



# City of Clarksville

## City Council - Regular Session

---

April 3, 2025 at 6:00 PM  
City Council Chambers  
106 Public Square  
Clarksville, Tennessee

### MINUTES

#### Public Comments

A.

5:50 pm Mr. Luther Hutchenson ( Dr. M.L King Street Signs)

5:55 pm: Mr. Ronnie Howton (Drainage)

#### 1. Call to Order

Regular Session of the Clarksville City Council was called to order by Mayor Joe Pitts on Thursday, April 3, 2025, at 6:00 PM in the City Council Chambers, 106 Public Square, Clarksville, Tennessee. A prayer was offered by Yaritza Fontanez; the Pledge of Allegiance was led by Councilman Ambar Marquis.

#### 2. Attendance

PRESENT: BROWN, CHANDLER, HAYWOOD, HOLLEMAN, LOVATO, MARQUIS, McLAUGHLIN, PETERS, PITTS, SHAKEENAB, SMITH, STREETMAN, ZACHARIAS

ABSENT: NONE

#### 3. Special Recognition: Month of the Military Child

Councilman McLaughlin presented a proclamation in honor of Month of the Military Child

#### 4. Planning Commission Public Hearing: Councilman Stacey Streetman

##### A. **ORDINANCE 66-2024-25 (First Reading) [Zoning Case Z-03-2025]**

[An Ordinance amending the zoning ordinance and map of the City of Clarksville, application of Bill Mace for a zone change on property fronting north of West Bound I-24 right of way and south of Tylertown Rd, approximately 760 +/- feet east of Trenton Rd and Tylertown Rd intersection and across from Roscommon Wy from C-4 Highway Interchange District to C-2 General Commercial District. RPC:](#)

## ***Disapproval/Disapproval***

Mr. Stanley Ross spoke for; no one spoke against.

**B. ORDINANCE 67-2024-25 (First Reading) [Zoning Case Z-07-2025]**

An Ordinance amending the zoning ordinance and map of the City of Clarksville, application of Rick Reda Home Builders, Inc for a zone change on property north of West Concord Dr from R-2 Single Family Residential District to R-4 Multiple Family Residential District. **RPC: Approval/Approval**

Mr. Rick Reda spoke for; Mr. Howton spoke against, Mr. Reda spoke in rebuttal.

**C. ORDINANCE 68-2024-25 (First Reading) [Zoning Case Z-09-2025]**

An Ordinance amending the zoning ordinance and map of the City of Clarksville, application of Hunter Winn for a zone change on a parcel fronting on property south of Slayden Cir from R-1 Single Family Residential District to R-2A Single Family Residential District. **RPC: Disapproval/Disapproval**

Mr Jake Welch spoke for; Mr. Robert Brady spoke against. Mr. Welch spoke in rebuttal.

**D. ORDINANCE 69-2024-25 (First Reading) [Zoning Case Z-10-2025]**

An Ordinance amending the zoning ordinance and map of the City of Clarksville, application of Hunter Winn for a zone change on a parcel fronting on the south frontage of Tiny Town Rd, South of the Tiny Town Rd and Pembroke Rd intersection from R-1A Single Family Residential District to C-2 General Commercial District. **RPC: Disapproval/Approval**

Mr. Winn spoke for; no one spoke against.

**E. ORDINANCE 72-2024-25 (First Reading) [Zoning Case Z-16-2025]**

An Ordinance amending the zoning ordinance and map of the City of Clarksville, application of F&M Bank for a zone change on property located east of Old Russellville Pike, north of Stone Container Dr from M-3 Planned Industrial District to C-5 Highway and Arterial Commercial District. **RPC: Approval/Approval**

Mr. David Gordon spoke for; no one spoke against.

**F. ORDINANCE 73-2024-25 (First Reading) [Zoning Case Z-17-2025]**

An Ordinance amending the zoning ordinance and map of the City of Clarksville, application of Diann Clevenger Pinkstaff for a zone change on property fronting on the east frontage of Fantasy Ln, 325 +/- feet north of the Fantasy Ln & Candlewood Ct intersection from R-1 Single Family Residential District to R-3 Three Family Residential District. **RPC: Disapproval/Disapproval**

Ms. Denise Hadley spoke for; no one spoke against.

## 5. Adoption of Zoning

### A. **ORDINANCE 66-2024-25 (First Reading) [Zoning Case Z-03-2025]**

An Ordinance amending the zoning ordinance and map of the City of Clarksville, application of Bill Mace for a zone change on property fronting north of West Bound I-24 right of way and south of Tylertown Rd, approximately 760 +/- feet east of Trenton Rd and Tylertown Rd intersection and across from Roscommon Wy from C-4 Highway Interchange District to C-2 General Commercial District. **RPC: Disapproval/Disapproval**

Councilman Streetman made a motion to adopt ORDINANCE 66-2024-25 (First Reading). Councilman Smith seconded the motion. The following vote was recorded:

AYE: None

NAY: BROWN, CHANDLER, HAYWOOD, HOLLEMAN, LOVATO, MARQUIS, McLAUGHLIN, PETERS, PITTS, SHAKEENAB, SMITH, STREETMAN, ZACHARIAS

The motion to adopt ORDINANCE 66-2024-25 (First Reading) [Zoning Case failed.

### B. **ORDINANCE 67-2024-25 (First Reading) [Zoning Case Z-07-2025]**

An Ordinance amending the zoning ordinance and map of the City of Clarksville, application of Rick Reda Home Builders, Inc for a zone change on property north of West Concord Dr from R-2 Single Family Residential District to R-4 Multiple Family Residential District. **RPC: Approval/Approval**

Councilman Streetman made a motion to adopt ORDINANCE 67-2024-25 (First Reading). Councilman Zacharias seconded the motion. The following vote was recorded:

AYE: None

NAY: BROWN, CHANDLER, HAYWOOD, HOLLEMAN, LOVATO, MARQUIS, McLAUGHLIN, PETERS, PITTS, SHAKEENAB, SMITH, STREETMAN, ZACHARIAS

The motion to adopt ORDINANCE 67-2024-25 (First Reading) failed.

### C. **ORDINANCE 68-2024-25 (First Reading) [Zoning Case Z-09-2025]**

An Ordinance amending the zoning ordinance and map of the City of Clarksville, application of Hunter Winn for a zone change on a parcel fronting on property south of Slayden Cir from R-1 Single Family Residential District to R-2A Single Family Residential District. **RPC: Disapproval/Disapproval**

Councilman Streetman made a motion to adopt ORDINANCE 68-2024-25 (First Reading). Councilman Brown seconded the motion. Councilman Streetman

then made a motion to refer this Ordinance back to the Regional Planning Commission for consideration as an R-2. Councilman Smith seconded the motion. The following vote was recorded:

AYE: BROWN, LOVATO, MARQUIS, PETERS, PITTS, SMITH, STREETMAN, ZACHARIAS

NAY: CHANDLER, HAYWOOD, HOLLEMAN, McLAUGHLIN, SHAKEENAB

The motion to refer ORDINANCE 68-2024-25 (First Reading) back to the Regional Planning Commission passed.

- D. **ORDINANCE 69-2024-25 (First Reading) [Zoning Case Z-10-2025]**  
[An Ordinance amending the zoning ordinance and map of the City of Clarksville, application of Hunter Winn for a zone change on a parcel fronting on the south frontage of Tiny Town Rd, South of the Tiny Town Rd and Pembroke Rd intersection from R-1A Single Family Residential District to C-2 General Commercial District.](#) **RPC: Disapproval/Approval**

Councilman Streetman made a motion to adopt ORDINANCE 69-2024-25 (First Reading). Councilman Smith seconded the motion. The following vote was recorded:

AYE: BROWN, LOVATO, MARQUIS, PETERS, STREETMAN

NAY: CHANDLER, HAYWOOD, HOLLEMAN, McLAUGHLIN, SHAKEENAB, SMITH, ZACHARIAS

The motion to adopt ORDINANCE 69-2024-25 (First Reading) failed.

- E. **ORDINANCE 72-2024-25 (First Reading) [Zoning Case Z-16-2025]**  
[An Ordinance amending the zoning ordinance and map of the City of Clarksville, application of F&M Bank for a zone change on property located east of Old Russellville Pike, north of Stone Container Dr from M-3 Planned Industrial District to C-5 Highway and Arterial Commercial District.](#) **RPC: Approval/Approval**

Councilman Streetman made a motion to adopt ORDINANCE 72-2024-25 (First Reading). Councilman Smith seconded the motion. The following vote was recorded:

AYE: BROWN, CHANDLER, HAYWOOD, HOLLEMAN, LOVATO, MARQUIS, McLAUGHLIN, PETERS, PITTS, SHAKEENAB, SMITH, STREETMAN, ZACHARIAS

NAY: None

The motion to adopt ORDINANCE 72-2024-25 (First Reading) passed.

F. **ORDINANCE 73-2024-25 (First Reading) [Zoning Case Z-17-2025]**

An Ordinance amending the zoning ordinance and map of the City of Clarksville, application of Diann Clevenger Pinkstaff for a zone change on property fronting on the east frontage of Fantasy Ln, 325 +/- feet north of the Fantasy Ln & Candlewood Ct intersection from R-1 Single Family Residential District to R-3 Three Family Residential District. **RPC: Disapproval/Disapproval**

Councilman Streetman made a motion to adopt ORDINANCE 73-2024-25 (First Reading). Councilman Smith. The following vote was recorded:

AYE: None

NAY: BROWN, CHANDLER, HAYWOOD, HOLLEMAN, LOVATO,  
MARQUIS, McLAUGHLIN, PETERS, PITTS, SHAKEENAB, SMITH,  
STREETMAN, ZACHARIAS

The motion to adopt ORDINANCE 73-2024-25 (First Reading) failed.

6. **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:

Councilman Streetman made a motion to adopt the Consent Agenda; Councilman Smith seconded the motion. The following vote was recorded:

AYE: BROWN, CHANDLER, HAYWOOD, HOLLEMAN, LOVATO,  
MARQUIS, McLAUGHLIN, PETERS, PITTS, SHAKEENAB,  
SMITH, STREETMAN, ZACHARIAS

NAY: None

The motion to adopt the Consent Agenda passed.

A. **ORDINANCE 55-2024-25 (Second Reading)** An Ordinance accepting the donation of certain real property from the Main Street Investments TN Group property to the City of Clarksville for the purpose of a Sewer Pump Station.

B. **ORDINANCE 57-2024-25 (Second Reading) [Zoning Case Z-06-2025]**  
An Ordinance amending the zoning ordinance and map of the City of Clarksville, application of Reda Home Builders Inc for a zone change on property fronting on the north frontage of Airport Rd, 155 +/- feet east of the eastern intersection of Airport Rd and Tandy Dr from R-4 Multiple Family Residential District to R-2A Single Family Residential District.

Mayor Pitts registered a no vote on this item.

- C. **ORDINANCE 59-2024-25 (Second Reading) [Zoning Case Z-11-2025]**  
An Ordinance amending the zoning ordinance and map of the City of Clarksville, application of Mike Greenfield for a zone change on a tract of land south of the Ashland City Rd & Chesterfield Dr intersection from C-5 Highway & Arterial Commercial District / R-4 Multiple Family Residential District to M-1 Light Industrial District.
- D. **ORDINANCE 61-2024-25 (Second Reading) [Zoning Case Z-14-2025]**  
An Ordinance amending the zoning ordinance and map of the City of Clarksville, application of RL Home LLC for a zone change on property south of Britton Springs Rd, east of Center Rd from RM-1 Single Family Mobile Home Residential District to R-4 Multiple Family Residential District.

Councilman Peters asked to pull this item off the consent agenda.

- E. **RESOLUTION 47-2024-25** A Resolution approving appointments to the Board of Equalization, Human Relations Commission, Public Building Authority and Senior Center Board
- F. **RESOLUTION 48-2024-25** A Resolution approving a certificate of compliance for sale of wine in a food store at TN Butcher Company LLC, DBA New York Butcher Shoppe, located at 2720 Madison St., Suite E, Clarksville TN
- G. **RESOLUTION 49-2024-25** A Resolution approving a certificate of compliance for sale of wine in a food store at Twice Daily #49, located at 1820 Ft Campbell Blvd, Clarksville TN.
- H. **RESOLUTION 50-2024-25** A Resolution approving a certificate of compliance for sale of wine in a food store at Twice Daily #69, located at 100 Alfred Thun, Clarksville TN
- I. **RESOLUTION 51-2024-25** A Resolution approving a certificate of compliance for sale of wine in a food store at Twice Daily #33, located at 600 Rossvie Rd, Clarksville, TN
- J. **RESOLUTION 52-2024-25** A Resolution approving a certificate of compliance for sale of wine in a food store at Twice Daily #11, located at 2220 Madison St, Clarksville TN
- K. **RESOLUTION 53-2024-25** A Resolution approving a certificate of compliance for sale of wine in a food store at Honest Inc, DBA Kwik Stop, located at 630 Tiny

[Town Rd, Ste 105, Clarksville TN](#)

L. Adoption of Minutes: [March 6, 2025](#)

## **7. Item Pulled From Consent**

### **A. ORDINANCE 61-2024-25 (Second Reading) [Zoning Case Z-14-2025]**

[An Ordinance amending the zoning ordinance and map of the City of Clarksville, application of RL Home LLC for a zone change on property south of Britton Springs Rd, east of Center Rd from RM-1 Single Family Mobile Home Residential District to R-4 Multiple Family Residential District.](#)

Councilman McLaughlin made a motion to adopt ORDINANCE 61-2024-25 (Second Reading); Councilman Shakeenab seconded the motion. The following vote was recorded:

AYE: BROWN, HAYWOOD, LOVATO, MARQUIS, STREETMAN, ZACHARIAS

NAY: CHANDLER, HOLLEMAN, McLAUGHLIN, PETERS, PITTS, SHAKEENAB, SMITH

The motion to adopt ORDINANCE 61-2024-25 (Second Reading) failed.

## **8. Finance Committee: Chairman Stacey Streetman**

### **A. ORDINANCE 54-2024-25 (First Reading) [An Ordinance to amend the Official Code of the City of Clarksville Title 1 \(Administration, Officers and Personnel\), Chapter 9 \(City Court\), Section 1-909-Reserved to create a section relative to Municipal Court Expunctions and Fees.](#) *Finance and Public Safety Committees: Approval***

Councilman Streetman made a motion to adopt ORDINANCE 54-2024-25 (First Reading); Councilman Smith seconded the motion. The following vote was recorded:

AYE: BROWN, HAYWOOD, HOLLEMAN, LOVATO, MARQUIS, McLAUGHLIN, PETERS, PITTS, SHAKEENAB, STREETMAN, ZACHARIAS

NAY: CHANDLER, SMITH

The motion to adopt ORDINANCE 54-2024-25 (First Reading) passed.

- B. **ORDINANCE 62-2024-25 (First Reading)** [An Ordinance authorizing the Mayor, or his designee, to conduct negotiations and to enter an agreement for purchase of a right of way and easements, or should negotiations fail, to pursue condemnation through use of eminent domain for acquisition of property for a public purpose for the City of Clarksville Needmore Road Improvement Project.](#) *Finance Committee: Approval*

Councilman Streetman made a motion to adopt ORDINANCE 62-2024-25 (First Reading); Councilman Haywood seconded the motion. The following vote was recorded:

AYE: BROWN, CHANDLER, HAYWOOD, HOLLEMAN, LOVATO, MARQUIS, McLAUGHLIN, PETERS, PITTS, SHAKEENAB, SMITH, STREETMAN, ZACHARIAS

NAY: None

The motion to adopt ORDINANCE 62-2024-25 (First Reading) passed.

- C. **ORDINANCE 63-2024-25 (First Reading)** [An Ordinance authorizing the City of Clarksville to convey real property contained within the Public Safety Complex at Outlaw Field to Montgomery County Tennessee for construction of an Emergency Medical Service Station.](#) *Finance Committee: Approval*

Councilman Streetman made a motion to adopt ORDINANCE 63-2024-25 (First Reading); Councilman Smith seconded the motion. The following vote was recorded:

AYE: BROWN, CHANDLER, HAYWOOD, HOLLEMAN, LOVATO, MARQUIS, McLAUGHLIN, PETERS, PITTS, SHAKEENAB, SMITH, STREETMAN, ZACHARIAS

NAY: None

The motion to adopt ORDINANCE 63-2024-25 (First Reading) passed.

- D. **ORDINANCE 64-2024-25 (First Reading)** [An Ordinance authorizing the Mayor, or his designee, to enter into an agreement and acquire property for a public purpose for roadway improvements and to swap and convey City of Clarksville property in exchange therefore.](#) *Finance Committee: Approval*

Councilman Streetman made a motion to adopt ORDINANCE 64-2024-25 (First Reading); Councilman Smith seconded the motion. The following vote was recorded:

AYE: BROWN, CHANDLER, HAYWOOD, HOLLEMAN, LOVATO, MARQUIS, McLAUGHLIN, PETERS, PITTS, SHAKEENAB, SMITH, STREETMAN, ZACHARIAS

NAY: None

The motion to adopt ORDINANCE 64-2024-25 (First Reading) passed.

- E. **RESOLUTION 45-2024-25** [A Resolution authorizing Mayor Pitts to file with the US Department fo Housing and Urban Development, the City of Clarksville's 2025-2029 Consolidated Plan, 2025-2026 Annual Action Plan, and the 2025-2026 Application for Community Development Block Grant Funds and Home Investment Partnership Program Funds.](#) *Finance and Neighborhood and Community Services Committees: Approval*

Councilman Streetman made a motion to adopt RESOLUTION 45-2024-25;  
Councilman Smith the motion. The following vote was recorded:

AYE: BROWN, CHANDLER, HAYWOOD, HOLLEMAN, LOVATO,  
MARQUIS, McLAUGHLIN, PETERS, PITTS, SHAKEENAB,  
SMITH, STREETMAN, ZACHARIAS

NAY: None

The motion to adopt RESOLUTION 45-2024-25 passed.

- F. **RESOLUTION 46-2024-25** [A Resolution requesting the Regional Planning Commission to study the Clarksville Zoning Ordinance, subchapter 11.9 \(Violations\), regarding penalties for violations thereof and return and ordinance for consideration by the Clarksville City Council.](#) *Finance Committee: Approval*

Councilman Streetman made a motion to adopt RESOLUTION 46-2024-25 ;  
Councilman Haywood seconded the motion. The following vote was recorded:

AYE: BROWN, CHANDLER, HAYWOOD, HOLLEMAN, LOVATO,  
MARQUIS, McLAUGHLIN, PETERS, PITTS, SHAKEENAB,  
STREETMAN, ZACHARIAS

NAY: None

The motion to adopt RESOLUTION 46-2024-25 passed.

**9. Gas & Water Committee: Chairman Deanna McLaughlin**

- A. Department Report

**10. Neighborhood & Community Services Committee: Chairman Joe Shakeenab**

- A. [Department Report](#)

**11. Parks & Recreation Committee: Chairman Brian Zacharias**

A. [Department Report](#)

**12. Public Safety Committee: Chairman Keri Lovato**

A. [Department Report](#)

**13. Transportation-Streets-Garage Committee: Chairman Wanda Smith**

A. Department Report

**14. Mayor and Council Comments**

**15. Adjournment**

The meeting was adjourned at 8:15 pm.