



CLARKSVILLE CITY COUNCIL
CITY COUNCIL CHAMBERS
106 PUBLIC SQUARE
CLARKSVILLE TENNESSEE

REGULAR SESSION
June 2, 2022, 6:00 P.M.
AGENDA

PUBLIC COMMENTS

- 5:55 PM: Mr. Michael Pote

- 1) CALL TO ORDER *Mayor Joe Pitts*
- 2) PRAYER *Councilperson Wanda Smith*
- 3) PLEDGE OF ALLEGIANCE *Councilperson Karen Reynolds*
- 4) ATTENDANCE
- 5) SPECIAL PRESENTATION
- 6) [PLANNING COMMISSION](#) *Councilperson Stacey Streetman*

PUBLIC HEARING

1. [ORDINANCE 122-2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Reda Home Builders, Inc. for Zone Change on property located at the eastern terminus of Cave Springs Rd from R-1 Single Family Residential District to R-4 Multiple Family Residential District \[Mr. Reda requested a deferral\]](#) *RPC: Disapproval/Approval*
2. [ORDINANCE 123-2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Tanner Properties - Akshar Patel, Agent - for Zone Change on property located at the intersection of Rossvie Rd & Powell Rd from R-1 Single Family Residential District to C-2 General Commercial District / R-4 Multiple Family Residential District](#) *RPC: Approval/Approval*

3. [ORDINANCE 124-2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Singletary Investments - Bert Singletary, Agent - for Zone Change on property located at the intersection of Professional Park Dr & Stowe Ct from R-4 Multiple Family Residential District to PUD Planned Unit Development District](#) *RPC: Approval/Approval*
4. [ORDINANCE 125-2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of William T. Clayton for Zone Change on property located at the intersection of S. Riverside Dr & Barker St from C-2 General Commercial District to C-5 Highway & Arterial Commercial District](#) *RPC: Disapproval/Disapproval*
5. [ORDINANCE 126-2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Hunter Winn and Jamie Wallace for Zone Change on property located at the intersection of Greenwood Ave & Woodard St from R-3 Three Family Residential District / R-4 Multiple Family Residential District to R-6 Single Family Residential District](#) *RPC: Approval/Approval*
6. [ORDINANCE 127-2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Michael Joseph - Christian Black, Agent - for Zone Change on property located at the intersection of Paradise Hill Rd & Seay Ct from R-2 Single Family Residential District to R-6 Single Family Residential District](#) *RPC: Approval/Approval*
7. [ORDINANCE 128-2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Robert C. Roylance - Bobby Powers, Agent- for Zone Change on property located at the intersections of Spring St & McClure St and McClure St & Wilcox St from M-1 light Industrial District to CBD Central Business District](#) *RPC: Approval/Approval*
8. [ORDINANCE 129-2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of George Kennedy III - Richard Garrett, Agent- for Zone Change on property located at the intersection of Kennedy Ln & Heatherwood Trace from AG Agricultural District to R-2 Single Family Residential District](#) *RPC: Approval/Approval*
9. [ORDINANCE 130-2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Antonio & Keisha Jefferson for Zone Change on property located at the intersection of Carpenter St & Ford St from R-3 Three Family Residential District to R-6 Single Family Residential District](#) *RPC: Approval/Approval*
10. [ORDINANCE 131-2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of J&N Enterprises, Inc. for Zone Change on property located at the intersection of Powers St & Peach St from R-4 Multiple Family Residential District to R-6 Single Family Residential District](#) *RPC: Approval/Approval*

11. [ORDINANCE 132-2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Jeff Jerles & Paul Jerles - Syd Hedrick, Agent for Zone Change on property located at the intersection of SR 374 & Pea Ridge Rd and the eastern terminus of Del Ray Dr from C-5 Highway & Arterial Commercial District to R-4 Multiple Family Residential District](#) *RPC: Approval/Approval*
12. [ORDINANCE 133-2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Nancy Bagwell - J. Chris Fielder, Agent - for Zone Change on property located at the intersection of Old Russellville Pike Hickory Trace Rd from R-1 Single Family Residential District to C-5 Highway & Arterial Commercial District](#) *RPC: Approval/Approval*
13. [ORDINANCE 134-2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of BJ Properties for Zone Change on property located at the intersection of Madison St & Denny Rd from C-5 Highway & Arterial Commercial District to R-4 Multiple Family Residential District](#) *RPC: Approval/Approval*
14. [ORDINANCE 135-2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Mary Ritter - Bruce McGaha, Agent - for Zone Change on property located at the intersection of Needmore Rd & Thrush Dr from R-1 Single Family Residential District to R-5 Residential District](#) *RPC: Disapproval/Disapproval*
15. [ORDINANCE 136-2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Norma Jerles - Todd Morris, Agent - for Zone Change on property located at the intersection of Trenton Rd & Needmore Rd from C-5 Highway & Arterial Commercial District to R-4 Multiple Family Residential District](#) *RPC: Approval/Approval*
16. [ORDINANCE 137-2021-22 \(First Reading\) An Ordinance amending the City Zoning Ordinance of the City of Clarksville, Tennessee, as it pertains to updates to R-2A and R-6 zoning classifications](#) *RPC: Approval/Approval*
17. [RESOLUTION 69-2021-22 A Resolution accepting the Public Improvement Program for Fiscal Years 2022-2023 through 2026-2027 compiled by the City of Clarksville and approved by the Clarksville-Montgomery County Regional Planning Commission](#) *RPC: Approval with no comments/Approval with no comments*

7) CONSENT AGENDA *City Clerk*

All items in this portion of the agenda are considered to be routine and non-controversial by the Council and may be approved by one motion; however, a member of the Council may request that an item be removed for separate consideration under the appropriate committee report:

1. [**ORDINANCE 107-2021-22** \(Second Reading\) Authorizing the exercise of the right of eminent domain to acquire easements, property and rights of way required to facilitate construction of the Spring Creek Parkway project.](#)
2. [**ORDINANCE 108-2021-22** \(Second Reading\) Authorizing the City's purchase of the Sallee property with an award of entitlement community development block grant funds to the City Of Clarksville from the United States Department of Housing and Urban Development for expansion of Dixon Park](#)
3. [**ORDINANCE 109-2021-22** \(Second Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Raymon Sheppard - Mid State Investments, Agent, for Zone Change on property located at the intersection of Gracey Ave. & Woodland St. from R-3 Three Family Residential District to R-6 Single Family Residential District](#)
4. [**ORDINANCE 110-2021-22** \(Second Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Joe A. Winn, Jr. - Jimmy Bagwell, Agent, for Zone Change on property located at the intersection of Tiny Town Rd. & Tower Dr. from R-1A Single Family Residential District to C-5 Highway & Arterical Commercial District/R-4 Multiple Family Residential District](#)
5. [**ORDINANCE 112-2021-22** \(Second Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Robert W. Clark, Bill Mace & Todd Harvey, for Zone Change on property located at the western temporary terminus of Merchants Blvd. from C-3 Regional Shopping Center District to C-5 Highway & Arterical Commercial District](#)
6. [**ORDINANCE 113-2021-22** \(Second Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Habitat for Humanity - Syd Hedrick, Agent, for Zone Change on property located at the intersection of Dumas Dr. & Elm Hill Dr. from R-3 Three Family Residential District to R-6 Single Family Residential District](#)
7. [**ORDINANCE 114-2021-22** \(Second Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Jason Senseney, for Zone Change on property located at the intersection of Providence Blvd. & Oak St. from C-2 General Commercial District to C-5 Highway & Arterical Commercial District](#)
8. [**ORDINANCE 115-2021-22** \(Second Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Cody & Taylor Dahl, for Zone Change on property located at the intersection of Madison St. & Conroy Ave. from R-4 Multiple Family Residential District/H-1 Historic Overlay District to OP Office/Professional District/H-1 Historic Overlay District](#)

9. [ORDINANCE 116-2021-22 \(Second Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Southern Heritage Properties, Inc., Jonathan Ross President, for Zone Change on property located at the intersection of E St. & Oak St. from O-1 Office District to R-6 Single Family Residential District](#)
10. [ORDINANCE 117-2021-22 \(Second Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Roy Miller Mark Holleman, Agent, for Zone Change on property located at the intersection of Ashland City Rd. & Glenstone Blvd. from R-1 Single Family Residential District to R-5 Residential District](#)
11. [ORDINANCE 118-2021-22 \(Second Reading\) An Ordinance accepting the donation of certain real property from Billy Mace D/B/A Bill's Construction Company, to the City of Clarksville for the purpose of a sewer pump station.](#)
12. [RESOLUTION 64-2021-22 Approving a retail liquor store certificate of compliance for sale of liquor at Caddy's Discount Liquors, 1960 Madison Street, Suite MLL, Clarksville TN, 37043](#)
13. [RESOLUTION 66-2021-22 A Resolution approving a retail liquor store certificate of compliance for sale of liquor at The Wine Cellar and Hideaway, 4 Leland Dr., Clarksville TN, 37042](#)
14. [RESOLUTION 67-2021-22 A Resolution approving an appointment to the Parking Commission](#)
15. Adoption of Minutes: [May 5, 2022](#)

8) FINANCE COMMITTEE *Chairperson Stacey Streetman*

1. [RESOLUTION 65-2021-22 A Resolution of the City Council of the City of Clarksville, Tennessee approving an economic impact plan for the Vulcan Plant development area and adopting designated development area policies and procedures.](#) *Finance: Approval*
2. [ORDINANCE 121-21-22 \(First Reading\) An Ordinance submitting to the qualified voters of the City of Clarksville the question of whether the City shall adopt home rule](#) *Councilperson Butler; Finance: Disapproval*
3. [ORDINANCE 138-2021-22 \(First Reading\) An Ordinance of the City of Clarksville authorizing the Mayor, or his designee to conduct negotiations and to enter an agreement for purchase and acquisition of easements and/or property rights for a public purpose for the Greenwood Avenue sidewalk project.](#) *Finance: Approval*

9) GAS & WATER COMMITTEE *Chairperson Wallace Redd*

1. Department Report

10) NEIGHBORHOOD & COMMUNITY SERVICES COMMITTEE *Chairperson Stacey Streetman*

1. [RESOLUTION 62-2021-22 A Resolution authorizing Mayor Pitts to file with the U.S. Department of Housing and Urban Development, the City of Clarksville FY 2022-2023 Annual Action Plan, and the FY 2022-2023 application for community development block grant funds and home investments partnership program funds](#)
Neighborhood & Community Services Committee: Approval
2. Department Report

11) PARKS & RECREATION COMMITTEE *Chairperson Travis Holleman*

1. Department Report

12) PUBLIC SAFETY COMMITTEE *Chairperson Travis Holleman*

1. [ORDINANCE 120-2021-22 \(First Reading\) An Ordinance amending Title 2 of the Official City Code to delete sub-paragraph \(3\) under section 2-108 and delete sub-paragraphs \(2\) and \(3\) under section 2-208.](#) *Public Safety Committee: Approval*
2. Department Reports

13) TRANSPORTATION-STREETS-GARAGE COMMITTEE *Chairperson Wanda Smith*

1. Department Reports

14) NEW BUSINESS

1. [RESOLUTION 63-2021-22 A Resolution requesting the Regional Planning Commission study the manner in which tow in lots and wrecker services are handled in the zoning code and return an ordinance for consideration by the Clarksville City Council](#)
Councilperson Zacharias
2. [ORDINANCE 119-2021-22 \(First Reading\) An Ordinance amending the Official Code of the City of Clarksville Relative to Short Term Rentals](#) *Councilperson Butler*
3. [RESOLUTION 68-2021-22 A Resolution to repeal RESOLUTION 51-2020-21 expressing the sense of the Council in regard to Lance Baker in his position of City Attorney for the City of Clarksville](#) *Councilperson Butler*

4. **CONSIDERATION OF RESOLUTION 70-2021-22** A Resolution requesting the Regional Planning Commission to initiate, prepare and consider an ordinance to amend the minimum lot area in a R-6 zoning classification from 2,500 sf to 5,000 sf (requires $\frac{3}{4}$ majority approval of members present and voting) *Councilperson Smith*
5. [RESOLUTION 70-2021-22 A Resolution requesting the Regional Planning Commission to initiate, prepare and consider an ordinance to amend the minimum lot area in a R-6 zoning classification from 2,500 sf to 5,000 sf](#) *Councilperson Smith*

15) MAYOR AND COUNCIL MEMBER COMMENTS

1. [Report on Debt Obligation \\$42.5 million](#) *Mayor Pitts - No Action Required*

16) ADJOURNMENT