

## **INFORMAL COMMISSION MEETING AGENDA**

**SEPTEMBER 4, 2018**

### **CITIZENS TO ADDRESS THE COMMISSION**

1. Barry Schmittou – U.S. Supreme Court Ruling
2. Katherine Hayes – Cross Creek Clays Shooting Range Rezoning
3. Michael Hayes – Cross Creek Clays Rezoning/Event Center

### **CALL TO ORDER** - Mayor Durrett

### **PROCLAMATION** – Suicide Prevention Awareness Month – Joseph Chatman

### **PUBLIC HEARING REGARDING ZONING**

**CZ-17-2018:** Application of CAJ Holdings, LLC, Agent Bob Harrison, from AG (Agricultural District) to AGC (Agricultural Commercial District)

**CZ-18-2018:** Application of DGTF Clark Enterprise, LLC, Agents Dwight Dickson and Wayne Miller, from AG (Agricultural District) to R-4 (Multiple-Family Residential District)

### **CLOSE PUBLIC HEARING**

### **RESOLUTIONS**

- 18-9-1:** Resolution to Fund Short Line Grant Match for the Montgomery County Rail Authority
- 18-9-2:** Resolution to Amend the 2012 Edition of the International Building Code to Include a New Section 10162.2 Included in the 2015 and 2018 Editions Related to Large Scale Industrial and Manufacturing Facilities
- 18-9-3:** Resolution to Adopt the 2019 Legislative Agenda as Presented by the Legislative Liaison Committee
- 18-9-4:** Resolution to Amend the Montgomery County Highway Department's Budget for the Purchase of Asphalt Hot Mix
- 18-9-5:** Resolution Amending the Clarksville-Montgomery County Growth Plan

### **REPORTS**

1. Nominating Committee Nominations – Chairman of Nominating Committee
2. County Mayor Nominations and Appointments – Mayor Durrett

## **REPORTS FILED**

1. Minutes from August 13, 2018
2. Notary Report
3. Report on Debt Obligation, CMCSS
4. Annual Financial Report – MCSO
5. Annual Financial Report (Amended) – Trustee’s Office
6. Trustee’s Monthly Report
7. Building & Codes Monthly Report

## **OLD BUSINESS**

## **NEW BUSINESS**

There will be an attorney/client privilege session with this legislative body next Monday night, September 10, at 5:00 p.m. prior to the Formal Commission meeting. **Resolution 18-9-6, *Resolution to Authorize Settlement of a Tax Dispute with Avanti Corporation***, will be on the agenda.

## **ANNOUNCEMENTS**

1. You are urged to attend the Tennessee County Commissioners Association (TCCA) Annual Regional meeting on September 13, at the Catfish House in Springfield, Tennessee. We will have a jury van available however some may have to carpool. If you have not already done so, please let Debbie Gentry know as soon as possible if you plan to attend. For those of you who are riding the van please meet in the parking lot adjacent to the Courthouse by 4:15; the van will pull out no later than 4:30.
2. Our 2019 Legislative Reception which will be held on October 2 at 5:30 at the Civic Hall. Please mark your calendars and make plans to attend.

## **ADJOURN**

**Public Participation at County Commission Meetings**  
(Request to Appear before the Board of Commissioners)

This form must be completed and returned to the County Mayor at least 72 hours before the date of the informal monthly meeting at which you wish to speak. The informal monthly meeting is on the first Monday of each month at 6:00 p.m. unless that Monday is a holiday. If that occurs, the informal meeting will take place the following Tuesday.

Unless you are notified to the contrary, you will be placed on the agenda subject to the following rules:

1. Time limit of presentation will not exceed three (3) minutes.
2. Subject matter should be limited to issues, without reference to personalities.
3. Presentation will be in consonance with good taste and decorum befitting the occasion and dignity of the county commission meeting.
4. The chairman may interrupt or terminate a presentation when it is too lengthy, personally directed, abusive, obscene or irrelevant.
5. The chairman may limit the number of individuals who will be recognized to speak on one side of any given issue. The number of presentations to be made at any given county commission meeting may also be limited in the discretion of the chairman.
6. A brief outline of the presentation and its relationship to the business of the county commission must be included with this request form.

Name Barry Schmittou

Address 2402 Old Ashland City Road, Clarksville Tennessee 37043

Telephone 931-249-7449

Subject Matter -

The U.S. Supreme Court ruled legislator's acknowledgment of God while conducting legislative procedures does not violate the U.S. Constitution's separation of church and state. I join many citizens in believing God is very relevant in everything done by our elected officials including helping eliminate the suffering of people and animals !

Individual or organization (if any) you represent

Address

Signature Barry Schmittou Date 8/16/18

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6. A brief outline of the presentation and its relationship to the business of the county commission must be included with this request form.

Name Katherine Hayes

Address 894 Hwy 13, Cunningham, TN. 37052

Telephone I have no telephone service.

Subject Matter Cross Creek Clays Shooting Range "Rezone to Commercial."

Individual or organization (if any) you represent Myself & All citizens

who travel all roads &/or live near Cross Creek Clays Range.

Address \_\_\_\_\_

Signature Katherine Hayes Date August 30, 2018




**Public Participation at County Commission Meetings**  
(Request to Appear before the Board of Commissioners)

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6. A brief outline of the presentation and its relationship to the business of the county commission must be included with this request form.

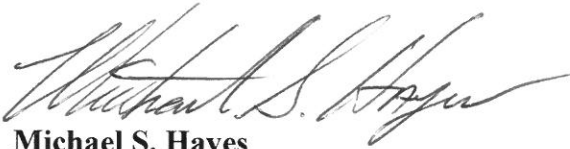
Name Michael Hayes  
Address 3950 Jarman Hollow Rd, Palmyra  
Telephone (931) 326-0083  
Subject Matter Cross Creek Clays rezoning/Event Center  
Individual or organization (if any) you represent The Hayes Family of Jarman Hollow Rd

Address 3950 Jarman Hollow Rd. Palmyra  
Signature  Date 30 August 2018

Please email to [dlgentry@mcgtn.net](mailto:dlgentry@mcgtn.net)  
or Fax to 553-5177, attention Debbie Gentry

## **Presentation Outline**

- 1. Speak upon the topic of Cross Creek Clays request to rezone inorder to operate an event center.**
  - A. Alcohol concerns.**
  - B. Public safety concerns. (Traffic, noise, hours of operation)**
  - C. Violations of landowner rights by Cross Creek Clays.**
  - D. Concerns of adjoining property owners and citizens within the community.**
  - E. Lack of support of Cross Creek Clays within the local community.**



**Michael S. Hayes**

**3950 Jarman Hollow Road**

**Palmyra, TN 37142**



# MONTGOMERY COUNTY GOVERNMENT



## PROCLAMATION

### By The County Mayor

**WHEREAS,**

*suicide is one of the most disruptive and tragic events a family and a community can experience, with more than 1000 lives lost in Tennessee each year and an estimated 8 to 25 attempted suicides for each suicide death; and*

**WHEREAS,**

*suicide is the 10<sup>th</sup> leading cause of all deaths in Tennessee and the 2<sup>nd</sup> leading cause of death among people from ages 10 to 24 (source: Tennessee Department of Health); and*

**WHEREAS,**

*three lives a day are lost to suicide in Tennessee, which means we lose 21 Tennesseans each week and 84 per month; and*

**WHEREAS,**

*Tennessee veterans, active-duty military personnel, and National Guardsmen face a disproportionate risk as compared to the general population of Tennessee, with more dying from suicide than combat; and*

**WHEREAS,**

*public awareness of this tragic problem is the key to preventing further suffering and loss of life; and the risk for suicide can be reduced through awareness, education, and treatment; as the highest risk for suicide is among the survivors of those who died by suicide or those who have attempted suicide; and*

**WHEREAS,**

*suicide prevention has been declared a statewide priority by the Governor; and Tennessee declares suicide prevention as a state priority and the legislature, in partnership with TSPN, implements the Tennessee Strategies for Suicide Prevention based on the National Strategy for Suicide Prevention; and*

**WHEREAS,**

*Tennessee is a national leader in the effort to prevent suicide, being one of the first states to develop a suicide prevention and evaluation plan covering the lifespan; and*

**WHEREAS,**

*the Governor of Tennessee has appointed a Suicide Prevention Network Advisory Council to coordinate the implementation of the Tennessee Strategy for Suicide Prevention; and*

**WHEREAS,**

*the Tennessee Suicide Prevention Network is a grassroots collaboration of Tennesseans and organizations working to eliminate the stigma of suicide, educate the community about the warning signs of suicide, and ultimately reduce the rate of suicide in our state; and*

**WHEREAS,**

*the Tennessee Suicide Prevention Network is also committed to excellence in suicide prevention, intervention, and postvention.*

**NOW, THEREFORE, I, JIM DURRETT,** Mayor of Montgomery County, Tennessee, do hereby proclaim September, 2018 as “**SUICIDE PREVENTION AWARENESS MONTH**” in Montgomery County, Tennessee, and urge all citizens to work to prevent suicide and to raise awareness and tolerance around all people affected by this tragedy.

**Montgomery County Mayor**



## COUNTY ZONING ACTIONS

The following case(s) will be considered for final action at the formal session of the Board of County Commissioners meeting on: **Monday, September 10, 2018**. The public hearing will be held on: **Tuesday, September 4, 2018**.

CASE NUMBER: CZ-17-2018

Applicant: C A J Holdings, Llc

Agent: Bob Harrison

Location: Portion of a tract located on the southeast frontage of Jarman Hollow Rd., 815 +/- feet northeast of the Jarman Hollow Rd. & Ellis Lane intersection.

Request: AG Agricultural District to  
AGC Agricultural Commercial District

County Commission District: 6

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

\*\*\*\*\*

CASE NUMBER: CZ-18-2018

Applicant: Dgtf Clark Enterprise, Llc Dwight Dickson/ Wayne Miller Jr

Agent: Dwight Dickson

Location: Property located at the terminus of Spring Creek Village Road

Request: AG Agricultural District to  
R-4 Multiple-Family Residential District

County Commission District: 19

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION:

\*\*\*\*\*

**CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING**

**STAFF REVIEW - ZONING**

**RPC MEETING DATE** 8/29/2018

**CASE NUMBER:** CZ - 17 - 2018

**NAME OF APPLICANT** C A J

Holdings, Llc

**AGENT:** Bob

Harrison

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**GENERAL INFORMATION**

**TAX PLAT:** 135

**PARCEL(S):** 005.00 p/o

**ACREAGE TO BE REZONED:** 6.51

**PRESENT ZONING:** AG

**PROPOSED ZONING:** AGC

**EXTENSION OF ZONING**

**CLASSIFICATION:** NO

**PROPERTY LOCATION:** Portion of a tract located on the southeast frontage of Jarman Hollow Rd., 815 +/- feet northeast of the Jarman Hollow Rd. & Ellis Lane intersection.

**CITY COUNCIL WARD:**

**COUNTY COMMISSION DISTRICT:** 6

**CIVIL DISTRICT:** 19

**DESCRIPTION OF PROPERTY AND SURROUNDING USES:** Wooded tract with shotgun range, with varying topography. Area of rezoning has parking lot & ancillary structures to approved shotgun range.

**APPLICANT'S STATEMENT FOR PROPOSED USE:** Event hall

**GROWTH PLAN AREA:**

RA

**PLANNING AREA:** Cumberland

**PREVIOUS ZONING HISTORY:**



**CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING**

**STAFF REVIEW - ZONING**

**DEPARTMENT COMMENTS**

- ☐ GAS AND WATER ENG. SUPPORT MGR.  
☐ GAS AND WATER ENG. SUPPORT COOR.  
☒ UTILITY DISTRICT  
☐ JACK FRAZIER  
☐ CITY STREET DEPT.  
☐ TRAFFIC ENG. - ST. DEPT.  
☒ COUNTY HIGHWAY DEPT.  
☒ CEMC  
☐ DEPT. OF ELECTRICITY (CDE)

- ☐ ATT  
☐ FIRE DEPARMENT  
☒ EMERGENCY MANAGEMENT  
☐ POLICE DEPARTMENT  
☒ SHERIFF'S DEPARTMENT  
☐ CITY BUILDING DEPT.  
☒ COUNTY BUILDING DEPT.  
☐ SCHOOL SYSTEM OPERATIONS  
☐ FT. CAMPBELL

- ☐ DIV. OF GROUND WATER  
☐ HOUSING AUTHORITY  
☐ INDUSTRIAL DEV BOARD  
☐ CHARTER COMM.  
☐ Other...

**1. CITY ENGINEER/UTILITY DISTRICT:**

No Comment(s) Received

**2. STREET DEPARTMENT/  
COUNTY HIGHWAY DEPARTMENT:**

No Comment(s) Received

**3. DRAINAGE COMMENTS:**

Comments received from department and they had no concerns.

**4. CDE/CEMC:**

**5. FIRE DEPT/EMERGENCY MGT.:**

Comments received from department and they had no concerns.

**6. POLICE DEPT/SHERIFF'S OFFICE:**

No Comment(s) Received

**7. CITY BUILDING DEPARTMENT/  
COUNTY BUILDING DEPARTMENT:**

No Comment(s) Received

**8. SCHOOL SYSTEM:**

ELEMENTARY:

MIDDLE SCHOOL:

HIGH SCHOOL:

**9. FT. CAMPBELL:**

**10. OTHER COMMENTS:**



**CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING**  
**STAFF REVIEW - ZONING**

**PLANNING STAFF'S STUDY AND RECOMMENDATION**

**IMPACT OF PROPOSED USE ON SURROUNDING DEVELOPMENT:** Increase in light & traffic.

**INFRASTRUCTURE:**

**WATER SOURCE:** COUNTY

**SEWER SOURCE:** SEPTIC

**STREET/ROAD ACCESSIBILITY:** Jarman Hollow Road

**DRAINAGE COMMENTS:** Varies

**RESIDENTIAL DEVELOPMENT**

**APPLICANT'S ESTIMATES    HISTORICAL ESTIMATES**

**LOTS/UNITS:**

**POPULATION:**

**ELEMENTARY SCHOOL STUDENTS:**

**MIDDLE SCHOOL STUDENTS:**

**HIGH SCHOOL STUDENTS:**

**APPLICABLE LAND USE PLAN**

Cumberland Planning Area: The least densely populated planning area in Montgomery County

**STAFF RECOMMENDATION:**      **APPROVAL**

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The proposed AGC zoning request will permit the legally existing facility/use (Shotgun Range) to expand a proposed use (Event Hall) into existing structures without requiring usage of the ancillary facility (Shotgun Range).
3. The AGC zoning district serves to create individual proprietary businesses that are convient and compatible with the rural setting.
4. Adequate infrastructure serves the site & no adverse environmental issues were identified relative to this request.

5.



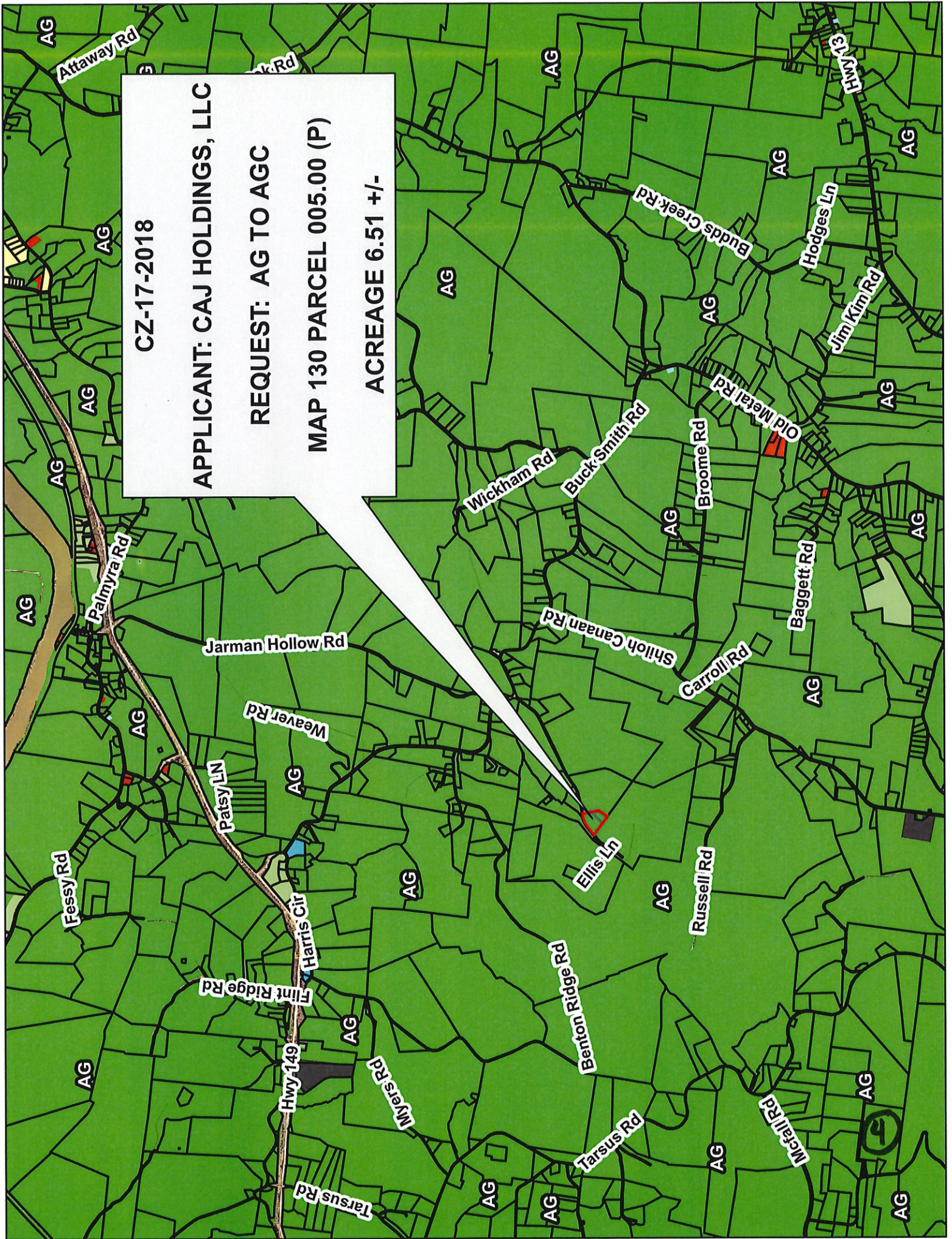
CZ-17-2018

APPLICANT: CAJ HOLDINGS, LLC

REQUEST: AG TO AGC

MAP 130 PARCEL 005.00 (P)

ACREAGE 6.51 +/-





CASE NUMBER: CZ 17 2018 MEETING DATE 8/29/2018

APPLICANT: C A J Holdings, Llc

PRESENT ZONING AG PROPOSED ZONING AGC

TAX PLAT # 135 PARCEL 005.00 p/o

GEN. LOCATION Portion of a tract located on the southeast frontage of Jarman Hollow Rd., 815 +/- feet northeast of the Jarman Hollow Rd. & Ellis Lane intersection.

\*\*\*\*\*

**PUBLIC COMMENTS**

8/28/2018 - Mike Barnett- Frank Ln. Opposed due to concerns regarding traffic & noise in rural area.

**CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING**

**STAFF REVIEW - ZONING**

**RPC MEETING DATE:** 8/29/2018

**CASE NUMBER:** CZ - 18 - 2018

**NAME OF APPLICANT:** Dgtf Clark Enterprise, Dwight Dickson/ Wayne Miller Jr

**AGENT:** Dwight

Dickson

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**GENERAL INFORMATION**

**TAX PLAT:** 016

**PARCEL(S):** 012.00, 013.02 &  
013.00 p/o

**ACREAGE TO BE REZONED:** 41.17 +/-

**PRESENT ZONING:** AG

**PROPOSED ZONING:** R-4

**EXTENSION OF ZONING**

**CLASSIFICATION:** YES

**PROPERTY LOCATION:** Property located at the terminus of Spring Creek Village Road

**CITY COUNCIL WARD:**

**COUNTY COMMISSION DISTRICT:** 19

**CIVIL DISTRICT:** 2

**DESCRIPTION OF PROPERTY AND SURROUNDING USES:** Existing Campground/RV Park and two single family home sites

**APPLICANT'S STATEMENT FOR PROPOSED USE:** Multi-Family Residential

**GROWTH PLAN AREA:** UGB

**PLANNING AREA:** Trenton

**PREVIOUS ZONING HISTORY:**

**CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING**

**STAFF REVIEW - ZONING**

**DEPARTMENT COMMENTS**

- ☒ GAS AND WATER ENG. SUPPORT MGR.  
☒ GAS AND WATER ENG. SUPPORT COOR.  
☐ UTILITY DISTRICT  
☐ JACK FRAZIER  
☐ CITY STREET DEPT.  
☐ TRAFFIC ENG. - ST. DEPT.  
☒ COUNTY HIGHWAY DEPT.  
☒ CEMC  
☐ DEPT. OF ELECTRICITY (CDE)

- ☐ ATT  
☐ FIRE DEPARMENT  
☒ EMERGENCY MANAGEMENT  
☐ POLICE DEPARTMENT  
☒ SHERIFF'S DEPARTMENT  
☐ CITY BUILDING DEPT.  
☒ COUNTY BUILDING DEPT.  
☒ SCHOOL SYSTEM OPERATIONS  
☐ FT. CAMPBELL

- ☐ DIV. OF GROUND WATER  
☐ HOUSING AUTHORITY  
☒ INDUSTRIAL DEV BOARD  
☐ CHARTER COMM.  
☐ Other...

**1. CITY ENGINEER/UTILITY DISTRICT:**

Any city utility extension will require City Council approval.

**2. STREET DEPARTMENT/  
COUNTY HIGHWAY DEPARTMENT:**

No Comment(s) Received

**3. DRAINAGE COMMENTS:**

A hydrologic and hydraulic study will be required prior to any development of this property due to its proximity to Spring Creek and various tributaries.

**4. CDE/CEMC:**

No Comment(s) Received

**5. FIRE DEPT/EMERGENCY MGT.:**

Comments received from department and they had no concerns.

**6. POLICE DEPT/SHERIFF'S OFFICE:**

No Comment(s) Received

**7. CITY BUILDING DEPARTMENT/  
COUNTY BUILDING DEPARTMENT:**

Comments received from department and they had no concerns.

**8. SCHOOL SYSTEM:**

ELEMENTARY:

MIDDLE SCHOOL:

HIGH SCHOOL:

Case Number CZ-18-2018 Oakland Elementary, Northeast Middle, and High School are currently over 90% capacities. Oakland Elementary has 3 portable classrooms, Northeast Middle has 9 portable classrooms and Northeast High is under construction with additional classrooms. This continued student growth necessitates action to address building capacity and bus needs in the fastest growing region in Montgomery County.

**9. FT. CAMPBELL:**

**10. OTHER COMMENTS:**

**CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING**  
**STAFF REVIEW - ZONING**

**PLANNING STAFF'S STUDY AND RECOMMENDATION**

**IMPACT OF PROPOSED USE ON** Increased traffic, light & noise  
**SURROUNDING DEVELOPMENT:**

**INFRASTRUCTURE:**

**WATER SOURCE:** EXT, REQUIRES CITY COUNCIL

**SEWER SOURCE:** EXT, REQUIRES CITY

**STREET/ROAD ACCESSIBILITY:** Spring Creek Village Road

**DRAINAGE COMMENTS:** North

**RESIDENTIAL DEVELOPMENT**

**APPLICANT'S ESTIMATES    HISTORICAL ESTIMATES**

**LOTS/UNITS:**

**696**

**494**

**POPULATION:**

**ELEMENTARY SCHOOL STUDENTS:**

**MIDDLE SCHOOL STUDENTS:**

**HIGH SCHOOL STUDENTS:**

**APPLICABLE LAND USE PLAN**

Trenton Road Planning Area: The dominant transportation corridor in the area is I-24, strongly supported by Wilma Rudolph Blvd. & 101st Airborne Parkway. Exit 1 I-24 interchange with Trenton Road has seen tremendous growth since 2000.

**STAFF RECOMMENDATION:**    **APPROVAL**

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. Request is an extension of the existing R-4 multi-family district to the west.
3. Spring Creek & flood plain provides an existing buffer between the M-2 property to the north.
4. Adequate infrastructure serves the site & no adverse environmental issues were identified relative to this request.

5.





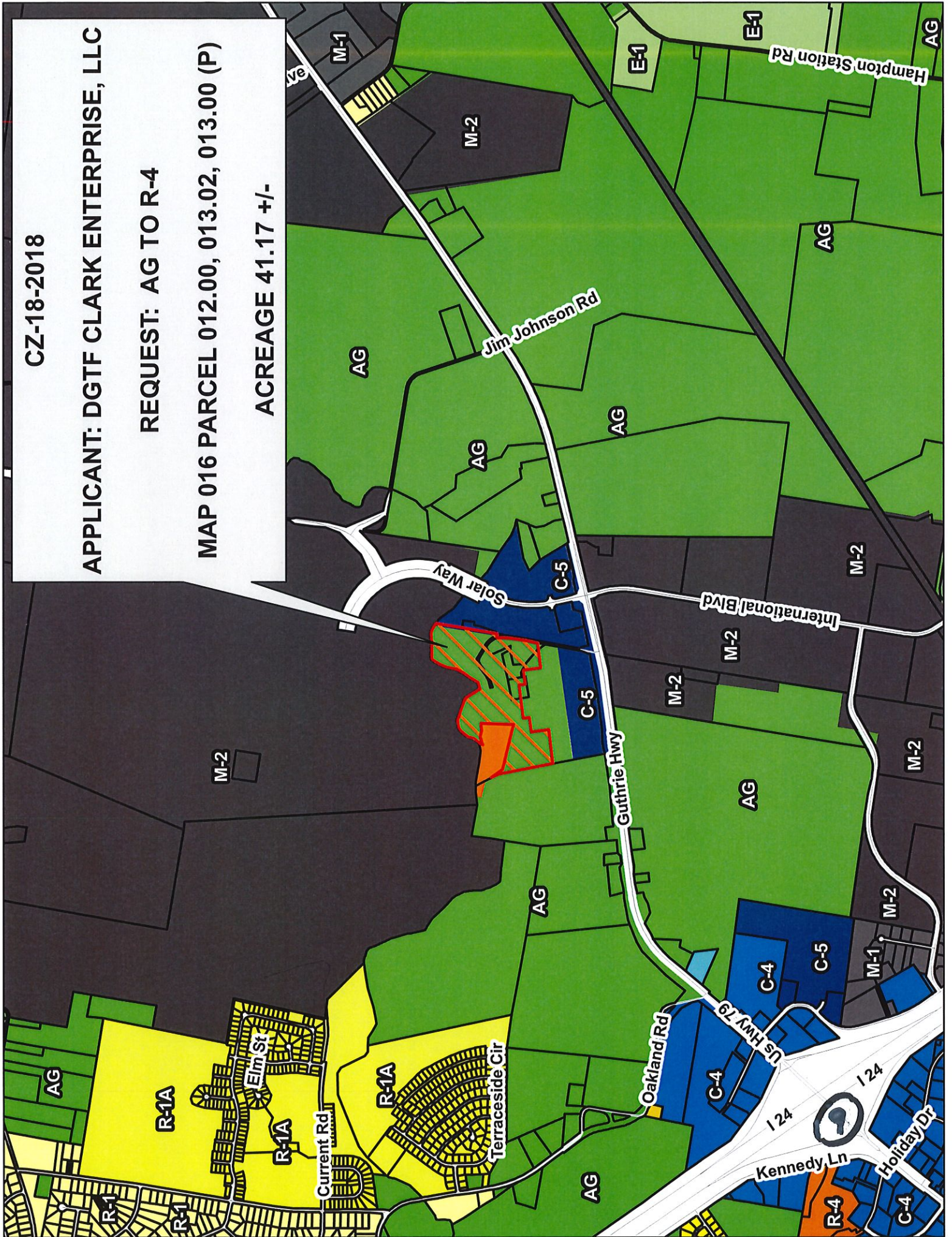
CZ-18-2018

APPLICANT: DGTf CLARK ENTERPRISE, LLC

REQUEST: AG TO R-4

MAP 016 PARCEL 012.00, 013.02, 013.00 (P)

ACREAGE 41.17 +/-





**CASE NUMBER:** CZ 18 2018 **MEETING DATE** 8/29/2018  
**APPLICANT:** Dgtf Clark Enterprise, Llc Dwight Dickson/ Wayne Miller Jr  
**PRESENT ZONING** AG **PROPOSED ZONING** R-4  
**TAX PLAT #** 016 **PARCEL** 012.00, 013.02 & 013.00 p/o  
**GEN. LOCATION** Property located at the terminus of Spring Creek Village Road

\*\*\*\*\*

**PUBLIC COMMENTS**

None received as of 9:00 A.M. on 8/29/2018. (A.L.)

**RESOLUTION OF THE MONTGOMERY COUNTY BOARD OF  
COMMISSIONERS  
AMENDING THE ZONE CLASSIFICATION OF THE PROPERTY OF  
C A J HOLDINGS, LLC**

WHEREAS, an application for a zone change from AG Agricultural District to AGC Agricultural Commercial District has been submitted by C A J Holdings, LLC and

WHEREAS, said property is identified as County Tax Map 135, parcel 005.00 p/o, containing 6.51 acres, situated in Civil District 13, located Portion of a tract located on the southeast frontage of Jarman Hollow Rd., 815 +/- feet northeast of the Jarman Hollow Rd. & Ellis Lane intersection.; and

WHEREAS, said property is described as follows:

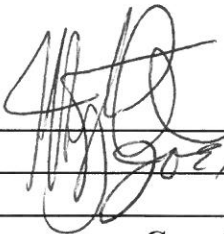
**SEE ATTACHED "EXHIBIT A"**

WHEREAS, the Planning Commission staff recommends APPROVAL and the Regional Planning Commission recommends APPROVAL of said application.

NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Board of County Commissioners assembled in regular session on this 10th day of September, 2018, that the zone classification of the property of C A J Holdings, LLC from AG to AGC is hereby approved.

Duly passed and approved this 10th day of September, 2018.

**Sponsor**  
**Commissioner**  
**Approved**

  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**County Mayor**

**Attested:** \_\_\_\_\_  
**County Clerk**

EXHIBIT A

Beginning at a point in the south right of way line of Jarman Hollow Road, said point being located South 59 degrees 23 minutes 40 seconds West a distance of 3848.17 feet from the centerline intersection of Jarman Hollow Road and Shiloh Canaan Road; thence leaving said right of way line across the CAJ Holdings LLC property as follows: South 10 degrees 46 minutes 26 seconds East a distance of 513.49 feet; thence South 35 degrees 04 minutes 48 seconds West a distance of 283.50 feet to a point in the North line of the Rye Property; thence with said Rye property North 54 degrees 55 minutes 12 seconds West a distance of 649.54 feet to a 1/2" iron pin found in the South right of way of Jarman Hollow Road; thence with said right of way, as follows: with a curve turning to the right with an arc length of 126.66 feet, with a radius of 2452.00 feet, with a chord bearing of North 51 degrees 52 minutes, 00 seconds East, with a chord length of 126.65 feet; thence with a reverse curve turning to the left with an arc length of 163.21 feet, with a radius of 2016.00 feet, with a chord bearing of North 51 degrees 01 minutes 38 seconds East, with a chord length of 163.17 feet; thence North 48 degrees 42 minutes 28 seconds East a distance of 113.19 feet, thence with a curve turning to the right with an arc length of 176.21 feet, with a radius of 346.00 feet, with a chord bearing of North 63 degrees 17 minutes 50 seconds East, with a chord length of 174.31 feet; thence North 75 degrees 53 minutes 12 seconds East a distance of 72.65 feet; thence North 79 degrees 13 minutes 34 seconds East a distance of 61.89 feet to the point of beginning, having an area of 6.51 +/- acres.



**RESOLUTION OF THE MONTGOMERY COUNTY BOARD OF  
COMMISSIONERS  
AMENDING THE ZONE CLASSIFICATION OF THE PROPERTY OF  
DGTF CLARK ENTERPRISE, LLC DWIGHT DICKSON/ WAYNE MILLER JR**

WHEREAS, an application for a zone change from AG Agricultural District to R-4 Multiple-Family Residential District has been submitted by DGTF Clark Enterprise, LLC Dwight Dickson/ Wayne Miller Jr and WHEREAS, said property is identified as County Tax Map 016, parcel 012.00, 013.02 & 013.00 p/o, containing 41.17 +/- acres, situated in Civil District 13, located Property located at the terminus of Spring Creek Village Road; and  
WHEREAS, said property is described as follows:

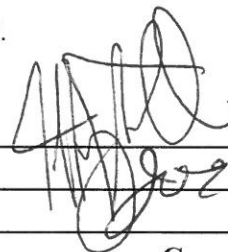
SEE ATTACHED "EXHIBIT A"

WHEREAS, the Planning Commission staff recommends APPROVAL and the Regional Planning Commission recommends of said application.

NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Board of County Commissioners assembled in regular session on this 10th day of September, 2018, that the zone classification of the property of DGTF Clark Enterprise, LLC Dwight Dickson/ Wayne Miller Jr from AG to R-4 is hereby approved.

Duly passed and approved this 10th day of September, 2018.

**Sponsor**  
**Commissioner**  
**Approved**



**County Mayor**

**Attested:** \_\_\_\_\_  
**County Clerk**

## EXHIBIT A

Beginning at a point in the north right of way of Guthrie Hwy, said point being the southwest corner of the Marvin Pitts property as recorded in ORV 1707, Page 1062 ROMCT and the southeast corner of the DGTF property, said point lying South 80 degrees 49 minutes 40 seconds West for 835.52 feet from the intersection of the Solar Way and Guthrie Hwy (Hwy 79/ SR 13); Thence leaving north right of way along DGTF east property line, North 10 degrees 29 minutes 27 seconds East for 837.14 feet to the "True Point of Beginning"; Thence leaving east property line for the next 10 calls: South 82 degrees 30 minutes 57 seconds West for 365.51 feet to a point; North 07 degrees 22 minutes 17 seconds West for 251.00 feet to a point; South 82 degrees 37 minutes 43 seconds West for 203.01 feet to a point; South 07 degrees 22 minutes 17 seconds West for 91.36 feet to a point; South 82 degrees 37 minutes 43 seconds West for 478.10 feet to a point; North 07 degrees 22 minutes 17 seconds East for 91.36 feet to a point; South 82 degrees 37 minutes 43 seconds West for 203.01 feet to a point; South 07 degrees 22 minutes 17 seconds East for 251.00 feet to a point; South 82 degrees 25 minutes 24 seconds West for 204.03 feet to a point; South 83 degrees 29 minutes 04 seconds West for 284.74 feet to a point, lying in the east property line of First Baptist of St B Church as recorded in ORV 1096, Page 776 ROMCT; Thence along First Baptist east property line, North 10 degrees 47 minutes 08 seconds West for 788.29 feet to a point; Thence continuing along east property line, North 27 degrees 08 minutes 23 seconds West for 116.60 feet to a point, being the west corner of herein described parcel; Thence leaving the First Baptist property on the zone line for the next 7 calls: South 36 degrees 11 minutes 12 seconds East for 201.44 feet to a point; South 76 degrees 25 minutes 21 seconds East for 656.58 feet to a point; North 01 degrees 43 minutes 03 seconds East for 469.85 feet to a point; South 81 degrees 23 minutes 36 seconds West for 106.64 feet to a point; North 73 degrees 04 minutes 21 seconds West for 86.52 feet to a point; South 70 degrees 59 minutes 18 seconds West for 124.36 feet to a point; North 26 degrees 49 minutes 01 seconds East for 58.18 feet to a point, lying in the center of Spring Creek also lying in the north boundary line of the DGTF property; Thence along the centerline of the Spring Creek for the next 22 calls; North 77 degrees 51 minutes 21 seconds East for 14.74 feet to a point; North 37 degrees 18 minutes 48 seconds East for 93.05 feet to a point; North 13 degrees 42 minutes 50 seconds East for 72.95 feet to a point; North 36 degrees 56 minutes 09 seconds East for 55.77 feet to a point; North 39 degrees 55 minutes 26 seconds East for 88.41 feet to a point; North 56 degrees 55 minutes 03 seconds East for 62.37 feet to a point; North 82 degrees 24 minutes 39 seconds East for 90.46 feet to a point; South 71 degrees 00 minutes 01 seconds East for 162.40 feet to a point; South 69 degrees 29 minutes 57 seconds East for 175.63 feet to a point; South 31 degrees 12 minutes 23 seconds East for 121.64 feet to a point; South 33 degrees 42 minutes 53 seconds East for 129.66 feet to a point; North 73 degrees 57 minutes 19 seconds East for 94.42 feet to a point; North 30 degrees 07 minutes 54 seconds East for 165.90 feet to a point; North 39 degrees 22 minutes 14 seconds East for 69.95 feet to a point; North 29 degrees 22 minutes 10 seconds East for 132.53 feet to a point; North 10 degrees 18 minutes 17 seconds East for 134.61 feet to a point; North 21 degrees 57 minutes 38 seconds East for 134.15 feet to a point; North 33 degrees 33 minutes 32 seconds East for 121.61 feet to a point; South 89 degrees 59 minutes 40 seconds East for 206.20 feet to a point; North 87 degrees 01 minutes 30 seconds East for 151.01 feet to a point; South 75 degrees 15 minutes 35 seconds East for 64.42 feet to a point; South 57 degrees 38 minutes 34 seconds East for 70.06 feet to a point, being the northwest

corner of the Marvin Pitts property also being the northeast corner of herein described tract; Thence leaving Spring Creek centerline, South 09 degrees 10 minutes 42 seconds West for 896.56 feet to a point, lying in the east right of way of Spring Creek Village Road; Thence leaving Pitts property, crossing over Spring Creek Village Road, North 81 degrees 15 minutes 00 seconds East for 33.19 feet to a point, lying in the east property line of the Dickson property (ORV 1335, Page 1337), also being the east corner of herein described property; Thence along the west right of way of Spring Creek Village Road also the Dickson east property line for the next three calls: South 02 degrees 44 minutes 55 seconds East for 22.41 feet to a point; On a curve to the right having a radius of 1400.00 feet, an arc length of 339.20 feet, a tangent of 170.43 feet, a chord of South 04 degrees 11 minutes 33 seconds West for 338.37 feet to a point; South 11 degrees 08 minutes 00 seconds West for 227.19 feet to the "True Point of Beginning". Said tract-containing 41.17 acres more or less.

**RESOLUTION TO FUND SHORT LINE GRANT MATCH FOR THE  
MONTGOMERY COUNTY RAIL AUTHORITY**

**WHEREAS**, in the FY2019 General Assembly, appropriation included \$10 million of available capital project grant funding dollars for Railroad Authorities to be passed through the TN Department of Transportation (TDOT); and

**WHEREAS**, the Montgomery County Rail Authority (MCRSA) distribution of Short Line Grant Funds total \$119,449, with the state share (90%) as \$107,504, and the local share (10%) as \$11,945; and

**WHEREAS**, MCRSA has through June 30<sup>th</sup>, 2019 to submit applications of projects in order for TDOT to allocate the funding as specified in the project application, each project must include committed match dollars for approval; and

**WHEREAS**, the Montgomery County Rail Authority requests the local share match of \$11,945 to fill the funding commitment set forth in grant terms.

**NOW, THEREFORE, BE IT RESOLVED** the Montgomery County Board of Commissioners assembled in Regular Session on this 10<sup>th</sup> day of September, 2018, that Montgomery County, hereby authorizes funding \$11,945 of local share match.

**SECTION 1.** Montgomery County hereby will appropriate matching grant dollars to the Montgomery County Rail Authority to fulfill the local share funding requirement for the purpose herein stated and as detailed below:

<b>CONTRIBUTIONS</b>	<b>101-58500-00000-58-53160</b>	<b>\$11,945.00</b>
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**Duly passed and approved this 10<sup>th</sup> day of September, 2018.**

Sponsor \_\_\_\_\_

Commissioner \_\_\_\_\_

Approved \_\_\_\_\_

**County Mayor**

Attested \_\_\_\_\_

**County Clerk**

**RESOLUTION TO AMEND THE 2012 EDITION OF THE INTERNATIONAL BUILDING CODE TO  
INCLUDE A NEW SECTION 10162.2 INCLUDED IN THE 2015 AND 2018 EDITIONS  
RELATED TO LARGE SCALE INDUSTRIAL AND MANUFACTURING FACILITIES**

**WHEREAS**, the Montgomery County Board of Commissioners adopted, in all aspects, the 2012 Code Standards relating to building, housing and fires, to remain compliant with Tennessee Code Annotated (T.C.A.) § 68-120-101-(b)(5)(A); and

**WHEREAS**, this adoption was necessary to facilitate proper inspection activities by Montgomery County, Tennessee, in accordance with international standards relative to construction of and maintenance to builds within said Montgomery County, Tennessee, and the safety, health and general welfare of the public, and to comply with T.C.A. 68-120-101; and

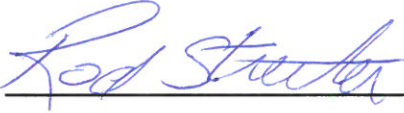
**WHEREAS**, the International Building Code (IBC) recognized that reducing the 400' of travel distance relative to fire egress paths, equipment cross-over locations and egress door locations to 250' was having adverse effects on large scale industrial and manufacturing facilities, therefore, the 400' of travel has been restored in the 2015 and 2018 IBC Editions.

**NOW, THEREFORE, BE IT RESOLVED** by the Montgomery County Board of Commissioners assembled in Regular Session on this 10<sup>th</sup> day of September, 2018, that the 2012 Edition of the IBC be amended to include Section 10162.2 which is included in the 2015 and 2018 Editions related to large scale industrial and manufacturing facilities; *(Group F-1 and S-1 increase). The maximum exit access travel distance shall be 400 feet (122m) in group F-1 or S-1 occupancies where all the following are met: 1. The portion of the building classified as Group F-1 or S-1 is limited to one story in height; 2. The minimum height from the finished floor to the bottom of the ceiling or roof slab or deck is 24 feet (7315mm); and 3. The building is equipped throughout with an automatic fire sprinkler system in accordance with Section 903.3.1.1.*

**BE IT FURTHER RESOLVED** that this Edition of all adopted codes be available for public view at the Montgomery County Clerk's Office and at the Building and Codes Office during regular business hours; and

**BE IT FURTHER RESOLVED** that this resolution shall take effect and be in force from and after its passage, public welfare requiring it.

Duly passed and approved the 10<sup>th</sup> day of September, 2018.

Sponsor 

Commissioner 

Approved \_\_\_\_\_  
COUNTY MAYOR

Attested \_\_\_\_\_  
COUNTY CLERK

**RESOLUTION TO ADOPT THE 2019 LEGISLATIVE AGENDA  
AS PRESENTED BY THE LEGISLATIVE LIAISON COMMITTEE**

**WHEREAS**, the Legislative Liaison Committee acts as a liaison between the Montgomery County Board of Commissioners and the Tennessee State Legislature; and

**WHEREAS**, the Legislative Liaison Committee reviews bills that may affect budget plans and/or bills that would have an adverse effect on counties, and makes recommendations to the county commission prior to presenting to the state legislature; and

**WHEREAS**, the Legislative Liaison Committee has prepared a Legislative Agenda to the 111th General Assembly for consideration by our state delegation.

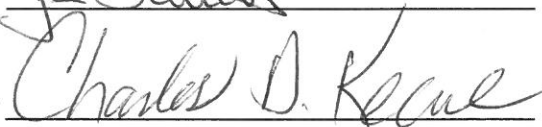
**NOW, THEREFORE, BE IT RESOLVED** by the Montgomery County Board of Commissioners meeting in regular business session on this 10<sup>th</sup> day of September, 2018, that the attached 2019 Legislative Agenda prepared by the Legislative Liaison Committee is hereby approved.

**Duly passed and approved this 10<sup>th</sup> day of September, 2018.**

Sponsor



Commissioner



Approved

\_\_\_\_\_  
County Mayor

Attested

\_\_\_\_\_  
County Clerk

***THE  
MONTGOMERY COUNTY COMMISSION***

***PRESENTS THE  
2019 LEGISLATIVE AGENDA***

***TO THE  
111TH GENERAL ASSEMBLY  
STATE DELEGATION***

***SENATOR MARK GREEN  
REPRESENTATIVE JOE PITTS  
REPRESENTATIVE JAY REEDY  
REPRESENTATIVE CURTIS JOHNSON***

***Forwarded by  
Montgomery County Mayor Jim Durrett***

***And Legislative Liaison Committee Members  
Commissioner John Gannon  
Commissioner Charlie Keene  
Commissioner David Harper  
Commissioner Jerry Allbert  
Commissioner Larry Rocconi***

***OCTOBER 2018***



***LEGISLATIVE LIAISON COMMITTEE MEMBERS  
CONTACT INFORMATION***

**Commissioner John Gannon**

931-801-6571  
District1@mcgtn.net

**Commissioner Charlie Keene**

931-216-6224  
District2@mcgtn.net

**Commissioner David Harper**

931-624-1971  
District15@mcgtn.net

**Commissioner Jerry Allbert**

931-241-7026  
District20@mcgtn.net

**Commissioner Larry Rocconi**

931-645-1425  
District21@mcgtn.net

## LEGISLATIVE SUCCESSES

- \* Opioid task force created to address limiting the number of pills and dosage prescribed.
- \* Legislation passed granting beer permitting power to Montgomery County for Downtown Commons property.
- \* Dedicated funding for TDOT backlog of projects – IMPACT ACT.
- \* Rural broadband and internet service – partial but need more.
- \* State Parks – Dunbar Cave repairs, Port Royal interstate signage.
- \* Joint procurement ability between local government and federal agencies.
- \* Highway Transportation – approved TDOT various projects.
- \* Self-driving vehicles on Tennessee roads.
- \* Defibrillator – use state funds for school purchases, annual training required.
- \* Halt military sequestration cuts - minimum local affect.
- \* Increase of state reimbursement per inmate, some but need more.
- \* Disclosure of real property depressions or sinkholes of continuous contour lines.
- \* Referendum required of the residents before annexation.
- \* Ephedrine and pseudoephedrine by prescription – moved behind pharmacy counter.
- \* Civil refund – amended TCA 8-21-901 to authorize sheriffs to collect the same fee for unsuccessful service as successful service.
- \* TMTF renamed and falls under TBI, DEA, and US Attorney's offices, which provides better funding and in-kind resources to confront dangerous drugs.

## **I. EXPAND HIGH SPEED BROADBAND AND INTERNET**

**LEGISLATIVE ITEM:** Continue to sponsor and support further amendments to allow expanded authorization to provide broadband and internet services to County areas by local/municipal providers.

**PURPOSE:** To completely remove the current limitation on municipal electric broadband providers that restricts broadband service to just its electric service territory. A few changes were accomplished during the last Legislative Session, and with Public Chapter 228 with little effect for residents outside the city to obtain broadband/internet services from local municipal electric service providers already in the broadband business.

**BENEFITS:** High speed broadband fiber optic services are a modern necessity that is essential for future economic development, education, public health and safety, agribusiness growth and a better quality of life.

- \* High-speed fiber broadband service can add measurable value to the value of an average home, thus increasing the tax base for those areas. It is said that home values are over 3% greater with access to high speed broadband, if correct, Montgomery County documented added value;

- \* Total Residential & Commercial assessed value in Montgomery County is: \$938,962,353

- \* Industry standard increase home value is 3.1% due to available broadband, creating an increase in assessed value of \$29,107,833, thereby creating a potential increase in tax revenue to Montgomery County of \$893,610 with available broadband.

- \* Another benefit would be the increased competition among service providers to accelerate expansion into Tennessee unincorporated areas.

- \* Affordable access to fiber optic broadband services allows businesses to compete locally, regionally, nationally, and internationally in today's emerging knowledge-based global economy.

- \* Historically, local governments have ensured access to essential services by banding together to provide those services that were not offered by the private sector or the services offered did not meet the needs of the community.

- \* Municipal electric utilities that offer fiber optic services provide an option for market competition, consumer choice, economic development, and universal, affordable internet access.

For more detailed information please contact the following individual:  
Commissioner John Gannon, [district1@mcgtn.net](mailto:district1@mcgtn.net), 931-801-6571

## II. CORRECTIONAL INSTITUTIONS AND INMATES

**LEGISLATIVE ITEM:** Amend T.C.A. 41-8-103(11) to redefine “Prisoner Day” from the date ‘*sentenced to the department of correction*’ to the date ‘*convicted by the trial court.*’ And to amend T.C.A. 41-8-106(g)(2) to allow the commissioner of the Department of Corrections to compensate a county for “Detainee Days” as defined in T.C.A. 41-8-101(6), where the trial judge allows the defendant credit for pretrial detention as authorized under T.C.A. 40-23-101(c); and any other portion of the County Correctional Incentives Act of 1981 in a manner that will not contradict the intent of these amendments.

**PURPOSE: (I)** The purpose of the amendments is to fashion language that would allow a county to seek reimbursement from the state under TCA 41-8-106 to first, begin at the date of conviction instead of the date of sentence. A recent analysis of data from the Montgomery County Jail showed that three inmates from a sample of 46 who received convictions during the last half of FY18 had a combined total of 353 days from conviction until sentencing. At the current reimbursement per diem rate, the county would have been eligible to collect an additional \$13,767 for the six-month period. As the data collected within this period appears typical, the estimate for eligible reimbursement would be \$27,534 for the entire fiscal year.

**II.** The second purpose is to fashion language as to allow reimbursement to be retroactive to the initial date of incarceration if the trial judge grants credit for time served as allowed under TCA 40-23-101 – Commencement of sentence – Credit for pretrial detention and Jail time pending appeal. The same 46 inmates convicted in the second half of FY18 were analyzed for confinement time prior to guilty pleas or trial convictions. Data shows that there were approximately 4,140 combined days served by the 46 inmates prior to conviction. If pre-trial confinement became reimbursement eligible, the county could potential bill the state for an additional \$161,460 for six months (\$322,920 annually).

For more detailed information please contact the following individual:  
Commissioner John Gannon, [district1@mcgtn.net](mailto:district1@mcgtn.net), 931-801-6571

### III. JUVENILE DETENTION

**LEGISLATIVE ITEM:** Start a juvenile detention center in Montgomery County.

**PURPOSE:** There is a concern many Montgomery County citizens would like discussed pertaining to a juvenile detention center in the county. For many years, the Montgomery County Juvenile Court has contracted with Middle Tennessee Juvenile Detention Center that is located in Columbia, Maury County, TN. While the contract is covering the current need, there are many reasons a facility within Montgomery County would be preferable.

Having a Juvenile Detention Center in Montgomery County would allow for families to have easier access to visiting, and maintain any services the child or family is already receiving in Montgomery County. There would be a decrease in officers taken off the road to transport juveniles to and from Columbia for detention or evaluations. The center would allow for a more streamlined procedure for the detained to speak to their lawyers and a decreased load on juvenile court employee on-call hours.

Having a detention facility readily visible in a community is believed by many, to have a deterrent effect where minors are concerned. A Montgomery County facility, employing local people, could be a financial plus for our community. Being centrally located and bordered by many less populated counties. Montgomery County might be able to recoup part of its cost, estimated \$153,000 per year, by contracting with surrounding counties that need to detain their juveniles.

The Montgomery County Commission requests the Montgomery County Delegation of the Tennessee General Assembly to request the appropriate state agencies to examine the feasibility of such facility, provide any available data pertaining to the costs, and make recommendations on the next steps in this process.

For more detailed information please contact the following individual:  
Commissioner Jerry Allbert, [district20@mcgtn.net](mailto:district20@mcgtn.net), 931-241-7026

#### **IV. MOTOR AND OTHER VEHICLES – HANDICAP PARKING**

**LEGISLATIVE ITEM:** Create a plan for enforcing Tenn. Code Ann.§ 55-21-108

**PURPOSE:** Pursuant to Tenn. Code Ann.§ 55-21-108 persons using a disabled parking space without a placard or plate are subject to the following punishment:

- Class A misdemeanor punishable by a fine of \$200
- Not more than 5 hours of community service assisting the disabled community
- The potential of having the person's vehicle towed

Tenn. Code Ann. also states "a person who is not disabled who uses a disabled placard to obtain parking commits a Class A misdemeanor. The placard can be confiscated and the person would face the penalties of a Class A misdemeanor (\$2,500 max fine and up to 11 months, 29 days in jail). Please note that if the person is using an expired placard, it is possible that the person is actually still eligible for a disabled placard and just let the renewal lapse, at which point the person would need to prove by a preponderance of the evidence that the person meets the issuance requirements for disabled driver placards under Tenn. Code Ann.§ 55-21-103."

The citizens of Montgomery County are reporting to their elected officials more and more violations of this law, which creates a undue burden and barrier for disabled persons to access needed goods or services in the community. Violations of this code may largely go unchecked due to lack of law enforcement personnel available or needed to patrol the hundreds of public and private spaces available in Montgomery County.

The Montgomery County Commission requests the Montgomery County Delegation of the Tennessee General Assembly to request the appropriate state agency to examine the issue of enforcement of disabled parking space violations, provide any available data about the violations and make recommendations on public education and enforcement of laws pertaining to the issue.

For more detailed information please contact the following individual:  
Commissioner Jerry Allbert, district20@mcgtn.net, 931-241-7026

## **V. COUNTY PROPERTY AND ACCOUNTS**

**LEGISLATIVE ITEM:** Amend TCA 5-6-108 to allow County Mayors access to examine County Bank records.

**PURPOSE:** The County Mayor is the chief financial officer of the county and as a result is held accountable for the financial state of the county. Amending the TCA would allow the County Mayor to be able to look at the records which would include bank accounts that he is held responsible for in the scope of his role. We believe this change would foster better communication among the County departments and ultimately be helpful in creating more transparency in County Government. This change would foster greater confidence in our local government operations and management.

For more detailed information, please contact David Harper, Montgomery County Commissioner at [district15@mcgtn.net](mailto:district15@mcgtn.net) or at 931-624-1971

## **VI. REVENUE – SALES TAX**

**LEGISLATIVE ITEM:** Local Sales Tax Distribution for Internet Sales

**PURPOSE:** The U.S. Supreme Court has ruled that states can cause businesses to collect sales tax on items sold to Tennesseans even if the company does not have a physical presence in Tennessee. This is not a new tax, it is a tax that is owed but the state had few opportunities to collect it because of a previous U.S. Supreme Court ruling. We can now collect it as a result of the Supreme Court ruling. We ask the Montgomery County Delegation of the Tennessee General Assembly to pass a law to structure this process.

When a product is purchased in a store, one half of the local option sales tax goes to schools and the other one half goes to the government entity the store is located in. Since cities provide the utilities and infrastructure to support retail sales, they get the lion's share of the second half of the local option sales tax. In today's economy, more and more sales are occurring via the internet or remotely without a physical location.

With internet sales, infrastructure is not required, only a telephone or a computer connection is required. We feel strongly the second half of local option sales tax collected on internet sales should go to the government entity the purchaser lives in. This distribution in Montgomery County will not be a big issue since over 77% of the people live in Clarksville. In most small counties the majority of the population live outside the city limits. This will enable Montgomery County as well as other counties throughout the state to continue to supply the growing infrastructure that their individual counties may need.

For more detailed information, please contact David Harper, Montgomery County Commissioner at [district15@mcgtn.net](mailto:district15@mcgtn.net) or at 931-624-1971

## **VII. HIGHWAY TRANSPORTATION**

**LEGISLATIVE ITEM** – Create legislation to revive a proposal of the North Loop of Interstate 840.

**PURPOSE** – Montgomery County citizens need better travel access to cities such as Knoxville, Chattanooga, Memphis, and Birmingham without having to pass through congested traffic in Nashville. Interstate 840 North would pass through Dickson, Montgomery, Robertson, and Sumner Counties. The completion of Interstate 840 North would be a great asset to our local industries with shipping of their products. Future industries looking to locate in Montgomery County could also see this as a great help in their shipping. Tourism and quality of life would also be enhanced by the completion of the North Loop of Interstate 840. We are requesting that our 111<sup>th</sup> General Assembly State Delegation allow additional funding for this project to benefit all citizens of Montgomery County.

For more detailed information, please contact Charlie Keene, Montgomery County Commissioner at [district2@mcgtn.net](mailto:district2@mcgtn.net) or at 931-216-6224

## **VIII. CRIMINAL OFFENSES**

**LEGISLATIVE ITEM** – Victim of indecent exposure in a penal facility.

**PURPOSE** – Tenn. Code Ann. 39-13-511 (c) currently only recognizes the word “guard” to mean any jailer, correctional officer, sheriff, guard, or personnel in charge of the custody of a person. Other outside personnel, such as clergy, educators, and medical staff that perform duties on a regular basis in a detention facility are not included as the law is now stated. The Montgomery County Legislative Body respectfully request a word change redefining the word “guard” or replacing it with “staff”. This should be a simple legislative action with the help of our General Assembly State Delegation.

For more detailed information, please contact Charlie Keene, Montgomery County Commissioner at [district2@mcgtn.net](mailto:district2@mcgtn.net) or at 931-216-6224



## **IX. CRIMINAL OFFENSES**

**LEGISLATIVE ITEM:** Amend Tennessee Code Annotated § 39-14-402, Burglary, to include the entering of a construction site or other place where construction, rehabilitation, or remodeling is underway, and to have the same be classified as a Class D felony.

**PURPOSE:** The purpose of this amendment is to specifically prohibit theft from a worksite, construction site, or other place where construction, rehabilitation, or remodeling is underway. There has been an increase in theft from construction projects, as supplies and equipment are easily accessible. There is also a lack of supervision, oversight, or the presence of others. Stolen materials, even new, are often sold for scrap. This creates an increase in costs of construction, which is passed on to consumers. Specifically classifying this activity as burglary and having it be treated as a Class D felony allows law enforcement to more effectively prosecute perpetrators and ultimately curtail the activity. This benefits property owners, contractors, and prospective buyers.

For more detailed information, please contact the following individual: Commissioner Larry A. Rocconi, Jr., [district21@mcgtn.net](mailto:district21@mcgtn.net), 931-552-1480.

## **X. JUDICIAL**

**LEGISLATIVE ITEM:** Allocate an additional General Sessions Judge for Montgomery County, Tennessee.

**PURPOSE:** The General Sessions Court for Montgomery County is currently one of the most active General Sessions Courts in the State of Tennessee. Montgomery County General Sessions Courts heard 32,116 criminal, traffic, and civil cases in 2017. Additionally, the Juvenile Court heard 4,870 juvenile cases. The addition of an additional judge will reduce the caseload between judges and allow for the more efficient and timely processing of all General Sessions cases.

For more detailed information, please contact the following individual: Commissioner Larry A. Rocconi, Jr., [district21@mcgtn.net](mailto:district21@mcgtn.net), 931-552-1480.

## **XI. PANHANDLING**

**LEGISLATIVE ITEM:** Create an anti-panhandling law for the State of Tennessee.

**PURPOSE:** By creating an anti-panhandling law, there will be uniform laws across cities and counties in Tennessee.

Proposed Restrictions on Use of Public Rights-of-Way for Solicitation/Panhandling:

- (a) No person shall use or occupy any portion of the public right-of-way, including any public street, median, alley or sidewalk, for the purpose of:
  - (1) Storing or exhibiting any goods, merchandise or other materials.
  - (2) Selling, or attempting to sell, any goods, merchandise or other materials, or any services.
- (b) No person shall stand on or otherwise occupy any portion of the public right-of-way, including any public street, median, alley or sidewalk for the purpose of soliciting or accepting a donation of money or any other item from the occupant of any vehicle while the vehicle is on a public street being used by, or open to use by, vehicular traffic.
- (c) No person shall, by means of a sign or other device of any kind, use or occupy any portion of the public right-of-way, including any public street, median, alley or sidewalk, to attempt to alert, or for the purpose of attracting the attention of, the driver of a motor vehicle that is on a public street being used by, or open to use by, vehicular traffic, to any commercial activity.
- (d) Nothing in this section shall be construed to apply to:
  - (1) Licensees, lessees, franchisees, permittees, employees or contractors of the city, county or state authorized to engage inspection, construction, repair or maintenance of streets, roadways, public utilities, or any public structure or property, or in making traffic or engineering surveys whether public or private.
  - (2) Any of the following persons while engaged in the performance of their respective occupations: firefighting and rescue personnel, law enforcement personnel, emergency medical services personnel, health care workers or providers, military personnel, civil preparedness personnel, emergency management personnel, solid waste or recycling personnel; public works personnel, public transportation personnel, or public utilities personnel.
  - (3) Use of public streets, alleys, sidewalks or other portions of the public right-of-way in areas which have been closed to vehicular traffic for festivals, parades or other events or activities permitted by the local jurisdiction.
- (e) Nothing in this section or in any other part of this Code shall be construed as prohibiting the sale or distribution of newspapers, magazines, periodicals, handbills, flyers or similar materials, except that:
  - (1) Such activity shall be prohibited on any portion of any street or roadway.
  - (2) Such materials shall not be handed, passed or thrown to the occupant of any motor vehicle that is on a public street being used by, or open to use by, vehicular traffic, nor shall any action be taken which is intended to, or reasonably calculated to, cause the vehicle occupant to hand, pass or to throw anything to the person selling or distributing the materials.

For more detailed information, please contact the following individual: Commissioner Larry A. Rocconi, Jr., [district21@mcgtn.net](mailto:district21@mcgtn.net), 931-552-1480.

## **XII. HIGHWAY TRANSPORTATION**

**LEGISLATIVE ITEM:** Encourage the Tennessee Department of Transportation to obligate funding for the following projects:

**PURPOSE:** Support the Region and State economic vitality by enabling competitiveness, productivity and efficiency. Increase the safety and security of the transportation system. Protect and enhance the environment, promote energy conservation, improve air quality and overall quality of life.

1. I-24 new interchange somewhere between Exit 4 and Exit 8, in conjunction with the Hankook Tire facility, where a prior justification study indicated an additional interchange was not needed. Re-construction of the Exit 8 interchange.
2. Construction of a cloverleaf interchange at Exit. 4. Currently, not justified until all existing ramps are double-lane and backing up on I-24. In addition, as local projects (i.e. extension of Cardinal Lane) are constructed this will help reduce congestion in and around the I-24 corridor. The approved safety project to double-lane the eastbound off ramp, install a traffic signal, and provide more storage under the current interchange for the west bound on ramp, is currently scheduled for summer/fall 2019.

For more detailed information, please contact Jim Durrett, Montgomery County Mayor at [mayordurrett@mcgtn.net](mailto:mayordurrett@mcgtn.net); 931-648-5787.

## **CONTINUE TO SUPPORT THE FOLLOWING ITEMS**

### **HIGHWAY TRANSPORTATION**

#### **Road projects that were specifically included in the 2017 IMPROVE Act:**

1. SR48/Trenton Rd. - from near SR374/101<sup>st</sup> pkwy. to near Tylertown Rd. encourage TDOT to complete the 3 major phases (PE-NEPA & Design; Right-of-Way, Construction) in a timely manner.
2. SR374 extension – from Dotsonville Rd. to US79/Dover Rd. encourage TDOT to complete the PE-NEPA document and move to Design. Corridor public meetings were conducted in Nov. 1997, but to date, still no approved NEPA document.
3. SR374 extension – from Dotsonville Rd. to SR149 encourage TDOT to complete the PE-NEPA document and move to Design. Corridor public meetings were conducted in Nov. 1997, but to date, still no approved NEPA document.
4. I-24 widening from KY State line to SR76/exit 11 to complete the PE-NEPA doc. and move to Design in a timely manner.

### **REIMBURSEMENT FOR CUSTODY OF TDOC INMATES**

**LEGISLATIVE ITEM:** We are requesting the Tennessee State Legislature to consider increasing the daily reimbursement rate of Tennessee Department of Corrections inmates being held in the Montgomery County Jail.

### **MONTGOMERY COUNTY TEEN LEARNING CENTER**

**LEGISLATIVE ITEM:** Encourage the continued funding and support of Tennessee's Genesis Programs, which includes Montgomery County's Teen Learning Center.

### **MONTGOMERY COUNTY STATE PARKS AND NATURAL AREAS**

**LEGISLATIVE ITEM:** A request to our state delegation for continued assistance and support for local state parks and natural areas located within Montgomery County.

**Effective: July 10, 2014**

T. C. A. § 41-8-103

§ 41-8-103. Definitions

**Currentness**

As used in this chapter, unless the context otherwise requires:

- (1) “Applicant county” means any county that applies to participate in the program;
- (2) “Approved applicant county” means any county selected as a participating county and any other applicant county certified by the commissioner as having submitted an acceptable proposal for participation in the program at a future date;
- (3) “Certified” refers to whether any jail, workhouse or penal farm facility has been found to have met the minimum standards for local correctional facilities as provided for in [§ 41-4-140](#). Determination as to whether any facility has met these minimum standards shall be made by the director of the jail inspection division of the Tennessee corrections institute and certified to the county mayor and to the state judicial cost accountant;
- (4) “Commissioner” means the commissioner of correction or the commissioner's designee;
- (5) “County correctional incentive program” or “program” means the method of providing financial assistance and incentive to counties for the purposes provided in this chapter, through increased subsidies, grants or loans;
- (6) “Detainee day” refers to each day each state prisoner was held by a county prior to judgment, which shall include acquittal, or prior to delivery to the department of correction during a designated contract period;
- (7) “Grant” means those funds provided under the provisions of this chapter by the state to the county for which the state does not require repayment by the county;
- (8) “Loan” means those funds provided under the provisions of this chapter by the state to the county for which the state does require repayment by the county;
- (9) “Participating county” means any county having a certified or provisionally certified facility or any other county selected for participation in the program by the commissioner;
- (10) “Plan” means the method by which the county intends to utilize the assistance available under this chapter;
- (11) “Prisoner day” means each day each state prisoner was held by a county pursuant to [§ 40-23-104](#) or [§ 40-35-311](#) and during a designated contract period, where applicable. “Prisoner day” also means each day each state prisoner sentenced to the department of correction was held by a county after the first five (5) days of incarceration following sentencing and during a designated contract period, where applicable; provided, that the prisoner's commitment to the department was delayed pursuant to chapter 1, part 5 of this title or pursuant to the order of a federal court; and
- (12) “Subsidy” means that amount of money paid by the state to a county in accordance with [§ 41-8-106](#).

**Credits**

1981 Pub.Acts, c. 491, § 3; 1983 Pub.Acts, c. 357, §§ 1, 2; 1984 Pub.Acts, c. 896, § 1; 1985 Pub.Acts (1st Ex. Sess.), c. 5, § 55; 1986 Pub.Acts, c. 744, § 25; [2003 Pub.Acts, c. 90, § 2, eff. July 1, 2003](#).

**Formerly** § 41-10-103.

T. C. A. § 41-8-103, TN ST § 41-8-103

Current with laws from the 2018 Second Reg. Sess. of the 110th Tennessee General Assembly, eff. through July 1, 2018. Pursuant to §§ 1-1-110, 1-1-111, and 1-2-114, the Tennessee Code Commission certifies the final, official version of the Tennessee Code and, until then, may make editorial changes to the statutes. References to the updates made by the most recent legislative session should be to the Public Chapter and not to the T.C.A. until final revisions have been made to the text, numbering, and hierarchical headings on Westlaw to conform to the official text.

**Effective: July 9, 2012**

**T. C. A. § 55-21-108**

**§ 55-21-108. Parking; fines and penalties; towing**

**Currentness**

(a)(1)(A) Any person, except a person who meets the requirements for the issuance of a distinguishing placard or license plate, a disabled veteran's license plate, or who meets the requirements of § 55-21-105(d), who parks in any parking space designated with the wheelchair disabled sign, commits a misdemeanor, punishable by a fine of two hundred dollars (\$200), which fine shall not be suspended or waived and, in addition, not more than five (5) hours of community service work may be imposed. Any community service requirements imposed by this section shall be to assist the disabled community by monitoring disabled parking spaces, providing assistance to handicapped centers or to disabled veterans, or other such purposes. The agreement may designate the entity that is responsible for the supervision and control of the offenders.

(B) In order to furnish the general assembly with information necessary to make an informed determination as to whether the increase in the cost of living has resulted in the fine authorized by subdivision (a)(1)(A) no longer being commensurate with the amount of fine deserved for the offense committed, every five (5) years, on or before January 15, the fiscal review committee shall report to the chief clerks of the senate and of the house of representatives of the general assembly and report to the general assembly the percentage of change in the average consumer price index (all items-city average) as published by the United States department of labor, bureau of labor statistics and shall also report to the clerks what the amount of the fine would be if adjusted to reflect the compounded cost-of-living increases during the five-year period.

(2) In addition to the fine imposed pursuant to subdivision (a)(1), a vehicle that does not display a disabled license plate or placard, and that is parked in any parking space designated with the wheelchair disabled sign, is subject to being towed. When a vehicle has been towed or removed pursuant to this subdivision (a)(2), it shall be released to its owner, or person in lawful possession, upon demand; provided, that the person making demand for return pays all reasonable towing and storage charges and that the demand is made during the operating hours of the towing company.

(3) It is also a violation of this subsection (a) for any person to park a motor vehicle so that a portion of the vehicle encroaches into a disabled parking space in a manner that restricts, or reasonably could restrict, a person confined to a wheelchair from exiting or entering a motor vehicle properly parked within the disabled parking space.

(4)(A) Signs designating disabled parking shall indicate that unauthorized or improperly parked vehicles may be towed and the driver fined two hundred dollars (\$200), and shall also provide the name and telephone number of the towing company or the name and telephone number of the property owner, lessee or agent in control of the property.

(B) After July 1, 2008, as new signs designating disabled parking are erected, the signs shall indicate the penalties imposed by this section. Nothing in this section shall be construed to require the removal or alteration of any existing sign designating disabled parking.

(b) Notwithstanding any other law to the contrary, subsection (a) shall be enforced by state and local authorities in their respective jurisdictions, whether violations occur on public or private property, in the same manner used to enforce other parking laws.

(c)(1) Any person not meeting the requirements of § 55-21-103 who uses a disabled placard to obtain parking commits a misdemeanor. The disabled placard used to obtain parking by a person not meeting the requirements of § 55-21-103 shall be subject to forfeiture and confiscation by state and local authorities in their respective jurisdictions.

(2) If a state or local law enforcement officer observes a violation of subdivision (c)(1), the officer may confiscate the disabled placard. To recover the placard, a driver must demonstrate by a preponderance of the evidence that the driver was complying with § 55-21-103, at the time of the confiscation.

(d) Any person who unlawfully sells, copies, duplicates, manufactures, or assists in the sale, copying, duplicating or manufacturing of a disabled placard commits a Class A misdemeanor, punishable by a minimum one-thousand-dollar fine and imprisonment for a time in the discretion of the court.

(e) Any person who is not a disabled driver as prescribed in [§ 55-21-102](#), and who willfully and falsely represents the person as meeting the requirements to obtain either a permanent or temporary placard commits a Class A misdemeanor, punishable only by a fine of not more than one thousand dollars (\$1,000).

(f) Any violation of [§ 55-21-103\(g\)](#) shall be a Class B misdemeanor, punishable by a fine only of two hundred dollars (\$200).

### **Credits**

1975 Pub.Acts, c. 163, § 8; 1978 Pub.Acts, c. 676, § 3; 1982 Pub.Acts, c. 656, §§ 1, 2; 1983 Pub.Acts, c. 25, § 2; 1986 Pub.Acts, c. 598, § 9; 1986 Pub.Acts, c. 791, § 12; 1988 Pub.Acts, c. 601, § 3; 1988 Pub.Acts, c. 716, § 1; 1989 Pub.Acts, c. 442, §§ 1, 2; 1989 Pub.Acts, c. 591, § 1, 6; [1992 Pub.Acts, c. 683, § 1](#); [1992 Pub.Acts, c. 947, §§ 1, 3](#); [1993 Pub.Acts, c. 93, § 1, eff. March 29, 1993](#); [1994 Pub.Acts, c. 634, § 1, eff. March 21, 1994](#); [2004 Pub.Acts, c. 666, § 5, eff. July 1, 2004](#); [2007 Pub.Acts, c. 32, §§ 1, 2, eff. July 1, 2007](#); [2008 Pub.Acts, c. 909, §§ 1 to 4, eff. July 1, 2008](#); [2008 Pub.Acts, c. 1001, § 2, eff. July 1, 2008](#).

**Formerly** § 59-2208.

T. C. A. § 55-21-108, TN ST § 55-21-108

Current with laws from the 2018 Second Reg. Sess. of the 110th Tennessee General Assembly, eff. through July 1, 2018. Pursuant to §§ 1-1-110, 1-1-111, and 1-2-114, the Tennessee Code Commission certifies the final, official version of the Tennessee Code and, until then, may make editorial changes to the statutes. References to the updates made by the most recent legislative session should be to the Public Chapter and not to the T.C.A. until final revisions have been made to the text, numbering, and hierarchical headings on Westlaw to conform to the official text.



**Effective: July 1, 2012**

**T. C. A. § 39-13-511**

**§ 39-13-511. Indecent exposure; penalties; exception for breastfeeding**

**Currentness**

(a)(1) A person commits the offense of indecent exposure who:

(A) In a public place, as defined in [§ 39-11-106](#), or on the private premises of another, or so near thereto as to be seen from the private premises:

(i) Intentionally:

(a) Exposes the person's genitals or buttocks to another; or

(b) Engages in sexual contact or sexual penetration as defined in [§ 39-13-501](#); and

(ii) Reasonably expects that the acts will be viewed by another and the acts:

(a) Will offend an ordinary viewer; or

(b) Are for the purpose of sexual arousal and gratification of the defendant; or

(B)(i) Knowingly invites, entices or fraudulently induces the child of another into the person's residence for the purpose of attaining sexual arousal or gratification by intentionally engaging in the following conduct in the presence of the child:

(a) Exposure of such person's genitals, buttocks or female breasts; or

(b) Masturbation; or

(ii) Knowingly engages in the person's own residence, in the intended presence of any child, for the defendant's sexual arousal or gratification the following intentional conduct:

(a) Exposure of the person's genitals, buttocks or female breasts; or

(b) Masturbation.

(2) No prosecution shall be commenced for a violation of subdivision (a)(1)(B)(ii)(a) based solely upon the uncorroborated testimony of a witness who shares with the accused any of the relationships described in [§ 36-3-601\(5\)](#).

(3) For subdivision (a)(1)(B)(i) or (a)(1)(B)(ii) to apply, the defendant must be eighteen (18) years of age or older and the child victim must be less than thirteen (13) years of age.

(b)(1) "Indecent exposure", as defined in subsection (a), is a Class B misdemeanor, unless subdivision (b)(2), (b)(3) or (b)(4) applies.

(2) If the defendant is eighteen (18) years of age or older and the victim is under thirteen (13) years of age, indecent exposure is a Class A misdemeanor.

(3) If the defendant is eighteen (18) years of age or older and the victim is under thirteen (13) years of age, and the defendant has any combination of two (2) or more prior convictions under this section or [§ 39-13-517](#), or is a sexual offender, violent sexual offender or violent juvenile sexual offender, as defined in [§ 40-39-202](#), the offense is a Class E felony.

(4) If the defendant is eighteen (18) years of age or older and the victim is under thirteen (13) years of age, and the offense occurs on the property of any public school, private or parochial school, licensed day care center or other child care facility during a time at which a child or children are likely to be present on the property, the offense is a Class E felony.

(c)(1) A person confined in a penal institution, as defined in [§ 39-16-601](#), commits the offense of indecent exposure who with the intent to abuse, torment, harass or embarrass a guard:

(A) Intentionally exposes the person's genitals or buttocks to the guard; or

(B) Engages in sexual contact as defined in [§ 39-13-501](#).

(2) For purposes of this subsection (c), "guard" means any sheriff, jailer, guard, correctional officer or other authorized personnel charged with the custody of the person.

(3) Notwithstanding subsection (b), a violation of this subsection (c) is a Class A misdemeanor.

(d) This section does not apply to a mother who is breastfeeding her child in any location, public or private.



## **Credits**

1989 Pub.Acts, c. 591, § 1; 1990 Pub.Acts, c. 980, § 33; 1994 Pub.Acts, c. 542, §§ 1 to 3, eff. July 1, 1994; 1998 Pub.Acts, c. 755, § 1, eff. April 15, 1998; 1999 Pub.Acts, c. 189, § 1, eff. July 1, 1999; 2006 Pub.Acts, c. 617, § 2, eff. May 4, 2006; 2007 Pub.Acts, c. 209, § 1, eff. July 1, 2007; 2009 Pub.Acts, c. 414, §§ 1, 2, eff. July 1, 2009; 2011 Pub.Acts, c. 91, § 2, eff. July 1, 2011; 2012 Pub.Acts, c. 885, § 1, eff. July 1, 2012; 2012 Pub.Acts, c. 1076, § 1, eff. May 21, 2012.

## **Editors' Notes**

### **COMMENTS OF THE TENNESSEE SENTENCING COMMISSION**

The offense of indecent exposure, found in subsection (b), expands prior law by including acts of sexual contact or sexual penetration in a public place, as defined in § 39-11-106, or on the private premises of another, or where the activity may be seen from the private premises of another.

Additionally, under subdivision (b)(1)(B), the defendant must reasonably expect the acts to be viewed by another and the offended person must be an “ordinary viewing person.”

In 1994, the general assembly created a new offense of public indecency, which is codified in subsection (a).

This section expands prior law by including acts of sexual contact or sexual penetration in a public place or on the private premises of another, or where the activity may be seen from the private premises of another. Additionally, under subdivision (a)(2)(now (b)(1)(B)), the defendant must reasonably expect the acts to be viewed by another and the offended person must be an “ordinary viewing person.”

T. C. A. § 39-13-511, TN ST § 39-13-511

Current with laws from the 2018 Second Reg. Sess. of the 110th Tennessee General Assembly, eff. through July 1, 2018. Pursuant to §§ 1-1-110, 1-1-111, and 1-2-114, the Tennessee Code

Commission certifies the final, official version of the Tennessee Code and, until then, may make editorial changes to the statutes. References to the updates made by the most recent legislative session should be to the Public Chapter and not to the T.C.A. until final revisions have been made to the text, numbering, and hierarchical headings on Westlaw to conform to the official text.

T. C. A. § 39-14-402

§ 39-14-402. Burglary

**Currentness**

- (a) A person commits burglary who, without the effective consent of the property owner:
- (1) Enters a building other than a habitation (or any portion thereof) not open to the public, with intent to commit a felony, theft or assault;
  - (2) Remains concealed, with the intent to commit a felony, theft or assault, in a building;
  - (3) Enters a building and commits or attempts to commit a felony, theft or assault; or
  - (4) Enters any freight or passenger car, automobile, truck, trailer, boat, airplane or other motor vehicle with intent to commit a felony, theft or assault or commits or attempts to commit a felony, theft or assault.
- (b) As used in this section, “enter” means:
- (1) Intrusion of any part of the body; or
  - (2) Intrusion of any object in physical contact with the body or any object controlled by remote control, electronic or otherwise.
- (c) Burglary under subdivision (a)(1), (2) or (3) is a Class D felony.
- (d) Burglary under subdivision (a)(4) is a Class E felony.

**Credits**

1989 Pub.Acts, c. 591, § 1; 1990 Pub.Acts, c. 1030, § 22; 1995 Pub.Acts, c. 496, § 1, eff. July 1, 1995.

**Editors' Notes**

**COMMENTS OF THE TENNESSEE SENTENCING COMMISSION**

This section and the subsequent burglary statutes are a major change from the prior law. The former distinctions between burglary, burglary in the second degree and burglary in the third degree are eliminated. In addition, the day and night distinction which was previously used for gradation was abandoned because the risks and types of intrusions were the same whether they occurred in the daylight or at night. The requirement of a breaking has also been eliminated.

Intrusion with the intent to commit misdemeanor theft is included in burglary because of the practical impossibility of proving that a trespasser intended to steal property of sufficient value to constitute a felony theft. Intrusions with intent to commit misdemeanors other than theft are punishable as attempts or trespasses if the intended offense is not completed.

This section, burglary, applies only to intrusions involving buildings that are not habitations and those involving motor vehicles.

**Notes of Decisions (329)**

T. C. A. § 39-14-402, TN ST § 39-14-402

Current with laws from the 2018 Second Reg. Sess. of the 110th Tennessee General Assembly, eff. through July 1, 2018. Pursuant to §§ 1-1-110, 1-1-111, and 1-2-114, the Tennessee Code Commission certifies the final, official version of the Tennessee Code and, until then, may make editorial changes to the statutes. References to the updates made by the most recent legislative session should be to the Public Chapter and not to the T.C.A. until final revisions have been made to the text, numbering, and hierarchical headings on Westlaw to conform to the official text.

T.C.A. § 5-6-108  
Powers and duties -- County property and accounts.

The county mayor shall be the accounting officer and general agent of the county; and, as such, the county mayor shall have power, and it shall be the county mayor's duty to:

- (1) Have the care and custody of all the county property, except such as is by law placed in the custody of other officers;
- (2) Appoint an agent or attorney to take care of such property, and fix such agent's or attorney's compensation;
- (3) Control all books, papers and instruments pertaining to the county mayor's office;
- (4) Audit all claims for money against the county;
- (5) Draw, without seal, all warrants upon the county treasury;
- (6) Audit and settle the accounts of the county trustee, and those of any other collector or receiver of county revenue, taxes, or incomes, payable into the county treasury, and those of any persons entrusted to receive or expend any money of the county;
- (7) Require such officers or persons to render and settle their accounts as directed by law, or by the authority under which they act;
- (8) Enter in a book, to be known as the warrant book, in the order of issuance, the number, date, amount and name of the drawee of each warrant drawn upon the treasury;
- (9) Keep in a suitable book an account of the receipts and expenditures of the county, so as to show clearly the assets of the county, and the debts payable to and by it, balancing the account semiannually, and generally to superintend the financial concerns of the county; and
- (10) Report, in writing, semiannually, to the county legislative body all moneys received and paid out, and a complete statement of the financial condition of the county, and the county mayor shall settle the county mayor's accounts once every year.

**RESOLUTION TO AMEND THE MONTGOMERY COUNTY HIGHWAY  
DEPARTMENT'S BUDGET FOR THE PURCHASE OF ASPHALT HOT MIX**

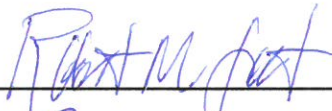
**WHEREAS**, the Montgomery County Highway Department has a need to transfer the 2018 Gas Tax funds from the fund balance to Asphalt Hot Mix in the Highway Bridge Maintenance Account in the total amount of \$407,337; and

**WHEREAS**, the transfer would increase the appropriation in the following account; 131-62000-00000-62-54040 (Asphalt-Hot Mix) from the unappropriated fund balance of the Highway Fund.

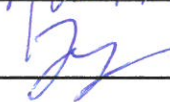
**NOW, THEREFORE, BE IT RESOLVED** by the Montgomery County Board of Commissioners assembled in Regular Session on this 10<sup>th</sup> day of September, 2018 that \$407,337 will be transferred as above described.

**Duty passed and approved this 10<sup>th</sup> day of September, 2018.**

Sponsor



Commissioner



Approved

County Mayor

Attested

County Clerk

**RESOLUTION AMENDING THE CLARKSVILLE-MONTGOMERY COUNTY GROWTH PLAN**

**WHEREAS**, Public Chapter 1101 of 1998 requires development of a comprehensive growth policy for cities and counties in Tennessee; and

**WHEREAS**, this process required the establishment of boundaries for Planned Growth Areas (PGA's) and Rural Areas (RA's) in Montgomery County which indicate where growth is expected outside of the Urban Growth Boundary and where the rural character of Montgomery County should be preserved; and

**WHEREAS**, the Clarksville-Montgomery County Coordinating Committee has recommended amendments to the text and the boundary of both the Planned Growth Area 4 (PGA 4) and the Urban Growth Boundary (UGB) to allow for continued Economic Growth for the consideration by the Board of County Commission of Montgomery County, Tennessee.

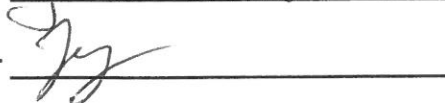
**NOW THEREFORE, BE IT RESOLVED** by the Montgomery County Board of Commissioners meeting in regular business session on this 10<sup>th</sup> day of September 2018, that the amendments as recommended by the Clarksville-Montgomery County Growth Coordinating Committee as described by the attached hereto are hereby adopted.

**Duly passed and approved this 10<sup>th</sup> day of September 2018.**

Sponsor



Commissioner



Approved



County Mayor

Attested \_\_\_\_\_

County Clerk

# Clarksville – Montgomery County Growth Plan Updated August 2018

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## **CHAPTER 1: EXECUTIVE SUMMARY**

The Growth Plan for Clarksville and Montgomery County was initiated in response to Public Chapter 1101 of 1998 as adopted by the Tennessee State Legislature. This law mandates a planning process for cities and counties in Tennessee that addresses public service needs of growing residential areas and maintenance of the character of rural areas. The law also requires communities to determine appropriate boundaries for municipal expansion.

This plan focuses on the guidance of residential development and residential density within the City and County. The main implementation tool for the policies of the growth plan is the application of local zoning regulations. The plan does not, however, set policy for commercial and industrial zoning which will be considered on a case by case basis in the future. These cases are more appropriately considered through analysis of the physical characteristics of sites and the compatibility of proposed uses with existing surrounding uses.

The Growth Plan has a 20-year time frame. The amount of growth anticipated during this period was established by population projections prepared by the UT Center for Business and Economic Research. Base data in regard to current development patterns and availability of suitable land for growth was developed through a parcel by parcel land use survey of the County and the recently established Geographic Information System.

This base data led to the initial premise considered for policy development. That is, all population growth within the 20-year time frame for the plan can theoretically be accommodated on currently undeveloped land within the existing city limits of Clarksville. There are sufficient undeveloped land and a variety of development density options to allow this accommodation.

- This premise leads to the conclusion that our future growth can be accommodated without commitment of significant land resources in Montgomery County.

A second premise recognized that, from a practical standpoint, not all future growth will occur within the existing city limits. Two factors contribute to this premise. First of all, not all undeveloped land within the city limits will become available for development during the planning period. Secondly, market forces will continue to drive development to more economically priced property beyond corporate limits. This land is more economically priced as it has not received an investment of urban services and facilities.

- This premise leads to the conclusion that reasonable accommodation must be made for future development outside of the current Clarksville city limits.

A final premise recognized is that not all land in Montgomery County is suitable for future development. There are physical and urban service limitations to development. There is also a need to preserve the rural character of areas of Montgomery County.

- This premise leads to the conclusion that land development regulations in Montgomery County should be structured to discourage growth and development in some areas of the County.

The Growth Plan contains three main elements. The first is establishment of an Urban Growth Boundary (UGB), Planned Growth Areas (PGA's) and Rural Areas (RA's). Designation of such areas is a mandate of Public Chapter 1101.

The UGB is the area where a full complement of urban type services are either presently available or have the potential to be available over the 20-year planning period. It is this area that is set aside for the highest densities of residential development. Potential access to sanitary sewer service was the primary factor used in establishment of this boundary. This is also the area that the City of Clarksville can consider for future annexation in order to provide services necessary for high-density development.

PGA's are areas that have a history of low to moderate levels of residential development or are in the path of present and projected growth trends in the County. These areas have little likelihood of receiving a full complement of urban services over the 20-year planning period and therefore cannot adequately support higher densities of residential development. The City of Clarksville does not anticipate any annexation within PGA's. The City of Clarksville cannot annex any land in a PGA without initiation of referendum proceedings.

RA's are areas where the lowest densities of residential development are considered to be most appropriate. These areas tend to have the least amount of urban services and infrastructure available and have the least likelihood of receiving them over the planning period. The RA contains most of the County agricultural land, floodplain areas, wetlands, steeply sloped areas, scenic vistas and natural areas including wildlife preserves.

The second element of the Growth Plan involves the regulatory strategies by which it will be implemented. The primary tools in this regard are local zoning regulations with secondary support from subdivision regulations. The Growth Plan proposes a graduated availability of residential densities based on the location of land within the UGB, PGA's and the RA.

This policy sets a base level of review for zoning and allows the public and local government officials to better understand what residential densities will be considered in various geographic areas without having to follow the full course of a zone change request. For example, a request to change property from an agricultural designation to a multifamily designation could not be initiated by an applicant or accepted by the Regional Planning Commission in a Rural Area without formal amendment of the Growth Plan.

This policy is not a substitution for the normal review process in local zoning but instead an enhancement of this process. Review of development proposals and zone change requests will continue to be based on an assessment of the physical attributes of the tract including, but not limited to, items such as soil bearing capacity, slope or lay of the land, surface drainage, probability of flooding, access from public roads and available infrastructure. Consideration will also continue to be given to surrounding land use and the compatibility of proposed development with neighboring property.

Public Chapter 1101 requires that the Growth Plan only be amended, after adoption, under exceptional circumstances for the initial 3 years of its applicability. It should be noted that local government has the authority and responsibility to define what exceptional circumstances would warrant a proposed amendment. The Growth Plan acknowledges that many changes can and will occur within the 20-year time frame of the Plan. The Plan thus recommends review and reassessment of the plan at least every five years to determine if the Plan continues to meet the needs of the community.

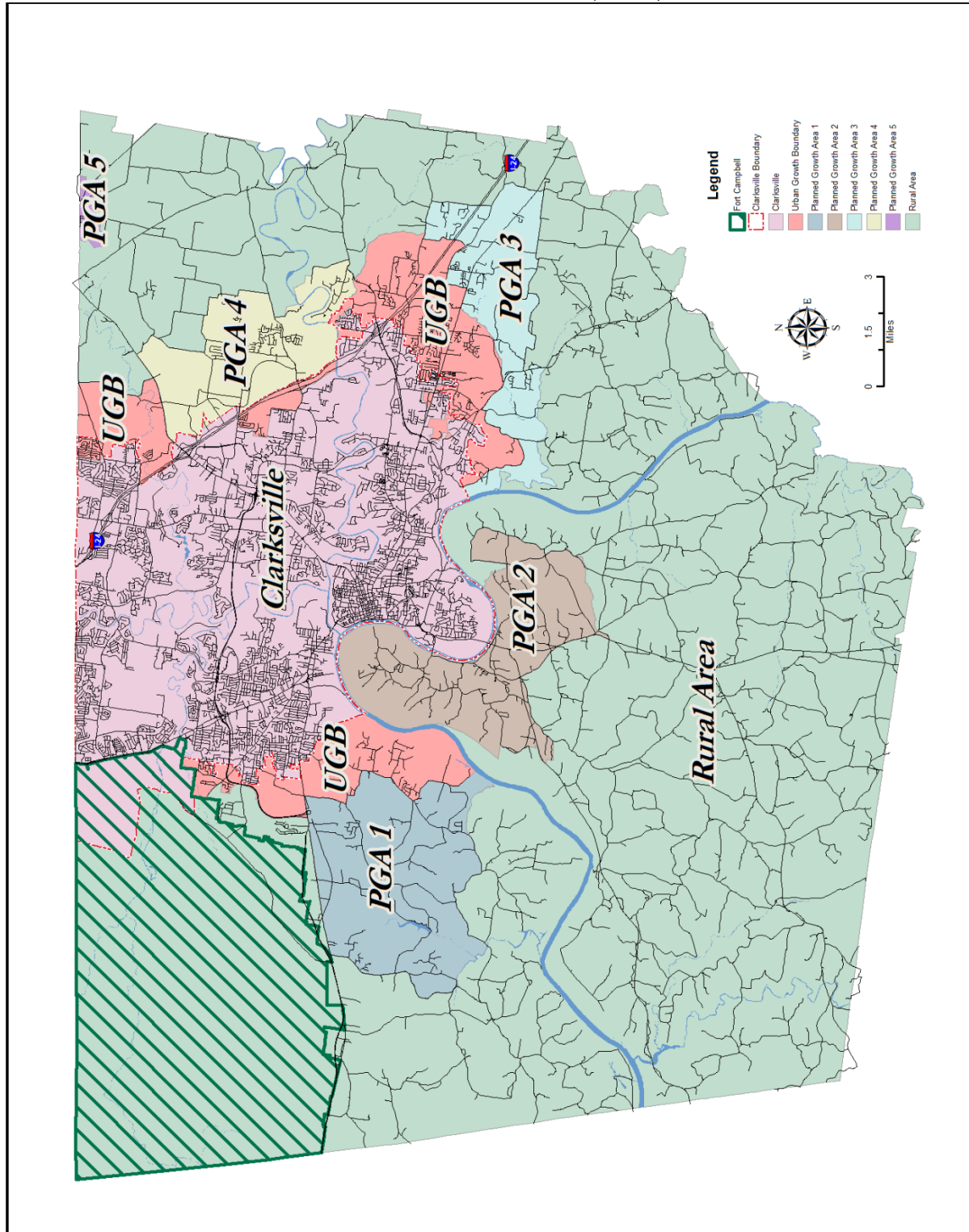
### **Lots of Record**

In order to facilitate the transition from the previous applicable land use regulations to the provisions of this Growth Plan, it was recognized that consideration should be given to lots of record. It is hereby established as part of this plan that lots of record which legally existed on the date of the adoption of this plan shall be considered to legally meet all the provisions of this Growth Plan.

### **Existing Zoning Districts Given Standing**

Existing zone districts in effect as of the date of adoption of this Plan shall be allowed to develop utilizing standards applicable to these zone districts as prescribed in the Montgomery County Zoning Resolution. For example, an R-1 single family residential tract of 35 acres was in existence, as of the plan date of adoption, in a Rural Area. In this plan, no new R-1 districts can be created in a Rural Area, but because it had legal standing before the plan, this tract could be developed under the applicable R-1 provisions.

## GROWTH PLAN MAP (1999)



# GROWTH PLAN MAP (AMENDED 2018)

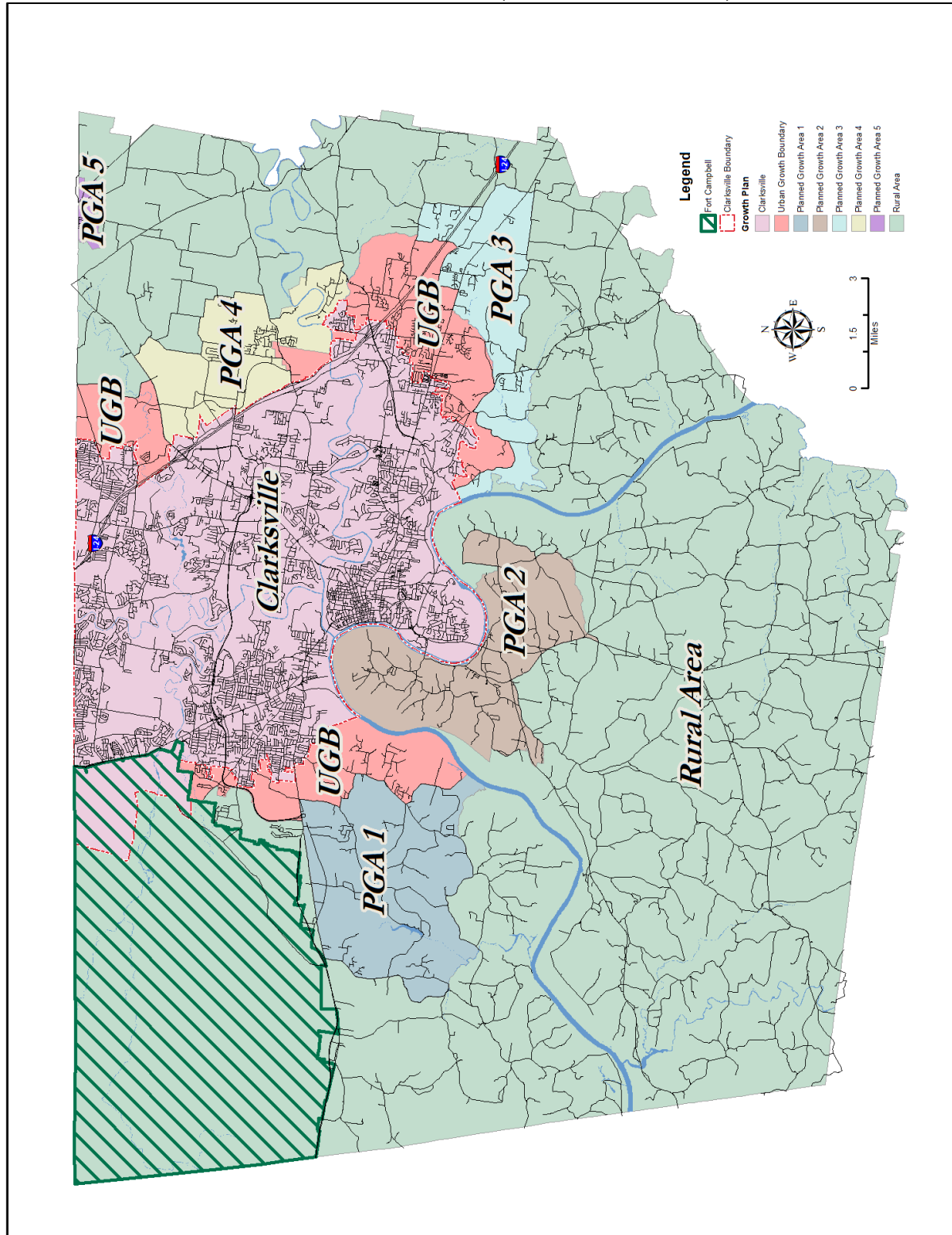




Table 1.1

<b>RELATIVE SIZES OF GROWTH PLAN AREAS</b> <b>Clarksville-Montgomery County, TN</b> <b>October 1999</b>				
<b>AREA*</b>	<b>ACREAGE</b>	<b>SQUARE MILES</b>	<b>NUMBER OF PARCELS</b>	<b>AVERAGE SIZE OF PARCEL ACRES</b>
County	294,928	460.83	50,797	5.81
City	51,599	80.62	34,943	1.48
UGB	26,521	41.44	2,758	9.62
PGA #1	15,029	23.48	1,447	10.39
PGA #2	15,001	23.44	2,037	7.36
PGA #3	12,240	19.13	906	13.51
PGA #4	10,496	16.40	425	24.70
PGA #5	1,306	2.04	174	7.51
RA	166,812	260.64	7,647	21.81

*\*Data from Geographic Information System. Areas do not include water body acreages or road rights-of-way areas.*

Table 1.2 Amended

<b>RELATIVE SIZES OF GROWTH PLAN AREAS</b> <b>Clarksville-Montgomery County, TN</b> <b>Amended September 2018</b>				
<b>AREA*</b>	<b>ACREAGE</b>	<b>SQUARE MILES</b>	<b>NUMBER OF PARCELS</b>	<b>AVERAGE SIZE OF PARCEL ACRES</b>
County	291,769	455.9	77,833	3.75
City	56,190	87.8	53,747	1.05
UGB	16,409	25.6	5,603	2.93
PGA #1	15,029	23.48	1,447	10.39
PGA #2	15,001	23.44	2,037	7.36
PGA #3	12,240	19.13	906	13.51
PGA #4	7,712	12.1	1,928	4.00
PGA #5	1,306	2.04	174	7.51
RA	166,812	260.64	7,647	21.81
Area calculated from parcels intersecting each Growth Plan Area. Parcel data excludes ROW, certain water bodies, and Fort Campbell with the County.				

*\*Data from Geographic Information System. Areas do not include water body acreages or road rights-of-way areas.*

*Note: Due to growth in the city and county total acreage of developable land has dropped due to Rights of Way needs and expansion of water bodies.*

## **CHAPTER 2: PROLOGUE**

In regard to planning documents in general, Judith M. Umbach, Executive Director of Year 2000 for the Province of Alberta, Canada had this to say. “Plans have a high mortality rate. That is partly because while they are made for long-term results, short-term payoffs are usually limited to abstractions, such as a better understanding of an organization’s goals. But if a plan cannot be kept vibrant, daily routine will dampen commitment to those goals and to the actions necessary to achieve them.”

## CHAPTER 3: INTRODUCTION

Growth, for most American communities, is a matter of pride. The idea that other people find your City or County attractive and want to live there is flattering. It means that you must be doing something(s) well. However, as time goes on and more and more people move in, cities and counties begin to feel growing pains. This is usually in the form of fiscal problems that bring on tough political decisions involving the allocation of a limited resource base. Clarksville-Montgomery County is no exception to the rule.

FACT: Growing cities and counties need space to expand. Where this growth space is allocated and how it is developed are two serious questions that land use planning has attempted to address. Traditionally the growth goes where the land is the most available and the least expensive, that is usually somewhere in the fringe areas of urban places. The post-World War II era of the last 50 years finds this scenario played out in countless settings across Tennessee, the Southeast, as well as the entire country.

As people begin to populate the “fringe areas” and increase the density of development they need and demand more public services. Road construction and reconstruction that links these outlying areas to the City core becomes necessary, and while this is an expensive proposition it is only a small part of the total cost of development that has an impact on local, state and federal budgets. Providing additional services such as the improvement of local access roads and the provision of fire and police protection, water, sewer, natural gas and schools to suburban locations creates an enormous amount of “hidden costs”. (These costs are in addition to the developer’s original upfront costs for infrastructure and can forever be a fixture in a city’s and/or county’s budget.) Typically residential growth does not pay for itself. This is because property taxes and other municipal taxes generated by the newly developed residential areas traditionally do not cover the expense generated by the placement of additional infrastructure and urban services.

If development could be kept more compact, many of these hidden costs could be reduced while serving the same population. Local governments across the country have seen the need to sponsor incentives to encourage “infill development” projects that take advantage of vacant tracts with existing infrastructure. By filling in vacant tracts within the presently defined urban growth boundary of the City, greater economies of scale can be realized along with enhanced levels of public services. Incentives by other communities have taken the form of increased densities, i.e. more sites per acre, or reduced tap-on fees for utilities. Within the more compact space, more money becomes available for the upkeep of the existing system instead of it being spent on expansion projects by the local utility companies. The more compact area could more equally share the tax burden of supporting further community development.<sup>1</sup>

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<sup>1</sup> Footnote: (Parts taken from “How Sprawl Costs Us All”, by Donald Camph, STPP Progress, June, 1995, an Internet snippet taken from a link found on the National League of Cities homepage.)

## CHAPTER 4: GLOSSARY OF TERMS

Density – This term is not well defined by Public Chapter 1101, but as it relates to land development, refers to the numbers of person, structures, or housing units within a specified area. Highest densities would be found in urban areas and continuing toward the Urban Growth Boundary. Low to moderate densities would be found in the Planned Growth Areas of the County and low densities only would be found in the Rural Area(s).

The City-County Geographic Information System has data that shows the average single-family residential density within the City of Clarksville is just over two houses per acre or one per 0.48 acre. Multi-family residential density averages 10 units per acre within the City, or 0.10 acre per unit.

The same data source shows the average single-family residential density in the County outside the city limits ranges from one house per 1.60 acres to farmsteads setting on an average of 9.06 acres. There is such a small sample of multi-family developments in the County that no reliable density level could be determined.

Land Use – The technique of identifying and categorizing the purpose for which land is being used. In this report, land use will include residential uses of varying densities. Other major categories reviewed and considered in the preparation of this plan were industrial, commercial/office, public and semi-public (to include governmental, recreational, natural, churches and schools, cemeteries, utilities and transportation facilities).

Lots of Record – A lot that exists as shown or described on a plat or deed in the records of the local registry of deeds.

Population Projection – The technique of forecasting population counts into the future. For purposes of this report, the projections as prepared by the University of Tennessee were received, reviewed and accepted for inclusion in this report. They were used in conjunction with an existing land use inventory to forecast future growth needs.

Public Services Associated with a city's Plan of Services for Annexed Areas – Typical urban services to include police and fire protection, water and wastewater services, electrical, road and street construction and maintenance, recreation facilities, street lighting, and planning, zoning and building permitting services.

## **CHAPTER 5: SUMMARY OF IMPORTANT FACTS FROM PUBLIC ACT 1101 OF 1998**

Clarksville-Montgomery County has, since the 1970's, been one of Tennessee's fastest growing areas. Growth is a familiar topic here and one of keen importance. We note, however, that growth's detrimental implications have been somewhat minimized due to the local coordination efforts through the joint use of the City and County of the Regional Planning Commission. This joint city-county agency monitors and provides guidance in local development policies and decisions. The City and County have attempted over the years to coordinate provisions and policies within their local land use regulations and utility districts that have had an affect on the level of density of development. This includes the maintenance of similar zoning and subdivision regulations as well as the City's willingness to extend its infrastructure, primarily sewer, beyond its limits.

Montgomery County has little, if any, likelihood of incorporating another city within its boundaries, therefore, the incorporation provisions of this act appear to have limited significance. The effects of this public act will be most readily seen and experienced in local annexation procedures. A significant result of this plan is the delineation, by the City of Clarksville, of its urban growth boundaries, which is basically where it anticipates future expansions of its corporate limits. These future expansions must include plans for the orderly provision of services to support the higher density development types generally associated with urbanized places. The Montgomery County Commission has adopted its Planned Growth Areas and Rural Areas. This Plan further outlines the County's duties in guiding the kinds of development and the density levels to be associated with future growth in these areas.

This plan will provide a basis for public and private sectors to better identify, plan for and support local growth. Real estate development on a national basis, inclusive of Tennessee, is best described as market driven. The market is defined in this instance as being a combination of innumerable factors that respond to the needs, desires, and wishes of the people in terms of land use decisions. By geographically listing the various growth districts, all participants are given a greater degree of certainty about the future development potential for all areas of the City and the County. Because this is a dynamic community, this plan should be expected to need timely monitoring and regular updating. This is so as to allow for flexibility in the Plan so as to more fully meet the expectations of the local population, as well as to assure contributions to the improvement of the local quality of life.



## **SUMMARY OF IMPORTANT FACTS FOR ANNEXATION AND GROWTH POLICIES AFTER PUBLIC CHAPTER 707**

The 108<sup>th</sup> General Assembly eliminated unilateral, nonconsensual annexation with the enactment of Public Chapter 707, Acts of 2014, and strengthened the annexation moratorium established by Public Chapter 441, Acts of 2013. The 2014 Act extended the review of state policies governing comprehensive growth plans and changes in the municipal boundaries begun by Public Chapter 441 on which the Commission released an interim report in December 2013.

Until May 15, 2015, cities may annex by ordinance only those formally initiated before passage of Public Chapter 707 and approved by the county or with the written consent of the owners. After that date, cities can annex property only with the written consent of the owner or by referendum. Cities can annex agricultural land only with written consent of the owner.

While Public Chapter 707 settled many important issues surrounding annexation, its passage raised a few new questions and left other unresolved:

- Issues that Public Chapter 707 did not resolve
  - Non-resident participation in annexation decisions
  - Annexing non-contiguous areas
  - Deadlines and standards for implementing plans of service and inclusion of financial information
  - Participation in deannexation decisions and deannexing agricultural property
  - Informing the public before adjusting cities' shared boundaries
  - Implementing statutory allocation of tax revenue after annexation
  - Reviewing and updating growth plans
  - Retracting cities' urban growth boundaries
  - Duties and responsibilities of joint economic and community development boards
- Issues that Public Chapter 707 created
  - References to annexation by ordinance that were not removed
  - Apparent ambiguities created in sections that were not amended

## **The Growth Plan Coordinating Committee 1998**

Public Act 1101 makes special provisions for Montgomery County, which has only one central city, in terms of the makeup of its Coordinating Committee. This committee has been given the official name of the Economic and Community Development Advisory Committee. In the instance of Clarksville-Montgomery County, this decision-making body is mandated to be made up of the membership of the Regional Planning Commission with an unlimited number of additional members appointed by the Mayor and the County Executive. The names of the members of the Committee set up in September of 1998, are as follows:

Joe Creek – Chairman  
Morrell Boyd – Vice Chair.  
Moninda Biggers  
Mayor Johnny Piper  
Benny Skinner  
Lane Lyle  
Gary Norris  
Ken Spradlin  
Barbara Ratchford  
Carl Wilson  
Denzil Biter  
James Trotter  
George Marks  
Loretta Bryant

The Regional Planning Commission staff was designated by the City and County to provide technical assistance to this committee in the formulation of the plan.

## **The Growth Plan Coordinating Committee (Amended 2012 and 2018)**

Tennessee Code Annotated 6-58-104 (d) (1), makes provisions for Montgomery County, to amend the initial Growth Plan. The amendment process shall follow the same procedures for establishing the original plan. In the instance of Clarksville-Montgomery County, this decision-making body is mandated to be made up of the membership of the Regional Planning Commission with an unlimited number of additional members appointed by both the City and County Mayor.

Montgomery County is one of only two counties in the state made unique by the fact there is only one city, Clarksville, within its borders. This eliminates the potential for friction between competing cities over annexation territories and streamlines the provision of urban services from the city into county territory.

The names of the members set up in March 2012 are as follows:

Mark Kelly – Chairman  
Robert Nichols – Vice Chairman  
Mike Harrison  
Mabel Larson  
Bryce Powers  
Geno Grubbs  
John Laida  
Russell Adkins  
Pat Hickey (Mark Riggins)  
Norm Brumblay  
Jim Coode  
Brian Taylor  
Joe Creek  
Ed Baggett  
Mike Evans

The Regional Planning Commission staff was designated by the City and County to provide technical assistance to this committee in the formulation of the plan.

The names of the members set up in June 2018 are as follows:

Richard Swift – Chairman  
Bryce Powers – Vice Chairman  
Russell Adkins  
Geno Grubbs  
Wade Hadley  
Mark Kelly  
Bill Kimbrough  
Robert Nichols  
Dr. Amanda Walker

The Regional Planning Commission staff was designated by the City and County to provide technical assistance to this committee in the formulation of the plan. The City and County Mayor did not appoint additional members to this update, also known as Phase 1, of the Growth Plan Update.

### **The Economic and Community Development Board (1998)**

To further intergovernmental communication, an allied body, known as the Economic and Community Development Board was established. According to the provisions of the Public Chapter, it is made up of a minimum of three members, the County Executive, the Mayor and one property owner with a listing on the local property tax roll. The Board is to establish an executive committee, with a minimum membership of two parties, the County Executive and the Mayor. The overall board is to meet at least 4 times annually and the executive committee to meet at least 8 times per year. This board is to be jointly funded by its entities based on their percentage of the total County population. All meetings are to be open and have recorded minutes of its proceedings. Clarksville-Montgomery County has chosen to have nine members on this original board. As of August 25, 1999, its members and appointing bodies are as follows:

Douglas Weiland - County  
Frances Wall - City  
Richard Swift – County  
Johnny Piper - City  
Sam Johnson - City  
Joe Pitts – City  
Joe Creek - County  
Tad Bourne - City  
William Beach - County

Initially, the Coordinating Committee was charged with the responsibility of developing a countywide plan based on a twenty-year projection of growth and the City/County's projected needs in terms of land use and development densities. The Economic and Community Development Board will have a longer-term mission in maintaining meaningful lines of communication between the parties allied in the plan.

### **The Economic and Community Development Board (Amended 2012 and 2018)**

The Economic and Community Development Board continues to meet on a quarterly basis as required through TCA 6-58-114. The purpose of the board is to foster communication relative to economic and community development between and among governmental entities, industry and private citizens. The Board shall meet, at a minimum, four (4) times annually. An Executive Committee meeting shall be held once each calendar quarter. Minutes of all meetings of the Board and Executive Committee shall be documented by minutes kept and y certification of attendance and all meetings are to be open to the public. Clarksville-Montgomery County has chosen to have nine members of this Board.

As of June 2012, its members and appointing bodies are as follows:

Mayor Carolyn Bowers – County  
Mayor Kim McMillan – City  
John Fuson – County  
Lawson Mabry – County  
Mark Barnett – County  
Mark Kelly – County  
Mark Boone – City  
Courtney Maynard-Caudill – City  
Travis Rupe – City

**As of June 2018, its members and appointing bodies are as follows:**

Mark Kelly – Chair  
Gary Norris – Vice-Chair  
Mayor Kim McMillan  
Mayor Jim Durrett  
Russell Adkins  
Jeff Burkhart  
Melinda Shepard  
Douglas Heimback  
Joe Weyant



## **CHAPTER 6: GENERAL DESCRIPTIONS OF DELINEATING GROWTH AREAS**

A primary element in the formulation of this plan involves the division of the County into three types of growth areas. The types of areas are described as follows:

### **Urban Growth Boundary (UGB)**

This boundary encompasses the existing municipality and contiguous territory where higher-density residential, commercial and industrial growth is expected to take place. This area is further defined as to its capability to provide urban services in an orderly and timely fashion to facilitate higher density land use patterns. By allowing higher densities, it is anticipated that the land will be utilized to a fuller degree of potential giving support to the community's needs for future expansion.

#### **Criteria for defining the UGB**

- Compactness is encouraged, but it should be large enough to accommodate 20 years of projected growth;
- Must be contiguous to the existing municipal boundaries;
- Must exhibit a strong likelihood for growth over the next 20 years based upon its historic, socio-economic and physical characteristics;
- Must reflect the municipality's duty to fully develop the area within the current boundaries, while anticipating future needs for growth outside its boundaries where higher density developments appear likely.

#### **Factors considered in developing the UGB**

- Must develop and report population growth projections in conjunction with the University of Tennessee;
- Must determine and report the present and projected costs of core infrastructure, urban services, and public facilities necessary to fully develop the resources within the municipality's current boundaries, as well as the cost of expanding these into the territory proposed within the UGB over the planning period;
- Must determine and report on the need for additional land suitable for high-density residential, commercial and industrial development, after taking into account areas within the current municipal boundaries that can be used, reused, or redeveloped to meet such needs;

- Must examine and report on agricultural, forest, recreational and wildlife management areas under consideration for inclusion in the UGB, and on the likely long-term impact of urban expansion in such areas.<sup>2 3</sup>

Public Hearing Requirements – The municipality held two public hearings, each given at least 15 days’ notice in a newspaper of general circulation in the City before formally proposing its UGB. These public hearings were scheduled and held as follows: September 9, 1999, at the Board of Education Meeting Room, 621 Gracey Avenue, and October 7, 1999, at the City Council Chambers on Public Square.

## **2018 - Public Hearing Requirements**

The Coordinating Committee held two public hearings, each given at least 15 days’ notice in a newspaper of general circulation in Clarksville-Montgomery County before formally proposing its UGB amendments. These public hearings were scheduled and held as follows:

- August 9, 2018, at 6:00 p.m., Regional Planning Commission Meeting Room, 329 Main Street,
- August 16, 2018, at 6:00 p.m., Regional Planning Commission Meeting Room, 329 Main Street

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<sup>2</sup> Growth, Policy, Annexation, and Incorporation, Under Public Chapter 1101 of 1998: A Guide for Community Leaders, University of Tennessee Institute for Public Service and allied agencies, Reprinted May, 1999.

<sup>3</sup> Municipal Boundaries in Tennessee: Annexation and Growth Planning Policies after Public Chapter 707, January 2015.

## **Planned Growth Areas (PGAs)**

This is the territory outside the municipality and the Urban Growth Boundary where low to moderate density residential, commercial and industrial growth is projected within the planning period.

### **Criteria used in defining PGAs**

- Must be reasonably compact but able to accommodate residential and non-residential growth projected to occur during the next 20 years;
- Must be solely within the jurisdiction of the county and outside any municipality or its Urban Growth Boundary;
- Must exhibit strong likelihood for growth over the next 20 years based upon its historic, socio-economic and physical characteristics;
- Delineated areas are to reflect the county's duty to manage natural resources and to manage and guide growth, taking into account the impact on agriculture, forests, recreation, and wildlife.

### **Factors considered in developing PGAs**

- Must develop and report population growth projections in conjunction with the University of Tennessee;
- Must determine and report the present and projected costs of core infrastructure, urban services, and public facilities in the area, as well as the feasibility of funding them through taxes or fees within the area;
- Must determine and report on the need for additional land suitable for high-density residential, commercial and industrial development;
- Must determine and report on the likelihood that the territory will eventually incorporate as a new municipality or to be annexed; and,
- Must examine and report on agricultural, forest, recreational and wildlife management areas under consideration for inclusion in the PGA, and on the likely long-term impact of urban expansion in such areas.<sup>4</sup>

Public Hearing Requirements – Before presenting the proposed PGAs, the County held two public hearings, each given at least 15 days' notice in a newspaper of general circulation in the County. These public hearings were scheduled and held as follows: November 4, 1999, at the Board of Education Meeting Room, 621 Gracey Avenue, and November 30, 1999, at the same location.

Public Hearing Requirement – Before presenting the proposed amendment to the County Commission and City Council for PGA 4, the Coordinating Committee held two public hearings, each given at least 15 days' notice in a newspaper of general circulation in the

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<sup>4</sup> Municipal Boundaries in Tennessee: Annexation and Growth Planning Policies after Public Chapter 707, January 2015.

County. These public hearings were scheduled and held as follows: September 19, 2012, from 11:00 a.m. until 2:00 p.m. and 4:30 p.m. until 6:00 p.m. at the meeting room of the Regional Planning Commission, 329 Main Street, Clarksville, Tennessee.

### **2018 - Public Hearing Requirements**

The Coordinating Committee held two public hearings, each given at least 15 days' notice in a newspaper of general circulation in Clarksville-Montgomery County before formally proposing its UGB amendments. These public hearings were scheduled and held as follows:

- August 9, 2018, at 6:00 p.m., Regional Planning Commission Meeting Room, 329 Main Street,
- August 16, 2018, at 6:00 p.m., Regional Planning Commission Meeting Room, 329 Main Street

## **Rural Areas (RAs)**

This territory is the remainder of the County that was not included in a UGB or a PGA. Based on growth expectations, it does not exhibit a need for higher density development patterns within the planning period delineated by this report. This area's development will be governed by the land use control ordinances established and maintained by the County. Any changes in density of development will require correlation with the provisions of the plan.

### **Criteria for Defining RAs**

- Encompasses all areas of the County outside the delineated UGB and PGAs;
- Areas delineated should be best suited to support uses other than higher density urban type development, with primary consideration to be given to the guided preservation of agricultural, forest, recreation and wildlife management land uses as per the prevailing land use controls established by the zoning and subdivision regulations.<sup>5</sup>

Public Hearing Requirements – Before presenting any proposed RAs, the County held two public hearings, each given at least 15 days' notice in a newspaper of general circulation in the County. These hearings were scheduled and held in conjunction with the Planned Growth Areas hearings on the following dates: November 4, 1999, at the Board of Education Meeting Room, 621 Gracey Avenue, and November 30, 1999, at the same location.

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<sup>5</sup> Municipal Boundaries in Tennessee: Annexation and Growth Planning Policies after Public Chapter 707, January 2015.



## **CHAPTER 7: POPULATION PROJECTIONS**

A major project of the plan was the formulation of local population projections. The legislation specifically states that this is to be done in conjunction with the University of Tennessee at Knoxville. The projections are to reflect totals for the County as well as existing incorporated areas.

As noted earlier in this document, Public Chapter 1101, mandates that population projections must be undertaken for the City and County with a twenty-year planning horizon. Further, it is stated that these population projections must be undertaken by or coordinated through the University of Tennessee's Center for Business and Economic Research. This organization submitted its projections to the City and County, just as they did for the entire state, for their consideration. As part of the acceptance process, the City and County asked for a review of the population projections by the Regional Planning Commission staff and an endorsement from the Coordinating Committee. Local input included a review of existing planning documents and population projections for the local area as undertaken by the RPC staff demographer. It was concluded by the RPC staff that the projections, as submitted by UT, were realistic and appropriate. Accordingly, they were then endorsed by the Coordinating Committee. The table below lists the applicable population levels that were used in the local planning efforts.<sup>6</sup>

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<sup>6</sup> Municipal Boundaries in Tennessee: Annexation and Growth Planning Policies after Public Chapter 707, January 2015.

Table 7.1

**POPULATION PROJECTIONS DURING EACH GROWTH PLAN PERIOD**

	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>
<b>Clarksville</b>							
1999 Growth Plan	106,069	121,004	137,900	157,144	179,200		
2012 Growth Plan Update			132,929	145,184	156,071		
2018 Growth Plan Update					156,071	179,177	205,703
<b>Montgomery County Unincorporated</b>							
1999 Growth Plan	26,467	26,470	26,027	25,058	23,460		
2012 Growth Plan Update			39,402	43,041	46,254		
2018 Growth Plan Update					56,607	54,426	48,937
<b>Montgomery County Total</b>							
1999 Growth Plan	132,536	147,474	163,927	182,202	202,680		
2012 Growth Plan Update			172,331	188,225	202,325		
2018 Growth Plan Update					212,678	233,603	254,640
*Sources: 2010 Decennial Census, 2016 Census Estimates, 2017 Boyd Center for Business and Economic Research, University of Tennessee, as per TCA 6-58-106 a (1) (E) (2).							

The last official census undertaken by the Bureau of Census for Clarksville and Montgomery County was completed in 1995. Their final numbers showed Clarksville having a total population of 89,246, the unincorporated area of Montgomery County at 25,269, and finally, a County overall total of 114,515. The 1998 Bureau of the Census population estimate for the City of Clarksville was 97,978, the unincorporated area of Montgomery County was estimated at 29,287, with the overall County total estimated at 127,265.

The projections for the City of Clarksville from the year 2000 to the year 2020 reflect growth levels centering around 2.8% annually while the County overall total growth is estimated at 2.2% annually over the same period. The unincorporated area of the County shows negative growth, most notably as a result of the annexation activities of the City over the planning period. The percentage increase from the year 2000 to the year 2020 for the City is 69%, while the County is projected to have a population increase of just under 53% for this same period. Supporting growth increments of this magnitude will require extensive planning efforts and thoughtful allocation of land by both land use planning professionals and the applicable elected bodies.

These population projections will be utilized in a land use density discussion later in this report. The Geographic Information System (GIS) of the City-County provides a basic breakdown by land use category that will be used to project future land use needs.

## CHAPTER 8: EXISTING LAND USE INVENTORY

The Clarksville-Montgomery County Geographic Information System provided invaluable assistance in the quantification of the existing land use acreages by category for their inclusion in this growth plan. The raw data source of the land use information is the Assessor of Property's parcel data. Additional evaluations and analyses were undertaken by Regional Planning Commission staff through the use of aerial photography, archival studies of office records and by field survey and onsite verification. From this data, breakdowns were calculated on a variety of land use categories. The categories were then further broken down into geographic areas of the City and for the overall County under the heading of Clarksville-Montgomery County. The data tables listing the land use inventory breakdowns follow.

### **Clarksville-Montgomery County Existing Land Use Inventory**

In reviewing the land use breakdowns for the entire County, including the area of the City, the major land use category is agricultural and/or forest. An estimated 204,598 acres are currently rated in this usage, with an additional 38,569 acres presently vacant but having a strong inclination to be transformed into a more intensive land use category, such as residential, commercial or industrial. The total land area for acres either held vacant for agricultural use or undeveloped pending a higher intensity use is 243,167. The following table lists the land uses in the order of their magnitude of improved acreage:

Table 8.1

#### **CURRENT LAND USE BY MAGNITUDE OF THE USE CLARKSVILLE-MONTGOMERY COUNTY**

<b>Land Use by Type (1998)</b>	<b>Acreage</b>
Fort Campbell	43,014
Single-Family Residential	36,251
Street/Hwy ROW's	8,186
Public/Semi-Public Uses	5,482
Water Bodies	4,400
Commercial/Office	2,349
Industrial	2,197
Multi-Family Residential	828
Mobile Home Parks	294
Agricultural/Forest/Undeveloped	243,167

Table 8.2

**CLARKSVILLE-MONTGOMERY COUNTY, EXISTING LAND USE  
INVENTORY TABLE**

<b>CLARKSVILLE-MONTGOMERY COUNTY</b>							
<b>EXISTING LAND USE INVENTORY AND ANALYSIS (1999)</b>							
<b>Land Use By Type</b>	<b>Total Area Developed</b>	<b>Percentage of Total Land</b>	<b>Percentage of Developed Land</b>	<b>Total # of Units Of</b>	<b>Density of Units Per</b>	<b>Average Lot Size In Acres</b>	
Single Family Residential	35,129	10.2%	34.5%	34,176	0.97	1.03	
Multi-Family Residential	828	0.2%	0.8%	7,512	9.07	0.11	
Mobile Home Parks	294	0.1%	0.3%	1,810	6.16	0.16	
Commercial/Office	2,349	0.7%	2.3%	1,574	0.67	1.49	
Industrial	2,197	0.6%	2.2%	150	0.07	14.65	
Publix/Semi-Public	5,482	1.6%	5.4%	817	0.15	6.71	
Street/Highway ROW	8,186	2.4%	8.0%				
Water Bodies	4,400	1.3%	4.3%				
Ft. Campbell	43,014	12.5%	42.2%				
<b>Total Developed Land</b>	<b>101,879</b>	<b>29.5%</b>					
Agric./Undev. Land**	243,167	70.5%					
<b>Total Land Area in Acres</b>	<b>345,046</b>	<b>100%</b>					
<b>Acres In Square Miles</b>	<b>539.13</b>						
<b>**Includes undeveloped land in any category. Agricultural Land may be occupied by farmstead improvements.</b> <b>SOURCE: CLARKSVILLE-MONTGOMERY COUNTY GEOGRAPHIC INFORMATION SYSTEM</b>							

### **City of Clarksville, Existing Land Use Inventory**

In reviewing the land use breakdowns for the City of Clarksville, the major land use, in terms of development is, residential. An estimated 13,541 acres, or over 42% of the developed land area, is devoted to single-family residential land use purposes. An additional 900 acres is used for multiple family and mobile home parks. The average lot size used as a site for a single-family residence was found to be 0.52 acre while the lot size per unit in a multiple family residential development averaged 0.10 acre per unit. The following table lists the land uses in the order of their magnitude of acreage improved:

Table 8.3

#### **CURRENT LAND USE BY MAGNITUDE OF THE USE CITY OF CLARKSVILLE**

<b>Land Use by Type (1998)</b>	<b>Acres Devoted to Use</b>
Single Family Residential	13,541
Water Bodies	4,150
Street/Highway Rights of Way	3,958
Fort Campbell	3,712
Public/Semi-Public Uses	2,926
Commercial/Office	2,066
Industrial	962
Multiple Family Residential	741
Mobile Home Parks	159
Agricultural/Forest/Undeveloped	28,278

Table 8.4

**CITY OF CLARKSVILLE, EXISTING LAND USE INVENTORY TABLE**

<b>CITY OF CLARKSVILLE EXISTING LAND USE INVENTORY (1999)</b>							
<b>Land Use By Type</b>	<b>Total Area Developed</b>	<b>Percentage of Total Land</b>	<b>Percentage of Developed</b>	<b>Total # of Units Of</b>	<b>Density of Units Per</b>	<b>Average Lot Size In Acres</b>	
Single Family Residential	13,541	22.4%	42.0%	26,043	1.92	0.52	
Multi-Family Residential	741	1.2%	2.3%	7,252	9.79	0.10	
Mobile Home Parks	159	0.3%	0.5%	1,599	10.06	0.10	
Commercial/Office	2,066	3.4%	6.4%	1,496	0.72	1.38	
Industrial	962	1.6%	3.0%	133	0.14	7.23	
Public/Semi-Public	2,926	4.8%	9.1%	468	0.16	6.25	
Street/Highway ROW	3,958	6.5%	12.3%				
Water Bodies	4,150	6.9%	12.9%				
Ft. Campbell	3,712	6.1%	11.5%				
<b>Total Developed Land</b>	<b>32,215</b>	<b>53.5%</b>					
Agric/Undev. Land**	28,278	46.7%					
<b>Total Land Area in Acres</b>	<b>60,493</b>	<b>100%</b>					
<b>Acres In Square Miles</b>	<b>94.52</b>						
**Includes undeveloped land in any category. Agricultural Land may be occupied by farmstead improvements. <b>SOURCE: CLARKSVILLE-MONTGOMERY COUNTY GEOGRAPHIC INFORMATION SYSTEM</b>							



## **CHAPTER 9: FUTURE LAND USE PROJECTIONS**

Two important data sets were needed in order to forecast future land use needs for the growth plan areas. These were (1) an existing land use inventory, and (2) population projections for the next twenty years. An explanation of the methodology follows: data pertaining to current land use was collected and allocated by land use category by the City-County Geographic Information System; the current land use levels were then divided by the current population estimates for both the City and County to arrive at a ratio for land use type per person; the future population estimate was then multiplied by each of the ratios to arrive at the future land use needs by each of the land use categories.

Note: For purposes of this report the use of Clarksville-Montgomery County will describe the entire County.

### **Clarksville-Montgomery County – Land Use Projections**

The following table lists the breakdown of uses by major land use categories for Clarksville-Montgomery County. In reviewing the data, the major future land use need is shown to be in the residential land use category at 18,592 additional acres by the year 2020. The next highest future land use category is Public/Semi-Public uses with an additional 2,901 acres indicated to be needed over the next twenty years. This is logical as this category covers governmental, social, recreational and preservational land uses to support a growing population. Commercial/Professional Offices and Industrial uses are the next two highest need categories at 1,243 and 1,163 acres, respectively. The total acres needed for all development categories at current development patterns were calculated to be 28,825. The total number of acres currently undeveloped or held vacant for agricultural use is 243,167 acres.

Table 9.1

**CLARKSVILLE-MONTGOMERY COUNTY  
LAND USE PROJECTIONS FOR NEXT 20 YEARS TABLE**

<b>CLARKSVILLE-MONTGOMERY COUNTY</b>								
<b>LAND USE PROJECTIONS FOR THE NEXT 20 YEARS BASED ON 2000 POPULATION LEVEL OF 132,538 (1999)</b>								
<b>Land Use By Category</b>	<b>Improved Parcels or Units</b>	<b>Developed Acreage</b>	<b>Average Parcel Size in</b>	<b>Density Units In Acres</b>	<b>200 Population Factor</b>	<b>Additio nal</b>	<b>Currently Vacant Rated</b>	
Single Family Residential	34,176	35,129	1.03	0.97	0.2651	18,592	32,481	
Multi-Family Residential Unit	7,512	826	0.11	9.07	0.0062	438	466	
Mobile Home Parks	1,810	294	0.16	6.16	0.0022	156		
Industrial/Quarry	150	2,197	14.65	0.7	0.0166	1,163	2,681	
Commercial/Prof. Office	1,574	2,349	1.49	0.67	0.0177	1,243	2,650	
Public/Semi-Public	817	5,482	6.71	0.15	0.0414	2,901		
Ft. Campbell		43,014		No Significant Change				
Street/Hwy. ROW		8,186			0.618	4,332	4,400	
Water Acres		4,400		No Significant Change				
<b>Total Developed Acres</b>		101,879						
Agricultural/Forest/Undeveloped	2,864	243,167	84.90		1.8347			
<b>Totals</b>	46,039	345,046				28,825	42,678	

Table 9.2

**CLARKSVILLE-MONTGOMERY COUNTY  
PROJECTED TOTAL AVAILABLE VACANT LAND AFTER 2020 TABLE**

<b>CLARKSVILLE-MONTGOMERY COUNTY</b>	
<b>PROJECTED TOTAL AVAILABLE VACANT LAND AFTER 2020</b>	
	<b>ACRES</b>
Total County Acres	345,046
Minus Future City Developed Area/Fort Campbell	46,865
Minus Current Developed County Remainder Area	101,879
Minus Future Land Use Needs	28,825
Minus water and current/future street right-of-ways*	16,986
<b>Available Vacant Land After 2020</b>	<b>150,491</b>
*2000 Land Use Factor multiplied by 2020 population projection.	
<b>**SOURCE City, County, State Highway Departments</b>	

## **City of Clarksville – Land Use Projections**

The following table lists the breakdowns by major land use categories for the City of Clarksville. In reviewing the data, the major future land use need is shown to be in the residential land use category at 9,339 additional acres by the year 2020. The next highest future land use category is Public/Semi-Public uses with an additional 2,018 acres indicated to be needed over the next twenty years. This is logical as this category covers governmental, social, recreational and preservational land uses to support a growing population. Commercial/Professional Offices and Industrial uses are the next two highest need categories at 1,425 and 663 acres, respectively. The total acres needed for all development categories at current development patterns were calculated to be 16,795. The total number of acres currently undeveloped or held vacant for agricultural use is 28,278 acres. According to the data as presented in the following table, there is more than enough room within the existing City Limits to facilitate the expected needs for acreage.

Table 9.3

**CITY OF CLARKSVILLE  
LAND USE PROJECTIONS FOR NEXT 20 YEARS TABLE**

CITY OF CLARKSVILLE LAND USE PROJECTION FOR NEXT 20 YEARS							
BASED ON 2000 POPULATION LEVEL OF 106,069 (1999)							
Land Use By Category	Parcels or Units	Developed Acreage	Average Parcel Size in	Density Units In Acres	2010 Population Factor	Additio nal	Currently Vacant Rated
Single Family Residential	26,043	13,541	0.52	1.92	0.1277	9,339	14,899
Multi-Family Residential Unit	7,252	741	0.10	9.79	0.0070	511	463
Mobile Home Parks	1,599	159	0.10	10.06	0.0015	110	
Industrial/Quarry	133	962	7.23	0.14	0.0091	663	650
Commercial/Prof. Office	1,496	2,066	1.38	0.72	0.0195	1,425	2,175
Publix/Semi-Public	468	2,926	6.25	0.16	0.0276	2,018	
Ft. Campbell		3,712	No Significant Change				
Street/Hwy. ROW		3,958			0.0373	2,729	
Water Acres		4,150	No Significant Change				
Total Developed Acres		32,215					
Agricultural/Forest/Undeveloped	159	28,278	177.85		0.2666		N/A
Totals	36,991	60,493				16,795	18,187

Table 9.4

**CITY OF CLARKSVILLE  
PROJECTED AVAILABLE VACANT LAND AFTER 2020 TABLE**

<b>CITY OF CLARKSVILLE</b>	
<b>PROJECTED AVAILABLE VACANT LAND AFTER 2020</b>	
	<b>ACRES</b>
Current City Size	60,493
Minus Currently Developed Area (Including City area of Fort Campbell)	32,215
Minus Future Land Use Needs	16,795
Minus Water & Current/Future Street ROW's**	10,837
<b>Available Vacant Land After 2020</b>	<b>646</b>
*2000 Land Use Factor multiplied by 2020 population projection.	
<b>**SOURCE City and, State Highway Departments</b>	



## **Montgomery County Unincorporated Areas - Land Use Projections**

Similar projections for unincorporated areas of Montgomery County were not reliable due to expected continued annexation by the City of Clarksville.

## **CHAPTER 10: PROCESS FOR DEFINING THE LOCAL GEOGRAPHIC GROWTH AREAS**

The Coordinating Committee, with the assistance of the Regional Planning Commission staff, established criteria for the delineation of the required planning areas of Urban Growth Boundary (UGB), Planned Growth Areas (PGA's) and Rural Areas (RA's). This was accomplished by assessing current levels of density of development and infrastructure that currently exists in specific areas of the County and reviewing the same for a continuation of the trends into the future.

### **Lots of Record**

In order to facilitate the transition from the previous applicable land use regulations to the provisions of this Growth Plan, it was recognized that consideration should be given to lots of record. It is hereby established as part of this plan that lots of record which legally existed as of the date of the adoption of this plan shall be considered to legally meet all the provisions of this Growth Plan.

### **Existing Zoning Districts Given Standing**

Existing zone districts in effect as of the date of adoption of this Plan shall be allowed to develop utilizing standards applicable to these zone districts as prescribed in the Montgomery County Zoning. For example, an R-1 single-family residential tract of 35 acres was in existence, as of the plan date of adoption, in a Rural Area. In this growth plan no new R-1 districts can be created in a Rural Area, but because it had legal standing before the plan, this tract could be developed under the applicable R-1 provisions.

## **CHAPTER 11: THE URBAN GROWTH BOUNDARY (UGB)**

The Urban Growth Boundary encompasses that area outside the City where the highest density of residential development should take place. The majority of urban type services are in place or within proximity of the UGB. Public Chapter 1101 states that a city can use any of the annexation methods provided in T.C.A. Title 6, Chapter 51 for the areas included within the UGB. This includes annexation by ordinance and by referendum, as modified by this Chapter. Being located within a UGB is equal to being put on notice that future city annexations may be forthcoming, but this is not a certainty. Areas of the County outside the UGB may be annexed by the City in either of two ways. The first is by amending the Growth Plan to include the proposed annexation area within a revised UGB. A second option is annexation by referendum, as the present laws and/or statutes allow.

In order to geographically define the UGB, utility providers were consulted to obtain information as to the areas that they presently serve and where future expansions were planned. Particular attention was given to the City Engineer's data concerning the City's Gas, Water and Wastewater Department's expectations of where public sewer could reasonably be extended over the next twenty years. The City of Clarksville is the only public entity in Montgomery County to own and operate a sanitary sewer system. Without public sanitary sewer, the Tennessee Division of Ground Water Protection has the overriding authority in determining developmental densities through the regulation of the site size. Any site to be improved must be of sufficient size to support an on-site septic system if no sewer is available. In the Montgomery County Zoning Resolution, the minimum lot size allowed for consideration for an on-site septic system is 20,000 square feet or approximately 0.45 acre (just under a one-half acre). In the City of Clarksville's Zoning Ordinance, the minimal lot size is also affected by the provisions of Ground Water Protection, but no specific minimum size requirement is listed. The only stipulation is that the site is large enough to accommodate the disposal requirements of the proposed improvement.

During the utility planning and review process, it was noted that the Cumberland River is a formidable physical barrier, particularly to the extension of sewer service. As of the date of this report, no public sewer disposal system exists south of the Cumberland River, and there are no plans in place to extend service into that area from the north primarily because of the expense factor. Therefore, until this situation changes, the density of development in all areas south of the River should be held too low to moderate levels. This event would be one of the key factors that would trigger a Growth Plan update and most likely change the development density patterns of the southern portion of the County.

The Coordinating Committee focused on residential density levels. All other major land use categories, including commercial and industrial, were carefully reviewed. It was found that these land use categories had minimal impact on the overall land use pattern outside the City. In reviewing the existing land use map maintained by the RPC staff, the vast majority of these uses are situated within the urbanized area where sufficient quantities of infrastructure are more readily available. One notable exception is the Pasminco Zinc Plant located south of the Cumberland River in the Cumberland Heights neighborhood.

Accordingly, based on the consensus of the Coordinating Committee, future creations or expansions of commercial and/or industrial districts should be reviewed and evaluated based upon their individual circumstances without regard to their growth plan area location(s).

Other factors considered in the delineation of the UGB were physically oriented factors including flood-prone areas, karst topography, known wetlands, soil bearing capacities, areas with excessive slope, areas with unique natural features, wildlife preservation areas as well as agriculturally oriented areas. These factors are considered to be detrimental to development (and perhaps vice versa) at any density and the UGB was steered away from these areas where it was possible. All of these features were examined on a macro scale basis only. Any tract or site proposed for a specific development within the UGB would still need an individual investigation to determine if these factors would come into consideration during the development process.

### **Rezoning Request Procedures for the UGB**

The UGB is rated to have the capacity to handle the highest densities of development. Applications for rezonings will be accepted for all districts listed in the County Zoning Resolution, including those involving commercial and industrial classifications. This is not to imply that all requests will be looked upon favorably by the staff or the Commission. All requests must undergo the review process which will include the analysis of physical characteristics of the site, as well as the compatibility of the proposed use with all existing land, uses in the area.

Table 11.1

#### **Allowable Zoning Districts**

<b>Zone District</b>	<b>Land Use Type</b>
AG	Agricultural/Residential
E-1	Residential – Single Family (Conventional Built)
EM-1	Residential – Single Family / Mobile Home
EM-1A	Residential – Single Family / Mobile Home
E-1A	Residential – Single Family (Conventional Built)
R-1	Residential – Single Family (Conventional Built)
R-1A	Residential – Single Family (Conventional Built)
R-2D	Residential – Multi-Family (Conventional Built)
RM-1	Residential – Mobile Home Only
RM-2	Residential – Mobile Home Parks
R-3	Residential – Multi-Family (Conventional Built)
R-4	Residential – Multi-Family (Conventional Built)
O-1	Residential – Multi-Family (Conventional Built)
O-P	Residential – Single Family (Related to Business)

## **PLAN OF SERVICES FOR THE UGB**

Montgomery County is one of only two counties in the state made unique by the fact there is only one city, Clarksville, within its borders. This eliminates the potential for friction between competing cities over annexation territories and streamlines the provision of urban services from the city into county territory.

The UGB as described covers a considerable area, estimated at 26,521 acres, not including water acres of rivers and creeks or road rights of way. It would take a minimum of four years to annex this entire area, given limitations imposed by state law that allow only a 25% increase in the total area of a city during a 24-month period. In the past, the City of Clarksville has been somewhat selective in exercising its annexation procedures, limiting itself to areas where realistic economic returns could be expected within a reasonable time schedule. This being weighed against the provision of city services on an equitable basis with the rest of the area of the City. Because there are no specific geographic areas identified for annexation as part of this plan, no specific plan of services can be proposed. As is the custom of the City in terms of meeting the legal requirements, a unique Plan of Services will be formulated for each annexed area based upon its needs at the time. The following is a generalization of the steps typically taken in newly annexed areas to supply and implement a Plan of Services.

### **Summary Plan of Services**

#### **Police**

- (1) Patrolling, radio responses to calls, and all other routine police services will be provided beginning on the effective date of any annexation.
- (2) Any additional police officers and equipment will be determined through the annexation process.

#### **Fire**

- (1) The Clarksville Fire Department will provide fire protection to any new annexation on the effective date of annexation.
- (2) The determination of any new fire stations, personnel, and equipment will be determined through the annexation process.

#### **Water**

- (1) City water will be provided at city rates for customers, beginning on the effective date of any new annexation.
- (2) If adequate fire protection is not available, additional fire hydrants and the upgrade of existing water lines will be determined through the annexation process.

### Sewer

- (1) Sewer rates shall become the same as existing rates within the other areas of the corporate city limits upon the effective date of annexation.
- (2) Existing developed areas which have septic system failures will be programmed for sewer installation when a minimum of 50% of a given development indicates a need for sewer. The City will plan and schedule sewer availability for each individual annexation request through the adopted plan of services.

### Solid Waste Disposal

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

### Streets

- (1) Reconstruction and resurfacing of streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements, as the need, therefore, is determined by the governing body, will be accomplished under current city policies.
- (2) Routine maintenance, on a daily basis, will begin on the effective date of annexation.
- (3) Any additional personnel and equipment will be provided through the plan of services that shall be adopted through the annexation process.
- (4) Street name signs where needed will be replaced or installed after the effective date of an annexation, as determined within the plan of services.

### Electrical Services

The Clarksville Department of Electricity would apply an established procedure that allows for the orderly transition in the transfer of all electrical service facilities and equipment from the County's electrical supplier, Cumberland Electric Membership Corporation.

### Building and Codes Inspection Services

Any inspection service now provided by the City (building, electrical, plumbing, gas, and housing) will be available in the annexed area on the effective date of annexation.



### Planning and Zoning

Areas and territories incorporated into the City of Clarksville will retain the zoning classifications as previously assigned to these areas by the Montgomery County Commission, Montgomery County, Tennessee, until and unless rezoned by Ordinance of the City of Clarksville. Necessary changes in any zones will be made within a reasonable period of time after the effective date of annexation.

### Street Lighting

Street lighting will be installed under the current city policy, after the effective date of the annexation.

### Recreation

The same standards and policies now used in the present city will be followed by expanding the recreational program and facilities in the enlarged city.

### Transit

The same standards and policies now used in the present city will be followed by expanding the transit program and facilities in the enlarged city.

**Note:** Annexation involving some or all of the UGB will undoubtedly occur over the span of the twenty-year planning period. Projecting costs tied to a plan of services can only be realistically undertaken after the review of several factors, including, but not limited to, the size of the area, infrastructure in place, adequate roadway linkages to existing police and fire stations, surface drainage patterns, and any number of other factors depending upon the area chosen. Due to the many variables involved, projecting a meaningful cost to the plan of services for this 26,000+ acre area is more accurately accomplished as Plans of Service are considered for individual annexation.

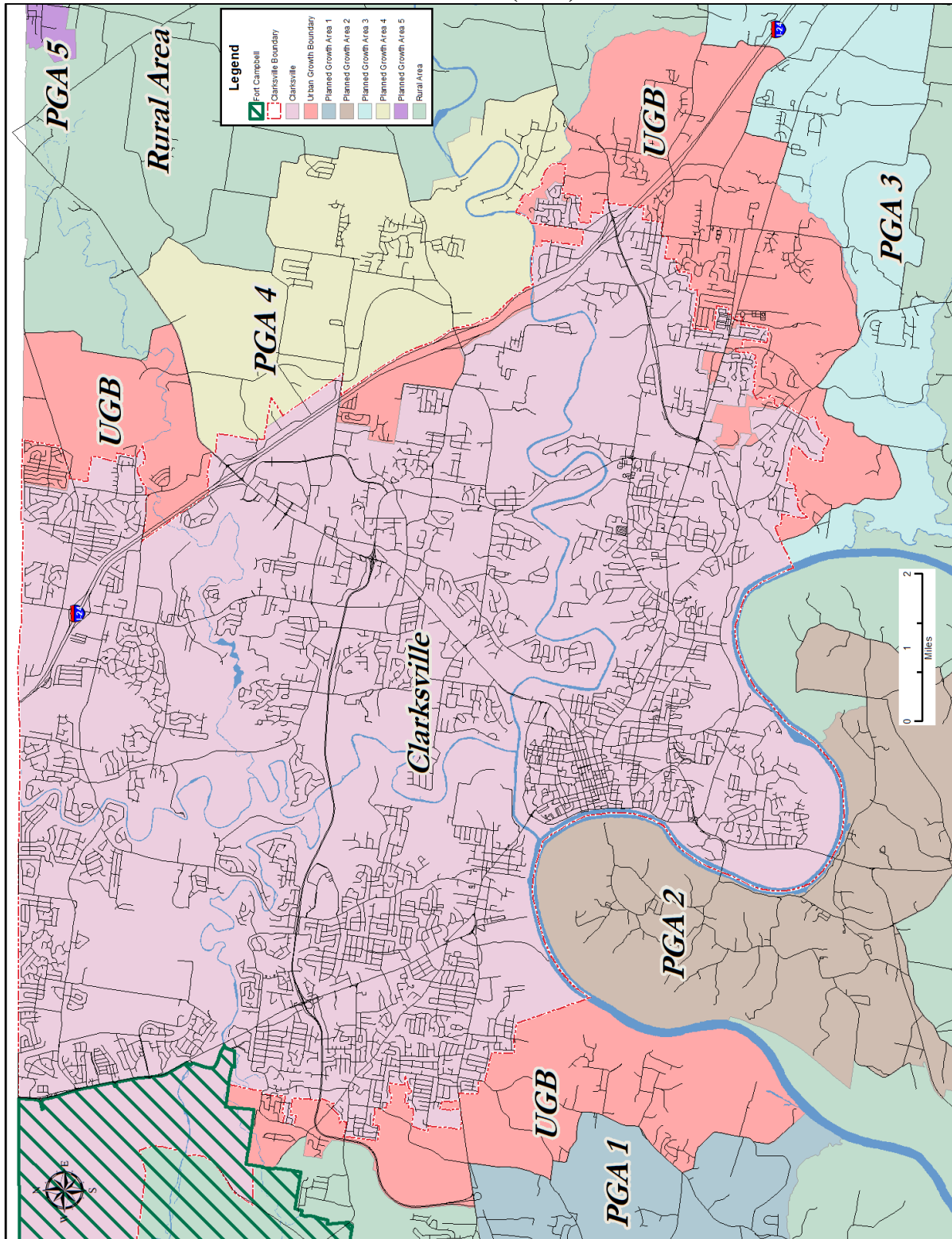
### **Listing of Primary Utility Providers in the UGB**

The City of Clarksville through its Gas, Water and Sewer Department and Clarksville Department of Electricity is presently and will be the future primary utility provider for all types of urban type services within the UGB.

See Appendix A for the legal description of the UGB (1999).

See Appendix A.1 for the legal description of the UGB (Amended 2018).

**MAP OF UGB (1999)**



# MAP OF UGB (AMENDED 2018)

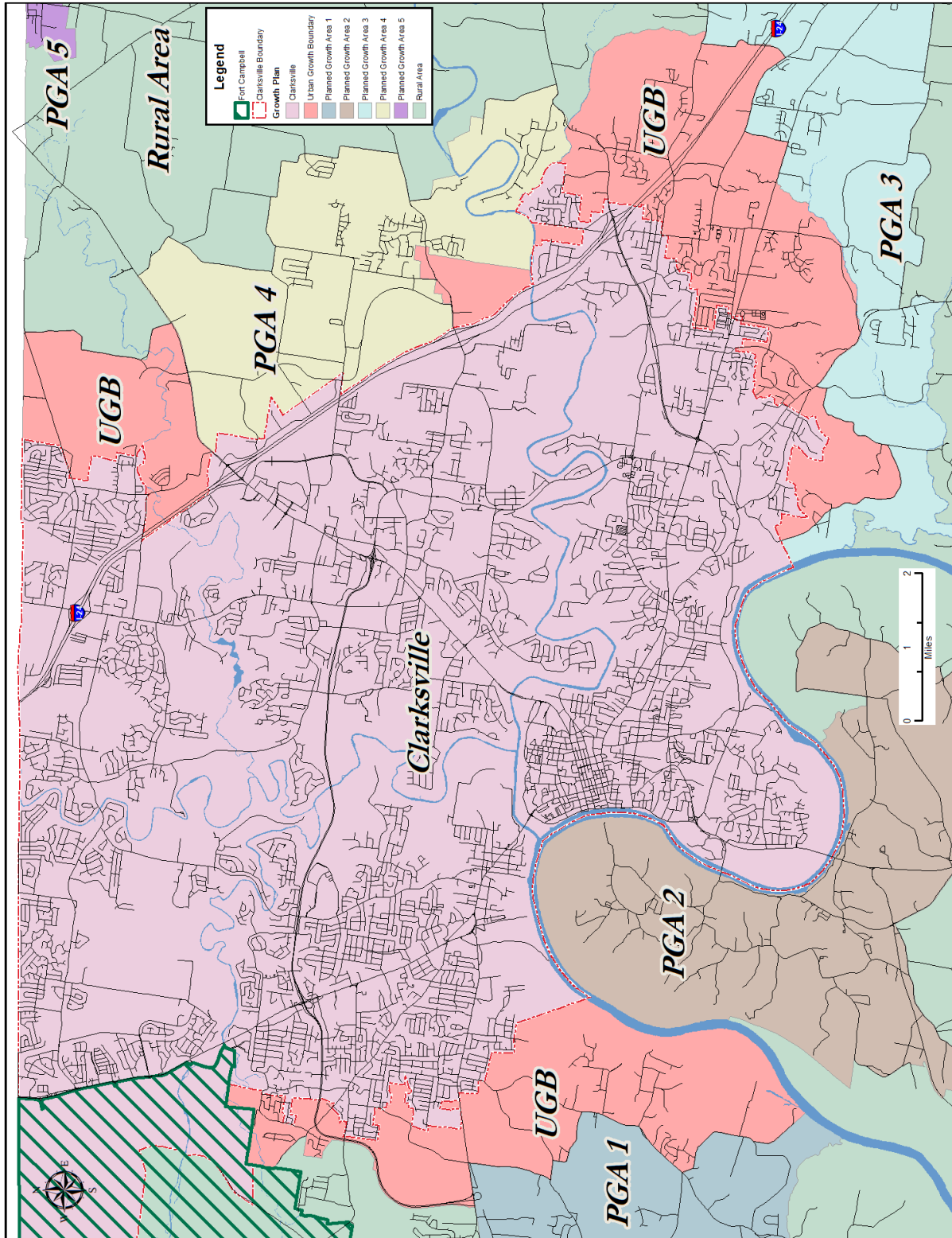


Table 11.2

**LAND USE BREAKDOWN OF UGB**

<b>LAND USE BY CATEGORY CALCULATED IN ACRES (1999)</b>	
Urban Growth Boundary (Excluding Present City Area)	
	ACRES
Residential – Improved	3,189
Residential – Vacant	5,044
Industrial – Improved	77
Industrial – Vacant	254
Commercial – Improved	47
Commercial – Vacant	446
Public/Semi-Public	461
Agricultural/Forested	17,003
<b>TOTAL AREA</b>	<b>26,521</b>

\*Data from Geographic Information System

Areas do not include water acres or road rights-of-ways

**COPY OF CITY COUNCIL RESOLUTION ADOPTING THE UGB**

RESOLUTION 19-1999-00

A RESOLUTION ESTABLISHING AN URBAN GROWTH BOUNDARY

*WHEREAS,* Public Chapter 1101 of 1998 requires development of a comprehensive growth policy for cities and counties in Tennessee; and

*WHEREAS,* this process requires the establishment of an Urban Growth Boundary (UGH) for the City of Clarksville which contains the corporate limits of the city and the adjoining territory where growth is expected; and

*WHEREAS,* the Clarksville-Montgomery County Economic and Community Development Advisory Committee has recommended an UGB for consideration by the City of Clarksville.

*NOW THEREFORE, BE IT RESOLVED BY THE CLARKSVILLE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:*

That the UGB as recommended by the Economic and Community Development Advisory Committee and described by the legal description attached hereto is hereby adopted,

  
Mayor

*ATTEST*

  
City Clerk

*ADOPTED:* October 7, 1999

## **CHAPTER 12: THE PLANNED GROWTH AREAS (PGA's)**

The Planned Growth Areas (PGA's) were delineated in areas of the County that have experienced low to moderate residential development or where such development is anticipated. Only PGA #4 has public sewer in place and contains the City-County Industrial Park. The next area most likely to receive access to a public sewer system is PGA #1, situated north of the Cumberland River in the Woodlawn/Dotsonville community. All other PGA's have little or no chance of gaining access to public sewer within the twenty-year planning period of this report. Due to this fact, it is the intention of this plan to maintain residential development density at low to moderate levels. Maps and detailed descriptions of the land use of each of the five delineated PGA's follow.

See Appendix B for the legal descriptions of the PGA's (1999).

See Appendix B.4 for the legal description of PGA #4, amended 2018.

### Resolution 99-11-1

The following resolution was presented to the Board: 99-11-1

#### RESOLUTION ADOPTING THE PLANNED GROWTH AND RURAL AREA BOUNDARIES IN MONTGOMERY COUNTY, TENNESSEE

WHEREAS, Public Chapter 1101 of 1998 requires development of a comprehensive growth policy for cities and counties in Tennessee; and

WHEREAS, this process requires the establishment of boundaries for Planned Growth Areas (PGA's) and Rural Areas (RA's) in Montgomery County which indicate where growth is expected outside of the Urban Growth Boundary and where the rural character of Montgomery County should be preserved; and

WHEREAS, the Clarksville-Montgomery County Economic and Community Development Advisory Committee has recommended boundaries for these PGA's and RA's for consideration by the Board of County Commissioners of Montgomery County, Tennessee.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Montgomery County, Tennessee, meeting in regular business session on this 8<sup>th</sup> day of November, 1999, that the Planned Growth Area and Rural Area boundaries as recommended by the Clarksville-Montgomery County Economic and Community Development Advisory Committee and described by the legal description attached hereto are hereby adopted.

Duly passed and approved this 8<sup>th</sup> day of November, 1999.

Sponsor

Commissioner

Approved

[Signature]  
Rat Vaden  
[Signature]  
County Executive

Attested

Wilma K. Dyer  
County Clerk

11-4-99  
by [Signature] D.C.



## **PLANNED GROWTH AREA - #1**

This area is situated in the Woodlawn/Dotsonville area in the western part of the County, due south of the Fort Campbell Military Reserve. The northern boundary of this area is its primary transportation artery, U. S. Highway 79, also known as Dover Road. The eastern boundary of this area is composed primarily of four roads, South Liberty Church Road, Dotsonville Road, Gip Manning Road and Smith Branch Road. The southern boundary is composed of the Cumberland River, Cummings Creek, Moore Hollow Road, Rawlings Road and Blooming Grove Creek. The western boundary is Lylewood Road. According to the City-County Geographic Information System, PGA #1 contains an area of 13, 644 acres or 21.32 square miles.

### **Primary Utility Providers in the Woodlawn/Dotsonville PGA**

Water:	Woodlawn Utility District
Sewer:	No public sewer
Electricity:	Cumberland Electric Membership Corporation
Gas:	No natural gas
Police:	Montgomery County Sheriff's Patrol
Fire:	Volunteer

[illegible]

Table 12.1

<b>LAND USE BREAKDOWN TABLE – PGA #1</b>	
<b>LAND USE BY CATEGORY CALCULATED IN ACRES (1999)</b>	
Planned Growth Area 1 (Woodlawn/Dotsonville)	
	ACRES
Residential – Improved	2,026
Residential – Vacant	1,946
Industrial – Improved	0
Industrial – Vacant	0
Commercial – Improved	18
Commercial – Vacant	14
Public/Semi-Public	107
Agricultural/Forested	10,917
<b>TOTAL AREA</b>	<b>15,028</b>

\*Data from Geographic Information System  
 Areas do not include water acres or road rights-of-ways

## **PLANNED GROWTH AREA - #2**

Located south of the river, this PGA is dominated by the Cumberland Heights and Salem communities. Its northern and western boundaries are the Cumberland River and/or its floodplains. To the south, it is bounded by Palmyra Road, River Road, and Camp Creek. The eastern boundary is the centerlines of Seven Mile Ferry Road and Bend Road extending northward to the Cumberland River. According to the City-County Geographic Information System, PGA #2 contains an area of 15,005 acres or 23.44 square miles.

### **Primary Utility Providers in the Cumberland Heights/Salem PGA**

Water:	Cumberland Heights Utility District/Cunningham Utility District
Sewer:	No public sewer
Electricity:	Cumberland Electric Membership Corporation
Gas:	No natural gas
Police:	Montgomery County Sheriff's Patrol
Fire:	Volunteer

This map illustrates the growth areas and surrounding regions of Clarksville, Tennessee. The map is color-coded to show different types of land use and growth areas:

- Clarksville:** Shaded in light pink.
- PGA 1 (Planned Growth Area 1):** Shaded in light blue.
- PGA 2 (Planned Growth Area 2):** Shaded in light green.
- UGB (Urban Growth Boundary):** Shaded in light orange.
- Rural Area:** Shaded in light yellow.

Major roads shown include US-48, US-49, US-58, and various local roads like Clarksville Rd, Ashland City Rd, and Old Hwy 48. The map also includes a legend, a scale bar (0 to 1 mile), and a north arrow.

Table 12.2

<b>LAND USE BREAKDOWN TABLE – PGA #2</b>	
<b>LAND USE BY CATEGORY CALCULATED IN ACRES (1999)</b>	
Planned Growth Area 2 (Cumberland Heights/Salem)	
	ACRES
Residential – Improved	2,648
Residential – Vacant	4,461
Industrial – Improved	590
Industrial – Vacant	540
Commercial – Improved	139
Commercial – Vacant	16
Public/Semi-Public	61
Agricultural/Forested	6,370
<b>TOTAL AREA</b>	<b>15,005</b>

\*Data from Geographic Information System  
 Areas do not include water acres or road rights-of-ways

### **PLANNED GROWTH AREA - #3**

This planned growth area is situated in the southeast portion of the County near the Sango Community. It is bounded on the north by U. S. Highway 41A South, Big McAdoo Creek, Highway 12, Gholson Road, Gratton Road and to the current city limits of Clarksville. The western and southern boundaries are made up of the Cumberland River, Big McAdoo Creek, Highway 12, Pace Road extending over to Albright Road and U. S. Highway 41 A South. The eastern boundary is made up of the roads that surround Eastland Green Golf Course including a small area on the northeast side of Interstate 24. According to the City-County Geographic Information System, PGA #3 contains an area of 12,240 acres or 19.13 square miles.

#### **Primary Utility Providers in the Sango Area PGA**

Water:	City of Clarksville/ East Montgomery Utility District
Sewer:	No public sewer
Electricity:	Cumberland Electric Membership Corporation
Gas:	Limited Natural Gas – City of Clarksville
Police:	Montgomery County Sheriff's Patrol
Fire:	Volunteer



# PGA #3 MAP (1999)

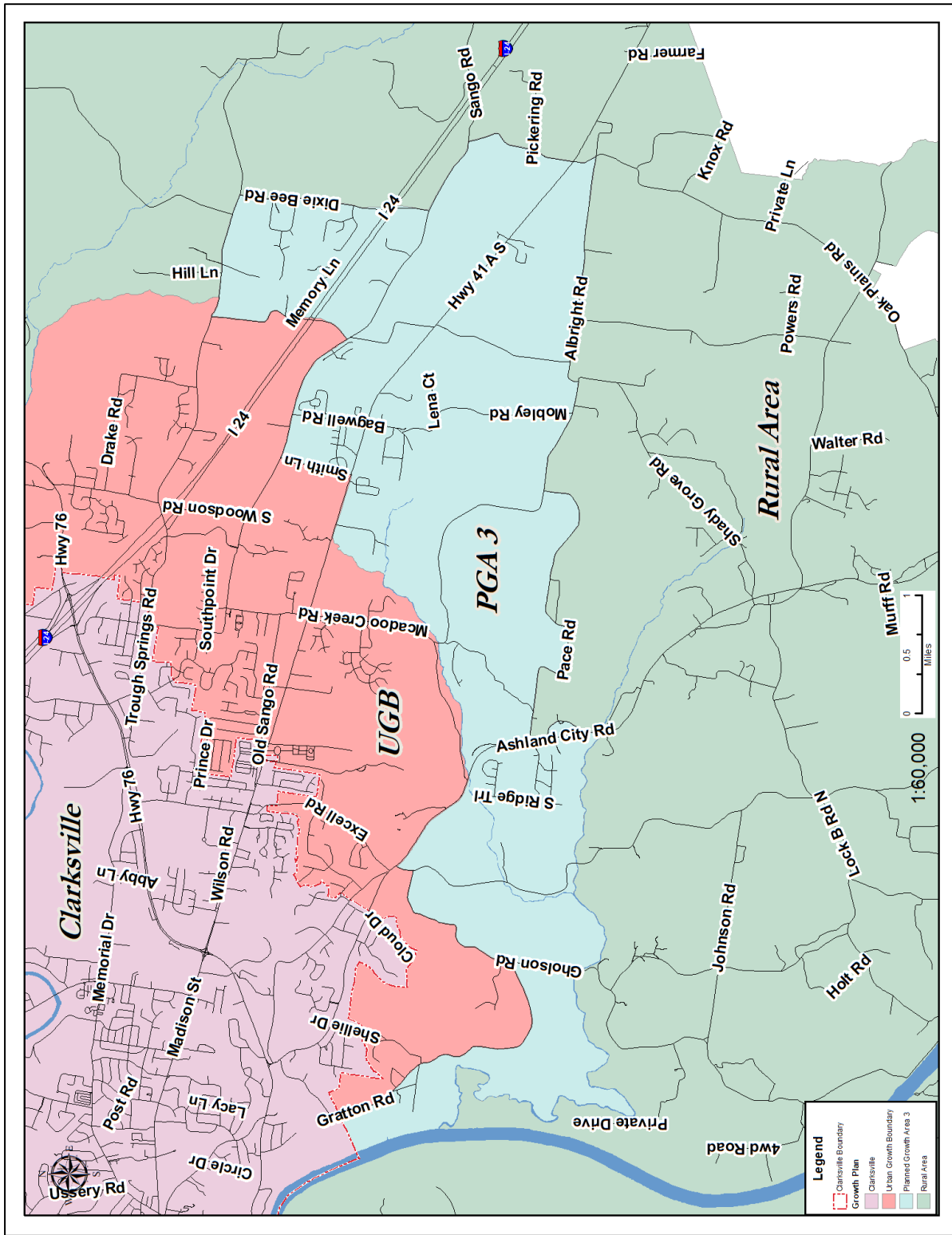


Table 12.3

**LAND USE TABLE – PGA #3**

<b>LAND USE BY CATEGORY CALCULATED IN ACRES (1999)</b>	
Planned Growth Area 3 (South Sango)	
	ACRES
Residential – Improved	1,152
Residential – Vacant	1,019
Industrial – Improved	0
Industrial – Vacant	142
Commercial – Improved	3
Commercial – Vacant	11
Public/Semi-Public	205
Agricultural/Forested	9,708
<b>TOTAL AREA</b>	<b>12,240</b>

\*Data from Geographic Information System

Areas do not include water acres or road rights-of-ways

## **PLANNED GROWTH AREA - #4**

This planned growth area is dominated by the Clarksville-Montgomery County Industrial Park. The park is a major producer of local jobs and receives all City utilities as well as the independent utilities that serve the unincorporated areas in the eastern portion of the County. This is the only planned growth area that has access to public sewer in sufficient quantity to sustain moderate levels of density of development. It was not included inside the Urban Growth Boundary because of the unlikely scenario of it being annexed into the City during the twenty-year planning period.

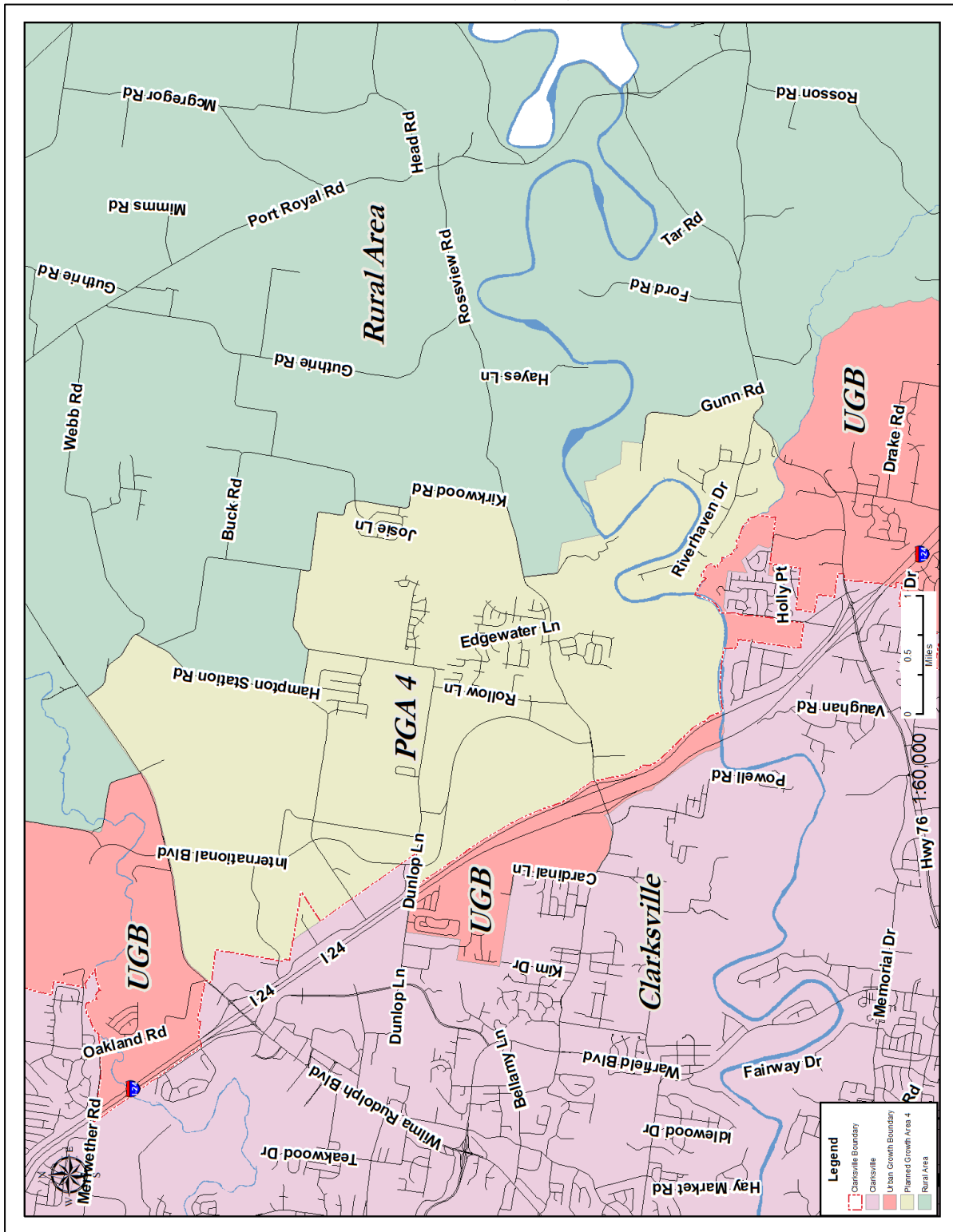
The boundaries of this planned growth area are generally described as Interstate 24 on the west, Red River and Passenger Creek on the south, on the east by Gunn Road, Kirkwood Road, Dunlop Lane and Hampton Station Road and on the north by U.S. Highway 79. According to the City-County Geographic Information System, PGA #4 contains an area of 10,496 acres or 16.40 square miles (1999).

According to the City-County Geographic Information System, PGA #4 contains an area of 7,712 acres or 12.1 square miles (2018).

### **Primary Utility Providers in the Hampton Station PGA**

Water:	City of Clarksville/East Montgomery Utility District
Sewer:	City of Clarksville, in areas
Electricity:	Cumberland Electric Member Corporation
Gas:	Limited Natural Gas - City of Clarksville
Police:	Montgomery County Sheriff's Patrol
Fire:	City of Clarksville and Volunteer

# PGA #4 MAP (1999)



# PGA #4 MAP (Amended 2018)

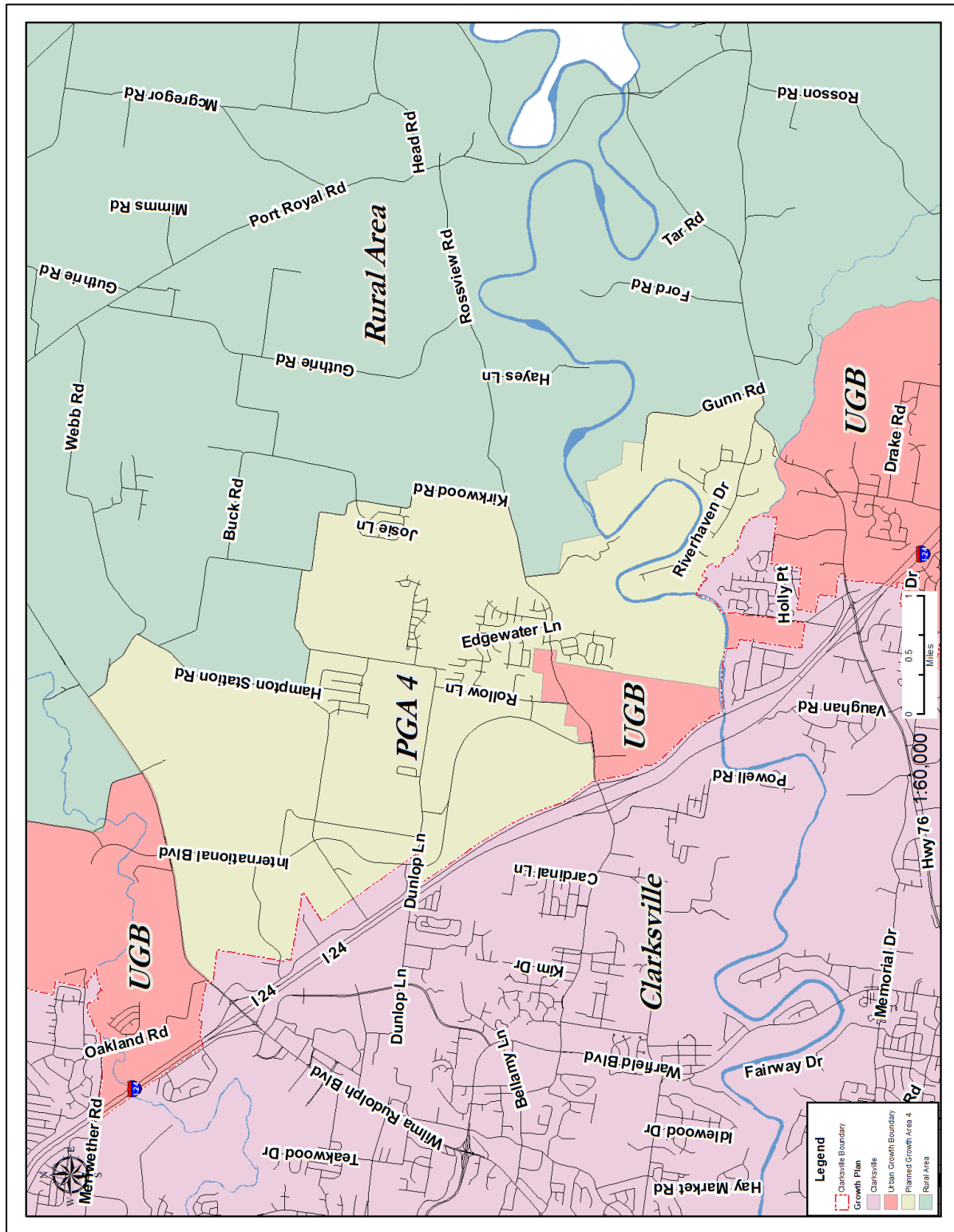


Table 12.4

**LAND USE TABLE – PGA #4**

<b>LAND USE BY CATEGORY CALCULATED IN ACRES</b>		
Planned Growth Area 4 (Industrial Park Area)		
	ACRES	ACRES
	(1999)	(2012)
Residential – Improved	528	638
Residential – Vacant	213	208
Industrial – Improved	6	7
Industrial – Vacant	131	193
Commercial – Improved	6	7
Commercial – Vacant	131	193
Public/Semi-Public	64	111
Agricultural/Forested	8,062	7,506**
<b>TOTAL AREA</b>	<b>10,496</b>	<b>10,496</b>

\*Data from Geographic Information System  
 Areas do not include water acres or road rights-of-ways

## **PLANNED GROWTH AREA - #5**

This planned growth area is unique in the fact that it is a suburb of a Kentucky town. It shares many of the utility providers of the City of Guthrie. This area is identified in the growth plan because it has some of the highest residential densities in all of Montgomery County.

A general description of the boundaries of this PGA would start on the north with the Kentucky-Tennessee state line. The western, southern and eastern boundaries roughly follow the present urban land use patterns of South Guthrie. Please see the attached map for more specific locations of the boundaries. According to the City-County Geographic Information System, PGA #5 contains an area of 1,306 acres or 2.04 square miles.

### **Primary Utility Providers in the South Guthrie PGA**

Water:	City of Guthrie
Sewer:	No public sewer
Electricity:	Pennyrile Rural Electric Cooperative/ Cumberland Electric Membership Corporative
Gas:	No natural gas
Police:	Montgomery County Sheriff's Patrol
Fire:	Volunteer

# PGA #5 MAP (1999)

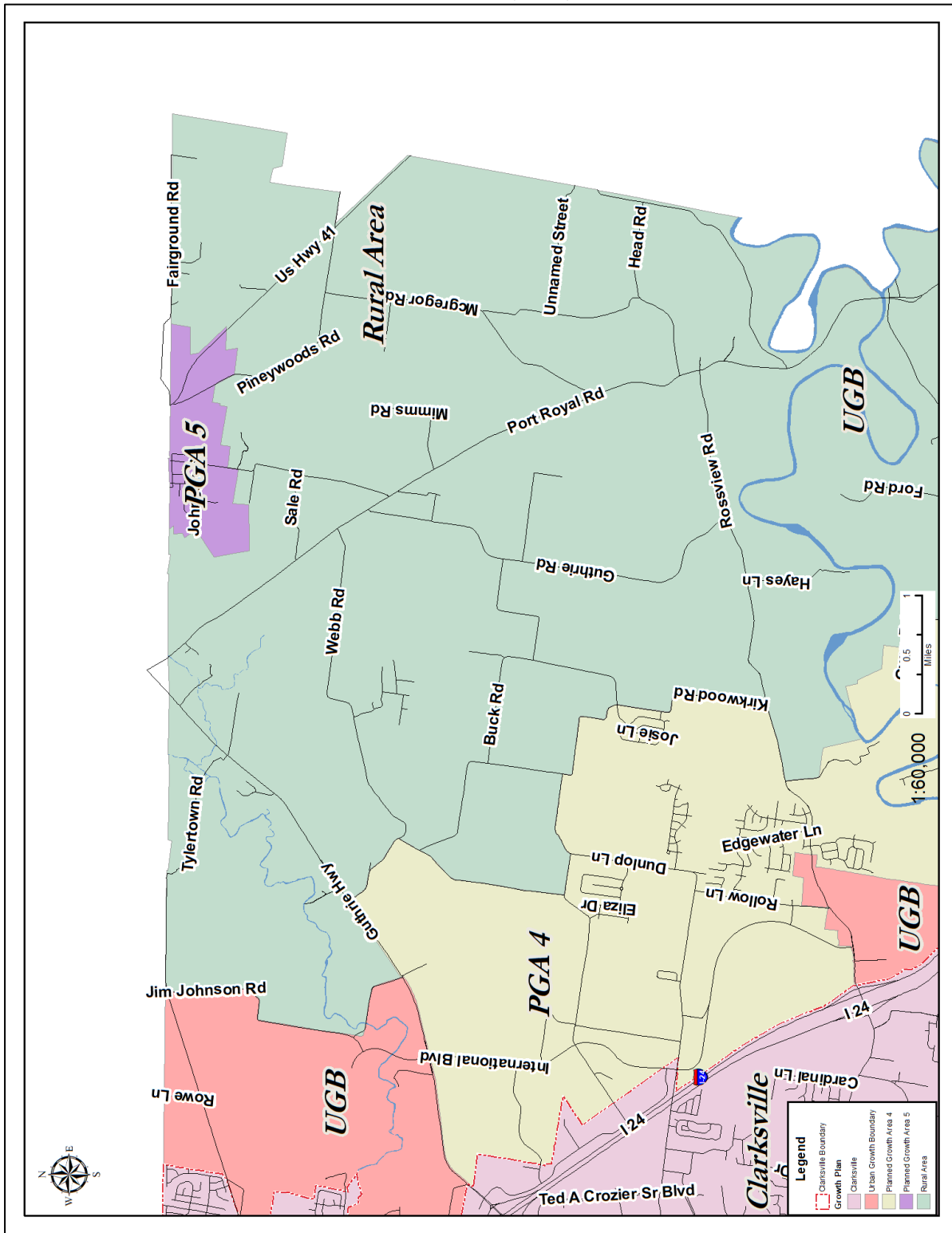




Table 12.5

<b>LAND USE TABLE – PGA #5</b>	
<b>AND USE BY CATEGORY CALCULATED IN ACRES (1999)</b>	
Planned Growth Area 5 (South Guthrie)	
	ACRES
Residential – Improved	72
Residential – Vacant	110
Industrial – Improved	0
Industrial – Vacant	1
Commercial – Improved	15
Commercial – Vacant	49
Public/Semi-Public	10
Agricultural/Forested	1,049
<b>TOTAL AREA</b>	<b>1,306</b>

\*Data from Geographic Information System  
 Areas do not include water acres or road rights-of-ways

## **Rezoning Request Procedures For The PGA's**

The PGA's are rated to have the capacity to handle low to moderate densities of development. Applications for rezonings will be accepted for the six zone districts listed below and those involving commercial and industrial classifications. This is not to imply that all requests will be looked upon favorably by the staff or the Commission. All requests must undergo the review process which will include the analysis of physical characteristics of the site, as well as the compatibility of the proposed use with the existing land, uses in the area. The table below lists the zone districts and a brief description of each.

Table 12.6

Allowable Zoning Districts for PGA (1999)	
<b>Zone District</b>	<b>Land Use Type</b>
AG	Agricultural/Residential
E-1	Residential – Single Family (Conventional Built)
EM-1	Residential – Single Family / Mobile Home
EM-1A	Residential – Single Family / Mobile Home
E-1A	Residential – Single Family (Conventional Built)
R-1	Residential – Single Family (Conventional Built)

Table 12.7

Allowable Zoning Districts for PGA's (2012 and 2018)		
<b>Zone District</b>	<b>PGA 4 Land Use Type</b>	<b>All Other PGA Land Use Type</b>
AG	Agricultural/Residential	Agricultural/Residential
E-1	Residential – Single Family (Conventional Built)	Residential – Single Family (Conventional Built)
EM-1	Residential – Single Family / Mobile Home	Residential – Single Family / Mobile Home
EM-1A	Residential – Single Family / Mobile Home	Residential – Single Family / Mobile Home
E-1A	Residential – Single Family / Conventional Built	Residential – Single Family (Conventional Built)
R-1	Residential – Single Family / Conventional Built	Residential – Single Family (Conventional Built)
R-1A	Residential – Single Family / Conventional Built	
R-2D	Residential – Multi Family/Conventional Built	
R-3	Residential – Multi Family/Conventional Built	
R-4	Residential – Multi Family/Conventional Built	
O-1	Residential – Single Family / Conventional Built	

## **CHAPTER 13: THE RURAL AREA**

The Rural Area of Montgomery County is by far the largest area delineated in this plan. According to the City-County Geographic Information System, the Rural Area (RA) contains an area of 166,812 acres or 260.64 square miles. Portions of the Rural Area are unusual in that they border the existing city limits of Clarksville. With this proximity to the City comes the potential for the extension of a full complement of urban services and utilities. It was deemed important by the Coordinating Committee to maintain a lower level of residential development in the areas surrounding Fort Campbell because of problems with noise and light pollution. Residential development is adversely affected by noises generated by the military post and the post is adversely affected by the bright lights associated with development which could interfere with night flight training exercises. Reference should be made to the Joint Land Use Study, 1996. The preservation of the training missions of the Fort's military units is a high priority with the local governments. There are several reasons for this support, not the least of which is the Fort's positive economic influence on the local economy. Military personnel, active and retired, and the civilian workforce of the base have a major impact on growth, both in the urban and rural areas of this County.

See Page 37 for a copy of the County Commission's resolution adopting the Rural Area boundaries and see Appendix C for a copy of the legal description of the Rural Area boundaries.

The Rural Area is generally described as encircling the urban and urbanizing areas beginning in the west at the Fort Campbell boundary, then south to the Houston and Dickson County lines, and continuing east to the Cheatham and Robertson County lines. The Kentucky-Tennessee state line is the northern boundary of the RA in the eastern portion of the County.

### **Utility Providers in the Rural Area of Montgomery County**

Water:	Woodlawn, Cunningham, East Montgomery Utility Districts City of Clarksville
Sewer:	No public sewer
Electricity:	Cumberland Electric Member Corporation
Gas:	Propane Only
Police:	Montgomery County Sheriff's Patrol
Fire:	Various Volunteer Units

### RURAL AREA MAP (1999)

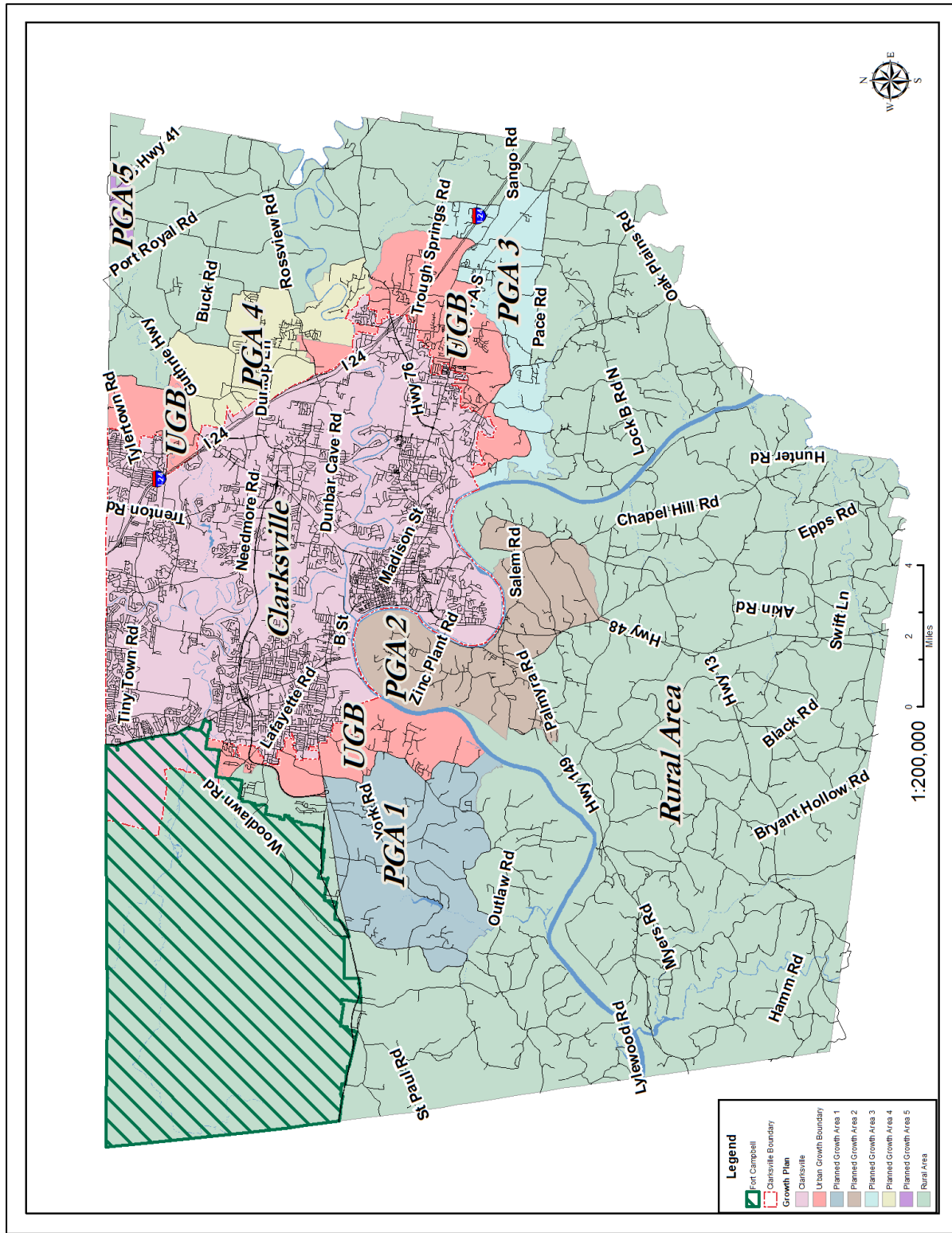


Table 13.1

**LAND USE TABLE – RURAL AREA**

<b>LAND USE BY CATEGORY CALCULATED IN ACRES (1999)</b>	
Rural Area (Fringe Area of County)	
	ACRES
Residential – Improved	12,309
Residential – Vacant	6,634
Industrial – Improved	369
Industrial – Vacant	1
Commercial – Improved	64
Commercial – Vacant	29
Public/Semi-Public	1,643
Agricultural/Forested	145,764
<b>TOTAL AREA</b>	<b>166,812</b>

\*Data from Geographic Information System

Areas do not include water acres or road rights-of-ways

## **Rezoning Request Procedures For The Rural Area**

The RA's have the capacity to handle low densities of development. Applications for rezonings will be accepted for the three zone districts listed below as well as those involving commercial and industrial classifications. This is not to imply that all requests will be looked upon favorably by the staff or the Commission. All requests must undergo the review process which will include the analysis of physical characteristics of the site as well as the compatibility of the proposed use with the existing land uses in the area. The table below lists the zone districts and a brief description of each.

Table 13.2

**Allowable Zoning Chart**

<b>Zone District</b>	<b>Land Use Type</b>
AG	Agricultural/Residential
E-1	Residential – Single Family (Conventional Built)
EM-1	Residential – Single Family / Mobile Home

## **CHAPTER 14: DETERMINATION OF LOCATION IN GROWTH PLAN AREAS**

### **Procedure**

When a landowner and/or their agent seeks to have a tract (to include the terms site and parcel) rezoned it will first be necessary to determine where the tract lies in regard to the current UGB, PGA's and RA boundaries. This is because a tract's location within the County determines the residential zones available for a rezoning request.

The staff of the Regional Planning Commission shall be charged with maintaining the official growth plan map that shall depict, at least, the following:

1. The County Boundary Lines
2. The Current City Limits
3. The Urban Growth Boundary (UGB)
4. All Planned Growth Areas (PGA's)
5. All Rural Areas (RA's)

The map shall be of a scale that a person with a reasonable degree of familiarity with Montgomery County could locate and identify all tracts. The basis of the information in regard to tract location shall originate with the Assessor of Property's records as updated as part of the normal recording and posting operations of that office. The staff of the Regional Planning Commission shall use all sources of information that it believes to be applicable to assist in the identification of the parcel boundaries including, but not limited to:

1. Data/Maps from the City-County Geographic Information System
2. Paper and/or digitized copies of the Assessor of Property's Maps
3. Deeds and other legal documents, as found to be applicable
4. The legal descriptions of the growth plan areas as adopted by the County Commission and the City Council

### **Tracts Located in Multiple Growth Plan Areas**

In the delineation of the original boundaries of the growth plan areas, the Coordinating Committee took extensive efforts to use definitive geographic features in their descriptions. This was done in order to avoid potential problems in determining a parcel's location in regard to its applicable growth plan area. However, given the fact that Montgomery County contains 50,000+ identified parcels, it is possible that some parcels located on or near a boundary line of a growth plan area may need interpretation as to their exact location. There is a special situation in the defining of Planned Growth Area #5 in that it is nearly exclusively defined by private property boundary lines. This was due to its current development pattern as a suburb of the City of Guthrie.

The first determination of a tract's location in regard to its applicable growth plan area shall be made by the staff of the Regional Planning Commission. If the owner and/or the agent making the rezoning request disagree with the findings of the staff, he or she may present evidence and request an appeal of the staff's findings before the Regional Planning Commission.

### **Policy Regarding Tracts that Span or Split Two Different Growth Plan Areas**

In the instance where a tract is identified as being located within two different growth plan areas the following policy statements shall govern what rezoning request can be accepted for consideration in regard to the tract.

### **Lots of Record Containing 5 Acres or Less in Area**

In situations where a tract is divided by the boundary of a growth plan area, and the tract has an area of 5 acres or less, and furthermore, was a lot of record as of the date of adoption of the growth plan, the following rezoning application process shall be followed. The owner and/or their agent may apply for either of the growth plan area provisions that come into effect in the rezoning matter. The restrictive ratings of the growth plan area are as listed, the Rural Area being considered more restrictive than the Planned Growth Area, and the Planned Growth Area being considered more restrictive than the Urban Growth Boundary area.

### **Lots of Record Containing More Than 5 Acres in Area**

In situations where a tract is divided by the boundary of a growth plan area, and the tract has an area of more than 5 acres, and furthermore, was a lot of record as of the date of adoption of the growth plan, the following rezoning application process shall be followed. The rezoning request application shall be governed by the applicable growth plan area provisions where each of the tract's segments lies.



## **CHAPTER 15: Appendix A**

Legal description for the City of Clarksville

Urban Growth Boundary September 28, 1999

It is the intention of this description to include within the Urban Growth Boundary (UGB) the most encompassing boundary line of the right-of-way of the referenced roadways. When waterways are used as boundaries, the UGB is intended to run along their centerlines.

Point of beginning: Northernmost point of the northwest City limits and the Tennessee-Kentucky state line within the Fort Campbell Military Post.

Thence southward and eastward following the existing city limits line to a point at its intersection with the southeastern boundary of the Fort Campbell Military Post;

Thence southward with the boundary of the Fort Campbell Military Post to its intersection with Garrettsburg Road;

Thence crossing Garrettsburg Road to its southern right-of-way line and thence south and east to the northeast property corner of the property currently identified on Montgomery County Tax Map as Map 29 and Parcel 64; thence, westward with the northern boundary of said property to its northwest corner and thence southward with its western boundary to its southwest corner and thence eastward with its southern boundary to the western right-of-way of State Route 374;

Thence southward along the western right-of-way of State Route 374 to the northern right-of-way of Highway 79, also known as Dover Road;

Thence southward crossing Highway 79 to the southern right-of-way of Highway 79 and the western right-of-way of State Route 374;

Thence generally eastward along the southern boundary of the State Route 374 right-of-way to its intersection with the southern boundary of the right-of-way of Highway 79;

Thence eastward along the southern boundary of the Highway 79 right-of-way to its intersection with the western boundary of the Liberty Church Road right-of-way;

Thence southward along the western boundary of the Liberty Church Road right-of-way to the northern boundary of the York Road right-of-way; thence crossing York Road to the

southern right-of-way of York Road and thence eastward to its intersection with the western boundary of the right-of-way of Tommy Oliver Road;

Thence south and east with the western and southern boundary of the right-of-way of Tommy Oliver Road to its intersection with the western boundary of the Dotsonville Road right-of-way; thence, south and west to a point across from Gip Manning Road southern right-of-way boundary;

Thence, in a southeasterly direction crossing Dotsonville Road to the boundary of the southern right-of-way of Gip Manning Road;

Thence eastward and southward with the southern boundary of Gip Manning Road right-of-way to a point across from the western boundary of the Smith Branch Road right-of-way;

Thence southward and eastward with the southern right-of-way of Smith Branch Road to its intersection with the northwest corner of the property currently identified on the Montgomery County Tax Map as Map 12, Parcel 11;

Thence southward and eastward with the above mentioned parcel's southwest property line to its point of intersection with the western boundary of the Cumberland River; thence, in the same plane as the above mentioned parcel's southwest property line to a point recognized as being in the centerline of the Cumberland River; and, thence proceeding with the meanders of the Cumberland River to the city limits of Clarksville to the south of Wall Branch;

Thence following the current City Limits to its intersection with the eastern boundary of the right-of-way of Grafton Road and then proceeding southward with the western and southern boundary of its right-of-way to its intersection with the western boundary of Gholson Road;

Thence the crossing Gholson Road right-of-way to a point in the eastern boundary of the Gholson Road right-of-way, thence northward and eastward along the right-of-way boundary of Gholson Road to its intersection with the western boundary of the right-of-way of Hickory Point Road;

Thence crossing Hickory Point Road to the eastern boundary of its right-of-way and thence northward to its intersection with the southern right-of-way boundary of State Highway 12;

Thence southward and eastward along the southern boundary of State Highway 12 right-of-way to its intersection with a point recognized as the centerline of Big McAdoo Creek;

Thence following the centerline of Big McAdoo Creek along its meanders in a northward and easterly direction to its intersection with the southern right-of-way boundary of U.S. Highway 41-A South;

Thence southward and eastward along the southern right-of-way of U.S. Highway 41-A South to a point located across from the eastern boundary of the right-of-way of Smith Lane; thence, crossing Highway 41-A South in a northerly direction to the intersection of the northern boundary of Highway 41-A South and the eastern boundary of the Smith Lane right-of-way;

Thence northward along the eastern boundary of the right-of-way of Smith Lane to its intersection with the southern right-of-way boundary of Sango Road;

Thence eastward and southward with the southern right-of-way boundary of Sango Road to a point across from the eastern boundary of the right-of-way of Durham Road; thence crossing Sango Road in a northerly direction to the intersection of the eastern boundary of Durham right-of-way;

Thence northward with the eastern boundary of the right-of-way of Durham Road to its intersection with the southern boundary of the right-of-way of Trough Springs Road;

Thence eastward with the southern boundary of the right-of-way of Trough Springs Road to its intersection with a point recognized as being in the centerline of Coon Creek;

Thence northward and westward with the meanders of Coon Creek to its intersection with a point recognized as being in the centerline of Passenger Creek;

Thence northward and westward with the meanders of Passenger Creek to the intersection at a point recognized as being in the centerline of Red River;

Thence southward and westward with the centerline of the meanders of the Red River to its intersection with the eastern boundary of the right-of-way of Interstate 24;

Thence northward and westward with the eastern boundary of the right-of-way of Interstate 24 to its intersection with the existing City Limits in the northern boundary of the right-of-way of Dunlop Lane;

Thence nearly eastward with the City Limits to a point near International Boulevard, formerly known as Arcata Boulevard, and thence northward and westward with the existing City Limits to the eastern and southern boundaries of the right-of-way of Highway 79, also known as Guthrie Highway;

Thence leaving the City Limits turning northward and eastward with the eastern and southern boundary of the Highway 79 right-of-way to a point across from the eastern boundary of the right-of-way of Jim Johnson Road; thence crossing Highway 79 in a northerly direction to the eastern right-of-way of Jim Johnson Road;

Thence generally northward with the eastern boundary of the right-of-way of Jim Johnson Road to the southern boundary of the right-of-way of Tylertown Road; thence eastward and northward with the southern boundary of the Tylertown Road right-of-way to the

County and State dividing line, the boundary between Montgomery and Christian Counties and Tennessee and Kentucky;

Thence westward along the County and State dividing boundary line, joining with the existing northern City Limits at its northeasternmost point; and thence, running with same to the northwest corner of the existing City Limits located within the Fort Campbell Military Post, also described as the point of beginning of the City of Clarksville Urban Growth Boundary.

## **APPENDIX A.1 (amended 2018)**

Legal description for the City of Clarksville

Urban Growth Boundary September 2018

It is the intention of this description to include within the Urban Growth Boundary (UGB) the most encompassing boundary line of the right-of-way of the referenced roadways. When waterways are used as boundaries, the UGB is intended to run along their centerlines.

Point of beginning: Northernmost point of the northwest City limits and the Tennessee-Kentucky state line within the Fort Campbell Military Post.

Thence southward and eastward following the existing city limits line to a point at its intersection with the southeastern boundary of the Fort Campbell Military Post;

Thence southward with the boundary of the Fort Campbell Military Post to its intersection with Garrettsburg Road;

Thence crossing Garrettsburg Road to its southern right-of-way line and thence south and east to the northeast property corner of the property currently identified on Montgomery County Tax Map as Map 29 and Parcel 64; thence, westward with the northern boundary of said property to its northwest corner and thence southward with its western boundary to its southwest corner and thence eastward with its southern boundary to the western right-of-way of State Route 374;

Thence southward along the western right-of-way of State Route 374 to the northern right-of-way of Highway 79, also known as Dover Road;

Thence southward crossing Highway 79 to the southern right-of-way of Highway 79 and the western right-of-way of State Route 374;

Thence generally eastward along the southern boundary of the State Route 374 right-of-way to its intersection with the southern boundary of the right-of-way of Highway 79;

Thence eastward along the southern boundary of the Highway 79 right-of-way to its intersection with the western boundary of the Liberty Church Road right-of-way;

Thence southward along the western boundary of the Liberty Church Road right-of-way to the northern boundary of the York Road right-of-way; thence crossing York Road to the southern right-of-way of York Road and thence eastward to its intersection with the western boundary of the right-of-way of Tommy Oliver Road;

Thence south and east with the western and southern boundary of the right-of-way of Tommy Oliver Road to its intersection with the western boundary of the Dotsonville Road right-of-way; thence, south and west to a point across from Gip Manning Road southern right-of-way boundary;

Thence, in a southeasterly direction crossing Dotsonville Road to the boundary of the southern right-of-way of Gip Manning Road;

Thence eastward and southward with the southern boundary of Gip Manning Road right-of-way to a point across from the western boundary of the Smith Branch Road right-of-way;

Thence southward and eastward with the southern right-of-way of Smith Branch Road to its intersection with the northwest corner of the property currently identified on the Montgomery County Tax Map as Map 12, Parcel 11;

Thence southward and eastward with the above mentioned parcel's southwest property line to its point of intersection with the western boundary of the Cumberland River; thence, in the same plane as the above mentioned parcel's southwest property line to a point recognized as being in the centerline of the Cumberland River; and, thence proceeding with the meanders of the Cumberland River to the city limits of Clarksville to the south of Wall Branch;

Thence following the current City Limits to its intersection with the eastern boundary of the right-of-way of Grafton Road and then proceeding southward with the western and southern boundary of its right-of-way to its intersection with the western boundary of Gholson Road;

Thence the crossing Gholson Road right-of-way to a point in the eastern boundary of the Gholson Road right-of-way, thence northward and eastward along the right-of-way boundary of Gholson Road to its intersection with the western boundary of the right-of-way of Hickory Point Road;

Thence crossing Hickory Point Road to the eastern boundary of its right-of-way and thence northward to its intersection with the southern right-of-way boundary of State Highway 12;

Thence southward and eastward along the southern boundary of State Highway 12 right-of-way to its intersection with a point recognized as the centerline of Big McAdoo Creek;

Thence following the centerline of Big McAdoo Creek along its meanders in a northward and easterly direction to its intersection with the southern right-of-way boundary of U.S. Highway 41-A South;

Thence southward and eastward along the southern right-of-way of U.S. Highway 41-A South to a point located across from the eastern boundary of the right-of-way of Smith Lane; thence, crossing Highway 41-A South in a northerly direction to the intersection of the northern boundary of Highway 41-A South and the eastern boundary of the Smith Lane right-of-way;

Thence northward along the eastern boundary of the right-of-way of Smith Lane to its intersection with the southern right-of-way boundary of Sango Road;

Thence eastward and southward with the southern right-of-way boundary of Sango Road to a point across from the eastern boundary of the right-of-way of Durham Road; thence crossing Sango Road in a northerly direction to the intersection of the eastern boundary of Durham right-of-way;

Thence northward with the eastern boundary of the right-of-way of Durham Road to its intersection with the southern boundary of the right-of-way of Trough Springs Road;

Thence eastward with the southern boundary of the right-of-way of Trough Springs Road to its intersection with a point recognized as being in the centerline of Coon Creek;

Thence northward and westward with the meanders of Coon Creek to its intersection with a point recognized as being in the centerline of Passenger Creek;

Thence northward and westward with the meanders of Passenger Creek to the intersection at a point recognized as being in the centerline of Red River;

Thence with the centerline of the meanders of the Red River in a generally westerly direction 1,840+/- feet to a point, said point also being 1018 +/- feet east of the Interstate 24 right-of-way;

Thence leaving the centerline of the Red River in a northerly direction, with the west line of Stone's Manor Subdivision, 7,486+/- feet to a point, said point being the southwest corner Tax Map 039, Parcel 023.01;

Thence with the south and east line of Tax Map 039, Parcel 023.01 in an easterly and northerly direction, 781+/- feet to a point in the south right-of-way of Rossview Road;

Thence crossing Rossview Road in a northerly direction, 50+/- feet to the north right-of-way of Rossview Road, said point also being the southeast corner of Tax Map 039, Parcel 025.03;

Thence leaving Rossview Road with the east, north and west property line of Tax Map 039, Parcel 025.03 in a northerly, westerly and southerly direction, 2,267+/- feet to a point being the northeast corner of Tax Map 039, Parcel 025.01;

Thence with the north line of Tax Map 039, Parcel 25.01 in a westerly direction, 1,268+/- feet to a point in the east right-of-way of Rollow Lane;

Thence with the eastern right-of-way of Rollow Lane in a southerly direction, 1,162+/- feet to a point being the northeast intersection of Rollow Lane and Rossview Road;

Thence crossing Rollow Lane and a westerly direction, 50+/- feet to a point in the western right-of-way of Rollow Lane, said point also being the northeast corner of Tax Map 058, Parcel 003.02;

Thence leaving the west right-of-way of Rollow Lane with the north lines of Tax Map 058, Parcel 003.02 and Tax Map 057, Parcel 017.02 in a westerly direction, 968+/- feet, said point being in the north property line of Tax Map 057, Parcel 17.02;

Thence in a southerly direction, along the west property line of Tax Map 057, Parcel 17.02, 603+/- feet to a point being the northeast corner of Tax Map 057, Parcel 017.06;

Thence with the north line of Tax Map 057, Parcel 017.06, in a westerly direction, 719+/- feet to a point in the east right-of-way of International Boulevard;

Thence with the eastern right-of-way of International Boulevard in a southerly direction, 637+/- feet to a point being the northeast corner of the Rossview Road and International Boulevard intersection;

Thence crossing International Boulevard in a westerly direction, 150+/- feet to a point being the northwest corner of International Boulevard and Rossview Road intersection;

Thence with the northern right-of-way of Rossview Road in a generally westerly direction, 1,668 +/- feet to a point being the northeast corner of the Interstate 24 and Rossview Road intersection;

Thence northward and westward with the eastern boundary of the right-of-way of Interstate 24 to its intersection with the existing City Limits in the northern boundary of the right-of-way of Dunlop Lane;

Thence nearly eastward with the City Limits to a point near International Boulevard, formerly known as Arcata Boulevard, and thence northward and westward with the existing City Limits to the eastern and southern boundaries of the right-of-way of Highway 79, also known as Guthrie Highway;

Thence leaving the City Limits turning northward and eastward with the eastern and southern boundary of the Highway 79 right-of-way to a point across from the eastern boundary of the right-of-way of Jim Johnson Road; thence crossing Highway 79 in a northerly direction to the eastern right-of-way of Jim Johnson Road;

Thence generally northward with the eastern boundary of the right-of-way of Jim Johnson Road to the southern boundary of the right-of-way of Tylertown Road; thence eastward and northward with the southern boundary of the Tylertown Road right-of-way to the County and State dividing line, the boundary between Montgomery and Christian Counties and Tennessee and Kentucky;

Thence westward along the County and State dividing boundary line, joining with the existing northern City Limits at its northeasternmost point; and thence, running with same to the northwest corner of the existing City Limits located within the Fort Campbell Military Post, also described as the point of beginning of the City of Clarksville Urban Growth Boundary.



## **CHAPTER 16: Appendix B**

Legal descriptions of the Planned Growth Areas of Montgomery County, TN

Resolution 99-11-1

Adopted November 8, 1999

It is the intention of these descriptions to include to the furthestmost extent possible, all the roads and their right of ways mentioned as being part of any Planned Growth Areas. All waterways, to include creeks, rivers and/or streams, are intended to be described as having the boundaries run along their centerlines.

### **Boundary Description of Planned Growth Area #1**

This Planned Growth Area abuts the City of Clarksville's Urban Growth Boundary (UGB). This description is intended to parallel the UGB's description along its eastern boundary. The UGB's description includes the not only the roads mentioned but also all of the areas of their right of ways. Thus, their right of way areas are particularly excluded from the Planned Growth Area describes as #1.

Beginning at the point of the intersection of the west right of way of South Liberty Church Road and the south right of way of Dover Road, also known as Highway 79, running thence west to the newly acquired right of way of State Route 374 and proceeding in a southerly and westerly direction running around the southern boundary of the newly acquired right of way returning in a northerly direction to the south right of way the Dover Road, also known as Highway 79.

Thence running in a westerly direction with the south right of way of Dover Road to its intersection with the west right of way of Lylewood Road.

Thence running with the western right of way of Lylewood Road in a southerly direction to its intersection with Blooming Grove Creek, thence in an easterly direction with the centerline of the Blooming Grove Creek to its intersection with the eastern right of way of Rawlings Road.

Thence running with the eastern right of way Rawlings Road in a northerly and easterly direction to the intersection of the southern right of way of Moore Hollow Road, thence running with the southern right of way of Moore Hollow Road to a point across from the intersection of Dotsonville Road, thence crossing Moore Hollow Road to the intersection of the south and east right of way of Dotsonville Road.

Thence running with the south and east right of way of Dotsonville Road in a northeasterly direction to its intersection with the centerline of Cummings Creek.

Thence continuing along the centerline of Cummings Creek in a southeasterly direction to the centerline of the Cumberland River.

Thence continuing along the centerline of the Cumberland River in a northeasterly direction to a point situated immediately adjacent to the southern right of way of Smith Branch Road as if extended into the flowage way of the Cumberland River.

Thence northwest along the southern right of way of Smith Branch Road to a point in the eastern right-of-way of Gip Manning Road. Thence crossing Gip Manning Road in a northerly direction to the western right of way of Gip Manning Road.

Thence north and west along the western right of way of Gip Manning Road, passing Bud Road, to a point across from the intersection of the eastern right of way of Dotsonville Road. Thence crossing the Dotsonville Road in a northwesterly direction to the western right of way of Dotsonville Road.

Thence northeasterly along the western right of way of Dotsonville Road, passing Acree Place, and continuing to its intersection with the southern right of way of Will Oliver Road.

Thence running northwesterly with the southern right of way of Will Oliver Road to a point being the intersection with the south margin of York Road.

Thence with the south margin of York Road in a westerly direction to a point being directly across York Road from the intersection of the western margin of South Liberty Church Road; thence crossing York Road in a northerly direction to the intersection of the western margin of South Liberty Church Road.

Thence in a northerly direction with western right of way of South Liberty Church Road to the southern right of way of Dover Road, also known as Highway 79, to the point of beginning.

## **Boundary Description of Planned Growth Area #2**

Beginning at the intersection of the center lines of Rocky Ford Creek and the Cumberland River.

Thence, running in a southeasterly direction with the centerline of Rocky Ford Creek to its intersection with the northern right of way of Salem Road. Thence running in an easterly direction with the northern right of way of Salem Road to its intersection with the western right of way of Seven Mile Ferry Road.

Thence running in a northerly direction with the western right of way of Seven Mile Ferry Road to its intersection with the northern and eastern right of way of Bend Road.

Thence running east and south with the northern and then eastern right of way of Bend Road, passing the intersections and/or points of contact with Norman Lane, Melon Road, West Road, Neblett Road, Salem Road, Tanglewood Road and Lonnie Bumpus Road to the point of intersection of the eastern right of way of Seven Mile Ferry Road.

Thence running in a southerly direction with the eastern right of way of Seven Mile Ferry Road, passing the intersection of East Road, and continuing in the same general direction to a point recognized as the centerline of Camp Creek.

Thence continuing in a westerly direction with the centerline of Camp Creek to its intersection with the eastern right of way of Martha's Chapel Road.

Thence in a southeasterly direction with the eastern right of way of Martha's Chapel Road to a point being the intersection of the eastern right of way of Oak Hill Road, if the eastern right of way of Oak Hill Road, if the eastern right of way of Oak Hill Road were extended across Martha's Chapel Road.

Thence crossing Martha's Chapel Road to the intersection of the eastern right of way of Oak Hill Road. Thence in a southerly direction along the eastern right of way of Oak Hill Road to a point being the intersection of the western right of way of Highway 13 & 48, if the eastern right of way of Oak Hill Road were extended across Highway 13 & 48.

Thence with the western right of way of Highway 13 & 48 in a northerly direction to its intersection with the southwestern right of way of River Road.

Thence in a northwesterly direction with the southwestern right of way of River Road to its intersection with the southern right of way of Palmyra Road. Thence in a westerly direction with the southern right of way of Palmyra Road to its intersection with the southern right

of way of Debra Drive, if the southern right of way of Debra Drive were extended across Palmyra Road. Thence crossing Palmyra Road in a westerly direction to the southern right of way of Debra Drive.

Thence in a westerly direction with the southern right of way of Debra Drive to a point being the intersection of the south line of the Robert Koch property as shown on Montgomery County Tax Map 100, parcel 132.02. Thence in a westerly direction with the south lines of the Robert Koch and the Joseph Gannon (Tax Map 99, parcel 13.01) properties to Gannon's southwest corner, said point also being in the east line of the Charles Warren, Jr. property as shown on Tax Map 99, parcel 13.02.

Thence in a northerly and westerly direction along the eastern and northern boundaries of the Charles Warren, Jr. property to a point in the eastern right of way of State Highway 149. Thence in a westerly direction, crossing State Highway 149 to a point in its western right of way.

Thence with the western right of way of State Highway 149 in a northeasterly direction to a point being the southeastern corner of the Gayle Hall property as shown on Tax Map 100, parcel 127. Thence in a northerly direction with Hall's west line to a point in the south line of the Charles Davis property as shown on Tax Map 100, parcel 120.

Thence with the south line of the Charles Davis property in a westerly direction to Davis' southwest corner, said point also being the southern corner of the Gerald Kastner property as shown on Tax Map 100, parcel 124.02. Thence with Kastner's west line in a northerly direction to a point in the south right of way of Ussery Lane. Thence in a northerly direction, crossing Ussery Lane, to its northern right of way.

Thence with the northern and western right of way of Ussery Lane in an easterly and northerly direction to a point in the western right of way of Ussery Road South.

Thence in a northerly direction along the western right of way of Ussery Road South to a point in the south line of the Vernon Ussery property as shown on Tax Map 91, parcel 148. Thence with the south line of the Vernon Ussery property in a westerly direction to a point in the eastern right of way of the R. J. Corman Railroad. Thence continuing in a westerly direction to the west margin of the R. J. Corman Railroad.

Thence with the R. J. Corman Railroad's western right of way in a northerly direction to a point in the south line of the Savage Zinc, Inc., property as shown on Tax Map 78, parcel 25. Thence with the Savage Zinc, Inc.'s south line in a westerly direction to the Cumberland River.

Thence with the centerline of Cumberland River in a northerly, easterly, southerly and easterly direction to the point of beginning.

### **Boundary Description of Planned Growth Area # 3**

This Planned Growth Area abuts the City of Clarksville's Urban Growth Boundary (UGB). This description is intended to parallel the UGB's description along its northern boundary. The UGB's description includes not only the roads mentioned but also all of the areas of their right of ways. Thus, these right of way areas are particularly excluded from the Planned Growth Area describes as #3.

Beginning at a point described as being the intersection of the centerlines of the Cumberland River and Big McAdoo Creek, and thence running in a southerly and easterly direction with the centerline of Big McAdoo Creek, passing Gholson Road and continuing on to its intersection with the Little McAdoo Creek.

Thence running in an easterly direction with the centerline of the Little McAdoo Creek to its intersection with the eastern right of way of Highway 12.

Thence running in a northerly direction along the eastern right of way of Highway 12 to its intersection with the southeastern right of way of Earl Road.

Thence running in a northerly and westerly direction along the eastern right of way of Earl Road back to the eastern right of way of Highway 12.

Thence continuing along the eastern right of way of Highway 12 in a northerly direction to the intersection of the southern right of way of Pace Road.

Thence in an easterly direction along the southern right of way of Pace Road to its intersection with the southern right of way of Shady Grove Road.

Thence continuing in an easterly direction along the southern right of way of Shady Grove Road to a point across from the intersection of the eastern right of way of Albright Road. Thence crossing Shady Grove Road to the intersection of the eastern right of way of Albright Road.

Thence in a northerly and easterly direction along the southern right of way of Albright Road to its intersection with the eastern right of way of Oak Plains Road.

Thence with the eastern right of way of Oak Plains Road in a northerly direction, crossing U.S. Highway 41A to its intersection with the eastern boundary of Mt. Carmel Road.

Thence in a northerly direction with the eastern right of way of Mt. Carmel Road, passing Pickering Road on the right, to a point being the intersection of the southern right of way of Sango Road. Thence crossing Sango Road to its northern right of way.

Thence in a westerly direction with the northern right of way of Sango Road to the intersection of the eastern right of way of Dixie Bee Road.

Thence northward with the eastern right of way of Dixie Bee Road to its intersection with the southern right of way of Trough Springs Road. Thence crossing Trough Springs Road to its northern right of way.

Thence westward with the northern right of way of Trough Springs Road to the centerline of Passenger Creek. Thence in a southerly direction along Passenger Creek to the southern right of way of Trough Springs Road. Thence westward with the southern right of way of Trough Springs Road to the eastern right of way of Durham Road.

Thence running in a southerly direction with the eastern right of way of Durham Road, passing under Interstate 24, to the intersection of the northern right of way of Sango Road. Thence crossing Sango Road to its southern right of way.

Thence running in a westerly direction with the southern right of way of Sango Road to the intersection with the eastern right of way of Smith Lane.

Thence running in a southerly direction with the eastern right of way of Smith Lane to its intersection with the northern right of way of Highway 41A South. Thence crossing U. S. Highway 41A South to its southern right of way.

Thence in a westerly direction with the southern right of way of U. S. Highway 41A South to its intersection with the centerline of Big McAdoo Creek.

Thence with the meanders of the Big McAdoo Creek, in generally a southerly and westerly direction to its intersection with the western right of way of Highway 12.

Thence with the western right of way of Highway 12 in a northerly direction to its intersection with the eastern right of way of Hickory Point Road.

Thence running in a southerly direction with the eastern right of way of Hickory Point Road to a point across the road from the southern right of way of Gholson Road. Thence crossing Hickory Point Road to its intersection with the eastern right of way of Gholson Road.

Thence in a southerly and westerly direction with the eastern right of way of Gholson Road to its intersection with the southern right of way of Gratton Road, if extended. Thence crossing Gholson Road to its intersection with the southern right of way of Grafton Road.

Thence in a westerly and northerly direction with the southern right of way of Grafton Road to the existing city limits, noted as of November 2, 1999.

Thence westward along the existing city limits to the centerline of the Cumberland River.

Thence southward along the centerline of the Cumberland River to the intersection of the centerline of the Big McAdoo Creek as if extended into the flowage way of the Cumberland River, the point of beginning.

#### **Boundary Description of Planned Growth Area #4 (1999)**

Beginning at a point being the intersection of the east margin of Jim Johnson Road and the north margin of U. S. Highway 79; thence with the north margin of U. S. Highway 79 in a northeasterly direction to a point being the intersection of the north margin of Hampton Station Road, if said northern margin were extended across U. S. Highway 79; thence with the northern and eastern margin of Hampton Station Road in a southeasterly and southerly direction to a point in the north margin of Charles Bell Road; thence with the north margin of Charles Bell Road in an easterly direction to a point in the west margin of Dunlop Lane; thence with the west margin of Dunlop Lane in a northeasterly direction and continuing with the north margin of Dunlop Lane in an easterly direction to a point in the west margin of Kirkwood Road and thence crossing Kirkwood Road to its eastern right-of-way; thence with the eastern and northern margins of Kirkwood Road in a generally easterly and southerly direction to a point in the north margin of Rossvie Road and thence continuing across Rossvie Road to its southern right-of-way; thence with the south margin of Rossvie Road in a westerly direction to a point in the eastern margin of Killebrew Road; thence with the east margin of Killebrew Road in a southerly direction to a point in the north boundary of the Meta Silvey property as shown on Tax Map 58, parcel 7; thence with the north line of the Meta Silvey property in an easterly direction to a point being Silvey's northeast corner; thence with Silvey's east line in a southerly direction to a point in the center of Red River; thence crossing Red River to a point in the north line of the Mabel Cato property as shown on Tax Map 58, parcel 11; thence with Cato's north line in an easterly direction to Cato's northeast corner; thence in a generally southeasterly direction with Cato's east line to a point in the north boundary of the Leon Kendrick property also shown on Tax Map 58, parcel 12; thence with the north lines of the Leon Kendrick, Ronald Cato, and Gary Sinclair properties as shown on Tax Map 58, parcels 12, 11.02, and 11.01 to a point being Gary Sinclair's northeast corner; thence with Sinclair's east line in a southerly direction to a point in the north margin of Gunn Road; thence with the northern and eastern margin of Gunn Road in an easterly and southerly direction to a point in the north margin of Highway 76 and thence continuing across to the south margin of Highway 76; thence with the south margin of Highway 76 in a generally westerly direction to the intersection of the center line of Passenger Creek; thence with the center line of Passenger Creek in a northwesterly direction to the center line of Red River; thence with the center line of Red River in a westerly direction to the intersection of the eastern right-of-way of Interstate 24; thence with the eastern right-of-way of Interstate 24 in a northwesterly direction to the intersection with the north right-of-way of Dunlop Lane, said point also being in the current City Limits of the City of Clarksville as of November 2, 1999; thence with the City Limits of the City of Clarksville in a generally northerly direction to the intersection with the south right-of-way of U.S. Highway 79; thence with the south right-of-way of U.S. Highway 79 in a northeasterly direction to a point being the intersection of the east right-of-way of Jim Johnson Road, if said right-of-way were extended across U.S. Highway 79; thence crossing U.S. Highway 79 in a northerly direction to the point of beginning.

## **APPENDIX B.4 Boundary Description of Planned Growth Area #4 (amended 2018)**

Beginning at a point being the intersection of the east margin of Jim Johnson Road and the north margin of U. S. Highway 79; thence with the north margin of U. S. Highway 79 in a northeasterly direction to a point being the intersection of the north margin of Hampton Station Road, if said northern margin were extended across U. S. Highway 79; thence with the northern and eastern margin of Hampton Station Road in a southeasterly and southerly direction to a point in the north margin of Charles Bell Road; thence with the north margin of Charles Bell Road in an easterly direction to a point in the west margin of Dunlop Lane; thence with the west margin of Dunlop Lane in a northeasterly direction and continuing with the north margin of Dunlop Lane in an easterly direction to a point in the west margin of Kirkwood Road and thence crossing Kirkwood Road to its eastern right-of-way; thence with the eastern and northern margins of Kirkwood Road in a generally easterly and southerly direction to a point in the north margin of Rossview Road and thence continuing across Rossview Road to its southern right-of-way; thence with the south margin of Rossview Road in a westerly direction to a point in the eastern margin of Killebrew Road; thence with the east margin of Killebrew Road in a southerly direction to a point in the north boundary of the Meta Silvey property as shown on Tax Map 58, parcel 7; thence with the north line of the Meta Silvey property in an easterly direction to a point being Silvey's northeast corner; thence with Silvey's east line in a southerly direction to a point in the center of Red River; thence crossing Red River to a point in the north line of the Mabel Cato property as shown on Tax Map 58, parcel 11; thence with Cato's north line in an easterly direction to Cato's northeast corner; thence in a generally southeasterly direction with Cato's east line to a point in the north boundary of the Leon Kendrick property also shown on Tax Map 58, parcel 12; thence with the north lines of the Leon Kendrick, Ronald Cato, and Gary Sinclair properties as shown on Tax Map 58, parcels 12, 11.02, and 11.01 to a point being Gary Sinclair's northeast corner; thence with Sinclair's east line in a southerly direction to a point in the north margin of Gunn Road; thence with the northern and eastern margin of Gunn Road in an easterly and southerly direction to a point in the north margin of Highway 76 and thence continuing across to the south margin of Highway 76; thence with the south margin of Highway 76 in a generally westerly direction to the intersection of the center line of Passenger Creek; thence with the center line of Passenger Creek in a northwesterly direction to the center line of Red River; thence with the center line of the meanders of the Red River in a generally westerly direction 1,840+/- feet to a point, said point also being 1018 +/- feet east of the Interstate 24 right-of-way;

Thence with the centerline of the meanders of the Red River in a generally westerly direction 1,840+/- feet to a point, said point also being 1018 +/- feet east of the Interstate 24 right-of-way;

Thence leaving the centerline of the Red River in a northerly direction, with the west line of Stone's Manor Subdivision, 7,486+/- feet to a point, said point being the southwest corner Tax Map 039, Parcel 023.01;



Thence with the south and east line of Tax Map 039, Parcel 023.01 in an easterly and northerly direction, 781+/- feet to a point in the south right-of-way of Rossview Road;

Thence crossing Rossview Road in a northerly direction, 50+/- feet to the north right-of-way of Rossview Road, said point also being the southeast corner of Tax Map 039, Parcel 025.03;

Thence leaving Rossview Road with the east, north and west property line of Tax Map 039, Parcel 025.03 in a northerly, westerly and southerly direction, 2,267+/- feet to a point being the northeast corner of Tax Map 039, Parcel 025.01;

Thence with the north line of Tax Map 039, Parcel 25.01 in a westerly direction, 1,268+/- feet to a point in the east right-of-way of Rollow Lane;

Thence with the eastern right-of-way of Rollow Lane in a southerly direction, 1,162+/- feet to a point being the northeast intersection of Rollow Lane and Rossview Road;

Thence crossing Rollow Lane and a westerly direction, 50+/- feet to a point in the western right-of-way of Rollow Lane, said point also being the northeast corner of Tax Map 058, Parcel 003.02;

Thence leaving the west right-of-way of Rollow Lane with the north lines of Tax Map 058, Parcel 003.02 and Tax Map 057, Parcel 017.02 in a westerly direction, 968+/- feet, said point being in the north property line of Tax Map 057, Parcel 17.02;

Thence in a southerly direction, along the west property line of Tax Map 057, Parcel 17.02, 603+/- feet to a point being the northeast corner of Tax Map 057, Parcel 017.06;

Thence with the north line of Tax Map 057, Parcel 017.06, in a westerly direction, 719+/- feet to a point in the east right-of-way of International Boulevard;

Thence with the eastern right-of-way of International Boulevard in a southerly direction, 637+/- feet to a point being the northeast corner of the Rossview Road and International Boulevard intersection;

Thence crossing International Boulevard in a westerly direction, 150+/- feet to a point being the northwest corner of International Boulevard and Rossview Road intersection;

Thence with the northern right-of-way of Rossview Road in a generally westerly direction, 1,668 +/- feet to a point being the northeast corner of the Interstate 24 and Rossview Road intersection;

Thence with the eastern right-of-way of Interstate 24 in a northwesterly direction to the intersection with the north right-of-way of Dunlop Lane, said point also being in the current City Limits of the City of Clarksville as of November 2, 1999; thence with the City Limits of the City of Clarksville in a generally northerly direction to the intersection with the south

right-of-way of U.S. Highway 79; thence with the south right-of-way of U.S. Highway 79 in a northeasterly direction to a point being the intersection of the east right-of-way of Jim Johnson Road, if said right-of-way were extended across U.S. Highway 79; thence crossing U.S. Highway 79 in a northerly direction to the point of beginning.

## **Boundary Description of Planned Growth Area #5**

Beginning at a point in the Tennessee-Kentucky State Line, said point also being at the northeast corner of the Covington Farms, Inc., property as shown on Montgomery County Tax Map 11, parcel 2; thence with the eastern boundary of the Covington Farms, Inc., property in a southerly direction to a point in the north right-of-way of the L & N Railroad, and extending to the center line of said Railroad right-of-way; thence with the center line of the L & N Railroad right-of-way in a southwesterly direction 650 +/- feet to a point being at the northwest corner of the Knox Thomas III property as shown on Tax Map 11, parcel 44; thence with the western boundary of the Thomas property in a southerly direction to Thomas's southwest corner; thence with the southern boundary of the Thomas property (parcel 44) in an easterly direction to a point being the southwest corner of the Richard Peacher property as shown on Tax Map 11, parcel 40; thence with Peacher's western boundary in a northerly direction to Peacher's northwest corner; thence with Peacher's north boundary in an easterly direction to a point in the western right-of-way of Guthrie Road; thence continuing in an easterly direction to the eastern right-of-way of Guthrie Road; thence along said eastern boundary in a northerly direction to a point being the southwest corner of the Lady Bell Dickerson property as shown on Tax Map 11, parcel 36; thence with the southern and eastern boundaries of the Dickerson property in an easterly and northerly direction to a point in the southern boundary of the Billy Wilcox property as shown on Tax Map 11, parcel 8; thence with the southern boundaries of the Billy Wilcox and the Vera Woosley Bryan properties in an easterly direction to a point being the southeast corner of the Vera Woosley Bryan property, said point also being in the west line of the Delma Woosley property as shown on Tax Map 11, parcel 74; thence in a northerly, easterly, northerly, and easterly direction with Woosley's western and northern boundaries to a point in the west margin of Piney Woods Road; thence with the west margin of Piney Woods Road in a southeasterly direction 1,000 +/- feet to a point; thence in an easterly direction across Piney Woods Road to the eastern margin of said road, said point also being the southwest corner of the Roy Pippin property as shown on Tax Map 11, parcel 26.01; thence in an easterly northwesterly, and easterly direction with the southern boundary of the Roy Pippin property to the southeast corner of Pippin, said point also being in the western margin of Highway 41; thence continuing easterly across Highway 41 and the L & N Railroad to a point in the eastern margin of the L & N Railroad; thence with the east margin of the L & N Railroad in a northwesterly direction 1,650 +/- feet to a point being the southwest

corner of the William Lowe Reding property as shown on Tax Map 11, parcel 23; thence in a northerly, easterly and northerly direction with Reding's eastern and southern boundaries to a point in the Tennessee-Kentucky State Line; thence with the Tennessee-Kentucky State Line in a westerly direction to the point of beginning.

## **CHAPTER 17: Appendix C**

### **Boundaries of Rural Areas**

Legal Description of the Rural Area of Montgomery County, Tennessee.

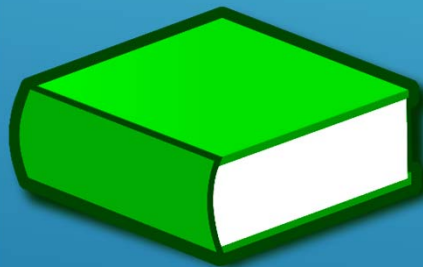
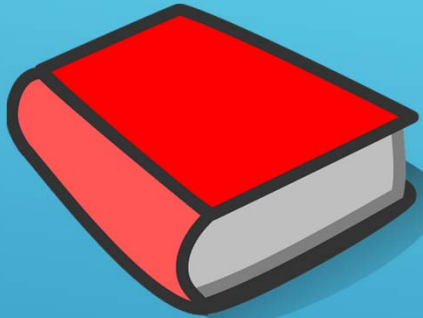
Resolution 99-11-1. Adopted November 8, 1999.

Boundaries of Rural Areas (RA) shall include all properties within Montgomery County which are situated outside of any Urban Growth Boundaries, Planned Growth Area Boundaries, but do not include any area within the Fort Campbell Military Reservation.

2018

# CLARKSVILLE – MONTGOMERY COUNTY GROWTH PLAN AMENDMENT

Jeffrey Tyndall, AICP - Director  
Clarksville – Montgomery County  
Regional Planning Commission  
August 30, 2018



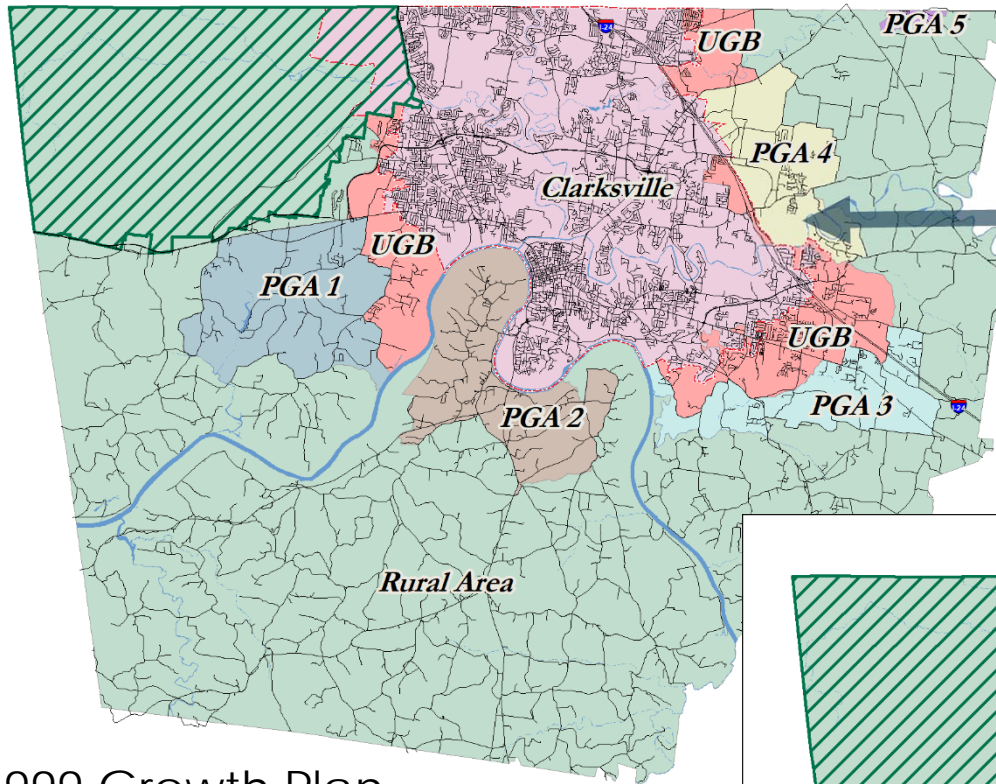
The Growth Plan: Public Chapter 1101 (1998) and amended by Public Chapter 707 (2015). Defines the Rural Area (RA), Planned Growth Area(s) (PGA's), and the Urban Growth Boundary (UGB). Cities may only annex within the UGB, additional density and commercial/industrial uses may be permitted in the PGAs. Rural Areas are reserved for agriculture, low density development and commercial/industrial uses.

The Land Use Plan determines within the Rural Areas, PGAs, UGBs, and within the corporate city limits of Clarksville where certain types of land uses are most appropriate. This helps guide the rezoning process.

The Clarksville-Montgomery County Subdivision Regulations, the City Zoning Ordinance and the County Zoning Resolution define how the rezoning, subdivision and/or site plan construction shall be followed. These documents regulate Height, Density, Road Width, Types of housing, etc.

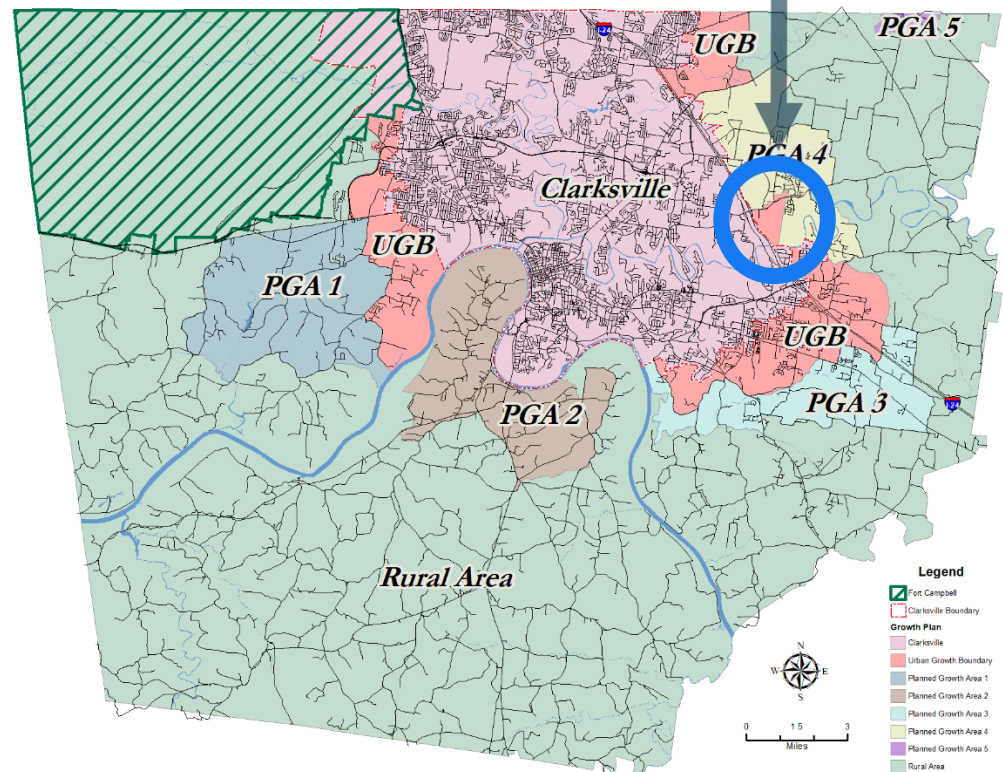
# GROWTH PLAN AMENDMENT PROCESS

- ❑ City Mayor requested in writing to the County Mayor that the Growth Plan be amended for a specific purpose, as per TCA 6-58-104:
  - The City purchased property located south of Rossview Road and east of Interstate 24, property located at Exit 8 for a proposed Athletic Complex.
  - The City's property is located in Planned Growth Area 4 and cannot be annexed into the City limits of Clarksville.
  - In order for an annexation to take place, the Clarksville/Montgomery County Growth Plan must to be amended to reclassify this area into the UGB.
- ❑ County Mayor contacts the RPC staff to begin the process.
- ❑ RPC is convened as the "Coordinating Committee", as per TCA 6-58-104.
- ❑ Four Growth Coordinating Committee Meetings Held:
  - June 22<sup>nd</sup> & July 11<sup>th</sup> & July 20<sup>th</sup>
  - August 29<sup>th</sup> Voted on
- ❑ Growth Plan available for public review starting July 23<sup>rd</sup> for review at:
  - City Mayor's Office
  - County Mayor's Office
  - County Codes Office
  - RPC Office
- ❑ Two Public Hearings held at the RPC @ 6PM. Required as per TCA 6-58-106
  - August 9<sup>th</sup> & August 16<sup>th</sup>



1999 Growth Plan

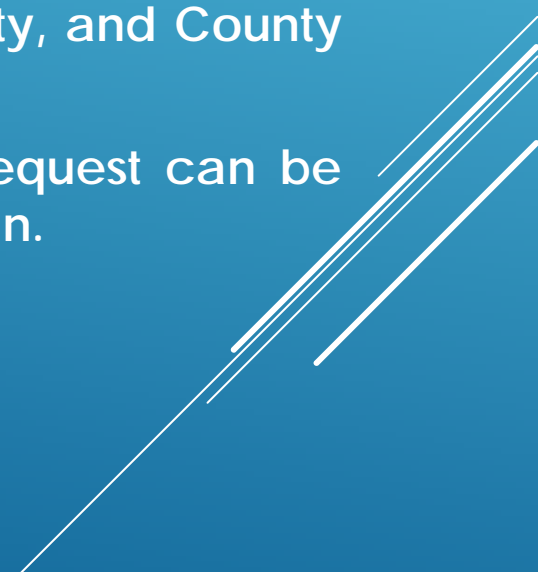
Amending 589 acres from PGA4 to UGB, located off of Exit 8 south of Rossvie Road



Proposed Growth Plan 2018



# GROWTH PLAN - NEXT STEPS

- ❑ City resolution to ratify the proposed amendments on September 6<sup>th</sup>
  - ❑ County presentation September 4<sup>th</sup>
  - ❑ County to ratify the proposed amendments on September 10<sup>th</sup>
  - ❑ Once both bodies have ratified the amended plan it will be forwarded to the Local Government Planning Advisory Committee (LGPAC) - Housed in the Tennessee Department of Economic and Community Development for approval.
  - ❑ The LGPAC will meet on October 24<sup>th</sup>, they meet four times annually. Once approved by LGPAC the plan will be effective immediately.
  - ❑ The LGPAC will send notification back to the RPC, City, and County that the plan was accepted.
  - ❑ Once accepted, annexations and other rezoning request can be submitted for approval as per the updated growth plan.
- 

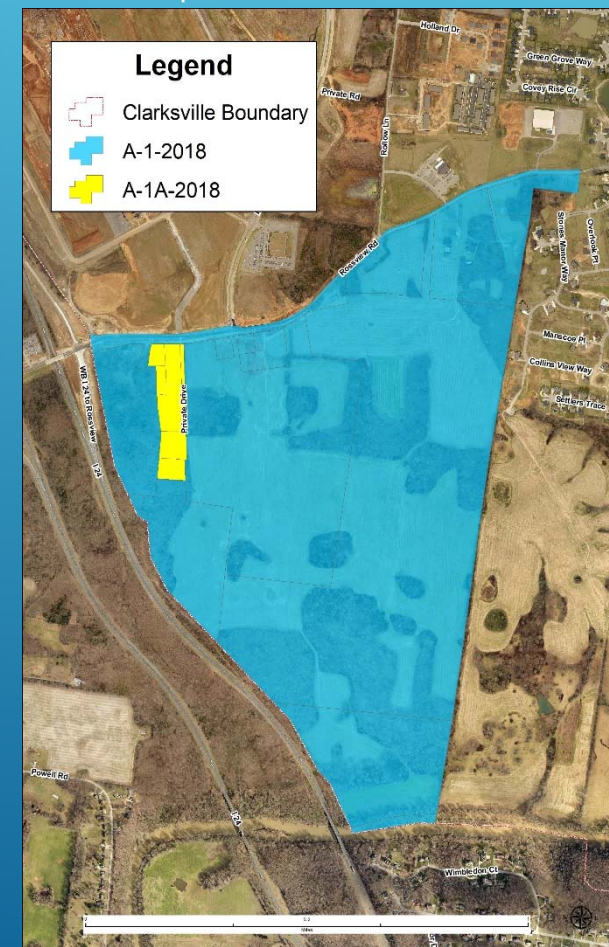
# ANNEXATIONS – THE NEXT STEP

- ❑ A-1-2018 Plan of Service being prepared, presented to RPC in September and City Council in October.
- ❑ A-1A-2018: Plan of Service being prepared, presented to RPC in October and City Council in November.

Properties within the Proposed UGB



Proposed Annexations



## **NOMINATING COMMITTEE**

**SEPTEMBER 10, 2018**

### **AGRICULTURE COMMITTEE**

3-year term

\_\_\_\_\_ nominated to fill the unexpired term of Commissioner Joe Weyant; term to expire January, 2020.

### **AUDIT COMMITTEE**

2-year term

\_\_\_\_\_ nominated to fill the unexpired term of Commissioner Audrey Tooley; term to expire December, 2019.

\_\_\_\_\_ nominated to fill the unexpired term of Commissioner Monroe Gildersleeve; term to expire December, 2019.

### **BEER BOARD**

3-year term

\_\_\_\_\_ nominated to fill the unexpired term of Commissioner Wallace Redd; term to expire July, 2019.

\_\_\_\_\_ nominated to fill the unexpired term of Commissioner Audrey Tooley, (at-large member); term to expire July, 2021.

\_\_\_\_\_ nominated to fill the unexpired term of Commissioner Ron Sokol; term to expire July, 2021.

### **CHAIRMAN OF THE COUNTY LEGISLATIVE BODY**

1-year term

\_\_\_\_\_ nominated to serve as Chairman for a one-year term to expire September, 2019.

### **CHAIRPERSON PRO TEMPORE OF THE LEGISLATIVE BODY**

1-year term

\_\_\_\_\_ nominated to serve a one-year term to expire September, 2019.

### **COMMITTEE ON INVESTMENT**

2-year term

\_\_\_\_\_ nominated to fill the unexpired term of Commissioner Joe Weyant; term to expire September, 2019.

**DELINQUENT TAX SALES AND RELEASE COMMITTEE**

2-year term

\_\_\_\_\_ nominated to fill the unexpired term of Commissioner Jason Hodges; term to expire October, 2019.

\_\_\_\_\_ nominated to fill the unexpired term of Commissioner Martha Brockman; term to expire October, 2019.

**ECONOMIC AND COMMUNITY DEVELOPMENT BOARD**

4-year term

\_\_\_\_\_ nominated to replace Commissioner Joe Weyant. Term will run coterminous with office.

**ZONING APPEALS BOARD**

5-year term

\_\_\_\_\_ nominated to fill the unexpired term of Commissioner Robert Gibbs; term to expire July, 2019.

## **COUNTY MAYOR NOMINATIONS**

**SEPTEMBER 10, 2018**

### **BUILDING AND CODES COMMITTEE**

3-year term

Commissioner Rickey Ray nominated to fill the unexpired term of Commissioner Ron Sokol; term to expire August, 2020.

Commissioner Loretta Baggett nominated to fill the unexpired term of Commissioner John Genis; term to expire August, 2020.

### **JUDICIAL COMMISSIONERS**

1-year term

Kathy Claiborne, (part-time), nominated to serve another one-year term to expire September, 2019.

### **LIBRARY BOARD**

3-year term

Commissioner Jason Knight nominated to fill the unexpired term of Commissioner Monroe Gildersleeve; term to expire July, 2020.

### **MONTGOMERY COUNTY HEALTH COUNCIL**

4-year term

Commissioner Loretta Bryant nominated to replace Commissioner Jason Hodges for a four-year term to expire September, 2022.

### **MONTGOMERY COUNTY PARKS COMMITTEE**

2-year term

Commissioner Walker Woodruff nominated to replace Commissioner John Genis for a two-year term to expire June, 2020.

Commissioner Tangi Smith nominated to fill the unexpired term of Commissioner Audrey Tooley; term to expire June, 2019.

### **PURCHASING COMMITTEE**

1-year term

Commissioner Carmelle Chandler nominated to fill the unexpired term of Commissioner Joe Weyant; term to expire January, 2019.

Commissioner Lisa Prichard nominated to fill the unexpired term of Commissioner Martha Brockman; term to expire January, 2019.

Commissioner Joshua Beal nominated to fill the unexpired term of Commissioner Monroe Gildersleeve; term to expire January, 2019.

Commissioner Rashidah Leverett nominated to fill the unexpired term of Commissioner Audrey Tooley; term to expire January, 2019.

**REGIONAL PLANNING COMMISSION**

4-year term

Commissioner Larry Rocconi nominated to replace Commissioner Robert Nichols (County Government), coterminous with his term in office.

Bill Kimbrough nominated to serve another four-year term as the County Mayor's representative, coterminous with the Mayor's term in office.

**RULES COMMITTEE**

2-year term

Commissioner Brandon Butts nominated to fill the unexpired term of Commissioner John Genis; term to expire January, 2019.

Commissioner Loretta Bryant nominated to fill the unexpired term of Commissioner Jason Hodges; term to expire January, 2019.

**VETERANS SERVICE ORGANIZATION**

4-year term

Commissioner James Lewis nominated to fill the unexpired term of Commissioner Monroe Gildersleeve; term to expire November, 2018.

Commissioner Tangi Smith nominated to fill the unexpired term of Commissioner Robert Nichols; term to expire November, 2019.

Commissioner Walker Woodruff nominated to fill the unexpired term of Commissioner John Genis; term to expire November, 2019.

## **COUNTY MAYOR APPOINTMENTS**

**SEPTEMBER 10, 2018**

### **BI-COUNTY SOLID WASTE MANAGEMENT BOARD**

6-year term

**(to be confirmed by County Commission)**

Commissioner John Gannon appointed to fill the unexpired term of Commissioner Tommy Vallejos; term to expire July, 2021.

Commissioner James Lewis appointed to fill the unexpired term of Commissioner Ed Baggett; term to expire July, 2022.

### **BUDGET COMMITTEE**

1-yr term

**(to be confirmed by County Commission)**

Commissioner Rickey Ray appointed to fill the unexpired term of Commissioner Tommy Vallejos; term to expire January, 2019.

### **LOSS CONTROL COMMITTEE**

2-year term

**(to be confirmed by County Commission)**

Commissioner Chris Rasnic appointed to fill the unexpired term of Commissioner Monroe Gildersleeve; term to expire August, 2019.

Commissioner James Lewis appointed to fill the unexpired term of Commissioner Ron Sokol; term to expire August, 2019.

### **PERSONNEL ADVISORY COMMITTEE**

2-year term

**(to be confirmed by County Commission)**

Commissioner Loretta Bryant appointed to fill the unexpired term of Commissioner Monroe Gildersleeve; term to expire May, 2019.

Commissioner Rashidah Leverett appointed to replace Commissioner Jason Hodges for a two-year term to expire May, 2020.

### **PORT AUTHORITY**

5-year staggered terms

**(to be confirmed by the County Commission)**

Beverly Taylor appointed to a two-year term which will complete her consecutive five-year terms; term to expire September, 2020.

### **SMR MUNICIPAL SOLID WASTE REGION BOARD**

6-year term

**(to be confirmed by County Commission)**

Commissioner Chris Rasnic appointed to fill the unexpired term of Ed Baggett; term to expire November, 2022.



**CHAPLAIN OF LEGISLATIVE BODY**

1-year term

Commissioner Joe Creek appointed to serve a one-year term to expire September, 2018.

**CLARKSVILLE-MONTGOMERY COUNTY COMMUNITY ACTION AGENCY**

Commissioner Joshua Beal appointed to replace Commissioner Martha Brockman. Term to run coterminous with office.

**ECONOMIC DEVELOPMENT COUNCIL (EDC)**

2-year term

Commissioner Joe Smith appointed to replace Commissioner Tommy Vallejos for a two-year term to expire June, 2020.

**REGIONAL HISTORIC ZONING COMMISSION**

Dr. Amanda Walker appointed to replace Commissioner Robert Nichols as the RPC member for a five-year term to expire September, 2023.

Commissioner John Gannon appointed to serve another term coterminous with his term in office; expiring September, 2022.

**RESIDENTIAL DEVELOPMENT COMMISSION**

2-year term

Commissioner Joe Creek appointed to fill the unexpired term of Commissioner Wallace Redd; term to expire January, 2020.

**TWO RIVERS BOARD**

3-year term

Commissioner John Gannon appointed to fill the unexpired term of Commissioner Jason Hodges; term to expire October, 2019.



COUNTY COMMISSION MINUTES FOR

AUGUST 13, 2018

SUBMITTED FOR APPROVAL SEPTEMBER 10, 2018

BE IT REMEMBERED that the Board of Commissioners of Montgomery County, Tennessee, met in regular session on Monday, August 13, 2018, at 6:00 P.M. at the Montgomery County Courthouse. Present and presiding, Commissioner Larry Rocconi, Chairperson Pro Tempore. Also present, Jeff Truitt, Chief of Staff, Kellie A. Jackson, County Clerk, John Fuson, Sheriff, Tim Harvey, County Attorney, Jeff Taylor, Director of Accounts and Budgets, and the following Commissioners:

Jerry Allbert	Robert Gibbs	Robert Nichols
Ed Baggett	Monroe Gildersleeve	Wallace Redd
Martha Brockman	David Harper	Larry Rocconi*
Brandon Butts	Arnold Hodges	Ron J. Sokol
Joe L. Creek	Jason A. Hodges	Audrey Tooley
John M. Gannon	Garland Johnson	Tommy Vallejos
John M. Genis	Charles Keene	Joe Weyant

PRESENT: 21

ABSENT: None

When and where the following proceedings were had and entered of record, to-wit:

**The minutes of the July 9, 2018, meeting of the Board of Commissioners, were approved.**

**A CMCSS update was given by Director of Schools, Millard House.**

**A Proclamation was presented to Commissioner Gildersleeve by Chairperson Pro Tempore, Commissioner Larry Rocconi.**

**The following Resolutions were Adopted:**

- CZ-16-2018** Resolution of the Montgomery County Board of Commissioners Amending the Zone Classification of the Property of Mary Cocke
- 18-8-1** Resolution to Amend the Budget to Accept Joint Grant Funds from the Bureau of Justice Assistance of the United States Department of Justice
- 18-8-2** Resolution Authorizing the Acceptance of Grant Funds from the Tennessee Department of Children's Services
- 18-8-4** Resolution Authorizing the Acceptance of State Grant Funds from the Tennessee Department of Mental Health and Substance Abuse Services
- 18-8-5** Resolution Regarding Economic Impact Plan on Behalf of Clarksville Hotel and Conference Center Plan Area
- 18-8-6** Resolution Requesting the State of Tennessee and the Tennessee Department of Transportation to Install Walkways/Sidewalks on a Portion of Trenton Road in Montgomery County, TN
- 18-8-7** Resolution to Provide Additional Funding in the Amount of Seventy-Five Thousand Dollars (\$75,000.00) to Two Rivers Corporation (TRC), a Foundation According to 501c(4) of the Internal Revenue Code
- 18-8-8** Amended Resolution to Amend the Budgets of Various Funds for Fiscal Year 2019 in Certain Areas of Revenue and Expenditures

**The following Resolution was Deferred until the October 1<sup>st</sup> Informal meeting:**

- CZ-13-2018** Resolution of the Montgomery County Board of Commissioners Amending the Zone Classification of the Property of Don Teasley Lisa McClain

**The following Resolution was pulled from the Agenda prior to the Formal meeting:**

- 18-8-3** Resolution to Enter into an Agreement with the United States Government (Fort Campbell, Kentucky) to Provide Certain Identifiable Animal Care Services on Post at Fort Campbell for Compensation

**The County Clerk's Report for the month of July was Approved.**

## **Reports Filed:**

1. Clerk & Master – Delinquent Tax Yearly Financial Report
2. Clerk & Master – Chancery Yearly Financial Report
3. Financial Report – General Sessions, Circuit and Juvenile Courts
4. Financial Report – County Clerk
5. Library Yearly Report
6. TDOT Project Status Report
7. Building & Codes Monthly Report
8. Highway Department's Yearly Inventory Report
9. MCSO – Salary Amendments
10. Driver Safety Report
11. Projects Quarterly Report
12. Trustee's Monthly Report – Additional Report Added
13. Accounts & Budgets Monthly Report

**A Motion to Suspend the Rules was made by Commissioner Gannon, seconded by Commissioner Vallejos.**

## **Nominating Committee Nominations Approved:**

### **NOMINATING COMMITTEE**

2 yr term (max 4 years)

In Geographical Area (#1), Commissioner John Gannon's term does not expire until January 2019 so there's no change.

In Geographical Area (#2), Commissioner Jerry Allbert is nominated to fill the unexpired term of Commissioner Robert Gibbs; term to expire January 2020.

In Geographical Area (#3), Commissioner Arnold Hodges is nominated to fill the unexpired term of Commissioner Audrey Tooley; term to expire January 2019.

In Geographical Area (#4), Commissioner Charlie Keene is nominated to fill the unexpired term of Commissioner Tommy Vallejos; term to expire January 2020.

In Geographical Area (#5), Commissioner Joe Creek is nominated to fill the unexpired term of Commissioner Robert Nichols; term to expire January 2019.

## **Mayor Appointments Announced:**

### **MONTGOMERY COUNTY FAIR COMMITTEE**

2-yr term

Khandra Smalley appointed to serve another two-year term to expire August, 2020.

Jerry Allbert appointed to serve another two-year term to expire August, 2020.

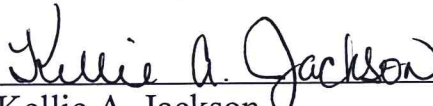
Steve Girskey appointed to serve another two-year term to expire August, 2020.

John Gannon appointed to serve another two-year term to expire August, 2020.

Commissioner Charlie Keene appointed to replace Commissioner Joe Weyant for a two-year term to expire August, 2020.

**The Board was adjourned.**

Submitted by:

  
Kellie A. Jackson  
County Clerk





MONTGOMERY COUNTY CLERK  
 KELLIE A JACKSON COUNTY CLERK  
 350 PAGEANT LANE SUITE 502  
 CLARKSVILLE TN 37040  
 Telephone 931-648-5711  
 Fax 931-572-1104

Notaries to be elected September 20,2018

NAME	HOME ADDRESS AND PHONE	BUSINESS ADDRESS AND PHONE
1. TYLER ADAMS	3737 SUITER RD CLARKSVILLE TN 37040 814 935 1548	1010 SOLAR WAY CLARKSVILLE TN 37040 814 935 1548
2. TERRI L BARRETT	950 BIG SKY DR APT D108 CLARKSVILLE TN 37040 413 446 4012	120 DUNBAR CAVE RD STE A CLARKSVILLE TN 37043 615 724 6996
3. SARAH BITER	17 COVINGTON ST CLARKSVILLE TN 37040 931-266-3185	1925 FT CAMPBELL BLVD STE A CLARKSVILLE TN 37042 931-645-3111
4. JUDY H BURKHART	2947 HEATHERFIELD DR WOODLAWN TN 37191 931-552-0798	329 MAIN ST CLARKSVILLE TN 37040 931-645-7448
5. KENNETH RAY BUSSEY	129 LYME DR CLARKSVILLE TN 37043 270-508-0413	2595 WILMA RUDOLPH BLVD CLARKSVILLE TN 37043 931 645 8900
6. HOPE CAIN	1751 ASHLAND CITY RD APT T167 CLARKSVILLE TN 37043 931 494 3771	119 FRANKLIN ST CLARKSVILLE TN 37040 931 551 9400
7. AUSTIN TYLER CAMP	1923 SECRETARIATE CT CLARKSVILLE TN 37042 931-401-8792	1960 J MADISON ST CLARKSVILLE TN 37043 9319051997
8. ARIANA CAMPBELL	1285 EAGLES VIEW DR CLARKSVILLE TN 37040 610 662 4114	201 BASTOGNE AVE FORT CAMPBELL KY 42223 931 546 4077
9. CHRISTOPHER L CASTRO	2431 ELLSWORTH DR CLARKSVILLE TN 37043 931-320-1024	2595 WILMA RUDOLPH BLVD CLARKSVILLE TN 37040 931-645-8900
10. KELLY J CLIFTON	1404 ELLIOTT COURT CLARKSVILLE TN 37042 931-647-5178	2050 LOWE'S DRIVE CLARKSVILLE TN 37040 931-431-2110
11. KATHY L COOP	3424 CLEARWATER DR CLARKSVILLE TN 37042 931 645 8985	2050 LOWES DR CLARKSVILLE TN 37040 9314312284
12. MICHAEL CURTIS	2342 MOCKINGBIRD HILL RD PALMYRA TN 37142 615 478 1513	334 EUBANK DR CLARKSVILLE TN 37042 931 552 0730

MONTGOMERY COUNTY CLERK  
 KELLIE A JACKSON COUNTY CLERK  
 350 PAGEANT LANE SUITE 502  
 CLARKSVILLE TN 37040  
 Telephone 931-648-5711  
 Fax 931-572-1104

Notaries to be elected September 20,2018

NAME	HOME ADDRESS AND PHONE	BUSINESS ADDRESS AND PHONE
13. PATTIE Y DOUGLAS	100 PINE VILLAGE WAY APT B CLARKSVILLE TN 37043 615 351 5854	2004 HAYES ST STE 400 NASHVILLE TN 37203 615 514 6876
14. ROBIN DUNBAR	1955 MEMORIAL DR APT A7 CLARKSVILLE TN 37043 931 378 7268	2576 N FORD ST CLARKSVILLE TN 37042 93180255445
15. JAMIE FORTUNE	1357 JUDGE TYLER DR CLARKSVILLE TN 37043 915 253 3536	
16. LORI D GOURLEY	205 TURNBERRY CIR CLARKSVILLE TN 37043 931 220 2356	350 WARFIELD BLVD STE A CLARKSVILLE TN 37043 931 645 8726
17. BETTYE L HEAD	517 ROTARY HILLS COURT CLARKSVILLE TN 37043 931 980 0531	130 FRANKLIN ST CLARKSVILLE TN 37040 931 972 1134
18. CHRISTIAN HEINBOCKEL	1731 BROADRIPPLE CLARKSVILLE TN 37042 407 252 0472	2502 WILMA RUDOLPH BLVD CLARKSVILLE TN 37040 931 553 2270
19. STEPHANIE D HENRY	22 GARTH DR CLARKSVILLE TN 37040 931 801 7628	495 DUNLOP LANE CLARKSVILLE TN 37040 931 648 7172
20. GLORIA J HENSHAW	796 BUCKHORN DR. CLARKSVILLE TN 37043 931-801-5922	2301 RUDOLPH TOWN RD. CLARKSVILLE TN 37043 931-647-6370
21. APRIL J HICKMAN	2616 PEACH GROVE LANE WOODLAWN TN 37191 931 905 0609	114 KRAFT STREET BLDG O CLARKSVILLE TN 37040 931 645 3610
22. TERRI L HILL	3755 BRET DRIVE CLARKSVILLE TN 37040 931 320 4584	2610 INDIANA AVE FORT CAMPBELL KY 42223 270 439 1889
23. TRINA HOPPE	2159 OLD RUSSELLVILLE PIKE CLARKSVILLE TN 37043 931 896 5453	2168 WILMA RUDOLPH BLVD CLARKSVILLE TN 37040 931 647 7104
24. LANA JO HOWARD	3108 HOLLY POINT CLARKSVILLE TN 37043 931-302-4256	1161 21ST AVE NORTH NASHVILLE TN .37232 615.322.2312



MONTGOMERY COUNTY CLERK  
KELLIE A JACKSON COUNTY CLERK  
350 PAGEANT LANE SUITE 502  
CLARKSVILLE TN 37040  
Telephone 931-648-5711  
Fax 931-572-1104

Notaries to be elected September 20, 2018

NAME	HOME ADDRESS AND PHONE	BUSINESS ADDRESS AND PHONE
25. LORIE A JACKSON	142 HARTFORD CT CLARKSVILLE TN 37043 931 801 8789	2155 LOWES DR CLARKSVILLE TN 37040 931 274 7552
26. LISA R JENKINS	3124 LARSON LANE CLARKSVILLE TN 37043 931-358-3364	1850 BUSINESS PARK DR CLARKSVILLE TN 37040 931 905 3099
27. BAILEE KAY JONES	543 ROSELAWN DR CLARKSVILLE TN 37042 931-217-4244	2100 TRENTON RD CLARKSVILLE TN 37040 9316482893
28. KATIE KETCH	94 GALLANT COURT CLARKSVILLE TN 37043 931-237-3979	502 MADISON ST CLARKSVILLE TN 37040 9312450153
29. DAN KLEINMEYER	3890 MACKENZIE DR CLARKSVILLE TN 37042 239 233 1138	1143 NASHVILLE PIKE GALLATIN TN 37066 615 451 0829
30. BRITTANI KOTZEN	1547 TYLERTOWN RD CLARKSVILLE TN 37040 931 257 3970	25 JEFFERSON ST CLARKSVILLE TN 37040 931 920 7000
31. C L LEARY	562 BARNEY LANE CLARKSVILLE TN 37042 931 896 3749	850 GEORGIA AVE FORT CAMPBELL KY 42223 931 431 2764
32. DIANA L MAHORSKI	1834 MADISON ST APT E34 CLARKSVILLE TN 37043 931 802 8443	601 COLLEGE ST CLARKSVILLE TN 37044 931 221 7990
33. MIA ANGELA MASTERSON	964 CINDY JO CT CLARKSVILLE TN 37040 931 920 1504	1430 MADISON ST CLARKSVILLE TN 37040 931 920 1520
34. JENNIFER RENAE MILLAY	1008 PEACHERS MILL RD CLARKSVILLE TN 37042 931-216-9007	1687 FORT CAMPBELL BLVD CLARKSVILLE TN 37042 9319062933
35. ANGELA MILLER	208 SCOTTS CHAPEL RD CUMBERLAND CITY TN 37050 931 721 8474	212 MADISON ST CLARKSVILLE TN 37040 931 552 0110
36. HILDA MONAHAN	949 CALBERT DR CLARKSVILLE TN 37042 941 920 0009	
37. CATHERINE MOREY	2101 PEA RIDGE RD CLARKSVILLE TN 37040 931 561 6806	5216 GUTHRIE HWY CLARKSVILLE TN 37040 931 647 5389

MONTGOMERY COUNTY CLERK  
 KELLIE A JACKSON COUNTY CLERK  
 350 PAGEANT LANE SUITE 502  
 CLARKSVILLE TN 37040  
 Telephone 931-648-5711  
 Fax 931-572-1104

Notaries to be elected September 20,2018

NAME	HOME ADDRESS AND PHONE	BUSINESS ADDRESS AND PHONE
38. STACEY DENEISE NICHOLS	129 AIRPORT RD APT C CLARKSVILLE TN 37042 931 546 5018	
39. TRESA OWENS	2808 PAM DR CLARKSVILLE TN 37043 931 302 5483	2024 STE A WILMA RUDOLPH BLVD CLARKSVILLE TN 37040 931 542 9006
40. ASHLEY POE	2670 HOLLY ROCK DR CLARKSVILLE TN 37040 817 219 9019	120 DUNBAR CAVE RD CLARKSVILLE TN 37043 931 245 8805
41. TIFFANY RAULERSON	116 KEITH DR CLARKSVILLE TN 37043 931 494 0307	1950 MADISON ST CLARKSVILLE TN 37043 931 5721242
42. RAYMOND F RUNYON	1400 MADISON ST CLARKSVILLE TN 37040 931-647-7408	301 MAIN STREET CLARKSVILLE TN 37040 931-647-3377
43. LAUREN W SAFLEY	300 GREENWOOD AVENUE CLARKSVILLE TN 37040 615 438 6911	121 SOUTH THIRD STREET CLARKSVILLE TN 37040 931 647 1501
44. AMY SCHWANKHART	1440 DUDLEY RD CLARKSVILLE TN 37043 931206 5569	540 HERITAGE POINTE DR STE A CLARKSVILLE TN 37042 931 905 6997
45. KAITLYN R SHELLEY	627 ANTIOCH RD CLARKSVILLE TN 37040 931 241 3368	130 FRANKLIN ST CLARKSVILLE TN 37040 931 572 1134
46. LESLIE A SLATE	2400 JOHNSON RD CLARKSVILLE TN 37043 931-801-2902	2197 MADISON ST STE 101 CLARKSVILLE TN 37043 9316452124
47. GLORIA H SMITH	2877 CHINQUAPIN LANE CLARKSVILLE TN 37043 931 338 0234	930 PROFESSIONAL PARK DR CLARKSVILLE TN 37040 931 538 6420
48. LORI L SMITH	4667 GUTHRIE RD CLARKSVILLE TN 37043 931 216 1355	5216 GUTHRIE HWY CLARKSVILLE TN 37040 931 647 5389
49. SHAWNA J SPIGNER	3169 OLD CLARKSVILLE SPRINGFIE ADAMS TN 37010 931 320 9335	635 FROSTY MORN DR CLARKSVILLE TN 37040 931 647 2233



MONTGOMERY COUNTY CLERK  
KELLIE A JACKSON COUNTY CLERK  
350 PAGEANT LANE SUITE 502  
CLARKSVILLE TN 37040  
Telephone 931-648-5711  
Fax 931-572-1104

Notaries to be elected September 20,2018

NAME	HOME ADDRESS AND PHONE	BUSINESS ADDRESS AND PHONE
50. SANDRA STINSON	2844 CHAPEL HILL RD CLARKSVILLE TN 37040 931-387-1322	2271 WILMA RUDOLPH BLVD CLARKSVILLE TN 37040 931-648-8500
51. RAY STONE	401 OLD TRENTON RD CLARKSVILLE TN 37040 931-645-9207	401 OLD TRENTON RD CLARKSVILLE TN 37040 931-645-4197
52. KATRINA WALL	278 MONCREST DRIVE CLARKSVILLE TN 37042 931 551 6379	120 A DUNBAR CAVE RD CLARKSVILLE TN 37043 615 724 5130
53. AMBER R YOUNG	1408B EAGLE LOOP FORT CAMPBELL KY 42223 918-816-6396	145 DOVER CROSSING CLARKSVILLE TN 37042 9314312122



**REPORT ON DEBT OBLIGATION**

(Pursuant to Tennessee Code Annotated Section 9-21-151)

<b>1. Public Entity:</b>	
Name:	Clarksville Montgomery County School System
Address	621 Gracey Avenue
	Clarksville, TN 37040
Debt Issue Name:	Dell Computer Lease Schedule 810-6707256-103
If disclosing initially for a program, attach the form specified for updates, indicating the frequency required.	

<b>2. Face Amount:</b>	\$ 1,359,841.00
Premium/Discount:	\$ (91,789.27)

<b>3. Interest Cost:</b>	7.2386 %	<input checked="" type="checkbox"/> Tax-exempt	<input type="checkbox"/> Taxable
<input type="checkbox"/> TIC	<input type="checkbox"/> NIC		
<input type="checkbox"/> Variable:	Index _____ plus _____ basis points; or		
<input type="checkbox"/> Variable: Remarketing Agent	_____		
<input type="checkbox"/> Other:	_____		

<b>4. Debt Obligation:</b>		
<input type="checkbox"/> TRAN	<input type="checkbox"/> RAN	<input type="checkbox"/> CON
<input type="checkbox"/> BAN	<input type="checkbox"/> CRAN	<input type="checkbox"/> GAN
<input type="checkbox"/> Bond	<input type="checkbox"/> Loan Agreement	<input checked="" type="checkbox"/> Capital Lease
If any of the notes listed above are issued pursuant to Title 9, Chapter 21, enclose a copy of the executed note with the filing with the Office of State and Local Finance ("OSLF").		

<b>5. Ratings:</b>	
<input checked="" type="checkbox"/> Unrated	Moody's _____ Standard & Poor's _____ Fitch _____

<b>6. Purpose:</b>						
<input type="checkbox"/> General Government _____ % <input checked="" type="checkbox"/> Education 100.00 % <input type="checkbox"/> Utilities _____ % <input type="checkbox"/> Other _____ % <input type="checkbox"/> Refunding/Renewal _____ %	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #333; color: white;"> <th style="padding: 2px;">BRIEF DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">Computers for Student Use</td> </tr> <tr> <td style="padding: 5px;"> </td> </tr> <tr> <td style="padding: 5px;"> </td> </tr> <tr> <td style="padding: 5px;"> </td> </tr> </tbody> </table>	BRIEF DESCRIPTION	Computers for Student Use			
BRIEF DESCRIPTION						
Computers for Student Use						

<b>7. Security:</b>	
<input type="checkbox"/> General Obligation <input type="checkbox"/> Revenue <input type="checkbox"/> Annual Appropriation (Capital Lease Only)	<input type="checkbox"/> General Obligation + Revenue/Tax <input type="checkbox"/> Tax Increment Financing (TIF) <input type="checkbox"/> Other (Describe): _____

<b>8. Type of Sale:</b>	
<input type="checkbox"/> Competitive Public Sale <input type="checkbox"/> Negotiated Sale <input type="checkbox"/> Informal Bid	<input type="checkbox"/> Interfund Loan _____ <input type="checkbox"/> Loan Program _____

<b>9. Date:</b>	
Dated Date: 08/01/2018	Issue/Closing Date: 08/01/2018

**REPORT ON DEBT OBLIGATION**

(Pursuant to Tennessee Code Annotated Section 9-21-151)

**10. Maturity Dates, Amounts and Interest Rates \*:**

Year	Amount	Interest Rate	Year	Amount	Interest Rate
8/1/2018	\$ 339,960.25	0.0000 %		\$	%
8/1/2019	\$ 339,960.25	4.8680 %		\$	%
8/1/2020	\$ 339,960.25	4.8680 %		\$	%
8/1/2021	\$ 339,960.25	4.8680 %		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%

If more space is needed, attach an additional sheet.

If (1) the debt has a final maturity of 31 or more years from the date of issuance, (2) principal repayment is delayed for two or more years, or (3) debt service payments are not level throughout the retirement period, then a cumulative repayment schedule (grouped in 5 year increments out to 30 years) including this and all other entity debt secured by the same source **MUST BE PREPARED AND ATTACHED**. For purposes of this form, debt secured by an ad valorem tax pledge and debt secured by a dual ad valorem tax and revenue pledge are secured by the same source. Also, debt secured by the same revenue stream, no matter what lien level, is considered secured by the same source.

\* This section is not applicable to the Initial Report for a Borrowing Program.

**11. Cost of Issuance and Professionals:**☒ No costs or professionals

	AMOUNT (Round to nearest \$)	FIRM NAME
Financial Advisor Fees	\$ 0	
Legal Fees	\$ 0	
Bond Counsel	\$ 0	
Issuer's Counsel	\$ 0	
Trustee's Counsel	\$ 0	
Bank Counsel	\$ 0	
Disclosure Counsel	\$ 0	
Paying Agent Fees	\$ 0	
Registrar Fees	\$ 0	
Trustee Fees	\$ 0	
Remarketing Agent Fees	\$ 0	
Liquidity Fees	\$ 0	
Rating Agency Fees	\$ 0	
Credit Enhancement Fees	\$ 0	
Bank Closing Costs	\$ 0	
Underwriter's Discount _____%		
Take Down	\$ 0	
Management Fee	\$ 0	
Risk Premium	\$ 0	
Underwriter's Counsel	\$ 0	
Other expenses	\$ 0	
Printing and Advertising Fees	\$ 0	
Issuer/Administrator Program Fees	\$ 0	
Real Estate Fees	\$ 0	
Sponsorship/Referral Fee	\$ 0	
Other Costs _____	\$ 0	
<b>TOTAL COSTS</b>	<b>\$ 0</b>	

## REPORT ON DEBT OBLIGATION

(Pursuant to Tennessee Code Annotated Section 9-21-151)

**12. Recurring Costs:**☒ No Recurring Costs

	AMOUNT (Basis points/\$)	FIRM NAME (If different from #11)
Remarketing Agent		
Paying Agent / Registrar		
Trustee		
Liquidity / Credit Enhancement		
Escrow Agent		
Sponsorship / Program / Admin		
Other		

**13. Disclosure Document / Official Statement:**☒ None Prepared☐ EMMA link

or

☐ Copy attached**14. Continuing Disclosure Obligations:**

Is there an existing continuing disclosure obligation related to the security for this debt?

☐ Yes☒ No

Is there a continuing disclosure obligation agreement related to this debt?

☐ Yes☒ No

If yes to either question, date that disclosure is due

Name and title of person responsible for compliance

**15. Written Debt Management Policy:**

Governing Body's approval date of the current version of the written debt management policy

Is the debt obligation in compliance with and clearly authorized under the policy?

☐ Yes☐ No**16. Written Derivative Management Policy:**☒ No derivative

Governing Body's approval date of the current version of the written derivative management policy

Date of Letter of Compliance for derivative

Is the derivative in compliance with and clearly authorized under the policy?

☐ Yes☐ No**17. Submission of Report:**

To the Governing Body:

on

9/10/18

and presented at public meeting held on

9/10/18

Copy to Director to OSLF:

on

either by:

☐ Mail to:

OR

☐ Email to:Cordell Hull Building  
425 Fifth Avenue North, 4th Floor  
Nashville, TN 37243-3400[StateAndLocalFinance.PublicDebtForm@cot.tn.gov](mailto:StateAndLocalFinance.PublicDebtForm@cot.tn.gov)**18. Signatures:**

AUTHORIZED REPRESENTATIVE

PREPARER

Name

Title

Firm

Email

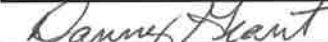
Date



Director of Schools

Clarksville Montgomery County School System

millard.house@cmcss.net



CFO

Clarksville Montgomery County School System

danny.grant@cmcss.net

**MONTGOMERY COUNTY, TENNESSEE**  
**OFFICE OF THE SHERIFF**  
**ANNUAL FINANCIAL REPORT**  
**FOR THE YEAR ENDED June 30, 2018**

ACCOUNT NO.	DESCRIPTIONS	BEGINNING BALANCE	ADJ +/-	RECEIPTS	TRANSFERS IN	DISBURSEMENTS	TRANSFERS OUT	ENDING BALANCE
21500	DUE TO OTHER FUNDS							
11110	TRAVEL EXPENSE	\$ 4,957.00		\$ 1,130.00	\$ -	\$ (1,130.00)	\$ -	\$ 4,957.00
	BOUNTY HUNTER			\$ 800.00		\$ (800.00)		\$ -
	CASH BONDS-JAIL	\$ 1,570.00		\$ 317,461.50		\$ (317,461.50)		\$ 1,570.00
	CIVIL PROCESS			\$ 60,354.31		\$ (60,354.31)		\$ -
	DRIVERS LICENSE REINSTATE	\$ -		\$ 825.00		\$ (825.00)		\$ -
	DRUG CONTROL SEIZURE-CASH			\$ 7,560.00		\$ (7,560.00)		
	FINGERPRINTS/BEER CARDS	\$ 25.00		\$ 3,500.00		\$ (3,500.00)		\$ 25.00
	ACCIDENT REPORTS	\$ 25.00		\$ 507.39		\$ (507.39)		\$ 25.00
	HANDGUN PERMITS	\$ -		\$ 8,910.00		\$ (8,910.00)		\$ -
	INFORMANT MONEY	\$ 200.00						\$ 200.00
	ALCOHOL STING MONEY	\$ 947.87						\$ 947.87
43395	SOR	\$ 25.00		\$ 22,350.00		\$ (22,350.00)		\$ 25.00
	STORAGE FEES			\$ 4,217.26		\$ (4,217.26)		
	UNCLAIMED/FND PROP/DONATION			\$ 5,056.00		\$ (5,056.00)		\$ -
23000	DUE TO STATE OF TENNESSEE							
24000	DUE TO COUNTY TRUSTEE							
25000	DUE TO CITIES							
26000	DUE TO LITIGANTS, HEIRS, OTHERS							
29900	FEE AND COMMISSION ACCOUNT							
	<b>TOTAL</b>	<b>\$7,749.87</b>	<b>\$0.00</b>	<b>\$432,671.46</b>	<b>\$0.00</b>	<b>-\$432,671.46</b>	<b>\$0.00</b>	<b>\$7,749.87</b>

**SUMMARY OF ASSETS**

CASH	<u>\$7,749.87</u>
RECEIVABLES	<u>                    </u>
BANK (Commisary)	<u>                    </u>
<b>TOTAL</b>	<u><b>\$7,749.87</b></u>

<u>\$7,749.87</u>
<u>                    </u>
<u>                    </u>
<u><b>\$7,749.87</b></u>

This report is submitted in accordance with requirements of section 5-8-505, and/or 67-5-1902, Tennessee Code Annotated, and to the best of my knowledge, information and belief accurately reflects transactions of this office for the year ended June 30, 2018

Signature  8/7/2018

John S. Fuson, Sheriff, Montgomery County

This report is to be filed with the County Mayor, County Clerk and Accounts & Budgets Office. No later than Aug 31st of the year.

**Montgomery County Trustee's Office Fund Report** *-Amended*
**Financial Summary Report - July 01, 2017 to June 30, 2018**
**MONTGOMERY COUNTY CLERK**
**FILED:** *July 24, 2018, 9:09am*
**BY:** *Jerissa Cottrell, CO*

Fund	Name	Starting Balance	Receipts	Disbursements	Transfers In	Transfers Out	Commission adjustment	Commission	Ending Balance
101	GENERAL FUND	29,384,764.54	84,919,584.33	78,090,090.19	0.00	0.00	(1,028.37)	1,108,430.25	35,106,856.80
122	DRUG CONTROL	145,012.49	19,178.36	103,849.81	0.00	0.00	0.00	70.67	60,270.37
131	HIGHWAY/PUBLIC WORKS	4,398,860.23	9,329,357.46	8,228,651.33	0.00	0.00	(185.78)	127,571.21	5,372,180.93
141	GENERAL PURPOSE SCHOOL	40,852,555.67	254,875,547.36	256,942,127.28	0.00	0.00	(1,301.64)	1,213,852.37	37,573,425.02
142	SCHOOL FEDERAL PROJECTS	1,513,470.14	19,472,841.36	19,377,953.75	0.00	0.00	0.00	0.00	1,608,357.75
143	FOOD SERVICE	5,538,598.54	16,275,758.83	15,829,739.59	0.00	0.00	0.00	0.00	5,984,617.78
144	TRANSPORTATION	3,578,536.36	15,455,338.93	17,246,878.23	250,500.00	0.00	(91.27)	42,585.57	1,995,002.76
146	EXTENDED SCHOOL PROGRAM FUND	175,290.93	187,165.00	169,319.44	0.00	0.00	0.00	451.40	192,685.09
151	GENERAL DEBT SERVICE	32,262,818.99	41,113,555.13	43,415,816.56	199,750.00	0.00	(1,524.97)	741,309.91	29,420,522.62
171	GENERAL CAPITAL PROJECTS	13,850,719.23	38,001,418.70	24,730,355.91	1,101,600.00	0.00	(102.97)	69,649.31	28,153,835.68
177	EDUCATION CAPITAL PROJECTS	2,963,141.65	2,355,802.00	3,793,009.29	0.00	0.00	0.00	0.00	1,525,934.36
204	PUBLIC UTILITY	2,014,901.30	3,017,224.07	3,235,413.85	0.00	0.00	0.00	8,581.31	1,788,130.21
207	BI-COUNTY LANDFILL	4,956,993.23	16,669,948.39	16,108,470.86	0.00	0.00	0.00	92,150.88	5,426,319.88
209	LIBRARY FUND	352,388.77	2,608,882.25	2,273,266.69	0.00	0.00	0.00	0.00	688,004.33
263	SELF INSURANCE BOARD	20,556,167.17	58,905,665.52	57,728,269.22	0.00	0.00	0.00	0.00	21,733,563.47
266	WORKERS' COMPENSATION	706,961.29	7,547.37	400,455.72	787,111.00	0.00	0.00	0.00	1,101,163.94
267	UNEMPLOYMENT COMPENSATION	42,508.33	0.00	52,359.08	48,125.59	0.00	0.00	0.00	38,274.84
351	CITIES - SALES TAX	0.00	17,437,001.53	17,262,631.51	0.00	0.00	0.00	174,370.02	0.00
362	MGC RAIL AUTHORITY	9,264.71	7,246.45	7,959.95	0.00	0.00	0.00	0.00	8,551.21
363	DRUG TASK FORCE	311,126.58	325,844.06	210,065.21	0.00	0.00	0.00	0.00	426,905.43
		164,086,770.42	585,016,897.59	565,683,547.53	2,380,482.58	3,562,311.35	(4,235.00)	3,579,022.90	178,663,009.38

Fund	Name	Starting Balance	Receipts	Disbursements	Transfers In	Transfers Out	Commission adjustment	Commission	Ending Balance
364	DISTRICT ATTORNEY GENERAL	74,186.92	48,083.06	33,062.58	0.00	0.00	0.00	0.00	89,207.40
365	PORT AUTHORITY	50,000.00	0.00	0.00	0.00	0.00	0.00	0.00	50,000.00
20040	EXCESS LAND SALE PAYMENTS 2004	25,830.63	0.00	0.00	0.00	0.00	0.00	0.00	25,830.63
20120	EXCESS LAND SALE PAYMENTS 2012	399.21	0.00	0.00	0.00	0.00	0.00	0.00	399.21
20130	EXCESS LAND SALE PAYMENTS 2013	141,162.29	0.00	35,958.51	0.00	0.00	0.00	0.00	105,203.78
20140	EXCESS LAND SALE PAYMENTS 2014	54,426.72	0.00	1,030.70	0.00	0.00	0.00	0.00	53,396.02
21100	ACCOUNTS PAYABLE	0.00	0.00	0.00	440.00	440.00	0.00	0.00	0.00
22200	OVERFLOW	7,871.21	406,931.88	406,812.27	0.00	0.00	0.00	0.00	7,990.82
24105	CREDIT CARD FEES	494.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00
28310	UNDISTRIBUTED TAXES	0.00	0.00	0.00	(7,044.00)	(7,044.00)	0.00	0.00	0.00
29900	FEE/COMMISSION	118,318.86	3,576,975.55	0.00	(0.01)	3,568,915.35	0.00	0.00	126,379.05
		164,086,770.42	585,016,897.59	565,683,547.53	2,380,482.58	3,562,311.35	(4,235.00)	3,579,022.90	178,663,009.38

<i>Property Tax Summary</i>		<i>Summary of Assets Beginning Balances</i>		<i>Debits / Credits</i>		<i>Summary of Assets Ending Balances</i>	
<b>Current Year</b>	110,952,786.35		0.00	157,290.00 (+)	157,290.00 (-)		0.00
<b>Prior Year</b>	3,165,687.33	<b>CASH</b>	1,300.00	201,126,052.47 (+)	201,126,052.47 (-)	<b>CASH</b>	1,300.00
<b>Bankruptcy</b>	80,108.19	<b>BANK ACCOUNTS</b>	164,077,704.89	1,389,935,020.17 (+)	1,375,353,450.68 (-)	<b>BANK ACCOUNTS</b>	178,659,274.38
<b>Interest</b>	1,080,231.76	<b>UNUSED ACCTS</b>	2,465.53	1,541.35 (+)	4,006.88 (-)	<b>UNUSED ACCTS</b>	0.00
		<b>STATE TAX RELIEF</b>	5,300.00	990,125.00 (+)	992,990.00 (-)	<b>STATE TAX RELIEF</b>	2,435.00
		<b>Total</b>	164,086,770.42	1,592,210,028.99 (+)	1,577,633,790.03 (-)	<b>Total</b>	178,663,009.38

This report is submitted in accordance with requirements of section 5-8-505 and 67-5-1902 Tennessee Code, annotated and to the best of my knowledge and belief, accurately reflects transactions of this office July 01, 2017 through June 30, 2018.

Signature: Brenda E. Radford

Title: \_\_\_\_\_

Montgomery County Trustee

July 23, 2018

**CLARKSVILLE-MONTGOMERY COUNTY  
SALES TAX COLLECTIONS COMPARISON REPORT**

	1987-1988	1988-1989	1989-1990	1990-1991	1991-1992	1992-1993	1993-1994	1994-1995	1995-1996	1996-1997
July	\$929,740.75	\$1,006,898.41	\$1,198,187.38	\$1,221,238.48	\$1,463,188.55	\$1,371,735.73	\$1,532,846.38	\$1,704,149.99	\$1,889,315.99	\$2,146,942.05
August	\$905,088.00	\$1,082,284.09	\$1,111,358.21	\$1,223,369.76	\$1,426,836.48	\$1,460,862.21	\$1,620,804.47	\$1,759,237.96	\$1,970,780.72	\$2,103,620.27
September	\$895,435.35	\$916,194.64	\$1,091,427.62	\$1,288,894.45	\$1,376,740.77	\$1,408,651.13	\$1,554,556.24	\$1,687,152.04	\$1,858,978.68	\$1,973,122.33
October	\$930,956.46	\$971,312.36	\$1,085,514.69	\$1,207,050.80	\$1,353,250.88	\$1,446,283.60	\$1,507,265.11	\$1,826,647.21	\$1,949,680.79	\$2,048,149.56
November	\$837,816.33	\$961,516.21	\$1,096,153.30	\$1,133,659.69	\$1,294,536.19	\$1,452,811.33	\$1,590,384.18	\$1,729,932.18	\$1,953,042.48	\$2,069,137.24
December	\$931,299.37	\$920,346.77	\$1,063,699.57	\$1,082,926.44	\$1,326,833.34	\$1,434,548.44	\$1,539,095.87	\$1,693,677.77	\$1,911,299.76	\$1,939,431.72
January	\$875,147.01	\$980,050.41	\$1,131,062.50	\$1,119,818.95	\$1,362,535.22	\$1,460,081.92	\$1,608,017.50	\$1,758,210.88	\$1,924,292.78	\$1,873,283.64
February	\$1,186,462.15	\$1,252,624.47	\$1,426,699.33	\$1,412,600.77	\$1,760,482.43	\$1,885,048.33	\$2,026,104.61	\$2,352,000.97	\$2,641,790.60	\$3,085,634.22
March	\$760,932.10	\$845,641.99	\$995,603.23	\$979,512.05	\$1,181,681.23	\$1,257,905.81	\$1,319,491.20	\$1,435,977.75	\$1,630,518.61	\$1,675,076.32
April	\$750,875.81	\$849,055.30	\$1,003,881.57	\$945,001.09	\$1,244,217.16	\$1,282,214.57	\$1,362,296.01	\$1,498,418.93	\$1,756,462.14	\$1,832,097.32
May	\$931,601.06	\$1,064,430.07	\$1,160,795.59	\$1,199,701.50	\$1,362,701.89	\$1,433,422.32	\$1,678,949.40	\$1,867,773.18	\$1,989,368.74	\$2,127,149.58
June	\$993,848.73	\$1,084,484.71	\$1,207,470.06	\$1,303,600.81	\$1,394,251.55	\$1,503,164.98	\$1,678,119.72	\$1,893,865.18	\$1,975,042.56	\$2,144,205.31
TOTAL	\$10,929,203.12	\$11,934,839.43	\$13,571,853.05	\$14,117,374.79	\$16,547,255.69	\$17,396,730.37	\$19,017,930.69	\$21,207,044.04	\$23,450,573.85	\$25,017,849.56
Increase/Decrease % Change	\$1,005,636.31 8.43%	\$1,637,013.62 12.06%	\$545,521.74 3.86%	\$2,429,880.90 14.68%	\$849,474.68 4.88%	\$1,621,200.32 8.52%	\$2,189,113.35 10.32%	\$2,243,529.81 9.57%	\$1,567,275.71 6.26%	
<b>MONTH</b>	<b>1997-1998</b>	<b>1998-1999</b>	<b>1999-2000</b>	<b>2000-2001</b>	<b>2001-2002</b>	<b>2002-2003</b>	<b>2003-2004</b>	<b>2004-2005</b>	<b>2005-2006</b>	<b>2006-2007</b>
July	\$2,320,191.63	\$2,261,700.29	\$2,500,153.25	\$2,564,244.96	\$2,659,067.82	\$2,810,791.11	\$2,917,930.91	\$3,348,804.18	\$3,436,821.84	\$3,503,567.59
August	\$2,176,421.60	\$2,411,259.55	\$2,632,748.20	\$2,757,311.17	\$2,672,455.60	\$3,039,219.33	\$2,815,508.67	\$3,218,284.80	\$3,440,758.11	\$3,604,691.64
September	\$2,186,356.66	\$2,274,420.04	\$2,451,860.76	\$2,463,051.78	\$2,614,307.22	\$2,711,174.45	\$2,787,317.85	\$3,205,656.16	\$3,477,430.60	\$3,522,284.23
October	\$2,213,853.46	\$2,316,212.91	\$2,621,922.30	\$2,469,443.43	\$2,544,611.54	\$2,721,439.30	\$2,850,508.60	\$3,186,691.49	\$3,623,744.82	\$3,585,907.50
November	\$2,182,496.50	\$2,282,188.06	\$2,328,616.74	\$2,632,723.86	\$2,576,225.26	\$2,668,754.34	\$2,983,343.36	\$3,225,319.02	\$3,395,115.43	\$4,040,735.92
December	\$2,074,380.72	\$2,359,395.49	\$2,470,772.48	\$2,428,723.62	\$2,555,433.28	\$2,823,763.35	\$2,787,354.38	\$3,109,292.51	\$3,337,496.49	\$3,658,553.15
January	\$2,289,643.49	\$2,391,878.80	\$2,523,972.45	\$2,584,488.34	\$2,676,641.67	\$2,748,107.08	\$2,866,202.35	\$3,190,998.14	\$3,431,234.22	\$3,815,630.77
February	\$2,832,006.01	\$3,220,181.39	\$3,623,525.32	\$3,544,312.41	\$3,598,209.81	\$3,747,264.13	\$3,723,579.00	\$4,095,293.36	\$4,528,060.78	\$5,044,589.52
March	\$1,824,033.67	\$1,981,446.06	\$2,331,660.57	\$2,302,541.36	\$2,504,392.77	\$2,719,411.98	\$2,719,411.98	\$3,030,614.62	\$2,952,840.18	\$3,586,737.61
April	\$1,906,328.14	\$2,181,787.43	\$2,220,901.36	\$2,371,036.47	\$2,351,844.30	\$2,610,035.85	\$3,069,642.89	\$3,219,455.88	\$2,950,826.00	\$3,497,021.58
May	\$2,261,256.29	\$2,565,914.49	\$2,517,402.80	\$2,659,931.19	\$2,718,918.40	\$2,801,854.03	\$3,375,392.83	\$3,509,326.71	\$3,501,526.35	\$4,073,638.37
June	\$2,154,965.69	\$2,498,686.33	\$2,681,485.14	\$2,792,900.82	\$2,702,910.31	\$2,699,131.37	\$3,243,478.46	\$3,383,063.12	\$3,533,126.13	\$3,823,028.43
Total	\$26,421,933.86	\$28,745,070.84	\$30,905,021.37	\$31,570,709.41	\$32,175,017.98	\$33,806,504.87	\$36,139,671.28	\$39,722,799.99	\$41,608,980.95	\$45,756,346.31
Increase/Decrease % Change	\$1,404,084.30 5.31%	\$2,323,136.98 8.08%	\$2,159,950.53 6.99%	\$665,688.04 2.11%	\$604,308.57 1.88%	\$1,631,486.89 4.83%	\$2,333,166.41 6.46%	\$3,583,128.71 9.02%	\$1,886,180.96 4.53%	\$4,147,365.36 9.06%



Brenda E. Radford, Montgomery County Trustee June 11, 2007

FISCAL YEAR	Notable Events	Marking Change in Clarksville/Montgomery County Sales Tax Revenue
1990-1991	Desert Storm	
1998-1999	Jan. 1999 F3 Tornado (shown in March, 1999)	
2000-2001	Presidential Election & Stock Market Decline	
2001-2002	9/11/2001 & Stock Market	

**CLARKSVILLE-MONTGOMERY COUNTY**

## SALES TAX COLLECTIONS COMPARISON REPORT

	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
July	\$ 3,851,625.57	\$ 3,807,908.75	\$ 3,944,322.43	\$ 3,973,449.15	\$ 4,368,524.95	\$ 4,969,328.68	\$ 4,610,593.54	\$ 4,852,678.91	\$ 5,168,417.10	\$ 5,108,887.39
August	\$ 4,048,062.83	\$ 3,969,101.90	\$ 4,155,944.24	\$ 4,485,348.58	\$ 4,365,279.31	\$ 4,770,982.11	\$ 4,742,043.02	\$ 5,021,678.21	\$ 5,207,421.78	\$ 5,488,585.29
September	\$ 3,697,338.74	\$ 3,591,425.40	\$ 3,765,577.37	\$ 4,044,918.09	\$ 4,687,426.40	\$ 4,458,831.11	\$ 4,419,749.47	\$ 4,702,911.95	\$ 5,180,576.80	\$ 5,168,524.78
October (August Coll.)	\$ 3,813,108.63	\$ 3,666,073.38	\$ 3,836,157.44	\$ 3,971,998.55	\$ 5,337,736.53	\$ 4,615,095.98	\$ 4,466,644.01	\$ 4,728,833.37	\$ 4,864,832.93	\$ 5,153,508.18
November	\$ 3,900,630.43	\$ 3,614,756.11	\$ 3,824,985.82	\$ 3,943,598.18	\$ 5,120,107.11	\$ 4,634,486.72	\$ 4,613,925.43	\$ 4,903,526.36	\$ 5,121,809.98	\$ 5,382,914.73
December	\$ 3,476,063.68	\$ 3,479,758.37	\$ 3,746,233.68	\$ 3,865,625.08	\$ 4,668,853.03	\$ 4,330,938.36	\$ 4,538,509.17	\$ 4,800,598.96	\$ 4,805,275.18	\$ 5,035,853.77
January	\$ 3,782,928.31	\$ 3,911,901.46	\$ 3,918,328.61	\$ 3,978,924.86	\$ 4,936,179.84	\$ 4,575,580.98	\$ 4,681,693.42	\$ 5,011,973.14	\$ 5,151,710.36	\$ 5,319,404.23
February	\$ 4,792,942.94	\$ 4,984,794.05	\$ 5,220,113.70	\$ 5,316,606.81	\$ 6,261,020.97	\$ 5,624,805.48	\$ 5,928,617.84	\$ 6,595,642.59	\$ 6,735,732.86	\$ 7,131,134.54
March	\$ 3,158,680.40	\$ 3,529,385.22	\$ 3,579,055.71	\$ 3,519,094.43	\$ 4,247,079.33	\$ 3,885,858.93	\$ 4,043,956.23	\$ 4,367,324.16	\$ 4,503,712.84	\$ 4,734,698.38
April	\$ 3,351,393.11	\$ 3,738,282.75	\$ 3,801,787.78	\$ 3,944,756.92	\$ 4,803,176.86	\$ 4,286,888.78	\$ 4,580,279.94	\$ 4,341,404.11	\$ 4,911,278.37	\$ 4,594,902.21
May	\$ 3,814,407.26	\$ 4,044,427.55	\$ 4,305,544.93	\$ 4,527,749.91	\$ 5,310,119.72	\$ 4,751,487.50	\$ 4,933,619.42	\$ 5,157,153.72	\$ 5,522,250.32	\$ 5,755,448.68
June	\$ 3,543,826.22	\$ 3,833,299.78	\$ 4,050,116.50	\$ 4,365,430.36	\$ 4,774,273.97	\$ 4,546,342.21	\$ 4,722,890.55	\$ 4,942,895.62	\$ 5,182,876.37	\$ 5,536,547.51
TOTAL	\$ 45,231,008.12	\$ 46,171,114.72	\$ 48,148,168.21	\$ 49,937,500.92	\$ 58,879,778.02	\$ 55,450,626.84	\$ 56,282,522.04	\$ 59,426,621.10	\$ 62,355,894.89	\$ 64,410,409.69
Increase/Decrease	(\$525,338.19)	\$940,106.60	\$ 1,977,053.49	\$ 1,789,332.71	\$ 8,942,277.10	(\$3,429,151.18)	\$ 831,895.20	\$ 3,144,099.06	\$ 2,929,273.79	\$ 2,054,514.80
MONTH	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027
July	\$ 5,593,532.25	\$ 6,102,326.70								
August	\$ 5,679,437.81	\$ 6,273,117.82								
September	\$ 5,386,830.74									
October	\$ 5,308,674.32									
November	\$ 5,730,063.05									
December	\$ 5,408,782.14									
January	\$ 5,735,987.66									
February	\$ 7,519,440.21									
March	\$ 4,943,127.78									
April	\$ 5,260,194.37									
May	\$ 6,263,155.39									
June	\$ 5,969,030.53									
Total	\$ 68,798,256.25	\$ 12,375,444.52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$	\$ (12,375,444.52)	\$	\$	\$	\$	\$	\$	\$	\$
Brenda E. Radford, Montgomery County Trustee, August 21, 2018										
Dec., 2007-The Worst Recession since the Great Depression began										
June, 2009-Official" Ending of the Worst Recession since the Great Depression, per the Federal Government Officials										
October, 2010-"This is the Slowest and Feeblest Recovery in the U.S.A.'s History."-Steve Forbes										
First Quarter, 2011-4/4813/11 WSJ called the US Economy "The Incredible Shrinking Recovery"-The US Economy appears to have grown by little more than 1.5% in the 1st Qtr., well below the 4% annualized most expected back in January.										
It is no coincidence that bank earnings have been retreating as well. Inflation/Stagflation, in the 3 months ending Feb, 2011, was running at an annualized rate of 5.6% and does not come close to compensating Investors with their current low interest rate of .00%-25%.										
WSJ-"Great Symbolic Blow" 8/5/11-America Gets Downgraded from AAA+ to AA+ by Standard & Poors-now 18 countries in the world have a better credit rating than the U.S.A.										
Jan, 2013-THE NEW YORK TIMES Matthew Bishop "The latest green shoots of recovery in the United States already show signs of turning brown." Paul Krugman "Without a radical change in economic policy in both the United States and Europe, the likeliest outcome is a prolonged depression, perhaps not as "great" as in the 1930's but with clear similarities, above all in the immense human cost of needlessly high unemployment."										
Jan, 14, 2013 Hemlock Semiconductor LLC delays the start up of the Clarksville facility.										
October 14, 2013, Hankook Tire coming to Clarksville with 1,800 direct jobs and build an \$800million manufacturing facility in Clarksville/Montgomery County										
December 16, 2013-Fort Campbell uncertainty and Hemlock to close permanently. Leaf Chronicle										
October 14, 2013, Hankook Tire coming to Clarksville with 1,800 direct jobs and build an \$800million manufacturing facility in Clarksville/Montgomery County										
December 16, 2013-Fort Campbell uncertainty and Hemlock to close permanently. Leaf Chronicle										
WSJ 3/21/2018 Fed See Growth Ahead in Economy ....the Fed Funds Rate was raised from 1.50%-1.75% and the Feds penciled in 2 more rate increases										
WSJ 8/21/2018 Fed Funds Rate 1.75%-2.00% APY										

# **Clarksville/Montgomery County Sales Tax Distribution Monthly Comparison Report**

<b>FY 2007-2008</b>	\$ 11,068,305.39	\$ 31,260,284.87	\$ 2,902,417.86	\$ 45,231,008.12
<b>FY 2008-2009</b>	\$ 11,282,434.89	\$ 31,923,859.91	\$ 2,964,819.92	\$ 46,171,114.72
<b>FY 2009-2010</b>	\$ 11,762,260.45	\$ 33,293,704.75	\$ 3,092,203.01	\$ 48,148,168.21
<b>FY 2010-2011</b>	\$ 12,160,832.28	\$ 34,564,521.72	\$ 3,212,146.92	\$ 49,937,500.92
<b>FY 2011-2012</b>	\$ 14,489,406.12	\$ 40,622,715.82	\$ 3,767,656.08	\$ 58,879,778.02
<b>FY 2012-2013</b>	\$ 13,594,753.04	\$ 38,301,020.55	\$ 3,554,853.25	\$ 55,450,626.84
<b>FY2013-2014</b>	\$ 13,814,065.84	\$ 38,862,274.65	\$ 3,606,181.55	\$ 56,282,522.04
<b>FY2014-15 T</b>	\$ 14,858,237.03	\$ 42,383,019.92	\$ 3,250,983.25	\$ 60,492,240.20
<b>FY2015-16 T</b>	\$ 16,056,308.82	\$ 46,365,733.92	\$ 155,485.94	\$ 62,577,528.68
<b>FY2016-17 T</b>	\$ 16,672,053.56	\$ 48,246,975.49	\$ 166,878.05	\$ 65,085,907.10

**FY2017-189**

## **2017-18 To City of Clarksvil School Operatic School Debt Se Total Monthly Sales Tax**

July ( <i>actual</i> )	\$ 1,390,054.34	\$ 3,984,852.33	\$ 11,924.07	\$ 5,386,830.74
August	\$ 1,344,061.50	\$ 3,948,079.38	\$ 16,533.44	\$ 5,308,674.32
September	\$ 1,458,053.27	\$ 4,255,516.50	\$ 16,493.28	\$ 5,730,063.05
October	\$ 1,371,427.06	\$ 4,020,883.95	\$ 16,471.13	\$ 5,408,782.14
November	\$ 1,469,658.97	\$ 4,251,688.37	\$ 14,640.32	\$ 5,735,987.66
December	\$ 1,842,196.09	\$ 5,642,419.53	\$ 34,824.59	\$ 7,519,440.21
January	\$ 1,247,203.80	\$ 3,679,731.25	\$ 16,192.73	\$ 4,943,127.78
February	\$ 1,333,328.12	\$ 3,910,769.14	\$ 16,097.11	\$ 5,260,194.37
March	\$ 1,571,889.99	\$ 4,669,198.37	\$ 22,067.03	\$ 6,263,155.39
April	\$ 1,501,625.94	\$ 4,447,031.94	\$ 20,372.65	\$ 5,969,030.53
May	\$ 1,539,769.72	\$ 4,542,583.18	\$ 19,973.80	\$ 6,102,326.70
June			\$	-
<b>TOTALS</b>	\$ 16,069,268.80	\$ 47,352,753.94	\$ 205,590.15	\$ 63,627,612.89

Respectfully submitted: Brenda E. Radford, Montgomery County Trustee, July 23, 2018

Clarksville/Montgomery County Sales Tax Distribution Monthly Comparison Report								
FY 2007-2008 Totals	\$	11,068,305.39	\$	31,260,284.87	\$	2,902,417.86	\$	45,231,008.12
FY 2008-2009 Totals	\$	11,282,434.89	\$	31,923,859.91	\$	2,964,819.92	\$	46,171,114.72
FY 2009-2010 Totals	\$	11,762,260.45	\$	33,293,704.75	\$	3,092,203.01	\$	48,148,168.21
FY 2010-2011 Totals	\$	12,160,832.28	\$	34,564,521.72	\$	3,212,146.92	\$	49,937,500.92
FY 2011-2012 Totals	\$	14,489,406.12	\$	40,622,715.82	\$	3,767,656.08	\$	58,879,778.02
FY 2012-2013 Totals	\$	13,594,753.04	\$	38,301,020.55	\$	3,554,853.25	\$	55,450,626.84
FY2013-2014 Totals	\$	13,814,065.84	\$	38,862,274.65	\$	3,606,181.55	\$	56,282,522.04
FY2014-15 Totals	\$	14,858,237.03	\$	42,383,019.92	\$	3,250,983.25	\$	60,492,240.20
FY2015-16 Totals	\$	16,056,308.82	\$	46,365,733.92	\$	155,485.94	\$	62,577,528.68
FY2016-17 Totals	\$	16,672,053.56	\$	48,246,975.49	\$	166,878.05	\$	65,085,907.10
2017-18 Totals by Month		City of Clarksville		School Operations		School Debt Service		Total Monthly Sales Tax
July (actual)	\$	1,390,054.34	\$	3,984,852.33	\$	11,924.07	\$	5,386,830.74
August	\$	1,344,061.50	\$	3,948,079.38	\$	16,533.44	\$	5,308,674.32
September	\$	1,458,053.27	\$	4,255,516.50	\$	16,493.28	\$	5,730,063.05
October	\$	1,371,427.06	\$	4,020,883.95	\$	16,471.13	\$	5,408,782.14
November	\$	1,469,658.97	\$	4,251,688.37	\$	14,640.32	\$	5,735,987.66
December	\$	1,842,196.09	\$	5,642,419.53	\$	34,824.59	\$	7,519,440.21
January	\$	1,247,203.80	\$	3,679,731.25	\$	16,192.73	\$	4,943,127.78
February	\$	1,333,328.12	\$	3,910,769.14	\$	16,097.11	\$	5,260,194.37
March	\$	1,571,889.99	\$	4,669,198.37	\$	22,067.03	\$	6,263,155.39
April	\$	1,501,625.94	\$	4,447,031.94	\$	20,372.65	\$	5,969,030.53
May	\$	1,539,769.72	\$	4,542,583.18	\$	19,973.80	\$	6,102,326.70
June	\$	1,567,991.25	\$	4,681,839.43	\$	23,287.14	\$	6,273,117.82
TOTALS	\$	17,637,260.05	\$	52,034,593.37	\$	228,877.29	\$	69,900,730.71
Respectfully submitted: Brenda E. Radford, Montgomery County Trustee, August 21, 2018								
Report originally created by Brenda Emerson Radford, Montgomery County TN Trustee 2006-2018								







COMPARISON OF HOTEL OCCUPANCY TAX COLLECTIONS												
MONTH	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008		
JANUARY	\$ 27,098.84	\$ 30,533.18	\$ 48,458.76	\$ 50,828.98	\$ 65,230.13	\$ 72,800.02	\$ 78,874.92	\$ 63,103.00	\$ 73,675.57	\$ 80,603.04		
FEBRUARY	\$ 29,908.16	\$ 30,389.03	\$ 47,751.41	\$ 53,770.38	\$ 68,380.09	\$ 91,527.44	\$ 67,626.09	\$ 63,689.44	\$ 71,126.97	\$ 78,321.88		
MARCH	\$ 31,464.65	\$ 32,987.23	\$ 56,924.49	\$ 54,806.34	\$ 93,121.20	\$ 103,984.62	\$ 70,053.21	\$ 65,063.08	\$ 78,796.55	\$ 83,799.10		
APRIL	\$ 36,921.57	\$ 39,278.27	\$ 64,682.11	\$ 75,899.40	\$ 94,829.04	\$ 92,468.13	\$ 102,342.68	\$ 99,137.03	\$ 112,761.36	\$ 122,941.33		
MAY	\$ 45,431.12	\$ 40,659.75	\$ 67,111.76	\$ 71,882.71	\$ 91,093.92	\$ 96,224.80	\$ 90,741.56	\$ 85,506.62	\$ 103,205.69	\$ 90,117.49		
JUNE	\$ 41,300.90	\$ 40,705.58	\$ 67,033.52	\$ 78,332.61	\$ 84,186.25	\$ 91,007.71	\$ 100,085.45	\$ 89,668.92	\$ 135,081.86	\$ 106,604.47		
JULY	\$ 43,822.68	\$ 43,848.22	\$ 71,259.56	\$ 88,829.01	\$ 88,224.67	\$ 90,974.37	\$ 110,606.98	\$ 94,808.25	\$ 136,085.79	\$ 95,500.92		
AUGUST	\$ 51,914.05	\$ 82,607.67	\$ 80,724.48	\$ 103,831.95	\$ 111,787.39	\$ 114,839.93	\$ 126,860.91	\$ 99,007.81	\$ 128,691.23	\$ 106,602.50		
SEPTEMBER	\$ 45,085.51	\$ 77,573.12	\$ 75,928.35	\$ 71,760.72	\$ 89,163.84	\$ 88,227.22	\$ 103,528.65	\$ 93,998.21	\$ 122,277.00	\$ 94,452.48		
OCTOBER	\$ 62,586.96	\$ 78,223.81	\$ 64,421.97	\$ 67,912.08	\$ 71,058.32	\$ 85,219.87	\$ 103,329.13	\$ 120,964.50	\$ 115,299.73	\$ 83,620.66		
NOVEMBER	\$ 42,478.02	\$ 67,894.53	\$ 70,109.29	\$ 68,664.15	\$ 77,700.65	\$ 90,975.56	\$ 93,726.35	\$ 95,136.90	\$ 132,492.92	\$ 100,329.52		
DECEMBER	\$ 37,644.94	\$ 54,665.88	\$ 64,491.24	\$ 65,970.79	\$ 71,088.08	\$ 87,086.86	\$ 88,085.13	\$ 93,788.01	\$ 89,362.16	\$ 116,462.45		
YEARLY TOTAL	\$ 495,658.40	\$ 619,366.27	\$ 778,896.94	\$ 852,489.12	\$ 1,005,863.58	\$ 1,105,346.53	\$ 1,135,861.06	\$ 1,063,871.77	\$ 1,298,856.83	\$ 1,159,355.84		
JANUARY	\$ 87,058.36	\$ 98,797.30	\$ 93,588.93	\$ 122,959.56	\$ 101,963.52	\$ 106,908.64	\$ 118,820.77	\$ 113,056.55	\$ 114,268.84	\$ 131,329.69		
FEBRUARY	\$ 103,484.37	\$ 122,425.01	\$ 98,617.91	\$ 130,592.70	\$ 84,950.58	\$ 111,395.05	\$ 108,102.01	\$ 105,945.34	\$ 114,189.67	\$ 142,245.75		
MARCH	\$ 106,133.80	\$ 97,223.36	\$ 123,655.30	\$ 130,540.42	\$ 89,897.89	\$ 107,789.42	\$ 97,758.36	\$ 122,221.56	\$ 111,730.41	\$ 157,852.20		
APRIL	\$ 131,183.50	\$ 147,129.46	\$ 141,216.66	\$ 166,930.70	\$ 127,011.20	\$ 172,086.66	\$ 168,753.98	\$ 154,016.56	\$ 160,436.24	\$ 191,271.58		
MAY	\$ 124,347.50	\$ 140,099.75	\$ 148,155.80	\$ 145,100.30	\$ 114,744.33	\$ 137,305.59	\$ 163,656.94	\$ 159,382.00	\$ 165,458.19	\$ 181,337.94		
JUNE	\$ 128,926.73	\$ 156,904.04	\$ 165,434.81	\$ 156,556.28	\$ 149,278.38	\$ 149,761.84	\$ 167,364.58	\$ 173,701.26	\$ 171,984.70	\$ 213,499.05		
JULY	\$ 138,948.38	\$ 155,002.42	\$ 166,721.40	\$ 142,543.24	\$ 139,764.87	\$ 155,951.38	\$ 163,931.64	\$ 182,334.33	\$ 181,262.97	\$ 215,170.38		
AUGUST	\$ 138,546.34	\$ 159,398.89	\$ 189,029.54	\$ 144,944.86	\$ 138,508.95	\$ 141,828.40	\$ 183,006.76	\$ 193,937.40	\$ 244,700.44			
SEPTEMBER	\$ 110,943.01	\$ 139,077.22	\$ 183,172.65	\$ 137,762.39	\$ 123,496.85	\$ 134,695.73	\$ 136,037.06	\$ 183,545.89	\$ 200,094.86			
OCTOBER	\$ 103,998.14	\$ 106,852.14	\$ 150,626.03	\$ 136,406.87	\$ 118,284.80	\$ 131,945.61	\$ 137,714.25	\$ 156,101.99	\$ 177,865.83			
NOVEMBER	\$ 117,095.86	\$ 111,906.42	\$ 169,407.63	\$ 139,934.80	\$ 133,540.36	\$ 159,367.06	\$ 162,825.42	\$ 168,948.08	\$ 166,973.57			
DECEMBER	\$ 107,900.37	\$ 110,667.80	\$ 151,081.34	\$ 112,969.35	\$ 124,889.36	\$ 120,067.79	\$ 148,644.37	\$ 135,623.41	\$ 136,062.06			
YEARLY TOTAL	\$ 1,398,566.36	\$ 1,545,483.81	\$ 1,780,688.00	\$ 1,667,241.47	\$ 1,446,331.09	\$ 1,629,103.17	\$ 1,756,616.14	\$ 1,848,814.37	\$ 1,945,027.78	\$ 1,232,706.59		
						Brenda E. Radford, Montgomery County Trustee 8.17.2018		FISCAL YEAR 2016-2017 TOTAL	\$ 1,841,104.78			
								FISCAL YEAR 2017-2018 TOTAL	\$ 2,124,495.94			



**Montgomery County Government**


**Building and Codes Department**

350 Pageant Lane Suite 309  
Clarksville, TN 37040

Phone  
931-648-5718

Fax  
931-553-5121

**Memorandum**

**TO:** Jim Durrett, County Mayor  
**FROM:** Rod Streeter, Building Commissioner   
**DATE:** September 4, 2018  
**SUBJ:** August 2018 ADEQUATE FACILITIES TAX REPORT

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The total number of receipts issued in August 2018 is as follows: City 62 and County 77 for a total of 139.

There were 115 receipts issued on single-family dwellings, 4 receipts issued on multi-family dwellings with a total of 14 units, 10 receipts issued on condominiums with a total of 10 units, 0 receipts issued on townhouses. There was 3 exemption receipt issued.

The total taxes received for August 2018 was \$78,000.00

The total refunds issued for August 2018 was \$0.00.

Total Adequate Facilities Tax Revenue for August 2018 was \$78,000.00

**FISCAL YEAR 2018/2019 TOTALS TO DATE:**

TOTAL NUMBER OF Adequate Facilities Tax Receipts Issued:	City:	153
	County:	74
	Total:	304

TOTAL REFUNDS:	\$0.00
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TOTAL TAXES RECEIVED:	\$160,000.00
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<u>NUMBER OF LOTS AND DWELLINGS ISSUED</u>	<u>CITY</u>	<u>COUNTY</u>	<u>TOTAL</u>
LOTS 5 ACRES OR MORE:	0	15	15
SINGLE-FAMILY DWELLINGS:	137	134	271
MULTI-FAMILY DWELLINGS (4 Receipts):	14	0	14
CONDOMINIUMS: (10 Receipts)	10	0	10
TOWNHOUSES:	0	0	0
EXEMPTIONS: (4 Receipts)	2	2	4
REFUNDS ISSUED: (0 Receipt)	(0)	(0)	(0)

RS/bf

cc: Jim Durrett, County Mayor  
Jeff Taylor, Accounts and Budgets  
Kellie Jackson, County Clerk



**Montgomery County Government**

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**Memorandum**

**TO:** Jim Durrett, County Mayor

**FROM:** Rod Streeter, Building Commissioner 

**DATE:** September 4, 2018

**SUBJ:** August 2018 PERMIT REVENUE REPORT

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The number of permits issued in August 2018 is as follows: Building Permits 125, Grading Permits 2, Mechanical Permits 105, and Plumbing Permits 20 for a total of 252 permits.

The total cost of construction was \$227,168,053.00. The revenue is as follows: Building Permits \$490,097.40, Grading Permits \$1,382.50, Plumbing Permits \$2,000.00, Mechanical Permits: \$9,820.00 Plans Review \$2,915.00, BZA \$0.00, Re-Inspections \$1,100.00, Pre-Inspection \$0.00, Safety Inspection \$0.00, and Miscellaneous Fees \$0.00 the total revenue received in August 2018 was \$507,314.90.

**FISCAL YEAR 2018/2019 TOTALS TO DATE:**

NUMBER OF SINGLE FAMILY PERMITS:	134
COST OF CONSTRUCTION:	\$243,621,939.00
NUMBER OF BUILDING PERMITS:	245
NUMBER OF PLUMBING PERMITS:	47
NUMBER OF MECHANICAL PERMITS:	199
NUMBER OF GRADING PERMITS:	3
BUILDING PERMITS REVENUE:	\$560,840.20
PLUMBING PERMIT REVENUE:	\$4,700.00
MECHANICAL PERMIT REVENUE:	\$18,470.00
GRADING PERMIT REVENUE:	\$2,432.50
RENEWAL FEES:	\$247.00
PLANS REVIEW FEES:	\$217,479.00
BZA FEES:	\$0.00
RE-INSPECTION FEES:	\$2,400.00
PRE-INSPECTION FEES:	\$0.00
SAFETY INSPECTION FEES:	\$0.00
MISCELLANEOUS FEES:	\$0.00
MISC REFUNDS	\$0.00
SWBA	\$0.00
TOTAL REVENUE:	\$806,321.70

**AUGUST 2018 GROUND WATER PROTECTION**

The number of septic applications received for August 2018 was 25 with total revenue received for the county was \$0.00 (State received \$16,365.00).

The lease agreement beginning on August 1, 2018-August 30, 2019 was agreed upon between the County and State.

**FISCAL YEAR 2018/2019 TOTALS TO DATE:**

NUMBER OF GROUND WATER APPLICATIONS (SEPTIC)	51
NUMBER OF SEPTIC TANK DISCLOSURE REQUEST	0
GROUND WATER PROTECTION (STATE: \$30,665.00)	\$0.00
TOTAL REVENUE:	\$806,321.70
RS/bf	

cc: Jim Durrett, County Mayor  
Jeff Taylor, Accounts and Budgets  
Kellie Jackson, County Clerk