
6. Adoption of Minutes: October 4

3) FINANCE COMMITTEE

Jeff Burkhart, Chair

1. **ORDINANCE 22-2018-19** (First Reading) Amending the Official Code relative to holidays (Columbus Day Observed) (*Finance Committee: Approval*)

4) GAS & WATER COMMITTEE

Bill Powers, Chair

1. Department Reports

5) HOUSING & COMMUNITY DEVELOPMENT COMMITTEE

David Allen, Chair

1. Department Report

6) PARKS & RECREATION

Valerie Guzman, Chair

1. Department Report

7) PUBLIC SAFETY COMMITTEE

Geno Grubbs, Chair

1. Department Reports

8)STREETS & GARAGE COMMITTEE

Mike Alexander, Chair

1. Department Reports

9)TRANSPORTATION COMMITTEE

Deanna McLaughlin, Chair

1. Department Reports

10)NEW BUSINESS

1. **RESOLUTION 27-2018-19** Approving Amendment #4 to the lease with Liberty Park Development, LLC [Required ABC licensing] (*Councilman Grubbs, Councilman Henley*)
2. Report on Debt Obligation [no vote required] (*Mayor McMillan*)
3. Eighth Street crossing problem (*Councilwoman Smith*)

11) MAYOR AND STAFF REPORTS

12) PUBLIC COMMENTS

13) ADJOURNMENT

CITY ZONING ACTIONS

The following case(s) will be considered for action at the formal session of the Clarksville City Council on: November 1, 2018. The public hearing will be held on: October 25, 2018.

CITY ORD. #: 24-2018-19 RPC CASE NUMBER: Z-21-2018

Applicant: ROSALYND GREENE & SANDRA TAYLOR ESTATE OF ROBERT DARDEN

Agent: Sandra Taylor

Location: A tract of land fronting on the East frontage of Trenton Road 725 +/- feet north of the Trenton Road & Aspen Grove Way intersection. The tract also is south of the terminus of Cross Ridge Drive.

Ward #: 12

Request: AG Agricultural District
 to
 R-2 Single-Family Residential District

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

CITY ORD. #: 25-2018-19 RPC CASE NUMBER: Z-22-2018

Applicant: PAUL W. LANDRUM

Agent:

Location: Five parcels south of Memorial Drive & East & West of Landrum Place.

Ward #: 10

Request: O-1 Office, Medical, Institutional and Civic District
 to
 C-2 General Commercial District

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

CITY ORD. #: 26-2018-19 RPC CASE NUMBER: Z-23-2018

Applicant: KMG PROPERTIES BARBARA MCMAHAN/ ALTON RADFORD

Agent: Rex Hawkins

Location: Five parcels fronting on the north frontage of West Rossview Road, 300 +/- feet west of the Wilma Rudolph Blvd. & West Rossview Road intersection.

Ward #: 11

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

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

CITY ORD. #: 27-2018-19 RPC CASE NUMBER: Z-24-2018

Applicant: SINGLETARY CONSTRUCTION

Agent:

Location: Property located on the north frontage of Fairview Lane & north of Fairview Lane, 500 +/- feet east of the Trenton Road & Fairview Lane intersection, including a portion of property located at the west terminus of Center Pointe Drive.

Ward #: 11

Request: R-1 Single Family Residential District / C-5 Highway & Arterial Commercial District
 to
 R-4 Multiple-Family Residential District

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

RPC MEETING DATE 10/24/2018

CASE NUMBER: Z - 21 - 2018

NAME OF APPLICANT Rosalynd Greene &

Estate Of Robert Darden

AGENT: Sandra

Taylor

GENERAL INFORMATION

TAX PLAT: 032

PARCEL(S): 005.00 & 005.02

ACREAGE TO BE REZONED: 21.69 +/-

PRESENT ZONING: AG

PROPOSED ZONING: R-2

EXTENSION OF ZONING

CLASSIFICATION: YES TO THE NORTH

PROPERTY LOCATION: A tract of land fronting on the East frontage of Trenton Road 725 +/- feet north of the Trenton Road & Aspen Grove Way intersection. The tract also is south of the terminus of Cross Ridge Drive.

CITY COUNCIL WARD: 12

COUNTY COMMISSION DISTRICT: 1

CIVIL DISTRICT: 2

DESCRIPTION OF PROPERTY Wooded tract with varying topography

AND SURROUNDING USES:

APPLICANT'S STATEMENT Single Family Residential

FOR PROPOSED USE:

GROWTH PLAN AREA: CITY

PLANNING AREA: Trenton

PREVIOUS ZONING HISTORY:

①

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

DEPARTMENT COMMENTS

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

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

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

1. CITY ENGINEER/UTILITY DISTRICT:

Comments received from department and they had no concerns.

2. STREET DEPARTMENT/ COUNTY HIGHWAY DEPARTMENT:

Traffic assessment required. Assessment reviewed and accepted by the
Clarksville Street Dept. Turn Lane Upgrade will be required to Trenton Road.

3. DRAINAGE COMMENTS:

Comments received from department and they had no concerns.

4. CDE/CEMC:

5. FIRE DEPT/EMERGENCY MGT.:

Comments received from department and they had no concerns.

6. POLICE DEPT/SHERIFF'S OFFICE:

Comments received from department and they had no concerns.

7. CITY BUILDING DEPARTMENT/ COUNTY BUILDING DEPARTMENT:

No Comment(s) Received

8. SCHOOL SYSTEM:

ELEMENTARY: ST. B.
MIDDLE SCHOOL: NORTHEAST
HIGH SCHOOL: NORTHEAST

This development is zoned St.B (k-2nd grade)/Burt Elementary (3rd-5th grade).
Northeast Middle and High School are currently over 90% capacities. Northeast
Middle is under construction with additional classrooms, has 9 portable
classrooms, and Northeast High is under construction with additional
classrooms. This continued student growth necessitates additional action to
address building capacity and bus needs in the fastest growing region in
Montgomery County.

9. FT. CAMPBELL:

10. OTHER COMMENTS:

2

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING

PLANNING STAFF'S STUDY AND RECOMMENDATION

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

INFRASTRUCTURE:

WATER SOURCE: CITY

SEWER SOURCE: CITY

STREET/ROAD ACCESSIBILITY: Trenton Road & Cross Ridge Dr.

DRAINAGE COMMENTS: east & north

RESIDENTIAL DEVELOPMENT

APPLICANT'S ESTIMATES HISTORICAL ESTIMATES

LOTS/UNITS:

64

POPULATION:

172

ELEMENTARY SCHOOL STUDENTS:

MIDDLE SCHOOL STUDENTS:

HIGH SCHOOL STUDENTS:

APPLICABLE LAND USE PLAN

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

STAFF RECOMMENDATION: APPROVAL

- 1.** The proposed zoning request is consistent with the adopted Land Use Plan.
- 2.** Request is an extension of an existing R-2 Single Family Residential zoning district to the north.
- 3.** Trenton Road shall be improved to allow for a southbound left turn lane into the subdivision and the widened section shall connect to the intersection at Aspen Grove Way creating a continuous left turn lane through the section as part of the subdivision development process.

4.

5.

③

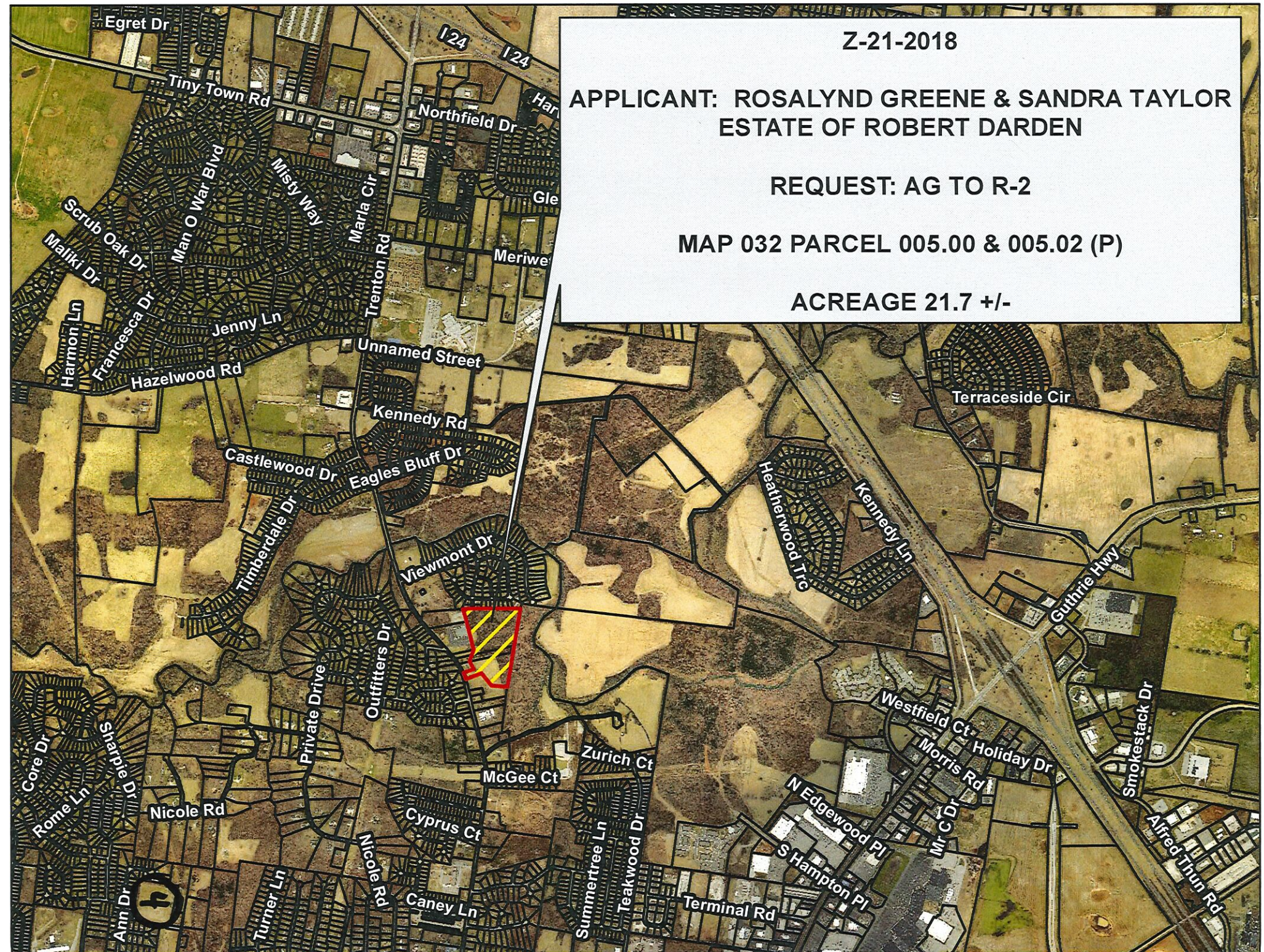
Z-21-2018

APPLICANT: ROSALYND GREENE & SANDRA TAYLOR
ESTATE OF ROBERT DARDEN

REQUEST: AG TO R-2

MAP 032 PARCEL 005.00 & 005.02 (P)

ACREAGE 21.7 +/-



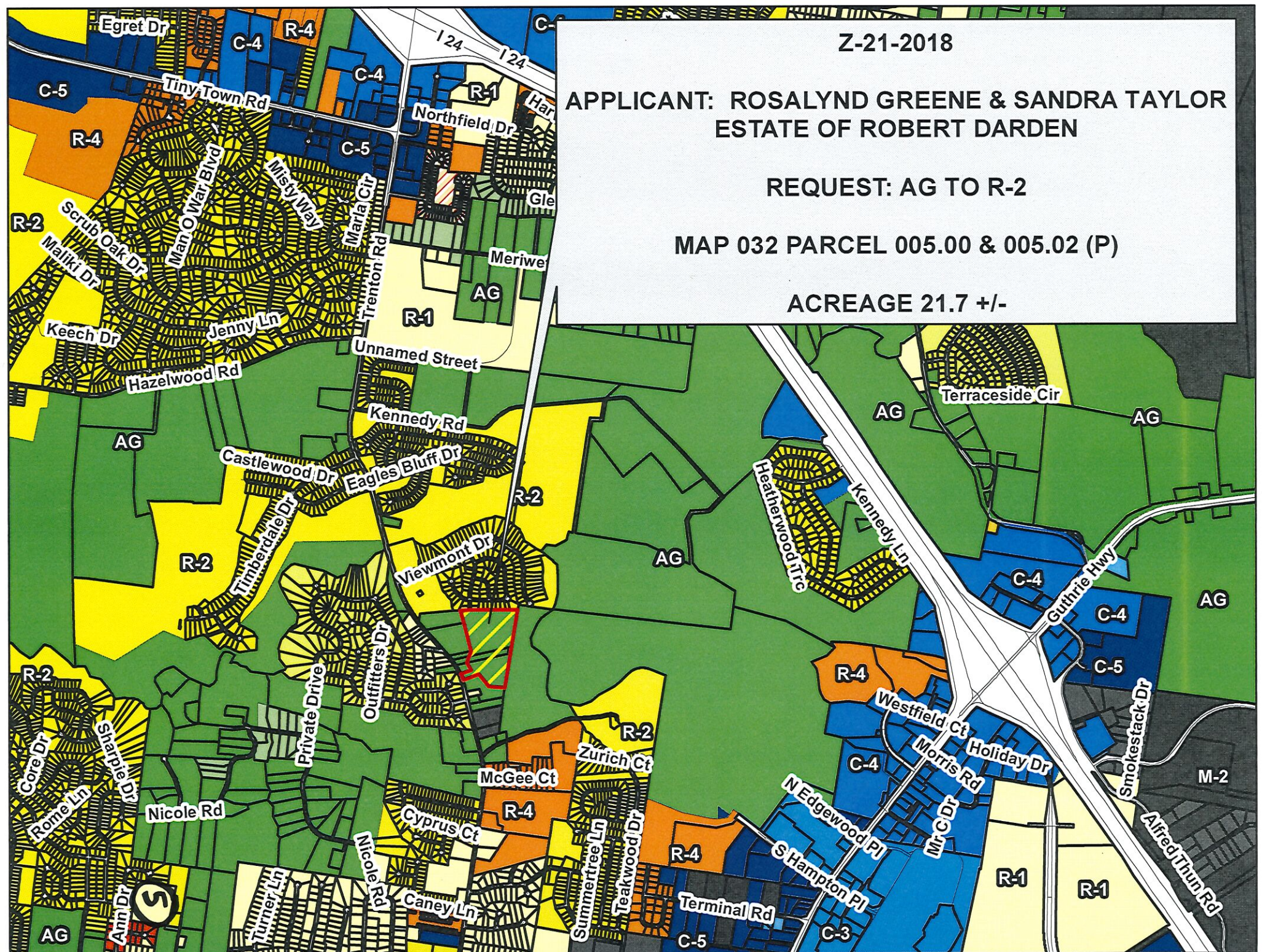
Z-21-2018

APPLICANT: ROSALYND GREENE & SANDRA TAYLOR
ESTATE OF ROBERT DARDEN

REQUEST: AG TO R-2

MAP 032 PARCEL 005.00 & 005.02 (P)

ACREAGE 21.7 +/-



CASE NUMBER: Z 21 2018 **MEETING DATE** 10/24/2018

APPLICANT: Rosalynd Greene & Sandra Taylor Estate Of Robert Darden

PRESENT ZONING AG

PROPOSED ZONING R-2

TAX PLAT # 032

PARCEL 005.00 & 005.02

GEN. LOCATION A tract of land fronting on the East frontage of Trenton Road 725 +/- feet north of the Trenton Road & Aspen Grove Way intersection. The tract also is south of the

PUBLIC COMMENTS

Copy of email in the file. JTS

6



City
of
Clarksville

John Spainhoward <john.spainhoward@cityofclarksville.com>

case #Z-21-2018

1 message

brad <fourdogs5467@gmail.com>

Mon, Sep 24, 2018 at 3:05 PM

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

I strongly object to this land being rezoned to r-2 . the main reason is traffic on trenton. The traffic is already backed up most of the week days all day long. I live in creekview village and to try and get on Trenton is very dangerous. If this land is rezoned and our local streets are extended into this new area, it would be much worse in my opinion. Thank you. Bradley Johnson. 1169 channelview dr, Clarksville, tn.

Sent from Mail for Windows 10

⑦

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

RPC MEETING DATE: 10/24/2018

CASE NUMBER: Z - 22 - 2018

NAME OF APPLICANT Paul W.

Landrum

AGENT:

GENERAL INFORMATION

TAX PLAT: 065N-J

PARCEL(S): 010.00, 011.00,
014.00, 021.01 &

ACREAGE TO BE REZONED: 5.6 +/-

PRESENT ZONING: O-1

PROPOSED ZONING: C-2

EXTENSION OF ZONING

CLASSIFICATION: NO

PROPERTY LOCATION: Five parcels south of Memorial Drive & East & West of Landrum Place.

CITY COUNCIL WARD: 10 **COUNTY COMMISSION DISTRICT:** 21 **CIVIL DISTRICT:** 11

DESCRIPTION OF PROPERTY 5 existing vacant O-1 subdivision lots of varying sizes.
AND SURROUNDING USES:

APPLICANT'S STATEMENT
FOR PROPOSED USE:

GROWTH PLAN AREA: CITY **PLANNING AREA:** Medical Planning Area

PREVIOUS ZONING HISTORY:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

DEPARTMENT COMMENTS

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

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

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

1. CITY ENGINEER/UTILITY DISTRICT:

Comments received from department and they had no concerns.

**2. STREET DEPARTMENT/
COUNTY HIGHWAY DEPARTMENT:**

Comments received from department and they had no concerns.

3. DRAINAGE COMMENTS:

Comments received from department and they had no concerns.

4. CDE/CEMC:

No Comment(s) Received

5. FIRE DEPT/EMERGENCY MGT.:

Comments received from department and they had no concerns.

6. POLICE DEPT/SHERIFF'S OFFICE:

Comments received from department and they had no concerns.

**7. CITY BUILDING DEPARTMENT/
COUNTY BUILDING DEPARTMENT:**

No Comment(s) Received

8. SCHOOL SYSTEM:

ELEMENTARY:

MIDDLE SCHOOL:

HIGH SCHOOL:

9. FT. CAMPBELL:

10. OTHER COMMENTS:

9

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING

PLANNING STAFF'S STUDY AND RECOMMENDATION

IMPACT OF PROPOSED USE ON Minimal
SURROUNDING DEVELOPMENT:

INFRASTRUCTURE:

WATER SOURCE: CITY

SEWER SOURCE: CITY

STREET/ROAD ACCESSIBILITY: Landrum Place & Memorial Drive

DRAINAGE COMMENTS: Varies

RESIDENTIAL DEVELOPMENT

APPLICANT'S ESTIMATES HISTORICAL ESTIMATES

LOTS/UNITS:

POPULATION:

ELEMENTARY SCHOOL STUDENTS:

MIDDLE SCHOOL STUDENTS:

HIGH SCHOOL STUDENTS:

APPLICABLE LAND USE PLAN

Medical District- This Planning area was driven by the former Hospital located within the district. With the hospital being relocated and the former site being redeveloped as commercial and is expected to trigger major changes in the area.

STAFF RECOMMENDATION: **APPROVAL**

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. Proposed C-2 rezoning request restores many of the permitted uses of O-1 zoning that existed for the parcels prior to the Zoning Ordinance amendment/rewrite of 2010.
3. Adequate infrastructure serves the site.
4. no adverse environmental issues were identified relative to this request.
- 5.

(10)

Z-22-2018

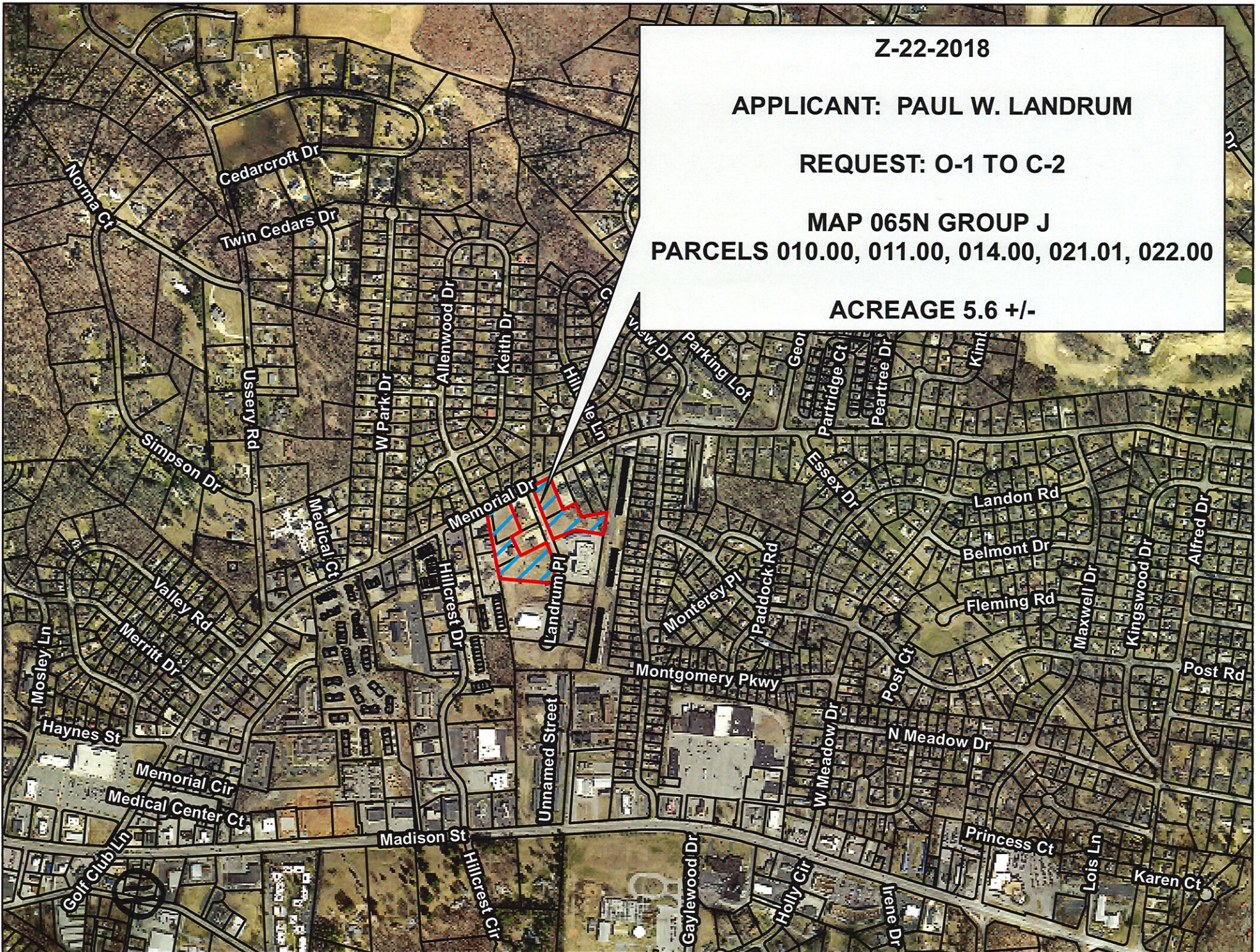
APPLICANT: PAUL W. LANDRUM

REQUEST: O-1 TO C-2

MAP 065N GROUP J

PARCELS 010.00, 011.00, 014.00, 021.01, 022.00

ACREAGE 5.6 +/-



Z-22-2018

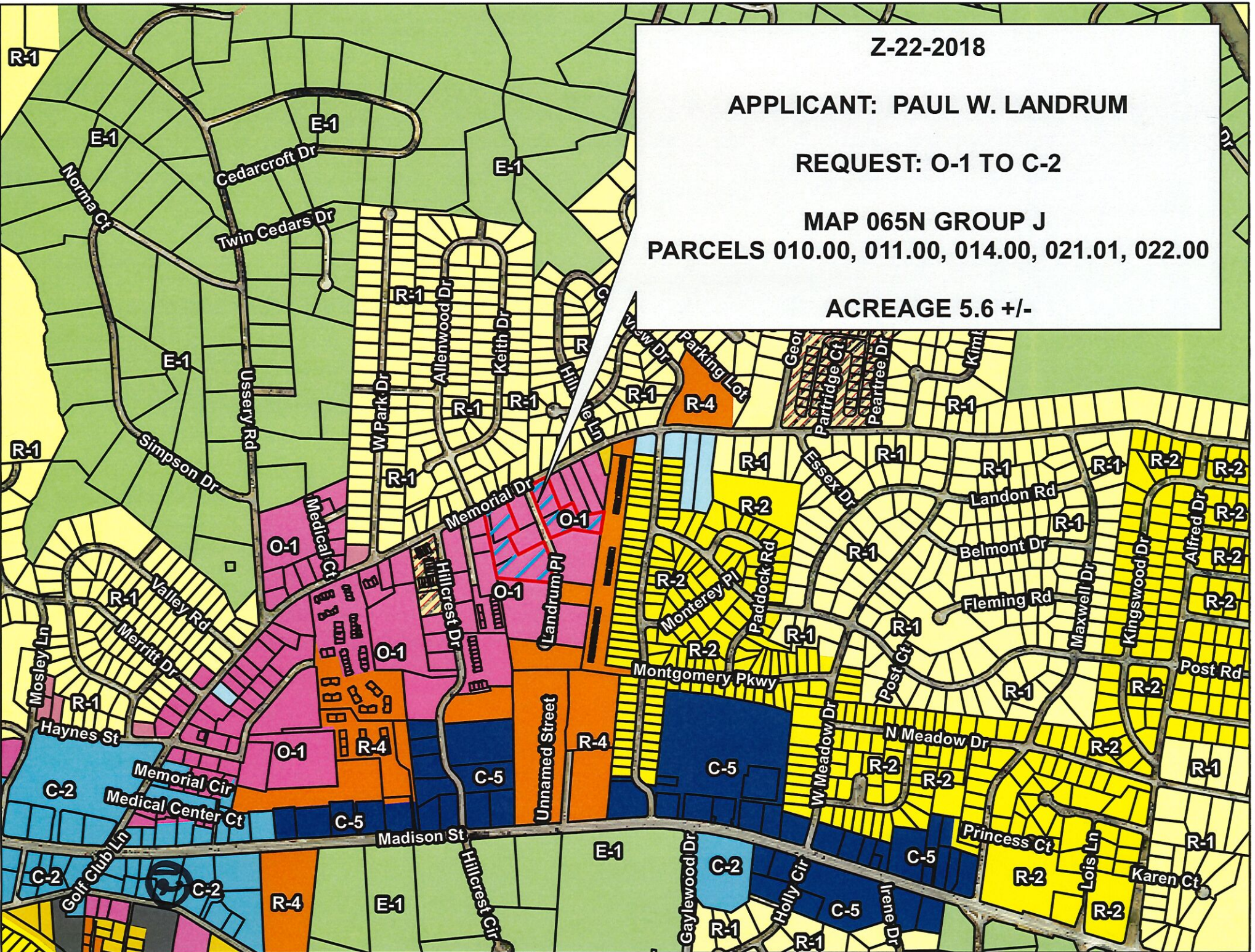
APPLICANT: PAUL W. LANDRUM

REQUEST: O-1 TO C-2

MAP 065N GROUP J

PARCELS 010.00, 011.00, 014.00, 021.01, 022.00

ACREAGE 5.6 +/-



CASE NUMBER: Z 22 2018 **MEETING DATE** 10/24/2018

APPLICANT: Paul W. Landrum

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

TAX PLAT # 065N-J **PARCEL** 010.00, 011.00, 014.00, 021.01 & 022.00

GEN. LOCATION Five parcels south of Memorial Drive & East & West of Landrum Place.

PUBLIC COMMENTS

None received as of 10:00 A.M. on 10/24/2018 (A.L.)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

RPC MEETING DATE: 10/24/2018

CASE NUMBER: Z - 23 - 2018

NAME OF APPLICANT: Kmg Properties

Barbara Mcmahon/ Alton Radford

AGENT: Rex

Hawkins

GENERAL INFORMATION

TAX PLAT: 041K-A

PARCEL(S): 034.00, 035.00,
036.00, 037.00 &

ACREAGE TO BE REZONED: 2.0 +/-

PRESENT ZONING: R-1

PROPOSED ZONING: R-4

EXTENSION OF ZONING

CLASSIFICATION: NO

PROPERTY LOCATION: Five parcels fronting on the north frontage of West Rossview Road, 300 +/- feet west of the Wilma Rudolph Blvd. & West Rossview Road intersection.

CITY COUNCIL WARD: 11

COUNTY COMMISSION DISTRICT: 1

CIVIL DISTRICT: 6

DESCRIPTION OF PROPERTY 5 existing residential lots with residential structures.

AND SURROUNDING USES:

APPLICANT'S STATEMENT Future multifamily

FOR PROPOSED USE:

GROWTH PLAN AREA: CITY

PLANNING AREA: Trenton Road Planning Area

PREVIOUS ZONING HISTORY:

(14)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

DEPARTMENT COMMENTS

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

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

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

1. CITY ENGINEER/UTILITY DISTRICT:

Comments received from department and they had no concerns.

**2. STREET DEPARTMENT/
COUNTY HIGHWAY DEPARTMENT:**

Traffic Assessment Required. Assessment reviewed and accepted by the Street Dept.

3. DRAINAGE COMMENTS:

Comments received from department and they had no concerns.

4. CDE/CEMC:

No Comment(s) Received

5. FIRE DEPT/EMERGENCY MGT.:

Comments received from department and they had no concerns.

6. POLICE DEPT/SHERIFF'S OFFICE:

Comments received from department and they had no concerns.

**7. CITY BUILDING DEPARTMENT/
COUNTY BUILDING DEPARTMENT:**

Comments received from department and they had no concerns.

8. SCHOOL SYSTEM:

No Comment(s) Received

ELEMENTARY:

MIDDLE SCHOOL:

HIGH SCHOOL:

9. FT. CAMPBELL:

10. OTHER COMMENTS:

15

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING

PLANNING STAFF'S STUDY AND RECOMMENDATION

IMPACT OF PROPOSED USE ON Minimal
SURROUNDING DEVELOPMENT:

INFRASTRUCTURE:

WATER SOURCE: CITY

SEWER SOURCE: CITY

STREET/ROAD ACCESSIBILITY: West Rossvie Road

DRAINAGE COMMENTS: Varies

RESIDENTIAL DEVELOPMENT

APPLICANT'S ESTIMATES HISTORICAL ESTIMATES

LOTS/UNITS:

23

POPULATION:

62

ELEMENTARY SCHOOL STUDENTS:

MIDDLE SCHOOL STUDENTS:

HIGH SCHOOL STUDENTS:

APPLICABLE LAND USE PLAN

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

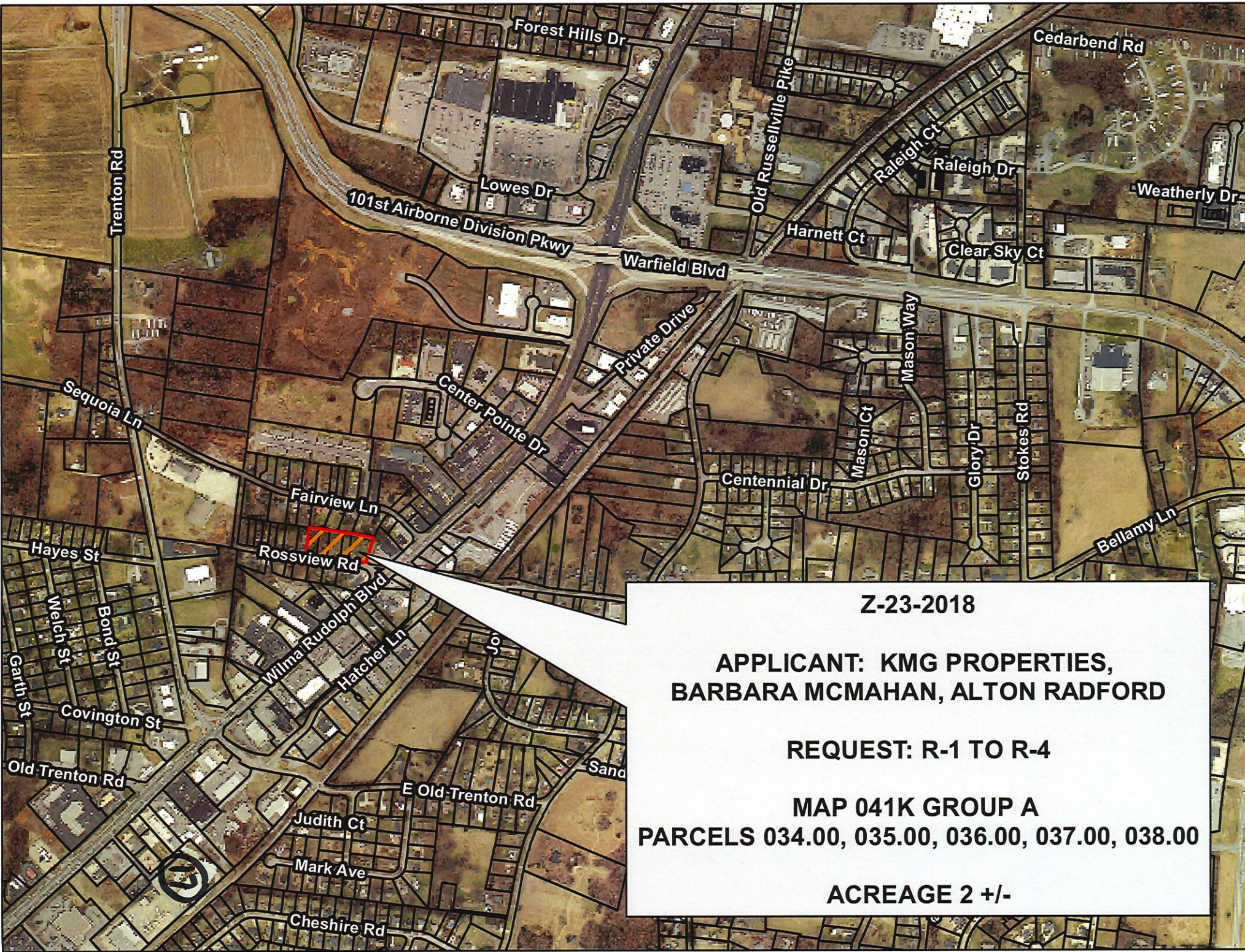
STAFF RECOMMENDATION: APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. This area is in transition as many of the existing residential structures have been converted to duplex/triplex uses.
3. The proposed R-4 Multi-Family rezoning request provides an appropriate transition from the C-5 Highway & Arterial Commercial district to the east & the proposed R-1 Single Family Development to the west.

4.

5.

(16)



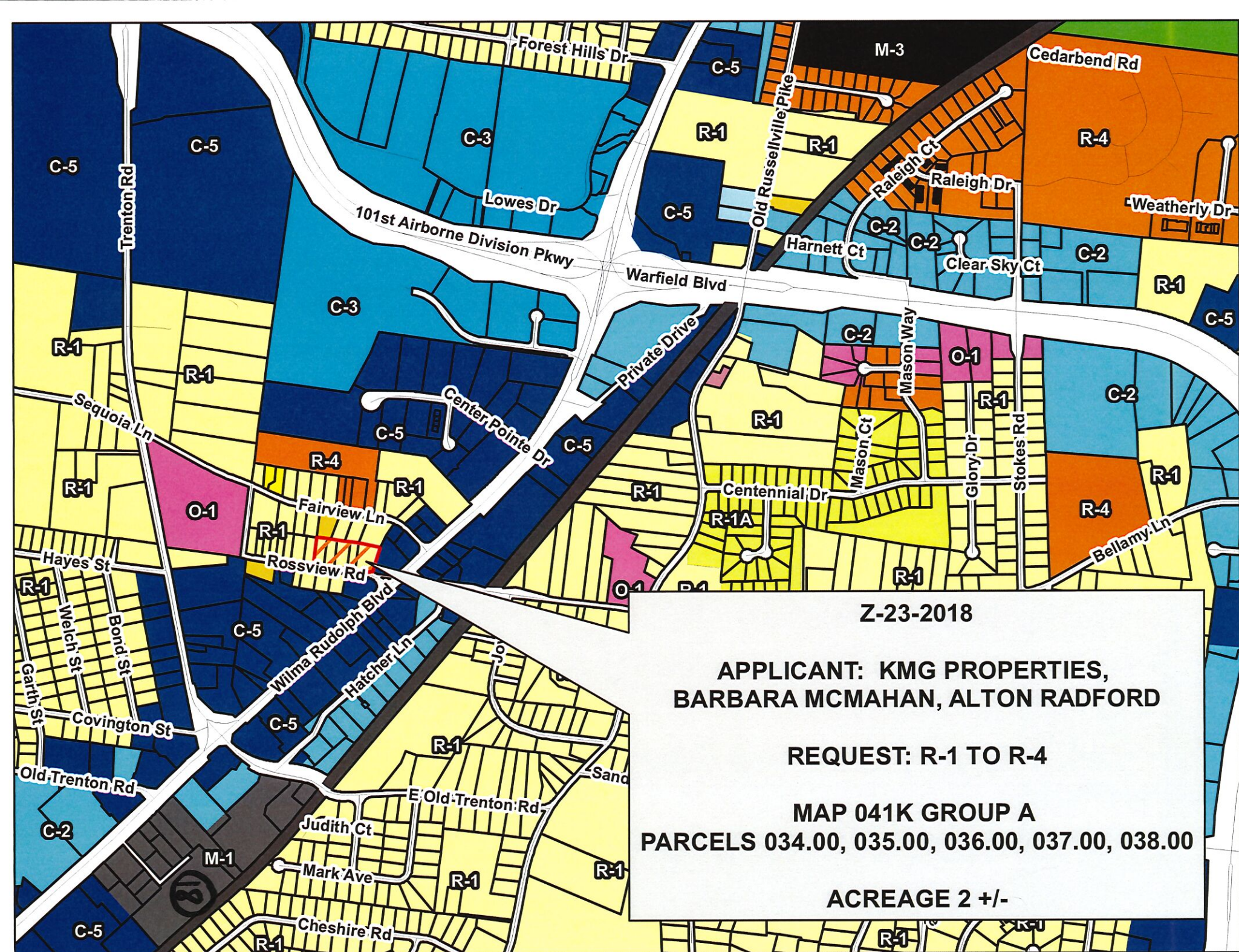
Z-23-2018

**APPLICANT: KMG PROPERTIES,
BARBARA MCMAHAN, ALTON RADFORD**

REQUEST: R-1 TO R-4

**MAP 041K GROUP A
PARCELS 034.00, 035.00, 036.00, 037.00, 038.00**

ACREAGE 2 +/-



CASE NUMBER: Z 23 2018

MEETING DATE 10/24/2018

APPLICANT: Kmg Properties

Barbara McMahan/ Alton Radford

PRESENT ZONING R-1

PROPOSED ZONING R-4

TAX PLAT # 041K-A

PARCEL 034.00, 035.00, 036.00, 037.00 & 038.00

GEN. LOCATION Five parcels fronting on the north frontage of West Rossview Road, 300 +/- feet west of the Wilma Rudolph Blvd. & West Rossview Road intersection.

PUBLIC COMMENTS

None received as of 10:00 A.M. on 10/24/2018 (A.L.)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

RPC MEETING DATE: 10/24/2018

CASE NUMBER: Z - 24 - 2018

NAME OF APPLICANT Singletary

Construction

AGENT:

GENERAL INFORMATION

TAX PLAT: 041 041K-E **PARCEL(S):** 058.00, 059.00, 010.00
104.00

ACREAGE TO BE REZONED: 13.38 +/-

PRESENT ZONING: R-1 C-5

PROPOSED ZONING: R-4

EXTENSION OF ZONING

CLASSIFICATION: YES

PROPERTY LOCATION: Property located on the north frontage of Fairview Lane & north of Fairview Lane, 500 +/- feet east of the Trenton Road & Fairview Lane intersection, including a portion of property located at the west terminus of Center Pointe Drive.

CITY COUNCIL WARD: 11 **COUNTY COMMISSION DISTRICT:** 1 **CIVIL DISTRICT:** 6

DESCRIPTION OF PROPERTY 3 R-1 Tracts & a portion of a C-5 lot. The R-1 portions are wooded & the C-5 portion is a
AND SURROUNDING USES: grass field.

APPLICANT'S STATEMENT Multifamily
FOR PROPOSED USE:

GROWTH PLAN AREA: CITY **PLANNING AREA:** Trenton

PREVIOUS ZONING HISTORY:

20

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

DEPARTMENT COMMENTS

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

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

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

1. CITY ENGINEER/UTILITY DISTRICT:

Comments received from department and they had no concerns.

2. STREET DEPARTMENT/ COUNTY HIGHWAY DEPARTMENT:

Traffic Assessment Required. Assessment reviewed and accepted by the Street Dept.

3. DRAINAGE COMMENTS:

Comments received from department and they had no concerns.

4. CDE/CEMC:

No Comment(s) Received

5. FIRE DEPT/EMERGENCY MGT.:

Comments received from department and they had no concerns.

6. POLICE DEPT/SHERIFF'S OFFICE:

Comments received from department and they had no concerns.

7. CITY BUILDING DEPARTMENT/ COUNTY BUILDING DEPARTMENT:

Comments received from department and they had no concerns.

8. SCHOOL SYSTEM:

No Comment(s) Received

ELEMENTARY:

MIDDLE SCHOOL:

HIGH SCHOOL:

9. FT. CAMPBELL:

10. OTHER COMMENTS:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING

PLANNING STAFF'S STUDY AND RECOMMENDATION

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

INFRASTRUCTURE:

WATER SOURCE: CITY

SEWER SOURCE: CITY

STREET/ROAD ACCESSIBILITY: Fairview Lane & Center Pointe Drive

DRAINAGE COMMENTS: Varies

RESIDENTIAL DEVELOPMENT

APPLICANT'S ESTIMATES HISTORICAL ESTIMATES

LOTS/UNITS: 159

POPULATION: 429

ELEMENTARY SCHOOL STUDENTS:

MIDDLE SCHOOL STUDENTS:

HIGH SCHOOL STUDENTS:

APPLICABLE LAND USE PLAN

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

STAFF RECOMMENDATION: **APPROVAL**

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The proposed R-4 Multi-Family zoning district is an extension of the existing R-4 zoning district to the south & east.
3. Adequate infrastructure serves the site & no adverse environmental issues were identified relative to this request.
- 4.
- 5.

(22)

Z-24-2018

APPLICANT: SINGLETARY CONSTRUCTION

REQUEST: R-1 & C-5 TO R-4

**MAP 041 PARCELS 058.00, 059.00, 104.00(P)
MAP 041K GROUP E PARCEL 010.00(P)**

ACREAGE 13.38 +/-



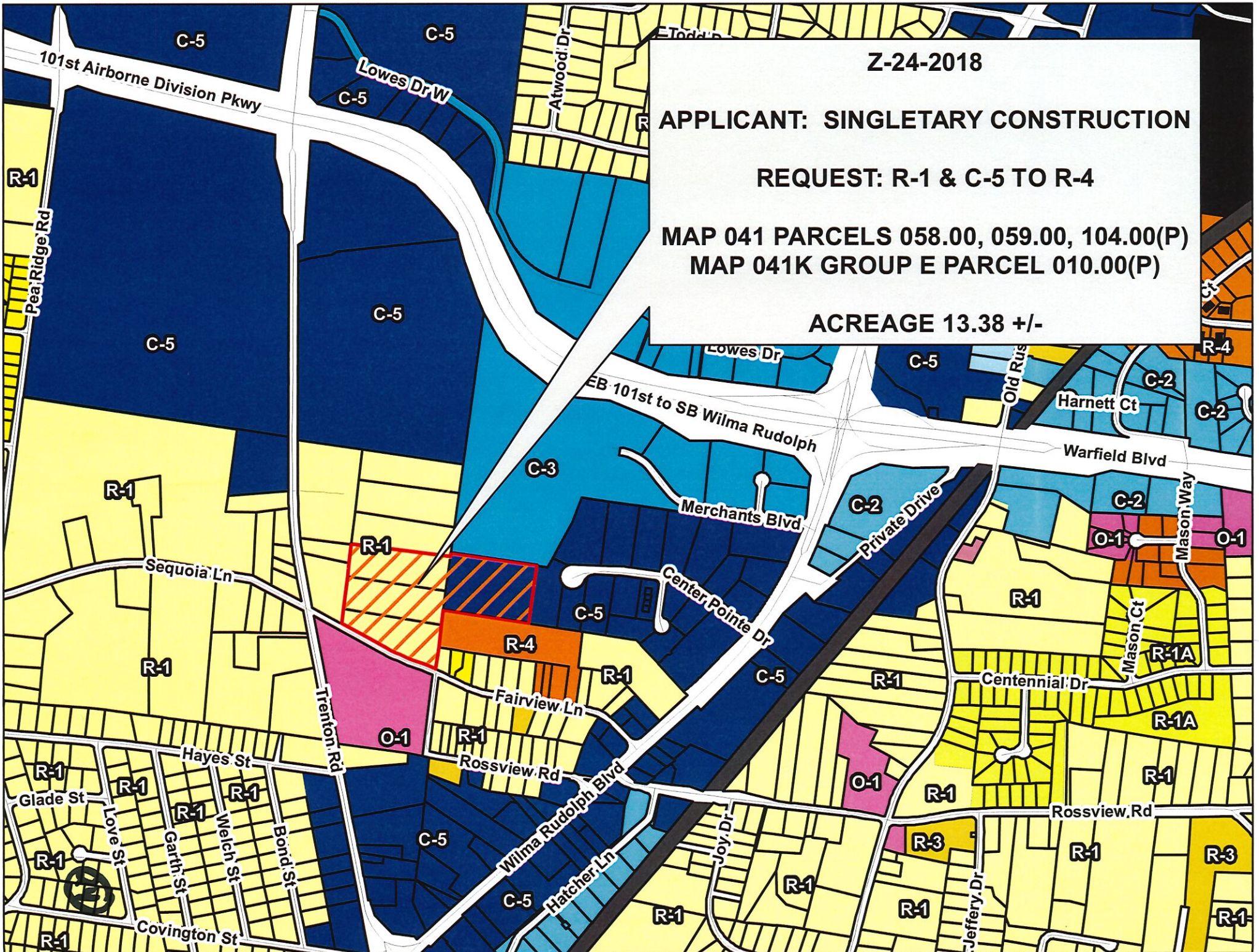
Z-24-2018

APPLICANT: SINGLETARY CONSTRUCTION

REQUEST: R-1 & C-5 TO R-4

MAP 041 PARCELS 058.00, 059.00, 104.00(P)
MAP 041K GROUP E PARCEL 010.00(P)

ACREAGE 13.38 +/-



CASE NUMBER: Z 24 2018

MEETING DATE 10/24/2018

APPLICANT: Singletary

Construction

PRESENT ZONING R-1

PROPOSED ZONING R-4

TAX PLAT # 041

PARCEL 058.00, 059.00, 104.00

GEN. LOCATION Property located on the north frontage of Fairview Lane & north of Fairview Lane,
500 +/- feet east of the Trenton Road & Fairview Lane intersection, including a

PUBLIC COMMENTS

None received as of 10:00 A.M. on 10/24/2018 (A.L.)

ORDINANCE 24-2018-19

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF ROSALYND GREENE AND SANDRA TAYLOR, ESTATE OF ROBERT DARDEN, SANDRA TAYLOR-AGENT, FOR ZONE CHANGE ON PROPERTY LOCATED AT THE INTERSECTION OF TRENTON ROAD, ASPEN GROVE, WAY, AND CROSS RIDGE DRIVE

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

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

PUBLIC HEARING:

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Being a tract of land located in the 2nd Civil District in the City of Clarksville and the County of Montgomery, TN, said tract being more fully described as being a portion of the Sandra Taylor property as recorded in ORV 1769, Page 1586 ROMCT, tax map 32 parcel 5.00 and encompassing the Robert Darden property as recorded in ORV 510, Page 2475 ROMCT, tax map 32, parcel 5.02, located south of Viewport Road, east of and adjacent to Trenton Road (SR 48), said tract being more particularly described as follows; Beginning at a point lying in the east right of way of Trenton Road lying in the west property line of the Taylor property, lying North 10 degrees 21 minutes 56 seconds West for 335.67 feet from the centerline intersection of Aspen Grove Way and Trenton Road; Thence along Trenton Road, on a curve to the left having a radius of 1,181.00 feet, an arc length of 126.22 feet, a delta of 06 degrees 07 minutes 24 seconds, a tangent of 63.17 feet and a chord bearing North 20 degrees 58 minutes 34 seconds West for 126.16 feet to a point, being the south corner of the Sandra Taylor property as recorded in ORV 1769, Page 1586 ROMCT of tax map 32 parcel 8.00; Thence leaving Trenton Road along Taylor south property line, North 72 degrees 53 minutes 50 seconds East for 179.46 feet to a point; Thence North 27 degrees 49 minutes 44 seconds West for 147.64 feet to a point, lying in the Robert Darden south property line as recorded in ORV 510, Page 2475 ROMCT; Thence North 19 degrees 55 minutes 00 seconds East for 211.13 feet to the southeast corner of the Grace Church of the Nazarene of Clarksville property as recorded

in ORV 730, Page 1340 ROMCT; Thence along Grace Church east property line, North 14 degrees 47 minutes 18 seconds West for 722.00 feet to a point, said point lying in the south boundary line of lot 74 of Creekview Village as recorded in PB F, Page 332 ROMCT, also being the northwest corner of herein described tract; Thence along the south boundary line of Creekview Village for the next 6 calls; North 89 degrees 06 minutes 45 seconds East for 171.31 feet to a point; North 89 degrees 15 minutes 57 seconds East for 170.20 feet to a point; North 89 degrees 17 minutes 33 seconds East for 135.20 feet to a point; North 89 degrees 53 minutes 20 seconds East for 165.16 feet to a point; North 89 degrees 36 minutes 10 seconds East for 201.60 feet to a point; North 89 degrees 56 minutes 36 seconds East for 130.30 feet to a point, being the southeast corner of lot 64 of Creekview Village, also lying in the west property line of the Brenda Barr property as recorded in ORV 1448, Page 2863 ROMCT, being the northeast corner of herein described tract; Thence on a new zone line, along Barr west property line, South 09 degrees 37 minutes 52 seconds West for 1,350.49 feet to a point, being the southeast corner of herein described tract; Thence leaving Barr property on a new zone line for the next 3 calls: North 85 degrees 44 minutes 34 seconds West for 273.08 feet to a point; North 37 degrees 49 minutes 53 seconds West for 268.59 feet to a point; South 67 degrees 17 minutes 35 seconds West for 277.27 feet to the point of beginning. Said tract containing 21.69 acres, more or less.

ORDINANCE 25-2018-19

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF PAUL W. LANDRUM FOR ZONE CHANGE ON PROPERTY LOCATED SOUTH OF MEMORIAL DRIVE AND EAST AND WEST OF 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 C-2 General Commercial District

PUBLIC HEARING:

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Beginning at a point, said point being the southeast corner of the intersection of Memorial Drive & Landrum Place, thence in a easterly direction 133 +/- feet with the southern right of way margin of Memorial Drive to a point, said point being northwest corner of the Steven Fambrough property, thence in a southerly direction 248 +/- feet with the western boundary of the Fambrough Property to a point, said point being the southwest corner of the Fambrough property, thence in a easterly direction 100 +/- feet with the southern boundary of the Fambrough property to a point, said point being in the western boundary of the Terry Peacher property, thence in a southerly direction 104 +/- feet with the western boundary of the Peacher Property to a point, said point being the southwest corner of the Peacher property, thence in a easterly direction 183 +/- feet with the southern boundary of the Peacher Property & others to a point, said point being in the western boundary of the Todd Morris property, thence in a southerly direction 156 +/- feet to a point, said point being the northeast corner of the Physicians Venture Fund LLC Venture Fund property, the in a westerly direction 203 +/- feet to a point & 169 +/- feet with the northern boundary of the Physicians Venture Fund LLC Venture Fund property to a point, said point being in the eastern right of way margin of Landrum Place. thence in westerly direction 50 +/- feet across the Landrum Place right of way to a point said point being in the western right of way margin of Landrum Place, thence in a southerly direction 305 +/- feet with the western right of way margin of Landrum Place to a point,

said point being the northeast corner of the Dialysis Clinic Inc. property, thence in a westerly direction 377 +/- feet with the northern boundary of the Dialysis Clinic Inc. property to a point, said point being in the eastern boundary of the Dialysis Clinic Inc. (Med Park Dr) property, thence in a northerly direction 496 +/- feet with the eastern boundary of the Dialysis Clinic Inc. (Med Park Dr) property to a point, said point being in the souther right of way boundary of Memorial Drive, thence in a easterly direction 170 +/- feet to a point, said point being the northwest corner of the Shandy Ellis-Brown property, thence in a southerly direction 248 +/- feet to a point said point being in the northern boundary of the Jackie Schott property, thence in a westerly direction 76 +/- feet with the Schott northern boundary to a point, thence 150 +/- feet in a southerly direction with the Schott western boundary, thence 250 +/- feet in a easterly direction with the southern boundary of the Schott property & crossing the Landrum Place right of way to a point in the eastern right of way margin of Landrum Place, thence in a northerly direction 391 +/- feet with the eastern right of way margin of Landrum Place to the point of beginning, said tract containing 5.6 +/- acres.

ORDINANCE 26 -2018-19

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF KMG PROPERTIES/BARBARA MCMAHAN AND ALTON RADFORD, REX HAWKINS-AGENT, FOR ZONE CHANGE ON PROPERTY LOCATED AT THE INTERSECTION OF WILMA RUDOLPH BOULEVARD AND WEST ROSSVIEW ROAD

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

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

PUBLIC HEARING:

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Beginning at a point 164 northwest of the centerline of the intersection of Wilma Rudolph Blvd & West Rossview Road intersection, said point being in the southern right of way margin of West Rossview Road, further identified as the southwest corner of the Todd E. Morris property, thence in a westerly direction 427 +/- feet with the southern right of way margin of West Rossview Road to a point, said point being the southeast corner of the Richard Williams Sr. property, thence in a northerly direction 195 +/- feet to a point said point being southwest corner of the Glenda Allbert property, thence in a easterly direction 461 +/- feet with the southern boundary of the Allbert property and others to a point, said point being in the western boundary of the Todd E. Morris property, thence in a southerly direction 182 +/- feet to the point of beginning, said tract containing 2.0 +/- acre

ORDINANCE 27-2018-19

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF SINGLETARY CONSTRUCTION FOR ZONE CHANGE ON PROPERTY LOCATED AT THE INTERSECTION OF TRENTON ROAD AND FAIRVIEW LANE

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

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned R-1 Single Family Residential District and C-5 Highway & Arterial Commercial District, as R-4 Multiple Family Residential District.

PUBLIC HEARING:

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Beginning at a point in the north margin of Fairview Lane, said iron pin being the southwest corner of the Regina M. Hodges Property; thence along margin of said road with a curve turning to the right, with an arc length of 659.10 feet, with a radius of 2981.93 feet with a chord of north 64 degrees 02 minutes 28 seconds west 657.76 feet to a point; thence leaving margin of said road north 07 degrees 20 minutes 43 seconds east 618.75 feet to a point; thence north 08 degrees 17 minutes 58 seconds east 38.81 feet to a point; thence 82 degrees 03 minutes 35 seconds east 539.10 feet to a point thence south 07 degrees 56 minutes 25 seconds west 371.20 feet to a point; thence north 81 degrees 11 minutes 32 seconds west 541.44 feet to a point, thence south 05 degrees 02 minutes 28 seconds west 237.65 feet to a point; thence south 06 degrees 52 minutes 55 seconds west 139.81 feet to the point of beginning, said tract containing 13.38 +/- acres.

RESOLUTION 24-2018-19

A RESOLUTION ANNEXING TERRITORY EAST OF INTERSTATE 24, SOUTH OF ROSSVIEW ROAD AND NORTH OF THE RED RIVER; REQUEST OF CITY OF CLARKSVILLE

WHEREAS, the City of Clarksville is considering the request of the property owners shown on Exhibit B for annexation of certain territory east of Interstate 24, south of Rossview Road and north of the Red River; and

WHEREAS, the annexation of such territory is deemed necessary for the welfare of the residents and property owners thereof and of the City as a whole.

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

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

BE IT FURTHER ORDAINED that this resolution shall be effective from and after its final passage in accordance with *Article I, Section 3*, of the Official Charter of the City of Clarksville, Tennessee.

ADOPTED:

EFFECTIVE DATE:

EXHIBIT A

Tract 1

Beginning at a point in the south right-of-way of Rossview Road, said point being the northwest corner of Stones Manor Subdivision, said point also being the northeast corner of the Grace Chapel Episcopal Church property; thence leaving the south right-of-way of Rossview Road with the eastern and southern property line of the Grace Chapel Episcopal Church property in a southerly and westerly direction, 784+/- feet to a point being in the eastern property line of the Lucien Connell property; thence with the eastern property lines of the Connell property, Mary Posey property, Lucien Connell property and the City of Clarksville property in a southerly direction, 7,342+/- feet to a point in the centerline of the Red River, said point also being the current corporate city limits of Clarksville, Tennessee; thence with the meanders of the Red River and the City limits of Clarksville, Tennessee in a generally westerly direction, 1,070+/- feet to a point in the eastern right-of-way of Interstate 24; thence continuing with the City limits of Clarksville and the eastern right-of-way of Interstate 24 in a generally northwesterly direction, 6,611+/- feet to a point being the southeast corner of Interstate 24 and Rossview Road intersection, said point also being the northwest corner of the John Mitchell property; thence

with the south right-of-way of Rossview Road in an easterly direction, 710+/- feet to a point, said point being the northwest corner of the Ronnie Wallace property; thence leaving the south right-of-way of Rossview Road with the western property lines of the Ronnie Wallace, the cemetery, the Sean Richards property, the Timothy Childress property and the Ida Collier property in a generally southerly direction, 1,645+/- feet to a point, said point being the southwest corner of the Ida Collier property; thence with the south line of the Collier property in an easterly direction, 335+/- feet to a point being the southeast corner of the Collier Property; thence with the east property lines of the Collier property, the Timothy Childress property and the Sean Richards property in a northerly direction, 1,613+/- feet to a point in the south right-of-way of Rossview Road, said point also being the northeast corner of the Sean Richards property; thence with the south right-of-way of Rossview Road in a generally easterly and northeasterly direction, 5,304+/- feet to the point of beginning; containing 495.99+F acres (Tax Map 058 parcel 003.00, Tax Map 058 parcel 003.01, Tax Map 039 parcel 023.01, Tax Map 058 parcel 004.01, Tax Map 057 parcel 021.00, Tax Map 057 parcel 017.00, Tax Map 058 parcel 004.03, Tax Map 039 parcel 025.11, Tax Map 057 parcel 023.01, Tax Map 058 parcel 002.00, Tax Map 057 parcel 017.05, Tax Map 058 parcel 001.02, Tax Map 058 parcel 004.04, Tax Map 058 parcel 004.05, and Tax Map 058 parcel 001.00)

Tract 2 Rossview Road

Beginning at a point being the northeast corner of the Interstate 24 and Rossview Road intersection, said point also being in the current corporate limits of the City of Clarksville, Tennessee; thence leaving the east right-of-way of Interstate 24 with the north right-of-way of Rossview in a generally easterly direction, 1,600+/- feet to a point being the northwest corner of the Rossview Road and International Boulevard intersection; thence crossing International Boulevard in an easterly direction 150+/- feet to a point being the northeast corner of the International Boulevard and Rossview Road intersection; thence continuing with the north right-of-way of Rossview Road in a generally northeasterly direction, 2,106+/-feet to a point being the northwest corner of Rossview Road and Rollow Lane intersection; thence crossing Rollow Lane in an easterly direction, 50+/- feet to a point being the northeast corner of the Rollow Lane and Rossview Road intersection; thence continuing with the north right-of-way of Rossview Road in a northeasterly direction, 2,484+/- feet to a point, said point being the southeast corner of the Montgomery County Cattleman's Association property; thence crossing Rossview Road in a southerly direction, 50+/- feet to a point in the south right-of-way of Rossview Road, said point being the northwest corner of Stones Manor Subdivision and the northeast corner of the Grace Chapel Episcopal Church property; thence with the south right-of-way of Rossview Road in a southwesterly and westerly direction, 6,920+/- feet to a point being the southeast corner of Interstate 24 and Rossview Road intersection, said point also being in the current corporate limits of the City of Clarksville, Tennessee; thence crossing Rossview Road and with the current city limits of Clarksville in a northerly direction 234+/- feet to the point of beginning, containing 11.27 acres.

Exhibit B



Legend

- Clarksville Boundary
- A-1-2018
- Clarksville Boundary
- A-1-2018

RESOLUTION 25-2018-19

A RESOLUTION ADOPTING A PLAN OF SERVICE FOR ANNEXED TERRITORY EAST OF INTERSTATE 24, SOUTH OF ROSSVIEW ROAD AND NORTH OF RED RIVER

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

WHEREAS, the City of Clarksville is contemplating annexation of an area described in attached legal description (See Exhibit A) as requested by property owners shown on map (See Exhibit B).

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

Section 1. Pursuant to the provisions of Section 6-51-102, *Tennessee Code Annotated*, there is hereby adopted, for the area bounded as described above, the following plan of service:

POLICE

Patrolling, radio responses to calls, and all other routine police services, will be provided beginning on the effective date of annexation. No additional personnel or equipment is needed, at this time.

FIRE

The Clarksville Fire Department will provide fire protection to the proposed annexation area without any additional cost, on the effective date of annexation.

WATER

- (1) The extension of the water within this area will be at the developer's expense at the time of the development. Gas main extensions will be made in accordance with the City's current gas main extension policy.
- (2) Any proposed development of the annexation area necessitating water infrastructure will require engineering plans to be submitted to the Gas and Water Department for review and approval.

SEWER

- (1) The extension of sewer within this area will be at the developer's expense at the time of the development. The site may require off-site sewer improvements in order for this area of land to be developed at owner's expense.
- (2) Any proposed development of the annexation area necessitating sewer infrastructure will require engineering plans to be submitted to the Gas and Water Department for review and approval.

SOLID WASTE

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

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 once streets are dedicated to the public.
- (3) Any future improvements of this property will be the responsibility of the Developer and/or property owner(s).
- (4) Mosquito control service will be established upon the effective date of annexation.
- (5) Regulatory signs will be brought into compliance with Manual on Uniform Traffic control devices within one year of the effective date of annexation. Street name signs will be replaced as funds permit.
- (6) Maintenance and operational responsibilities for the traffic signal at Rossview Road and International Boulevard will begin of the effective date of annexation.

CLARKSVILLE DEPARTMENT OF ELECTRICITY

It is estimated that CDE would be able to provide electrical service to this area approximately 12 months after an agreement is reached with CEMC to allow CDE to acquire the service rights and facilities.

Purchase of facilities and reintegration of lines will be accomplished approximately 12 months after an agreement is reached with CEMC, and customers will then be charged applicable Department of Electricity rates.

BUILDING AND CODES (Inspection Services)

- (1) Any inspection service now provided by the city (building, electrical, mechanical, plumbing, sewer, gas and housing) will be available in the annexed area on the effective date of annexation.
- (2) Code enforcement Division will patrol and enforce property maintenance violations as necessary.

PLANNING AND ZONING

Areas and territories incorporated into the City of Clarksville will retain the zoning classifications as 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

Streetlights will be installed under current city standards and based upon the availability of electrical power along the established right-of-way.

RECREATION

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

Section 2. This resolution shall be effective from and after its adoption.

ADOPTED:

EXHIBIT A

TRACT 1

Beginning at a point in the south right-of-way of Rossvie Road, said point being the northwest corner of Stones Manor Subdivision, said point also being the northeast corner of the Grace Chapel Episcopal Church property; thence leaving the south right-of-way of Rossvie Road with the eastern and southern property line of the Grace Chapel Episcopal Church property in a southerly and westerly direction, 784+/- feet to a point being in the eastern property line of the Lucien Connell property; thence with the eastern property lines of the Connell property, Mary Posey property, Lucien Connell property and the City of Clarksville property in a southerly direction, 7,342+/- feet to a point in the centerline of the Red River, said point also being the current corporate city limits of Clarksville, Tennessee; thence with the meanders of the Red River and the City limits of Clarksville, Tennessee in a generally westerly direction, 1,070+/- feet to a point in the eastern right-of-way of Interstate 24; thence continuing with the City limits of Clarksville and the eastern right-of-way of Interstate 24 in a generally northwesterly direction, 6,611+/- feet to a point being the southeast corner of Interstate 24 and Rossvie Road intersection, said point also being the northwest corner of the John Mitchell property; thence with the south right-of-way of Rossvie Road in an easterly direction, 710+/- feet to a point, said point being the northwest corner of the Ronnie Wallace property; thence leaving the south right-of-way of Rossvie Road with the western property lines of the Ronnie Wallace, the cemetery, the Sean Richards property, the Timothy Childress property and the Ida Collier property in a generally southerly direction, 1,645+/- feet to a point, said point being the southwest corner of the Ida Collier property; thence with the south line of the Collier property in an easterly direction, 335+/- feet to a point being the southeast corner of the Collier Property; thence with the east property lines of the Collier property, the Timothy Childress property and the Sean Richards property in a northerly direction, 1,613+/- feet to a point in the south right-of-way of Rossvie Road, said point also being the northeast corner of the Sean Richards property; thence with the south right-of-way of Rossvie Road in a generally easterly and northeasterly direction, 5,304+/- feet to the point of beginning; containing 495.99+F acres (Tax Map 058 parcel 003.00, Tax Map 058 parcel 003.01, Tax Map 039 parcel 023.01, Tax Map 058 parcel 004.01, Tax Map 057 parcel 021.00, Tax Map 057 parcel 017.00, Tax Map 058 parcel 004.03, Tax Map 039 parcel 025.11, Tax Map 057 parcel 023.01, Tax Map 058 parcel 002.00, Tax Map 057 parcel 017.05, Tax Map 058 parcel 001.02, Tax Map 058 parcel 004.04, Tax Map 058 parcel 004.05, and Tax Map 058 parcel 001.00)

TRACT 2 Rossview Road

Beginning at a point being the northeast corner of the Interstate 24 and Rossview Road intersection, said point also being in the current corporate limits of the City of Clarksville, Tennessee; thence leaving the east right-of-way of Interstate 24 with the north right-of-way of Rossview in a generally easterly direction, 1,600+/- feet to a point being the northwest corner of the Rossview Road and International Boulevard intersection; thence crossing International Boulevard in an easterly direction 150+/- feet to a point being the northeast corner of the International Boulevard and Rossview Road intersection; thence continuing with the north right-of-way of Rossview Road in a generally northeasterly direction, 2,106+/-feet to a point being the northwest corner of Rossview Road and Rollow Lane intersection; thence crossing Rollow Lane in an easterly direction, 50+/- feet to a point being the northeast corner of the Rollow Lane and Rossview Road intersection; thence continuing with the north right-of-way of Rossview Road in a northeasterly direction, 2,484+/- feet to a point, said point being the southeast corner of the Montgomery County Cattleman's Association property; thence crossing Rossview Road in a southerly direction, 50+/- feet to a point in the south right-of-way of Rossview Road, said point being the northwest corner of Stones Manor Subdivision and the northeast corner of the Grace Chapel Episcopal Church property; thence with the south right-of-way of Rossview Road in a southwesterly and westerly direction, 6,920+/- feet to a point being the southeast corner of Interstate 24 and Rossview Road intersection, said point also being in the current corporate limits of the City of Clarksville, Tennessee; thence crossing Rossview Road and with the current city limits of Clarksville in a northerly direction 234+/- feet to the point of beginning, containing 11.27 acres.

EXHIBIT A



RESOLUTION 26-2018-19

A RESOLUTION APPROVING THE ABANDONMENT OF A PORTION OF OLD MILL ROAD LOCATED EAST OF FORT CAMPBELL BOULEVARD; REQUEST OF ROBERT E. DURRETT, III

WHEREAS, application was made by Robert E. Durrett III for abandonment of a portion of Old Mill Road; located east of Fort Campbell Boulevard; being approximately 40 +/- feet wide and 925 +/- feet long, containing approximately 37,000 +/- square feet; shown on Montgomery County tax map 030-H, group D, between parcels 009.00 and 011.00; also shown on the attachment and

WHEREAS, the application was reviewed according to established procedures by the Regional Planning Commission on October 24, 2018, and was recommended for approval to the Clarksville City Council for abandonment, with retention of an easement for stormwater and surface drainage, and for public utilities;

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

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

PUBLIC HEARING:

ADOPTED:

AB-2-2018



ORDINANCE 18-2018-19

AN ORDINANCE AMENDING CITY CODE SECTION 12-904 PERTAINING TO THE DISTRICT MANAGEMENT CORPORATION FOR THE CENTRAL BUSINESS IMPROVEMENT DISTRICT TO PROVIDE FOR BUDGET REVIEW AND SPECIAL ASSESSMENT INCLUDING REIMBURSEMENT OF EXPENSES

WHEREAS, ORDINANCE 41-2017-18 amending Clarksville City Code Section 12-904 to provide for budget approval and assessment was approved by the Clarksville City Council and was codified effective March 1, 2018; and

WHEREAS, City Code Section 12-904(b)(1) provides for previously appropriated funds to be available through the end of fiscal year 2017-18. These funds are held by the City in a trust bank account for the benefit of Two Rivers Company; and

WHEREAS, Two Rivers Company and the City of Clarksville agree to have previously incurred expenses reimbursed after January 1, 2019.

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 12, "Streets and Other Public Ways and Places," Chapter 9, "Central Business Improvement District," Section 12-904, "Budget review process and levy of special assessment," Paragraph (b)(1), is hereby amended by deleting the following language:

"for the remainder of the fiscal year 2017-18."

BE IT FURTHER ORDAINED that the same is further amended by adding the following language at the end of the Paragraph (b)(1):

"until such time as funds held in the trust account for the benefit of Two Rivers Company have been fully extinguished."

BE IT FURTHER ORDAINED there is no additional funding necessary; the trust bank account will be closed upon the final distribution of funds to the Two Rivers Company.

FIRST READING: October 4, 2018

SECOND READING:

EFFECTIVE DATE:

ORDINANCE 19-2017-18

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF ALVIN T. BROWN FOR ZONE CHANGE ON PROPERTY AT THE INTERSECTION OF COPELAND ROAD AND EAST COPELAND COURT

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

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

PUBLIC HEARING: October 4, 2018

FIRST READING: October 4, 2018

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Beginning at a point, said point being 380 +/- feet southeast of the centerline of the intersection of Copeland Rd. & East Copeland Rd., said point located in the northern right of way of East Copeland Rd. further identified as the southeast corner of Charlotte Leimamo May property, thence in a northeasterly direction 157 +/- feet with the eastern boundary of the May property to a point, said point being in the southern boundary of the Chrisandra Matthews property, thence in a easterly direction 157 +/- feet with the southern boundary of the Matthews property & others to a point, said point being the northwest corner of the Alvin T. Brown property, thence in a southerly direction 146 +/- feet with the western boundary of the Brown property to a point, said point being in the northern right of way boundary East Copeland Rd, thence in a westerly direction 187 +/- feet with the northern right of way boundary of East Copeland Rd., to the point of beginning, said herein described tract containing 0.61 +/- acres (Further identified as Tax Map 06-I-E, Parcel(s) 22.00 & 23.00)

ORDINANCE 20-2017-18

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF JAMES PELHAM FOR ZONE CHANGE ON PROPERTY AT THE INTERSECTION OF WOODARD STREET AND RICHARDSON STREET

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

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

PUBLIC HEARING: October 4, 2018

FIRST READING: October 4, 2018

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Beginning at a point, said point being 39 +/- feet northwest of the centerline of the intersection of Woodard St. & Richardson St., said point being in the northern right of way of Woodard St. & the southeast corner of the herein described tract, thence in a westerly direction 209 +/- feet with the northern right of way of Woodard St. to a point said point being the southeast corner of the Tom & Tammy Collins property, thence in a northerly direction 241 +/- feet with the eastern boundary of the Collins property to a point, said point being southwest corner of the Southern Property Management Group LLC property, thence in a easterly direction 204 +/- feet with the southern boundary of the Southern Property Management Group LLC property to a point, said point being in the western right of way boundary of Richardson St., thence in a southerly direction 241 +/- feet with the western right of way boundary of Richardson St. to the point of beginning, said herein described tract containing 1.14 +/- acres. (Further identified as Tax map 066-M-C, Parcel(s) 15.00 & 15.01)

ORDINANCE 21-2018-19

AN ORDINANCE AMENDING THE 2018-19 OPERATING AND CAPITAL BUDGETS FOR THE GOVERNMENTAL FUNDS (ORDINANCE 79-2017-18) AUTHORIZING THE CITY OF CLARKSVILLE TO TRANSFER FUNDS BETWEEN TWO CAPITAL PROJECTS [RED RIVER TRAIL EAST/SENIOR CITIZENS CENTER EXPANSION]

WHEREAS, The Red River Trail East project bid has come in over budget by approximately \$430,000. The City has sixty(60) days to award a bid.

WHEREAS, The Senior Citizens Center Expansion capital project is scheduled to be completed in the next few months with approximately \$600,000 unencumbered and available funds.

WHEREAS, The City is diligently working to secure funds through the State Transportation Alternative Program (TAP) grant, we do not anticipate confirmation of funds availability within the necessary bid award timeframe. Should TAP funds be made available the transferred funds will not be utilized.

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

That the following Amendment be made:

Capital Projects Fund – Senior Citizens Center Expansion		
40410003 4450 16104	Construction Services	Decrease \$430,000

Capital Projects Fund – Red River Trail East		
40450003 4450 16504	Construction Services	Increase \$430,000

BE IT FURTHER ORDAINED no additional funds are necessary from debt issuance or the general fund.

FIRST READING: October 4, 2018

SECOND READING:

EFFECTIVE DATE:

RESOLUTION 28-2018-19

A RESOLUTION APPROVING APPOINTMENTS TO THE COMMON DESIGN REVIEW BOARD AND ETHICS COMMISSION

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

That the Clarksville City Council hereby approves the following appointments:

Common Design Review Board:

Gary Shepard - December 2018 through December 2019

Ethics Commission:

Elizabeth Carmichael - November 2018 through June 2019

ADOPTED:



**CLARKSVILLE CITY COUNCIL
CLARKSVILLE CITY COUNCIL
REGULAR SESSION
OCTOBER 4, 2018**

MINUTES

PUBLIC COMMENT

Prior to the meeting, Bridgett Childs invited the City Council and the public to the annual NAACP Freedom Fund Banquet which was scheduled for November 9, 2018, at Austin Peay State University.

CALL TO ORDER

The regular session of the Clarksville City Council was called to order by Mayor Kim McMillan on Thursday, October 4, 2018, at 7:00 p.m. in City Council Chambers, 106 Public Square, Clarksville, Tennessee.

A prayer was offered by Pastor Tim Ferrell, Erin Cumberland Presbyterian Church and Locust Grove Cumberland Presbyterian Church, guest of Councilman Tim Chandler. The Pledge of Allegiance was led by Councilman David Allen.

ATTENDANCE

PRESENT: Richard Garrett (Ward 1), 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 (Ward7), David Allen (Ward 8), Jeff Henley Ward 9), Mike Alexander (Ward 10), Bill Powers (Ward 11), Jeff Burkhart (Ward 12)

SPECIAL RECOGNITIONS

There were no special recognitions.

PLANNING COMMISSION PUBLIC HEARING

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

ORDINANCE 19-2018-19 (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Alvin T. Brown for zone change on property located at the intersection of Copeland Road and East Copeland Road from R-1 Single Family Residential District to R-2D Two Family Residential District

No one spoke for or against this request.

ORDINANCE 20-2018-19 (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of James Pelham for zone change on property located at the intersection of Woodard Street and Richardson Street from R-3 Two & Three Family Residential District to R-4 Multiple Family Residential District

James Pelham offered to answer question; no questions were asked. No one spoke in opposition to this request.

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

ADOPTION OF ZONING

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

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

The motion to adopt this ordinance on first reading passed.

The recommendations of the Regional Planning Staff and Commission were for approval of **ORDINANCE 20-2018-19**. Councilman Grubbs made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Henley. The following vote was recorded:

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

The motion to adopt this ordinance on first reading passed.

CONSENT AGENDA

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

1. **ORDINANCE 11-2018-19** (Second Reading) Authorizing extension of utilities to 2924 Dunlop Lane; request of David Smith
2. **ORDINANCE 12-2018-19** (Second Reading) Authorizing extension of utilities to property on Sango Road; request of Mary Cocke
3. **ORDINANCE 13-2018-19** (Second Reading) Authorizing extension of utilities to property on McAdoo Creek Road; request of Clinton Barger
4. **ORDINANCE 14-2018-19** (Second Reading) Amending the FY19 General Fund Operating Budget relating to hotel/motel tax
5. **ORDINANCE 15-2018-19** (Second Reading) Authorizing extension of utilities to property on Sango Drive; request of Brad Weakley
6. **ORDINANCE 16-2018-19** (Second Reading) Amending the Official Code relative to keeping of backyard chickens
7. **ORDINANCE 17-2018-19** (Second Reading) Authorizing sale of permanent and temporary easements to TDOT on property at 2215 Madison Street
8. **RESOLUTION 22-2018-19** Approving appointments to Arts & Heritage Development Council
 - *Arts & Heritage Development Council: Shelia Bryant, Chris Crow, Jim Diehr, Kathy Heuston, Ellen Taylor - July 2018 through June 2021; Fred Landiss - October 2018 through June 2021; Robert Putnam - October 2018 through June 2019*
9. Adoption of Minutes: September 6, 2018

Councilman Burkhart made a motion to adopt the Consent Agenda as presented. The motion was seconded by Councilman Powers. Councilman Grubbs, Councilwoman McLaughlin, and Councilwoman Smith registered a “no” vote on **ORDINANCE 16-2018-19**. The following vote on the motion was recorded:

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

The motion to adopt the Consent Agenda as presented passed with noted objections to Item #6.

FINANCE COMMITTEE

Jeff Burkhart, Chair

ORDINANCE 18-2018-19 (First Reading) Amending the Official Code relative to TRC expense reimbursements

The recommendations of the Finance Committee was for approval. Councilman Burkhart made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Alexander. Councilman Burkhart said this amendment would allow the City to pay reimbursable expenses to the TRC in January 2019. The following vote was recorded:

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

ABSTAIN: McLaughlin

The motion to adopt this ordinance on first reading passed.

RESOLUTION 20-2018-19 Approving abandonment of Gary Harmon property [Liberty Parkway/JoJo’s Pump Station]

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

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

The motion to adopt this resolution passed.

RESOLUTION 21-2018-19 Repealing RESOLUTION 20-2017-18 and approving a new Participating Employer Agreement and adopting a new Plan Document for the State of Tennessee Deferred Compensation Plan

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

Councilman Burkhart made a motion to amend this resolution to change the effective date of the Plan from October 1, 2018 to February 1, 2019. The motion was seconded by Councilman Alexander. A voice vote was taken; the motion passed without objection. The following vote on the main motion was recorded:

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

The motion to adopt this resolution as amended passed.

LEGAL FEES

In response to Councilwoman McLaughlin's question, City Attorney Lance Baker said fees incurred for the Robinson v. City depositions were currently estimated to be \$69,000.

ATHLETIC COMPLEX

In response to Councilwoman McLaughlin's question, Mayor McMillan said negotiations were underway with TSSAA for an agreement for operation of the athletic complex. Mayor McMillan said TSSAA was aware that funding would not be determined until after the agreement was finalized.

GAS & WATER COMMITTEE

Bill Powers, Chair

Councilman Powers shared the following monthly department statistics: Service Department - 5,615 work orders, 365 after-hours calls, 98,000 meter readings; Billing Department - 68,000 bills and notices; Water Division - 45 leak repairs, 294 hydrant flushes, 371 backflow tests; Gas Division - 68 new services, 5,200 feet new pipe, 38 natural gas odor calls; Water Treatment Plant - 195 million gallons; Wastewater Treatment Plant - 340 million gallons

HOUSING & COMMUNITY DEVELOPMENT COMMITTEE

David Allen, Chair

Councilman Allen said the Consolidated Annual Performance Report showed CDBG funds in the amount of \$134,040 were issued to seven sub-recipients who provided support to 7,892 low-income individuals. CDBG funds in the amount of \$109,000 were also used to provide improvements to parks, street paving, and sidewalks, and \$471,000 was used to provide housing rehabilitation to 18 single-family residential units. HOME funds in the amount of \$202,000 were provided for new construction to two existing homeowners and one first time homebuyer.

PARKS & RECREATION COMMITTEE

Valerie Guzman, Chair

Councilwoman Guzman said the Committee reviewed the status of several projects including the APSU B-Cycle station, Billy Dunlop access replacement, bridge painting, and the parks master plan.

PUBLIC SAFETY COMMITTEE

Geno Grubbs, Chair

Councilman Grubbs shared the following monthly department statistics: Building & Codes - 1,607 inspections, 401 enforcement cases, 49 single-family building permits, 73 abatement work orders; Fire & Rescue - 1,155 emergency runs; Police - 13,142 responses.

Councilman Grubbs asked for thoughts and prayers for all law enforcement officers involved in the search for accused murderer Kirby Wallace in the Woodlawn area.

STREETS & GARAGE COMMITTEE

Mike Alexander, Chair

Councilman Alexander shared the following monthly department statistics: Garage - 382 work orders, unleaded fuel \$2.30 per gallon, diesel fuel \$2.41 per gallon; Streets - 254 work orders, paving of Cornwell, East Porter's Bluff, Gupton Court, New Castle, Aberdeen, Tracy Lane, Del Ray Drive, and Corinth Court.

Councilman Alexander announced the Street Department would offer debris pickup October 15 through November 12.

TRANSPORTATION COMMITTEE

Deanna McLaughlin, Chair

Councilwoman McLaughlin shared the following monthly department statistics: Clarksville Transit System - 56,418 passengers including 6,665 senior citizens, 537 wheelchair passengers, 3,189 paratransit passengers, 6,674 college students. The Spooky Special was scheduled to run all routes on October 30 and October 31.

NEW BUSINESS

SENIOR CITIZENS EXPANSION/RED RIVER TRAIL EAST

ORDINANCE 21-2018-19 (First Reading) Amending the FY19 Operating and Capital Projects Budget authorizing transfer of funds from the Senior Citizens Center Expansion Project to the Red River Trail East project

Because this ordinance was not presented during the September 27th Executive Session, Councilman Burkhart made a motion to consider **ORDINANCE 21-2018-19** on first reading. The motion was seconded by Councilman Garrett. The following vote was recorded:

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

The motion to consider this ordinance passed with the $\frac{3}{4}$ majority approval required.

Councilman Burkhart made a motion to adopt this ordinance on first reading. The motion was seconded by Councilwoman Guzman.

Councilman Burkhart said the Senior Citizens Expansion project, fully completed, was finished approximately \$600,000 under budget while the Red River Trail East project was approximately \$430,000 over budget. Councilman Burkhart said the City would soon apply for a grant to offset this overage.

There was no objection to hearing comments from Project Manager Matt Rosenfelder who said the scope of the trail project had increased which lead to the overrun. CFO Laurie Matta said unused funds from the Senior Citizens Expansion project were available for any capital project subject to City Council approval.

There was no objection to reverting to regular session. Councilman Powers said he supported transferring the funds to the trail project. The following vote was recorded:

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

NAY: Smith

The motion to adopt this ordinance on first reading passed.

RESOLUTION 23-2018-19 Approving an economic impact plan for the 7th & Main Development Area

Mayor McMillan made a motion to adopt this resolution. The motion was seconded by Councilman Powers. Mayor McMillan said this proposal was submitted by the Industrial Development Board. The following vote was recorded:

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

The motion to adopt this resolution unanimously passed.

MAYOR AND STAFF REPORTS

There were no Mayor or Staff reports.

ADJOURNMENT

The meeting was adjourned at 7:47 p.m.

AN ORDINANCE AMENDING THE OFFICIAL CODE RELATIVE TO HOLIDAYS TO CORRECT THE INTENT OF OBSERVANCE OF COLUMBUS DAY

WHEREAS, Clarksville City Code Section 1.5-1501 specifies dates of annual holidays for city employees; and

WHEREAS, the Clarksville City Council approved the observance of Columbus Day as the fourth Friday in November to allow city employees to spend additional time with family for Thanksgiving; and

WHEREAS, in some calendar years, the fourth Friday in November will occur prior to Thanksgiving.

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 1.5, "Human Resources," Chapter 15, "Miscellaneous," Section 1.5-1501, "Holidays," Paragraph a(7) "October," is hereby amended by deleting "fourth Friday in November," and substituting instead "Friday after Thanksgiving."

BE IT FURTHER ORDAINED that Section 5.5-1501, Paragraph a(9) "November," is hereby amended by deleting "fourth Friday," and substituting instead "Friday after Thanksgiving."

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

CURRENT LANGUAGE:

Sec. 1.5-1501. - Holidays.

a. The following holidays will be observed:

- (1) January 1: New Year's Day.
- (2) January, third Monday: Martin Luther King's Birthday.
- (3) February, third Monday: Washington's Birthday.
- (4) May, last Monday.
- (5) July 4: Independence Day.
- (6) September, first Monday: Labor Day.
- (7) October: Columbus Day, observed ~~fourth Friday in November.~~ Friday after Thanksgiving
- (8) November 11: Veterans' Day.
- (9) November, fourth Thursday; ~~fourth Friday~~ Friday after Thanksgiving
Columbus Day observed.
- (10) December 24: Christmas Eve.
- (11) December 25: Christmas Day.

2019 NOVEMBER

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22 4 th Thursday	23
24	25	26	27	28 	29 	30

RESOLUTION 27-2018-19

A RESOLUTION AUTHORIZING AND APPROVING ADDENDUM #5 TO THE LEASE WITH LIBERTY PARK DEVELOPMENT, LLC FOR CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, AND PROFESSIONAL MANAGEMENT OF A RESTAURANT AT LIBERTY PARK

WHEREAS, the Clarksville City Council has previously found that the public good will be served by the construction, installation, and professional operation of a public restaurant at Liberty Park, which will increase the tax base of surrounding properties, generate additional sales tax, and provide additional employment opportunities, and generally increase the utility and attractiveness of Liberty Park; and

WHEREAS, the Clarksville City Council has previously determined that the public good will be served by entering into a long term ground lease with a private developer for the purpose of developing a restaurant at Liberty Park; and

WHEREAS, the City and Liberty Park Development, LLC, (formerly Liberty Park Grill, LLC, which was formerly Cumberland Tavern, LLC), have previously entered into a long term ground lease which was authorized and approved by the Clarksville City Council by adoption of RESOLUTION 32-2011-12 on December 20, 2011, approval of Addendum #1 by adoption of RESOLUTION 8-2012-13 adopted on August 2, 2012, and approval of Addendum #2 by adoption of RESOLUTION 3-2013-14 adopted on August 1, 2013, and Addendum #3 by adoption of RESOLUTION 37-2013-14 on May 1, 2014; and

WHEREAS, the Lease Agreement provides, *inter alia*, for the payment of rent from Lessee (Liberty Park Development, LLC) to Lessor (the City), to include "Gross Receipts Percentage Rent" that is calculated as a percentage of gross sales of Lessee, currently including sales of alcoholic beverages, but excluding certain other defined categories or proceeds; and

WHEREAS, the Tennessee Alcoholic Beverage Commission has issued an opinion / ruling that said rent provision, in so far as it includes the sale of liquor and wine, is illegal, and has resolved to revoke or to not renew the liquor license for Lessee unless the Lease Agreement is amended to exclude any rental payments to the City based on the sale of liquor or wine by Lessee; and

WHEREAS, the Lease Agreement further provides that each party shall cooperate fully with the other as necessary to enable each party to procure and maintain all licenses, permits, or authorizations necessary for operation of the premises (Section 7.5), and

WHEREAS, the Lease Agreement further provides that Lessee shall comply with all laws and regulations applicable to restaurant operations (Sections 6.1 and 6.2), and

WHEREAS, the Lease Agreement further provides that Lessor warrants that execution of the lease and performance of its' obligations shall not constitute a violation of any law, ruling, regulation or order to which it is subject (Section 7.7), and

WHEREAS, due to the circumstances set forth above, the City Council finds it to be in the best interest of the City to amend the Lease Agreement to exclude from the definition of gross receipts, liquor, wine, and beer whose alcoholic content by weight is greater than eight percent (8%), as pertaining to the Gross Receipts Percentage Rent provided for in the Lease Agreement, and in consideration of the lost rent therefore, further amending said Lease Agreement rent provisions to lower the minimum gross receipts amounts to which each percentage applies, as specified in Lease Agreement Addendum Number Four (4) attached hereto and incorporated herein as Exhibit A.

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

That Addendum #4 (Four) to the Lease between the City of Clarksville and Liberty Park Development, LLC (formerly Liberty Park Grill, LLC, which was formerly Cumberland Tavern, LLC), for the construction, installation, and professional operation of a public restaurant at Liberty Park, is hereby authorized and approved, said contract addendum being attached hereto and incorporated herein as Exhibit A.

ADOPTED:

**ADDENDUM FOUR (4) TO LEASE AGREEMENT
FOR THE CONSTRUCTION, INSTALLATION, OPERATION,
MAINTENANCE AND PROFESSIONAL MANAGEMENT
OF A RESTAURANT AT LIBERTY PARK**

This Addendum Four (4) (the “Addendum”) to a Lease Agreement is made and entered into as of the 1st day of November, 2018, by and between THE CITY OF CLARKSVILLE, TENNESSEE (hereafter referred to as “City” or “Lessor”) and LIBERTY PARK DEVELOPMENT, LLC (formerly, Liberty Park Grill, LLC) (hereafter referred to as “Lessee”), (together sometimes hereafter referred to as the “parties”). This Addendum is an Addendum to the original LEASE AGREEMENT FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, AND PROFESSIONAL MANAGEMENT OF A RESTAURANT AT LIBERTY PARK entered into as of December 20, 2011, as amended by Addendum One entered into as of August 14, 2012, as amended by Addendum Two entered into as of August 1, 2013, and as amended by Addendum Three entered into as of May 7, 2014 (the “Lease Agreement”).

RECITALS:

WHEREAS, Lessor and Lessee entered into the Lease which provides, in part, that Lessee is to pay a certain percentage of gross sales, including sales of alcohol, to Lessor as Gross Receipts Percentage Rent;

WHEREAS, the Attorney General for the State of Tennessee has issued Opinion No. 14-03, dated January 9, 2014 (the “AG Opinion”), which provides that the City of Clarksville may not hold an interest in a liquor-by-the-drink license. As a result of said AG Opinion, Lessor is prohibited from collecting Gross Receipts Percentage Rent on alcohol sales from Lessee; and

WHEREAS, the Tennessee Alcoholic Beverage Commission has advised the parties that an amendment to the Lease is necessary for the renewal of the liquor-by-the-drink license for Lessee and the parties have concluded it is required by law and of mutual benefit to amend the terms of the Lease as specifically described in this Addendum.

NOW, THEREFORE, for and in consideration of the foregoing recitals, the promises and covenants contained herein and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee agree as follows:

1. Unless otherwise defined in this Addendum, all capitalized terms used in this Addendum will have the meanings set forth in the Lease Agreement.

2. Paragraph 2.3.4 of the Lease is hereby amended to include the following additional subsection (e):

(e). Notwithstanding anything to the contrary in this Lease, for the purposes of Gross Receipts Percentage Rent in Paragraph 8.1.2, Gross Receipts shall not include receipts derived from the sale of liquor, wine, and any beer with an alcohol content by weight greater than eight percent (8%), but shall include sales of all other beer.

3. Paragraph 8.1.2 captioned "Gross Receipts Percentage Rent" is hereby amended so that subparagraphs (A)-(D) are deleted in their entirety and replaced with the following:

A. one percent (1%) of Gross Receipts between TWO MILLION ONE HUNDRED THOUSAND DOLLARS AND ZERO CENTS (\$2,100,000.00) and TWO MILLION SEVEN HUNDRED THOUSAND DOLLARS AND ZERO CENTS (\$2,700,000.00);

B. one point five percent (1.5%) of Gross Receipts between TWO MILLION SEVEN HUNDRED THOUSAND AND ONE DOLLARS AND ZERO CENTS (\$2,700,001.00) and THREE MILLION TWO HUNDRED THOUSAND DOLLARS AND ZERO CENTS (\$3,200,000.00);

C. two percent (2%) of Gross Receipts between THREE MILLION TWO HUNDRED THOUSAND AND ONE DOLLARS AND ZERO CENTS (\$3,200,001.00) and THREE MILLION SEVEN HUNDRED THOUSAND DOLLARS AND ZERO CENTS (\$3,700,000.00);

D. two point five percent (2.5%) of Gross Receipts over THREE MILLION SEVEN HUNDRED THOUSAND AND ONE DOLLARS AND ZERO CENTS (\$3,700,001.00)

4. All other terms and provisions of the Lease not specifically amended in this Amendment remain in full force and effect as if fully restated in this Amendment.

5. This Addendum shall be governed and construed in accordance with the laws of the State of Tennessee, without reference to its conflicts of laws provisions.

IN WITNESS WHEREOF, Lessor and Lessee have duly executed this Addendum as of the date first written above.

**CITY OF CLARKSVILLE,
TENNESSEE**

**LIBERTY PARK
DEVELOPMENT, LLC**

Kim McMillan
Mayor, City of Clarksville, TN

Robert T. McManus
Secretary

Attest:

Attest:

By:
Title:

By:
Title:

REPORT ON DEBT OBLIGATION

(Pursuant to Tennessee Code Annotated Section 9-21-151)

1. Public Entity: Name: <u>City of Clarksville, Tennessee</u> Address: <u>One Public Square, 3rd Floor</u> <u>Clarksville, TN 37040</u> Debt Issue Name: <u>Loan Agreement between PBA City of Clarksville and City of Clarksville</u> <small>If disclosing initially for a program, attach the form specified for updates, indicating the frequency required.</small>																			
2. Face Amount: <u>\$ 18,000,000.00</u> Premium/Discount: <u>\$ 0.00</u>																			
3. Interest Cost: _____ % <input checked="" type="checkbox"/> Tax-exempt <input type="checkbox"/> Taxable <input type="checkbox"/> TIC <input type="checkbox"/> NIC <input checked="" type="checkbox"/> Variable: Index <u>SIFMA</u> plus <u>85</u> basis points; or <input type="checkbox"/> Variable: Remarketing Agent _____ <input type="checkbox"/> Other: _____																			
4. Debt Obligation: <input type="checkbox"/> TRAN <input type="checkbox"/> RAN <input type="checkbox"/> CON <input type="checkbox"/> BAN <input type="checkbox"/> CRAN <input type="checkbox"/> GAN <input type="checkbox"/> Bond <input checked="" type="checkbox"/> Loan Agreement <input type="checkbox"/> Capital Lease <small>If any of the notes listed above are issued pursuant to Title 9, Chapter 21, enclose a copy of the executed note with the filing with the Office of State and Local Finance ("OSLF").</small>																			
5. Ratings: <input checked="" type="checkbox"/> Unrated Moody's _____ Standard & Poor's _____ Fitch _____																			
6. Purpose: <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr style="background-color: black; color: white;"> <th style="width: 40%;"></th> <th style="width: 10%;"></th> <th style="width: 50%;">BRIEF DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td><input checked="" type="checkbox"/> General Government</td> <td style="text-align: center;">100.00 %</td> <td><u>general public works projects</u></td> </tr> <tr> <td><input type="checkbox"/> Education</td> <td style="text-align: center;">_____ %</td> <td>_____</td> </tr> <tr> <td><input type="checkbox"/> Utilities</td> <td style="text-align: center;">_____ %</td> <td>_____</td> </tr> <tr> <td><input type="checkbox"/> Other</td> <td style="text-align: center;">_____ %</td> <td>_____</td> </tr> <tr> <td><input type="checkbox"/> Refunding/Renewal</td> <td style="text-align: center;">_____ %</td> <td>_____</td> </tr> </tbody> </table>				BRIEF DESCRIPTION	<input checked="" type="checkbox"/> General Government	100.00 %	<u>general public works projects</u>	<input type="checkbox"/> Education	_____ %	_____	<input type="checkbox"/> Utilities	_____ %	_____	<input type="checkbox"/> Other	_____ %	_____	<input type="checkbox"/> Refunding/Renewal	_____ %	_____
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<input type="checkbox"/> Refunding/Renewal	_____ %	_____																	
7. Security: <input checked="" type="checkbox"/> General Obligation <input type="checkbox"/> General Obligation + Revenue/Tax <input type="checkbox"/> Revenue <input type="checkbox"/> Tax Increment Financing (TIF) <input type="checkbox"/> Annual Appropriation (Capital Lease Only) <input type="checkbox"/> Other (Describe): _____																			
8. Type of Sale: <input type="checkbox"/> Competitive Public Sale <input type="checkbox"/> Interfund Loan <input type="checkbox"/> Negotiated Sale <input checked="" type="checkbox"/> Loan Program <u>PBA City of Clarksville</u> <input type="checkbox"/> Informal Bid																			
9. Date: Dated Date: <u>10/26/2018</u> Issue/Closing Date: <u>10/26/2018</u>																			

REPORT ON DEBT OBLIGATION

(Pursuant to Tennessee Code Annotated Section 9-21-151)

10. Maturity Dates, Amounts and Interest Rates *:

Year	Amount	Interest Rate	Year	Amount	Interest Rate
2021	\$ 678,000.00	%	2032	\$ 927,000.00	%
2022	\$ 698,000.00	%	2033	\$ 953,000.00	%
2023	\$ 718,000.00	%	2034	\$ 981,000.00	%
2024	\$ 738,000.00	%	2035	\$ 1,009,000.00	%
2025	\$ 760,000.00	%	2036	\$ 1,038,000.00	%
2026	\$ 781,000.00	%	2037	\$ 1,068,000.00	%
2027	\$ 804,000.00	%	2038	\$ 1,099,000.00	%
2028	\$ 827,000.00	%	2039	\$ 1,130,000.00	%
2029	\$ 851,000.00	%	2040	\$ 1,163,000.00	%
2030	\$ 876,000.00	%		\$	%
2031	\$ 901,000.00	%		\$	%

If more space is needed, attach an additional sheet.

If (1) the debt has a final maturity of 31 or more years from the date of issuance, (2) principal repayment is delayed for two or more years, or (3) debt service payments are not level throughout the retirement period, then a cumulative repayment schedule (grouped in 5 year increments out to 30 years) including this and all other entity debt secured by the same source **MUST BE PREPARED AND ATTACHED**. For purposes of this form, debt secured by an ad valorem tax pledge and debt secured by a dual ad valorem tax and revenue pledge are secured by the same source. Also, debt secured by the same revenue stream, no matter what lien level, is considered secured by the same source.

* This section is not applicable to the Initial Report for a Borrowing Program.

11. Cost of Issuance and Professionals:☐ No costs or professionals

	AMOUNT (Round to nearest \$)	FIRM NAME
Financial Advisor Fees	\$ 0	
Legal Fees	\$ 0	
Bond Counsel	\$ 18,000	Bone McAllester Norton
Issuer's Counsel	\$ 2,000	Runyon and Runyon
Trustee's Counsel	\$ 0	
Bank Counsel	\$ 0	
Disclosure Counsel	\$ 0	
Paying Agent Fees	\$ 0	
Registrar Fees	\$ 0	
Trustee Fees	\$ 3,600	Bank of New York Mellon
Remarketing Agent Fees	\$ 0	
Liquidity Fees	\$ 0	
Rating Agency Fees	\$ 0	
Credit Enhancement Fees	\$ 0	
Bank Closing Costs	\$ 0	
Underwriter's Discount _____%		
Take Down	\$ 0	
Management Fee	\$ 0	
Risk Premium	\$ 0	
Underwriter's Counsel	\$ 0	
Other expenses	\$ 0	
Printing and Advertising Fees	\$ 0	
Issuer/Administrator Program Fees	\$ 0	
Real Estate Fees	\$ 0	
Sponsorship/Referral Fee	\$ 0	
Other Costs _____	\$ 84,400	TMBF administration, legal fees, and expenses
TOTAL COSTS	\$ 108,000	

REPORT ON DEBT OBLIGATION

(Pursuant to Tennessee Code Annotated Section 9-21-151)

12. Recurring Costs:☐ No Recurring Costs

	AMOUNT (Basis points/\$)	FIRM NAME (If different from #11)
Remarketing Agent		
Paying Agent / Registrar		
Trustee	100	
Liquidity / Credit Enhancement		
Escrow Agent		
Sponsorship / Program / Admin	15 BP's	Tennessee Municipal Bond Fund
Other		

13. Disclosure Document / Official Statement:☒ None Prepared☐ EMMA link

or

☐ Copy attached**14. Continuing Disclosure Obligations:**

Is there an existing continuing disclosure obligation related to the security for this debt?

☒ Yes☐ No

Is there a continuing disclosure obligation agreement related to this debt?

☐ Yes☒ NoIf yes to either question, date that disclosure is due Within one year from fiscal year endName and title of person responsible for compliance Finance Director**15. Written Debt Management Policy:**

Governing Body's approval date of the current version of the written debt management policy

09/07/2017

Is the debt obligation in compliance with and clearly authorized under the policy?

☒ Yes☐ No**16. Written Derivative Management Policy:**☒ No derivative

Governing Body's approval date of the current version of the written derivative management policy

Date of Letter of Compliance for derivative

Is the derivative in compliance with and clearly authorized under the policy?

☐ Yes☐ No**17. Submission of Report:**

To the Governing Body:

on 10-24-18

and presented at public meeting held on

10-25-18

Copy to Director to OSIF:

on _____

either by:

☐ Mail to:505 Deaderick Street, Suite 1600
James K. Polk State Office Building
Nashville, TN 37243-1402

OR

☒ Email to:StateAndLocalFinance.PublicDebtForm@cot.tn.gov**18. Signatures:**

AUTHORIZED REPRESENTATIVE

PREPARER

Name Kim McMillanTitle Mayor

Firm

AdministratorTennessee Municipal Bond FundEmail kim.mcmillan@cityofclarksville.comlmooningham@tmbf.net

Date

CITY OF CLARKSVILLE DEBT SUMMARY

CT-0253 - Report on Debt Obligation

Item No. 10 - Maturity Dates, Amounts and Interest Rates

THIS ISSUE			TOTAL DEBT OUTSTANDING		
Year	Cumulative Principal	% Total	Year	Cumulative Principal	% Total
1	\$ -	0.00%	1	\$ 7,865,000	6.66%
5	\$ 2,094,000	11.63%	5	\$ 39,999,000	33.85%
10	\$ 18,000,000	100.00%	10	\$ 85,267,000	72.17%
15	\$ 18,000,000	100.00%	15	\$ 111,913,000	94.72%
20	\$ 18,000,000	100.00%	20	\$ 118,154,000	100.00%
25	\$ 18,000,000	100.00%	25	\$ 118,154,000	100.00%
30	\$ 18,000,000	100.00%	30	\$ 118,154,000	100.00%