



CLARKSVILLE-MONTGOMERY COUNTY  
**REGIONAL PLANNING COMMISSION**

**Plan of Service for  
Annexation A-1-2024  
For Territory  
Off Lafayette Road, Highway 374, and  
Garrettsburg Road**

**May 2024**

**PUBLIC REVIEW COPY**

**Available for review from May 22, 2024– June 6, 2024**

**at**

**Regional Planning Commission**

**City Building and Codes**

**County Building and Codes**

**[www.CMCRPC.com](http://www.CMCRPC.com)**



NOTICE OF PUBLIC HEARING  
Published on May 19, 2024

A notice that a public hearing will be held on the 6th of June 2024, at 6:00 p.m., before the Clarksville City Council, at the Council Chambers 102 Public Square, Clarksville, Tennessee, to hear comments relative to a proposed Plan of Services, and on a proposed Resolution annexing certain territory into the City of Clarksville (item: A-1-2024). Said territory includes properties between Lafayette Road and Garrettsburg Road east of Highway 374. The hearing will determine whether the described territory adjoining the present corporate boundaries of the City of Clarksville should be annexed. The proposed Plan of Service will be posted for review from May 22, 2024, to June 6, 2024, in the following locations during normal business hours: Regional Planning Commission at 329 Main Street; City of Clarksville Building and Codes at 100 S. Spring St.; Montgomery County Building and Codes at 350 Pageant Lane; and online at [www.cmcrpc.com](http://www.cmcrpc.com).

The Annexation Request is for land meeting the following description:

Being parcels of land in the 3rd Civil District of Clarksville, Montgomery County, TN, said parcels being tax map 44 parcels 26.0, 28.0, 29.01 & 36.0, said parcels being the Bobby Lee Clardy Property as recorded in Volume 912, page 1453 & Volume 762, page 2235 Register's Office Montgomery County, Tennessee (ROMCT), Tabernacle TN property as recorded in ORV 1403, page 1502 and Mosaic Church of TN property as recorded in ORV 2198, page 2754, said parcels being generally described as north of and adjacent to Lafayette Road, east of and adjacent to Purple Heart PKWY, south of Garrettsburg Road in Clarksville, Tennessee, 37042, said parcel being more particularly described as follows:

Beginning at a point, said pin being the north right of way of Lafayette Road, said pin being S 85° 25' E for a distance of 138 feet from the centerline intersection of Lafayette Road and Riggins Drive;

Thence, along said Lafayette Rd, N 74° 22' 19" W for a distance of 674.31 feet to a point on a line, said point being the east right of way of said Purple Heart Pkwy, said point also being the southwest corner of the herein described parcel;

Thence, along said Purple Heart Pkwy for the next 2 calls, N 15° 03' 11" E for a distance of 266.63 feet to a point on a line;

Thence, N 11° 12' 51" E for a distance of 337.96 feet to a point on a line, said point being the southwest corner of the Tabernacle TN property as described in ORV 1403, page 1502;

Thence, continuing along said Purple Heart Pkwy for the next 5 calls, N 14° 05' 32" E for a distance of 492.84 feet to a point on a line;

Thence, N 25° 09' 34" E for a distance of 381.13 feet to a point on a line;

Thence, N 38° 48' 15" E for a distance of 303.99 feet to a point on a line;

Thence, N 53° 19' 38" E a distance of 369.89 feet to a point on a line, said point being the southern right of way of Garrettsburg Road, said point being the northwest corner of the herein described parcel;

Thence, with said Garrettsburg Road for the next 2 calls, S 51° 19' 19" E for a distance of 87.23 feet to a point on a line, said point being the northwest corner of the Mosaic Church of TN as described in ORV 2198, page 2754;



Thence, along said Mosaic Church of TN, S 51° 19' 18" E for a distance of 50.96 feet to a point on a line, said point being the northwest corner of the James Greenup property as described in ORV 2198, page 2754, said point being the northeast corner of the herein described property;

Thence, with said Greenup property for the next 3 calls, S 27° 35' 38" W for a distance of 298.59 feet to a point on a line;

Thence, S 26° 42' 48" W for a distance of 666.21 feet to a point on a line;

Thence, S 63° 17' 12" E for a distance of 355.75 feet to a point on a line, said point being the northwest corner of the Ricky Lee Stokes property as described in ORV 915, page 143, said point also being the northeast corner of the herein described parcel;

Thence, along said Stokes property, S 23° 25' 21" W for a distance of 121.75 feet to a point on a line, said point being the northwest corner of the Mary Muse property as described in ORV 1032, page 706;

Thence, along said Muse property, S 24° 26' 28" W for a distance of 451.27 feet to a point on a line, said point being the north property line of the Bobby Lee Clardy property;

Thence, S 87° 51' 08" E for a distance of 176.01 feet to a point on a line, said point being the western property line of the Alexis Robertson property as described in ORV 2236, page 2052;

Thence, along said Alexis Robertson property for the next 2 calls, S 06° 44' 49" W for a distance of 306.71 feet to a point on a line;

Thence, S 05° 15' 10" W for a distance of 145.59 feet to a point on a line, said point being the northern right of way of said Lafayette Road, said point being the southeast corner of the herein described parcel;

Thence, along said Lafayette Road right of way for the next 2 calls, N 80° 44' 25" W for a distance of 43.94 feet to a point on a line;

Thence, N 73° 52' 44" W for a distance of 94.42 feet to a point, said point being the point of beginning, said parcels containing a total of 1,030,430 Square Feet or 23.66 Acres, more or less. Together with and subject to all right of ways, easements, restrictions, covenants, and conveyances of record and not of record.



**TO:** City and County Departments Involved in the Annexation Process  
**FROM:** Jeffrey Tyndall, Director, Regional Planning Commission  
**DATE:** April 19, 2024  
**SUBJECT:** A-1-2024: Annexation of property off Lafayette Road, Highway 374, and Garrettsburg Road

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The property on the attached map is being evaluated for annexation into the City limits of Clarksville, Tennessee. This area will require a plan of service from each department which will be available for review by the public and approved by the Clarksville City Council.

Please review the information and map to determine if your department can serve the area and if there are any additional specific improvements, personnel requirements, materials, etc., that your department will need to service this area. Next, if improvements, equipment, materials, or personnel are needed please outline a specific time frame for when they will be needed; for instance, immediately, 2 fiscal years out, 5 fiscal years out, etc. Finally, list in detail the anticipated cost (if any) of each of these items. It is very important that you be as accurate as possible in determining your needs and expenses.

Please reply to this memo with an email or department memo outlining any concerns or issues.

#### **Annexation Information**

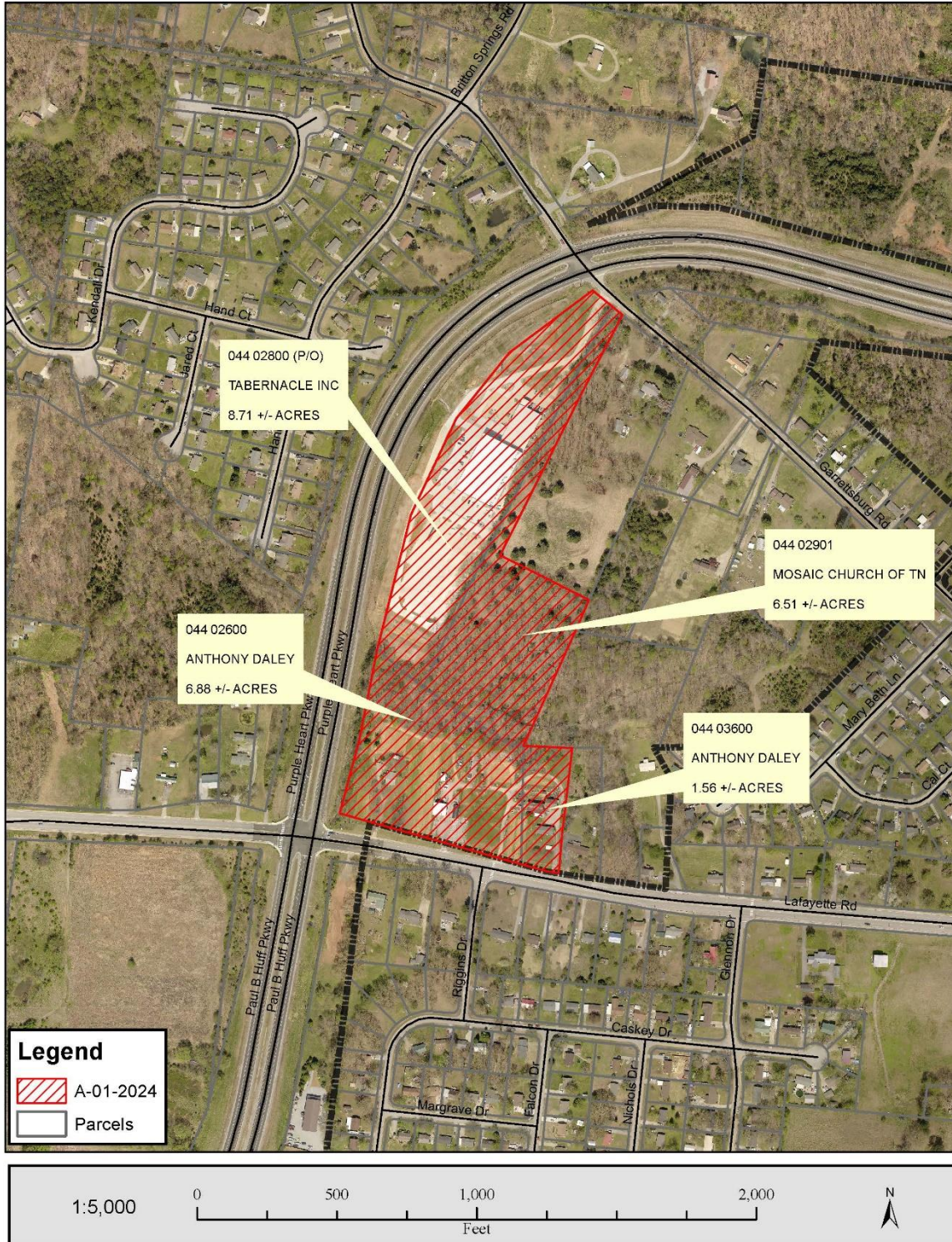
- **Overview:** This annexation is a voluntary request of 2 property owners representing 4 parcels.
  - Addresses and Tax Map IDs:
    - 937 Lafayette Road, Anthony Daley, TM 044 03600 000
    - 1003 Lafayette Road, Anthony Daley, TM 044 02600 000
    - P/O 1020 Garrettsburg Road, Tabernacle Inc, TM 044 02800 000
    - Unaddressed Parcel Garrettsburg Road, Mosaic Church of TN, TM 044 02901 00003044
- **Total Area:** 23.66 acres +/-
- **Current Zoning:** Current zoning is mostly R-1 with a small undeveloped portion of O-1 (approximately +/- 0.45 acres on Garrettsburg Road).
- **Proposed Zoning:** 8.44 Acres of the two properties on Lafayette Road are requesting to go to R-4.
- **Additional Right-of-way:** None
- **Existing Structures/Population:** There are several existing structures on these properties:
  - Mosaic Church
  - A small family farm with several assorted outbuildings and a home site.
- **Potential Development:** This annexation will provide for the expansion of Mosaic Church's parking lot and building in the future. The rezoning to R-4 will allow for 96 townhomes on approximately 8 acres.
- **Potential Population Estimate:** 96 townhomes represent approximately 340 residents (119 children 18 years old and younger, and 221 adults).

Please submit your comments to me, in writing, no later than noon **April 26, 2024**

If you need any information for your analysis, do not hesitate to contact me at any time at 931-645-7448 or [jeffrey.tyndall@cityofclarksville.com](mailto:jeffrey.tyndall@cityofclarksville.com)

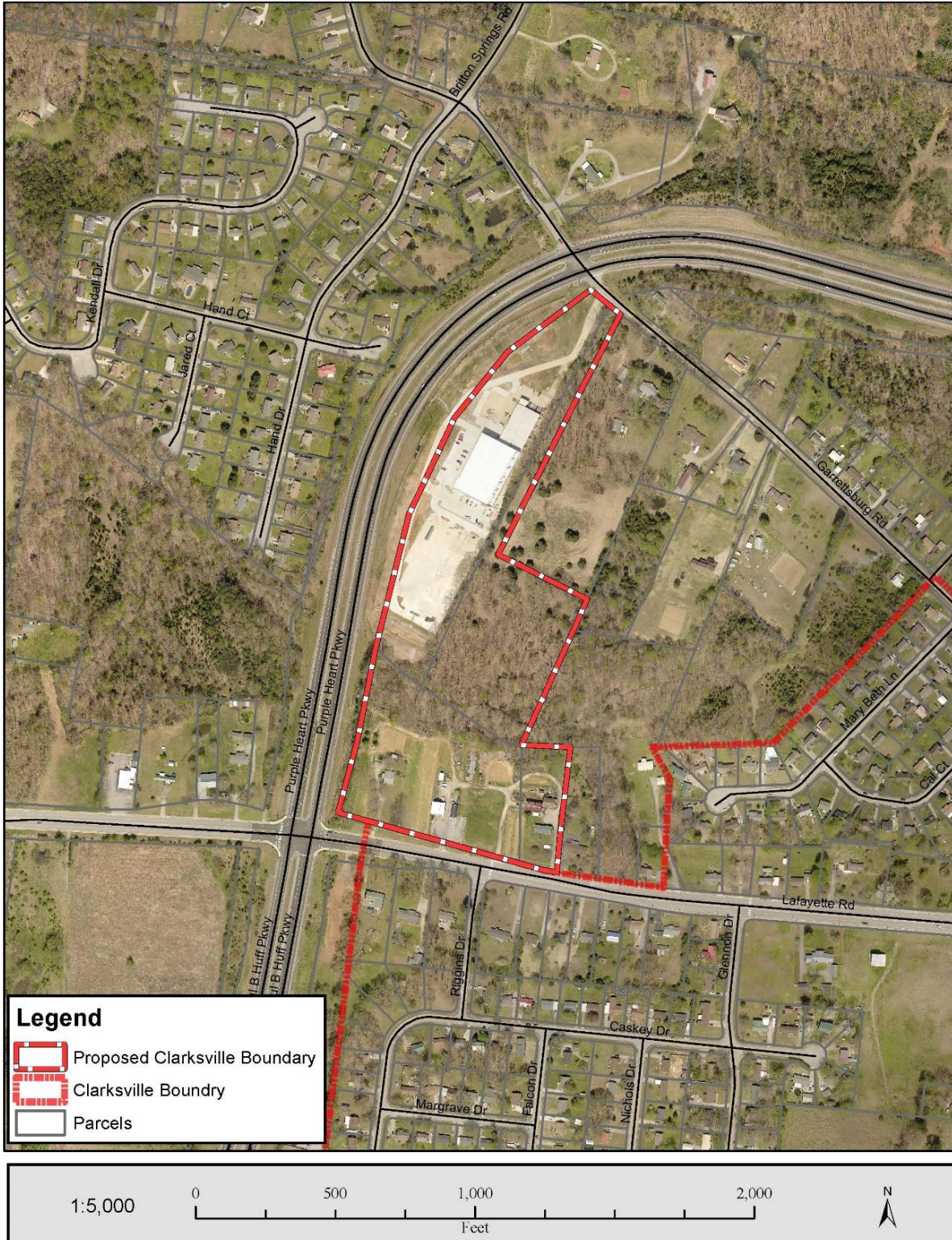


Area of Proposed Annexation



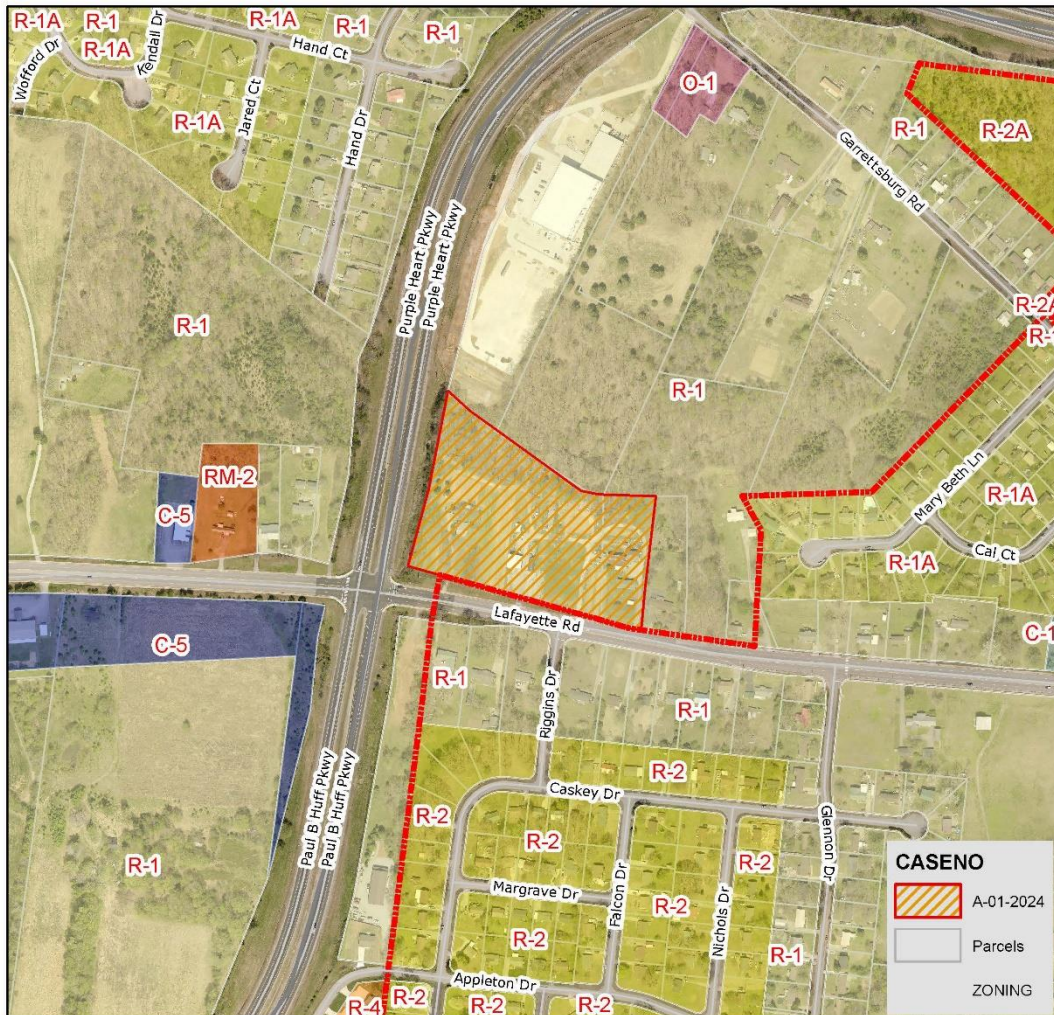


Proposed zoning map





Rezoning to R-4 Portion of A-1-2024



<b>A-01-2024</b>
<b>APPLICANT:</b> Anthony Daley Devin Daley
<b>REQUEST:</b> <b>R-1</b> <b>TO</b> <b>R-4</b>
<b>MAP &amp; PARCEL</b> 044 02600 044 03600
<b>ACRES +/-</b> 8.44
Scale: 1:5,000 Feet 0 175 350 4/11/2024

cc: Mayor Joe Pitts  
Mayor Wes Golden  
Chief Crockarell, Clarksville Police Dept.  
Chief Montgomery, Clarksville Fire Rescue  
Jobe Moore, Clarksville Fire Rescue  
Mark Riggins, Gas, Water, and Sewer  
Pat Chesney, Gas, Water, and Sewer  
David Smith, Street Department  
Chris Cowan, City Street Department  
Brian Taylor, Department of Electricity  
Chris Williams, Department of Electricity  
Justin Crosby, Building and Codes  
Jennifer Letourneau, Parks and Recreation  
Laurie Matta, Commissioner of Finance

Erinne Hester, Assessor of Property  
Michael Ringgenberg, Director of Transit  
Hope Petersen, E-911  
Doug Catellier, APSU GIS  
Lisa Canfield, City Clerk  
Amanda Joslin, Election Commission  
Mark Neblett, Bi-County Solid Waste  
Sam McCanna, Addressing Manager  
Eric Bitner, City Attorney  
Tim Harvey, County Attorney  
Jeff Bryant, Highway Department  
Jonathan Fielder, CEMC  
Sheriff John Fuson  
Ed Baggett, Emergency Management



## PLAN OF SERVICE

Pursuant to the provisions of Section 6-51-102, Tennessee Code Annotated, there is hereby adopted, for the area bounded as described above, the following plan of service.

**THE EFFECTIVE DATE OF ANNEXATION SHALL BE 30 DAYS AFTER PASSAGE OF THE CITY RESOLUTION**

### POLICE

According to the CPD staffing policies the city strives to have 2.2 officers per 1,000 residents to also include employees in an area. Current staffing citywide is well below target and this annexation would increase this current shortfall. Continued hiring and training of new officers will decrease the officer shortage but will take time. This additional land and population should be considered in future hiring and staffing requests of CPD.

### FIRE

Clarksville Fire Rescue has effective support and personnel in the proposed annexation area and can respond in a timely manner. This annexation will be located less than 2 miles from future Fire Station 6.

### GAS, WATER, AND SEWER - CGW

The 23.66+/- acres encompassed by the properties subject to A-1-2024 (Tax Map IDs: 044 03600 000 (937 Lafayette Road, 044 02600 000 (1003 Lafayette Road), 044 02800 000 (1020 Garrettsburg Road) and 044 02901 00003044 (unaddressed parcel off Garrettsburg Road)) that are being considered for annexation into the City limits of Clarksville, Tennessee currently lies within the service area of Clarksville Gas and Water (CGW). CGW owns, operates and maintains a water mains and sanitary sewer main currently present on or adjacent to the proposed annexation along Garrettsburg Road, Lafayette Road, and/or Hwy 374. Natural gas is present within about 1,750 feet east of the proposed annexation at the intersection of Lafayette Road and N Liberty Church Road. Any additional future public main extensions of these utilities to and/or into the proposed annexation area would be the responsibility of the developer of the properties, including any and all costs. Upon completion of public utility main extension work by the developer, CGW would assume ownership of the new mains.

The proposed annexation area is situated well within the existing service area. Therefore we do not anticipate any additional improvements, equipment, materials, or personnel that the CGW department will need to service this area. Any incidental costs incurred by CGW to operate and maintain these new facilities, such as utility location, valve maintenance, meter reading, or main repair, would generally be offset by revenue generated from water, sewer, and natural gas usage by the new customer base. These operation and maintenance activities can be handled by the existing CGW labor force.





### SOLID WASTE

Current policies of the Bi-County Solid Waste Management System for areas within the city limits of Clarksville will extend into the newly annexed area upon the effective date of annexation.

### CLARKSVILLE DEPARTMENT OF ELECTRICITY - CDE

In order to provide service to the proposed annexation location, an electric distribution line will need to be constructed. This line will originate from the intersection of Caskey Drive and Riggins Drive, and will continue north approximately 600 feet to Lafayette Road.

From this point, CDE Lightband will need to construct a double circuit with CEMC that continues west to Purple Heart Parkway, then north just past Mosaic Church, totaling approximately 2,400 feet. CDE will need to replace four transformers that feed 6 meters.

The cost estimate, including labor and material, is \$255,639.98. These electric distribution lines will require three months to construct.

Additional costs include roughly \$155,948.08 owed to Cumberland Electric Membership Corporation. This is in accordance with TN Code §6-51-112.

The total cost to CDE Lightband is \$411,588.06.

### CUMBERLAND ELECTRIC MEMBERS COOPERATIVE – CEMC

CEMC currently serves one church building the will remain and some agricultural properties that will be removed within the proposed annexation area. Infrastructure will be transferred and coordinated with CDE Lightband and lost revenue sharing will be established.

### PLANNING AND ZONING

These properties are currently zoned R-1 and a small portion of O-1 (approximately 0.45 acres on Garrettsburg Road). This annexation is accompanied by a request to rezone parcels 044 02600 and 044 036000 from R-1 to R-4, a total of 8.44 +/- acres representing approximately 96 townhomes. The planning commission staff and planning commissioners do not object to this rezoning.

### ADDRESSING / E-911

E-911 Center does not have any objection to this annexation.

The MSAG and APSU GIS will update changes in the CAD system upon the annexation effective date.



### ELECTION COMMISSION

As this area goes through the annexation process with City Council it should be included, in whole, within the City Ward 2 boundary.

### CLARKSVILLE TRANSIT SYSTEM – CTS

The Clarksville Transit System (CTS) receives funding from the Federal Transit Administration to operate within the urbanized area. The parcels in question are located within the urbanized area. All parcels are located in an area that currently lacks transit-supportive density and road design to support public transportation services.

Route 3 Cunningham Loop serves this area with 937 Lafayette Road being the closest to a current route bus stop near Northwest High School.

### PARKS AND RECREATION

Currently, the City of Clarksville Parks and Recreation Department does not adequately serve this area of the city to comply with the National Standard of a park within a ten-minute walk from all homes. The closest park property to the proposed annexed land is Ewing Burchett Park, an approximately one-acre park that is more than one and a half miles away (an approximately 30-minute walk). For further perspective, Ward 2, where this area would be annexed into, has only 50.3 acres of greenspace however the adequate amount of space would be 94.7 acres.

It is the opinion of Parks and Recreation that the annexation of the 23.66 acres and 96 townhomes would further increase the need for parks and greenspace in this ward. The Parks and Recreation Department would welcome the opportunity to work with the developer to create a park in this area of town for the benefit of all residents.

### CITY FINANCE DEPARTMENT

There would be no impact on the Finance and Revenue Department needs with this annexation.

### ASSESSOR

The effective date for taxation is set as January 1 the next calendar year to begin the tax roll in line with TCA requirements. No other comments.



### STREET DEPARTMENT

This annexation does not involve the annexation of any additional right of way or additional streets.

The City of Clarksville Street Department will begin enforcing its regulations on the effective date of annexation.

No additional personnel or equipment are anticipated to be required to service this specific area. However, due to the growth throughout the City through annexations and development over the years, the Street Department may need to add additional staff to maintain the roads, traffic control and drainage systems to acceptable standards.

Any future improvements of this property will be the responsibility of the developer/property owner.

Emergency maintenance of streets such as repair of hazardous potholes and measures necessary for traffic flow will begin once streets are dedicated to the public.

Routine maintenance, on a daily basis, will begin once any streets are dedicated to the public.

Construction of streets, installation of storm drain facilities, construction of curbs and gutters, and other such major improvements will be accomplished under City policies.

A traffic assessment will be required at development phase for any new construction and no access will be granted to Purple Heart Parkway (Highway 374).

### BUILDING AND CODES

On the effective date of annexation the Building and Codes Department will provide the following services:

Construction and Sign Permits, Administration, and Inspections – moderate impact expected; City Building and Codes staff will issue building permits associated with Residential and Commercial construction. Inspection services will be provided to the respective trades of the construction industry to include; building, plumbing, water and sewer, mechanical, and electrical. These services will be adsorbed by the existing staff.

Code Enforcement, Property Maintenance and Abatement – minimal impact expected; Code Enforcement Division will patrol and enforce property maintenance violations as necessary. The department will continue to enforce applicable codes and ordinances dealing with environmental issues. These services will be adsorbed by the existing staff.



CLARKSVILLE-MONTGOMERY COUNTY  
**REGIONAL PLANNING COMMISSION**

Planning and Zoning – No Impact: the Building & Codes office will continue to regulate the Zoning Ordinance and shall be interpreted and administered by the building official of the City.