



City of Clarksville

City Council - Executive Session

August 28, 2025 at 4:30 PM

City Council Chambers

106 Public Square

Clarksville, Tennessee

Please silence all cell phones.

AGENDA

1. Planning Commission, Jeffrey Tyndall, Reginal Planning Commission

- A. **ORDINANCE 09-2025-26 (FIRST READING) [ZONING CASE Z-31-2025]**
An Ordinance amending the zoning code and map of the City of Clarksville, application of Clarkland, for a zone change on property located on the northwest corner of Ashland City Rd./41-A Bypass and Denny Rd. Intersection from R-1 Single Family Residential District to C-5 Highway & Arterial Commercial District.
RPC: Approval/Approval
- B. **ORDINANCE 10-2025-26 (FIRST READING) [ZONING CASE Z-32-2025]**
An Ordinance amending the zoning code and map of the City of Clarksville, application of Ross & Ashley Morford / Armor Holdings LLC, for a zone change on two adjacent parcels on the northern frontage of Marion St., 115 ft +/- west of the 2nd St & Marion St Intersection from R-4 Multiple Family Residential District to CBD Central Business District.
RPC: Approval/Approval
- C. **ORDINANCE 11-2025-26 (FIRST READING) [ZONING CASE Z-33-2025]**
An Ordinance amending the zoning code and map of the City of Clarksville, application of Todd Morris, for a zone change on property consisting of four contiguous parcels, on the eastern frontage of Trenton Rd. 450 +/- north of Fairview Ln. from R-1 Single Family Residential District to R-4 Multiple Family Residential District / C-5 - Highway & Arterial Commercial District.
RPC: Approval/Approval
- D. **ORDINANCE 12-2025-26 (FIRST READING) [ZONING CASE Z-34-2025]**
An Ordinance amending the zoning code and map of the City of Clarksville, application of Ronnie Ganoë, for a zone change on property located on a parcel of land fronting on the western frontage of Evans Rd., 900ft +/- north of Lafayette Rd. from RM-1 Single-Family Mobile Home Residential District to R-2D Two Family Residential District. ***RPC: Approval/Approval***

- E. **ORDINANCE 13-2025-26 (FIRST READING) [ZONING CASE Z-35-2025]**
An Ordinance amending the zoning code and map of the City of Clarksville, application of Tiny Town apartments LLC, for a zone change on property fronting the northern frontage of Tiny Town Rd, approximately 430 ft +/- west of Heritage Pointe Dr. from C-4 Highway Interchange District to C-2 General Commercial District. **RPC: Approval/Approval**
- F. **ORDINANCE 14-2025-26 (FIRST READING) [ZONING CASE Z-36-2025]**
An Ordinance amending the zoning code and map of the City of Clarksville, application of Virginia James & Jason Feltner Family, for a zone change on property located on the eastern and western frontages of Ted A. Crozier Sr. Blvd. north and south of the western intersection of Dunlop Ln. & Ted Crozier Sr. Blvd. & 1,800 +/- feet north of the eastern intersection of Dunlop Ln. & Ted Crozier Sr. Blvd. spanning 3,600 +/-feet of Ted Crozier Sr. Blvd. frontage, bounded by I-24 on the northeast & a railroad track to the south from R-1 Single Family Residential District / M-1 Light Industrial District to C-3 Regional Shopping Center District / C-4 Highway Interchange District. **RPC: Approval/Approval**
- G. **ORDINANCE 15-2025-26 (FIRST READING) [ZONING CASE Z-37-2025]**
An Ordinance amending the zoning code and map of the City of Clarksville, application of SDRA Holdings, LLC, for a zone change on property located on two parcels on the northwest corner of the Thomas St. & Bradley St. intersection from R-3 Three Family Residential District to C-2 -General Commercial District.
RPC: Approval/Approval
- H. **ORDINANCE 19-2025-26 (FIRST READING) [ZONING CASE ZO-7-2025]**
An Ordinance amending the City Zoning Ordinance of the City of Clarksville, Tennessee, as it pertains to updating the Clarksville Design Overlay Districts to include Fort Campbell Boulevard and Tiny Town Road Corridors. **RPC: This amendment reduces the overall effect of the original ordinance. / None**
- I. **ORDINANCE 111-2024-25 (FIRST READING) [ZONING CASE Z-28-2025]**
(This item was granted a one-month deferral at the August 7, 2025 Regular Council Meeting in accordance with City Code Section 1-204)
An Ordinance amending the zoning code and map of the City of Clarksville, application of Running M. Properties, LLC for a Zone change on property located south of W Concord Dr, east of Ft Campbell Blvd, and accessed approximately 260 ft south of the Ft Campbell Blvd and Concord Dr intersection from C-2 General Commercial District to R-2A Single Family Residential District.
RPC: Approval/Approval

2. Planning Commission Item Not Requiring a Public Hearing

- A. **ORDINANCE 06-2025-26 (FIRST READING) [ZONING CASE Z-30-2025]** (This item was postponed at the August 7, 2025 meeting and does not require a Public Hearing)
An Ordinance amending the zoning code and map of the City of Clarksville, application of Donny Ray Plaster, Jr., for a zone change on a tract of land encompassing two adjacent parcels at the eastern terminus of Bellamy Ln from AG

3. 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 01-2025-26 (SECOND READING)** An Ordinance of the City of Clarksville, TN amending City Code Title 10 (Offenses - Miscellaneous), Chapter 1 (Generally), Section 10-101 (Certain Misdemeanors under state law), to adopt by reference state traffic offenses, rules of the road, and certain other misdemeanors.
- B. **ORDINANCE 02-2025-26 (SECOND READING)** An Ordinance amending Part II (Code of Ordinances), Title 13 (Utilities and Service), Chapter 3 (Gas, Water, and Sewer Service) the City of Clarksville relative to ownership and maintenance of gas and water meters and services.
- C. **ORDINANCE 03-2025-26 (SECOND READING)** An Ordinance authorizing the Mayor, or his designee, to conduct negotiations and to enter into an agreement for the purchase of easements and/or rights of way, or should negotiations fail, to pursue condemnation through the use of eminent domain for the acquisition of property for a public purpose for the Liberty Park Sidewalk Phase III Project.
- D. **ORDINANCE 05-2025-26 (SECOND READING) [ZONING CASE Z-29-2025]** An Ordinance amending the zoning code and map of the City of Clarksville, application of Charles Thomas Jerles, for a zone change on a tract of land fronting on the north frontage of Bellamy Ln approximately 225 +/- feet west of the Bellamy Ln & Warfield Blvd intersection from C-2 General Commercial District to C-5 Highway & Arterial Commercial District.
- E. **RESOLUTION 12-2025-26** A Resolution approving an appointment to the Arts & Heritage Development Council, Designations Board, Economic & Community Development Board, Gas & Plumbing Board and Parking Commission
- F. **RESOLUTION 13-2025-26** A Resolution approving a retail liquor store certificate of compliance for Tejaskumar S. Patel and Pooja S. Patel (Clarksville Bottle Shop, 549 Neptune Dr) and repealing the certificate of compliance for Clarksville Bottle Shop (924 Providence Blvd).
- G. **RESOLUTION 14-2025-26** A Resolution approving a retail liquor store certificate of compliance for Geetaben Patel (Planet Liquors, 2400 Madison St), and repealing the certificate of compliance for Planet Liquors (2690 Madison St.).
- H. **RESOLUTION 15-2025-26** A Resolution approving a retail liquor store certificate of compliance for Viraj Patel (Iron Oak Wine & Spirits, 2631 US-41A Bypass), and

repealing the certificate of compliance for Clarksville Discount Liquors (267 Stone Crossing).

- I. **RESOLUTION 16-2025-26** A Resolution approving a retail liquor store certificate of compliance for Yogeshkumar Patel (Silver Dollar Wine & Spirits, 2700 Trenton Rd), and repealing the certificate of compliance for Needmore Wine & Spirits (2699 Trenton Rd).

- J. Adoption of Minutes: August 7, 2025

4. Appointment of Chief Financial Officer

- A. **RESOLUTION 17-2025-26** A Resolution approving the appointment of Christen Wilcox as Chief Financial Officer. *Mayor Joe Pitts*
- B. Chief Financial Officer Oath of Office

5. Finance Committee: Chairman Stacey Streetman

- A. **ORDINANCE 07-2025-26 (FIRST READING)** An Ordinance accepting the donation of certain real property from John T. Rochford to the City of Clarksville for the purpose of a park. *Finance and Parks & Recreation Committees: Approval*
- B. **ORDINANCE 18-2025-26 (FIRST READING)** An Ordinance authorizing the Mayor, or his Designee, to conduct negotiations and to enter into an agreement for the purchase of real property for the purpose of constructing affordable housing in partnership with Appalachian Service Project. *Finance Committee: Approval*
- C. **RESOLUTION 08-2025-26** A City of Clarksville Resolution requesting the department of Human Resources perform a study with regard to a pay adjustment plan separate from the City General pay plan for the Fire Department and Police Department employees to target recruitment and retention, and return the results of the study to the City Council. (Councilman Shakeenab) *Finance Committee: Disapproval / Public Safety Committee: Approval*
- D. **RESOLUTION 09-2025-26** A Resolution authorizing the issuance of interfund capital outlay notes in the aggregate principal amount of not to exceed eleven million, five hundred thousand dollars (\$11,500,000) of the City of Clarksville, Tennessee; making provision for the issuance, sale and payment of said notes; establishing the terms thereof and the disposition of proceeds therefrom; providing for the levy of taxes for the payment of principal of and interest on notes; and providing for reimbursement from federally tax-exempt obligations. *Finance Committee: Approval*
- E. **RESOLUTION 10-2025-26** A Resolution authorizing the issuance of not to exceed \$61,000,000 in aggregate principal amount of one or more series of general obligation bonds of the City of Clarksville, Tennessee. *Finance Committee: Approval*

- F. **RESOLUTION 11-2025-26** [A Resolution authorizing the issuance of not to exceed \\$76,000,000 in aggregate principal amount of general obligation refunding and improvement bonds of the City of Clarksville, Tennessee, in one or more series; making provision for the issuance, sale and payment of said bonds, establishing the terms thereof and the disposition of proceeds therefrom; and providing for the levy of taxes for the payment of principal of premium, if any, and interest on the bonds.](#) *Finance Committee: Approval*

6. Gas & Water Committee: Chairman Deanna McLaughlin

- A. Department Report

7. Neighborhood & Community Services Committee: Chairman Joe Shakeenab

- A. Department Report

8. Parks & Recreation Committee: Chairman Brian Zacharias

- A. Department Report

9. Public Safety Committee: Chairman Keri Lovato

- A. Department Report

10. Transportation-Streets-Garage Committee: Chairman Wanda Smith

- A. Department Report

11. New Business

- A. **RESOLUTION 18-2025-26** [A Resolution approving the official designation of Oak Street from New Providence Blvd to D Street to be designated as Kenny York Memorial Way.](#) *Mayor Pitts Designations Committee: Approval*

12. Public Comments

13. Mayor and Council Member Comments

14. Adjournment