



**Plan of Services for  
Annexation A-3-2021  
For Lands Along Highway 76 and Little Hope  
Road**

**September 2021**

**PUBLIC REVIEW COPY**

**Display from September 22, 2021 – October 7, 2021**

**Regional Planning Commission  
City Mayor's Office  
City Building and Codes  
County Building and Codes**



**NOTICE OF PUBLIC HEARING**

Published September 22, 2021

A notice that a public hearing will be held on the 7<sup>th</sup> day of October 2021, at 6:00 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-3-2021). Said properties, along Highway 76 and Little Hope Road, 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 September 22, 2021 to October 7, 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 online at cmcrpc.com.

**DESCRIPTION OF PROPERTIES:**

**Tract 1**

**LAND DESCRIPTION OF A PORTION OF THE  
GRANT PROPERTY**

Being a parcel of land in the 11<sup>th</sup> Civil District of Clarksville, Montgomery County, Tennessee, said parcel being tax map 63 parcel 49.00, recorded in Volume (Vol.) 1078, Page 2244 Register's Office Montgomery County, Tennessee (ROMCT).

**Beginning** at a new iron pin in the north margin of Highway 76 and the west margin of Little Hope Road, said pin being located North 46 Degrees 22 Minutes 14 Seconds East 34.09 feet from the centerline intersection of Highway 76 and Little Hope Road; Thence along the margin of Highway 76 South 86 degrees 27 Minutes 10 Seconds West 47.00 feet to a new iron pin; Thence with a curve turning to the right with an arc length of 302.03', with a radius of 1375.00', with a chord bearing of North 87 degrees 15 Minutes 16 Seconds West, with a chord length of 301.42' to a new iron pin; Thence, North 80 Degrees 57 Minutes 43 Seconds West 151.09 feet to a new iron pin; Thence, leaving the margin of Highway 76 along the Boyd Family Partners (recorded in volume 611, page 2096) North 07 Degrees 00 Minutes 35 Seconds East 586.35 feet to an old iron pin; Thence, North 05 Degrees 58 Minutes 32 Seconds East 135.76 feet to an old iron pin; Thence, South 80 Degrees 25 Minutes 05 Seconds East 157.58 feet to an old iron pin in the west margin of Little Hope Road; Thence, along said margin South 02 Degrees 41 Minutes 41 Seconds West 227.02 feet to a new iron pin; Thence, South 01 Degrees 38 Minutes 02 Seconds West 209.19 feet to a new iron pin; Thence, South 00 Degrees 47 Minutes 22 Seconds West 197.20 feet to the point of beginning containing an area of 6.40 acres as surveyed by Ben R. Weakley, RLS 1457 of Weakley Brothers Engineering on June 25, 2021, Job Number 21-656.

**Tract 2**

**LAND DESCRIPTION OF A PORTION OF THE  
LIVING HOPE BAPTIST CHURCH (FORMERLY MIGLIACCIO) PROPERTY**

Being a parcel of land in the 11<sup>th</sup> Civil District of Clarksville, Montgomery County, Tennessee, said parcel being tax map 63 parcel 64.00, recorded in Book 2099, Page 1397-1399, Register's Office Montgomery County, Tennessee (ROMCT), Dated June 3, 2021.

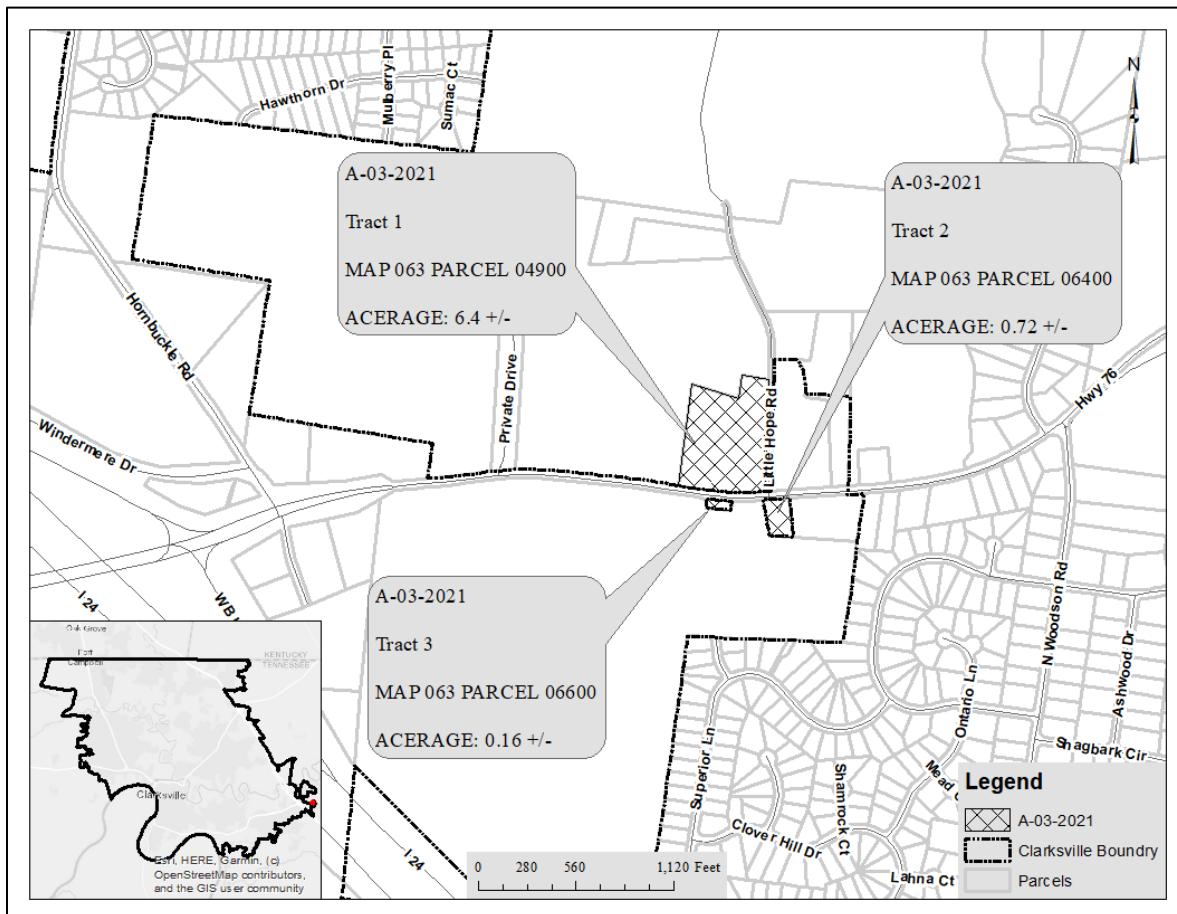
**Beginning** at a point 41.04 feet southwest of the intersection of Highway 76 and Little Hope Road, said point being located South 49 Degrees 05 Minutes 39 Seconds West 41.04 feet from the centerline intersection of Highway 76 and Little Hope Road; Thence along the margin of Highway 76, North 85 degrees 31 Minutes 28 Seconds East 52.30 feet; Thence continuing along Highway 76, North 85 degrees 48 Minutes 00 Seconds East 58.17 feet; Thence continuing along Highway 76, North 86 Degrees 11 Minutes 46 Seconds East 38.84 feet; Thence, leaving the margin of Highway 76, South 06 Degrees 46 Minutes 54 Seconds East 224.51 feet; Thence, North 87 Degrees 57 Minutes, 53 Seconds West 15.75 feet; Thence, North 87 Degrees 57 Minutes, 47 Seconds West 102.52 feet; Thence, North 87 Degrees 57 Minutes, 46 Seconds West 21.6 feet; Thence, North 09 Degrees 44 Minutes, 48 Seconds West 210.09 feet to the point of beginning containing an area of 0.72 acres, more or less.



**Tract 3**  
**LAND DESCRIPTION OF A PORTION OF THE**  
**BRISTOL RIDGE APARTMENTS LLC (FORMERLY JAMES SLATE) PROPERTY**

Being a parcel of land in the 11<sup>th</sup> Civil District of Clarksville, Montgomery County, Tennessee, said parcel being tax map 63 parcel 66.00, said parcel being the Bristol Ridge Apartment LLC property as recorded in Book 2053, Page 2932 Register's Office Montgomery County, Tennessee (ROMCT), said parcel being generally described as south of and adjacent to Highway 76, east of Interstate 24 and west of Little Hope Road in Clarksville, Tennessee, 37043, said parcel being more particularly described as follows:

**Beginning** an iron pin (old), said pin being the northwestern corner of the Timothy Migliaccio (Living Hope Baptist Church) Properties as recorded in Book 2053, Page 2932 ROMCT, said pin having the coordinates of Northing 800583.85, said pin being S 88° 39' W for a distance of 179 feet to an iron rod, said pin being the southern right of way of Highway 76, said pin being the rue point of beginning, said pin also being the northeastern corner of the herein described parcel; Thence, leaving said Highway 76 and along the adjoining property line of the Bristol Ridge Apartments LLC as described in ORV 1933, page 2825, S 06° 28' 06" W for a distance of 50.00 feet to a point, said point being the south east corner of the herein described parcel; Thence, continuing along said Bristol Ridge Apartments LLC property for the next 2 calls, N 85° 01' 40" W for a distance of 145.00 feet to a point, said point being the south west corner of the herein described parcel; Thence, N 06° 28' 06" E for a distance of 50.00 feet to the beginning of curve, said point curve the southern right of way of said Highway 76, said point being the north west corner of the herein described parcel; Thence, along a curve, said curve turning to the left and having a radius of 1430.00 feet, and whose long chord bearing of S 85 degrees 01 minutes 40 seconds E for a distance of 145 feet to the point of beginning, said parcel containing 7,070 Square Feet of .016 Acres, more or less. Together with and subject to all right of ways, easements, restrictions, covenants and conveyances of record and not of record. Together with and subject to all right of ways, easements, restrictions, covenants and conveyances of record and not of record.





**TO:** City and County Departments Involved in the Annexation Process  
**FROM:** Jeffrey Tyndall, Director, Regional Planning Commission  
**DATE:** August 16, 2021  
**SUBJECT:** A-3-2021: Annexation of lands along Highway 76 and Little Hope Road

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The properties on the attached map are 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 if your department can serve the area and if there are 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 different properties with 3 different ownerships. This helps close up some holes in the city limits from 2019. These parcels are all located on Hwy 76 near Little Hope Road and are in the Urban Growth Boundary (UGB).
- **Area:** 7.28 +/- acres
- **Zoning:** Each property is requesting rezoning with this annexation to match the surrounding zones more appropriately as follows (also see attached zoning map):
  - Tax Map ID 063 04900 000 (Grant et. Al) Requests AG to C-2
  - Tax Map ID 063 06400 000 (Living Hope Baptist Church) Requests AG to R-4
  - Tax Map ID 063 06600 000 (Belew) Requests AG to R-1A
- **Right-of-way:** No new right of way to be annexed
- **Existing Structures/Population:**
  - 1 vacant single family home (to be removed)
  - Current Population = 0
- **Potential Development:**
  - The R-1A rezoned property has no development potential.
  - The R-4 rezoned property has some development potential with the property next door for approximately 8 units.



- The C-2 rezoned property could be developed as a mixed-use property in the city limits. The residential potential is 218 total units (maximum 16 units per acre) and/or a portion of up to approximately 65,000 square feet of retail. C-2 can be developed either as residential, commercial, or both. As a property would develop toward the maximum residential units commercial space would be limited and vice versa.
- High end potential = 226 multi-family units and 10,000 square feet of commercial space.
- **Potential Population Estimate:** 226 multi-family units X 2.25 people per unit = 508 residents. 508 residents would represent 165 youth and 343 adults.

Please submit your comments to me, in writing, no later than August 27, 2021.

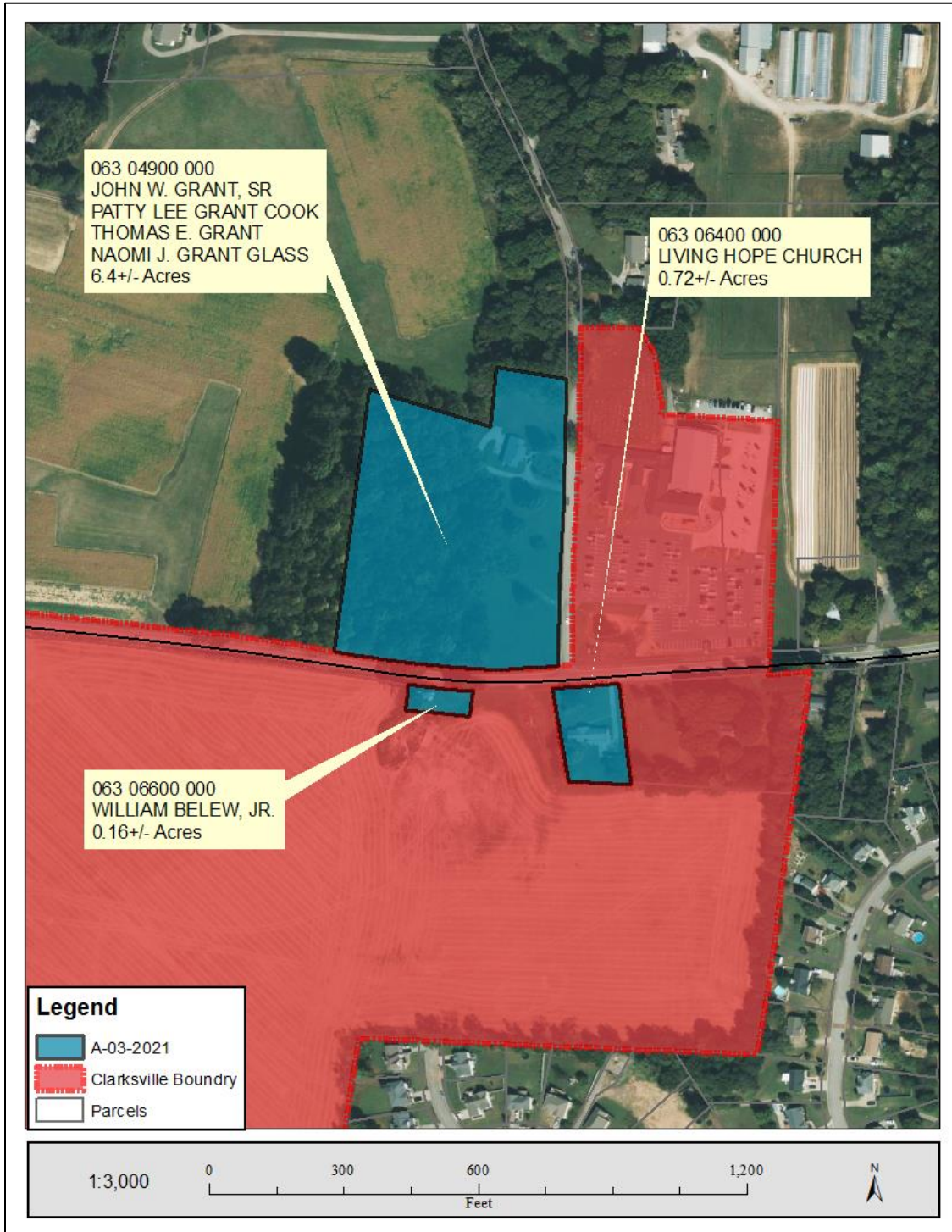
If you need any information for your needs analysis, do not hesitate to contact me at any time 931-645-7448 or [jeffrey.tyndall@cityofclarksville.com](mailto:jeffrey.tyndall@cityofclarksville.com)

cc: Mayor Joe Pitts  
Mayor Jim Durrett  
Chief Crockarell, Clarksville Police Dept.  
Chief Montgomery, Fire Rescue  
Jobe Moore, Clarksville Fire Rescue  
Mark Riggins, Gas, Water, and Sewer  
Pat Chesney, 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 & Recreation  
Laurie Matta, Commissioner of Finance

Erinne Hester, Assessor of Property  
Paul Nelson, Director of Transit  
Hope Petersen, E-911  
Doug Catellier, APSU GIS  
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 Annexation Area = 7.28 acres

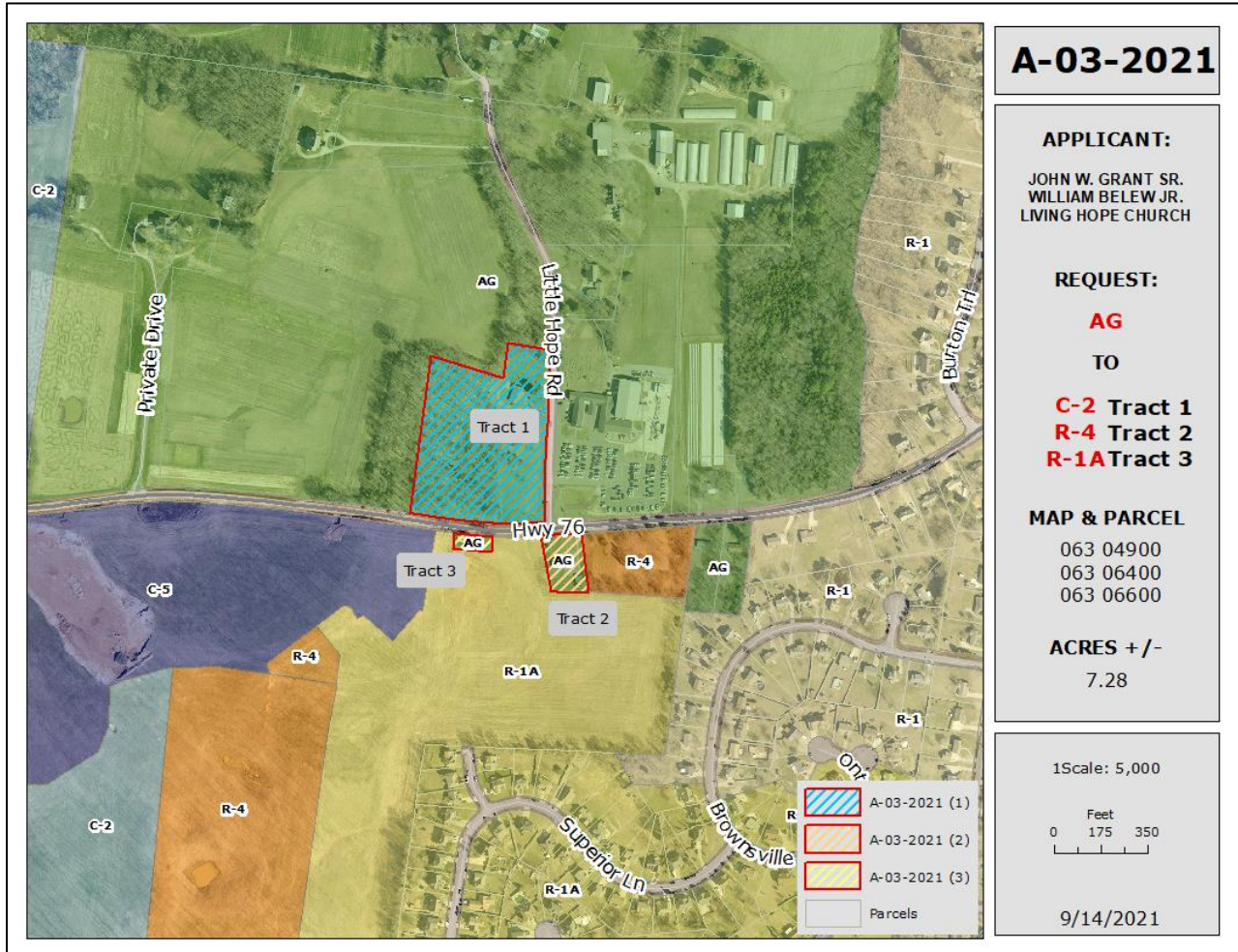




Rezoning Requests for Annexation A-3-2021

Description of Zoning Change Requests (on file)

Tract A: AG to C-2    Tract B: AG to R-4    Tract C: AG to R-1A





### 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. In the proposed annexation area we are able to respond in a timely manner as long as adequate roadway access and width are in place, with appropriate hydrant spacing being met as well.

#### GAS, WATER, AND SEWER - CGW

The 7.28 +/- acres encompassed by the three properties subject to A-3-2021 (Tax Map ID 063 04900 000, Tax Map ID 063 06400 000, and Tax Map ID 063 06600 000) 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 highway 76. Any public main extensions of these utilities into the proposed annexation area would be the responsibility of the developer of the properties, 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

Due to a previous annexation, CDE Lightband has extended the three phase electrical facilities along Highway 76 and will have plenty of capacity to feed any developments on these new sites. There should be no additional costs in this new annexation as the cost to expand the elective boundary was covered in the previous annexation.

#### CUMBERLAND ELECTRIC MEMBERS COOPERATIVE – CEMC

CEMC currently serves no members within the proposed annexation area.

#### 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 7.28 +/- acres have requested multiple zone changes for each tract.

Tract 1 requests AG to C-2 General Commercial District

Tract 2 requests AG to R-4 Multi Family District

Tract 3 requests AG to R-1A Single Family District

The RPC recommends approval of these requests as they are compatible with the surrounding zoning districts. The parcels will be able to develop under city zoning standards 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 (CTS) receives funding from the Federal Transit Administration to operate within the urbanized area. The parcels in question (063 04900 000, 063 06400 000, and 063 06600 000) are partially within the urbanized area and partially out (063 04900 000). All parcels are located in an area that lacks the density and road design to support public transportation services. Without these items it is unlikely that CTS will service this parcel within ½ mile in the near future.

### 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 absorbed 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 absorbed 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.

### CITY FINANCE DEPARTMENT

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

### ELECTION COMMISSION

As this area goes through the process with City Council it should be included, in whole, in the City Ward 10 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.

### 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 currently have 105 acres of park property in City Council Ward 10 in which this proposed annexation is included, 91 of which is property adjacent to both Little Hope Road and highway 76. Of the 105 acres, only 14 of those acres are developed and open to the public.

According to National Standards, there should be one acre of parkland per 1,000 citizens. At the time of our Master Plan in 2018, Ward 10 had 13,754 residents. Development of our property here would bring us closer to that goal of 137.5 acres develop 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 7.28 acres will not significantly change the large need for parkland in this area of town.