



**Plan of Services for  
Annexation A-4-2021  
For Lands Along State Route 12 and East Old  
Ashland City Road near Bryan Road**

**November 2021**

**PUBLIC REVIEW COPY**

**Display from November 18, 2021 – December 2, 2021**

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



**NOTICE OF PUBLIC HEARING**

Published November 18, 2021

**NOTICE OF PUBLIC HEARING**

A notice that a public hearing will be held on the 2nd day of December 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-4-2021). Said territory, along State Route 12 and East Old Ashland City 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 November 17, 2021 to December 2, 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:**

**LAND DESCRIPTION OF KAREN TICE AND DAVIS HENRY PROPERTY**

Being a parcel of land in the 15<sup>th</sup> Civil District of Clarksville, Montgomery County, Tennessee, said parcel being tax map 88 parcel 23.00 and parcel 23.02, recorded in Volume (Vol.) 828, page 2722, and Volume (Vol.) 1372, page 1609 Register's Office Montgomery County, Tennessee (ROMCT).

**Beginning** at the northwest corner of the Tice Property, South 39 degrees 19 Minutes 27 Seconds East 91.3 feet from the centerline of the intersections of E. Old Ashland City Road, and Parkview Village Way;

Thence along the margin of East Old Ashland City Road, South 54 degrees 16 Minutes 20 Seconds East 32.81;

Thence with a curve turning to the right with an arc length of 185.67', with a radius of 636.98', with a chord bearing of South 45 degrees 51 Minutes 58 Seconds East, with a chord length of 185.02';

Thence, South 37 Degrees 07 Minutes 59 Seconds East 193.38 feet;

Thence, South 39 Degrees 42 Minutes 00 Seconds East 125.88 feet;

Thence, South 42 Degrees 04 Minutes 14 Seconds East 55.18 feet;

Thence, South 44 Degrees 59 Minutes 18 Seconds East 66.36 feet;

Thence, South 41 Degrees 29 Minutes 37 Seconds East 71.34 feet;

Thence, leaving East Old Ashland City Road, South 26 Degrees 29 Minutes 17 Seconds West 285.60 feet;



# CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

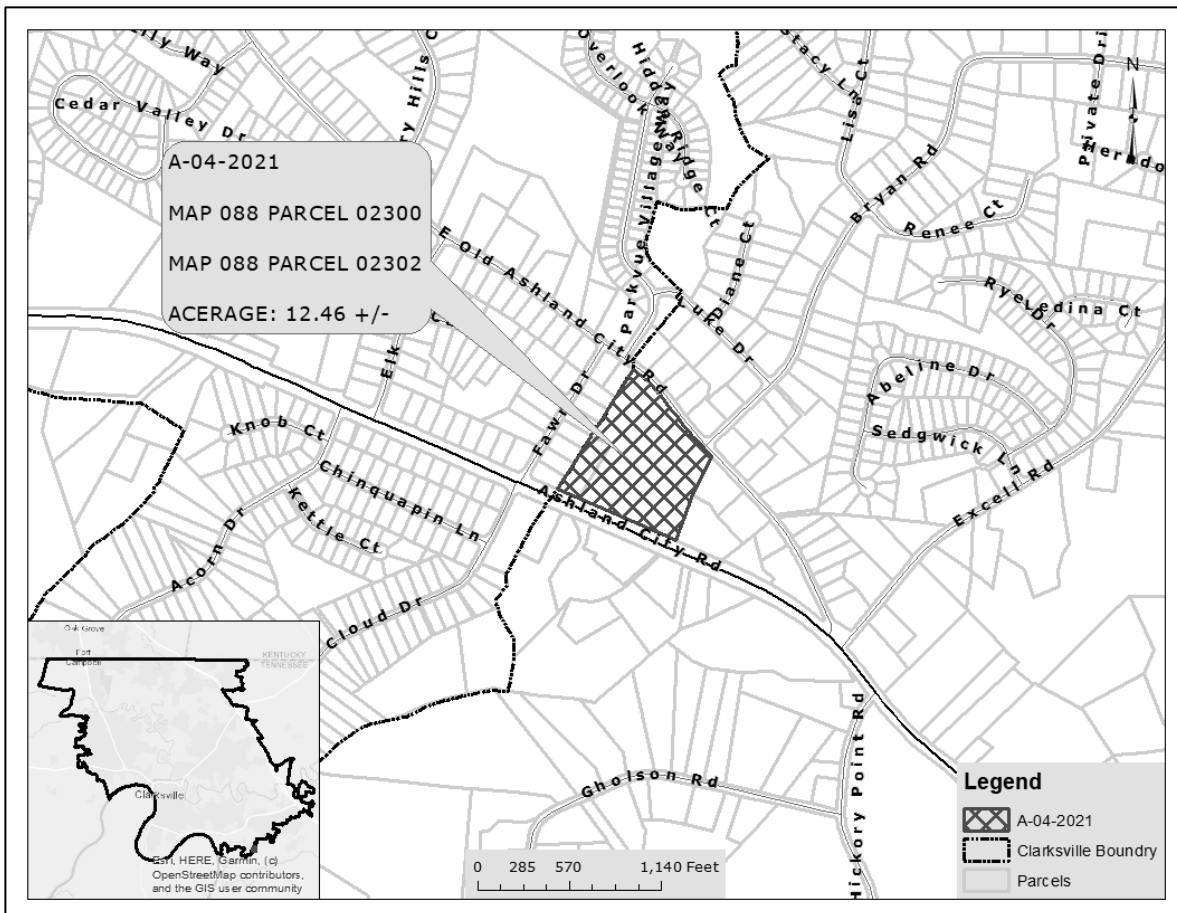
Thence, South 20 Degrees 03 Minutes 37 Seconds West 284.31 feet;

Thence, turning west along Ashland City Road, North 66 Degrees 30 Minutes 52 Seconds West 645.16 feet;

Thence, North 66 Degrees 30 Minutes 28 Seconds West 146.08 feet;

Thence, leaving Ashland City Road, North 32 Degrees 20 Minutes 25 Seconds East 391.67 feet;

Thence, North 32 Degrees 20 Minutes 26 Seconds East 489.04 feet to the point of beginning containing an area of 12.46 acres+/- as surveyed by McKay-Burchett & Company, on September 29th, 2021. 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:** November 2, 2021  
**SUBJECT:** A-4-2021: Annexation of lands along Highway 12 & East Old Ashland City 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 2 different properties with 2 different ownerships. These parcels are all located on Highway 12 and East Old Ashland City Road near Bryan Road in the Urban Growth Boundary (UGB).
  - Tax Map ID 088 02302 000 (Davis) 1.25 acres +/-
  - Tax Map ID 088 02300 000 (Tice) 11.11 acres +/-
- **Area:** 12.35 +/- acres
- **Zoning:** Each property is requesting rezoning with this annexation to R-2, R-4, and C-5 (see attached zoning map).
- **Right-of-way:** To Be Determined by Street Department and Highway Supervisor
- **Existing Structures/Population:**
  - 2 occupied single family homes (to be removed)
  - Current Population = 4
- **Potential Development:**
  - The R-2 rezoned property could support up to 12 total lots of single family units fronting East Old Ashland City Road.
  - The R-4 rezoned property could support 38 (historical estimates) or 51 maximum units



- The C-5 rezoned property could be developed as any commercial use. The applicant has indicated commercial frontage (~5,000 SF – 10,000 SF) with self-storage in the side and rear likely.
- **Potential Population Estimate:**
  - **Low end** = 12 SF Units X 2.71 persons per unit = 32 + 38 MF Units X 2.25 persons per unit = 85
    - **Total Low End Population = 117 (38 youth and 79 adults)**
  - **High end** = 12 SF Units X 2.71 persons per unit = 32 + 51 MF Units X 2.25 persons per unit = 114
    - **Total High End Population = 144 (46 youth and 98 adults)**

Please submit your comments to me, in writing, no later than **November 10, 2021**.

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

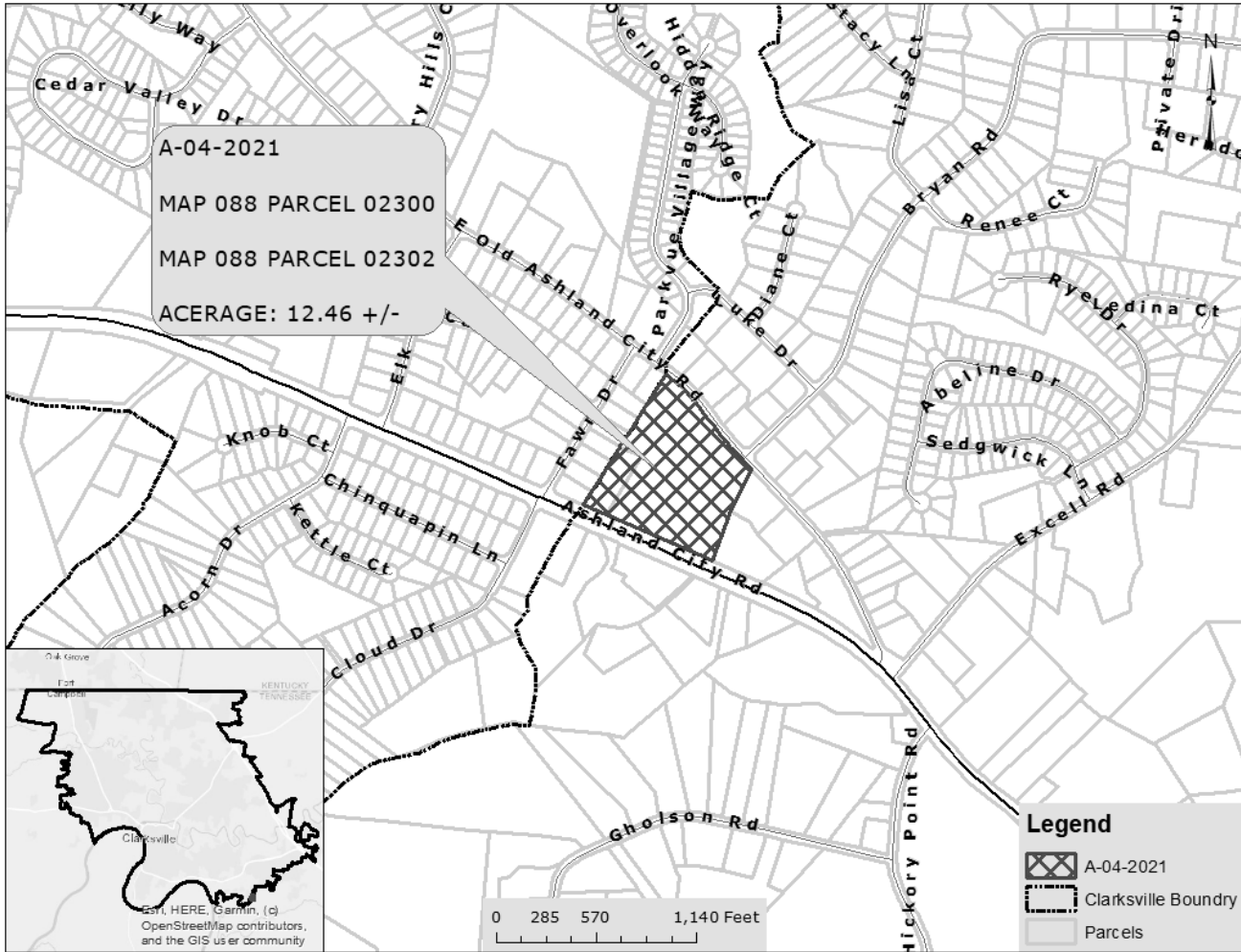
### **Maps Located on the Next Pages**

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 and Recreation

Laurie Matta, Commissioner of Finance  
Erinne Hester, Assessor of Property  
Paul Nelson, Director of Transit  
Hope Petersen, E-911  
Doug Catellier, APSU GIS  
Lisa Canfield, 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



Total Annexation Area = 12.35 +/- acres





**Rezoning Requests for Annexation A-4-2021  
(Survey on file)**

**R-1 to R-2 = 2.87 acres**

**R-1 to R-4 = 3.2 acres**

**R-1 to C-5 = 6.25 acres**



**A-04-2021**

**APPLICANT:**

Henry Davis  
Karen Tice

**REQUEST:**

**R-1**

**TO**

**R-2 Area 1**

**C-5 Area 2**

**R-4 Area 3**

**MAP & PARCEL**

088 02300  
088 02302

**ACRES +/-**  
12.46

1Scale: 3,000

Feet  
0 100 200

11/23/2021



### 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 12.35 +/- acres encompassed by the three properties subject to A-4-2021 (Tax Map ID 088 02300 000 and Tax Map ID 088 02302 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 12 and East Old Ashland City Road. 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

CDE Lightband already has electrical facilities touching the corners of this property and is ready to extend service to the development on the parcels. CDE will work with any future developments to provide electric and broadband services.

### CUMBERLAND ELECTRIC MEMBERS COOPERATIVE – CEMC

CEMC currently serves two current members within the proposed annexation area. Transfer to CDE will be coordinated as the properties change use or after demolition.

### 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 12.35 +/- acres have requested multiple zone changes for each tract per the attached zoning map.

- R-1 to R-2 = 2.87 acres
- R-1 to R-4 = 3.2 acres
- R-1 to C-5 = 6.25 acres

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 (Tax Map ID 088 02300 000 and Tax Map ID 088 02302 000) are not located within the urbanized area. All parcels are located in an area that lacks the density, transit supportive 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 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.

### 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 7 boundary (2021 Redistricting Map).



### 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 adequately serves this area of the city to comply with our desired standards. We currently have 161.6 acres of park property in City Council Ward 7 in which this proposed annexation is included. The recommended number of acres is 135.5, or 10 acres per 1,000 residents. This number does not include Montgomery County Parks and Recreation's Rotary Park which is on the boarder of Ward 7 and Ward 10 and is 136 acres.

It is the opinion of Park and Recreation that the annexation of the 12.35 acres will not significantly increase the need for parkland in this area of town.