



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

**Plan of Service for
Annexation A-2-2026
For A Parcel West of Little Hope Road**

**July 2026
Public Hearing August 6, 2026**

PUBLIC REVIEW COPY

**Available for review from July 17, 2026, to August 6, 2026
at**

**Regional Planning Commission
City Building and Codes
County Building and Codes**

www.CMCRPC.com



PUBLISH ON: July 16, 2026

NOTICE OF PUBLIC HEARING

A notice that a public hearing will be held on the 6th of August 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-2-2026). 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 July 21, 2026, to Aug 7, 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.cmcrcpc.com.

The Annexation Request is for land meeting the following description:

THE POINT OF BEGINNING, BEING A 5/8-INCH IRON ROD FOUND, APPROXIMATELY 1,640 FEET NORTH OF SAME, LYING ON THE WESTERN MARGIN OF SAID LITTLE HOPE ROAD, 25 FEET FROM CENTERLINE, ALSO BEING THE SOUTHEAST CORNER OF THE JAMES D. SLATE PROPERTY, DEED BOOK 2387, PAGE 2455, REGISTER'S OFFICE OF MONTGOMERY COUNTY (HEREAFTER R.O.M.C.), AND MORE SPECIFICALLY LOCATED AT TENNESSEE STATE PLANE COORDINATE- **NORTHING: 802,207.96 FEET, EASTING: 1,613,290.54 FEET**, U.S. SURVEY FOOT, TN-4100, NAD83(2011);

THENCE, FOLLOWING THE WESTERN MARGIN OF SAID LITTLE HOPE ROAD S 05°03'45" E 59.02 FEET TO A 5/8-INCH IRON ROD FOUND;

THENCE, CONTINUING ALONG THE SAME IN A SOUTHERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT HAVING A RADIUS OF 576.21 FEET, AN ARC LENGTH OF 188.57 FEET, AND A CENTRAL ANGLE OF 18°45'02", (CHORD: S 14°26'16" E 187.73 FEET) TO A 1/2-INCH IRON ROD FOUND "WEAKLEY BROTHERS" BEING A NORTHEASTERN CORNER OF THE A. REUTHER AND DEMETRA G. BOYD FAMILY LIMITED PARTNERSHIP PROPERTY, DEED BOOK V611, PAGE 2096, R.O.M.C.;

THENCE, LEAVING SAID MARGIN OF LITTLE HOPE ROAD AND FOLLOWING THE BOUNDARY OF SAID BOYD FAMILY TRUST PROPERTY N 89°27'21" W 685.89 FEET TO A 1/2-INCH IRON ROD FOUND "WEAKLEY BROTHERS", N 89°27'09" W 157.80 FEET TO A 5/8-INCH IRON ROD SET "KHA", N 14°01'08" E 287.57 FEET TO A 5/8-INCH IRON ROD SET "KHA", AND N 14°01'08" E 50.36 FEET TO A 5/8-INCH IRON ROD SET "KHA", BEING A NORTHERN CORNER OF SAME AND LYING ON THE SOUTHERN BOUNDARY OF THE JAMES D. SLATE PROPERTY, DEED BOOK 2387, PAGE 2455, R.O.M.C.;

THENCE, ALONG THE SAME S 82°21'10" E 716.14 FEET TO THE POINT OF BEGINNING, CONTAINING 219,668 SQUARE FEET OR 5.043 ACRES. THIS DESCRIPTION IS BASED ON A BOUNDARY SURVEY PERFORMED ON MONDAY, JUNE 8, 2026 BY KIMLEY-HORN.



CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

TO: City and County Departments Involved in the Annexation Process
FROM: Jeffrey Tyndall, Director, Regional Planning Commission
DATE: June 23, 2026
SUBJECT: A-2-2026: Annexation of a parcel northwest of the Highway 76 and Little Hope Road intersection

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 1 property northwest of the Highway 76 and Little Hope Road intersection. This property was not included in the original St. Thomas Ascension annexation of the 100 acres to the west and should be included in this hospital and medical campus plan.
 - This annexation will not include any additional right of way.
 - Tax Map IDs: 063 04803 000
 - Address: 300 Little Hope Road
 - **Area:**
 - Total Land = 5.04 +/- acres
 - **Zoning:** Current zoning is AG. The owners wish to have this parcel zoned C-2 to match the hospital / medical park zoning to the west.
 - **Right-of-way:**
 - No additional existing right-of-way will be annexed into the city with this request
 - This property may have future public roads in the city limits once approved through the subdivision process.
 - **Existing Structures/Population:** One existing home to be removed
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- **Potential Development:**

This property will be used in the larger St. Thomas Ascension Hospital and Medical Campus. This area may include the future MCEMC station and other right of way, parking, or drainage improvements.

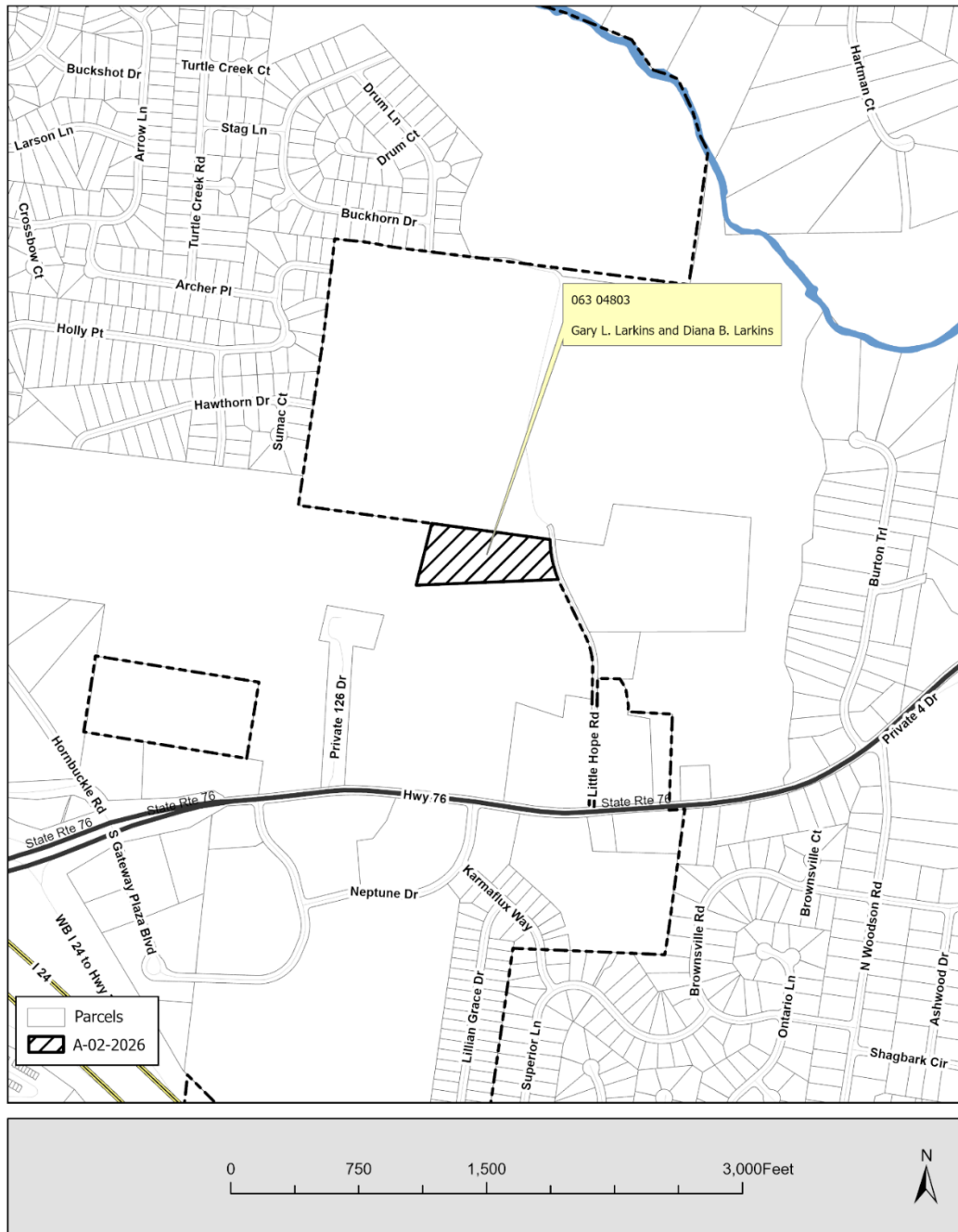
Please submit your comments to me, in writing, **no later than COB Tuesday July 7, 2026.**

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



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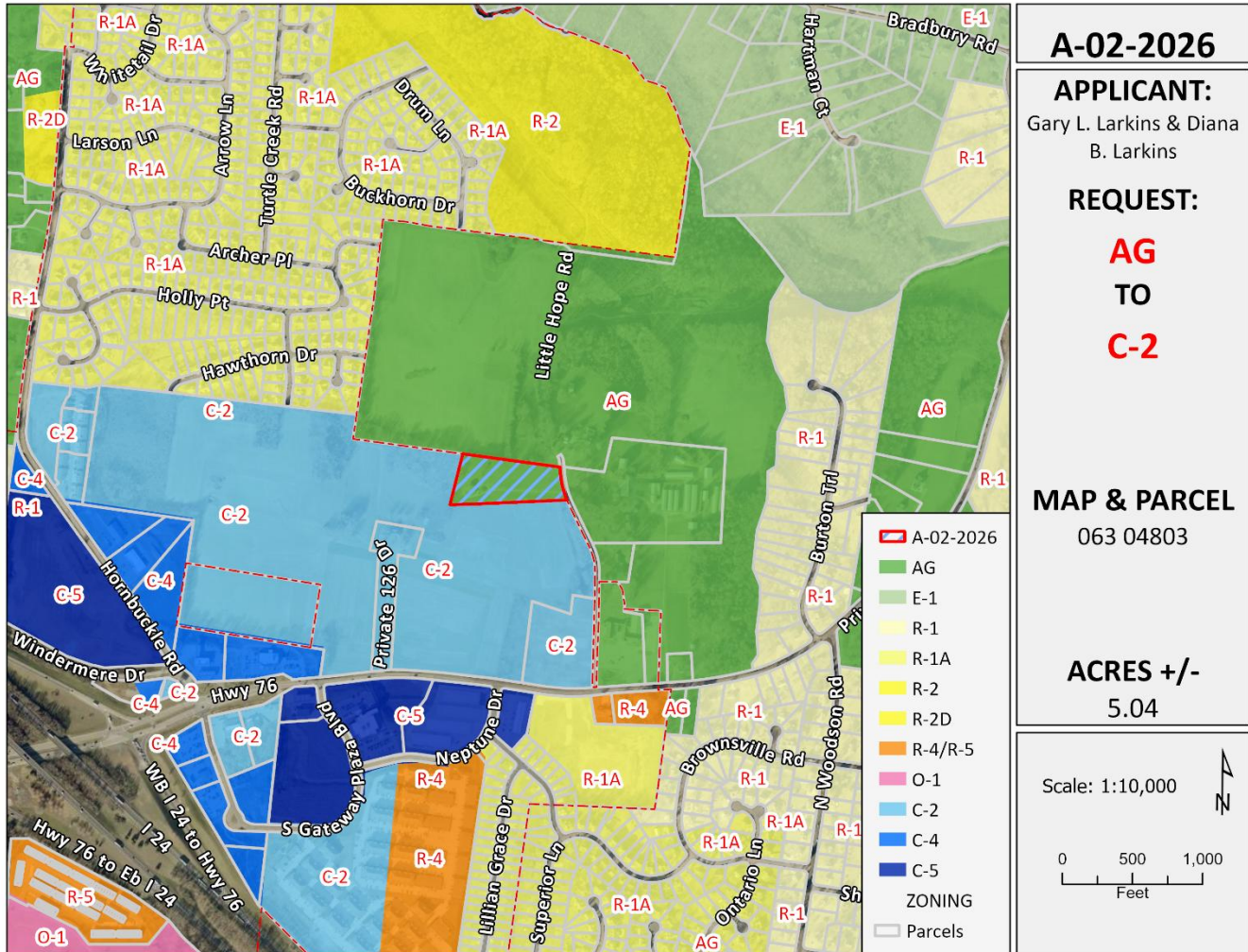
Total Annexation = 5.04 +/- acres





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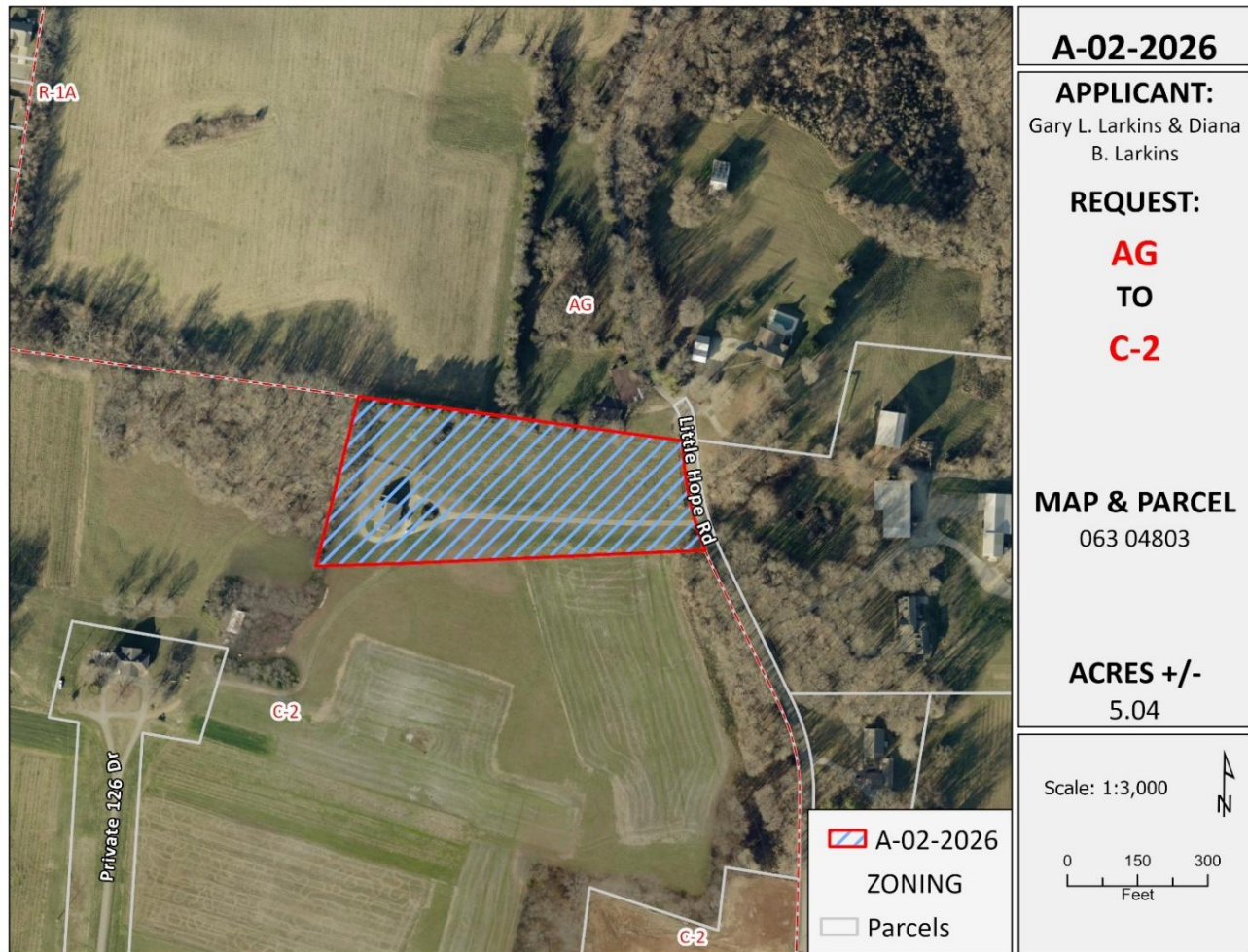
Rezoning Request Maps Area to be Rezoned 5.04 +/- Acres





CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

Rezoning Request Map Area to be Rezoned 5.04 +/- Acres



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



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 JULY 31, 2026 AFTER PASSAGE OF THE RESOLUTION

POLICE

The site's location presents no obstacle, as our department already provides services to adjacent properties and the addition of an EMS station will not increase call volume.

FIRE

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

GAS, WATER, AND SEWER - CGW

The 5.04 +/- acres encompassed by the one parcel subject to A-2-2026 (Tax Map IDs: 063 04803 000 with an address of 300 Little Hope Road) 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 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.

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, the design for the underground electric distribution lines for A-1-2026 (approved earlier in 2026) will need to be altered to include the proposed A-2-2026 parcel. There are no construction or labor costs associated with this annexation.

Additional costs include roughly \$11,339.88 owed to Cumberland Electric Membership Corporation. This is in accordance with TN Code § 6-51-112.

The total cost to CDE Lightband is \$11,339.88.

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

This parcel is currently zoned AG Agricultural. The applicant has requested the entire parcel to be zoned C-2, which is in accordance with the surrounding medical plaza and hospital uses and is compatible with the Comprehensive Plan's short and long-term goals of the city, RPC, and applicant. This site is anticipated to be a future MCEMS station, parking, drainage, and roadway. No additional housing has been projected as part of this annexation.

ADDRESSING / E-911

After reviewing the provided information regarding annexation request A-2-2026, 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

This annexation of 5 acres will not adversely affect the parks and recreation department in this area.

STREET DEPARTMENT

This annexation does not include any current additional right of way. Future right of way will need to go through the subdivision and dedication process.

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.