



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

**Plan of Services for
Annexation A-1-2021
Of Lands North and West of Shaw Drive

April 2021**

PUBLIC REVIEW COPY

Display from April 21, 2021 – May 6, 2021



NOTICE OF PUBLIC HEARING

A notice that a public hearing will be held on the 6th day of May 2021, at 7:00 p.m., before the City Council of the City of Clarksville, Tennessee, at the Council Chambers, City Hall, (contact City Clerk for information on the public hearing process) 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-1-2021). Said territory, west of Shaw Drive, to determine whether the following described territory adjoining the present corporate boundaries of the City of Clarksville should be annexed. The proposed Plan of Service will be posted from April 21, 2021 to May 6, 2021 in the following locations for review during normal business hours. The Regional Planning Commission Office at 329 Main Street; City of Clarksville Building and Code at 100 S. Spring St.; Montgomery County Building and Codes at 350 Pageant Lane; and virtually at cmcrpc.com.

LAND DESCRIPTION OF THE SHAW DRIVE PROPERTIES

Said parcels being generally described as north of Highway 374 and east of Garrettsburg Rd and west of Shaw Drive in Clarksville, Tennessee, 37042, said parcel being more particularly described as follows:

Beginning at a point, said point being the Center of Garrettsburg Rd at the north intersection of Highway 374, said point also being the south west corner of the herein described parcel;

Thence, traveling in a northwest direction from the north intersection of Highway 374 and the centerline of Garrettsburg Rd, N 40° 4' 4" E for a distance of 105.46 feet to a point on a line, said point being the south west corner of the property of the herein described parcel;

Thence, N 61° 40' 57" E for a distance of 670.7 feet to a point on a line;

Thence, N 8° 38' 36" E for a distance of 270.34 feet to a point on a line;

Thence, S 81° 42' 27" E for a distance of 731 feet to a point on a line;

Thence, S 81° 42' 23" E for a distance of 71.09 feet to a point on a line;

Thence, S 5° 47' 29" E for a distance of 228.23 feet to a point on a line;

Thence, N 87° 0' 53" E for a distance of 192.88 feet to a point on a line;

Thence, N 5° 6' 53" E for a distance of 183.92 feet to a point on a line;

Thence, S 81° 42' 22" E for a distance of 41 feet to a point on a line;



Thence, N 0° 53' 47" W for a distance of 635.16 feet to a point on a line;

Thence, S 82° 46' 47" E for a distance of 269.24 feet to a point on a line;

Thence, S 1° 59' 49" W for a distance of 280.8 feet to a point on a line;

Thence, S 1° 59' 51" W for a distance of 136.89 feet to a point on a line;

Thence, S 10° 7' 54" W for a distance of 185.18 feet to a point on a line;

Thence, S 43° 35' 13" W for a distance of 38.96 feet to a point on a line;

Thence, S 6° 37' 57" W for a distance of 106.57 feet to a point on a line;

Thence, S 0° 31' 46" E for a distance of 14.96 feet to a point on a line;

Thence, S 13° 25' 14" E for a distance of 11.98 feet to a point on a line;

Thence, S 23° 37' 54" E for a distance of 9.37 feet to a point on a line;

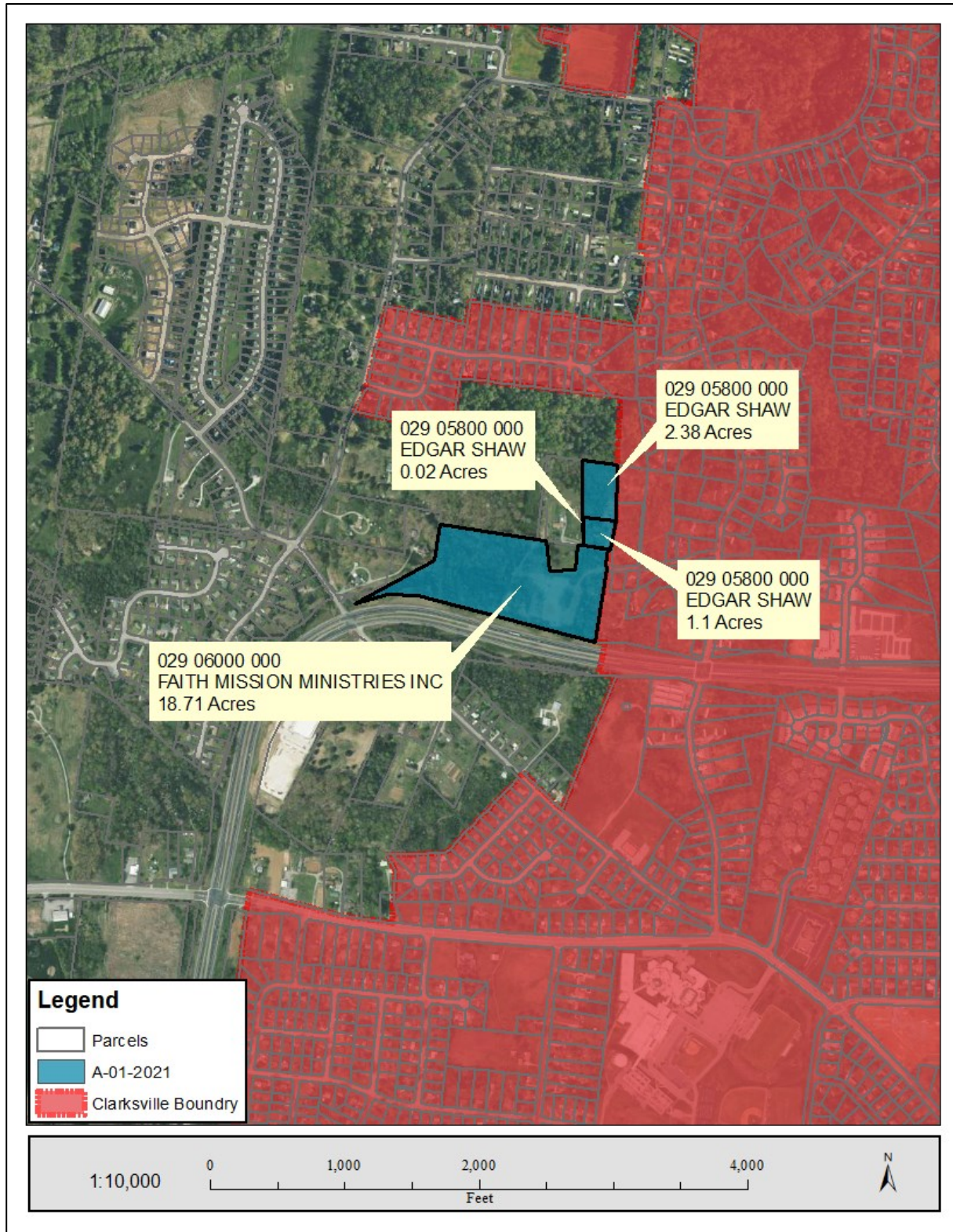
Thence, S 9° 15' 1" W for a distance of 558.3 feet to a point on a line;

Thence, N 75° 2' 37" W for a distance of 1362.9 feet to a point on a line;

Thence, N 88° 28' 59" W for a distance of 229.99 feet to a point on a line;

Thence, S 73° 51' 34" W for a distance of 248.34 feet to the point of beginning, said parcel containing 965,725 Square Feet or 22.17 Acres, more or less.

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





Plan of Service Request Memo

TO: City and County Departments Involved in the Annexation Process
FROM: Jeffrey Tyndall, Director, Regional Planning Commission
DATE: March 17, 2021
SUBJECT: A-1-2021: Annexation of lands West of Shaw Drive

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 information and map to 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 2 property owners representing 2 properties known as 865 Shaw Drive (Parcel 029 05800 000) and an un-addressed property (Parcel 029 06000 000). This annexation does not include any additional right of way as Shaw Drive is already completely annexed into the city limits.
- **Area:** 22.19 +/- acres
- **Zoning:** Both properties are currently zoned R-1. The property owner of the 18.61 +/- acres known as Parcel 029 06000 000, is requesting a zone change to R-1A with this annexation.
- **Right-of-way:** No new existing right of way.
- **Existing Structures/Population:**
 - 1 single family home
 - Current Population = 1
- **Potential Development:** The request is in conjunction with a rezoning of tract 029 06000 000 (Faith Ministries Property) from R-1 to R-1A which would support up to 55 single family homes and 1 additional home on Parcel 025 05800 000.
- **Potential Population Estimate:** 56 Single Family Units X 2.7 Per Unit = appx. 152 citizens (72 youth and 80 adults).

Please submit your comments to me, in writing, no later than Thursday April 1, 2021.



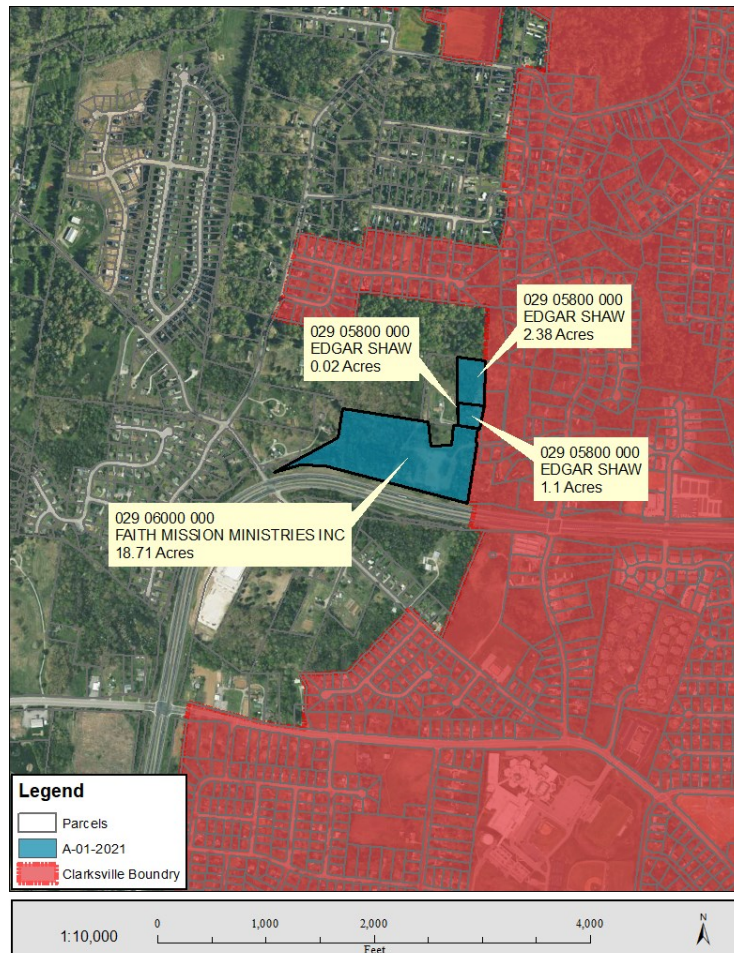
CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

If you need any information for your needs analysis, do not hesitate to contact me at any time at 931-645-7448 or jeffrey.tyndall@cityofclarksville.com

cc: Mayor Joe Pitts
Mayor Jim Durrett
Chief Crockarell, Clarksville Police Dept.
Chief Montgomery, Fire Rescue
Jobe Moore, 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
Jeff Bryant, Highway Department
Jonathan Fielder, CEMC
Sheriff John Fuson
Ed Baggett, Emergency Management

Red Shading is the current City Limits / Blue Shading shows the total Annexation Area = 22.19





CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

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.

FIRE

Clarksville Fire Rescue has effective support and personnel in the proposed annexation area. The proposed area is located in our busiest response zone (Station 6), however, we are able to respond in a timely manner as long as adequate roadway access and width are in place.

GAS, WATER, AND SEWER - CGW

The 22.19 +/- acres 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 Shaw Drive 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 currently serves one member within the proposed annexation area. Transfer of that account will be handled between CEMC and CDE.

STREET DEPARTMENT

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. However, due to the growth throughout the City through annexations and development over the years, the Street Department may need to add additional staff to maintain the roads, traffic control, and drainage systems to acceptable standards.

Any future improvements of this property will be the responsibility of the Developer and/or property owner(s).

Emergency maintenance of streets such as 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.

PLANNING AND ZONING

The 22.19 +/- acres have requested a zone change from R-1 to R-1A 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 processes.

ADDRESSING / E-911

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

The MSAG and APSU GIS will update changes in the CAD system upon the annexation effective date.



CLARKSVILLE TRANSIT SERVICES – CTS

The Clarksville Transit System receives funding from the Federal Transit Administration to operate within the urbanized area. The parcels in question (05800 and 06000) are within the urbanized area and is within the service area of the Clarksville Transit System. The parcels are located within one mile of existing transit service and could be more well served in the future when demand and density increase in the area.

CITY FINANCE DEPARTMENT

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

Currently 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 a park property in City Ward 3 in which this proposed annexation is included. The closest City park property that would serve this area would be the Ewing Burchett Park in Ward 2 and Kleeman Recreation Center also in Ward 2 however both are within 2 miles of Shaw Drive.

According to National Standards, there should be one acre of parkland per 1,000 citizens. At this time, Ward 3 has no parkland and approximately 12,641 residents. 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 22.19 acres and addition of approximately 72 youth and 80 adults will not significantly change the large need for parkland 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. No other comments.