



City of Clarksville

City Council - Executive Session

December 3, 2024 at 4:30 PM

City Council Chambers

106 Public Square

Clarksville, Tennessee

Please silence all cell phones.

AGENDA

1. Planning Commission, RPC Director Jeffrey Tyndall

A. **ORDINANCE 36-2024-25 (First Reading) [Zoning Case Z-38-2024]**

An ordinance amending the zoning ordinance and map of the City of Clarksville, application of Samuel R. Baggett, for a zone change on a parcel of land fronting on the northern frontage of Adams Ct, approximately 130 feet west of the intersection of Adams Ct & Cumberland Dr from R-3 Single Three Family Residential District to C-2 General Commercial District. **RPC: Approval/Approval**

B. **ORDINANCE 41-2024-25 (First Reading) [Zoning Case Z-45-2024]**

An ordinance amending the zoning ordinance and map of the City of Clarksville, application of David Brent Adkins, for a zone change on a tract of land fronting on the west frontage of Seven Mile Ferry North, west of the Old Seven Mile Ferry Rd & Seven Mile Ferry Rd North from R-1 Single Family Residential District to R-4 Single Family Residential District/R-4 Multiple Family Residential District. **RPC: Approval/Disapproval**

2. 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:

A. **ORDINANCE 24-2024-25 (Second Reading) [Zoning Case Z-34-2024]**

An ordinance amending the zoning ordinance and map of the City of Clarksville, application of Marvin Curtis Merrell, for a zone change on a parcel of land fronting on the south frontage of Old Trenton Rd, 1,370 +/- feet west of the Wilma Rudolph Blvd & Old Trenton Rd intersection from R-1 Single Family Residential District to R-2A Single Family Residential District.

B. **ORDINANCE 27-2024-25 (Second Reading) [Zoning Case Z-2-2020]**

An Ordinance amending the City Zoning Ordinance of the City of Clarksville, Tennessee, extending the Madison Street Corridor Urban Design Overlay District

up Highway 76 Connector to Interstate 24 and other associated changes.

- C. **ORDINANCE 29-2024-25 (Second Reading)** An Ordinance to amend the Official Code of the City of Clarksville, Title 6 (Finance and Taxation), Chapter 3 (Privilege Taxes), Section 6-303 (Privilege or Business Tax License Required) to amend terminology regarding the Chief Financial Officer and create a new subsection relative to a fine imposed for failing to obtain required business license.
- D. **ORDINANCE 30-2024-25 (Second Reading)** An Ordinance for the donation of certain real property from the City of Clarksville, Tennessee, to Montgomery County, Tennessee, for the purpose of the SR 237 Rossview Road Widening Improvements Project.
- E. **ORDINANCE 32-2024-25 (Second Reading)** An Ordinance to amend the Official Code of the City of Clarksville amending Title 12 (Streets and Other Public Ways and Places), Chapter 7 (Construction and Repair) to create a new section relative to an internal policy for developer contributions for new traffic signal installations.
- F. **ORDINANCE 33-2024-25 (Second Reading)** An Ordinance amending Chapter 9 (Theaters), Section 5-901 of the Clarksville City Code to delete and replace the provision regulating Sunday shows.
- G. **ORDINANCE 35-2024-25 (Second Reading) [Zoning Case Z-37-2024]** An ordinance amending the zoning ordinance and map of the City of Clarksville, application of Edwin R Taylor, for a zone change on property located off of Ashland City Rd from M-1 Light Industrial District to C-2 General Commercial District
- H. **ORDINANCE 37-2024-25 (Second Reading) [Zoning Case Z-39-2024]** An ordinance amending the zoning ordinance and map of the City of Clarksville, application of Byard & Mabry Holdings, LLC, for a zone change on a portion of a tract of land fronting on the north frontage of Ringgold Rd, 300 +/- feet east of the Ringgold Rd & Brentwood Cir intersection from AG Agricultural District / R-1 Single Family Residential District to R-5 Residential District/R-6 Single Family Residential District.
- I. **ORDINANCE 38-2024-25 (Second Reading) [Zoning Case Z-40-2024]** An ordinance amending the zoning ordinance and map of the City of Clarksville, application of MSM Capital LLC, for a zone change on a tract of land north of Needmore Rd, west of Teakwood Dr, north of and adjacent to Treeland Dr, south of and adjacent to Erie Dr from R-2 Single Family Residential District to R-4 Multiple Family Residential District.
- J. **ORDINANCE 39-2024-25 (Second Reading) [Zoning Case Z-41-2024]** An ordinance amending the zoning ordinance and map of the City of Clarksville, application of Exit 11 Properties, a Tennessee General Partnership, for a zone change on a tract of land fronting on the southwest frontage of Hornbuckle Rd, 750 +/- feet northwest of the Hwy 76 & Hornbuckle Rd intersection from C-4 Highway

Interchange District to C-5 Highway & Arterial Commercial District.

- K. **RESOLUTION 29-2024-25** A Resolution approving appointments to the Access Management Board of Appeals, Audit Committee, Common Design Review Board, Housing Authority Board, Land Regulation Advisory Committee, Museum Board and Solid Waste Board.

- L. Adoption of Minutes: November 7, 2024

3. Finance Committee: Chairperson Stacey Streetman

- A. **ORDINANCE 40-2024-25** (First Reading) An Ordinance amending the Operating and Capital Budgets for Fiscal Year 2025 for Governmental Funds (ORDINANCE 106-2023-24) for a grant award. **Finance Committee: Approval**
- B. **RESOLUTION 25-2024-25** A Resolution authorizing the Mayor, or his designee, to enter into a lease agreement for property located at 1600 Needmore Road previously approved for purchase by ORDINANCE 54-2023-24 for the purpose of road widening and a park complex. **Finance and Parks & Recreation Committees: Approval**
- C. **RESOLUTION 26-2024-25** A Resolution to approve a hotel/motel tax return document as required by state law. **Finance Committee: Approval**
- D. **RESOLUTION 27-2024-25** A Resolution requiring that the City's Chief Financial Officer and/or Mayor must be included in negotiations and must approve any agreements pertaining to the acceptance of payments in lieu of taxes proposed to be entered between the Clarksville Montgomery County Industrial Development Board and any of its lessees. **Finance Committee: Approval**

4. Gas & Water Committee: Chairperson Travis Holleman

- A. Committee Report

5. Neighborhood & Community Services Committee: Chairperson Joe Shakeenab

- A. Committee Report

6. Parks & Recreation Committee: Chairperson Brian Zacharias

- A. Committee Report

7. Public Safety Committee: Chairperson Keri Lovato

- A. Committee Report

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

- A. Committee Report

9. New Business

- A. **RESOLUTION 28-2024-25** [A Resolution requesting the Regional Planning Commission to perform a study with regard to the creation of a Design Overlay District for Fort Campbell Boulevard from Dover Road to Stateline Road and return an Ordinance for consideration by the Clarksville City Council.](#) **Councilperson Deanna McLaughlin**
- B. **RESOLUTION 29-2024-25** [A Resolution requesting the Regional Planning Commission to perform a study with regard to the creation of a Design Overlay District for Tiny Town Road and return an Ordinance for consideration by the Clarksville City Council.](#) **Councilperson Wanda Allen**
- C. Discussion: Emergency City Seed Bank, **Councilperson Travis Holleman**

10. Public Comments

11. Mayor and Council Member Comments

12. Adjournment