



**CLARKSVILLE CITY COUNCIL
EXECUTIVE SESSION
NOVEMBER 29, 2018, 4:30 P.M.**

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

AGENDA

1) NATURAL GAS PUBLIC AWARENESS PRESENTATION (*Mark Riggins*)

2) PLANNING COMMISSION PUBLIC HEARING

1. **ORDINANCE 28-2018-19** (First Reading; Previously ORDINANCE 69-2017-18 Postponed August 2; Public Hearing June 7) Amending the City of Clarksville Zoning Ordinance relative to ghost signs, murals, and works of art (*RPC: Approval/Approval*)

2. **ORDINANCE 29-2018-19** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Estate of Harold W. Weakley, Kathy Biter, Executrix, for zone change on property located north of Crossland Avenue, East of Martin Street, South of Washington Street, and west of Greenwood Avenue from R-4 Multiple Family Residential District to IC Institutional/Civic District (*RPC: Approval/Approval*)

3. **ORDINANCE 32-2018-19** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Luke Baggett, Syd Hedrick/Byers & Harvey-Agent, for zone change on property located at the intersection of Charlotte Street and Current Street from R-3 Three Family Residential District to R-6 Single Family District (*RPC: Approval/Approval*)

4. **ORDINANCE 33-2018-19** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Crocker Rental Partnership for zone change on property located east of Ft. Campbell Boulevard, south of Park Lane, north of Maple Street, and west of Rebecca Lane from C-5 Highway & Arterial Commercial District to R-4 Multiple Family Residential District *(RPC: Approval/Approval)*
5. **ORDINANCE 34-2018-19** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Bettye G. Henley, David Henley-Agent, for zone change on property located at the intersection of Providence Boulevard, Beech Street, and Plum Street from R-4 Multiple Family Residential District to C-2 General Commercial District *(RPC: Approval/Approval)*
6. **ORDINANCE 35-2018-19** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Richard Collins for zone change on property located at the west terminus of Batts Lane from RM-1 Single Family Mobile Home Residential District to R-4 Multiple Family Residential District *(RPC: Approval/Approval)*
7. **ORDINANCE 36-2018-19** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of BJ Properties for zone change on property located at the intersection of Heritage Point Drive and Tiny Town Road from C-5 Highway & Arterial Commercial District to R-4 Multiple Family Residential District *(RPCL Approval/Approval)*
8. **ORDINANCE 37-2018-19** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of CBP Properties, Houston Smith-Agent, for zone change on property at the intersection of High Street and Perkins Avenue from R-3 Three Family Residential District to R-6 Single Family District *(RPC: Approval/Approval)*
9. **RESOLUTION 31-2018-19** Approving abandonment of an unimproved portion of Thayer Lane located south of Madison Street and west of Vannoak Drive; request of George Watson *(RPC: Approval/Approval)*
10. **RESOLUTION 32-2018-19** Approving abandonment of an unimproved portion of Old Highway 76 located south of Highway 76 Connector (Dr. Martin Luther King, Jr. Parkway), north of Trough Springs Road and west of Fire Station Road; request of Craig Stuard *(RPC: Approval/Approval)*
11. **RESOLUTION 33-2018-19** Annexing territory east of Swift Fox Drive and north of Tylertown Road; request of Dan and Helen Etson and Chuck and Linda Alley *(RPC: Endorsed)*
12. **RESOLUTION 34-2018-19** Approving a Plan of Services for annexed territory east of Swift Fox Drive and north of Tylertown Road *(RPC: Endorsed)*

3) 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 22-2018-19** (Second Reading) Amending the Official Code relative to holidays (Columbus Day Observed)

2. **ORDINANCE 25-2018-19** (Second 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

3. **ORDINANCE 26-2018-19** (Second 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 Rossvie Road from R-1 Single Family Residential District to R-4 Multiple Family Residential District

4. **ORDINANCE 27-2018-19** (Second 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

5. **RESOLUTION 29-2018-19** Approving a Certificate of Compliance for sale of wine at Quick Stop Market, 531 North Second Street (*CPD: No Criminal History*)

6. **RESOLUTION 30-2018-19** Approving a Certificate of Compliance for sale of wine at Quick Stop Market, 1780 Ashland City Road (*CPD: No Criminal History*)

7. **RESOLUTION 35-2018-19** Approving an appointment to the Audit Committee

Audit Committee: Peter Reyman (replace Wilbur Berry-term expired) - January 2019 through December 2020

8. Adoption of Minutes: November 1

4) FINANCE COMMITTEE

Jeff Burkhart, Chair

1. **ORDINANCE 30-2018-19** (First Reading) Authorizing negotiations and purchase of easements and/or rights of way or use of eminent domain for acquisition of property for the Northeast Connector Project (*Finance Committee: Approval*)
2. **ORDINANCE 31-2018-19** (First Reading) Authorizing negotiations and purchase of easements and/or rights of way or use of eminent domain for acquisition of property for intersection improvement at Trenton Road and Meriwether Road (*Finance Committee: Approval*)

5) GAS & WATER COMMITTEE

Bill Powers, Chair

1. **ORDINANCE 23-2018-19** (First Reading) Authorizing extension of utilities to property located on Lisa Court; request of Vernon Weakley
2. Department Reports

6) HOUSING & COMMUNITY DEVELOPMENT COMMITTEE

David Allen, Chair

1. Department Report

7) PARKS & RECREATION

Valerie Guzman, Chair

1. Department Report

8) PUBLIC SAFETY COMMITTEE

Geno Grubbs, Chair

1. Department Reports

9) STREETS & GARAGE COMMITTEE

Mike Alexander, Chair

1. Department Reports

10)TRANSPORTATION COMMITTEE

Deanna McLaughlin, Chair

1. Department Reports

11)NEW BUSINESS

1. Discussion regarding status of contract for demolition of Embassy House building
(*Councilman Garrett*)

2. RESOLUTIONS OF HONOR

12) MAYOR AND STAFF REPORTS

13) PUBLIC COMMENTS

14) ADJOURNMENT

CITY ZONING ACTIONS

The following case(s) will be considered for action at the formal session of the Clarksville City Council on: December 6, 2018. The public hearing will be held on: November 29, 2018.

CITY ORD. #: 28-2018-19 RPC CASE NUMBER: Z-25-2018

Applicant: ESTATE OF HAROLD W KATHY BITER, EXECUTRIX WEAKLEY

Agent: Gary Norris

Location: Property north of Crossland Ave., East of Martin St., South of Washington St., & West of Greenwood Ave.

Ward #: 6

Request: R-4 Multi-Family Residential District / R-3 Three Family Residential District
to
IC Institutional/Civic District .

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

CITY ORD. #: 32-2018-19 RPC CASE NUMBER: Z-26-2018

Applicant: LUKE BAGGETT

Agent: Syd Hedrick Byers And Harvey

Location: Property fronting on the southwest frontage of Charlotte St, 330 +/- feet southeast of the Charlotte St. & Current St. intersection.

Ward #: 6

Request: R-3 Three-Family Residential District
to
R-6 Single-Family District

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

CITY ORD. #: 33-2018-19 RPC CASE NUMBER: Z-27-2018

Applicant: CROCKER RENTAL PARTNERSHIP

Agent:

Location: Property East of Ft. Campbell Blvd., South of Park Lane, North of Maple St., West of Rebecca Lane.

Ward #: 4

Request: C-5 Highway and Arterial Commercial District
to
R-4 Multiple-Family Residential District

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

CITY ORD. #: 34-2018-19 RPC CASE NUMBER: Z-28-2018

Applicant: BETTY G HENLEY

Agent: David Henley (owner's Son)

Location: Property located at the southwest corner of in intersection of Providence Blvd., & Beech St., the southeast corner of the intersection of Providence Blvd. & Plum St.

Ward #: 6

Request: R-4 Multiple-Family Residential District
 to
 C-2 General Commercial District

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

CITY ORD. #: 35-2018-19 RPC CASE NUMBER: Z-29-2018

Applicant: RICHARD COLLINS

Agent:

Location: Property fronting on the South frontage of Batts Lane at the West Terminus of Batts Lane.

Ward #: 3

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

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

CITY ORD. #: 36-2018-19 RPC CASE NUMBER: Z-30-2018

Applicant: B J PROPERTIES

Agent:

Location: Property fronting on the west frontage of Heritage Pointe Dr. 800 +/- feet north of the Tiny Town Rd. & Heritage Pointe Dr. intersection.

Ward #: 8

Request: C-5 Highway and Arterial Commercial District
 to
 R-4 Multiple-Family Residential District

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

CITY ORD. #: 37-2018-19 RPC CASE NUMBER: Z-31-2018

Applicant: CBP PROPERTIES

Agent: Houston Smith

Location: Property located at the northwest corner of the intersection of High St. & Perkins Ave.

Ward #: 6

Request: R-3 Three-Family Residential District
 to
 R-6 Single-Family District

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

RPC MEETING DATE 11/28/2018

CASE NUMBER: Z - 25 - 2018

NAME OF APPLICANT Estate Of Harold W Kathy Biter, Executrix
Weakley

AGENT: Gary

Norris

GENERAL INFORMATION

TAX PLAT: 066K-K

PARCEL(S): 030.01

ACREAGE TO BE REZONED: 5.08 +/-

PRESENT ZONING: R-4 R-3

PROPOSED ZONING: IC

EXTENSION OF ZONING

CLASSIFICATION: NO

PROPERTY LOCATION: Property north of Crossland Ave., East of Martin St., South of Washington St., & West of Greenwood Ave.

CITY COUNCIL WARD: 6

COUNTY COMMISSION DISTRICT: 5

CIVIL DISTRICT: 12

DESCRIPTION OF PROPERTY Greenfield with surrounding perimeter tree lines with mildly varying topography.
AND SURROUNDING USES:

APPLICANT'S STATEMENT Loaves and Fishes of Clarksville is purchasing this property to move locations. It will
FOR PROPOSED USE: provide meals to those in need in Clarksville.

GROWTH PLAN AREA: CITY

PLANNING AREA: South Clarksville

PREVIOUS ZONING HISTORY:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

DEPARTMENT COMMENTS

- ☒ GAS AND WATER ENG. SUPPORT MGR.
- ☒ GAS AND WATER ENG. SUPPORT COOR.
- ☐ UTILITY DISTRICT
- ☒ 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:

May require utility extensions.

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

Comments received from department and they had no concerns.

3. DRAINAGE COMMENTS:

Comments received from department and they had no concerns.

4. CDE/CEMC:

No Comment(s) Received

5. FIRE DEPT/EMERGENCY MGT.:

Comments received from department and they had no concerns.

6. POLICE DEPT/SHERIFF'S OFFICE:

Comments received from department and they had no concerns.

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

Comments received from department and they had no concerns.

8. SCHOOL SYSTEM:

Comments received from department and they had no concerns.

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 Minimal
SURROUNDING DEVELOPMENT:

INFRASTRUCTURE:

WATER SOURCE: CITY

SEWER SOURCE: CITY

STREET/ROAD ACCESSIBILITY: Crossland Ave.

DRAINAGE COMMENTS: South

RESIDENTIAL DEVELOPMENT

APPLICANT'S ESTIMATES HISTORICAL ESTIMATES

LOTS/UNITS:

POPULATION:

ELEMENTARY SCHOOL STUDENTS:

MIDDLE SCHOOL STUDENTS:

HIGH SCHOOL STUDENTS:

APPLICABLE LAND USE PLAN

South Clarksville Planning Area - South Clarksville is dominated by residential development but is ringed by commercial and light industrial uses. It is near the core of the city and has a well developed transportation network for destinations within its boundaries and other areas of the city. Sufficient infrastructure to support high density development.

STAFF RECOMMENDATION: APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The proposed Institutional/ Civic District zoning classification provides a compatible transition from the C-2 General Commercial Zoning District & R-3 Three Family Zoning District as well as an in-fill development opportunity. A 25 feet side yard setback requirement will be required adjacent to residential uses.
3. Adequate infrastructure serves the site & no adverse environmental issues were identified relative to this request.
4. A Type "B" landscaping buffer will be required adjacent to the residential properties. Preservation of acceptable existing vegetation will be encouraged.
- 5.

Z-25-2018

APPLICANT: ESTATE OF HAROLD W. WEAKLEY

REQUEST: R-3/R-4 TO IC

MAP 066K GROUP K PARCEL 030.01

ACREAGE 5.08 +/-



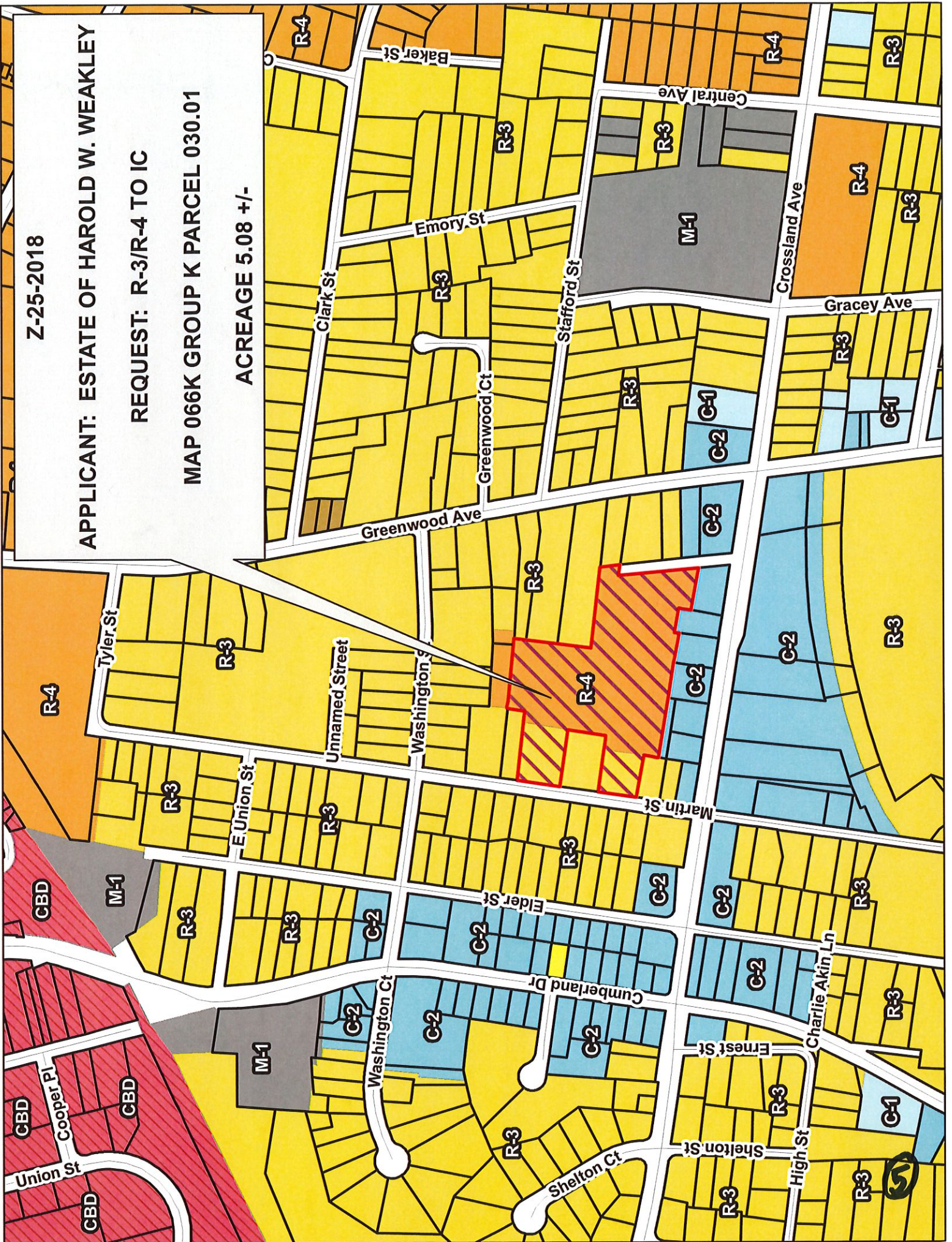
Z-25-2018

APPLICANT: ESTATE OF HAROLD W. WEAKLEY

REQUEST: R-3/R-4 TO IC

MAP 066K GROUP K PARCEL 030.01

ACREAGE 5.08 +/-



CASE NUMBER: Z 25 2018 **MEETING DATE** 11/28/2018

APPLICANT: Estate Of Harold W Kathy Biter, Executrix

PRESENT ZONING R-4

PROPOSED ZONING IC

TAX PLAT # 066K-K

PARCEL 030.01

GEN. LOCATION Property north of Crossland Ave., East of Martin St., South of Washington St., &
West of Greenwood Ave.

PUBLIC COMMENTS

None received as of 10:00 A.M. on 11/28/2018 (A.L.)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

RPC MEETING DATE: 11/28/2018

CASE NUMBER: Z - 26 - 2018

NAME OF APPLICANT: Luke

Baggett

AGENT: Syd Hedrick

Byers And Harvey

GENERAL INFORMATION

TAX PLAT: 079B-A

PARCEL(S): 028.00

ACREAGE TO BE REZONED: 0.76

PRESENT ZONING: R-3

PROPOSED ZONING: R-6

EXTENSION OF ZONING

CLASSIFICATION: NO

PROPERTY LOCATION: Property fronting on the southwest frontage of Charlotte St, 330 +/- feet southeast of the Charlotte St. & Current St. intersection.

CITY COUNCIL WARD: 6

COUNTY COMMISSION DISTRICT: 5

CIVIL DISTRICT: 12

DESCRIPTION OF PROPERTY AND SURROUNDING USES: Wooded tract with varying moderate to steep topography.

APPLICANT'S STATEMENT FOR PROPOSED USE: It will be used for single family residential with equal density levels as the current multifamily zoning. The zone change will engender affordable fee simple ownership through the R-6 zone district.

GROWTH PLAN AREA: CITY

PLANNING AREA: South Clarksville

PREVIOUS ZONING HISTORY:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

DEPARTMENT COMMENTS

- ☒ GAS AND WATER ENG. SUPPORT MGR.
- ☒ GAS AND WATER ENG. SUPPORT COOR.
- ☐ UTILITY DISTRICT
- ☒ 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:

Comments received from department and they had no concerns.

8. SCHOOL SYSTEM:

ELEMENTARY: NORMAN SMITH
MIDDLE SCHOOL: ROSSVIEW
HIGH SCHOOL: ROSSVIEW

Rossview Middle and Rossview High School are currently over 95% capacities. Norman Smith has 5 portable classrooms, Rossview Middle has 7 portable classrooms, and Rossview High has 3 portable classrooms. This continued student growth necessitates action to address building capacity and bus needs in the second fastest growing region in this county. No infrastructure, funding, or processes are in place at this time to address housing developments in this region!

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 Minimal
SURROUNDING DEVELOPMENT:

INFRASTRUCTURE:

WATER SOURCE: CITY

SEWER SOURCE: CITY

STREET/ROAD ACCESSIBILITY: Charlotte St.

DRAINAGE COMMENTS: South

RESIDENTIAL DEVELOPMENT

APPLICANT'S ESTIMATES HISTORICAL ESTIMATES

LOTS/UNITS:

POPULATION:

ELEMENTARY SCHOOL STUDENTS:

MIDDLE SCHOOL STUDENTS:

HIGH SCHOOL STUDENTS:

APPLICABLE LAND USE PLAN

South Clarksville Planning Area - South Clarksville is dominated by residential development but is ringed by commercial and light industrial uses. It is near the core of the city and has a well developed transportation network for destinations within its boundaries and other areas of the city. Sufficient infrastructure to support high density development.

STAFF RECOMMENDATION: APPROVAL

- 1. The proposed zoning request is consistent with the adopted Land Use Plan.**
- 2. Adequate infrastructure serves the site, including other residential-supportive uses such as, mass transit and retail services. Sidewalks will be required as part of the development as required per R-6 Single Family Zoning.**
- 3. The anticipated density does not change with the potential zone change.**
- 4. No adverse environmental issues were identified relative to this request.**

5.

Z-26-2018

APPLICANT: LUKE BAGGETT

REQUEST: R-3 TO R-6

MAP 079B GROUP A PARCEL 028.00

ACREAGE 0.76 +/-



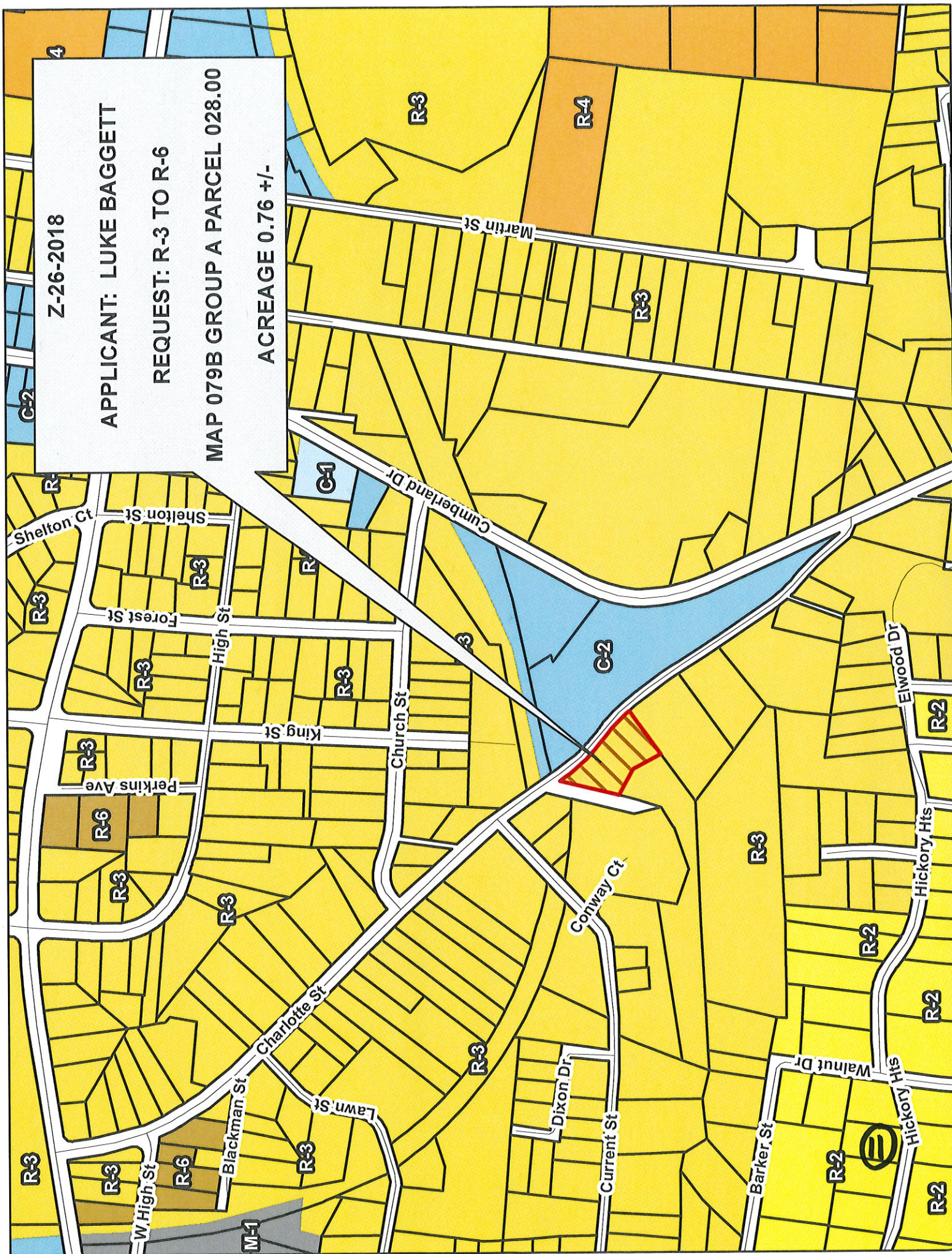
Z-26-2018

APPLICANT: LUKE BAGGETT

REQUEST: R-3 TO R-6

MAP 079B GROUP A PARCEL 028.00

ACREAGE 0.76 +/-



CASE NUMBER: Z 26 2018 **MEETING DATE** 11/28/2018

APPLICANT: Luke Baggett

PRESENT ZONING R-3

PROPOSED ZONING R-6

TAX PLAT # 079B-A

PARCEL 028.00

GEN. LOCATION Property fronting on the southwest frontage of Charlotte St, 330 +/- feet southeast of the Charlotte St. & Current St. intersection.

PUBLIC COMMENTS

None received as of 10:00 A.M. on 11/28/2018 (A.L.)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

RPC MEETING DATE: 11/28/2018

CASE NUMBER: Z - 27 - 2018

NAME OF APPLICANT Crocker Rental

Partnership

AGENT:

GENERAL INFORMATION

TAX PLAT: 054C-G

PARCEL(S): 041.03

ACREAGE TO BE REZONED: 4.10

PRESENT ZONING: C-5

PROPOSED ZONING: R-4

EXTENSION OF ZONING

CLASSIFICATION: NO

PROPERTY LOCATION: Property East of Ft. Campbell Blvd., South of Park Lane, North of Maple St., West of Rebecca Lane.

CITY COUNCIL WARD: 4

COUNTY COMMISSION DISTRICT: 16

CIVIL DISTRICT: 7

DESCRIPTION OF PROPERTY AND SURROUNDING USES: Fairly level tract with an existing structure currently occupied as a church facility.

APPLICANT'S STATEMENT FOR PROPOSED USE: Property to be utilized for multifamily development.

GROWTH PLAN AREA: CITY

PLANNING AREA: Peachers Mill

PREVIOUS ZONING HISTORY:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

DEPARTMENT COMMENTS

- ☒ GAS AND WATER ENG. SUPPORT MGR.
- ☒ GAS AND WATER ENG. SUPPORT COOR.
- ☐ UTILITY DISTRICT
- ☒ 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:

May require water system upgrades.

2. STREET DEPARTMENT/ COUNTY HIGHWAY DEPARTMENT:

Comments received from department and they had no concerns. No traffic Assessment Required.

3. DRAINAGE COMMENTS:

Comments received from department and they had no concerns.

4. CDE/CEMC:

No Comment(s) Received

5. FIRE DEPT/EMERGENCY MGT.:

Comments received from department and they had no concerns.

6. POLICE DEPT/SHERIFF'S OFFICE:

Comments received from department and they had no concerns.

7. CITY BUILDING DEPARTMENT/ COUNTY BUILDING DEPARTMENT:

Comments received from department and they had no concerns.

8. SCHOOL SYSTEM:

Comments received from department and they had no concerns.

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 Minimal
SURROUNDING DEVELOPMENT:

INFRASTRUCTURE:

WATER SOURCE: CITY

SEWER SOURCE: CITY

STREET/ROAD ACCESSIBILITY: Maple Street

DRAINAGE COMMENTS: East

RESIDENTIAL DEVELOPMENT

APPLICANT'S ESTIMATES HISTORICAL ESTIMATES

LOTS/UNITS: 48

POPULATION: 129

ELEMENTARY SCHOOL STUDENTS:

MIDDLE SCHOOL STUDENTS:

HIGH SCHOOL STUDENTS:

APPLICABLE LAND USE PLAN

Peachers Mill Planning Area - This area is a combination of mature and newly platted subdivisions, primarily single family in nature. The construction of the 101st Parkway has had an impact here as it vastly improved the linkage between US 41 A and US 79. Even though the Parkway has limited access, it is creating pressure for commercial nodes at its intersections with local roads.

STAFF RECOMMENDATION: APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The R-4 Multi-Family Residential zoning request is a less intense zoning classification than the existing C-5 Highway & Arterial Commercial District. This proposal is of R-4 is more compatible to the residential properties to the north, south & east than the existing C-5 zoning classification.
3. No adverse environmental issues were identified relative to this request.

4.

5.



Z-27-2018

APPLICANT: CROCKER RENTAL PARTNERSHIP

REQUEST: C-5 TO R-4

MAP 054C GROUP G PARCEL 041.03

ACREAGE 4.10 +/-



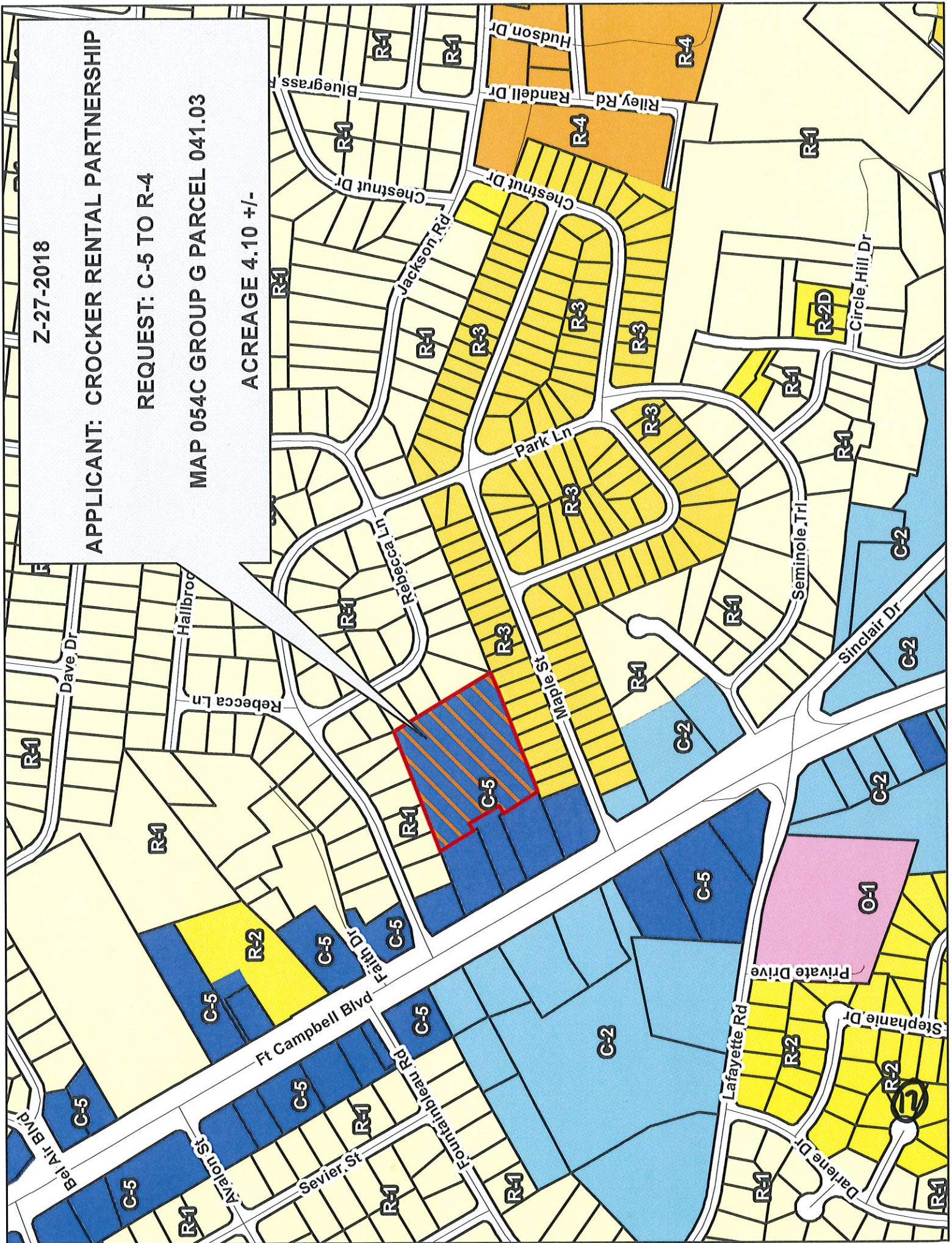
Z-27-2018

APPLICANT: CROCKER RENTAL PARTNERSHIP

REQUEST: C-5 TO R-4

MAP 054C GROUP G PARCEL 041.03

ACREAGE 4.10 +/-



CASE NUMBER: Z 27 2018 **MEETING DATE** 11/28/2018

APPLICANT: Crocker Rental Partnership

PRESENT ZONING C-5 **PROPOSED ZONING** R-4

TAX PLAT # 054C-G **PARCEL** 041.03

GEN. LOCATION Property East of Ft. Campbell Blvd., South of Park Lane, North of Maple St., West of Rebecca Lane.

PUBLIC COMMENTS

None received as of 10:00 A.M. on 11/28/2018 (A.L.)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

RPC MEETING DATE: 11/28/2018

CASE NUMBER: Z - 28 - 2018

NAME OF APPLICANT: Betty G

Henley

AGENT: David

Henley (owner's Son)

GENERAL INFORMATION

TAX PLAT: 055I-B

PARCEL(S): 004.00

ACREAGE TO BE REZONED: 2.5 +/-

PRESENT ZONING: R-4

PROPOSED ZONING: C-2

EXTENSION OF ZONING

CLASSIFICATION: YES

PROPERTY LOCATION: Property located at the southwest corner of in intersection of Providence Blvd., & Beech St., the southeast corner of the intersection of Providence Blvd. & Plum St.

CITY COUNCIL WARD: 6

COUNTY COMMISSION DISTRICT: 13

CIVIL DISTRICT: 7

DESCRIPTION OF PROPERTY AND SURROUNDING USES: Property former "fruit stand" located on site. The back 2/3 of the property that is currently zoned R-4 with varying topography.

APPLICANT'S STATEMENT FOR PROPOSED USE: Request eliminates the split zoning. Rezoning provides the parcel with consistent depth of the C-2 zone properties along Providence Blvd. & is an extension of C-2 zoning to the south.

GROWTH PLAN AREA: CITY

PLANNING AREA: New Providence

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:

Traffic Assessment Required & Submitted to the Clarksville Street Dept. for review. Findings indicate this development will have little impact to traffic on Providence Blvd.

3. DRAINAGE COMMENTS:

Possible sinkhole onsite.

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:

Comments received from department and they had no concerns.

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 Minimal
SURROUNDING DEVELOPMENT:

INFRASTRUCTURE:

WATER SOURCE: CITY

SEWER SOURCE: CITY

STREET/ROAD ACCESSIBILITY: Providence Blvd., Beech St., Plum St.

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

New Providence Planning Area- made up of a series of mature neighborhoods that center upon US 41A / Ft. Campbell Blvd. Fort Campbell Blvd. provides a continuous stream of commercial sites along the the full north-south axis of the area. The 30,000-40,000 average daily traffic count makes it desirable for commercial development.

STAFF RECOMMENDATION: **APPROVAL**

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The proposed C-2 General Commercial zoning request is an extension of the existing C-2 zoning district to the north, south, east & west.
3. Approval of the request provides development flexibility in order to address issues relative to grade & topography of the tract.
4. No adverse environmental issues were identified relative to this request.

5.

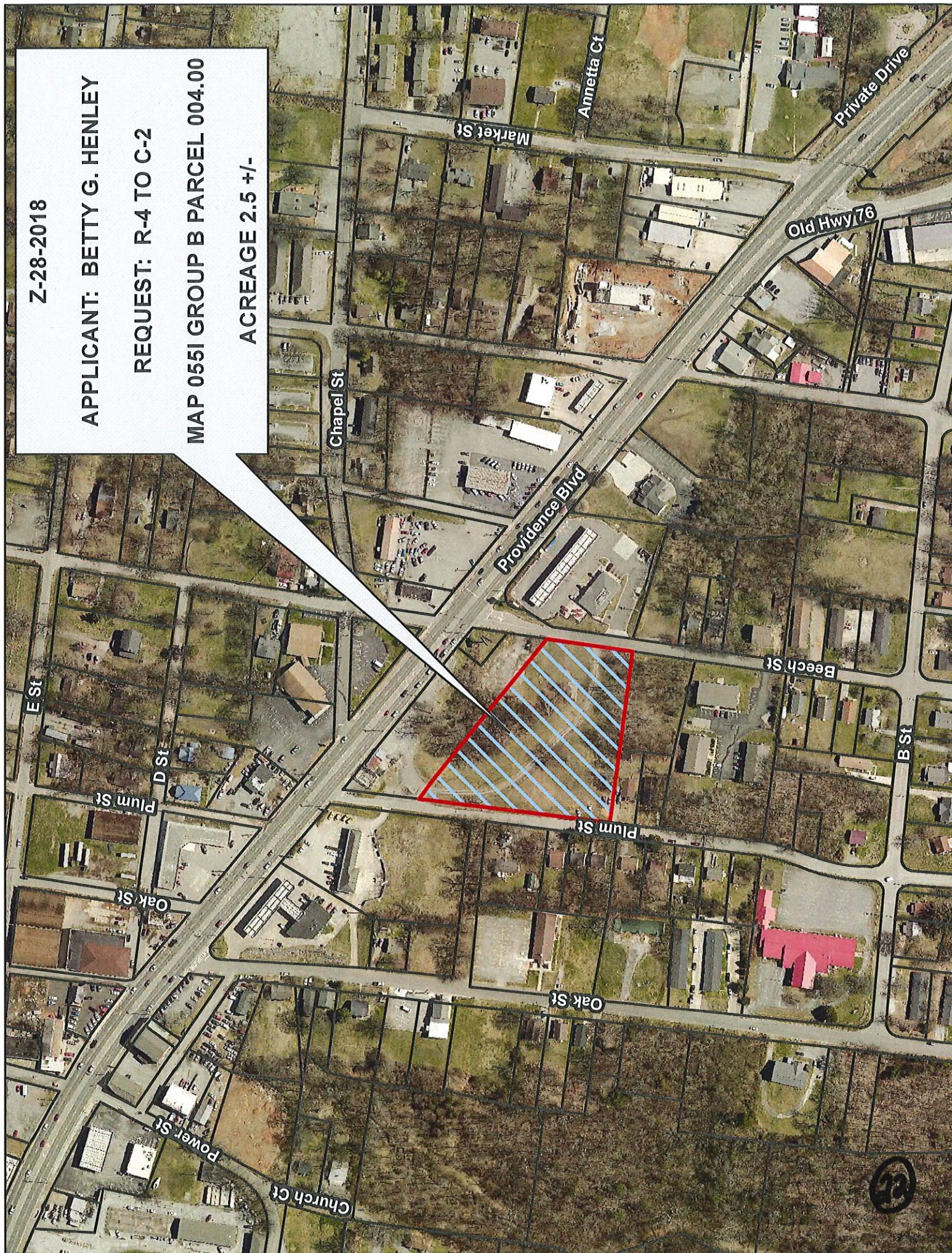
Z-28-2018

APPLICANT: BETTY G. HENLEY

REQUEST: R-4 TO C-2

MAP 0551 GROUP B PARCEL 004.00

ACREAGE 2.5 +/-



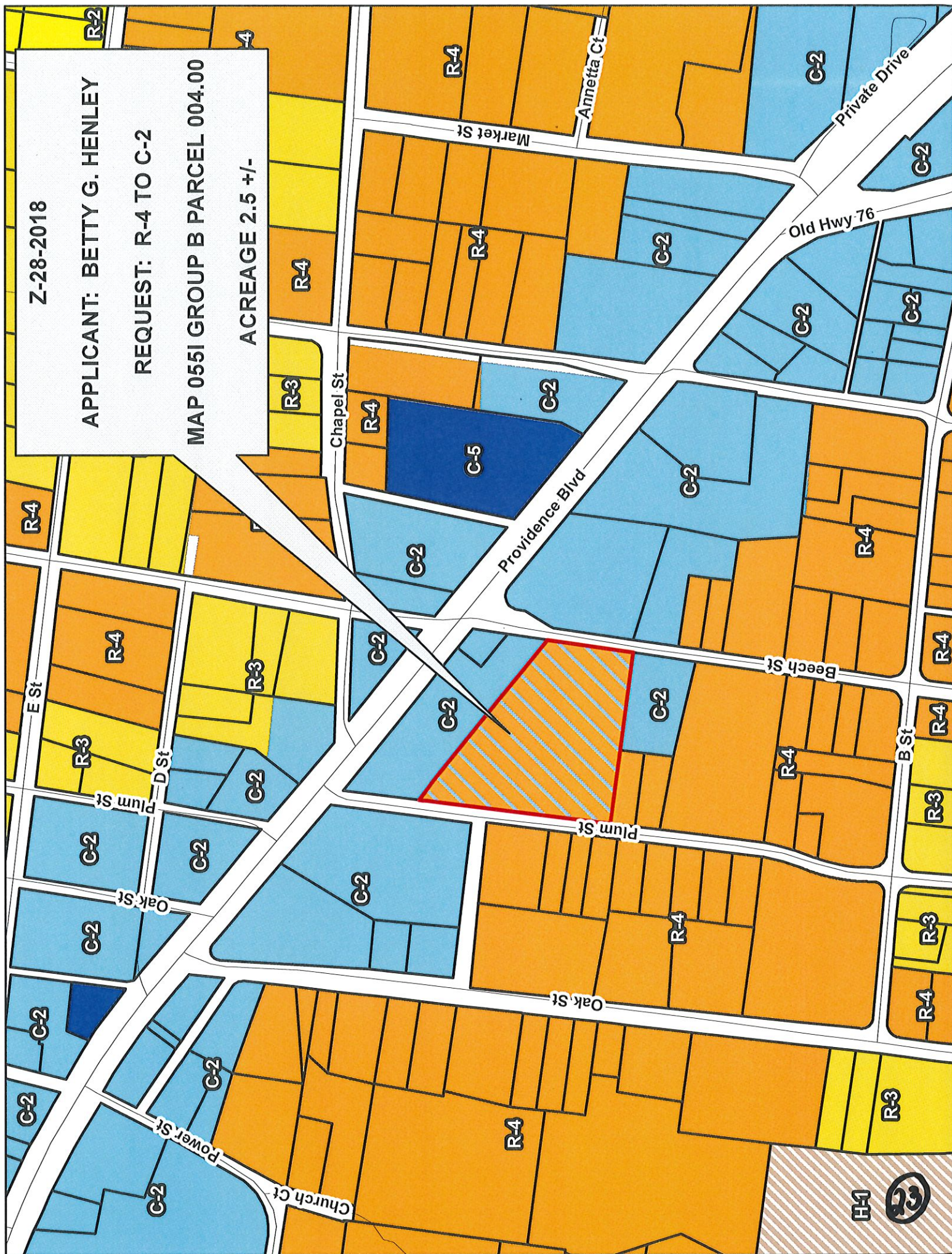
Z-28-2018

APPLICANT: BETTY G. HENLEY

REQUEST: R-4 TO C-2

MAP 055I GROUP B PARCEL 004.00

ACREAGE 2.5 +/-



CASE NUMBER: Z 28 2018 **MEETING DATE** 11/28/2018

APPLICANT: Betty G Henley

PRESENT ZONING R-4

PROPOSED ZONING C-2

TAX PLAT # 0551-B

PARCEL 004.00

GEN. LOCATION Property located at the southwest corner of in intersection of Providence Blvd., &
Beech St., the southeast corner of the intersection of Providence Blvd. & Plum St.

PUBLIC COMMENTS

None received as of 10:00 A.M. on 11/28/2018 (A.L.)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

RPC MEETING DATE: 11/28/2018

CASE NUMBER: Z - 29 - 2018

NAME OF APPLICANT Richard

Collins

AGENT:

GENERAL INFORMATION

TAX PLAT: 030I-H

029L-D

PARCEL(S): 001.00

046.00

ACREAGE TO BE REZONED: 3.03

PRESENT ZONING: RM-1

PROPOSED ZONING: R-4

EXTENSION OF ZONING

CLASSIFICATION: YES

PROPERTY LOCATION: Property fronting on the South frontage of Batts Lane at the West Terminus of Batts Lane.

CITY COUNCIL WARD: 3

COUNTY COMMISSION DISTRICT: 10

CIVIL DISTRICT: 3

DESCRIPTION OF PROPERTY AND SURROUNDING USES: Existing lots with moderate slope and some mature trees.

APPLICANT'S STATEMENT FOR PROPOSED USE: Multi-family

GROWTH PLAN AREA: CITY

PLANNING AREA: Lafayette 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:

No traffic assessment required. Possible widening of Batts Lane would be preferred.

3. DRAINAGE COMMENTS:

Blue line stream will be reviewed during development.

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:

Once rezoned placement of mobile homes will not be permitted.

8. SCHOOL SYSTEM:

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: Batts Lane

DRAINAGE COMMENTS: southwest

RESIDENTIAL DEVELOPMENT

APPLICANT'S ESTIMATES HISTORICAL ESTIMATES

LOTS/UNITS:

29

POPULATION:

78

ELEMENTARY SCHOOL STUDENTS:

MIDDLE SCHOOL STUDENTS:

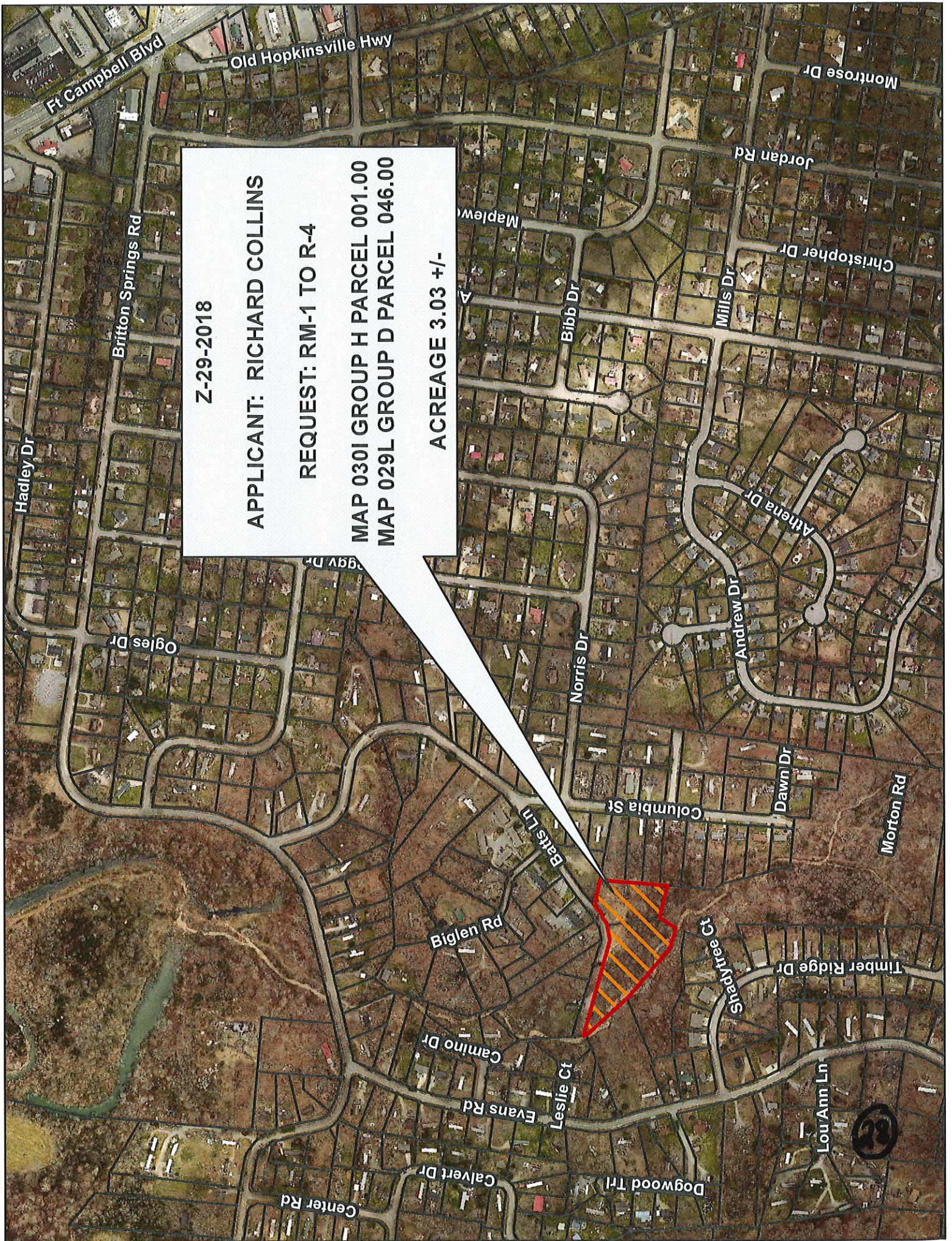
HIGH SCHOOL STUDENTS:

APPLICABLE LAND USE PLAN

Lafayette Planning Area- This area experienced considerable residential growth in the decade of the 90's. There is considerable room for expansion along the SR 374 corridor.

STAFF RECOMMENDATION: APPROVAL

- 1.** The proposed zoning request is consistent with the adopted Land Use Plan.
- 2.** Proposed request in an extension of the existing R-4 zoning to the north & east.
- 3.** Market changes relative to the mobile home industry have limited the viability of RM-1 zoned property.
- 4.** No adverse environmental issues were identified relative to this request.
- 5.**



Ft Campbell Blvd

Old Hopkinsville Hwy

Montrose Dr

Jordan Rd

Christopher Dr

Mills Dr

Bibb Dr

Maplewood Dr

Z-29-2018

APPLICANT: RICHARD COLLINS

REQUEST: RM-1 TO R-4

MAP 030I GROUP H PARCEL 001.00

MAP 029L GROUP D PARCEL 046.00

ACREAGE 3.03 +/-

Britton Springs Rd

Hadley Dr

Ogles Dr

Norris Dr

Andrew Dr

Dawn Dr

Morton Rd

Columbia St

Batts Ln

Biglen Rd

Camino Dr

Evans Rd

Leslie Ct

Shadmoor Ct

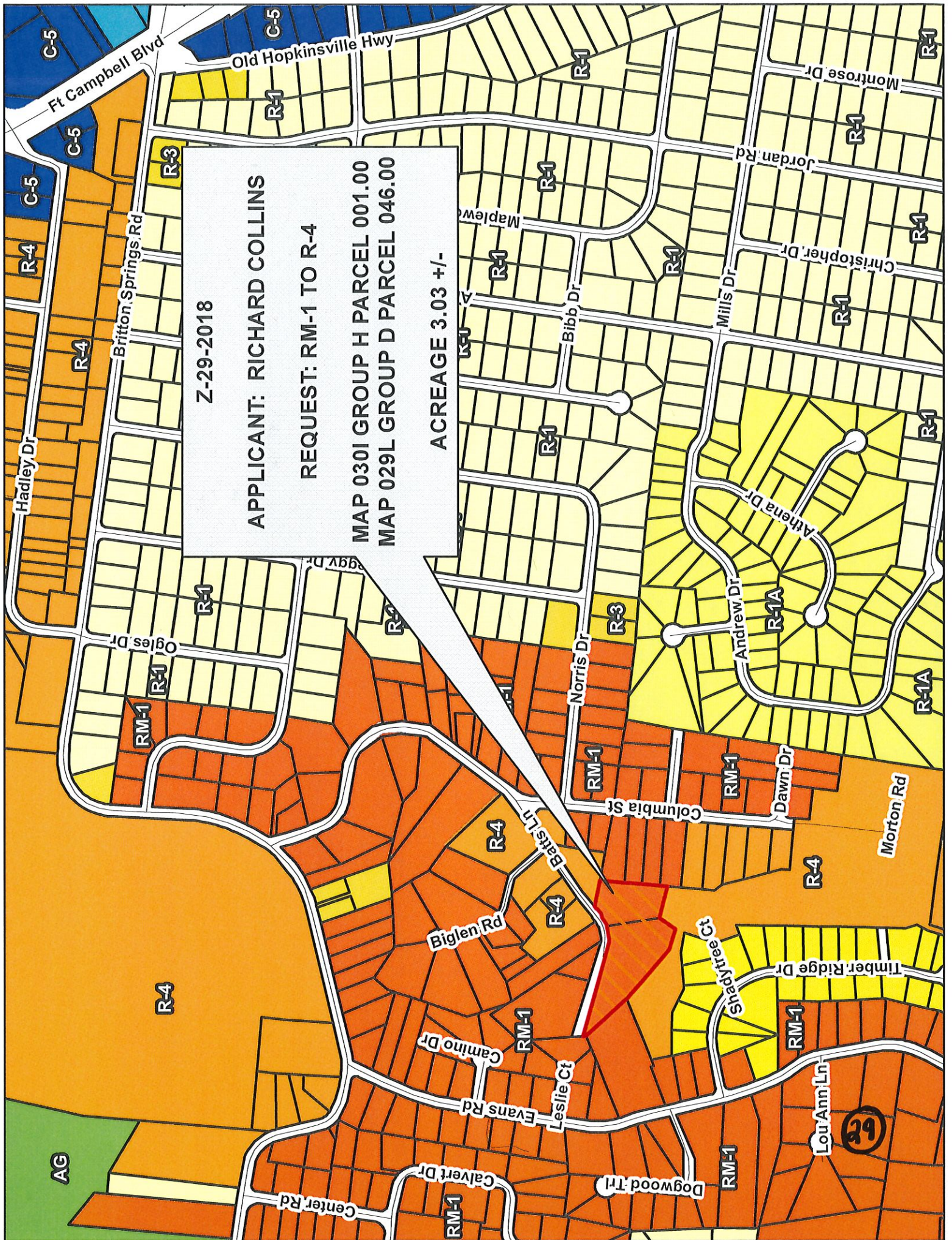
Timber Ridge Dr

Lou Ann Ln

Dogwood Trl

Calvert Dr

Center Rd



CASE NUMBER: Z 29 2018 **MEETING DATE** 11/28/2018

APPLICANT: Richard Collins

PRESENT ZONING RM-1

PROPOSED ZONING R-4

TAX PLAT # 0301-H

PARCEL 001.00

GEN. LOCATION Property fronting on the South frontage of Batts Lane at the West Terminus of Batts Lane.

PUBLIC COMMENTS

None received as of 10:00 A.M. on 11/28/2018 (A.L.)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

RPC MEETING DATE: 11/28/2018

CASE NUMBER: Z - 30 - 2018

NAME OF APPLICANT B J

Properties

AGENT:

GENERAL INFORMATION

TAX PLAT: 008

PARCEL(S): 013.06 p/o

ACREAGE TO BE REZONED: 6.1

PRESENT ZONING: C-5

PROPOSED ZONING: R-4

EXTENSION OF ZONING

CLASSIFICATION: YES

PROPERTY LOCATION: Property fronting on the west frontage of Heritage Pointe Dr. 800 +/- feet north of the Tiny Town Rd. & Heritage Pointe Dr. intersection.

CITY COUNCIL WARD: 8

COUNTY COMMISSION DISTRICT: 18

CIVIL DISTRICT: 2

DESCRIPTION OF PROPERTY Existing level greenfield tract.
AND SURROUNDING USES:

APPLICANT'S STATEMENT To allow for a multifamily development
FOR PROPOSED USE:

GROWTH PLAN AREA: CITY

PLANNING AREA: Trenton

PREVIOUS ZONING HISTORY:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

DEPARTMENT COMMENTS

- | | | |
|----------------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------|
| <input checked="" type="checkbox"/> GAS AND WATER ENG. SUPPORT MGR. | <input type="checkbox"/> ATT | <input type="checkbox"/> DIV. OF GROUND WATER |
| <input checked="" type="checkbox"/> GAS AND WATER ENG. SUPPORT COOR. | <input checked="" type="checkbox"/> FIRE DEPARMENT | <input type="checkbox"/> HOUSING AUTHORITY |
| <input type="checkbox"/> UTILITY DISTRICT | <input type="checkbox"/> EMERGENCY MANAGEMENT | <input type="checkbox"/> INDUSTRIAL DEV BOARD |
| <input checked="" type="checkbox"/> JACK FRAZIER | <input checked="" type="checkbox"/> POLICE DEPARTMENT | <input type="checkbox"/> CHARTER COMM. |
| <input checked="" type="checkbox"/> CITY STREET DEPT. | <input type="checkbox"/> SHERIFF'S DEPARTMENT | <input type="checkbox"/> Other... |
| <input checked="" type="checkbox"/> TRAFFIC ENG. - ST. DEPT. | <input checked="" type="checkbox"/> CITY BUILDING DEPT. | |
| <input type="checkbox"/> COUNTY HIGHWAY DEPT. | <input type="checkbox"/> COUNTY BUILDING DEPT. | |
| <input type="checkbox"/> CEMC | <input checked="" type="checkbox"/> SCHOOL SYSTEM OPERATIONS | |
| <input checked="" type="checkbox"/> DEPT. OF ELECTRICITY (CDE) | <input type="checkbox"/> FT. CAMPBELL | |

1. CITY ENGINEER/UTILITY DISTRICT: Comments received from department and they had no concerns.

**2. STREET DEPARTMENT/
COUNTY HIGHWAY DEPARTMENT:** Comments received from department and they had no concerns.

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

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

5. FIRE DEPT/EMERGENCY MGT.: Comments received from department and they had no concerns.

6. POLICE DEPT/SHERIFF'S OFFICE: Comments received from department and they had no concerns.

**7. CITY BUILDING DEPARTMENT/
COUNTY BUILDING DEPARTMENT:** Comments received from department and they had no concerns.

8. SCHOOL SYSTEM: Hazelwood Elementary, Northeast Middle, and High School are currently over 99% capacities. Hazelwood has 6 portable classrooms, Northeast Middle has 9 portable classrooms, under construction with additional 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.

ELEMENTARY: HAZELWOOD

MIDDLE SCHOOL: NORTHEAST

HIGH SCHOOL: NORTHEAST

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 Minimal
SURROUNDING DEVELOPMENT:

INFRASTRUCTURE:

WATER SOURCE: CITY

SEWER SOURCE: CITY

STREET/ROAD ACCESSIBILITY: Heritage Pointe Dr.

DRAINAGE COMMENTS: Varies

RESIDENTIAL DEVELOPMENT

APPLICANT'S ESTIMATES HISTORICAL ESTIMATES

LOTS/UNITS: 72

POPULATION: 194

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. Proposed request in an extension of the existing R-4 zoning to the north.
3. The distance & limited visibility from Tiny Town Road limits commercial development potential.
4. No adverse environmental issues were identified relative to this request.
- 5.

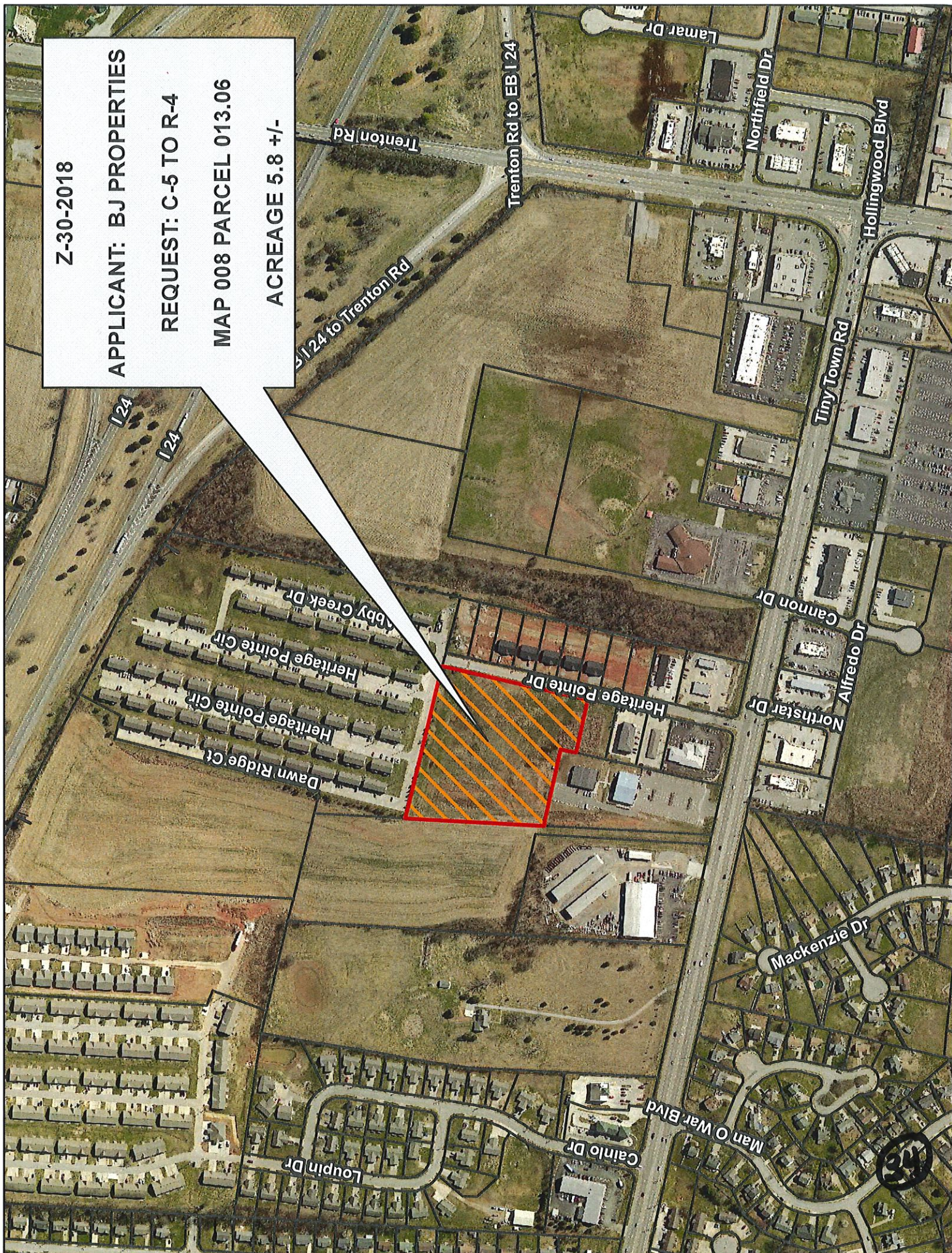
Z-30-2018

APPLICANT: BJ PROPERTIES

REQUEST: C-5 TO R-4

MAP 008 PARCEL 013.06

ACREAGE 5.8 +/-



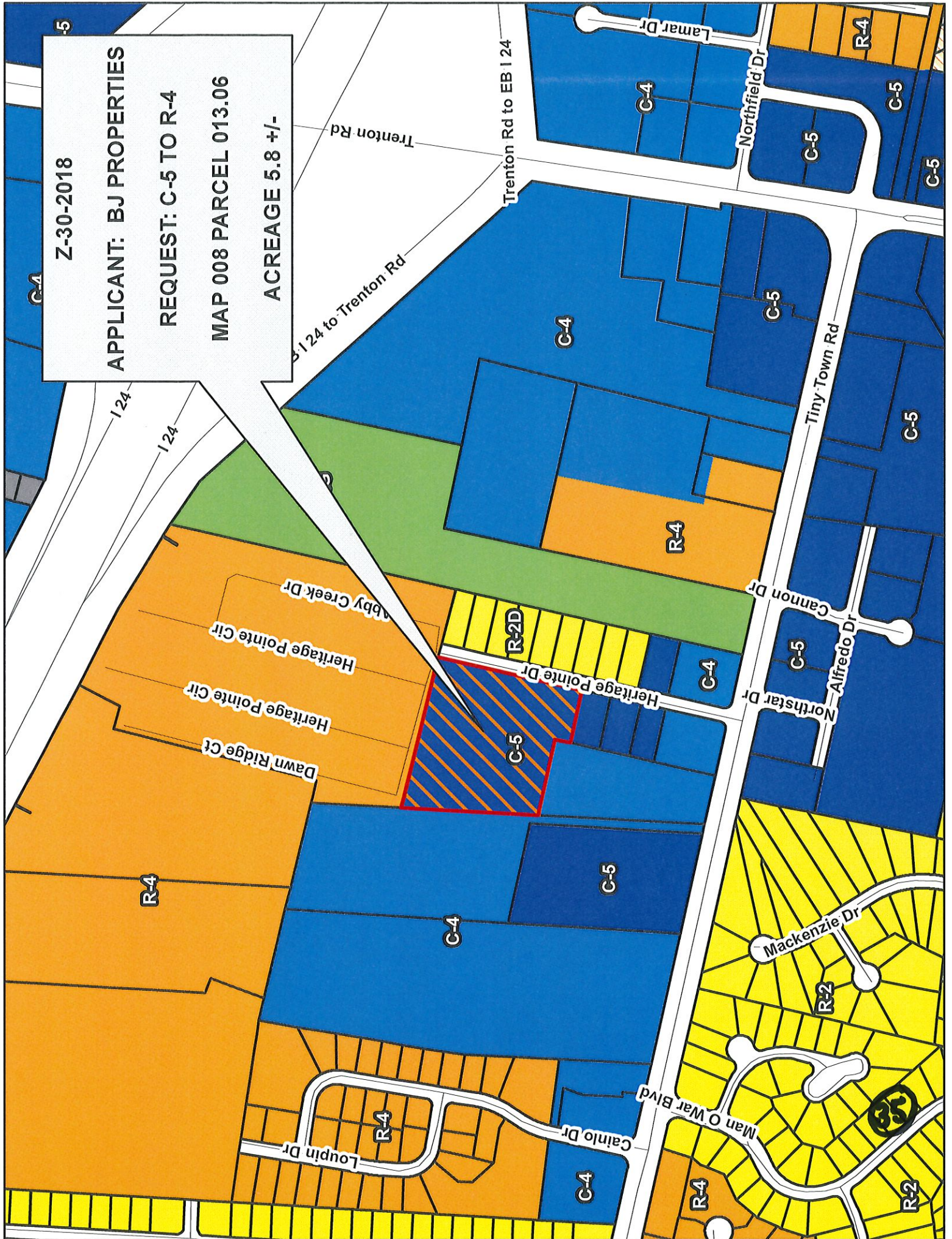
Z-30-2018

APPLICANT: BJ PROPERTIES

REQUEST: C-5 TO R-4

MAP 008 PARCEL 013.06

ACREAGE 5.8 +/-



CASE NUMBER: Z 30 2018 **MEETING DATE** 11/28/2018

APPLICANT: BJ Properties

PRESENT ZONING C-5 **PROPOSED ZONING** R-4

TAX PLAT # 008 **PARCEL** 013.06 p/o

GEN. LOCATION Property fronting on the west frontage of Heritage Pointe Dr. 800 +/- feet north of the Tiny Town Rd. & Heritage Pointe Dr. intersection.

PUBLIC COMMENTS

None received as of 10:00 A.M. on 11/28/2018 (A.L.)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

RPC MEETING DATE: 11/28/2018

CASE NUMBER: Z - 31 - 2018

NAME OF APPLICANT: Cbp

Properties

AGENT: Houston

Smith

GENERAL INFORMATION

TAX PLAT: 066N-B

PARCEL(S): 022.00

ACREAGE TO BE REZONED: 0.26

PRESENT ZONING: R-3

PROPOSED ZONING: R-6

EXTENSION OF ZONING

CLASSIFICATION: YES

PROPERTY LOCATION: Property located at the northwest corner of the intersection of High St. & Perkins Ave.

CITY COUNCIL WARD: 6

COUNTY COMMISSION DISTRICT: 5

CIVIL DISTRICT: 12

DESCRIPTION OF PROPERTY Existing corner lot with a residential home.
AND SURROUNDING USES:

APPLICANT'S STATEMENT Single Family Residential
FOR PROPOSED USE:

GROWTH PLAN AREA: CITY

PLANNING AREA: South Clarksville

PREVIOUS ZONING HISTORY:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

DEPARTMENT COMMENTS

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

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

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

1. CITY ENGINEER/UTILITY DISTRICT:

Comments received from department and they had no concerns.

2. STREET DEPARTMENT/ COUNTY HIGHWAY DEPARTMENT:

Comments received from department and they had no concerns.

3. DRAINAGE COMMENTS:

Comments received from department and they had no concerns.

4. CDE/CEMC:

No Comment(s) Received

5. FIRE DEPT/EMERGENCY MGT.:

Comments received from department and they had no concerns.

6. POLICE DEPT/SHERIFF'S OFFICE:

Comments received from department and they had no concerns.

7. CITY BUILDING DEPARTMENT/ COUNTY BUILDING DEPARTMENT:

Comments received from department and they had no concerns.

8. SCHOOL SYSTEM:

ELEMENTARY: NORMAN SMITH
MIDDLE SCHOOL: ROSSVIEW
HIGH SCHOOL: ROSSVIEW

Rossvie Middle and Rossvie High School are currently over 95% capacities. Norman Smith has 5 portable classrooms, Rossvie Middle has 7 portable classrooms, and Rossvie High has 3 portable classrooms. This continued student growth necessitates action to address building capacity and bus needs in the second fastest growing region in this county. No infrastructure, funding, or processes are in place at this time to address housing developments in this region!

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 Minimal
SURROUNDING DEVELOPMENT:

INFRASTRUCTURE:

WATER SOURCE: CITY

SEWER SOURCE: CITY

STREET/ROAD ACCESSIBILITY: Perkins Ave. & High Street

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

South Clarksville Planning Area - South Clarksville is dominated by residential development but is ringed by commercial and light industrial uses. It is near the core of the city and has a well developed transportation network for destinations within its boundaries and other areas of the city. Sufficient infrastructure to support high density development.

STAFF RECOMMENDATION: APPROVAL

- 1.** The proposed zoning request is consistent with the adopted Land Use Plan.
- 2.** Adequate infrastructure serves the site, including other residential-supportive uses such as, mass transit and retail services. Sidewalks will be required as part of the development as required per R-6 Single Family Zoning.
- 3.** No adverse environmental issues were identified relative to this request.
- 4.** Proposed R-6 development will provide redevelopment opportunity for single family detached homes without changing the anticipated density.

5.

Z-31-2018

APPLICANT: CBP PROPERTIES

REQUEST: R-3 TO R-6

MAP 066N GROUP B PARCEL 022.00

ACREAGE 0.26 +/-



Z-31-2018

APPLICANT: CBP PROPERTIES

REQUEST: R-3 TO R-6

MAP 066N GROUP B PARCEL 022.00

ACREAGE 0.26 +/-



CASE NUMBER: Z 31 2018 **MEETING DATE** 11/28/2018

APPLICANT: Cbp Properties

PRESENT ZONING R-3

PROPOSED ZONING R-6

TAX PLAT # 066N-B

PARCEL 022.00

GEN. LOCATION Property located at the northwest corner of the intersection of High St. & Perkins Ave.

PUBLIC COMMENTS

None received as of 10:00 A.M. on 11/28/2018 (A.L.)

ORDINANCE 28-2018-19

AN ORDINANCE AMENDING THE CITY OF CLARKSVILLE TENNESSEE ZONING ORDINANCE RELATIVE TO GHOST SIGNS, MURALS, AND WORKS OF ART

WHEREAS, The Clarksville City Council conducted a public hearing for ORDINANCE 69-2017-18, amending the City of Clarksville, Tennessee Zoning Ordinance relative to ghost signs, murals, and works of art, on June 7, 2018; and

WHEREAS, The first reading of ORDINANCE 69-2017-18 was postponed by the Clarksville City Council on June 7, 2018 to the August 2, 2018 Regular Session; and

WHEREAS, The first reading of ORDINANCE 69-2017-18 was postponed by the Clarksville City Council on August 2, 2018, to the December 6, 2018 Regular Session; and

WHEREAS, ORDINANCE 69-2017-18 has been renumbered as ORDINANCE 28-2018-19 with no change in language.

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

That the City of Clarksville, Tennessee Zoning Ordinance, Title 11, is hereby amended as follows:

The following Definitions shall be added alphabetically into Title 11, Chapter 2.2 Definitions. Title 11, Chapter 2.2 Definitions shall be renumbered accordingly.

Definitions:

Ghost Sign- A remaining image of a hand painted sign on the exterior of a building or structure that existed prior to 1970.

Mural- A sanctioned painting, mosaic, other work of art painted or applied to a wall.

Work of Art- A sanctioned piece of creative work in the arts, including paintings, sculptures, or other visual artistic expressions.

Renumber the following sections (and corresponding subsections) of Title 11, Chapter 9.4.2 “Design Standards and Guidelines”

~~2.1~~ 1.10 Flags and Flagpoles

~~2.2~~ 1.11 Temporary Signs

The following language shall be inserted under Title 11, Chapter 9.4.2 “Design Standards and Guidelines”

1.12 Murals, Works of Art & Ghost Signs - Madison Street Overlay

1.12.1 Approval Process

1.12.1.1 An Application of Appropriateness is required to be reviewed and acted on by the Common Design Review Board.

1.12.1.2 While murals and public art can be a benefit to the community, under no circumstances does the submittal of a proposal guarantee an approval/allowance. The application process is at the applicant’s expense.

1.12.1.3 The Common Design Review Overlay Board shall review the Application based on its appropriateness to the building, site, location, surroundings, numbers of murals/public art and scale to the structure it is proposed. The Common Design Review Overlay Board may vote to recommend approval of the application or disapprove the application. A recommendation of approval permits the application to proceed to final approval.

1.12.1.4 Final Approval of a Mural and/or Work of Art within the Design Overlay Districts shall be by an approved resolution as Public Art by the City Council. No application shall proceed to consideration of City Council without first being granted a recommendation of Approval by the Common Design Overlay Board. Consideration of the final design of the Mural and/or Work of Art lies primarily with the consideration of City Council.

1.12.2 Location

1.12.2.1 Murals and/or Works of Art shall be prohibited on the exterior of any structure located within a Historic Overlay District.

1.12.2.2 It shall be the duty of the Common Design Review Board to preserve the historic character of the surroundings and properties located within the Downtown Overlay District.

1.12.2.3 Mural art may not be located on an unpainted brick structure within any Overlay District under the Common Design Review Board's purview. Mural art may not cover up any architectural features of the existing building or structure.

1.12.2.4 Mural art shall not be located on a street frontage building facade.

1.12.2.5 Mural art should be located on buildings meeting the current Design Guidelines for the district. Mural art shall not be used to avoid or delay building maintenance or rehabilitation.

1.12.2.6 Under no circumstances should mural art take precedence over the restoration of historic buildings.

1.12.2.7 The location of mural art should be aesthetically pleasing and tastefully placed.

1.12.3 Design

1.12.3.1 Mural art should be reviewed based on its appropriateness to the building, site, location, surroundings, numbers of murals/public art and scale.

1.12.3.2 The replication & rehabilitation of a ghost sign is not considered mural art. Painting over or modifying any part of an existing ghost sign by any part of a mural and/or work of art shall be prohibited.

1.12.3.3 Excessively bright, fluorescent, or neon paints shall not be used.

1.12.4 Materials and Maintenance

1.12.4.1 Mural art shall not damage any historic materials.

1.12.4.2 If a masonry wall has already been painted, the Board may approve the painting of mural art directly onto the structure.

1.12.4.3 Materials shall be of high quality materials and a historic character by using non-synthetic materials.

1.12.4.4 If a mural is not painted onto the façade of a building, mounting details must be provided for review and approval. The application of a mural shall not damage the original material.

1.12.4.5 Murals or Works of Art affixed to an exterior wall shall not project out from the exterior wall or extend above the building eave line or parapet.

1.12.4.6 The installation of a mural or work of art shall not compromise the integrity of the material or structure to which it is applied.

1.12.5 Ghost Signs

1.12.5.1 Ghost signs shall be preserved in their existing state.

1.12.5.2 Any rehabilitation of a ghost sign shall be performed by a professional in the rehabilitation of ghost signs and by means approved by the Common Design Review Board.

***The following language shall be inserted under Title 11, Chapter 9.5.3
“Downtown Urban Design Standards and Guidelines”***

K. Murals, Works of Art & Ghost Signs – Downtown Overlay District

1. Approval Process

- a. An Application of Appropriateness is required to be reviewed and acted on by the Common Design Review Board.
- b. While murals and public art can be a benefit to the community, under no circumstances does the submittal of a proposal guarantee an approval/allowance. The application process is at the applicant’s expense.
- c. The Common Design Review Overlay Board shall review the Application based on its appropriateness to the building, site, location, surroundings, numbers of murals/public art and scale to the structure it is proposed. The Common Design Review Overlay Board may vote to recommend approval of the application or disapprove the application. A recommendation of approval permits the application to proceed to final approval.
- d. Final Approval of a Mural and/or Work of Art within the Design Overlay Districts shall be by an approved resolution as Public Art by the City Council. No application shall proceed to consideration of City Council without first being granted a recommendation of Approval by the Common Design Overlay Board. Consideration of the final design of the Mural and/or Work of Art lies primarily with the consideration of City Council.

2. Location

- a. Murals and/or Works of Art shall be prohibited on the exterior of any structure located within a Historic Overlay District.
- b. It shall be the duty of the Common Design Review Board to preserve the historic character of the surroundings and properties located within the Downtown Overlay District.
- c. Mural art may not be located on an unpainted brick structure within any Overlay District under the Common Design Review Board’s purview. Mural art may not cover up any architectural features of the existing building or structure.
- d. Mural art shall not be located on a street frontage building facade.
- e. Mural art should be located on buildings meeting the current Design Guidelines for the district. Mural art shall not be used to avoid or delay building maintenance or rehabilitation.
- f. Under no circumstances should mural art take precedence over the restoration of historic buildings.
- g. The location of mural art should be aesthetically pleasing and tastefully placed.

3. Design

- a. Mural art should be reviewed based on its appropriateness to the building, site, location, surroundings, numbers of murals/public art and scale.
- b. The replication & rehabilitation of a ghost sign is not considered mural art. Painting over or modifying any part of an existing ghost sign by any part of a mural and/or work of art shall be prohibited.
- c. Excessively bright, fluorescent, or neon paints shall not be used.

4. Materials and Maintenance

- a. Mural art shall not damage any historic materials.
- b. If a masonry wall has already been painted, the Board may approve the painting of mural art directly onto the structure.
- c. Materials shall be of high quality materials and a historic character by using non-synthetic materials.
- d. If a mural is not painted onto the façade of a building, mounting details must be provided for review and approval. The application of a mural shall not damage the original material.
- e. Murals or Works of Art affixed to an exterior wall shall not project out from the exterior wall or extend above the building eave line or parapet.
- f. The installation of a mural or work of art shall not compromise the integrity of the material or structure to which it is applied.

5. Ghost Signs

- a. Ghost signs shall be preserved in their existing state.
- b. Any rehabilitation of a ghost sign shall be performed by a professional in the rehabilitation of ghost signs and by means approved by the Common Design Review Board.

<i>PUBLIC HEARING:</i>	June 7, 2018
<i>POSTPONED:</i>	June 7, 2018 to August 2, 2018 Regular Session
<i>POSTPONED:</i>	August 2, 2018 to December 6, 2018 Regular Session
<i>RENUMBERED:</i>	November 20, 2018

ORDINANCE 29 -2018-19

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF ESTATE OF HAROLD WEAKLEY, KATHY BITER EXECUTRIX-AGENT, FOR ZONE CHANGE ON PROPERTY NORTH OF CROSSLAND AVENUE, EAST OF MARTIN STREET, SOUTH OF WASHINGTON STREET, AND WEST OF GREENWOOD AVENUE

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-4 Multiple Family Residential District, as IC Institutional/Civic District.

PUBLIC HEARING:

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Beginning at a point, said point being 195 +/- feet north of the centerline of the Crossland Ave. & Martin St. intersection and located in the east right of way margin of Martin St., said point further identified as northwest corner of the Clifton Perry property, thence in a northerly direction 110 +/- feet with the eastern right of way margin of Martin St. to a point, said point being of the southwest corner of the Billy C. Womble, thence in a easterly direction 162 +/- feet with the southern boundary of the Womble property to a point, thence in a northerly direction 232 +/- feet with the eastern boundary of the Womble property and other to a point, said point being in the southern boundary of the Courtney Keeling, thence in a easterly direction 33 +/- feet with the southern boundary of the Keeling property to a point, thence in a northerly direction 50 +/- feet with the eastern boundary of the Keeling property to a point, said point being in the southern boundary of the Harold W. Weakley property, thence in a easterly direction 199 +/- feet with the southern boundary of the Weakley to a point, said point being the northwest corner of the Rebecca June Keene property, thence a southerly direction 222 +/- feet with the western boundary of the Keene property and others to a point, said point being the southwest corner of the Hilary N. Tuttle property, thence in a easterly direction 231 +/- feet with the southern boundary of the Keene property to a point, said point being the northwest corner of the Shirley Copeland property, thence in a southerly direction 58 +/- feet with the

western boundary of the Copeland property to a point said point being the northeast corner of a unimproved & unnamed right of way, thence in a westerly direction 30 +/- feet with the northern right of way boundary, thence in a southerly direction 229 +/- feet with the western right of way boundary to a point, said point being the northeast corner of the Karin Gammon property, thence in a westerly direction 122 +/- feet with the northern boundary of the Gammon property to a point, said point being in the eastern boundary of the Susan Schryver property, thence in a northerly direction 35 +/- feet with the eastern boundary of the Schryver property to a point, said point being the northeast corner of the Schryver property, thence in a westerly direction 71 +/- feet with the northern boundary of the Schryver to a point, said point being the northwest corner of the Schryver property, thence in a southerly direction 14 +/- feet to a point, said point being the northeast corner of the Ross Benny Traughber property, thence in a westerly direction 358 +/- feet with the northern boundary of the Traughber property & others to a point, said point being in the eastern boundary of the 735 Martin Street Trust, thence in a northerly direction 43 +/- feet to a point, said point being the northeast corner of the 735 Martin Street Trust property, thence in a westerly direction 121 +/- feet with the northern boundary of the 735 Martin Street Trust to the point of beginning, said herein described tract containing 5.08 +/- acres, further identified as Tax Map 66-K-K, Parcel 30.01.

ORDINANCE 32-2018-19

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF LUKE BAGGETT, SYD HEDRICK/BYERS & HARVEY-AGENT, FOR ZONE CHANGE ON PROPERTY LOCATED AT THE INTERSECTION OF CHARLOTTE STREET AND CURRENT 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 Three Family Residential District, as R-6 Single Family District.

PUBLIC HEARING:

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Beginning at a point, said point being 208 +/- feet in a southwesterly direction from the centerline of the Charlotte Street & Current Street intersection, said point being further identified as the northwest corner of the herein described tract and located in the southern right of way of Charlotte Street at the northeast corner of a unimproved & unnamed right of way, thence in a southeasterly direction 278 +/- feet with the southern right of way margin of Charlotte Street, to a point, said point being the northwest corner of the Robert F. Benton, Jr. property, thence in a south westerly direction 150 +/- feet with the northern boundary of Robert F. Benton, Jr, property to a point, said point being the northeast corner of the City of Clarksville property, thence in a north westerly direction 173 +/- feet with the northern boundary of the City of Clarksville property to a point, said point being in the eastern boundary of a unimproved & unnamed right of way, thence in a northerly direction 172 +/- feet with the eastern boundary of the unimproved & unnamed right of way to the point of beginning, said tract containing 0.76 +/- acre, further identified as Tax Map 79-B-A, Parcel 28.00.

ORDINANCE 33-2018-19

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF CROCKER RENTAL PARTNERSHIP FOR ZONE CHANGE ON PROPERTY LOCATED EAST OF FORT CAMPBELL BOULEVARD, SOUTH OF PARK LANE, NORTH OF MAPLE STREET, AND WEST OF REBECCA 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 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 an iron pin found, said pin being located at the northwest corner of Lot 6 of Rolling Acres Subdivision as recorded in Plat Book 3, Page 47 in the Registers Office of Montgomery County Tennessee. Thence with the north line of Lots 4 and 5 of said subdivision, South 63 degrees 39 minutes 31 seconds West for a distance of 99.43 feet to an iron pin found at the southeast corner of the Collar Brothers Inc. property as recorded in Orv. 1019, Page 2907 in said registers office. Thence with the east line of Collar Brothers, North 34 degrees 41 minutes 23 seconds West for a distance of 144.22 feet to an iron pin set. Thence leaving Collar Brothers and on a new division line, North 55 degrees 18 minutes 37 seconds East for a distance of 30.00 feet. Thence on another new division line North 34 degrees 41 minutes 23 seconds West for a distance of 123.86 feet to an iron pin set. Thence on another new division line, South 55 degrees 18 minutes 37 seconds West for a distance of 30.00 feet to an iron pin found in the east line of the First Cash LLC property as recorded in Orv. 818, Page 2270 in said registers office. Thence with the east line of the First Cash LLC property, North 34 degrees 41 minutes 23 seconds West for a distance of 141.59 feet to an iron pin found, said pin being located in the south line of Park Lane Subdivision as recorded in Plat Book 4, Page 18 in said registers office. Thence with the south line of Park Lane Subdivision, North 63 degrees 57 minutes 42 seconds East for a distance of 450.36 feet to an iron pin found at the corner

of Lot 8 of said subdivision. Thence with the west line of said subdivision, South 34 degrees 53 minutes 09 seconds East for a distance of 407.47 feet to an iron pin set, said pin being located in the north line of Rolling Acres Subdivision as recorded in Plat Book 3, Page 47 in said registers office. Thence with the north line of said subdivision, South 63 degrees 39 minutes 31 seconds West for a distance of 351.98 feet to the point of beginning. Subject tract contains 4.10 +/- acres further identified as Tax Map 54-C-G, Parcel 41.03

ORDINANCE 34-2018-19

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF BETTYE G. HENLEY, DAVID HENLEY-AGENT, FOR ZONE CHANGE ON PROPERTY LOCATED AT THE INTERSECTION OF PROVIDENCE BOULEVARD, BEECH STREET, AND PLUM 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-4 Multiple Family Residential District, as C-2 General Commercial District.

PUBLIC HEARING:

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Beginning at a point, said point being 195 +/- feet south of the centerline of the Providence Blvd. & Beech St. intersection, said point being in the west right of way margin of Beech St. at the current zoning line, thence in a southerly direction 186 +/- feet with the west right of way margin of Beech St. to a point, said point being the northeast corner of the Habitat for Humanity of Montgomery County property, thence in a westerly direction 364 +/- feet with the northern boundary of the Habitat for Humanity of Montgomery County property & other to a point, said point being in the eastern right of margin of Plum Street, thence in a northerly direction 411 +/- feet to a point in the eastern margin of Plum St. also being the existing C-2 Zone line, thence in a southeasterly direction 435 +/- along said existing zone line to the point of beginning, said tract containing 2.5 +/- acres. Further identified as a portion of Tax Map 55-I-B, Parcel 4.00

ORDINANCE 35-2018-19

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF RICHARD COLLINS FOR ZONE CHANGE ON PROPERTY LOCATED AT THE WEST TERMINUS OF BATTS 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 RM-1 Single Family Mobile Home Residential District, as R-4 Multiple Family Residential District.

PUBLIC HEARING:

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Beginning at a point, said point being in the southern right of way margin of Batts Lane at the west terminus of Batts Lane, thence in a southeasterly & northeasterly direction 584 +/- feet with the southern right of way margin of Batts Lane to a point, said point being the northwest corner of the Richard Collins property (1911 Batts Lane), thence in a southeasterly direction 112 +/- feet with the southern boundary of the Collins property to a point, said point being the northwest corner of the Titan Realty GP property, thence in a southerly direction 292 +/- feet with the western boundary of the Titan Realty GP property & others to a point, said point being the northeast corner of the Nick W. Dattilo property, thence in a generally westerly direction 840 +/- feet with the northern boundary of the Dattilo property and others to the point of beginning, said herein described tract containing 3.03 +/- acres, further identified as Tax map 30-I-H, Parcel 1.00 & Tax Map 29-L-D, Parcel 46.00

ORDINANCE 36 -2018-19

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF BJ PROPERTIES FOR ZONE CHANGE ON PROPERTY LOCATED AT THE INTERSECTION OF HERITAGE POINT DRIVE AND TINY TOWN 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 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 an iron pin (new) set in the west right of way of Heritage Pointe Drive, said iron pin being 580 feet, more or less, north of the centerline intersection of Tiny Town Road and Heritage Pointe Drive as measured along Heritage Pointe Drive, thence leaving said right of way and on a new division line, North 77 degrees 27 minutes 11 seconds West for a distance of 191.43 feet to an iron pin (new) set in the east boundary of the BC Property Trust property as recorded in O.R.V. 1525, Page 818, R.O.M.C.T.; Thence with the east boundary of said BC Property Trust property, North 12 degrees 37 minutes 41 seconds East for a distance of 55.19 feet to an iron pin (new), said pin being the northeast corner of Said BC Property Trust property; Thence with the north boundary of said BC Property Trust property, North 77 degrees 23 minutes 45 seconds West for a distance of 277.60 feet to a 1/2' iron pin (old) with an illegible cap found in the east boundary of the Janice P. Bellamy property as recorded in O.R.V. 1019, Page 939, R.O.M.C.T.; Thence with the east boundary of said Bellamy property, North 03 degrees 26 minutes 11 seconds East for a distance of 494.82 feet to a 1/2' iron pin (old) found with a "DBS" cap, said pin being the southwest corner of the Heritage Pointe Apartments property as recorded in O.R.V. 1303, Page 686, R.O.M.C.T.; Thence with the south boundary of said Heritage Pointe Apartments property, South 75 degrees 21 minutes 33 seconds East for a distance of 547.46 feet to an iron pin (new), said pin being the west corner of the northern terminus of the Heritage Pointe Drive right of way; Thence with the west right of way of Heritage Pointe Drive, South 12 degrees 31 minutes 32 seconds West for a distance of 524.04 feet to the point of beginning. Said herein described tract containing 6.1 +/- acres, Further identified as Tax Map 8, Parcel 13.06

ORDINANCE 37-2018-19

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF CBP PROPERTIES, HOUSTON SMITH-AGENT, FOR ZONE CHANGE ON PROPERTY LOCATED AT THE INTERSECTION OF HIGH STREET AND PERKINS AVENUE

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

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned R-3 Three Family Residential District, as R-6 Single Family District.

PUBLIC HEARING:

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Beginning at an iron pin in the north right of way of High Street and the west right of way of Perkins Street; thence with the north right of way of High Street North 81 degrees 56 minutes 10 seconds west 124.86 feet to an iron pin; thence leaving said right of way with the east line of the Deering property north 02 degrees 29 minutes 40 seconds east 93.64 feet to an iron pin; thence with the south line of the Lewis property south 84 degrees 20 minutes 10 seconds east 119.70 feet to an iron pin in the west right of way of Perkins Street; thence with said right of way generally with the west edge of a concrete sidewalk south 0 degrees 15 minutes 00 seconds east 99.25 feet to the point of beginning, said herein described tract containing 0.26 +/- acres, further identified as tax Map 66-N-B, Parcel 22.00

RESOLUTION 31-2018-19

A RESOLUTION APPROVING THE ABANDONMENT OF AN UNIMPROVED PORTION OF THAYER LANE, LOCATED SOUTH OF MADISON STREET AND WEST OF VANNOAK DRIVE

WHEREAS, application was made by George Watson for abandonment of an unimproved portion of Thayer Lane, south of Madison Street and west of Vannoak Drive, being approximately 50 +/- feet wide and 115 +/- feet long, containing approximately 5,750 +/- sq. ft., shown on Montgomery County tax map 080-E-A, north of parcel 27.00 and south of parcel 29.00; also shown on the attachment; and

WHEREAS, the application was reviewed according to established procedures by the Regional Planning Commission on November 28, 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 unimproved right-of-way is hereby abandoned, with retention of an easement for stormwater and surface drainage, and for public utilities.

PUBLIC HEARING:

ADOPTED:

AB-3-2018



RESOLUTION 32-2018-19

A RESOLUTION APPROVING THE ABANDONMENT OF AN UNIMPROVED PORTION OF OLD HIGHWAY 76, LOCATED SOUTH OF HIGHWAY 76 CONNECTOR (DR. MARTIN LUTHER KING, JR PARKWAY), NORTH OF TROUGH SPRINGS ROAD AND WEST OF FIRE STATION ROAD

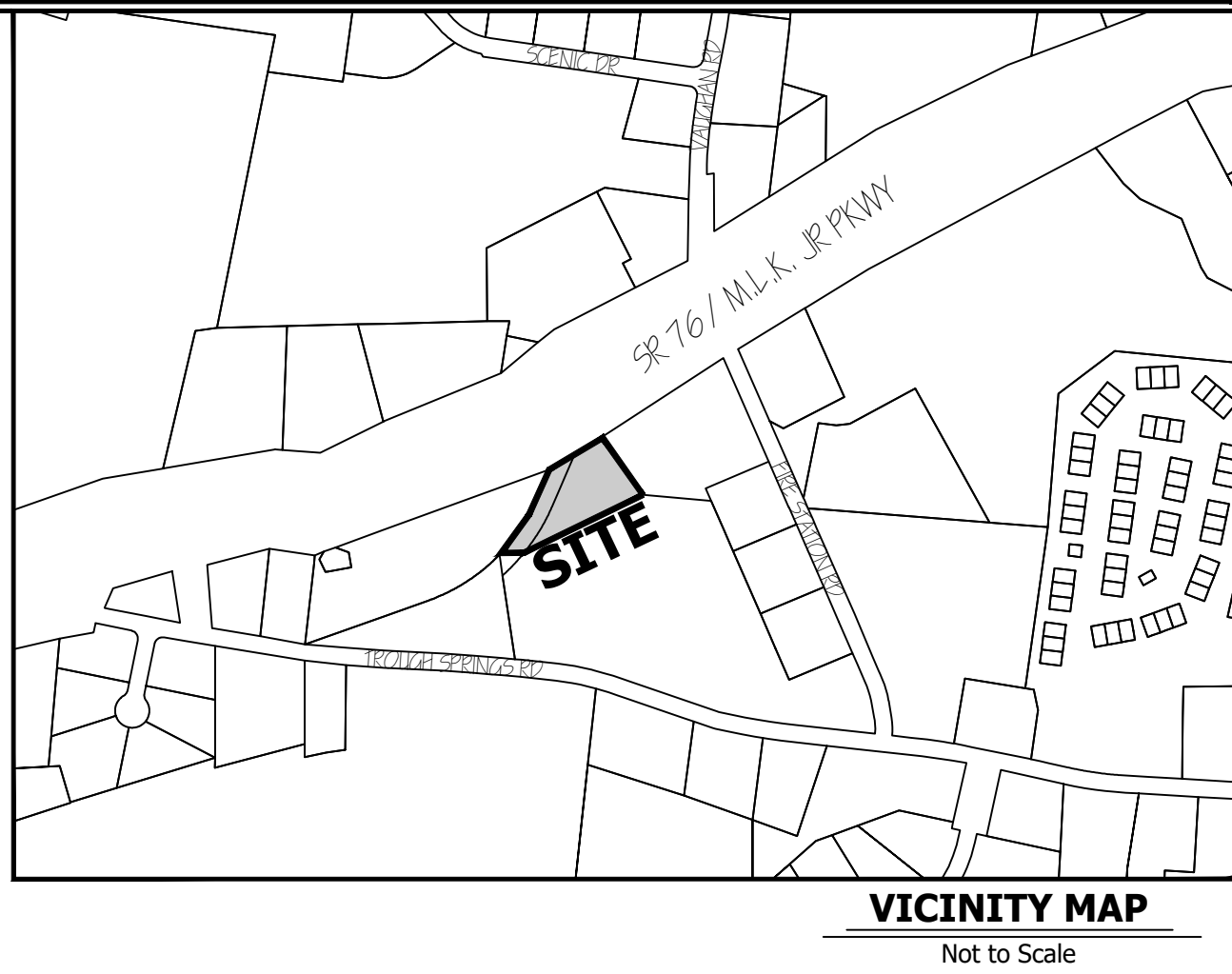
WHEREAS, application was made by Craig Stuard for abandonment of an unimproved portion of Old Highway 76; located south of Highway 76 Connector (Dr. Martin Luther King, Jr. Parkway), north of Trough Springs Road and west of Fire Station Road; being approximately 50 +/- feet wide and 289.18 +/- feet long, containing approximately 14,459 +/- sq. ft., shown on Montgomery County tax map 063, north of parcel 078.00, east of parcel 032.01 and west of parcel 077.05; also shown on the attachment; and

WHEREAS, the application was reviewed according to established procedures by the Regional Planning Commission on November 28, 2018, and was recommended for approval to the Clarksville City Council, with retention of an easement for stormwater and surface drainage, and for public utilities;

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

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

PUBLIC HEARING:
ADOPTED:

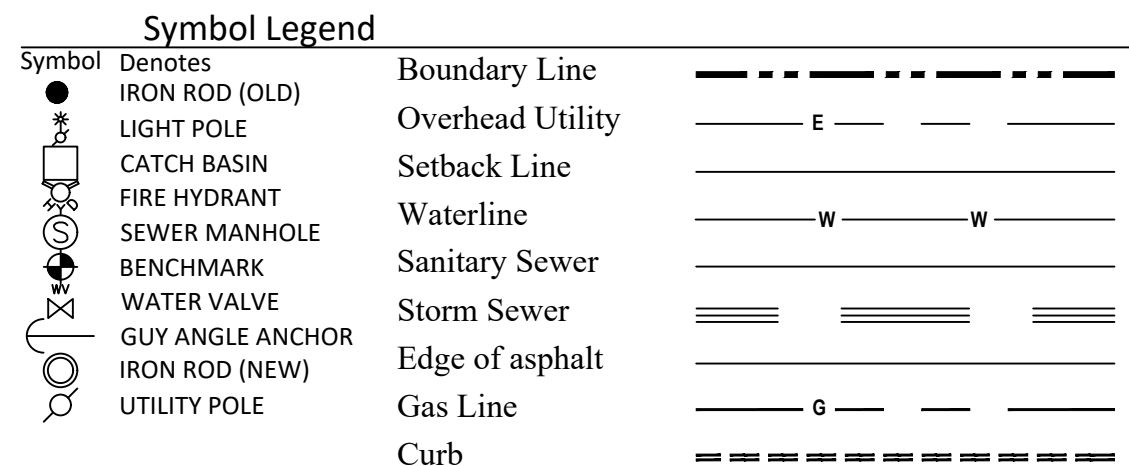


A diagram of a semi-circular arch. A vertical line divides the arch into two equal halves. A horizontal line extends from the center of the base of the arch, passing through the center of the pier. Four lines radiate from the center of the pier: one horizontal line pointing right, one diagonal line pointing up and right, one diagonal line pointing down and right, and one horizontal line pointing left. The area under the arch is divided into four quadrants by these lines. The top-left and bottom-right quadrants are shaded with diagonal lines. The top-right and bottom-left quadrants are white.

Guard Et Ux Property

Raymond C. Stuard Et Ux Property

Clarksville, Montgomery County, Tennessee, 37043



The subject property is identified as a portion of parcel ID 063 077.00 on the Montgomery County, Tennessee Property Map.

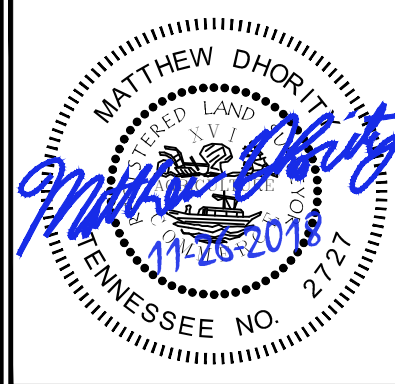
Owner: Raymond C. Stuard Et Ux as of record in Volume 780, page 368 Registers Office, Montgomery County, Tennessee.

1. The Subject Area is located in the 11th Civil District of Montgomery County Tennessee.
2. The subject parcel lays within an area designated as "Zone X" (No Special Flood Hazard Areas, areas of 0.2% annual chance floods) as noted on the current FEMA Firm Community Panels, 47125C0263D.
3. Source information from plans and markings, combined with observed evidence of utilities found at time of survey were used to develop the view of underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 111 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation and/or private utility locate request may be necessary. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
4. A Title Report was not provided for the preparation of this survey. Therefore this survey is subject to the findings of an accurate title search.
5. No Stream determinations were provided to this surveyor, therefore this survey does not address the existence or non-existence of any water of the state, jurisdictional stream buffers or wetlands.
6. This survey does not address the owner of any fence nor address any adverse claim of ownership of any adjoining property. Removal of any property line fence should be coordinated with adjacent owner.
7. The Subject Area is currently Zoned C5. Setbacks per current zoning, verify with local Zoning Authority prior to construction and/or design services.
8. The Surveyor's Liability for this document shall be limited to the original purchaser, and does not extend to any un-named persons or entities without an express re-certification by the surveyor whose name appears hereon.
9. The construction plans for the "SR-76, Intersection at Fire Station Road/Vaughan Road in Clarksville were acquired, reviewed, and utilized to determine the right of way of State Route 76. Federal Aid Project # PHSP-76(92), & State Project # 63018-3215-94. Date: 2016

I hereby certify that this survey was actually made on the ground under my direct supervision, using the latest recorded deeds, and other information; that there are no encroachments or projections other than those shown; and that this survey exceeds the minimum requirements for a Category 1 Urban Land Survey pursuant to Chapter 0820-3, Section .05 of the Department of Insurance Standards of Practice for Land Surveyors; and that this survey is true and correct to the best of my knowledge and belief.

Matthew Dhority, TN RLS # 2727

Rev.	Date	Revision Description
I	11-13-18	Added parcel division lines
II	11-20-18	Revised R/W Tract I
III	11-26-18	Revised R/W



Issue Date:	09-22-2018
Project ID:	xx
Drafted By:	MD
Checked By:	

Sheet Title:
Sheet No.
V-1.00

RESOLUTION 33-2018-19

A RESOLUTION ANNEXING TERRITORY EAST OF EAST SWIFT FOX DRIVE AND NORTH OF TYLERTOWN ROAD; REQUEST OF DAN AND HELEN ETSON AND CHUCK AND LINDA ALLEY

WHEREAS, the City of Clarksville is considering the request of the property owners Dan and Helen Etson and Chuck and Linda Alley; and shown on Exhibit B, a Territory East of Swift Fox Drive North of Tylertown Road; and

WHEREAS, the annexation of this territory is deemed beneficial to the welfare of the residents and property owners thereof and of the City of Clarksville 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 and publication in accordance with *Article III, Section 6* of the Official Charter of the City of Clarksville, Tennessee.

PUBLIC HEARING:

ADOPTED:

EFFECTIVE DATE:

EXHIBIT A

Tract

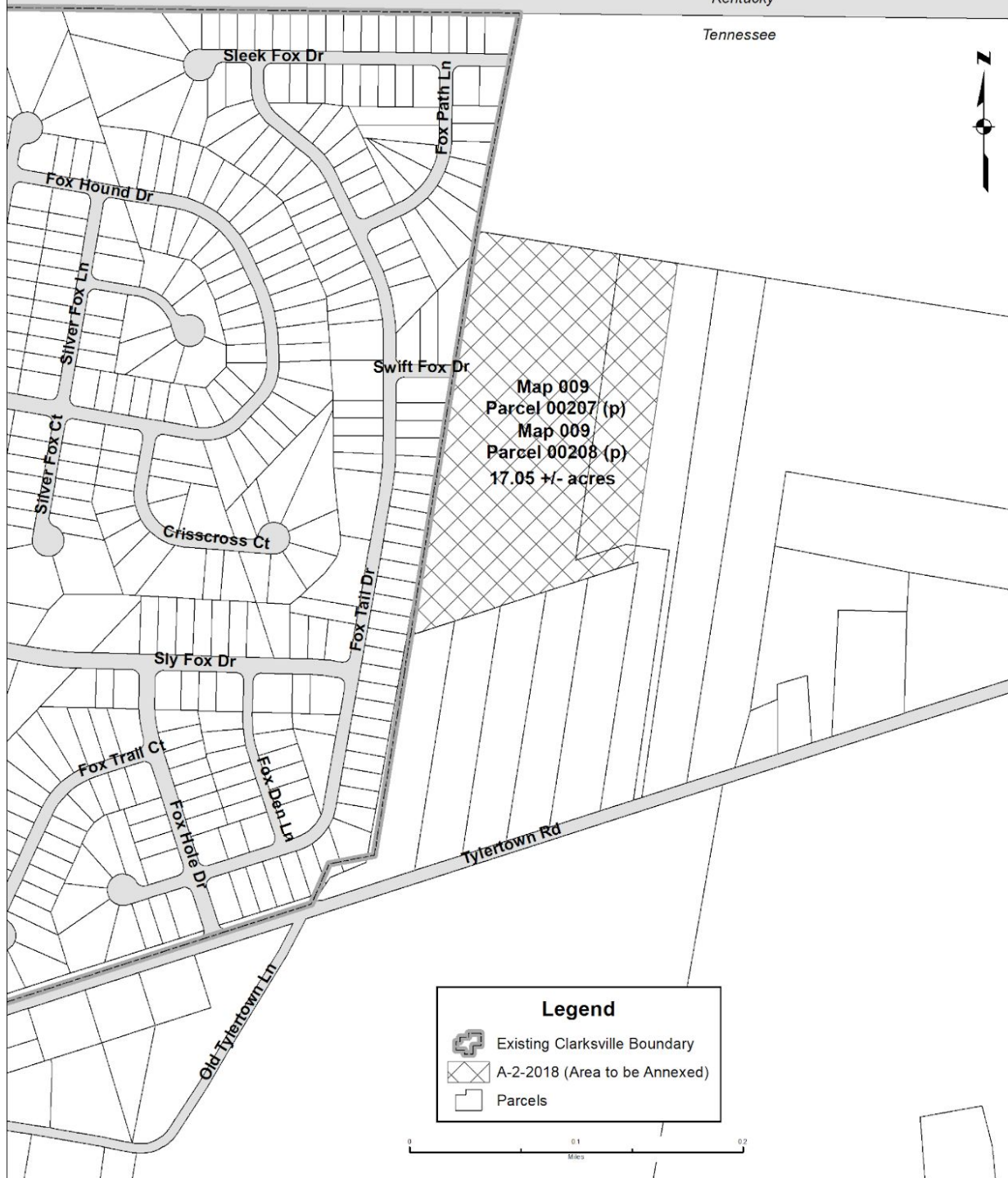
Being a parcel of land in the 2nd Civil District of Clarksville, Montgomery County, Tennessee, said parcel being the Charles Alley Property as recorded in Volume (Vol.) 586, page 1314 Register's Office Montgomery County, Tennessee (ROMCT) the Lance Etson Property as recorded in Volume (Vol.) 751, page 1055 Register's Office Montgomery County, Tennessee (ROMCT) said parcel being generally described as north of Tylertown Road, east of Fox Tail Drive, west of Rowe Lane in Clarksville, Tennessee, 37040, said parcel being more particularly described as follows: Beginning an iron pin (old), said pin being the northwestern corner of the Chitar McGinnis property as recorded in Vol. 1524, page 1131 ROMCT, said pin being N 51° 36' E for a distance of 213 ± from the centerline intersection of Sly Fox Drive and Fox Tail Drive, said also being the southwestern corner of the herein described parcel; Thence, along the eastern property line of the Fox Crossing Section 3 subdivision as recorded in Plat Book G page 246, North 09 degrees 48 minutes 22 seconds East a distance of 1301.08 feet to an iron pin, said point being the southeastern corner of the Mimms Family Partnership as recorded in Vol. 729, page 81 ROMCT; Thence, along said Mimms Family Partnership property, South 79 degrees 28 minutes 18 seconds East for a distance of 662.85 feet to a point on a line, said point being the northeastern corner of the herein described parcel; Thence, leaving said Mimms Family Partnership property and along a new severance line in the Lance Etson property, South 09 degrees 27 minutes 54 seconds West for a distance of 942.65 feet to a point on a line, said point being the southeastern corner of the herein described parcel; Thence, along the Linda Thompson property as recorded in Vol. 915 page 1364, South 72 degrees 08 minutes 29 seconds West for a distance of 150.09 feet to a point on a line; Thence, along the Daniel & Helen Etson property as recorded in Vol. 1711 page 854, South 72 degrees 08 minutes 19 seconds West for a distance of 150.17 feet to a point on a line; Thence, along the Glen & Jeannie Way property as recorded in Vol. 579 page 1510, South 72 degrees 09 minutes 09 seconds West for a distance of 150.02 feet to a point on a line; Thence, along the Linda & Charles Alley property as recorded in Vol. 397 page 1063, South 72 degrees 11 minutes 14 seconds West for a distance of 160.06 feet to a point on a line; Thence, along the Chitar McGinnis property as recorded in Vol. 1524 page 1131, South 72 degrees 11 minutes 14 seconds West for a distance of 144.20 feet to the point of beginning, said parcel containing 747,240 Square Feet or 17.15 Acres, more or less. Together with and subject to all right of ways, easements, restrictions, covenants and conveyances of record and not of record.

Exhibit B

A-2-2018

Kentucky

Tennessee



RESOLUTION 34-2018-19

A RESOLUTION ADOPTING A PLAN OF SERVICE FOR ANNEXED TERRITORY EAST SWIFT FOX DRIVE NORTH OF TYLERTOWN ROAD.

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 Dan and Helen Etson and Chuck and Linda Alley; and shown on Exhibit B, a Territory East of Swift Fox Drive North of Tylertown Road.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF 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 in “Exhibit A” and shown on “Exhibit B”, 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 with resources currently available. No additional personnel or equipment is needed, at this time.

FIRE

The Clarksville Fire Department has a new station in the area and are prepared to respond to the potential 70 new lots.

GAS, WATER, AND SEWER (CGW)

The 17.05 +/- acres off Swift Fox Drive lie within the service area of Clarksville Gas and Water. Any public main extensions of water, sanitary sewer, or natural gas would be the responsibility of the developer of the property including any and all costs. Clarksville Gas and Water would assume ownership of the new mains once construction is satisfactorily completed.

The proposed annexation is relatively small in size, and is situated well within the existing service area. No additional personnel, equipment, materials, or improvements are needed at this time. Any incidental costs incurred would be offset by revenue generated from new customer base.

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.

CLARKSVILLE DEPARTMENT OF ELECTRICITY

The land being annexed is currently vacant. Future development will be covered by CDE with infrastructure installed by the developers.

STREETS

The City of Clarksville Street Department will begin enforcing its regulations on the effective date of annexation. No additional personnel or equipment are anticipated to be required.

- (1) Any future improvements of this property will be the responsibility of the Developer and/or property owner(s).
- (2) Routine and emergency maintenance, on a daily basis, will begin once streets are dedicated to the public.
- (3) Construction of streets, installation of storm drain facilities, construction of curb and gutters, and other such major improvements will be accomplished under city policies.

STREET LIGHTING

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

PLANNING AND ZONING

The 17.05 +/- acres has requested to be rezoned from AG to R-2 on the effective date of annexation. The Regional Planning Commission will have a public hearing on the plan of service and provide a recommendation to the city council before the public hearing there.

BUILDING AND CODES (Inspection Services)

On the effective date of annexation the Building and Codes Department will provide the following services:

- (1) Construction and Sign Permits, Administration, and Inspections;
- (2) Code Enforcement, Property Maintenance and Abatement;
- (3) Planning and Zoning

CLARKSVILLE TRANSIT SERVICES

The properties at Swift Fox Drive north of Tylertown Road are outside the CTS urbanized area. Until this area becomes part of the urbanized area CTS cannot provide service in the area. The nearest bus stop is located at Northfield Dr. and Northeast Dr.

RECREATION

The property to be annexed is in Ward 12. City of Clarksville Parks and Recreation Department does not adequately serve this area to comply with desired standards. There is no park property in City Council Ward 12 currently. The closest developed park property is on the border of Ward 8 and Ward 5. Ward 12 currently has 76.7% of their residents not served by a city park. The desired acreage to meet National Standards in Ward 12 would be 10 acres per 1,000 population or 94.5 acres.

In 2018, 300 acres were purchased at I-24, Exit 8, and it is the city's plan for this property to be developed into a Regional Athletic Complex. This acreage is on the border of Ward 12 and Ward 10. A park at this location would significantly raise and surpass the standards per 1,000 population.

It is the opinion of the Parks and Recreation Department that the annexation of 17 acres and addition of approximately 66 youth and 130 adults will not significantly change the need for parkland in this Ward.

ELECTION COMMISSION

The area to be annexed will be assigned a city Ward at time of annexation.

CITY FINANCE DEPARTMENT

There would be no impact to Finance and Revenue Department needs with this annexation.

ASSESSOR

Based on the information provided, only normal parcel maintenance would be required.

SECTION 2. This resolution shall be effective 30 days from and after its adoption.

EXHIBIT A

Tract

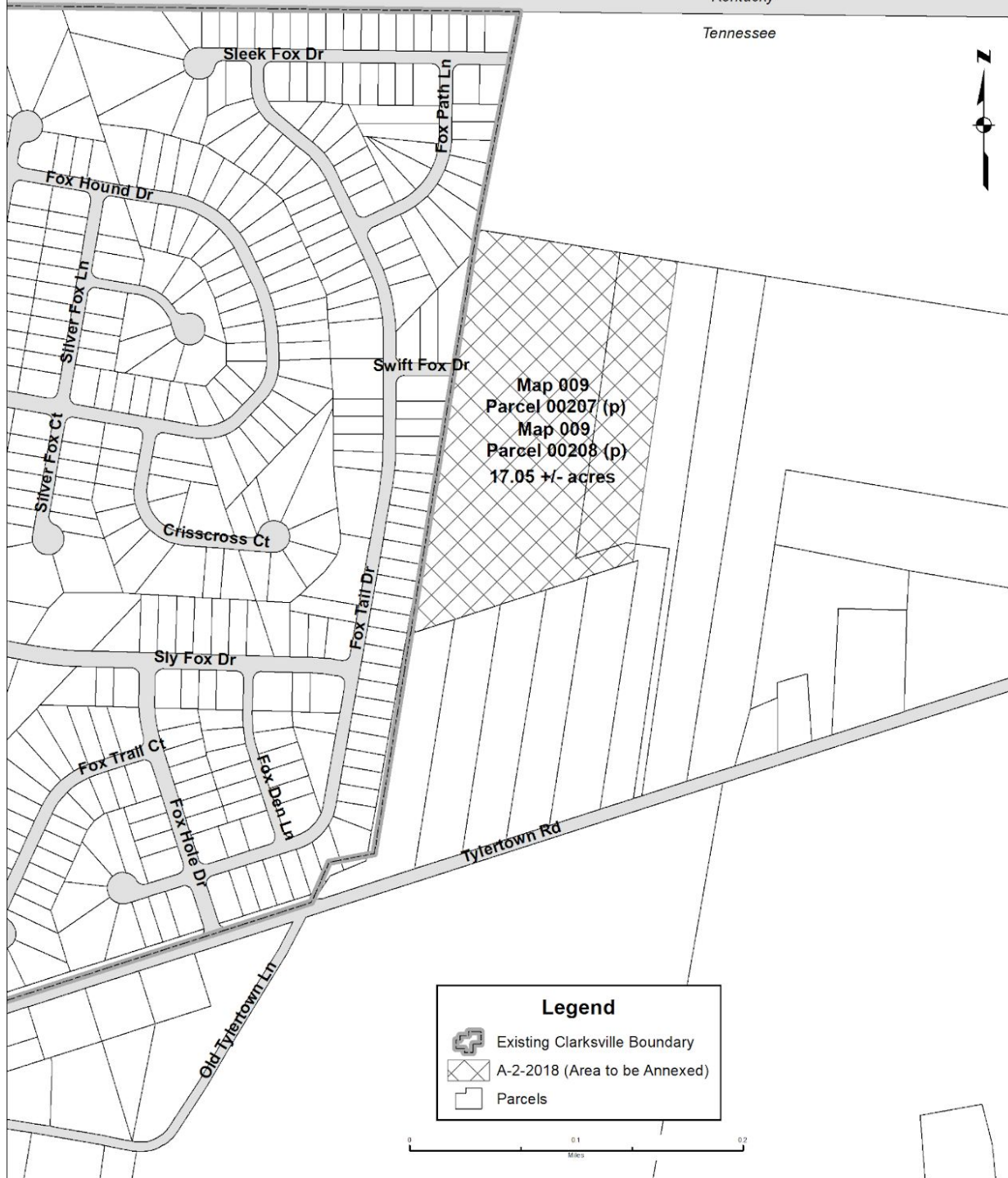
Being a parcel of land in the 2nd Civil District of Clarksville, Montgomery County, Tennessee, said parcel being the Charles Alley Property as recorded in Volume (Vol.) 586, page 1314 Register's Office Montgomery County, Tennessee (ROMCT) the Lance Etson Property as recorded in Volume (Vol.) 751, page 1055 Register's Office Montgomery County, Tennessee (ROMCT) said parcel being generally described as north of Tylertown Road, east of Fox Tail Drive, west of Rowe Lane in Clarksville, Tennessee, 37040, said parcel being more particularly described as follows: Beginning an iron pin (old), said pin being the northwestern corner of the Chitar McGinnis property as recorded in Vol. 1524, page 1131 ROMCT, said pin being N 51° 36' E for a distance of 213 ± from the centerline intersection of Sly Fox Drive and Fox Tail Drive, said also being the southwestern corner of the herein described parcel; Thence, along the eastern property line of the Fox Crossing Section 3 subdivision as recorded in Plat Book G page 246, North 09 degrees 48 minutes 22 seconds East a distance of 1301.08 feet to an iron pin, said point being the southeastern corner of the Mimms Family Partnership as recorded in Vol. 729, page 81 ROMCT; Thence, along said Mimms Family Partnership property, South 79 degrees 28 minutes 18 seconds East for a distance of 662.85 feet to a point on a line, said point being the northeastern corner of the herein described parcel; Thence, leaving said Mimms Family Partnership property and along a new severance line in the Lance Etson property, South 09 degrees 27 minutes 54 seconds West for a distance of 942.65 feet to a point on a line, said point being the southeastern corner of the herein described parcel; Thence, along the Linda Thompson property as recorded in Vol. 915 page 1364, South 72 degrees 08 minutes 29 seconds West for a distance of 150.09 feet to a point on a line; Thence, along the Daniel & Helen Etson property as recorded in Vol. 1711 page 854, South 72 degrees 08 minutes 19 seconds West for a distance of 150.17 feet to a point on a line; Thence, along the Glen & Jeannie Way property as recorded in Vol. 579 page 1510, South 72 degrees 09 minutes 09 seconds West for a distance of 150.02 feet to a point on a line; Thence, along the Linda & Charles Alley property as recorded in Vol. 397 page 1063, South 72 degrees 11 minutes 14 seconds West for a distance of 160.06 feet to a point on a line; Thence, along the Chitar McGinnis property as recorded in Vol. 1524 page 1131, South 72 degrees 11 minutes 14 seconds West for a distance of 144.20 feet to the point of beginning, said parcel containing 747,240 Square Feet or 17.15 Acres, more or less. Together with and subject to all right of ways, easements, restrictions, covenants and conveyances of record and not of record.

Exhibit B

A-2-2018

Kentucky

Tennessee



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: November 1, 2018

SECOND READING:

EFFECTIVE DATE:

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: November 1, 2018

FIRST READING: November 1, 2018

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: November 1, 2018

FIRST READING: November 1, 2018

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: November 1, 2018

FIRST READING: November 1, 2018

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 29-2018-19

A RESOLUTION APPROVING A CERTIFICATE OF COMPLIANCE FOR SALE OF WINE AT QUICK STOP FOOD MART (531 N. SECOND STREET)

WHEREAS, Sweta Patel, Parth Patel, and Kirti Patel have applied for a Certificate of Compliance from the City of Clarksville according to regulations of the Tennessee Alcoholic Beverage Commission, for sale of wine at Quick Stop Food Mart, 531 North Second Street; and

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

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

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

That the Clarksville City Council hereby approves a Certificate of Compliance for Sweta Patel, Parth Patel, and Kirti Patel for sale of wine at Quick Stop Food Mart, 531 North Second Street, Clarksville, Tennessee.

ADOPTED:

RESOLUTION 30-2018-19

A RESOLUTION APPROVING A CERTIFICATE OF COMPLIANCE FOR SALE OF WINE AT QUICK STOP FOOD MART (1780 ASHLAND CITY ROAD)

WHEREAS, Sweta Patel and Kirti Patel have applied for a Certificate of Compliance from the City of Clarksville according to regulations of the Tennessee Alcoholic Beverage Commission, for sale of wine at Quick Stop Food Mart, 1780 Ashland City Road; and

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

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

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

That the Clarksville City Council hereby approves a Certificate of Compliance for Sweta Patel and Kirti Patel for sale of wine at Quick Stop Food Mart, 1780 Ashland City Road, Clarksville, Tennessee.

ADOPTED:

RESOLUTION 35-2018-19

A RESOLUTION APPROVING APPOINTMENT TO THE AUDIT COMMITTEE

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

That the Clarksville City Council hereby approves the following appointments:

Audit Committee: Peter Reyman - January 2018 through December 2020

ADOPTED:



CLARKSVILLE CITY COUNCIL REGULAR SESSION NOVEMBER 1, 2018

MINUTES

PUBLIC COMMENTS

Lillie Hart Dickerson had requested to speak to the City Council regarding her water bills, but cancelled earlier in the day.

CALL TO ORDER

The regular session of the Clarksville City Council was called to order by Mayor Kim McMillan on Thursday, November 1, 2018, at 7:00 p.m. in City Council Chambers, 106 Public Square, Clarksville, Tennessee.

A prayer was offered by Pastor Anthony Daly, Tabernacle Church Garrettsburg Road; Guest of Mayor Pro Tem Valerie Guzman. The Pledge of Allegiance was led by Councilman Geno Grubbs.

ATTENDANCE

PRESENT: Richard Garrett (Ward 1), Deanna McLaughlin (Ward 2), Tim Chandler (Ward 4), Valerie Guzman, Mayor Pro Tem (Ward 5), Wanda Smith (Ward 6), Geno Grubbs (Ward 7), Jeff Henley (Ward 9), Mike Alexander (Ward 10), Bill Powers (Ward 11), Jeff Burkhart (Ward 12)

ABSENT: Ron Erb (Ward 3; excused), David Allen (Ward 8; excused)

SPECIAL RECOGNITIONS

There were no special recognitions.

CONSENT AGENDA

Because Elizabeth Carmichael, appointee to the Ethics Commission, who was present but had a prior commitment, Mayor McMillan requested the Consent Agenda be moved to the first item of business. There was no objection.

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 and Ethics Commission
 - *Common Design Review Board: Gary Shepard - December 2018 through December 2019*
 - *Ethics Commission: Elizabeth Carmichael - November 2018 through June 2019*
6. Adoption of Minutes: October 4

Councilman Burkhart made a motion to adopt the Consent Agenda as presented. The motion was seconded by Councilman Powers. Councilwoman McLaughlin abstained from voting on **ORDINANCE 18-2018-19** because she was an employee of Two Rivers Company. The following vote was recorded:

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

The motion to adopt the Consent Agenda as presented passed.

PLANNING COMMISSION PUBLIC HEARING

Councilman Grubbs made a motion to conduct a public hearing to receive comments regarding requests for zone change, annexation, plan of services, and abandonment. The motion was seconded by Councilwoman McLaughlin. There was no objection.

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

No one spoke for this request.

Gordon Rahn, a member of the Kennedy Law Firm, spoke on behalf of Felix Alvarez who owned property with a retaining wall that he constructed to prevent silt and water runoff. Mr. Rahn said if 175 homes were built, Mr. Alvarez would lose the wall and drainage would become an issue, and Trenton Road traffic congestion would increase.

William Jones, a resident of Aspen Grove Subdivision, said entering and exiting the subdivision's existing access was already difficult and noted Northeast Middle School and Northeast High School were already at capacity.

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

Paul Landrum offered to answer questions; there were no questions. No one spoke against this request.

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

Rex Hawkins offered to answer questions; none were no questions. No one spoke against this request.

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

Bert Singletary offered to answer questions; there were no questions. No one spoke against this request.

RESOLUTION 24-2018-19 Annexing territory east of Interstate 24, south of Rossvie Road, and north of Red River; request of City of Clarksville and others

No one spoke for or against this request.

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

No one spoke for or against this resolution.

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

No one spoke for or against this request.

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

ADOPTION OF ZONING, ANNEXATION, ABANDONMENT

The recommendation of the Regional Planning Staff and Commission were for approval of **ORDINANCE 24-2018-19**. Councilman Grubbs made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Powers. In response to Councilwoman McLaughlin's inquiry, Councilman Grubbs corrected the possible number of new homes in this development to be 64, not 175. Councilman Chandler said although the City and State were in the process of making improvements to Trenton Road, tremendous traffic problems already existed. The following vote was recorded:

AYE: Burkhart, Garrett, Grubbs, Powers

NAY: Alexander, Chandler, Guzman, Henley, McLaughlin, Smith

The motion to adopt this ordinance on first reading failed.

The recommendations of the Regional Planning Staff and Commission were for approval of **ORDINANCE 25-2018-19**. Councilman Grubbs made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Alexander. The following vote was recorded:

AYE: Alexander, Burkhart, Chandler, 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 26-2018-19**. Councilman Grubbs made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Burkhart. The following vote was recorded:

AYE: Alexander, Burkhart, Chandler, 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 27-2018-19**. Councilman Grubbs made a motion to adopt this ordinance on first reading. The motion was seconded by Councilwoman McLaughlin. The following vote was recorded:

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

The motion to adopt this ordinance on first reading passed.

The Regional Planning Staff and Commission endorsed **RESOLUTION 24-2018-19**. Councilman Grubbs made a motion to adopt this resolution. The motion was seconded by Councilman Henley. Councilwoman McLaughlin said she supports this annexation because objecting property owners were not included. The following vote was recorded:

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

The motion to adopt this resolution passed.

The Regional Planning Staff and Commission endorsed **RESOLUTION 25-2018-19**. Councilman Grubbs made a motion to adopt this resolution. The motion was seconded by Councilman Burkhart. The following vote was recorded:

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

The motion to adopt this resolution passed.

The recommendation of the Regional Planning Staff and Commission were for approval of **RESOLUTION 26-2018-19**. Councilman Grubbs made a motion to adopt this resolution. The motion was seconded by Councilman Powers. The following vote was recorded:

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

The motion to adopt this resolution passed.

FINANCE COMMITTEE

Jeff Burkhart, Chair

ORDINANCE 22-2018-19 (First Reading) Amending the Official Code relative to holidays (Columbus Day Observed)

The recommendation 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 Chandler. The following vote was recorded:

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

The motion to adopt this ordinance on first reading passed.

GAS & WATER COMMITTEE

Bill Powers, Chair

Councilman Powers shared the following monthly department statistics: 4,600 service work orders, 345 after-hours calls, 98,000 meter readings, 70,000 bills and notices, 2,844 locate requests, 46 water leak repairs, 286 hydrant flushes, 411 backflow tests, 31 new gas connections, 2,781 feet of gas pipe installation, and 41 gas odor responses.

HOUSING & COMMUNITY DEVELOPMENT COMMITTEE

David Allen, Chair

On behalf of Councilman Allen, Councilman Garrett reported the First Time Homebuyer Program recently provided \$4,682 for down payment and closing cost assistance. The Caldwell Lane sidewalk project was 95% complete and may be completed under budget. Councilman Garrett said the Room In The Inn would provide shelter between November 1st and March 31st, and twelve area churches would be offering shelter and food during winter months.

PARKS & RECREATION

Valerie Guzman, Chair

Councilwoman Guzman announced upcoming events including Handmade Holidays, Veterans Day Celebration, A Day with the Dead at Fort Defiance, Christmas on the Cumberland, and Elf Splash.

PUBLIC SAFETY COMMITTEE

Geno Grubbs, Chair

Councilman Grubbs shared the following monthly department statistics: Building & Codes - 1,867 inspections, 259 enforcement cases, 32 single family permits, 69 abatement work orders; Fire & Rescue - 1,225 emergency runs; Police - 13,169 calls

There was no objection to going out of session to hear comments from Fire Chief Mike Roberts. Chief Roberts thanked the Council for funding the recently acquired new fire truck. He announced the department had raised \$8,320 for the After Breast Cancer fund plus an donation of \$1,000 from the CFR Team who won the championship in the Hometown Heros Kickball Tournament. There was no objection to reverting to regular session.

STREETS & GARAGE COMMITTEE

Mike Alexander, Chair

Councilman Alexander shared the following monthly department statistics: Garage - 465 work orders, unleaded fuel at \$2.09 per gallon and diesel fuel at \$2.58 per gallon; Streets - 353 work orders, 264 debris pickups. Councilman Alexander said Memorial Drive paving was complete.

TRANSPORTATION COMMITTEE

Deanna McLaughlin, Chair

Councilwoman McLaughlin shared the following monthly department statistics: Clarksville Transit System - 63,581 passengers, including 7,437 senior citizens, 539 wheelchair patrons, 3,682 paratransit/Lift passengers, and 6,827 APSU students. Councilwoman McLaughlin said CTS would be collecting canned goods for a free ride every Saturday in November with a donation to Manna Cafe.

Mayor McMillan thanked Clarksville Academy art students for painting the Spooky Special bus during Halloween.

NEW BUSINESS

RESOLUTION 27-2018-19 Approving Amendment #4 to the lease with Liberty Park Development, LLC [Required ABC licensing]

Councilman Henley made a motion to adopt this resolution. The motion was seconded by Councilwoman Guzman. The following vote was recorded:

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

The motion passed to adopt this resolution passed.

MAYOR AND STAFF REPORTS

There was no objection to going out of session to hear Police Chief Al Ansley who informed the Council of the department's first recruiting fair scheduled for November 17th at Christ The Healer Church with a main focus on recruiting minorities. Chief Ansley expressed appreciation to Bishop Calvin Lockett for the use of the facility and for his continued support of the Police Department and of the City of Clarksville. There was no objection to reverting to regular session.

ADJOURNMENT

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

ORDINANCE 30-2018-19

AN ORDINANCE OF THE CITY OF CLARKSVILLE AUTHORIZING THE MAYOR, OR HIS/HER DESIGNEE, TO CONDUCT NEGOTIATIONS AND TO ENTER AN AGREEMENT FOR PURCHASE OF EASEMENTS AND/OR RIGHTS OF WAY, OR SHOULD NEGOTIATIONS FAIL, TO PURSUE CONDEMNATION THROUGH USE OF EMINENT DOMAIN FOR ACQUISITION OF PROPERTY FOR A PUBLIC PURPOSE FOR THE NORTHEAST CONNECTOR PROJECT

WHEREAS, the Clarksville City Council finds that improvements to certain intersections within the City are a vital component to the proper function of the transportation system and enhanced quality of life for city residents; and

WHEREAS, the Clarksville City Council finds it to be in the public interest to acquire easements and/or rights of way for the purpose of constructing a new roadway and any necessary utilities referred to as the Northeast Connector in Clarksville.

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

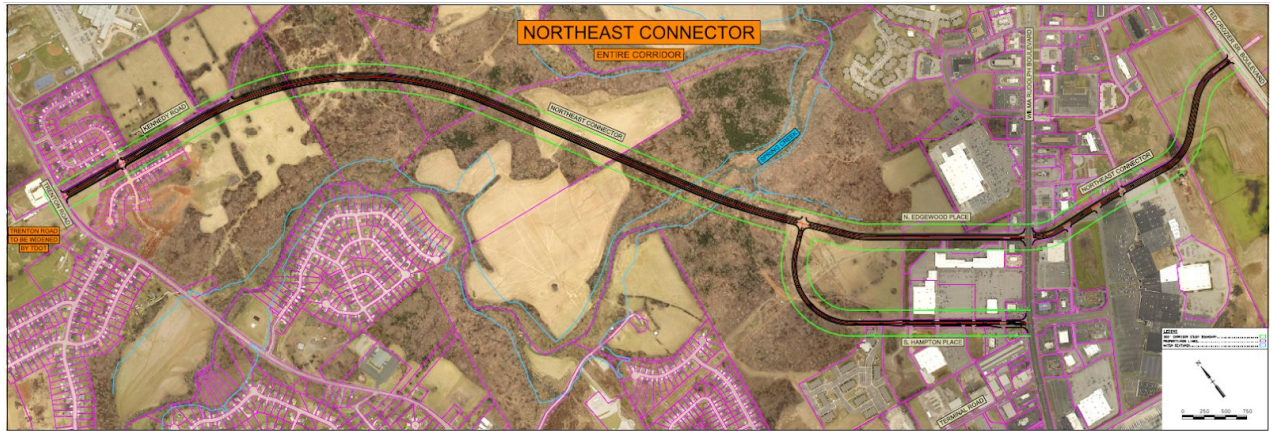
That the Mayor, or his/her designee, may negotiate and enter into an agreement for the purchase of any necessary property rights from affected property owners for the Northeast Connector, and further, that if agreements cannot be reached on a reasonable purchase price in a timely manner, then the Mayor, acting through the City Attorney or his designee, and on behalf of the City of Clarksville, is hereby authorized to exercise the right of eminent domain and institute a condemnation action in the appropriate court for acquisition of any necessary property rights from affected property owners for the Northeast Connector Project, and said negotiations, acquisitions, and/or exercise of the right of eminent domain should be performed in compliance with Tennessee Department of Transportation policies.

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

EXHIBIT



ORDINANCE 31-2018-19

AN ORDINANCE OF THE CITY OF CLARKSVILLE AUTHORIZING THE MAYOR, OR HIS/HER DESIGNEE, TO CONDUCT NEGOTIATIONS AND TO ENTER AN AGREEMENT FOR PURCHASE OF EASEMENTS AND/OR RIGHTS OF WAY, OR SHOULD NEGOTIATIONS FAIL, TO PURSUE CONDEMNATION THROUGH USE OF EMINENT DOMAIN FOR ACQUISITION OF PROPERTY FOR A PUBLIC PURPOSE FOR AN INTERSECTION IMPROVEMENT PROJECT AT TRENTON ROAD AND MERIWETHER ROAD

WHEREAS, the Clarksville City Council finds that improvements to certain intersections within the City are a vital component to the proper function of the transportation system and enhanced quality of life for city residents; and

WHEREAS, the Clarksville City Council finds it to be in the public interest to acquire easements and/or rights of way for the purpose of constructing intersection improvements together with any necessary utilities at Trenton Road and Meriwether Road.

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

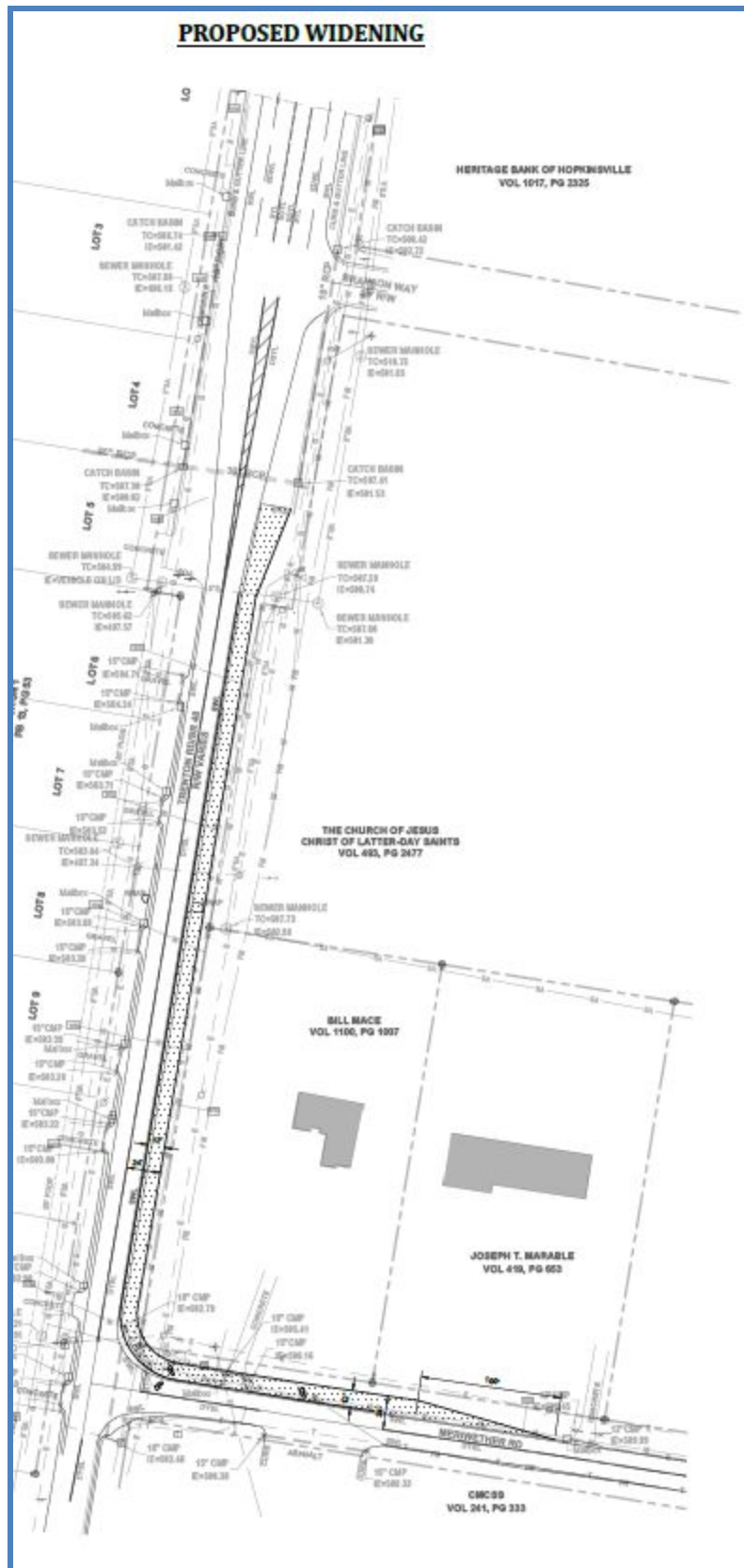
That the Mayor, or his/her designee, may negotiate and enter into an agreement for the purchase of any necessary property rights from affected property owners for an intersection improvement project at Trenton Road and Meriwether Road, and further, that if agreements cannot be reached on a reasonable purchase price in a timely manner, then the Mayor, acting through the City Attorney or his designee, and on behalf of the City of Clarksville, is hereby authorized to exercise the right of eminent domain and institute a condemnation action in the appropriate court for acquisition of any necessary property rights from affected property owners for the Intersection Improvement Project, and said negotiations, acquisitions, and /or exercise of the right of eminent domain should be performed in compliance with Tennessee Department of Transportation policies.

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

Exhibit – Intersection Improvements Meriwether Road and Trenton Road



ORDINANCE 23-2018-19

AN ORDINANCE AUTHORIZING EXTENSION OF CITY OF CLARKSVILLE UTILITY SERVICES OUTSIDE THE CLARKSVILLE CITY LIMITS; REQUEST OF VERNON WEAKLEY FOR PROPERTY LOCATED ON LISA COURT

WHEREAS, proper application has been made by Vernon Weakley of Weakley Brothers Engineering for extensions of City utility service to property located Cmap 88C, Parcels 19 and 20 with the property address of Lisa Court outside the corporate boundary of the City, said property and the extension of service thereto, which is more particularly described in Exhibit A attached hereto and incorporated herein; and

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

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

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

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

That the City of Clarksville Gas, Water and Sewer Department is hereby authorized to extend utility service to property located at Cmap 88C, Parcels 19 and 20 with the property address of Lisa Court outside the City corporate limits as described in Exhibit A attached hereto and incorporated herein and subject to and in accordance with the provisions of the City Code and Ordinance 37-2009-10.

FIRST READING:

SECOND READING:

EFFECTIVE DATE

