



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

**Plan of Services for
Annexation A-1-2020
Of Lands Off Britton Springs Road
near Center Road**

September / October 2020

PUBLIC REVIEW COPY

Display from October 21 – November 5, 2020



NOTICE OF PUBLIC HEARING

A notice that a public hearing will be held on the 5th day of November, 2020, at 7:00 p.m., before the City Council of the City of Clarksville, Tennessee, at the Council Chambers, City Hall, to hear comments relative to a proposed Plan of Services, and on a proposed Resolution annexing certain territory into the City of Clarksville (item: A-1-2020). Said territory, north of Britton Springs Road near Center Road adjoining the present corporate boundaries of the City of Clarksville should be annexed. The proposed Plan of Service will be posted from October 21, 2020 to November 5, 2020 in the following locations for review during normal business hours: The Regional Planning Commission Office at 329 Main Street; the City Mayor's Office at 1 Public Square; & Clarksville Building & Codes Department 100 South Spring Street. The Plan of Services may also be viewed at the Regional Planning Commission website www.cmcprc.com.

Tract

LAND DESCRIPTION OF A PORTION OF THE MARJORIE TANNER PROPERTY

Being a parcel of land in the 3rd Civil District of Clarksville, Montgomery County, Tennessee, said parcel being tax map 29 parcel 32.00, said parcel being the Marjorie Tanner Property as recorded in Volume (Vol.) 912, page 346 and Vol. 1984, page 1677 Register's Office Montgomery County, Tennessee (ROMCT), said parcel being generally described as north of and adjacent to Britton Springs Road, west of Fort Campbell Boulevard in Clarksville, Tennessee, 37042, said parcel being more particularly described as follows:

Beginning at a point, said point being the north right of way of Britton Springs Road, said point also being the western property line of Julie Ashby property as described in ORV 1831, page 446, said point being S 75° 14' E for 220' from the centerline intersection of Britton Springs Road and Center Road, said point also being the south east corner of the herein described parcel;

Thence, along said Britton Springs Road right of way, N 83° 42' 16" W for a distance of 494.69 feet to a point on a line, said point being the south east corner of the Marjorie Tanner property as described in ORV 986, page 2366, said point also being the south west corner of the herein described parcel;

Thence, leaving said Britton Springs Road right of way and along said Marjorie Tanner property for the next 7 calls, N 09° 51' 25" E for a distance of 293.98 feet to a point on a line;

Thence, N 73° 40' 57" W for a distance of 205.72 feet to a point on a line;

Thence, N 16° 16' 11" E for a distance of 89.98 feet to a point on a line;



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Thence, S 74° 12' 54" E for a distance of 192.98 feet to a point on a line;

Thence, N 10° 28' 22" E for a distance of 204.07 feet to a point on a line;

Thence, N 05° 40' 33" W for a distance of 483.35 feet to a point on a line;

Thence, N 80° 21' 43" W for a distance of 375.36 feet to a point on a line, said point being the eastern property line of the United States of America as described in ORV 1617 page 2387;

Thence, leaving said Marjorie Tanner property and along said United States of America property, N 04° 50' 47" E for a distance of 1370.55 feet to a point on a line, said point being the north west corner of the herein described parcel;

Thence, continuing along said United States of America for the next 2 calls, S 82° 23' 01" E for a distance of 1,642.10 feet to a point on a line.

Thence, S 82° 23' 01" E for a distance of 100.00 feet to a point on a line, said point being the western property line of the Tiffany Smith property as described in ORV 594, page 2379, said point also being the north east corner of the herein described parcel;

Thence, leaving said United States of America property and along said Tiffany Smith property for the next 4 calls, S 55° 10' 18" W a distance of 147.59 feet to a point;

Thence, S 12° 43' 36" W for a distance of 314.48 feet to a point on a line;

Thence, S 12° 36' 15" W for a distance of 1315.60 feet to a point on a line;

Thence, S 04° 46' 47" W for a distance of 249.67 feet to a point on a line, said point being the south east corner of the herein described parcel, said point also being the north east corner of the Christopher Hood property as described in ORV 1617 page 2615;

Thence, leaving said Tiffany Smith property and along said Christopher Hood property, N 59° 52' 25" W for a distance of 260.05 feet to a point on a line, said point being the north east corner of the Bonnie Messer property as described in ORV 1889 page 791;

Thence, leaving said Christopher Hood property and along said Bonnie Messer property, N 84° 03' 15" W for a distance of 88.78 feet to a point on a line, said point being the north east corner of the Julie Ashby property as described in ORV 1831, page 446;

Thence, leaving said Bonnie Messer property and along said Julie Ashby property for the next 3 calls, N 04° 51' 34" E for a distance of 55.15 feet to a point on a line;

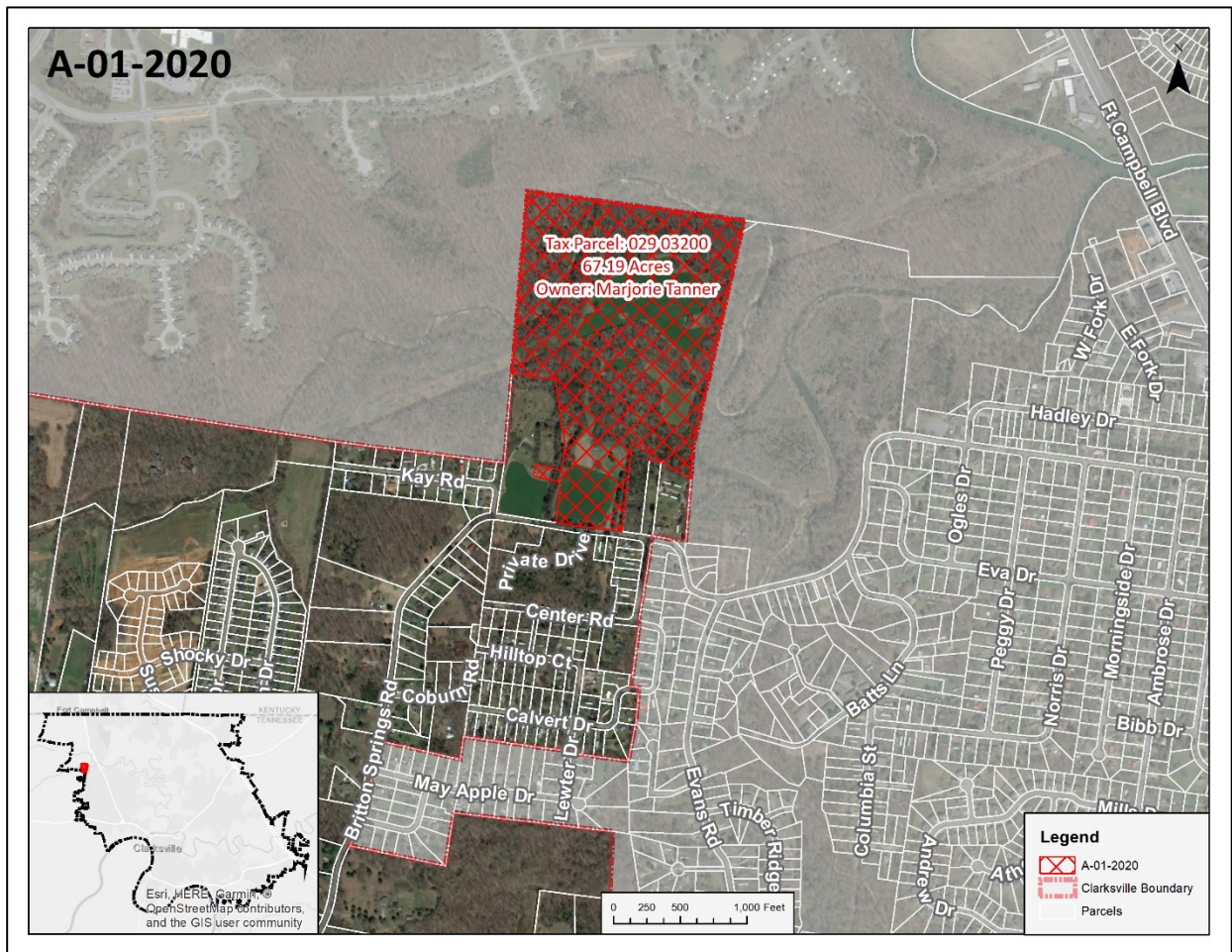


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Thence, N 48° 54' 57" W for a distance of 159.87 feet to a point on a line;

Thence, S 08° 45' 48" W for a distance of 698.96 feet to the point of beginning, said parcel containing 2,926,943 Square Feet or 67.19 Acres, more or less.

Together with and subject to all right of ways, easements, restrictions, covenants and conveyances of record and not of record.





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TO: City and County Departments Involved in the Annexation Process
FROM: Jeffrey Tyndall, Director, Regional Planning Commission
DATE: August 24, 2020
SUBJECT: A-1-2020: Annexation of lands off Britton Springs Road near Center Road

The property on the attached map is being evaluated for annexation into the City limits of Clarksville, Tennessee. The area shown on the enclosed annexation map will require a plan of service from each department which will be available for review by the public and approved by the Clarksville City Council.

Please review the map and determine any additional specific improvements, personnel requirements, materials, etc., which your department will need to service this area. Next, if improvements, equipment, materials, or personnel are needed please outline a specific time frame for when they will be needed; for instance immediately, 2 fiscal years out, 5 fiscal years out, etc. Finally, list in detail the anticipated cost (if any) of each of these items. It is very important that you be as accurate as possible in determining your needs and expenses.

A department memo is suggested but an email with your signature block is acceptable as well.

Annexation Information

- **Overview:** This annexation is a voluntary request of 3 property owners representing 1 property known as 989 Britton Springs Road, Clarksville. This annexation will not include any additional right of way with the exception of any future public roads constructed on the property.
- **Area:** 67.19 +/- acres
- **Zoning:** Currently zoned AG. Property owners are requesting a change to R-1 with this annexation
- **Right-of-way:** No new right of way
- **Existing Structures/Population:**
 - There are three uninhabited buildings on site
 - (1) 13'X17' Shed
 - (1) 20'X20' Barn
 - (1) 8'X10' Utility Building
 - Current Population = 0
- **Potential Structures:** This site is requesting to rezone from AG to R-1 as part of the annexation. In R-1 within the city limits the applicant may cluster their development. Due to varying topography and hydrology the total yield on this property will likely never be maximized and early engineering estimates indicate 122 lots with 1 home each.



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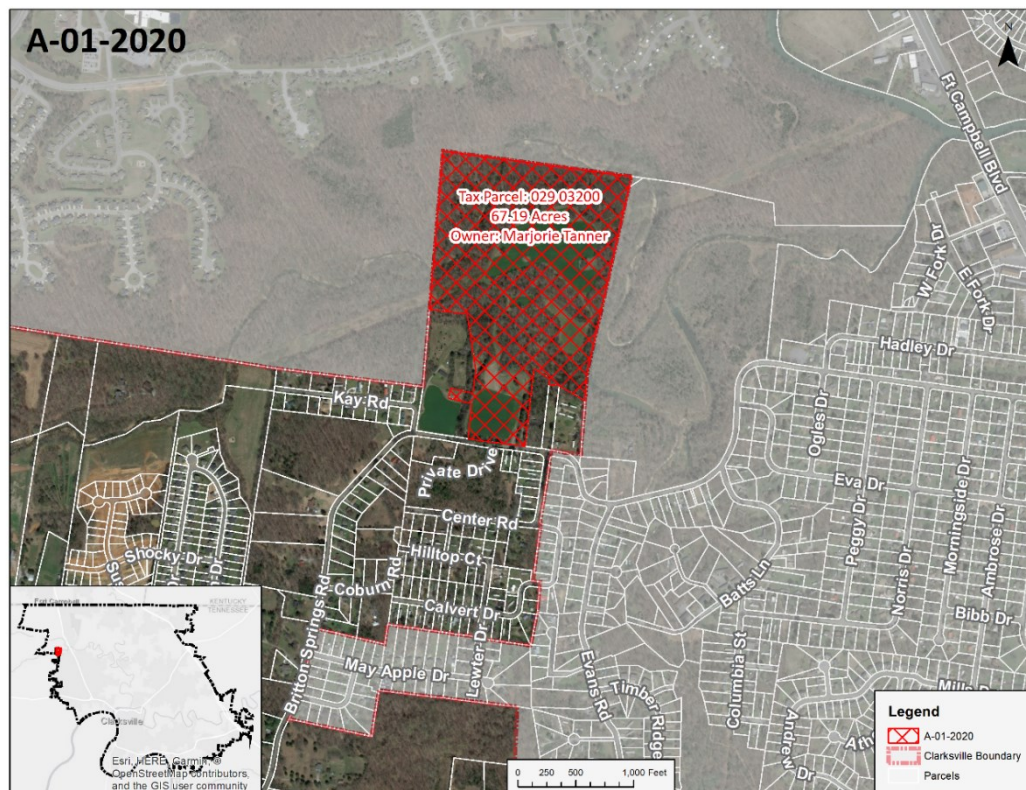
- **Potential Population** (this is an estimate based on R-1 zoning): 122 Single Family Units X 2.7 Per Unit = appx. 330 citizens (108 youth and 222 adults)

Please submit your comments to me, in writing, no later than Friday September 11th, 2020.
If you need any information for your needs analysis, do not hesitate to contact me at any time 931-645-7448 or jeffrey.tyndall@cityofclarksville.com

cc: Mayor Joe Pitts
Mayor Jim Durrett
Chief Crockarell, Clarksville Police Dept.
Chief Montgomery, Fire Rescue
Ricky Cumberland, Clarksville Fire
Mark Riggins, Gas, Water and Sewer
David Shepard, Street Superintendent
Chris Cowan, City Street Department
Brian Taylor, Department of Electricity
David Smith, Building and Codes
Jennifer Letourneau, Parks and Rec.
Laurie Matta, Commissioner of Finance

Erinne Hester, Assessor of Property
Paul Nelson, Director of Transit
Hope Petersen, E-911
Doug Catellier, APSU
Sylvia Skinner, City Clerk
Elizabeth Black, Election Commission
Mark Neblett, Bi-County Solid Waste
Ruth Russell, Addressing Manager
Lance Baker, City Attorney
Monte Fleet, Highway Department
Jonathan Fielder, CEMC
Sheriff John Fuson
Ed Baggett, Emergency Management

Red Shading shows the total Annexation Area = 67.19 acres





PLAN OF SERVICE

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

THE EFFECTIVE DATE OF ANNEXATION SHALL BE 30 DAYS AFTER PASSAGE OF THE CITY RESOLUTION

POLICE

Clarksville Police Department will handle the annexation if approved with the current hiring plan relying on accurate census/population information and a goal of 2.2 officers per 1,000 citizens.

FIRE

Clarksville Fire Rescue has effective support in the surrounding area. This property is in the service area of the busiest station. CFR should be able to respond in a timely manner as long as adequate roadway access and width are in place, with appropriate hydrant spacing.

GAS, WATER, AND SEWER - CGW

The 67.19 +/- acres encompassed by the property known as 989 Britton Springs Road that are being considered for annexation into the City limits of Clarksville, Tennessee currently lie within the service area of Clarksville Gas and Water (CGW). CGW owns, operates, and maintains water, sanitary sewer, and natural gas mains currently present along Britton Springs Road. Any public main extensions of these utilities into the proposed annexation area would be the responsibility of the developer of the property, including any and all costs. Upon completion of public utility main extension work by the developer, CGW would assume ownership of the new mains.

The proposed annexation area is relatively small in size and is situated well within the existing service area. Therefore we do not anticipate any additional improvements, equipment, materials, or personnel which the CGW department will need to service this area. Any incidental costs incurred by CGW to operate and maintain these new facilities, such as utility location, valve maintenance, meter reading, or main repair, would generally be offset by revenue generated from water, sewer, and natural gas usage by the new customer base. These operation and maintenance activities can be handled by existing CGW labor force.

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 - CDE

Within the next fiscal year CDE Lightband expects to extend its existing overhead three-phase electric power line and fiber optic cable infrastructure along Britton Springs Road to serve the anticipated developments in this area. The estimated cost for this line extension will be approximately \$30,000.

CUMBERLAND ELECTRIC MEMBERS COOPERATIVE – CEMC

CEMC does not currently serve any members within the proposed annexation area.

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 to service this area.

Any future improvements of this property will be the responsibility of the Developer and/or property owner(s). Emergency maintenance of streets (repair of hazardous potholes and measures necessary for traffic flow) will begin once streets are dedicated to the public. Routine maintenance, on a daily basis, will begin once the streets are dedicated to the public. Construction of streets, installation of storm drain facilities, construction of curb and gutters, and other such major improvements will be accomplished under City policies.

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 67.19 +/- acres has requested a zone change from AG to R-1 as part of the annexation. The RPC recommends approval of this request. The parcels will be able to develop under city zoning after the annexation's effective date. Any additional/future zone changes will need to be requested with the RPC and go through the normal channels.

ADDRESSING / E-911

E-911 Center does not have any objection to this annexation.

Addressing will be accomplished through the normal process during site plan or subdivision review.



CLARKSVILLE TRANSIT SERVICES – CTS

The Clarksville Transit System receives funding from the Federal Transit Administration to operate within the urbanized area. The parcel in question (029 03200) is within the urbanized area and is within one mile of an existing transit corridor, therefore, the parcel is already considered served by transit.

CITY FINANCE DEPARTMENT

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

Based on estimated units and population of single family homes the City would anticipate receiving an additional \$118,584.68 in sales tax and real estate property tax from the proposed annexation.

BUILDING AND CODES

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

- (1) Construction and Sign Permits, Administration, and Inspections – minimal impact expected; City Building and Codes staff will issue building permits associated with Residential and Commercial construction. Inspection services will be provided to the respective trades of the construction industry to include; building, plumbing, water and sewer, mechanical, and electrical. These services will be adsorbed by the existing staff.
- (2) Code Enforcement, Property Maintenance and Abatement – minimal impact expected; Code Enforcement Division will patrol and enforce property maintenance violations as necessary. Department will continue to enforce applicable codes and ordinances dealing with environmental issues. These services will be adsorbed by the existing staff.
- (3) Planning and Zoning – No impact; the Building & Codes office will continue to regulate the Zoning Ordinance and shall be interpreted and administered by the building official of the City.

PARKS AND RECREATION

The City of Clarksville Parks and Recreation Department does not adequately serve this area of the city to comply with our desired standards. We do not have park property in City Council Ward 3 in which this proposed annexation is included. The closest City Park property that would serve this area would be Heritage Sports Complex located at the corner of Peachers Mill Rd and the 101st Parkway. Heritage Park borders Ward 3 residing in Ward 5.

According to National Standards, there should be one acre of parkland per 1,000 citizens. A new park in this area would bring us closer to that goal and provide a need in this underserved area. The equipment and manpower to maintain this park property cannot be determined at this point in the planning process because no land is currently being sought for development.



It is the opinion of Park and Recreation that the annexation of the 67.18 acres and addition of approximately 108 youth and 222 adults will not significantly change the current need for park land in this area of town.

ELECTION COMMISSION

As this area goes through the process with City Council it should be included, in whole, in the City Ward 3 boundary.

ASSESSOR

An effective date for taxation is set as January 1 the next calendar year to begin the tax roll in line with TCA requirements. This avoids pro-rations of taxes which is time consuming for the assessor's office and is confusing to the land owners.