



**CLARKSVILLE CITY COUNCIL  
EXECUTIVE SESSION  
JANUARY 3, 2019, 6:00 P.M.**

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

**AGENDA**

1) OATH OF OFFICE: *Councilman Bill Powers*

2) PLANNING COMMISSION

**ZONING POSTPONED**

1. **ORDINANCE 29-2018-19** (First Reading; Postponed December 6, Public Hearing December 6) 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)*

**ZONING: PUBLIC HEARING AND FIRST READING**

1. **ORDINANCE 38-2018-19** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Phillip O'Neill Walker, Houston Smith-Agent, for zone change on property located at the intersection of Ringgold Road and Brentwood Circle from AG Agricultural District, R-1 Single Family Residential District and C-1 Neighborhood Commercial District to R-4 Multiple Family Residential District *(RPC: Approval/Approval)*

### 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 23-2018-19** (Second Reading) Authorizing extension of utilities to property located on Lisa Court; request of Vernon Weakley
2. **ORDINANCE 30-2018-19** (Second 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
3. **ORDINANCE 31-2018-19** (Second 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
4. **ORDINANCE 32-2018-19** (Second 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
5. **ORDINANCE 33-2018-19** (Second 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
6. **ORDINANCE 34-2018-19** (Second 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
7. **ORDINANCE 35-2018-19** (Second 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
8. **ORDINANCE 36-2018-19** (Second 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
9. **ORDINANCE 37-2018-19** (Second 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

10. Adoption of Minutes: December 6

4) FINANCE COMMITTEE

*Jeff Burkhardt, Chair*

1. Department Report

5) GAS & WATER COMMITTEE

*Bill Powers, Chair*

1. 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) MAYOR AND STAFF REPORTS

12) PUBLIC COMMENTS

13) ADJOURNMENT

## **CITY ZONING ACTIONS**

The following case(s) will be considered for action at the formal session of the Clarksville City Council on: January 3, 2019. The public hearing will be held on: January 3, 2019.

CITY ORD. #: 38-2018-19      RPC CASE NUMBER: Z-32-2018

Applicant:      PHILLIP ONEILL WALKER

Agent:      Houston Smith

Location:      Property located on the north frontage of Ringgold Road, north of the Ringgold Rd & Brentwood Circle intersection.

Ward #:      5

Request:      AG Agricultural District / R-1 Single-Family Residential District /  
C-1 Neighborhood Commercial District to  
R-4 Multiple-Family Residential District  
Neighborhood Commercial District

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

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**CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING**

**STAFF REVIEW - ZONING**

**RPC MEETING DATE** 12/20/2018

**CASE NUMBER:** Z - 32 - 2018

**NAME OF APPLICANT** Phillip Oneill

Walker

**AGENT:** Houston

Smith

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**GENERAL INFORMATION**

**TAX PLAT:** 030

**PARCEL(S):** 010.11

**ACREAGE TO BE REZONED:** 6.45

**PRESENT ZONING:** AG      R-1      C-1

**PROPOSED ZONING:** R-4

**EXTENSION OF ZONING**

**CLASSIFICATION:** NO

**PROPERTY LOCATION:** Property located on the north frontage of Ringgold Road, north of the Ringgold Rd & Brentwood Circle intersection.

**CITY COUNCIL WARD:** 5

**COUNTY COMMISSION DISTRICT:** 12

**CIVIL DISTRICT:** 3

**DESCRIPTION OF PROPERTY** Vacant agricultural field with rolling hills.  
**AND SURROUNDING USES:**

**APPLICANT'S STATEMENT** Apartments  
**FOR PROPOSED USE:**

**GROWTH PLAN AREA:** CITY

**PLANNING AREA:** Peachers Mill

**PREVIOUS ZONING HISTORY:** Z-40-1986

# 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. No sewer currently available.

#### 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:

No Comment(s) Received

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

No Comment(s) Received

#### 8. SCHOOL SYSTEM:

ELEMENTARY: RINGGOLD  
MIDDLE SCHOOL: KENWOOD  
HIGH SCHOOL: KENWOOD

Ringgold Elementary is currently over 90% capacity with 3 portable classrooms. This subdivision falls within the states 1.5 mile "Parent Responsibility Zone" to Ringgold Elementary and there are no sidewalks from this development to the school. however, insufficient sidewalk infrastructure for safe routes to the school would result in the need for additional bus services to transport.

#### 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:** Ringgold Road

**DRAINAGE COMMENTS:** Varies

**RESIDENTIAL DEVELOPMENT**

**APPLICANT'S ESTIMATES    HISTORICAL ESTIMATES**

**LOTS/UNITS:** 76

**POPULATION:** 205

**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 zoning request is not out of character with the other R-4 districts in the area.
3. Adequate infrastructure serves the site
4. No adverse environmental issues were identified relative to this request.
- 5.



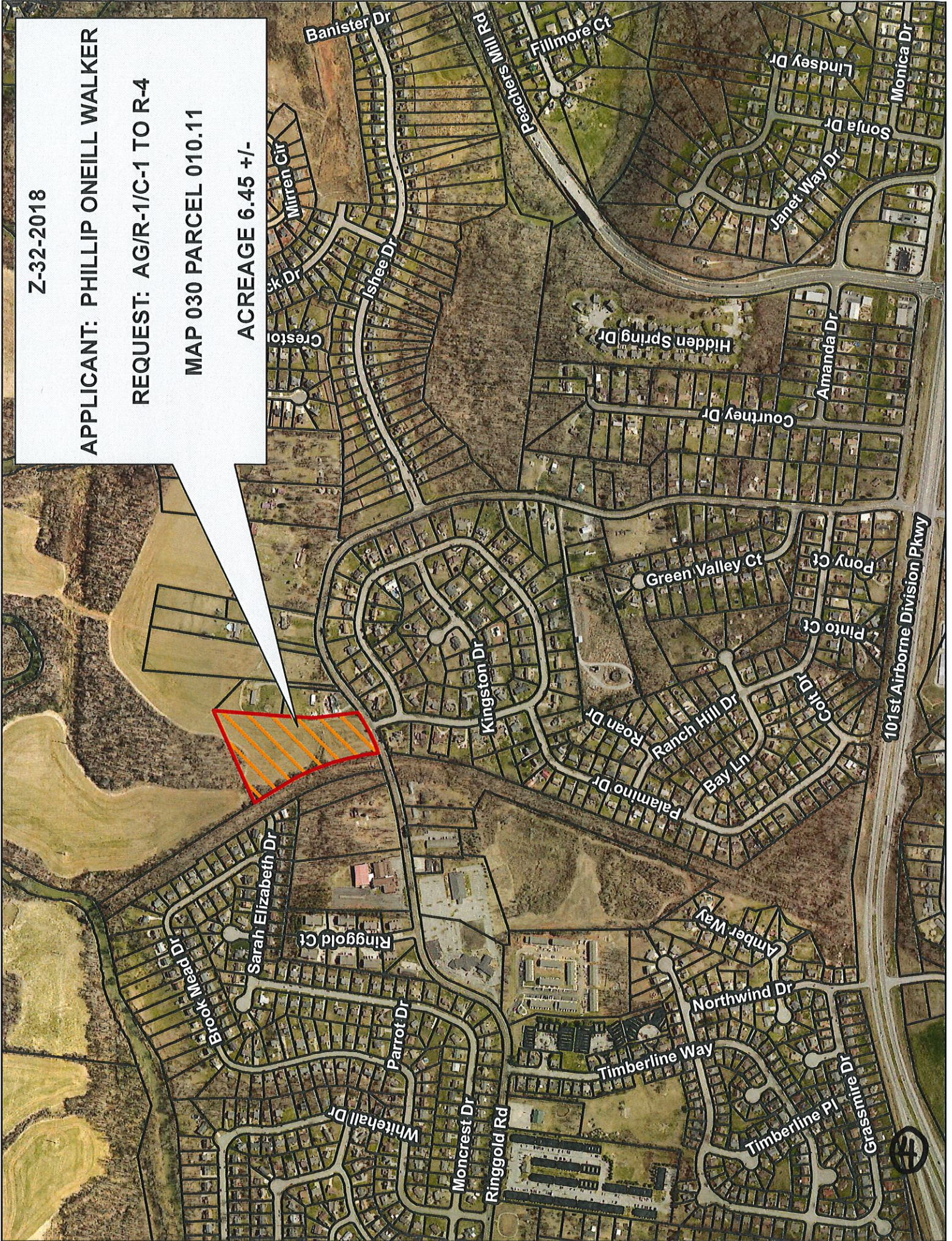
Z-32-2018

APPLICANT: PHILLIP ONEILL WALKER

REQUEST: AG/R-1/C-1 TO R-4

MAP 030 PARCEL 010.11

ACREAGE 6.45 +/-





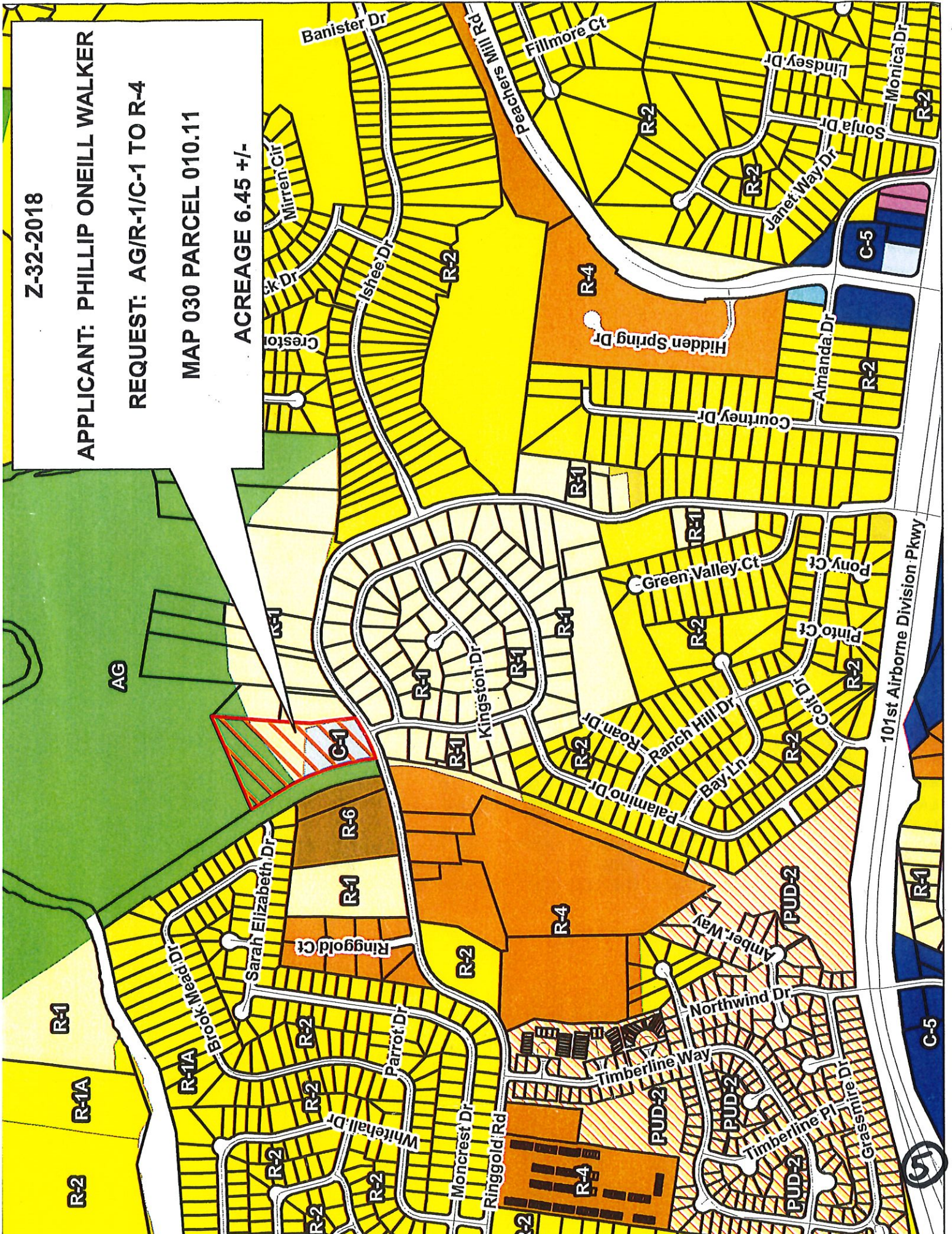
Z-32-2018

APPLICANT: PHILLIP ONEILL WALKER

REQUEST: AG/R-1/C-1 TO R-4

MAP 030 PARCEL 010.11

ACREAGE 6.45 +/-





**CASE NUMBER:** Z 32 2018 **MEETING DATE** 12/20/2018

**APPLICANT:** Phillip Oneill Walker

**PRESENT ZONING** AG **PROPOSED ZONING** R-4

**TAX PLAT #** 030 **PARCEL** 010.11

**GEN. LOCATION** Property located on the north frontage of Ringgold Road, north of the Ringgold Rd  
& Brentwood Circle intersection.

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**PUBLIC COMMENTS**

None received as of 9:00 A.M. on 12/20/2018 (A.L.)



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:* December 6, 2018  
*POSTPONED:* December 6, 2018 to January 3, 2019  
*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 38-2018-19

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF PHILLIP O'NEILL WALKER, HOUSTON SMITH-AGENT, FOR ZONE CHANGE ON PROPERTY AT THE INTERSECTION OF RINGGOLD ROAD AND BRENTWOOD CIRCLE

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

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

*PUBLIC HEARING:*

*FIRST READING:*

*SECOND READING:*

*EFFECTIVE DATE:*

EXHIBIT A

Beginning at a point in the north right of way of Ringgold Road, being the southeast corner of the City of Clarksville Property as recorded in ORV 630, Page 1476 ROMCT, lying approximately South 79 degrees 04 minutes West for 153 feet from the centerline intersection of Ringgold Road and Brentwood Circle; Thence leaving Ringgold Road with the east line of City of Clarksville property, on a curve to the left having a radius of 1,610.00 feet, an arc length of 525.94 feet, a delta of 18 degrees 43 minutes 00 seconds, a tangent of 265.33 feet, a chord bearing of North 16 degrees 56 minutes 11 seconds West for 523.60 feet to a point; Thence continuing along city property, North 32 degrees 11 minutes 57 seconds West for 243.30 feet to a point, being the southwest corner of the Willie Walker property as recorded in ORV 121, Page 241 ROMCT, also being the northwest corner of herein described parcel; Thence leaving City property along the Walker south property line, North 65 degrees 38 minutes 00 seconds East for 573.87 feet to a point, being the north corner of the Michelle Glorioso property as recorded in ORV 726, Page 1569 ROMCT, being the north corner of herein described parcel; Thence leaving Walker property along Glorioso west property line, South 03 degrees 40 minutes 01 seconds West for 568.00 feet to a point, lying in the west property line of Delilah Holland property as recorded in ORV 1086, Page 125 ROMCT; Thence continuing along Holland west property line, South 07 degrees 02 minutes 48 seconds East for 125.00 feet to a point; Thence continuing along Holland west property line, South 11 degrees 56 minutes 33 seconds East for 129.90 feet to a point lying in the north right of way of Ringgold Road, also being the southeast corner of herein described parcel; Thence, along north right of way on a curve to the right having a radius of 556.00 feet, an arc length of 279.53 feet, a delta of 18 degrees 43 minutes 00 seconds, a tangent of 142.79 feet, a chord bearing of South 63 degrees 00 minutes 16 seconds West for 276.60 feet to the point of beginning. Said tract-containing 6.45 +/-acres.

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.

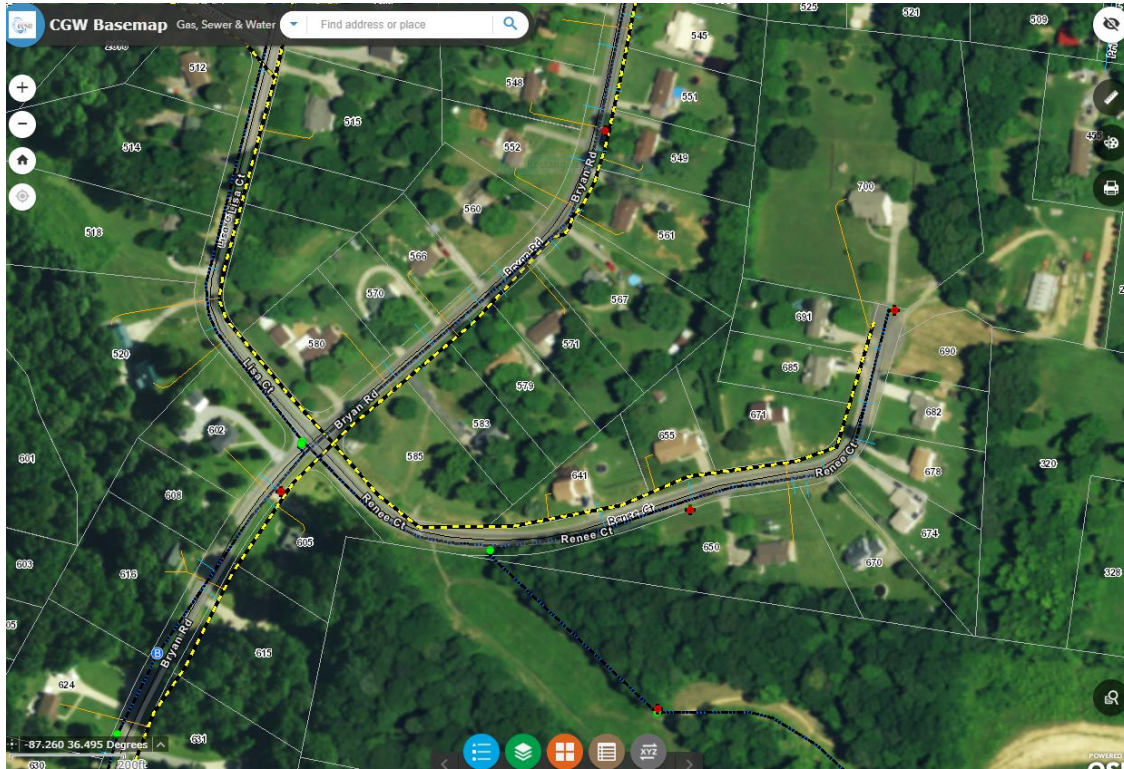
*FIRST READING:* December 6, 2018

*SECOND READING:*

*EFFECTIVE DATE*



## EXHIBIT A



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:*

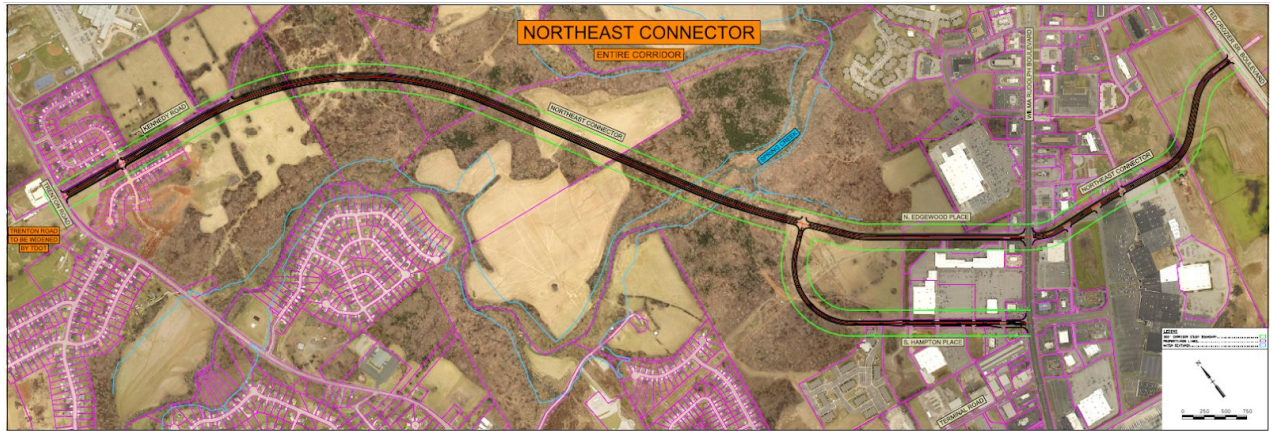
That the Mayor, or his/her designee, may negotiate and enter into an agreement for the purchase of any necessary property rights from affected property owners for the Northeast Connector, and further, that if agreements cannot be reached on a reasonable purchase price in a timely manner, then the Mayor, 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:* December 6, 2018

*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.

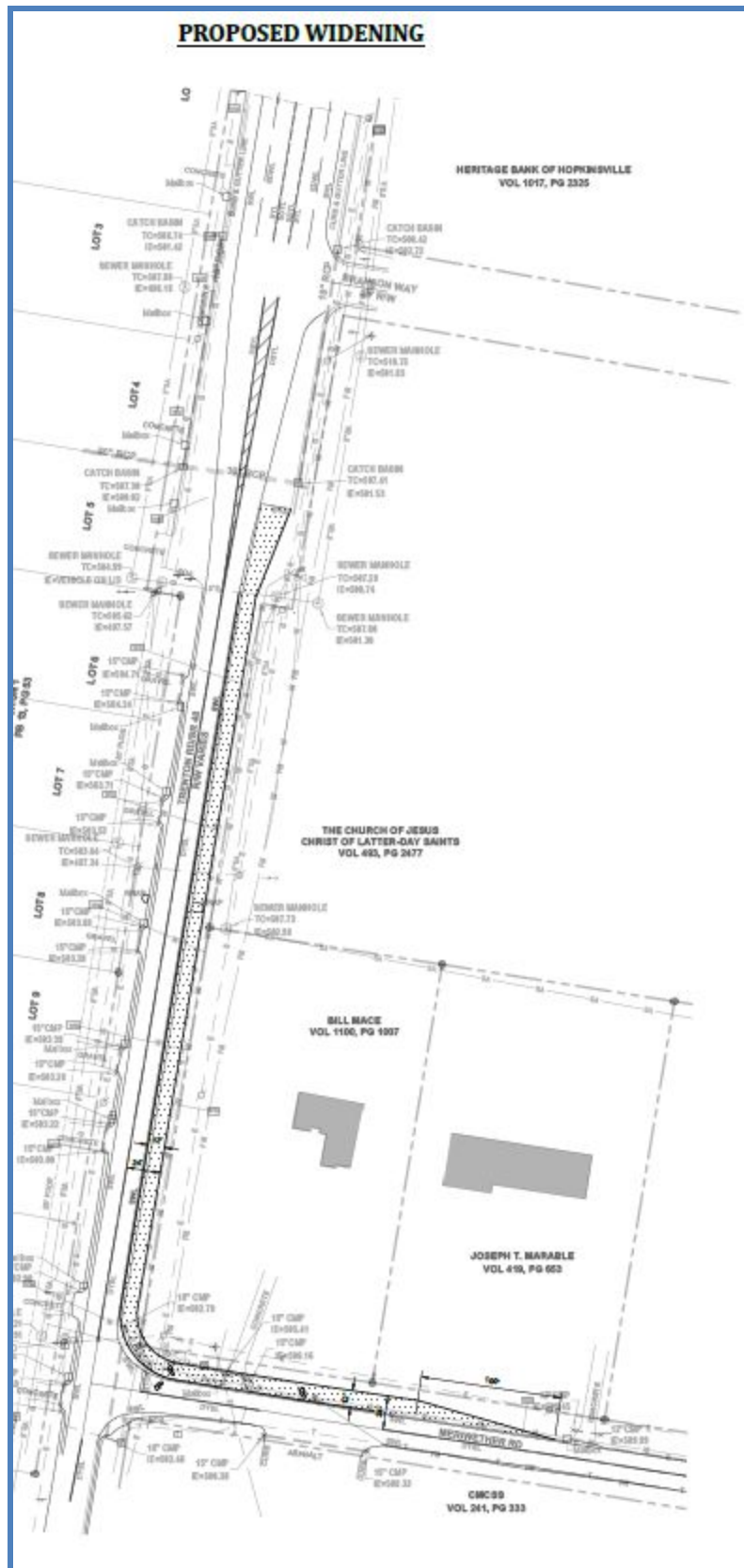
*FIRST READING:* December 6, 2018

*SECOND READING:*

*EFFECTIVE DATE:*



## Exhibit – Intersection Improvements Meriwether Road and Trenton Road



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:* December 6, 2018  
*FIRST READING:* December 6, 2018  
*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:* December 6, 2018

*FIRST READING:* December 6, 2018

*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:* December 6, 2018

*FIRST READING:* December 6, 2018

*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:* December 6, 2018  
*FIRST READING:* December 6, 2018  
*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:* December 6, 2018

*FIRST READING:* December 6, 2018

*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:* December 6, 2018  
*FIRST READING:* December 6, 2018  
*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





# **CLARKSVILLE CITY COUNCIL REGULAR SESSION DECEMBER 6, 2018**

## **MINUTES**

### **CALL TO ORDER**

The regular session of the Clarksville City Council was called to order by Mayor Pro Tem Valerie Guzman on Thursday, December 6, 2019, at 7:00 p.m. in City Council Chambers, 106 Public Square, Clarksville, Tennessee.

Councilwoman Wanda Smith offered a prayer and led the Pledge of Allegiance.

### **ATTENDANCE**

**PRESENT:** Richard Garrett (Ward 1), Deanna McLaughlin (Ward 2), Ron Erb (Ward 3), Tim Chandler (Ward 4), Valerie Guzman (Mayor Pro Tem, Ward 5), Wanda Smith (Ward 6), Geno Grubbs (Ward 7), David Allen (Ward 8), Jeff Henley (Ward 9), Mike Alexander (Ward 10), Bill Powers (Ward 11), Jeff Burkhart (12)

**ABSENT:** Mayor Kim McMillan

### **SPECIAL RECOGNITIONS**

Mayor Pro Tem Guzman welcomed Boy Scout Webloes Pack 566.

### **PLANNING COMMISSION PUBLIC HEARING**

Councilman Grubbs made a motion to conduct a public hear to receive comments regarding requests for zone change, abandonments, and annexation. The motion was seconded by Councilman Garrett. There was no objection.

**ORDINANCE 28-2018-19** (First Reading; Previously ORDINANCE 69-2017-18 Postponed August 2) Amending the City of Clarksville Zoning Ordinance relative to ghost signs, murals, and works of art

No one spoke for or against this amendment.

**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

Gary Norris said the owner planned to sell the property to Loaves & Fishes and highlighted the plans for accessing the property. Greg Zerron said this use would change the environment of the existing neighborhood. Billy Wamble said the development would touch his property on three sides and expressed opposition to the entrance from Martin Street.

**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

Syd Hedrick said the applicant planned to build new homes on the property; no one expressed opposition.

**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

No one spoke for or against this request.

**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

David Henley spoke on behalf of his mother and said the request was made to conform with the existing commercial properties.

**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

No one spoke for or against this request.

**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

No one spoke for or against this request.

**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

Speaking on behalf of the applicant, Bryce Powers said access to the property would be from High Street and that R-3 would allow development of three lots.

**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

No one spoke for or against this request.

**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

No one spoke for or against this request.

**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

No one spoke for or against this request.

**RESOLUTION 34-2018-19** Approving a Plan of Services for annexed territory east of Swift Fox Drive and north of Tylertown Road

No one spoke for or against this plan.

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

#### ADOPTION OF ZONING, ABANDONMENTS, AND ANNEXATION

The recommendation of the Regional Planning Staff and Commission were for approval of **ORDINANCE 28-2018-19** which was postponed June 7, 2018. Councilman Grubbs made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Powers. Councilman Grubbs made a motion to postpone first reading to the March 2019 regular session to allow for further evaluation. The motion was seconded by Councilman Chandler. The following vote was recorded:



AYE: Burkhart, Chandler, Erb, Grubbs, Guzman, Henley, Smith

ABSTAIN: McLaughlin

The motion to postpone first reading to the March 2019 regular session passed.

The recommendation of the Regional Planning Staff and Commission were for approval of **ORDINANCE 29-2018-19**. Councilman Grubbs made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Garrett. Councilwoman Smith expressed support for Loaves and Fishes program and said opponents would have one month to meet with the applicant.

There was no objection to Councilman Allen's request to hear from Planning Director Jeff Tyndall who said adjacent property owners were notified in writing of the request and a sign was placed on the Crossland Avenue boundary of the property. There was no objection to reverting to regular session.

Councilwoman McLaughlin made a motion to postpone first reading to the next regular session. The motion was seconded by Councilman Chandler. The following vote was recorded:

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

NAY: Burkhart, Powers

ABSTAIN: Grubbs

The motion to postpone first reading on this ordinance to the next regular session passed.

The recommendation of the Regional Planning Staff and Commission were for approval of **ORDINANCE 32-2018-19**. 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, Allen, Burkhart, Chandler, Erb, Garrett, Grubbs, Guzman, Henley, McLaughlin, Powers, Smith

The motion to adopt this ordinance on first reading passed.

The recommendation of the Regional Planning Staff and Commission were for approval of **ORDINANCE 33-2018-19**. Councilman Grubbs made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Burkhart. Councilwoman McLaughlin opposed the change noting the negative effects this rezoning would have on the existing neighborhoods. The following vote was recorded:

AYE: Allen, Burkhart, Garrett, Grubbs, Guzman, Henley, Powers

NAY: Alexander, Chandler, Erb, McLaughlin, 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 34-2018-19**. Councilman Grubbs made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Burkhart. Councilman Henley stated that he was not related to the applicant or the agent. Councilman Chandler and Councilwoman Smith felt this change would improve the intersection. The following vote was recorded:

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

The motion to adopt this ordinance on first reading passed.

The recommendations of the Regional Planning Staff and Commission were for approval of **ORDINANCE 35-2018-19**. 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, Allen, Burkhart, Chandler, Erb, Garrett, Grubbs, Guzman, Henley, McLaughlin, Powers, Smith

The motion to adopt this ordinance on first reading passed.

The recommendations of the Regional Planning Staff and Commission was for approval of **ORDINANCE 36-2018-19**. Councilman Grubbs made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Henley. The following vote was recorded:

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

NAY: Chandler, Erb

The motion to adopt this ordinance on first reading passed.

The recommendation of the Regional Planning Staff and Commission were for approval of **ORDINANCE 37-2018-19**. Councilman Grubbs made a motion to adopt this ordinance on first reading. The motion was seconded by Councilwoman McLaughlin. Councilman Powers stated he was not related to the applicant. The following vote was recorded

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

The motion to adopt this ordinance on first reading passed.

The recommendations of the Regional Planning Staff and Commission were for approval of **RESOLUTION 31-2018-19**. Councilman Grubbs made a motion to adopt this resolution. The motion was seconded by Councilman Burkhart. The following vote was recorded:

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

The motion to adopt this resolution passed.

The recommendations of the Regional Planning Staff and Commission were for approval of **RESOLUTION 32-2018-19**. Councilman Grubbs made a motion to adopt this resolution. The motion was seconded by Councilman Burkhart. The following vote was recorded:

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

The motion to adopt this resolution passed.

The Regional Planning Staff and Commission had endorsed **RESOLUTION 33-2018-19**. Councilman Grubbs made a motion to adopt this resolution. The motion was seconded by Councilman Powers. Councilwoman McLaughlin and Councilman Chandler expressed concern for emergency vehicles and added traffic on Tylertown Road. Councilman Burkhart and Councilman Allen said if annexed, this property would generate property tax revenues. Councilman Alexander called for the question. The question was seconded by Councilman Chandler. A voice vote was taken; the motion to cease discussion passed. The following vote on the main motion was recorded:

AYE: Allen, Burkhart, Garrett, Grubbs, Guzman, Henley, Powers

NAY: Alexander, Chandler, Erb, McLaughlin, Smith

The motion to adopt this resolution passed.

The Regional Planning Staff and Commission had endorsed **RESOLUTION 34-2018-19**. Councilman Grubbs made a motion to adopt this resolution. The motion was seconded by Councilman Henley. The following vote was recorded:

AYE: Alexander, Allen, Burkhart, Garrett, Grubbs, Guzman, Henley, Powers

NAY: Chandler, Erb, McLaughlin, Smith

The motion to adopt this resolution passed.

Councilman Grubbs expressed appreciation to the RPC Staff for their service with Regional Planning Commission during his ten-year tenure as a member.

## 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 Rossview 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 *[Removed for amendment]*

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

8. Adoption of Minutes: November 1

Councilman Powers requested separate consideration of **RESOLUTION 35-2018-19**. Councilwoman McLaughlin made a motion to adopt the Consent Agenda as amended. The motion was seconded by Councilman Alexander. The following vote was recorded:

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

The motion to adopt the Consent Agenda as amended passed.



## BOARD APPOINTMENTS

**RESOLUTION 35-2018-19** was removed from the Consent Agenda. Councilman Powers made a motion to adopt this resolution. The motion was seconded by Councilwoman McLaughlin. Councilman Powers made a motion to amend this resolution by adding the following appointments:

*Audit Committee: Lynn Stokes - January 2019 through December 2020*

*Board of Zoning Appeals: Stacey Winsler - January 2019 through December 2023*

The amendment was seconded by Councilwoman McLaughlin. The following vote was recorded:

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

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

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

The motion to adopt this resolution as amended passed.

## FINANCE COMMITTEE

*Jeff Burkhart, Chair*

**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

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 Councilwoman McLaughlin. The following vote was recorded:

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

The motion to adopt this ordinance on first reading passed.

**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

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 Councilwoman McLaughlin. The following vote was recorded:

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

The motion to adopt this ordinance on first reading passed.

#### GAS & WATER COMMITTEE

*Bill Powers, Chair*

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

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

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

The motion to adopt this ordinance on first reading passed.

Councilman Powers shared the following monthly department statistics: Service Department - 5,803 work orders, 444 after-hour calls, 98,000 meter readings; Billing Department - 69,458 bills and notices; Water Division - 77 water leak repairs, 301 hydrant flushes, 454 backflow tests; Gas Division - 33 new services, 2,259 feet of pipe installation; 85 natural gas odor responses; Water Treatment Plant - operating at 65% capacity; Wastewater Treatment Plant - operating at 51% capacity.

#### HOUSING & COMMUNITY DEVELOPMENT COMMITTEE

*David Allen, Chair*

Councilman Allen noted the First Time Homebuyers Program provided \$7,754.77 for purchase of a home on Bo Peep Lane. Councilman Allen said services began on November 1st at the Room at the Inn.

#### PARKS & RECREATION

*Valerie Guzman, Chair*

Mayor Pro Tem Guzman noted current recreational activities including Christmas on the Cumberland at McGregor Park, Elf Splash at New Providence Pool, Burt Cobb Community Christmas Party, 19th Century Christmas at Fort Defiance, and New Years Eve Splash at New Providence Pool.

#### PUBLIC SAFETY COMMITTEE

*Geno Grubbs, Chair*

Councilman Grubbs shared the following monthly department statistics: Building & Codes - 263 Code Enforcement cases, 1,594 construction inspections, 44 abatement work orders; Fire Rescue - 1,177 emergency calls; Police - 12,552 responses.

Councilman Grubbs thanked Chief Al Ansley and employees of the Clarksville Police Department, and Chief Mike Roberts and employees of Clarksville Fire Rescue for their service during his twelve years as a member of the Clarksville City Council.

#### STREETS & GARAGE COMMITTEE

*Mike Alexander, Chair*

Councilman Alexander shared the following monthly department statistics: Streets - 241 work orders, paving of Allen Griffey Road and North Ford Street; Garage - 376 work orders, unleaded fuel at \$1.53/gallon and diesel fuel at \$1.98/gallon

Councilman Alexander thanked the citizens of Ward 10 for the privilege to serve and expressed appreciation to the employees of the City Garage and Street Department for their service.

#### TRANSPORTATION COMMITTEE

*Deanna McLaughlin, Chair*

Councilwoman McLaughlin shared the following monthly department statistics: Clarksville Transit System - 56,540 passengers including 5,895 senior citizens, 385 wheelchair passengers, 3,269 paratransit passengers, and 5,734 APSU students.

Councilwoman McLaughlin reported CTS earned three trophies during the Tennessee Public Transportation Association Annual State Rodeo.

Councilwoman McLaughlin said CTS had recently constructed a solar light-up bus shelter at Walmart on Dover Road, Walmart on Whitfield Road, and at Tennova Hospital.

CTS collected 588 canned goods for the Basket of Thankfulness for donation to Manna Cafe. Councilwoman McLaughlin announced Operation Safe Ride scheduled for December 31st.

Councilwoman McLaughlin thanked the citizens of Ward 12 for allowing her to serve as a member of the Clarksville City Council for the past twelve years.

#### RESOLUTIONS OF HONOR

Councilman Burkhart expressed appreciation to Councilman Alexander, Councilman Grubbs, Councilwoman McLaughlin, and Mayor McMillan for their service to the City of Clarksville and made a motion to adopt the following resolutions. The motion was seconded by Councilman Garrett.

**RESOLUTION 36-2018-19** Honoring Councilman Mike Alexander

**RESOLUTION 37-2018-19** Honoring Councilman Geno Grubbs

**RESOLUTION 38-2018-19** Honoring Councilwoman Deanna McLaughlin

**RESOLUTION 39-2018-19** Honoring Mayor Kim McMillan

The following vote was recorded:

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

ABSTAIN: Grubbs, McLaughlin

The motion to adopt the four resolutions passed.

#### MAYOR AND STAFF REPORTS

Councilman Grubbs and Councilman Alexander thanked their wives and families and the citizens of their wards for allowing them to serve. The four outgoing members received a standing ovation.

#### ADJOURNMENT

The meeting was adjourned at 8:33 p.m.