



City of Clarksville

City Council - Regular Session

October 3, 2024 at 6:00 PM
Regional Planning Commission
329 Main Street
Clarksville, Tennessee

MINUTES

Public Comments

- A. 5:35: Danielle Luntz
- 5:40: William "Billy" Lange
- 5:45: Angie Brady
- 5:50: Shan Patel
- 5:55: Deborah Ashcraft

1. Call to Order

Regular session of the Clarksville City Council was called to order by Mayor Joe Pitts on Thursday, October 3, 2024, at 6:00 PM in the Regional Planning Commission Chambers, 329 Main Street, Clarksville, Tennessee. A prayer was offered by Chaplain CPT Michael Kearney; the Pledge of Allegiance was led by Councilperson Keri Lovato.

2. Attendance

PRESENT: Brian Zacharias (Ward 1), Deanna McLaughlin (Ward 2), 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), Joe Pitts (Mayor)

ABSENT: DaJuan Little (Ward 3)

3. Planning Commission: Councilperson Stacey Streetman

Planning Commission Public Hearing

- A. **ORDINANCE 23-2024-25 (First Reading) [Zoning Case Z-33-2024]**
[Amending the Zoning Ordinance and map of the City of Clarksville, application of Blackjack Investments, LLC, for Zone Change on a tract of land fronting on the northern frontage of Ashland City Rd, 725 +/- feet west of the Ashland City Rd & S Rosewood Dr intersection, from R-1 Single Family Residential District to R-4 Multiple Family Residential District. RPC: Approval/Approval](#)

Mr Goodman spoke for; no one spoke against.

- B. **ORDINANCE 24-2024-25 (First Reading) [Zoning Case Z-34-2024]**
Amending the Zoning Ordinance and map of the City of Clarksville, application of Marvin Curtis Merrell, for 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-2D Two Family Residential District. **RPC: Approval/Approval**

Mr. Merrell spoke for; no one spoke against

- C. **ORDINANCE 25-2024-25 (First Reading) [Zoning Case Z-35-2024]**
Amending the Zoning Ordinance and map of the City of Clarksville, application of Mark Bullock, for Zone Change on property fronting on the north frontage of W Rossvie Rd. 775 +/- feet west of the Wilma Rudolph Blvd & W Rossvie Rd intersection, from R-1 Single Family Residential District to R-6 Single Family Residential District. **RPC: Approval/Approval**

Mr. Bullock spoke for; no one spoke against.

4. Adoption of Zoning

- A. **ORDINANCE 23-2024-25 (First Reading) [Zoning Case Z-33-2024]**
Amending the Zoning Ordinance and map of the City of Clarksville, application of Blackjack Investments, LLC, for Zone Change on a tract of land fronting on the northern frontage of Ashland City Rd, 725 +/- feet west of the Ashland City Rd & S Rosewood Dr 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 23-2024-25** (First Reading). Councilperson McLaughlin seconded the motion. The following vote was recorded:

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

NAY: None

The motion to adopt ORDINANCE 23-2024-25 (First Reading) passed.

- B. **ORDINANCE 24-2024-25 (First Reading) [Zoning Case Z-34-2024]**
Amending the Zoning Ordinance and map of the City of Clarksville, application of Marvin Curtis Merrell, for 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-2D Two Family Residential District. **RPC: Approval/Approval**

Councilperson Streetman made a motion to adopt ORDINANCE 24-2024-25 (First Reading). Councilperson Smith seconded the motion. Councilperson Zacharias then made a motion to refer the Ordinance back to the Regional

Planning Commission. The following vote was recorded:

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

NAY: None

The motion to refer ORDINANCE 24-2024-25 (First Reading) back to the planning commission passed.

- C. **ORDINANCE 25-2024-25 (First Reading) [Zoning Case Z-35-2024]**
Amending the Zoning Ordinance and map of the City of Clarksville, application of Mark Bullock, for Zone Change on property fronting on the north frontage of W Rossvie Rd. 775 +/- feet west of the Wilma Rudolph Blvd & W Rossvie Rd intersection, from R-1 Single Family Residential District to R-6 Single Family Residential District. *RPC: Approval/Approval*

Councilperson Streetman made a motion to adopt ORDINANCE 25-2024-25 (First Reading). Councilperson Holleman seconded the motion. The following vote was recorded:

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

NAY: Reynolds

The motion to adopt ORDINANCE 25-2024-25 (First Reading) passed.

5. 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 Streetman seconded the motion. The following vote was recorded:

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

NAY: None

The motion to adopt the Consent Agenda passed.

- A. **ORDINANCE 07-2024-25 (Second Reading)** Amending the Zoning Ordinance and map of the City of Clarksville, application of Jonathan Blick, for Zone Change on a lot fronting on the north frontage of Dodd St, 190 +/- feet east of the Dodd St & Glenn St intersection from R-3 Three Family Residential District to R-6 Single Family Residential District.

- B. **ORDINANCE 08-2024-25** (Second Reading) [Amending the Zoning Ordinance and map of the City of Clarksville, application of Michael Booth, for Zone Change on a parcel fronting on the west frontage of Dotsonville Rd, 275 +/- feet south of the Arrowfield Rd & Dotsonville Rd intersection from R-2 Single Family Residential District to R-6 Single Family Residential District.](#)

Councilperson Streetman asked to have this item pulled from the Consent Agenda.

- C. **ORDINANCE 09-2024-25** (Second Reading) [An Ordinance authorizing the Mayor, or his designee, to conduct negotiations and to enter an agreement for purchase of easements and/or rights of way, or should negotiations fail, to pursue condemnation through use of eminent domain for acquisition of property for a public purpose for Memorial Drive Widening Project](#)
- D. **ORDINANCE 10-2024-25** (Second Reading) [An Ordinance amending the Operating and Capital Budgets for Fiscal Year 2025 for Governmental Funds \(Ordinance 106-2023-24\) for newly identified items.](#)
- E. **ORDINANCE 11-2024-25** (Second Reading) [An Ordinance amending the Operating Budgets for Fiscal Year 2025 for the Internal Service Funds \(Ordinance 101-2023-24\) for newly identified items.](#)
- F. **ORDINANCE 13-2024-25** (Second Reading) [Amending the Zoning Ordinance and map of the City of Clarksville, application of Timothy Baggett, for Zone Change on the northeast corner of the Crossland Ave & Kelly Ln intersection / the southeast corner of the Golf Club Ln & Kelly Ln Intersection from R-2 Single Family Residential District to R-4 Multiple Family Residential District.](#)
- G. **ORDINANCE 15-2024-25** (Second Reading) [Amending the Zoning Ordinance and map of the City of Clarksville, application of William Tierney for Zone Change on a parcel of land fronting on the east frontage of Pembroke Rd, 950 +/- feet north of the Tiny Town Rd & Pembroke Rd intersection from R-1 Single Family Residential District to R-4 Multiple Family Residential District.](#)

Councilperson McLaughlin registered a no vote and then Councilperson Zacharias asked that this item be pulled from the Consent Agenda.

- H. **ORDINANCE 16-2024-25** (Second Reading) [Amending the Zoning Ordinance and map of the City of Clarksville, application of Reed Orlando Rudolph, for Zone Change on a parcel of land fronting on the eastern frontage of N Whitfield Rd, 250 +/- feet north of the Whitfield Rd & Needmore Rd intersection from AG Agricultural District to R-5 Residential District.](#)

Councilpersons McLaughlin and Reynolds both registered no votes.

- I. **RESOLUTION 51-2024-25** [A Resolution approving an appointment to the Power Board](#)

J. [September 5, 2024 Minutes](#)

6. **Items Pulled From Consent**

- A. **ORDINANCE 08-2024-25** (Second Reading) [Amending the Zoning Ordinance and map of the City of Clarksville, application of Michael Booth, for Zone Change on a parcel fronting on the west frontage of Dotsonville Rd, 275 +/- feet south of the Arrowfield Rd & Dotsonville Rd intersection from R-2 Single Family Residential District to R-6 Single Family Residential District.](#)

Councilperson Streetman made a motion to adopt ORDINANCE 08-2024-25 (Second Reading). Councilperson Redd seconded the motion. The following vote was recorded:

AYE: Redd, Marquis, Smith, Holleman, Allen, Lovato

NAY: Zacharias, McLaughlin, Reynolds, Streetman, Shakeenab, Pitts

The motion to adopt ORDINANCE 08-2024-25 (Second Reading) failed.

- B. **ORDINANCE 15-2024-25** (Second Reading) [Amending the Zoning Ordinance and map of the City of Clarksville, application of William Tierney for Zone Change on a parcel of land fronting on the east frontage of Pembroke Rd, 950 +/- feet north of the Tiny Town Rd & Pembroke Rd intersection from R-1 Single Family Residential District to R-4 Multiple Family Residential District.](#)

Councilperson Zacharias made a motion to adopt ORDINANCE 15-2024-25 (Second Reading). Councilperson McLaughlin seconded the motion. The following vote was recorded:

AYE: Redd, Marquis, Holleman, Allen, Streetman, Lovato

NAY: Zacharias, McLaughlin, Smith, Reynolds, Shakeenab, Pitts

The motion to adopt ORDINANCE 15-2024-25 (Second Reading) failed.

7. **Finance Committee: Chairperson Stacey Streetman**

- A. **ORDINANCE 18-2024-25** (First Reading) [An Ordinance accepting the donation of certain real property from Montgomery County, TN, to the City of Clarksville for the purpose of a sewer line and lift station upgrade project.](#) **Finance and Gas & Water Committees: Approval**

Councilperson Streetman made a motion to adopt ORDINANCE 18-2024-25 (First Reading). Councilperson McLaughlin seconded the motion. The following

vote was recorded:

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

NAY: None

The motion to adopt ORDINANCE 18-2024-25 (First Reading) passed.

- B. **ORDINANCE 19-2024-25** (First Reading) [An Ordinance accepting the donation of certain real property from John Mark Holleman and Robert D. Holleman, to the City of Clarksville for the purpose of a sewer pump station.](#) ***Finance and Gas & Water Committees: Approval***

Councilperson Streetman made a motion to adopt ORDINANCE 19-2024-25 (First Reading). Councilperson Smith seconded the motion. The following vote was recorded:

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

NAY: None

ABSTAIN: Holleman

The motion to adopt ORDINANCE 19-2024-25 (First Reading) passed.

- C. **ORDINANCE 20-2024-25** (First Reading) [An Ordinance amending Part II \(Code of Ordinances\), Title 4 \(Building, Utility, and Housing Codes\), Chapter 2 \(Building Code\) of the City of Clarksville Official Code relative to non-residential building permits.](#) ***Finance Committee: Approval***

Councilperson Streetman made a motion to adopt ORDINANCE 20-2024-25 (First Reading). Councilperson Smith seconded the motion. The following vote was recorded:

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

NAY: None

The motion to adopt ORDINANCE 20-2024-25 (First Reading) passed.

- D. **ORDINANCE 21-2024-25** (First Reading) [An Ordinance to amend the Official Code of the City of Clarksville amending Title 4 \(Building, Utility, and Housing Codes\) to create a new chapter \(Chapter 11\) relative to third-party services and one section therein pertaining to third-party inspections and third-party examinations.](#) ***Finance Committee: Approval***

- E. **ORDINANCE 22-2024-25** (First Reading) [An Ordinance to amend the Official Code of the City of Clarksville amending Title 5 \(Business, professions, and occupations\), Chapter 2 \(Peddlers\), to create a new section relative to a no-solicitation list.](#)
Finance Committee: Disapproval

Councilperson Zacharias made a motion to adopt ORDINANCE 22-2024-25 (First Reading). Councilperson Allen seconded the motion. The following vote was recorded:

AYE: Allen, Zacharias

NAY: McLaughlin, Redd, Marquis, Smith, Holleman, Reynolds, Streetman, Shakeenab, Lovato, Pitts

The motion to adopt ORDINANCE 22-2024-25 (First Reading) failed.

- F. **RESOLUTION 19-2024-25** [A Resolution authorizing a Memorandum of Understanding with the City of Clarksville Police Department and the City of Knoxville Police Department pertaining to the Tennessee Internet Crimes Against Children \(ICAC\) Task Force](#) **Finance Committee: Approval**

Councilperson Streetman made a motion to adopt RESOLUTION 19-2024-25. Councilperson Redd seconded the motion. The following vote was recorded:

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

NAY: None

The motion to adopt RESOLUTION 19-2024-25 passed.

8. **Gas & Water Committee: Chairperson Travis Holleman**

- A. [Committee Report](#)

9. **Neighborhood & Community Services Committee: Chairperson Joe Shakeenab**

- A. Committee Report

10. Parks & Recreation Committee: Chairperson Brian Zacharias

A. Committee Report

11. Public Safety Committee: Chairperson Wallace Redd

A. [Committee Report](#)

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

A. [Committee Report](#)

13. Unfinished Business

- A. **ORDINANCE 114-2023-24 (First Reading)** This item was postponed at the **September 5, 2024 Regular Session** [An Ordinance to amend the Official Code, Title 2 \(Alcoholic Beverages\), Chapter 2 \(Intoxicating Liquor\) pertaining to Section 2-205 \(Restrictions on Liquor Stores\)](#) **Councilperson Wanda Smith**

Councilperson Smith made a motion to adopt ORDINANCE 114-2023-24 (First Reading). Councilperson Holleman seconded the motion. Councilperson Smith then made a motion to amend ORDINANCE 114-2023-24 (Amendment 2). Councilperson Holleman seconded the motion. Councilperson Allen called for the question. Councilperson Holleman objected and the following vote was recorded:

AYE: McLaughlin, Redd, Marquis, Allen, Reynolds, Streetman, Shakeenab, Lovato, Pitts

NAY: Zacharias, Smith, Holleman

The motion to cease discussion passed

The following vote was then taken on Amendment 2:

AYE: Smith, Holleman

NAY: Zacharias, McLaughlin, Redd, Marquis, Allen, Reynolds, Streetman, Shakeenab, Lovato, Pitts

The motion to amend ORDINANCE 114-2023-24 failed.

Councilperson Smith then made a motion to adopt Amendment 1 to ORDINANCE 114-2023-24. Councilperson Holleman seconded the motion. Councilperson Streetman called for the question. Councilperson Holleman objected. The following vote was recorded:

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

NAY: Zacharias, Smith, Holleman

The motion to cease discussion passed.
The following vote was taken on Amendment 1:

AYE: Smith, Holleman

NAY: Zacharias, McLaughlin, Redd, Marquis, Allen, Reynolds,
Streetman, Shakeenab, Lovato, Pitts

The motion to adopt Amendment 1 to ORDINANCE 114-2023-24 failed.

Councilperson Streetman then called for the question on Ordinance 114-2023-24. Councilperson Holleman objected. The following vote was recorded:

AYE: Redd, Reynolds, Streetman, Shakeenab, Lovato, Pitts

NAY: Zacharias, McLaughlin, Marquis, Smith, Holleman, Allen

The motion to cease discussion failed.

Councilperson McLaughlin made a motion to amend Ordinance 114-2023-24. Councilperson Streetman seconded the motion. The following vote was recorded:

AYE: Zacharias, McLaughlin, Redd, Marquis, Allen, Reynolds,
Streetman, Shakeenab, Pitts

NAY: Smith, Holleman, Lovato

The motion to amend ORDINANCE 114-2023-24 (First Reading) passed.

Councilperson Marquis then made a motion to amend ORDINANCE 114-2023-24. Councilperson McLaughlin seconded the motion. The following vote was recorded:

AYE: McLaughlin, Redd, Marquis, Allen, Pitts

NAY: Zacharias, Smith, Holleman, Reynolds, Streetman,
Shakeenab, Lovato

The motion to amend ORDINANCE 114-2023-24 (First Reading) failed.

The following vote was then taken on Ordinance 114-2023-24 as amended:

AYE: Zacharias, McLaughlin, Redd, Marquis, Allen, Reynolds,
Streetman, Shakeenab, Pitts

NAY: Smith, Holleman, Lovato

The motion to adopt ORDINANCE 114-2023-24 (First Reading) as amended passed.

14. New Business

- A. Public Consideration and Vote on [Settlement Demand](#) for Dylan Stacy vs Clarksville Police Department, City of Clarksville & Detective Alquzweeni
Councilperson Streetman made a motion to approve the settlement demand.
Councilperson Allen seconded the motion. The following vote was recorded:

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

NAY: None

The motion to approve the settlement demand failed.

- B. Report on [Debt Obligation](#): **Mayor Joe Pitts**

Mayor Pitts read the report on debt obligation for the record.

15. Mayor and Council Member Comments

16. Adjournment

The meeting was adjourned at 9:00 pm