

# Britton Springs Neighborhood Plan

## Request for Quotes

December 9, 2024

### I. INTRODUCTION

#### A. Project Background:

The Clarksville-Montgomery County Regional Planning Commission (RPC) is seeking a qualified firm to undertake a neighborhood-wide study of the character, socio-economics, and future of the Britton Springs Neighborhood and compare current land use patterns and zoning, potential zones, zoning techniques, and recommend a future land use plan specific to this neighborhood to guide future growth, and public or private investment.

In Spring of 2024, the Clarksville City Council and Montgomery County Commission voted to adopt the first City- and County-wide Comprehensive Plan in over 24 years. The next steps in the implementation of this comp plan is implementing those goals and guiding principles and addressing issues unique around the entire community. The Britton Springs Neighborhood with its mix of road types, land uses, topography, and differing jurisdictions (city and county) in the North Clarksville Planning Area is one area that needs a closer look that only a neighborhood planning effort can achieve. Additionally, just before the Comprehensive Plan was finalized, a devastating F2 Tornado ripped through northern Clarksville on December 9, 2023 which damaged thousands of residences and businesses across Clarksville, with one of the areas most impacted lying within the Britton Springs area.

#### B. The Study Area:

The Britton Springs Neighborhood (for the purpose of this study) is all the land and parcels bound by 101<sup>st</sup> Airborne Parkway to the south, Garrettsburg Road up to the rear of the parcels fronting on Britton Springs Road (Running North - South) to the west, Fort Campbell Blvd to the east and Fort Campbell Army Installation to the North (See Figure 1 below).

The study area is comprised of 1,519 parcels on 1,097 acres, the majority of which are within the City of Clarksville City Limits, but about one-quarter are in the unincorporated area of Montgomery County in its Urban Growth Boundary (See Figure 2 below).

In addition to the 1,097-acre neighborhood study area, two external forces to this neighborhood have and will shape its future and must be considered in the study.

- 1) Proximity to Fort Campbell Army Installation
- 2) December 9, 2023 Tornado damage to existing homes, mobile homes, and RM-1 zoned properties.

Figure 1: Britton Springs Road Area Map with Zoning

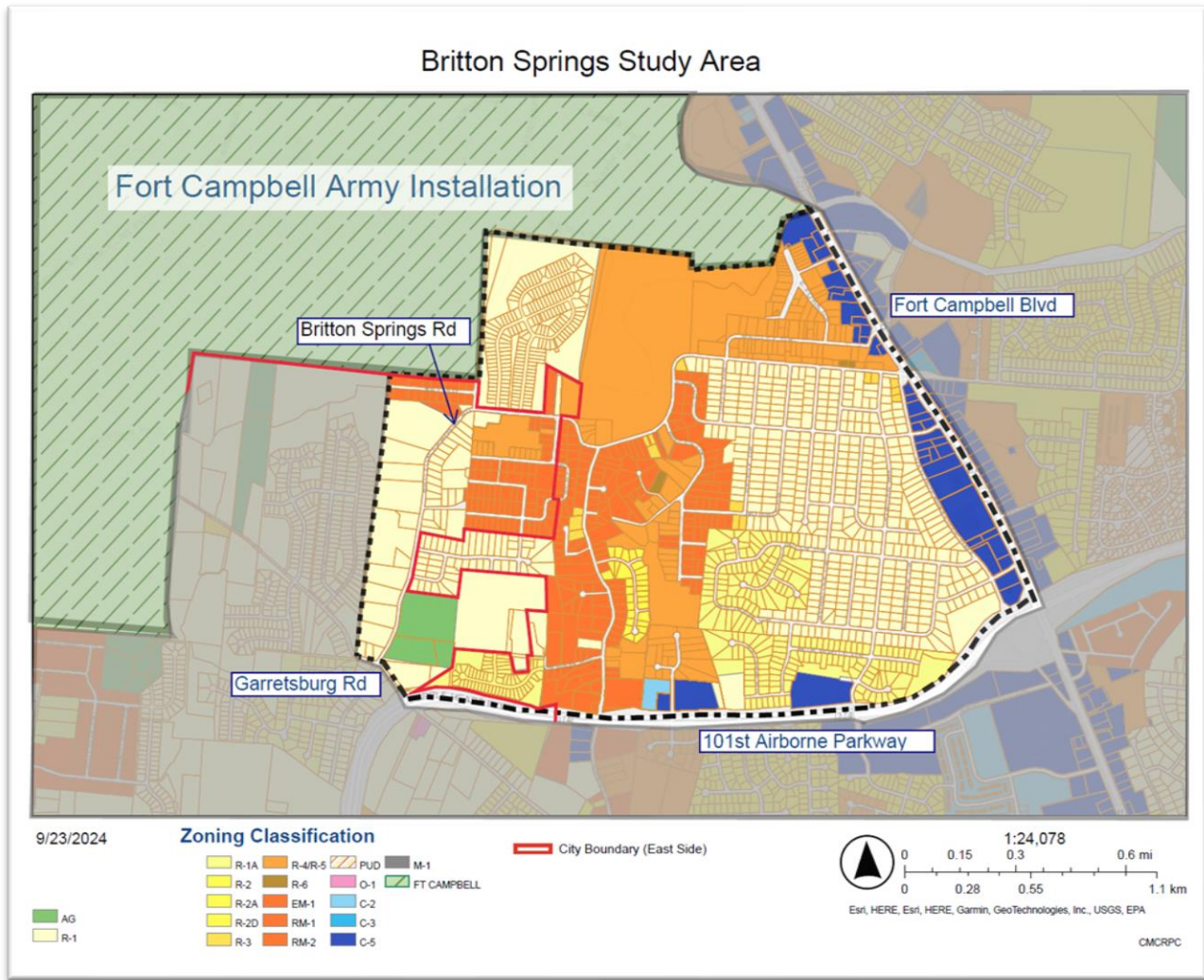
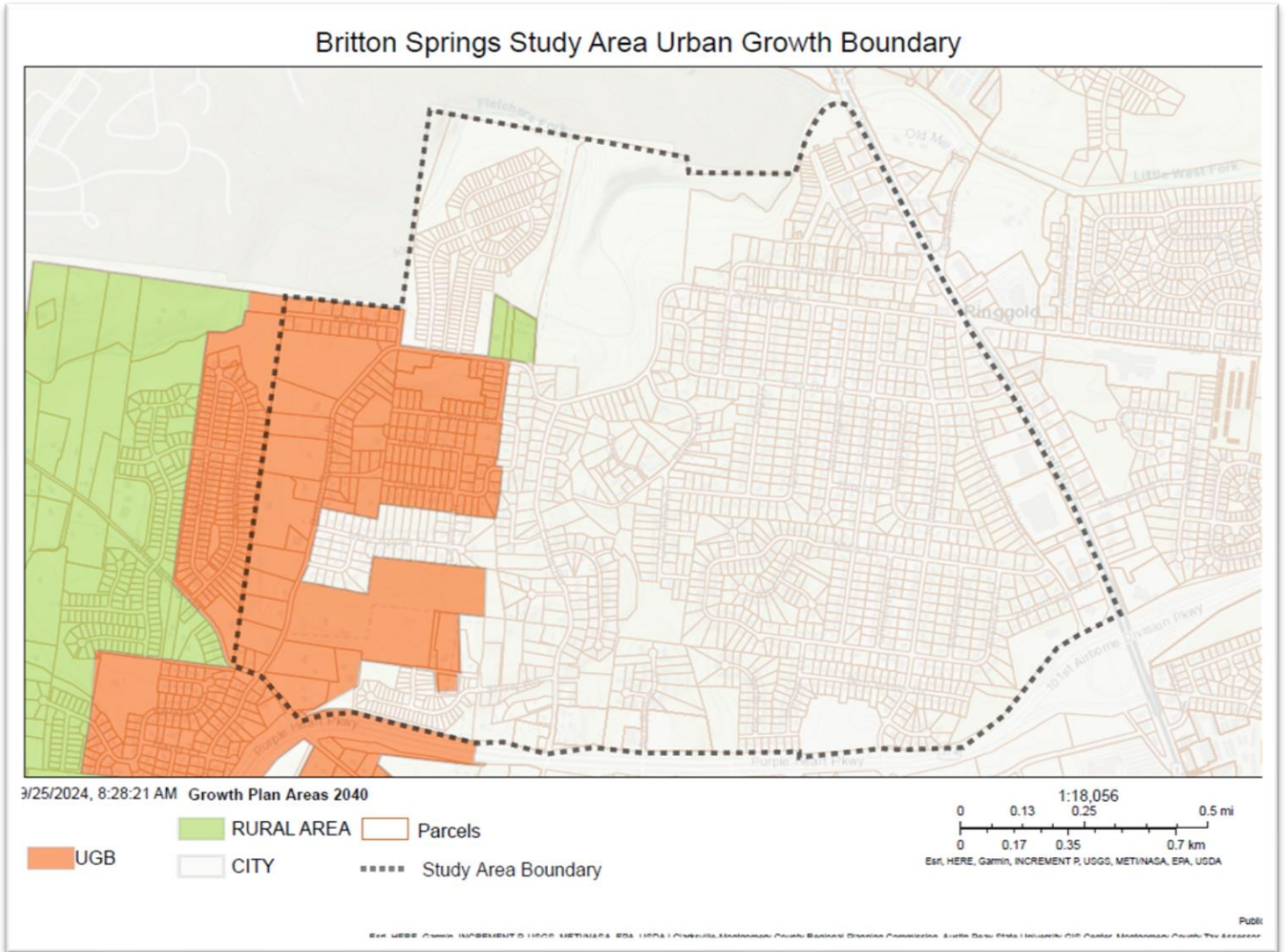


Figure 2: Britton Springs Road Area Map with City / County Growth Plan Boundaries



**C. Neighborhood Character:**

The Britton Springs Neighborhood has a mix of permanent long-term residents many of whom are active duty and retired military due to its proximity to Fort Campbell. This socio-economic mix has spurred a unique development pattern that spans single-family subdivisions, single mobile home lots, small mobile home parks, large acre estate lots, and more recently an infill of duplexes, triplexes, and townhomes. The high concentration of military-connected residents could be lent to skew the income levels of this neighborhood as taxable base pay is much lower than what personnel receive, along with mixing with traditionally low-income earners. As a result, this area has some of the lowest median incomes in the County. For example, Census Block 1012.02 which encompasses the majority of this Neighborhood area, has a Median Household income of \$59,167 (ACS, 2023 Estimates) compared to the annual median wage for Montgomery County \$67,631 (ACS, 2023 Estimates) it is about \$9,000 less annually.

This community has potential, with ample space to develop despite its boundary to the north. With the aftermath of the tornado destruction lingering, the focus and need to design a more resilient and complete community with its own identity has never been more appropriate.

This study should capture the community's needs and wants and effectively use land use solutions where possible to promote prosperity and a future where the current residents and new residents can live fulfilling lives.

## **II. SCOPE OF WORK**

### **A. Plan Document:**

The deliverable for this RFQ shall be a written plan with a future land use map and other supporting maps as needed. The document shall also include illustrations of typologies for the neighborhood. The document shall also have several recommendations for the Regional Planning Commission and/or Clarksville City Council or Montgomery County on how to carry out the plan.

### **B. Public Engagement:**

At least 2 public meetings shall be held in or near the community. One of the meetings should collect the initial wants and needs of the community and other sentiments that will inform the final plan. The other meeting shall be a charette to gather input on the draft plan and concepts to be further defined in the final plan.

## **III. ORGANIZATION AND MANAGEMENT**

This RFQ will be managed and paid for by the Regional Planning Commission. The RPC will provide data and research, and arrange meeting locations, attendees, and outreach. The RPC will also provide maps, data, and shapefiles if available to the consultant team.

All other project management shall be at the discretion of the consultant team with the support of the RPC.

## **IV. PERFORMANCE PERIOD**

This RFQ shall be delivered to the RPC within 8 months of the award date. The RPC will handle adoption by the Regional Planning Commission and City and County elected bodies thereafter with or without consultant support (TBD).

## **V. SUBMITTAL REQUIREMENTS, BUDGET,**

**Submittal Deadline: Noon December 30, 2024**

**Questions regarding the RFQ are due by: Noon December 16, 2024**

**Question responses to be posted: Noon December 18, 2024**

**Project Budget: Not to exceed \$49,000.00**

**Submittal Requirements: 1 hard copy of the project proposal along with 1 digital submission on a thumb drive or disc should be submitted by mail or in-person to:**

**Jeffrey Tyndall, Director  
Clarksville Montgomery County Regional Planning Commission  
329 Main Street  
Clarksville, TN 37040**

**Proposals shall be no longer than 10 pages (not including cover, table of contents, or back page)**

**Project Proposals and Qualifications should include**

- 1) Overview of the Company**
- 2) Understanding of the Community and Task**
- 3) Three Examples of Work Completed at a Similar Scope and Scale**
- 4) Project Timeline and Tasks for Completion of Deliverables**
- 5) Team Roles, Capabilities, and Organization Chart**
- 6) Anticipated Price for Completion**