



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

**Plan of Service for
Annexation A-1-2026
For Territory**

**February 2026
Public Hearing March 5, 2026**

PUBLIC REVIEW COPY

**Available for review from February 12, 2026, to March 6, 2026
at**

**Regional Planning Commission
City Building and Codes
County Building and Codes
www.CMCRPC.com**



CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

PUBLISH ON: February 05, 2026

CHARGE: Clarksville Montgomery County Regional Planning Commission

NOTICE OF PUBLIC HEARING

A notice that a public hearing will be held on the 5th of March 2026, at 6:00 p.m., before the Clarksville City Council, at the Council Chambers 102 Public Square, Clarksville, Tennessee, 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-1-2026). Said territories included properties are between Hornbuckle Rd to the west, Highway 76 to the south and Little Hope Rd to the east. The hearing will determine whether the 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 Feb 12, 2026, to Mar 6, 2026, in the following locations during normal business hours: 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.cmcprc.com.

The Annexation Request is for land meeting the following description:

BEING a tract of land situated in Montgomery County, Tennessee identified as parcel number 063 048.05 owned by the A. Reuther and Demetra G. Boyd Family Limited Partnership, a Tennessee limited partnership, as evidenced in Volume 611, Page 2096 R.O.M.C., TN, and as parcel number 063.048.00 owned by Demetra G. Boyd, as evidenced in Volume 439, Page 2402, Volume 205, Page 766 and Volume 418, Page 97 R.O.M.C., TN and located at 1425 Highway 76 and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found with a cap "Weakley Bros", said iron rod is lying in the north margin of Highway 76 in the common corner of the subject tract and parcel 063 049.00, having the coordinates N:800674.76, E:1613025.00;

THENCE with the Right-of-Way of Highway 76 with a bearing N82°51'25" W, a distance of 619.79 feet to an 5/8" iron rod set;

THENCE in a westerly direction with a non-tangent curve to the left with a radius of 2,075.52 feet, an arc distance of 264.82 feet, a central angle of 07°18'38", and a chord bearing and distance of N86°43'16" W, 264.64 feet to a 5/8" iron rod set;

THENCE in a westerly direction with a tangent compound curve to the left with a radius of 2,075.52 feet, an arc distance of 148.69 feet, a central angle of 04°06'16", and a chord bearing and distance of S87°34'16" W, 148.65 feet to a 5/8" iron rod set;

THENCE in a westerly direction with a tangent compound curve to the left with a radius of 2,075.52 feet, an arc distance of 79.01 feet, a central angle of 02°10'52", and a chord bearing and distance of S84°25'42" W, 79.01 feet to a 5/8" iron rod set;

THENCE with a bearing S83°36'14" W, a distance of 329.49 feet to a 5/8" iron rod set in the common line of the subject tract and parcel 063 047.00;

THENCE leaving the Right-of-Way of Highway 76 with a bearing N07°54'12" E, a distance of



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

197.60 feet to a 1/2" iron rod found with a cap RLS 1916;

THENCE with a bearing N80°54'35" W, a distance of 98.36 feet to a 1/2" iron rod found with a cap "Weakly Bros";

THENCE along the common line of the subject tract and parcel 063 048.06 with a bearing N09°08'57" E, a distance of 453.26 feet to a 5/8" iron rod set;

THENCE with a bearing N80°51'50" W, a distance of 963.19 feet to a 1/2" iron rod found with a cap "Weakly Bros", said iron rod is in the common corner of the subject tract, parcel 063 048.06, and 063 046.05;

THENCE with a bearing N08°41'28" E, a distance of 308.55 feet to a set stone found at a fence corner;

THENCE with a wire fence a bearing N82°11'59" W, a distance of 201.85 feet to a point;

THENCE with a bearing N81°56'52" W, a distance of 326.82 feet to a 1/2" iron rod found with a cap "TTL".

THENCE with said fence a bearing N81°42'59" W, a distance of 272.10 feet to a 1/2" iron rod found, said iron rod is in a common corner of the subject tract and the northwest corner of parcel 063 046.07;

THENCE with a bearing N08°15'59" E, a distance of 353.54 feet to a 5/8" iron rod set; THENCE with a bearing N08°15'01" E, a distance of 310.43 feet to a 5/8" iron rod set; THENCE with a bearing N08°15'01" E, a distance of 196.52 feet to a 5/8" iron rod set in the northwestern most corner of the subject tract;

THENCE along the common line of the subject tract and Holly Point Subdivision, Section 2, with a bearing S83°24'22" E, a distance of 1,842.52 feet to a 5/8" iron rod set;

THENCE with a wire fence a bearing S11°05'58" W, a distance of 75.55 feet to a 5/8" iron rod set;

THENCE with said wire fence a bearing S00°58'57" E, a distance of 82.47 feet to a metal fence post found in a common corner of the subject tract and parcel 063 021.00;

THENCE along a wire fence with a bearing S80°00'15" E, a distance of 339.99 feet to a 5/8" iron rod set;

THENCE with said fence a bearing S81°06'05" E, a distance of 66.59 feet to a 5/8" iron rod set;

THENCE with said fence a bearing S80°55'56" E, a distance of 183.81 feet to a 5/8" iron rod set;

THENCE with a bearing S80°26'51" E, a distance of 163.99 feet to a 5/8" iron rod set at the common corner of the subject tract, parcel 063 021.00, and parcel 063 048.03;



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

THENCE with a bearing S14°01'08" W, a distance of 50.36 feet to a 5/8" iron rod set;

THENCE with a bearing S14°01'08" W, a distance of 287.57 feet to a 5/8" iron rod set, said iron rod is in the southwest corner of parcel 063 048.03;

THENCE with a bearing S89°27'09" E, a distance of 157.80 feet to a 5/8" iron rod set;

THENCE with a bearing S89°27'21" E, a distance of 685.93 feet to a 5/8" iron rod set in the northeastern most corner of the subject tract, said iron rod being in the west Right-of-Way of Little Hope Road;

THENCE with the Right-of-Way of Little Hope Rd in a southerly direction with a non-tangent curve to the left with a radius of 583.08 feet, an arc distance of 18.53 feet, a central angle of 01°49'16", and a chord bearing and distance of S24°37'28" E, 18.53 feet to a 5/8" iron rod set;

THENCE with said Right-of-Way a bearing S25°32'06" E, a distance of 311.51 feet to a 5/8" iron rod set;

THENCE with said Right-of-Way in a southerly direction with a tangent curve to the right with a radius of 599.29 feet, an arc distance of 282.63 feet, a central angle of 27°01'16", and a chord bearing and distance of S12°01'28" E, 280.02 feet to a 5/8" iron rod set;

THENCE with a bearing S00°27'37" E, a distance of 122.31 feet to a 5/8" iron rod found;

THENCE leaving the Right-of-Way of Little Hope Rd with a bearing N80°51'40" W, a distance of 158.33 feet to a 5/8" iron rod found;

THENCE with a bearing S06°35'09" W, a distance of 135.61 feet to a 5/8" iron rod set;
THENCE with a bearing N71°36'52" W, a distance of 289.71 feet to a 1/2" iron rod found; THENCE with a bearing S07°05'03" W, a distance of 584.78 feet to the POINT OF BEGINNING;

CONTAINING 4,325,005 square feet or 99.29 acres.



CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

TO: City and County Departments Involved in the Annexation Process
FROM: Jeffrey Tyndall, Director, Regional Planning Commission
DATE: January 16, 2026
SUBJECT: A-1-2026: Annexation of parcels north of Highway 76 and East of Hornbuckle Road and West of Little Hope Road

The property on the attached maps 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 either immediately or long-term.

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 North of Highway 76 between Hornbuckle Road and Little Hope Road. This annexation will not include any additional right of way.
 - Tax Map IDs: 063 04800 000 & 06304805 000
 - Addresses: 1425 Highway 76 and unaddressed parcel around it also off Highway 76
- **Area:**
 - Total Land = 99.29 +/- acres
- **Zoning:** Current zoning is a mix of C-2 and AG. The owners wish to have the two parcels zoned all C-2. This totals an additional 60.67 acres of C-2.
- **Right-of-way:**
 - No additional existing right-of-way will be annexed into the city with this request
 - This property will have future public roads in the city limits once approved through the subdivision process.
- **Existing Structures/Population:** One existing home to be removed and rolling farmland



- **Potential Development:** These two parcels will be the home of the future St. Thomas Ascension Hospital Campus. The property has been studied to have the following land uses at full development:
 - 226,500 SF of Full-Service Hospital
 - 256,000 SF of Medical Office Buildings
 - 25,200 SF of Retail Plaza
 - 25,200 SF of High Turn-Over Sit-Down Restaurant
 - EMS Station
 - Private School Campus
- **Potential Population/Employment Estimate:**
 - 475 Hospital Employees
 - 970 Medical Office Employees
 - 40-50 Retail Employees
 - 50-60 Restaurant Employees
 - 90-120 Private School Employees

Please submit your comments to me, in writing, **no later than January 30, 2026.**

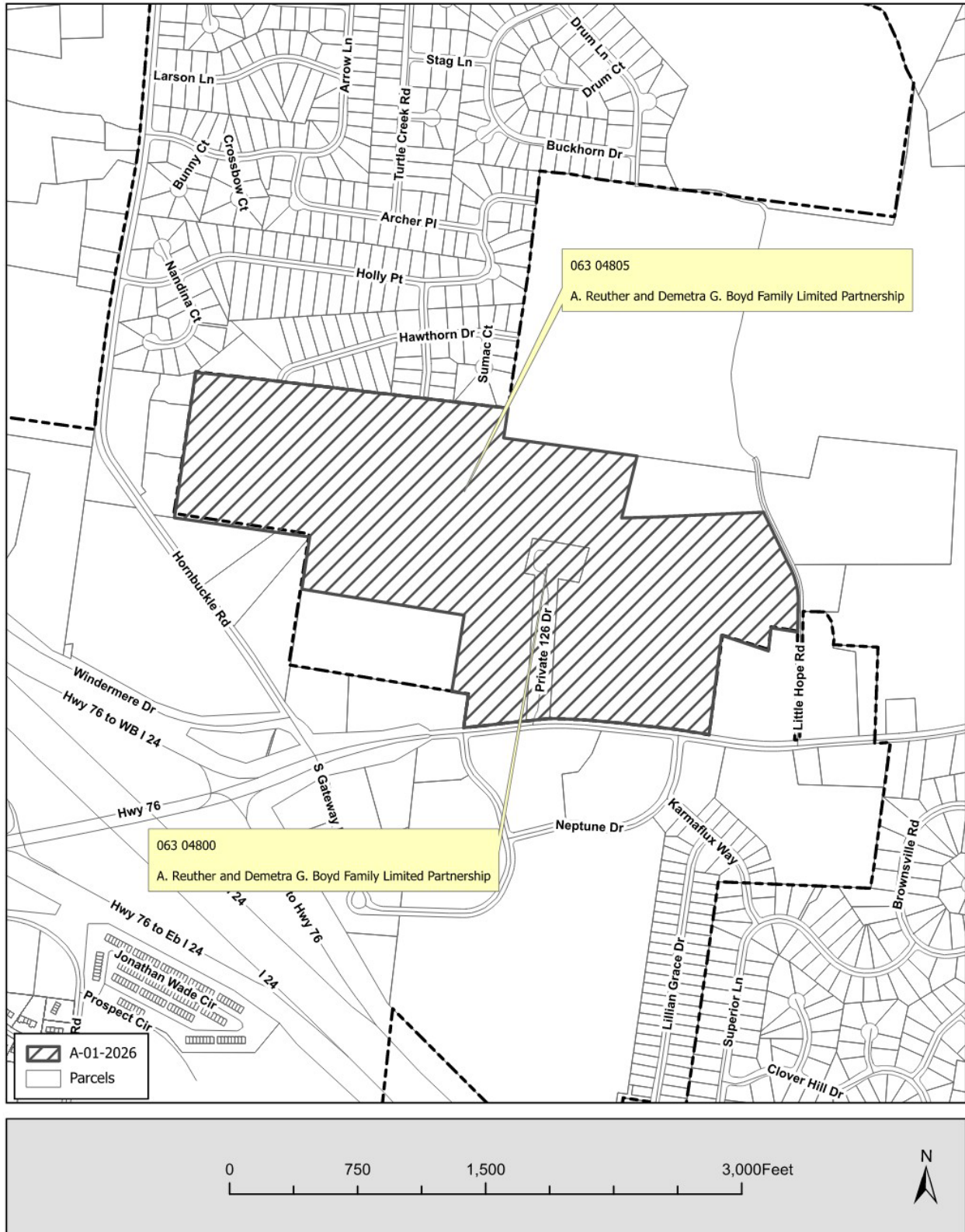
If you need any information for your analysis, do not hesitate to contact me at any time at 931-645-7448 or jeffrey.tyndall@cityofclarksville.com

Maps Located on the Following Pages



CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

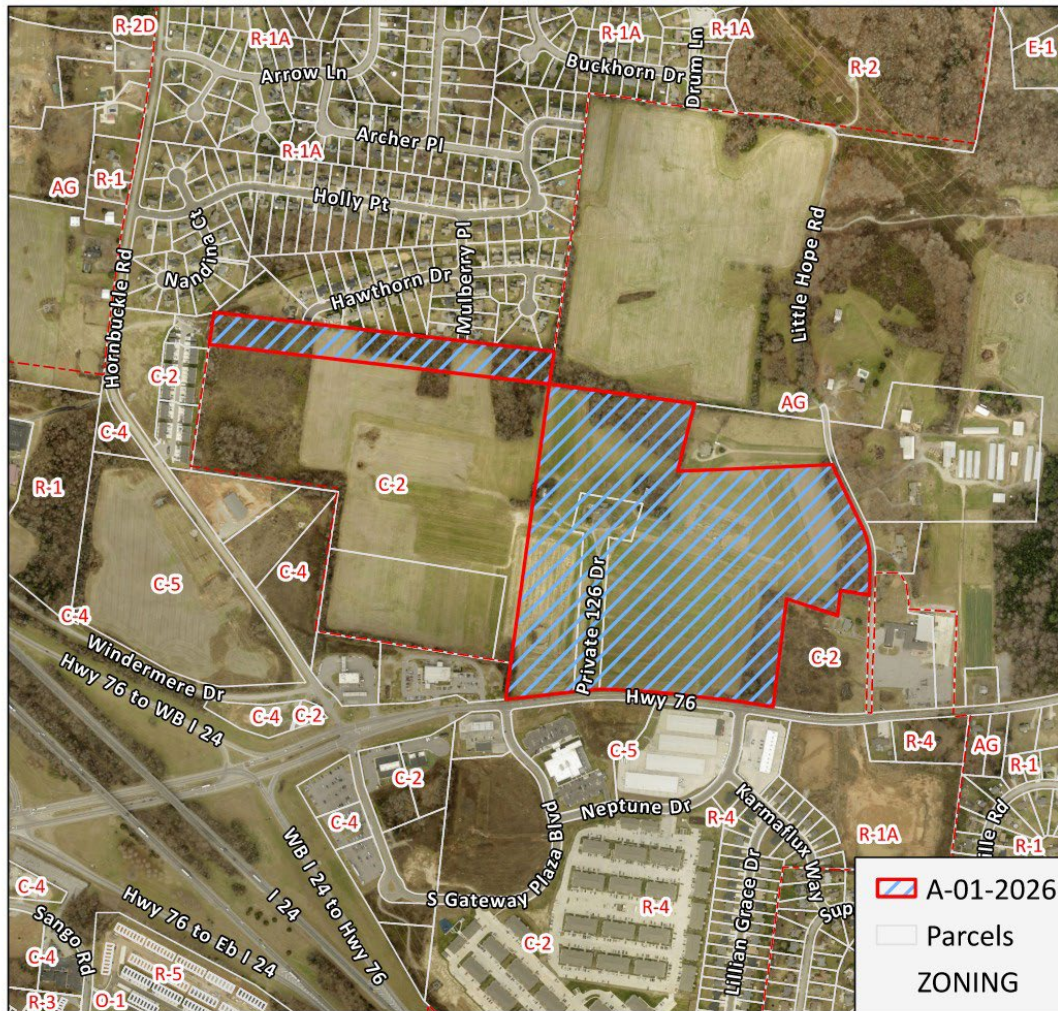
Total Annexation = 99.29 +/- acres



Rezoning Request Maps
Area to be Rezoned 60.67 +/- Acres



CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION



A-01-2026

APPLICANT:

A. REUTHER AND
DEMETRA G. BOYD FAMILY
LIMITED PARTNERSHIP

REQUEST:

**AG
TO
C-2**

MAP & PARCEL

063 04805 (P/O)
063 04800

ACRES +/-
99.29

Scale: 1:8,000

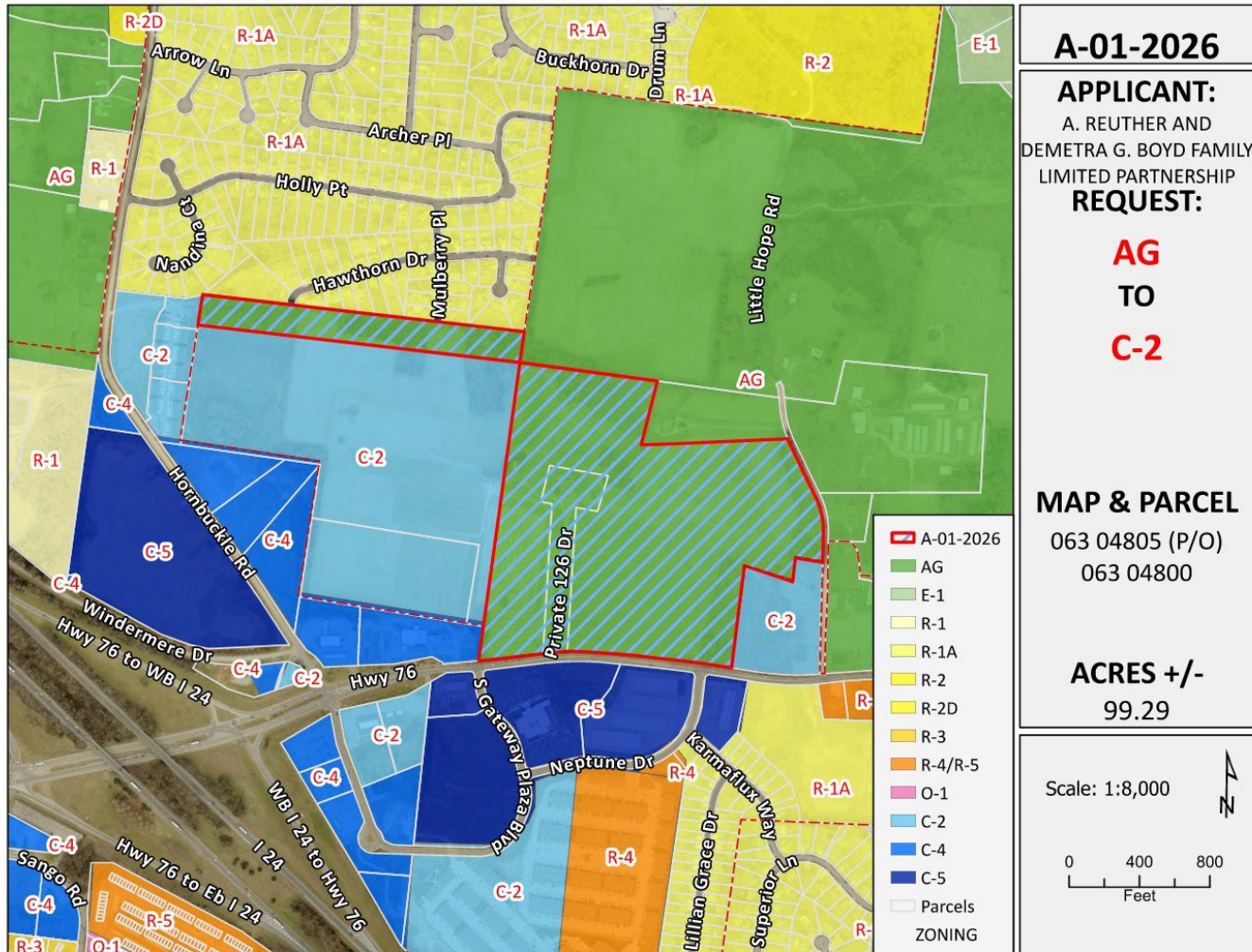
0 400 800
Feet

 **A-01-2026**
 **Parcels**
ZONING



CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

Current and Proposed Rezoning



cc: Mayor Joe Pitts
Mayor Wes Golden
Chief Burdine, Clarksville Police Dept.
Chief Montgomery, Fire Rescue
Mike Reed, Clarksville Fire Rescue
Mark Riggins, Gas, Water, and Sewer
Pat Chesney, Gas, Water, and Sewer
David Smith, City Street Department
Brian Taylor, Department of Electricity
Chris Williams, Department of Electricity
Justin Crosby, Building and Codes
Jennifer Letourneau, Parks and Recreation
Christen Wilcox, Commissioner of Finance
Erinne Hester, Assessor of Property

Michael Ringgenberg, Director of Transit
Hope Petersen, E-911
Doug Catellier, APSU GIS
Lisa Canfield, City Clerk
Amanda Joslin, Election Commission
Mark Neblett, Bi-County Solid Waste
Madison Wilson, Addressing Manager
Eric Bittner, City Attorney
Tim Harvey, County Attorney
Jeff Bryant, Highway Department
Jonathan Fielder, CEMC
Sheriff John Fuson
Steve Batten, Emergency Management



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

It is projected that the overall volume of calls for service to Tennova will decrease as our citizens utilize both medical facilities. Furthermore, provided that the department adheres to the established hiring plan, the proposed annexation is not anticipated to create a significant staffing concern. Any necessary adjustments would likely involve the minimal reallocation of a few officers to the district encompassing the new hospital. Furthermore, the site's location presents no obstacle, as our department already provides services to adjacent properties.

FIRE

Clarksville Fire Rescue has effective support and personnel in the proposed area and can respond in a timely manner, as long as adequate roadway access and width are in place, with appropriate hydrant spacing being met. The annexation is located within 2 miles of our existing station #2.

GAS, WATER, AND SEWER - CGW

The 99.29 +/- acres encompassed by the properties subject to A-01-2026 (Tax Map IDs: 063 04800 000 and 063 04805 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 a water main, a sanitary sewer forcemain, and a natural gas main currently present on or adjacent to the proposed annexation along Highway 76. Any public main extensions of these utilities to and or 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 situated well within the existing service area. Therefore we do not anticipate any additional improvements, equipment, materials, or personnel that 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.



CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

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 reconductored and reconstructed into a double circuit line. This line will originate at the intersection of Sango Rd and Hwy 76 and will continue east over I-24, following the existing line, to the eastern property boundary of the proposed annexation. The linear distance of the construction is approximately 1.1 miles.

Two tap lines will need to be constructed to bring the distribution lines from the south side of Hwy 76 into the proposed annexation.

The construction estimate, including labor and material, is \$1,219,687.17. These electric distribution lines will require 4 months to construct.

Additional costs include roughly \$8,927.10 owed to Cumberland Electric Membership Corporation. This is in accordance with TN Code § 6-51-112.

The total cost to CDE Lightband is \$1,228,614.27.

CUMBERLAND ELECTRIC MEMBERS COOPERATIVE – CEMC

CEMC currently serves three buildings within the proposed annexation area. The infrastructure will be transferred to CDE and lost revenue sharing will be established.

PLANNING AND ZONING

These properties are currently zoned a mix of AG and C-2. The applicant has requested the balance of the property to be zoned C-2 which will allow a mix of Hospital, medical office buildings, retail, and restaurants. C-2 is compatible with the Comprehensive Plan and the short and long term goals of the city, RPC, and applicant. No additional housing has been projected as part of this annexation.

ADDRESSING / E-911

After reviewing the provided information regarding annexation request A-1-2026, Montgomery County Emergency Communications District anticipates no significant changes. Austin Peay State University GIS will update any needed changes in our Computer Aided Dispatch (CAD) system for correct public safety responses.



ELECTION COMMISSION

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

CLARKSVILLE TRANSIT SYSTEM – CTS

The new Hospital at Exit 11, in this annexation, will require CTS to develop a new route to service that location.

CTS has been trying to extend Route 5 per the last Comprehensive Operational Analysis had recommended, but cannot make the time points after 2pm, due the traffic getting on I-24 eastbound and westbound from Highway 76.

CTS currently has received approx \$3M in funding for additional buses and shelters for this location and Oak Grove. CTS is not currently staffed for drivers for these new routes so additional staff will be necessary in the FY2027 budget. At this time, an exact number of drivers needed is not known but it will require an increase in Fixed Route Operators and complementary Paratransit Operators and additional staff to take care of the new bus stops and shelters. Transit service to this location with a hospital would be required regardless of its location inside or outside the city limits since it is in the urbanized area of the City of Clarksville.

PARKS AND RECREATION

The annexation of 99 acres for the St Thomas Hospital will not adversely affect the parks and recreation department.

STREET DEPARTMENT

Future development of this property will add the development of a public road system on the property and improvements to SR76. It will be constructed according to City Zoning Ordinance and Subdivision Regulations. 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.

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.

CITY FINANCE DEPARTMENT

There would be no impact on the Finance and Revenue Department's 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.

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. The 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.