



City of Clarksville

City Council - Regular Session

March 7, 2024 at 6:00 PM
City Council Chambers
106 Public Square
Clarksville, Tennessee

MINUTES

Public Comments:

- A. 5:45 pm, Julie Bisgaard regarding Resolution 38-2023-24
- 5:50 pm, Kristy Simms regarding Timber Springs HOA
- 5:55 pm, Charles Uffelman regarding Resolution 38-2023-24

1. Call to Order

Regular Session of the Clarksville City Council was called to order by Mayor Joe Pitts on Thursday, March 7, 2024 at 6:00 pm in City Council Chambers, 106 Public Square, Clarksville TN. A prayer was offered by Dr. Larry Robertson, Hilldale Baptist Church; the Pledge of Allegiance was led by Councilperson Wanda Allen.

2. Attendance

PRESENT: Brian Zacharias (Ward 1), Deanna McLaughlin (Ward 2), DaJuan Little (Ward 3), Wallace Redd (Ward 4), Ambar Marquis (Ward 5), Wanda Smith (Ward 6), Travis Holleman (Ward 7), Wanda Allen (Ward 8), Karen Reynolds (Ward 9), Stacey Streetman (Ward 10), Joe Shakeenab (Ward 11), Keri Lovato (Ward 12)

3. Planning Commission: Councilperson Stacey Streetman

Planning Commission Public Hearing

- A. **ORDINANCE 69-2023-24-B (First Reading) [Zoning Case Z-02-2024]**
ORDINANCE 69-2023-24-A referred back to RPC 2/1/24
Amending the Zoning Ordinance and map of the City of Clarksville, application of Syd Hedrick for Zone Change on a parcel of land located south of the Swift Dr & Ridgecrest Dr intersection from O-1 Office District to R-2A Three Family Residential District. RPC: Approval/Approval

Mr. Hedrick spoke for; Mr. McConnell and Mrs. Radcliff spoke against.

- B. **ORDINANCE 74-2023-24 (First Reading) [Zoning Case Z-01-2024]**
Amending the Zoning Ordinance and map of the City of Clarksville, application of Johnny Piper for Zone Change on a tract of land located northeast of the Ft Campbell & Old Mill Rd intersection from R-1 Single Family Residential District to R-4 Multiple Family Residential District. **RPC: Approval/Approval**

Mr. Piper spoke for; no one spoke against.

- C. **ORDINANCE 75-2023-24 (First Reading) [Zoning Case Z-03-2024]**
Amending the Zoning Ordinance and map of the City of Clarksville, application of Maria Gold for Zone Change on a tract of land fronting on the south frontage of Needmore Rd 955 +/- feet east of the Needmore Rd & Needmore Ct intersection from R-1 Single Family Residential District to C-5 Highway & Arterial Commercial District. **RPC: Approval/Approval**

Mr. Covinton spoke for; no one spoke against.

- D. **ORDINANCE 76-2023-24 (First Reading) [Zoning Case Z-04-2024] (Applicant requested deferral)**
Amending the Zoning Ordinance and map of the City of Clarksville, application of CJB Partners for Zone Change on two parcels: one is the southeast corner of Britton Springs Rd & Morningside Dr, the other is the southwest corner of Britton Springs Rd & Ambrose Dr from R-1 Single Family Residential District to R-6 Single Family Residential District. **RPC: Approval/Approval**

The applicant requested a deferral to the April regular session. This item was not heard under Public Hearing.

- E. **ORDINANCE 77-2023-24 (First Reading) [Zoning Case Z-06-2024]**
Amending the Zoning Ordinance and map of the City of Clarksville, application of Trenton Road Properties, LLC for Zone Change on a parcel of property fronting on the east frontage of Trenton Rd 285 +/- feet south of the Trenton Rd & Cyprus Ct intersection from R-1 Single Family Residential District to R-4 Multiple Family Residential District. **RPC: Approval/Approval**

No one spoke for or against.

- F. **ORDINANCE 78-2023-24 (First Reading) [Zoning Case Z-07-2024]**
Amending the Zoning Ordinance and map of the City of Clarksville, application of Moniqueka Gold for Zone Change on a tract of land located south of the northern terminus of Ann Dr Dr from R-1 Single Family Residential District to R-3 Three Family Residential District. Amending the Zoning Ordinance and map of the City of Clarksville, application of Moniqueka Gold for Zone Change on a tract of land located south of the northern terminus of Ann Dr from R-1 Single Family Residential District to R-3 Three Family Residential District. **RPC: Disapproval/Disapproval**

Mr. Liggon and Mr. Blick spoke for; no one spoke against.

- G. **ORDINANCE 79-2023-24 (First Reading) [Zoning Case Z-08-2024]**
Amending the Zoning Ordinance and map of the City of Clarksville, application of James Pelham for Zone Change on property north of Earl Slate Rd 275 +/- feet

[east of the Earl Slate Rd & Sanders Rd intersection from R-1 Single Family Residential District to R-2 Single Family Residential District.](#) **RPC:**
Approval/Approval

Mr. Pelham spoke for; no one spoke against.

PLANNING COMMISSION OLD BUSINESS (This item was heard during Public Hearing, and referred back to the Planning Commission on February 1, 2024)

- A. **ORDINANCE 70-2023-24 (First Reading) [Zoning Case ZO-01-2024]**
[An Ordinance amending the City Zoning Ordinance of the City of Clarksville, TN as it pertains to the RM-1 zoning classification.](#) **RPC: Approval/Approval**

Adoption of Zoning

- A. **ORDINANCE 69-2023-24-B (First Reading) [Zoning Case Z-02-2024] ORDINANCE 69-2023-24-A referred back to RPC 2/1/24**
Amending the Zoning Ordinance and map of the City of Clarksville, application of Syd Hedrick for Zone Change on a parcel of land located south of the Swift Dr & Ridgecrest Dr intersection from O-1 Office District to R-2A Three Family Residential District. **RPC: Approval/Approval**

Councilperson Streetman made a motion to adopt **ORDINANCE 69-2023-24 B (First Reading)**. Councilperson Redd seconded the motion. The following vote was taken:

AYE: Allen, Marquis, Redd, Streetman, Zacharias

NAY: Holleman, Little, Lovato, Reynolds, Shakeenab, Smith

The motion to adopt **ORDINANCE 69-2023-24 (First Reading)** failed.

- B. **ORDINANCE 74-2023-24 (First Reading) [Zoning Case Z-01-2024]**
Amending the Zoning Ordinance and map of the City of Clarksville, application of Johnny Piper for Zone Change on a tract of land located northeast of the Ft Campbell & Old Mill Rd intersection from R-1 Single Family Residential District to R-4 Multiple Family Residential District. **RPC: Approval/Approval**

Councilperson Streetman made a motion to adopt **ORDINANCE 74-2023-24 (First Reading)**. Councilperson Redd seconded the motion. The following vote was taken:

AYE: Allen, Holleman, Little, Lovato, Marquis, Redd, Reynolds, Shakeenab, Smith, Streetman, Zacharias

The motion to adopt **ORDINANCE 74-2023-24 (First Reading)** passed.

C. **ORDINANCE 75-2023-24 (First Reading) [Zoning Case Z-03-2024]**

Amending the Zoning Ordinance and map of the City of Clarksville, application of Maria Gold for Zone Change on a tract of land fronting on the south frontage of Needmore Rd 955 +/- feet east of the Needmore Rd & Needmore Ct intersection from R-1 Single Family Residential District to C-5 Highway & Arterial Commercial District. *RPC: Approval/Approval*

Councilperson Streetman made a motion to adopt **ORDINANCE 75-2023-24 (First Reading)**. Councilperson Redd seconded the motion. The following vote was taken:

AYE: Allen, Holleman, Little, Lovato, Marquis, Redd, Shakeenab, Smith, Streetman

NAY: Reynolds, Zacharias

The motion to adopt **ORDINANCE 75-2023-24 (First Reading)** passed.

D. **ORDINANCE 76-2023-24 (First Reading) [Zoning Case Z-04-2024] (Applicant requested deferral)**

Amending the Zoning Ordinance and map of the City of Clarksville, application of CJB Partners for Zone Change on two parcels: one is the southeast corner of Britton Springs Rd & Morningside Dr, the other is the southwest corner of Britton Springs Rd & Ambrose Dr from R-1 Single Family Residential District to R-6 Single Family Residential District. *RPC: Approval/Approval*

This item was deferred to the April Regular Session

E. **ORDINANCE 77-2023-24 (First Reading) [Zoning Case Z-06-2024]**

Amending the Zoning Ordinance and map of the City of Clarksville, application of Trenton Road Properties, LLC for Zone Change on a parcel of property fronting on the east frontage of Trenton Rd 285 +/- feet south of the Trenton Rd & Cyprus Ct intersection from R-1 Single Family Residential District to R-4 Multiple Family Residential District. *RPC: Approval/Approval*

Councilperson Streetman made a motion to adopt **ORDINANCE 77-2023-24 (First Reading)**. Councilperson Redd seconded the motion. The following vote was taken:

AYE: Allen, Lovato, Marquis, Redd, Smith

NAY: Holleman, Little, Reynolds, Shakeenab, Streetman, Zacharias

The motion to adopt **ORDINANCE 77-2023-24 (First Reading)** failed.

F. **ORDINANCE 78-2023-24 (First Reading) [Zoning Case Z-07-2024]**

Amending the Zoning Ordinance and map of the City of Clarksville, application of Moniqueka Gold for Zone Change on a tract of land located south of the northern terminus of Ann Dr from R-1 Single Family Residential District to R-3 Three Family Residential District. Amending the Zoning Ordinance and map of the City of Clarksville, application of Moniqueka Gold for Zone Change on a tract of land located south of the northern terminus of Ann Dr from R-1 Single Family

Residential District to R-3 Three Family Residential District. *RPC: Disapproval/Disapproval*

Councilperson Streetman made a motion to adopt **ORDINANCE 78-2023-24 (First Reading)**. Councilperson Smith seconded the motion. The following vote was taken:

AYE: Allen, Little, Marquis, Redd, Reynolds, Shakeenab, Smith

NAY: Holleman, Lovato, Streetman, Zacharias

The motion to adopt **ORDINANCE 78-2023-24 (First Reading)** passed.

G. ORDINANCE 79-2023-24 (First Reading) [Zoning Case Z-08-2024]

Amending the Zoning Ordinance and map of the City of Clarksville, application of James Pelham for Zone Change on property north of Earl Slate Rd 275 +/- feet east of the Earl Slate Rd & Sanders Rd intersection from R-1 Single Family Residential District to R-2 Single Family Residential District. *RPC: Approval/Approval*

Councilperson Streetman made a motion to adopt **ORDINANCE 79-2023-24 (First Reading)**. Councilperson Redd seconded the motion. The following vote was taken:

AYE: Allen, Holleman, Little, Lovato, Marquis, Redd, Reynolds, Shakeenab, Smith, Streetman, Zacharias

NAY: Holleman, Little, Reynolds, Shakeenab, Streetman, Zacharias

The motion to adopt **ORDINANCE 79-2023-24 (First Reading)** passed.

H. ORDINANCE 70-2023-24 (First Reading) [Zoning Case ZO-01-2024]

An Ordinance amending the City Zoning Ordinance of the City of Clarksville, TN as it pertains to the RM-1 zoning classification. *RPC: Approval/Approval*

Councilperson Streetman made a motion to adopt **ORDINANCE 70-2023-24 (First Reading)**. Councilperson Redd seconded the motion. The following vote was taken:

AYE: Holleman, Little, Lovato, Marquis, Redd, Reynolds, Shakeenab, Streetman, Zacharias

NAY: Allen, Smith

The motion to adopt **ORDINANCE 70-2023-24 (First Reading)** passed.

4. Consent Agenda

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:

Councilperson Smith made a motion to adopt the Consent Agenda. Councilperson Allen seconded the motion. The following vote was taken:

AYE: Allen, Holleman, Little, Lovato, Marquis, Pitts, Redd, Reynolds, Shakeenab, smith, Streetman, Zacharias

The motion to adopt the Consent Agenda passed.

- A. **ORDINANCE 64-2023-24** (Second Reading) [An Ordinance accepting the donation of certain real property from Edward Burchett Property to the City of Clarksville for the purpose of a sewer pump station.](#)
- B. **ORDINANCE 65-2023-24** (Second Reading) [An Ordinance accepting the donation of certain real property from ACI Investment Group Property to the City of Clarksville for the purpose of a sewer pump station.](#)
- C. **ORDINANCE 66-2023-24** (Second Reading) [An Ordinance accepting the donation of certain real property from Melissa G. Tennant Property to the City of Clarksville for the purpose of a sewer pump station.](#)
- D. **ORDINANCE 67-2023-24** (Second Reading) [Amending the Zoning Ordinance and Map of the City of Clarksville, application of Donald Webb, for Zone Change on two parcels fronting on the north frontage of Britton Springs Rd, 820 +/- feet west of the Ft Campbell Blvd & Britton Springs Rd intersection from R-4 Multiple Family Residential District to R-6 Single Family Residential District.](#)
- E. **ORDINANCE 73-2023-24** (Second Reading) [An Ordinance levying a privilege tax upon the occupancy of any hotel or motel or any place in which rooms, lodging or accommodations are furnished to transients for consideration.](#)

Councilperson Allen asked that this item be pulled from the Consent Agenda

- F. **RESOLUTION 39-2023-24** [A Resolution approving a renewal of a certificate of compliance for sale of wine at Riverbend Wine & Spirits, 1206 Highway 48, Clarksville TN 37040](#)
- G. Adoption of Minutes: [February 1, 2024](#)

5. Item Pulled From Consent

- A. **ORDINANCE 73-2023-24** (Second Reading) An Ordinance levying a privilege tax upon the occupancy of any hotel or motel or any place in which rooms, lodging or accommodations are furnished to transients for consideration.

Councilperson Allen made a motion to adopt **ORDINANCE 73-2023-24 (Second Reading)**. Councilperson Reynolds seconded the motion. Councilperson Shakeenab then made a motion to postpone **ORDINANCE 73-2023-24 (Second Reading)** until the April Regular Session. Councilperson Redd seconded the motion. The following vote was taken:

AYE: Allen, Holleman, Little, Lovato, Marquis, Pitts, Redd, Reynolds, Shakeenab, Smith, Streetman, Zacharias

The motion to postpone **ORDINANCE 73-2023-24 (Second Reading)** passed.

6. Finance Committee: Chairperson Stacey Streetman

With no objection, Items A & B (**ORDINANCES 71 and 72-2023-24**) were voted together:

Councilperson Streetman made a motion to adopt **ORDINANCES 71-2023-24 and 72-2023-24 (First Reading)**. Councilperson Holleman seconded the motion. The following vote was taken:

AYE: Allen, Holleman, Lovato, Pitts, Reynolds, Shakeenab, Smith, Streetman, Zacharias

NAY: Little, Marquis, Redd

The motion to adopt **ORDINANCES 71-2023-24 and 72-2023-24 (First Reading)** passed.

- A. **ORDINANCE 71-2023-24 (First Reading)** [An Ordinance authorizing the exercise of the right of eminent domain to acquire easements, property and rights of way required to facilitate construction of the sidewalk project on Ringgold Road.](#) **Finance Committee: Approval, Transportation/Street/Garage Committee: Disapproval**

- B. **ORDINANCE 72-2023-24 (First Reading)** [An Ordinance authorizing the exercise of the right of eminent domain to acquire easements, property and rights of way required to facilitate construction of the sidewalk project on Byrnes Darden Elementary School, Richview Middle School, and Clarksville High School.](#) **Finance Committee: Approval, Transportation/Street/Garage Committee: Disapproval**

- C. **ORDINANCE 83-2023-24 (First Reading)** [An Ordinance accepting the donation of certain real property from Aspire Clarksville to the City of Clarksville for the purpose of Greenway Development along Golf Club Lane](#) **Finance Committee: Approval**

Councilperson Streetman made a motion to adopt **ORDINANCE 83-2023-24 (First Reading)**. Councilperson Holleman seconded the motion. The following vote was taken:

AYE: Allen, Holleman, Little, Lovato, Marquis, Pitts, Redd, Reynolds, Shakeenab, Smith, Streetman, Zacharias

The motion to adopt **ORDINANCE 83-2023-24 (First Reading)** passed.

- D. **ORDINANCE 81-2023-24** (First Reading) [An Ordinance approving the acquisition of certain private property and divesting of city owned property, and authorizing the Mayor, to enter into an agreement pertaining to same, for a public purpose for widening and improving the Clarksville Greenway](#) **Finance Committee: Approval**

Councilperson Streetman made a motion to adopt **ORDINANCE 81-2023-24 (First Reading)**. Councilperson Holleman seconded the motion. The following vote was taken:

AYE: Allen, Holleman, Little, Lovato, Marquis, Pitts, Redd, Reynolds, Shakeenab, Smith, Streetman, Zacharias

The motion to adopt **ORDINANCE 81-2023-24 (First Reading)** passed.

7. Gas & Water Committee: Chairperson Travis Holleman

- A. Department Report

Chairperson Holleman will have a report at the April Regular Session.

8. Neighborhood & Community Services Committee: Chairperson Joe Shakeenab

- A. Department Report

Chairperson Shakeenab reported that they are still working long term on tornado efforts. He also said there are 300 homes in Clarksville available for case management.

9. Parks & Recreation Committee: Chairperson Brian Zacharias

- A. Department Report

Chairperson Zacharias reported the launch of the Pack up and Go initiative. He also reported that Parks and Recreation is hiring lifeguards.

10. Public Safety Committee: Chairperson Wallace Redd

Chairperson Redd reported CPD has 7 vacancies and will be sending 28 cadets to the academy.

- A. Department Report

11. Transportation-Streets-Garage Committee: Chairperson Wanda Smith

- A. **ORDINANCE 63-2023-24** (First Reading) [An Ordinance amending the Official Code, Title 12 \(Streets and Other Public Ways and Places\), Chapter 1, \(In General\), Pertaining to Section 12-124 \(Sidewalks\)](#) **Transportation/Street/Garage Committee: Disapproval**

Councilperson Smith made a motion to adopt **ORDINANCE 63-2023-24 (First Reading)**. Councilperson Reynolds seconded the motion. Councilperson Reynolds then made a motion to postpone until the April Regular Session. Councilperson Allen seconded the motion. The following vote was taken:

AYE: Allen, Holleman, Little, Lovato, Marquis, Pitts, Redd, Reynolds, Shakeenab, Smith, Streetman, Zacharias

The motion to postpone **ORDINANCE 63-2023-24 (First Reading)** until the April Regular Session passed.

B. Department Report

Chairperson Smith will have a reported that transit had 46,508 riders for the month of February. She had no report for the Street Department. City Garage had 367 work orders for the month of February.

12. New Business

A. **RESOLUTION 38-2023-24** [A Resolution expressing the sense of the Clarksville City Council opposing the Education Freedom Scholarship Act in Tennessee](#) *Councilperson Karen Reynolds*

Councilperson Reynolds made a motion to adopt **RESOLUTION 38-2023-24**. Councilperson Allen seconded the motion. Councilperson Shakeenab called for the question. Councilperson Redd seconded the motion. With no objections, the following vote was taken:

AYE: Allen, Reynolds, Shakeenab, Smith, Zacharias

NAY: Holleman, Little, Marquis, Redd

ABSTAIN: Lovato, Streetman

The motion to adopt **RESOLUTION 38-2023-24** passed.

13. Public Discussion and Vote on Approval of a Settlement Demand by Plaintiffs (Look v City of Clarksville)

Councilperson Streetman made a motion to approve the settlement demand. The motion failed for a lack of a second.

A. [Settlement Demand](#)

14. Mayor and Council Member Comments

No Council Member comments. The Mayor reminded everyone of the upcoming Special Session.

15. Adjournment

The meeting was adjourned at 7:33 pm.