



CLARKSVILLE-MONTGOMERY COUNTY  
**REGIONAL PLANNING COMMISSION**

**Plan of Services for  
Annexation A-1-2022  
For Land North of Highway 12 Between Fawn  
Drive and East Old Ashland City Road**

**March 2023**

**PUBLIC REVIEW COPY**

**Display from March 22, 2022 – April 6, 2023**

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



**NOTICE OF PUBLIC HEARING**

**Published March 19, 2023 (Leaf Chronicle)**

A notice that a public hearing will be held on the 6th day of April 2023, 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-1-2023). Said territory lies North of State Route 12 between Fawn Drive and East Old Ashland City Road, the hearing will 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 for review from March 20, 2022 to April 6, 2022 in the following locations during normal business hours: the Regional Planning Commission at 329 Main Street; City of Clarksville Building and Codes at 100 S. Spring St.; Montgomery County Building and Codes at 350 Pageant Lane; and online at [www.cmcrpc.com](http://www.cmcrpc.com).

**DESCRIPTION OF A PORTION OF PRO-STAR DEVELOPMENT PROPERTY AND THE DELMAS AND VICKIE BREWER PROPERTY ASHLAND CITY ROAD, 2.08 +/- AC**

Beginning at an iron pin, said pin being the north right of way of Ashland City Road, said pin being S 69° 18' E for a distance of 1,108 feet from the centerline intersection of Ashland City Road and Fawn Drive, said pin also being the southeastern corner of the herein described area; Thence, leaving said Ashland City Road right of way and along the western property line of the Pro-Star development for the next 3 calls, N 35° 33' 10" W for a distance of 14.04 feet to an iron rod; Thence N 67° 2' 59" W for a distance of 81.59 feet; Thence N20° 3 37 E for a distance of 284.314 Thence, N 26° 29' 17" E for a distance of 285.603; Thence, S 40° 37 33 E for a distance of 7.737 Thence, S 26° 6 39 W for a distance of 262.432; Thence, along said McKnight property for the next 4 calls, S 58° 53' 36" E for a distance of 87.68 feet to a point on a line; Thence, S 64° 05' 32" E for a distance of 15.01 feet to a point on a line; Thence, N 70° 59' 52" E for a distance of 5.94 feet to a point on a line; Thence, S 33° 13' 39" E for a distance of 90.41 feet to a point on a line, said point being the southern property line of the Joseph Lyle Property as described in ORV 1396, page 2123; Thence, S 41° 21' 29" E for a distance of 239.64 feet to a point on a line, said point being the north east corner of the herein described parcel, also being the western property line of Welch Properties as described in ORV 1601, page 1177; Thence, S 51° 49' 46" W for a distance of 170.40 feet to a point on a line, said point also being the northern right of way of said Ashland City Road; Thence, N 66° 27' 07" W for a distance of 215.80 feet to a point, said point being the point of beginning, said parcel containing 90,596.48 Square Feet or 2.08 Acres, more or less.



**Plan of Service Request for Information Memo**

**TO:** City and County Departments Involved in the Annexation Process  
**FROM:** Jeffrey Tyndall, Director, Regional Planning Commission  
**DATE:** February 10, 2023  
**SUBJECT:** A-1-2023: Annexation of lands North of Hwy 12 Between Fawn Dr and E Old Ashland City Road

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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 if your department can serve the area and if there are any additional specific improvements, personnel requirements, materials, etc., that 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 properties (a portion of one and an entire other) with 2 different owners. This parcel is located North of Highway 12 between Fawn Drive and East Old Ashland City Road in the Urban Growth Boundary.
  - Tax Map IDs Portion Of (PO) 088 02300 000 AND 088 03102 000
  - Addresses 3128 & 2941 Ashland City Road
- **Area:**
  - Total Property = 2.08 +/- acres
- **Zoning:** Current zoning is C-5 and R-1 and the owners wish to have all are shown on the following map zoned C-5
- **Right-of-way:** None
- **Existing Structures/Population:** One existing home to be removed
- **Potential Development:** The owner's desire is to zone to C-5 to allow for mini-storage or outdoor storage
- **Potential Population Estimate:** 0 New Residents

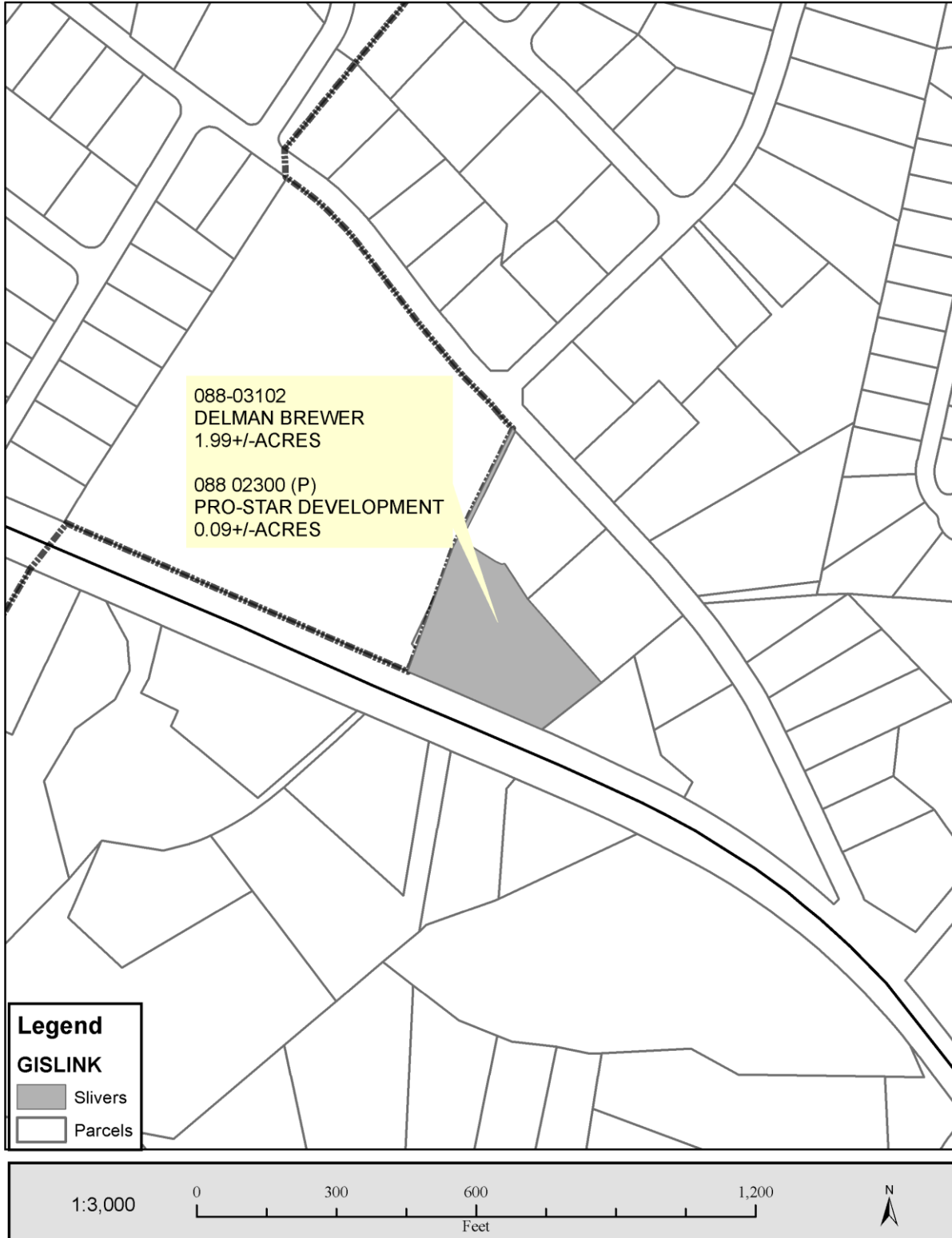
Please submit your comments to me, in writing, no later than **February 24, 2023**.

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)

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Total Property = 2.08 Acres





# CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

## Rezoning of Tax Parcel 088 03102 and PO 088 02300 from R-1 to C-5



**A-01-2023**

**APPLICANT:**  
 DELMAN BREWER  
 PRO-STAR  
 DEVELOPMENT  
**REQUEST:**  
**R-1**  
 TO  
**C-5**

**MAP & PARCEL**  
 088 03102  
 088 02300 (P)  
**ACRES +/-**  
 2.04

Scale: 1:3,000  
 Feet  
 0 100 200  
 2/10/2023



## 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 2.08 +/- acres encompassed by the property subject to A-1-2023 (Tax Map IDs PO 088 02300 000 and 088 03102 000) that is being considered for annexation into the City limits of Clarksville, Tennessee currently lies within the service area of Clarksville Gas and Water (CGW). CGW owns, operates, and maintains water, sanitary sewer, and natural gas mains currently present or adjacent to the proposed annexation along highway 12. 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

In order to provide service to the proposed annexation location, an electric distribution line will need to be constructed along Ashland City Rd. This distribution line will be a 3-phase, 7200/12470 V, grounded wye line. The cost estimate, including labor and materials, is \$49,553.57. This distribution line will require two months to construct. This line will need to be constructed before any power can be served to the proposed annexation location.

Additional costs include \$3,545.25 owed to Cumberland Electric Membership Corporation. This is in accordance with TNA 6-51-112.

The total cost to CDE Lightband is \$53,098.82.

#### CUMBERLAND ELECTRIC MEMBERS COOPERATIVE – CEMC

CEMC currently serves one member within the proposed annexation area. The structure will be demolished after annexation.

#### STREET DEPARTMENT

There is no additional right of way associated with this annexation.

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 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 parcels fronting Ashland City Road (Highway 12) are currently zoned R-1 and are requesting to be rezoned C-5. This property will be able to develop under city zoning standards at C-5 after the annexation's effective date. Any additional/future zone changes will need to be applied for 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.

### ELECTION COMMISSION

As this area goes through the annexation process with City Council it should be included, in whole, within the City Ward 7 boundary.

### CLARKSVILLE TRANSIT SYSTEM – 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 IDs PO 088 02300 000 and 088 03102 000000) 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 – moderate 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 on Finance and Revenue Department needs with this annexation.

### ASSESSOR





The 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 parkland acres by the National Standard is 135.5, or ten acres per 1,000 residents. This number does not include Montgomery County Parks and Recreation's Rotary Park which is on the border of Ward 7 and Ward 10 and is 136 acres.

It is the opinion of Parks and Recreation that the annexation of the 2.08 acres will not significantly increase the need for park land in this area of town.