



# CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

## CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION MINUTES

**Date:** May 23, 2023

**Time:** 2:00 PM

### Members Present

Richard Swift, Chairman

Thom Spigner, Vice Chairman

Valerie Guzman

Stacey Streetman

Joe Smith

Michael Long

Maria Jimenez

Eric Huneycutt

### Others Present

Jeff Tyndall, Director of Planning

Ruth Russell, Site Review/ Address Manager

Brent Clemmons, Design Review Coordinator

Sarah Cook, Long Range Planner

Angela Latta, Planning Tech.

LaDonna Marshall, Office Manager

Daniel Morris, GIS Planner

Jackey Jones, Administrative Specialist

Sam McCanna, Intern

Chris Cowan, Jerome Johnson, Joe Green, Clarksville Street Department

Ben Browder, Clarksville Gas and Water

Alex Morris, County Highway Department

Mr. Swift called the meeting to order at 2:00 PM.

Pledge of Allegiance.

### Approval of Minutes

Mr. Swift asked for a motion for approval of the minutes from April 25, 2023 meeting. Mrs. Jimenez moved to recommend approval. The motion was seconded by Mr. Spigner and carried unanimously.

### **Announcements/Deferrals**

Mr. Tyndall announced the deferrals of Z-20-2023, Z-28-2023, Z-29-2023, CZ-7-2023, V-2-2023, S-117-2023, S-19-2023, S-28-2023, SR-23-2023, and SR-26-2023.

Mr. Huneycutt made the motion to approve deferrals and Mrs. Guzman seconded. All others were in favor and motion passed.

Mr. Swift went over the procedure for addressing The Regional Planning Commission and following applicable cases through the process.

### **City Zoning Cases**

**CASE NUMBER: Z-18-2023** APPLICANT: Dunlop Development LLC REGIONAL HOLDINGS LLC Agent: Richard Garrett

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

LOCATION: Property fronting on the south frontage of Needmore Rd. south of the Needmore Rd. & Centerstone Cir. intersection.

TAX MAP(S): 031 PARCEL #: 051.00, 052.00 ACREAGE: 2.75 +/-

REASON FOR REQUEST: To develop townhomes between existing townhomes and City of Clarksville salt storage facility.

Mr. Spainhoward read the case and gave the staff recommendations:

#### **APPROVAL**

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The proposed R-4 Multi-Family Residential request is not out of character with the surrounding development pattern & is an extension of an established R-4 Zoning District.
3. Adequate infrastructure will serve the site & no adverse environmental issues were identified relative to this request.

Public hearing was opened.

Richard Garrett spoke in favor of the case.

No speakers in opposition.

Public hearing was closed.

Mr. Spigner made the motion for approval stating that this is an extension of an established R-4 zoning and is not out of character with the surrounding development pattern. Ms. Streetman seconded. All others were in favor and motion for approval passed.

**CASE NUMBER: Z-21-2023** APPLICANT(S): J & N Enterprises

REQUEST: R-2 Single-Family Residential District to R-4 Multiple-Family Residential District

LOCATION: A portion of a tract south of I-24, North of Tiny Town Rd., east of Torrington Ln., west of the western terminus of Seagull Dr.

TAX MAP(S): 007 PARCEL #: 004.00(p/o) ACREAGE: 45.70 +/-

REASON FOR REQUEST: None given.

Mr. Spainhoward read the case and gave the staff recommendations:

**APPROVAL**

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The proposed R-4 Multi-Family Residential request is not out of character with the development pattern along the Tiny Town Corridor & the adopted Land Use Plan indicates that it is encouraged to maintain a desirable mixture of housing types.
3. Adequate infrastructure will serve the site & no adverse environmental issues were identified relative to this request.

Public hearing was opened.

Britt Little spoke in favor of the case.

Bob Cutner spoke in opposition of the case.

Public hearing was closed.

Mrs. Guzman made the motion for approval stating that it is consistent with the adopted Land Use Plan. Ms. Streetman seconded and all others were in favor. Motion for approval passed.

**CASE NUMBER: Z-30-2023** APPLICANT(S): Hunter Winn

REQUEST: R-3 Three Family Residential District to C-2 General Commercial District

LOCATION: Property fronting on the south frontage of Memorial Dr.,

TAX MAP(S): 065N PARCEL #: J 025.00 ACREAGE: 0.32 +/-

REASON FOR REQUEST: None given

Mr. Spainhoward read the case and gave the staff recommendations:

**DISAPPROVAL**

1. The proposed zoning request is inconsistent with the adopted Land Use Plan.
2. The adopted Land Use Plan indicates that the present R-3 zoning classification is assumed to be correct unless the proposed zone is more consistent with the land use plan, the parcel was incorrectly zoned in the first place, or major changes of an economic, physical or social nature were not considered in the present plan which have substantially altered the character of the area.

3. If a more intense zoning classification were to be considered, extending the adjacent O-1 Office District or the R-4 Multi-Family Residential District would be more appropriate,
4. Adequate infrastructure serves the site & no adverse environmental issues were identified relative to this request.

Public hearing was opened.

Hunter Winn spoke in favor of the case.

No speakers in opposition.

Public hearing was closed.

Ms. Streetman made the motion for approval stating based on the fact that it does fit with the area around it with C-2 right up the road. Mr. Long seconded. Mr. Spigner and Mrs. Jimenez voted nay. All others were in favor and motion for approval passed with a vote of 5-2.

**CASE NUMBER: Z-31-2023** APPLICANT: Rolanda Amos AGENT: Richard Garrett

REQUEST: R-3 Three Family Residential District to R-6 Single-Family Residential District

LOCATION: A parcel located at the southwest corner of the Woodard St. & Gracey Ave. intersection.

TAX MAP(S): 079C PARCEL #: D 002.00 ACREAGE: 0.4 +/-

REASON FOR REQUEST: Demolishing current structure and building new R-6 would improve area and provide additional housing.

Mr. Spainhoward read the case and gave the staff recommendations:

#### APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The proposed R-6 Single Family Residential Zoning is not out of character with the surrounding development pattern.
3. Adequate infrastructure will serve the site, including other residential-supportive uses such as, mass transit and retail services are in the area. The adopted Land Use Plan indicates that it is encouraged to maintain a desirable mixture of housing types. Sidewalks are required as part of the R-6 Zoning Classification.
4. No adverse environmental issues were identified relative to this request

Public hearing was opened.

Richard Garrett spoke in favor of the case.

Karen Reynolds spoke in opposition of the case.

Public hearing was closed.

Mr. Huneycutt made the motion for approval stating that it is consistent with the adopted Land Use Plan. Ms. Streetman seconded. All others were in favor and motion for approval passed.

**CASE NUMBER: Z-32-2023** APPLICANT: Elliot Kershaw Rolanda Amos AGENT: Richard Garrett

REQUEST: R-3 Three Family Residential District to R-6 Single-Family Residential District

LOCATION: A parcel located at the southwest corner of the Woodard St. & Central Ave, intersection.

TAX MAP(S): 079D PARCEL #: A 002.00 ACREAGE: 0.45 +/-

REASON FOR REQUEST: Demolishing current structure and building new R-6 would improve the area and provide additional 1 addition housing unit

Mr. Spainhoward read the case and gave the staff recommendations:

**APPROVAL**

- 1. The proposed zoning request is consistent with the adopted Land Use Plan.
- 2. The proposed R-6 Single Family Residential Zoning is not out of character with the surrounding development pattern.
- 3. Adequate infrastructure will serve the site, including other residential-supportive uses such as, mass transit and retail services are in the area. The adopted Land Use Plan indicates that it is encouraged to maintain a desirable mixture of housing types. Sidewalks are required as part of the R-6 Zoning Classification.
- 4. No adverse environmental issues were identified relative to this request.

Public hearing was opened.

Richard Garrett spoke in favor of the case.

Debra Tomlinson spoke in opposition of the case.

Public hearing was closed.

Ms. Streetman made the motion for approval of the case stating that the proposed R-6 Single-Family Residential Zoning is not out of character with the surrounding development pattern. Mr. Smith seconded and all others were in favor. Motion for approval passed.

**CASE NUMBER: Z-33-2023** APPLICANT: Jimmy Terry

REQUEST: R-3 Three Family Residential District to C-2 General Commercial District

LOCATION: Two parcel located at the southwest corner of the Crossland Ave. & Gracey Ave, intersection.

TAX MAP(S): 066N PARCEL #: G 007.00, 008.00 ACREAGE: 0.35 +/-

REASON FOR REQUEST: Property has been listed for sale. Because of condition of improvements, the corner is prime candidate for redevelopment. C-2 provides the most beneficial options for the area- as a double lot there is adequate space for a small corner store or mixed use building.

Mr. Spainhoward read the case and gave the staff recommendations:

**DISAPPROVAL**

1. The proposed zoning request is inconsistent with the adopted Land Use Plan.
2. The adopted Land Use Plan indicates that the present R-3 zoning classification is assumed to be correct unless the proposed zone is more consistent with the land use plan, the parcel was incorrectly zoned in the first place, or major changes of an economic, physical or social nature were not considered in the present plan which have substantially altered the character of the area.
3. The Crossland Ave. Corridor has multiple properties in close proximity to this request that are currently zoned commercial, vacant and/or in need of rehabilitation. Preservation of existing housing units should be prioritized over creating new commercial districts in an area that has a substantial amount of underutilized commercial in more appropriate locations.
4. Adequate infrastructure will serve the site & no adverse environmental issues were identified relative to this request.

Public hearing was opened.

Jimmy Terry, Jr. spoke in favor of the case.

No speakers in opposition.

Public hearing was closed.

Ms. Streetman made the motion for approval based on that I do feel it's appropriate for the area where it's being requested and my thoughts on that also is that I realize we do have some dilapidated areas but we've seen new commercial growth happen there at the corner with a new gas station, who's to say this wouldn't encourage others down the road to improve their property to be able to utilize it as well. Mr. Long seconded. All others were in favor and motion for approval passed.

**CASE NUMBER: ZO-1-2023** APPLICANT: Regional Planning Commission

REASON FOR REQUEST: Update R-3 zoning classification from the guidance in the Red River Neighborhood Plan.

Mr. Tyndall presented the case.

Public hearing was opened.

Karen Reynolds spoke in opposition of the case.

Johnathan Blick spoke in opposition of the case and handed out a report to Commissioners (attached).

Public hearing was closed.

Mr. Huneycutt made the motion to defer until next month. Mrs. Jiminez seconded. Mr. Huneycutt stated that the deferral would include topics of lots of record, duplexes and lot widths (what we are going to allow). All others were in favor and motion for deferral passed.

**CASE NUMBER: ZO-2-2023** APPLICANT: Regional Planning Commission

REASON FOR REQUEST: Extend the Downtown Design District to certain properties fronting College St, Red River St, and Main St.

Mr. Tyndall presented the case.

Public hearing was opened.

Antwain Keese came forward with comments regarding the case.

Public hearing was closed.

Mr. Spigner made a motion to approve the extension of the Downtown Design District to certain properties fronting College Street, Red River Street, and Main Street. Ms. Streetman seconded. All others were in favor and motion for approval passed.

### County Zoning Cases

**CASE NUMBER: CZ-6-2023** APPLICANT(S): Sunilkumar Arunagiri

REQUEST: R-1 Single-Family Residential District to R-3 Three Family Residential District

LOCATION: A portion of the parcel fronting on the south frontage of Highway 41-A South, 935 +/- feet east of the Highway 41-A South & Malkowski Rd. intersection.

TAX MAP(S): 082 PARCEL #: 211.00 (p/o) ACREAGE: 1.00 +/-

REASON FOR REQUEST: To extend existing zoning and provide a townhome development

Mr. Spainhoward read the case and gave the staff recommendations:

#### APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The proposed R-3 Two, Three & Four Family Residential District is not out of character with the surrounding uses & is an extension of the established R-3 district to the east.
3. Adequate infrastructure will serve the site & no adverse environmental issues were identified relative to this request.

Public hearing held, no speakers.

Mrs. Guzman made a motion for approval of case CZ-6-2023 because it fits in the adopted Land Use Plan. Mrs. Jiminez seconded. Mr. Smith voted nay. All others were in favor and motion for approval passed.

**CASE NUMBER: CZ-8-2023** APPLICANT(S): DGTF Clark Enterprises LLC AGENT: CSDG-Clarksville

REQUEST: C-5 Highway & Arterial Commercial District/AG Agricultural District

to R-4 Multiple-Family Residential District / C-5 Highway & Arterial Commercial District

LOCATION: Property located at the northwest corner of the Guthrie Hwy. & Spring Creek Village Rd.

TAX MAP(S): 016 PARCEL #: 011.00, 012.00, 013.00, 013.02 (p/o all) NUMBER OF ACRES: 15.42 +/-

REASON FOR REQUEST: To remove AG from center of property and for future uses

Mr. Spainhoward read the case and gave the staff recommendations:

#### APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. Requests are extensions of the existing R-4 Multi-Family District & C-5 Highway & Arterial Commercial District.
3. The adopted Land Use Opinion Map indicates Multi-Family Residential & Commercial uses east of the Exit 4 interchange.
4. Adequate infrastructure will serve the site & no adverse environmental issues were identified relative to this request.

Public hearing was opened.

Chris Goodman spoke in favor of the case.

Eric Powers spoke in favor of the case.

No speakers in opposition.

Public hearing was closed.

Mr. Long made the motion for approval stating the proposed zoning request is consistent with adopted Land Use Plan. Mr. Smith seconded with the note that he was on the County Commission last year and this one was really close and one of the reasons he was in favor for it was all the new development that Montgomery County is getting, there is a lot of it on that side of the interstate, there is not enough housing on that side of the interstate to house all the workers. So, what happens is, if we don't build more developments like this on that side of the interstate, we are going to have more and more traffic on Wilma Rudolph, daily, because they are having to cross that corridor at Exit 8, daily. Versus if we do build some developments similar to this around out Industrial Park we are going to have something that those workers can go to without having to cross those heavy traffic areas. (Inaudible from audience). All others were in favor and motion for approval passed.

#### SUBDIVISION CASES:

Mr. Tyndall presented the consent agenda. No items were pulled for consideration.

**CASE NUMBER: S-13-2023** Applicant: Landmark Group

Request: Preliminary Plat Approval of West Creek Ridge

Location: West of Needmore Road, south of an adjacent to East Boy Scout Road, directly across from 1903 East Boy Scout Road.

MAP: 018 PARCEL: 023.00 (p/o) ACREAGE: 1.88 +/- # OF LOTS: 9 +/- ZONING: R-6 GROWTH PLAN: CITY

STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:



1. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
2. Approval by the City Street Department of all road, drainage, grading, and erosion control plans before construction begins. No grading, excavating, stripping, filling, or other disturbance of the natural ground cover shall take place prior to the approval of a grading, drainage, and erosion control plan.
3. Approval by the City Street Department of all driveway access locations to the public right-of-way before construction begins on site, as per City of Clarksville Driveway Access Ordinance.

**CASE NUMBER: S-14-2023** Applicant: Seay Wilson Properties REQUEST: Preliminary Approval of Seay Wilson Property Pea Ridge Road Lots 1-3

LOCATION: West of and adjacent to Pea Ridge Road, north of and adjacent to Sambar Drive.

MAP: 041 PARCEL: 040.02 ACREAGE: 5.99 +/- # OF LOTS: 3 +/- ZONING: C-5 GROWTH PLAN: CITY

STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE CONDITIONS LISTED.

1. Approval by the City Engineer's Office or the Utility District and the State Department of Environment and Conservation of all utility plans before construction of utilities begin.
2. Approval by the City Street Department of all road, drainage, grading, and erosion control plans before construction begins. No grading, excavating, stripping, filling or other disturbance of the natural ground cover shall take place prior to the approval of a grading, drainage, and erosion control plan.
3. Approval by the City Street Department of all driveway access locations to the public right-of-way before construction begins on site, as per City of Clarksville Driveway Access/Ordinance.

**CASE NUMBER: S-18-2023** APPLICANT: Maricela Ramos

REQUEST: Preliminary Plat Approval of Ramos Subdivision

LOCATION: West of and adjacent to Cedar Court, approximately 160 feet northwest of the current terminus of Cedar Court.

MAP: 054E PARCEL: E 026.00 ACREAGE: 1.942 +/- # OF LOTS: 7 +/- ZONING: R-6 GROWTH PLAN: CITY

STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE CONDITIONS LISTED.

1. Approval by the City Engineer's Office or the Utility District and the State Department of Environment and Conservation of all utility plans before construction of utilities begin.
2. Approval by the City Street Department of all road, drainage, grading, and erosion control plans before construction begins. No grading, excavating, stripping, filling or other disturbance of the natural ground cover shall take place prior to the approval of a grading, drainage, and erosion control plan.
3. Approval by the City Street Department of all driveway access locations to the public right-of-way before construction begins on site, as per City of Clarksville Driveway Access/Ordinance.

**CASE NUMBER: S-21-2023** APPLICANT: Hunter Winn

REQUEST: Preliminary Plat Approval of BELLE VILLAGE (CLUSTER)

LOCATION: South of Fairfield Drive, east of Appleton Drive, south of and adjacent to the terminus of Craig Drive, west of and adjacent to North Liberty Church Road.

MAP: 044 PARCEL: 071.01 ACREAGE: 18.06 +/- # OF LOTS: 44 +/-

STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE CONDITIONS LISTED.

1. Approval by the County Highway Department of road and drainage plans, for drainage structures within the proposed rights-of-way, before construction begins on site.
2. Approval by the County Building and Codes Department of all drainage, grading, water quality and erosion control plans. No grading, excavating, stripping, filling or other disturbance of the natural ground cover shall take place prior to the issuance of a grading and/or water quality permit.
3. Approval by the City Engineer's Office or the Utility District and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.

**CASE NUMBER: S-22-2023** APPLICANT: Walker Farm Shops LLC REQUEST: Preliminary Plat Approval of Walker Farms 2 & Travel Easement

LOCATION: Southeast corner of Pea Ridge Rd and 101st Airborne Division Pkwy.

MAP: 041 PARCEL: 39.09 ACREAGE: 11.71 +/- # OF LOTS: 5 +/- ZONING: C-5 GROWTH PLAN: City

STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:

1. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins
2. Approval by the City Street Department of all road, drainage, grading, and erosion control plans before construction begins. No grading, excavating, stripping, filling, or other disturbance of the natural ground cover shall take place prior to the approval of a grading, drainage, and erosion control plan.
3. Approval by the City Street Department of all driveway access locations to the public right-of-way before construction begins on site, as per City of Clarksville Driveway Access Ordinance.
4. Road improvements, as agreed upon with the Clarksville Street Department to include pavement widening, right-of-way dedication, traffic signalization, and sidewalks, shall be required prior to Final Plat Approval.

Mr. Spigner made the motion to approve the consent agenda for subdivisions. Mrs. Jimenez seconded. All others were in favor and motion for approval of consent agenda passed.

#### SITE REVIEW CASES:

Ms. Russell read through the consent agenda cases. No items were pulled for consideration.

**CASE NUMBER: SR-17-2023** APPLICANT: Allen Moser AGENT: Cal McKay

DEVELOPMENT: Franklin Street Podium PROPOSED USE: Multifamily

LOCATION: Franklin Street MAP: 066F, E 034.00 ACREAGE: 0.24 +/-

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

1. Approval of all utility plans by the office of the Chief Utility Engineer.
2. Approval of all grading, drainage and water quality plans by the City Street Department.

**CASE NUMBER: SR-21-2023** APPLICANT: Charles Clay Powers AGENT: Houston Smith  
DEVELOPMENT: Stor-Alot Self Storage- Guthrie Hwy PROPOSED USE: Storage Facility  
LOCATION: 5238 Guthrie Hwy MAP: 010, 006.00, 007.00 ACREAGE: 3.13 +/-

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

1. Approval of all utility plans by the Office of the Chief Utility Engineer.
2. Approval of all grading and drainage plans by the County Building and Codes Department.
3. Approval from the County Highway Department.
4. Subdivision/minor plat completed.

**CASE NUMBER: SR-22-2023** APPLICANT: Juanita Charles AGENT: Houston Smith  
DEVELOPMENT: 407 Plum St. Apartments PROPOSED USE: Multifamily  
LOCATION: 407 Plum St. MAP: 055H, B 017.00, 019.00 ACREAGE: 1.99 +/-

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

1. Approval of all utility plans by the Office of the Chief Utility Engineer, to include water main upgrade.
2. Approval of all grading, drainage, water quality and road improvement plans by the City Street Department.
3. Approval from the Fire Department.
4. Subdivision/minor plat completed.
5. Approval of a landscape plan.

**CASE NUMBER: SR-24-2023** APPLICANT: Rick Reda AGENT: Britt Little  
DEVELOPMENT: Rick Reda Townhomes Phase 2 PROPOSED USE: Multifamily  
LOCATION: 1201 Ft. Campbell Blvd MAP: 054C, F 047.00 ACREAGE: 4.57

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

1. Approval of all utility plans by the office of the Chief Utility Engineer.
2. Approval of all grading, drainage and water quality plans by the City Street Department.
3. Approval of a landscape plan.

**CASE NUMBER: SR-25-2023** APPLICANT: Clarksville Academy AGENT: Cal Burchett  
DEVELOPMENT: Clarksville Academy Expansion PROPOSED USE: Private School Expansion  
LOCATION: 710 N. 2nd Street MAP: 055O C, 030.00, 032.00, 033.00 ACREAGE: 1.47

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

1. Approval of all utility plans by the office of the Chief Utility Engineer.
2. Approval of all grading, drainage and water quality plans by the City Street Department.
3. Approval from the CDRB to include landscape plan.
4. Subdivision/minor plat completed.

Mr. Huneycutt made the motion to approve the consent agenda. Mr. Smith seconded. All others were in favor and motion for approval of consent agenda passed.

**OTHER BUSINESS:**

**A. Monthly Profit and Loss Statement**

Mr. Tyndall presented the P &L.

Mrs. Jiminez made the motion for approval and Mr. Smith seconded. All were in favor. Motion for approval passed.

**B. City of Clarksville Capital Improvements Plan**

Mr. Tyndall presented the Plan.

Mr. Spigner made the motion to adopt attachment A as recommendations to go forth with our other comments. Mr. Smith seconded. There was discussion of the recommendations and who to send those recommendations to. Mr. Spigner rescinded his motion and made the motion to send the recommendations to the Mayor and the Finance Committee. Mr. Smith seconded and all others were in favor. Motion passed.

**C. Montgomery County Capital Improvements Plan**

Mr. Tyndall presented the Plan.

Mr. Smith made the motion for deferral until next month. Mr. Spigner seconded. All others were in favor and motion for deferral passed.

**D. Withdraw Approval of SR-40-2010**

Mr. Tyndall presented the withdrawal of SR-40-2010.

There was discussion concerning SR-40-2010.

Mr. Spigner made the motion to withdraw the application and Mr. Smith seconded with the note that it is going back to historical zoning. Ms. Streetman voted nay. All others were in favor a motion for withdrawal was approved.

**Public Comment Period**

No public comments.

The meeting was adjourned at 3:55 PM.

ATTEST:



Chairman



Johnathan Blick  
Keller Williams Realty  
931-237-1830  
Blick@realtracs.com

Tuesday, May 23, 2023

**LOCATION**

<b>Property Address</b>	1238 Dodd St Clarksville, TN 37040-3525
<b>Subdivision</b>	
<b>County</b>	Montgomery County, TN

**GENERAL PARCEL INFORMATION**

<b>Parcel ID/Tax ID</b>	066E N 00800 000
<b>Special Int</b>	000
<b>Alternate Parcel ID</b>	
<b>Land Map</b>	066E
<b>District/Ward</b>	12
<b>2020 Census Trct/Blk</b>	1021/3
<b>Assessor Roll Year</b>	2020



**CURRENT OWNER**

<b>Name</b>	Keese Warren L
<b>Mailing Address</b>	900 College St Clarksville, TN 37040-3338

**TAX ASSESSMENT**

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
<b>Appraisal Year</b>	2022	<b>Assessment Year</b>	2022	<b>City Of Clarksville</b>	1.23
<b>Appraised Land</b>	\$20,600	<b>Assessed Land</b>	\$5,150	<b>Montgomery County</b>	2.99
<b>Appraised Improvements</b>	\$43,600	<b>Assessed Improvements</b>	\$10,900		
<b>Total Tax Appraisal</b>	\$64,200	<b>Total Assessment</b>	\$16,050		
		<b>Exempt Amount</b>			
		<b>Exempt Reason</b>			

**TAXES**

Tax Year	City Taxes	County Taxes	Total Taxes
2022	\$197.42	\$479.90	\$677.32
2020	\$165.25	\$479.90	\$645.15
2019	\$165.25	\$479.90	\$645.15
2018	\$109.43	\$270.93	\$380.36

**MORTGAGE HISTORY**

No mortgages were found for this parcel.

**PROPERTY CHARACTERISTICS: BUILDING**

**Building # 1**

<b>Type</b>	Single Family Ranch	<b>Condition</b>		<b>Units</b>	1
<b>Year Built</b>	1940	<b>Effective Year</b>	1940	<b>Stories</b>	1
<b>BRs</b>		<b>Baths</b>	F H	<b>Rooms</b>	
<b>Total Sq. Ft.</b>	1,608				
<b>Building Square Feet (Living Space)</b>			<b>Building Square Feet (Other)</b>		
Main Floor Living Area 1608			Open Porch Finished 24		
			Open Porch Finished 150		



Johnathan Blick  
Keller Williams Realty  
931-237-1830  
Blick@realtracs.com

Tuesday, May 23, 2023

**LOCATION**

<b>Property Address</b>	801 Old Woodmont Blvd Clarksville, TN 37044-0001
<b>Subdivision</b>	Pettus, Tharpe & She
<b>County</b>	Montgomery County, TN

**PROPERTY SUMMARY**

<b>Property Type</b>	Residential
<b>Land Use</b>	Residential
<b>Improvement Type</b>	Single Family Ranch
<b>Square Feet</b>	650

**GENERAL PARCEL INFORMATION**

<b>Parcel ID/Tax ID</b>	079C C 02001 000
<b>Special Int</b>	000
<b>Alternate Parcel ID</b>	
<b>Land Map</b>	079C
<b>District/Ward</b>	12
<b>2020 Census Trct/Blk</b>	1003/1
<b>Assessor Roll Year</b>	2020



**CURRENT OWNER**

<b>Name</b>	Phillips William M
<b>Mailing Address</b>	960 Swift Dr Clarksville, TN 37040-7605

**SCHOOL ZONE INFORMATION**

<b>Norman Smith Elementary School</b>	0.3 mi
Elementary: Pre K to 5	Distance
<b>Montgomery Central Middle School</b>	8.1 mi
Middle: 6 to 8	Distance
<b>Montgomery Central High School</b>	8.1 mi
High: 9 to 12	Distance

**SALES HISTORY THROUGH 05/03/2023**

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
5/3/2013	\$2,000	Phillips William M	Clardy Louise	Non-Arms Length Sale		V1510/1680
5/3/2013		Clardy Louise	Clardy Louise Etvir	Affidavit		V1510/1679
7/11/1911		Clardy Louise Etal				DB53/558

**TAX ASSESSMENT**

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
<b>Appraisal Year</b>	2022	<b>Assessment Year</b>	2022	<b>City Of Clarksville</b>	1.23
<b>Appraised Land</b>	\$12,800	<b>Assessed Land</b>	\$3,200	<b>Montgomery County</b>	2.99
<b>Appraised Improvements</b>	\$11,900	<b>Assessed Improvements</b>	\$2,975		
<b>Total Tax Appraisal</b>	\$24,700	<b>Total Assessment</b>	\$6,175		
		<b>Exempt Amount</b>			
		<b>Exempt Reason</b>			

**TAXES**

Tax Year	City Taxes	County Taxes	Total Taxes
2022	\$75.95	\$184.63	\$260.58
2020	\$63.58	\$184.63	\$248.21



Johnathan Blick  
Keller Williams Realty  
931-237-1830  
Blick@realtracs.com

Tuesday, May 23, 2023

**LOCATION**

<b>Property Address</b>	799 Old Woodmont Blvd Clarksville, TN 37044-0001
<b>Subdivision</b>	Pettus Tharpe & She
<b>County</b>	Montgomery County, TN

**PROPERTY SUMMARY**

<b>Property Type</b>	Residential
<b>Land Use</b>	Residential
<b>Improvement Type</b>	
<b>Square Feet</b>	

**GENERAL PARCEL INFORMATION**

<b>Parcel ID/Tax ID</b>	079C C 02000 000
<b>Special Int</b>	000
<b>Alternate Parcel ID</b>	
<b>Land Map</b>	079C
<b>District/Ward</b>	12
<b>2020 Census Trct/Blk</b>	1003/1
<b>Assessor Roll Year</b>	2020



**CURRENT OWNER**

<b>Name</b>	Phillips William M
<b>Mailing Address</b>	960 Swift Dr Clarksville, TN 37040-7605

**SCHOOL ZONE INFORMATION**

<b>Norman Smith Elementary School</b>	0.3 mi
Elementary: Pre K to 5	Distance
<b>Montgomery Central Middle School</b>	8.1 mi
Middle: 6 to 8	Distance
<b>Montgomery Central High School</b>	8.1 mi
High: 9 to 12	Distance

**SALES HISTORY THROUGH 05/03/2023**

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
12/30/2010	\$8,000	Phillips William M Etal	Clardy Louise	Qualified/Accepted		V1367/602
3/7/2007		Clardy Louise Etal				V1159/214
2/27/2007		Clardy Louise Etal				V1159/210
2/8/2007		Clardy Louise Etal Etal				V1153/486
6/28/1999		Clardy Frank J Etal				V714/686
7/9/1993		Smith Willie B Etal				V510/1630
3/3/1953		Grimes Rayfield				112/500

**TAX ASSESSMENT**

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
<b>Appraisal Year</b>	2022	<b>Assessment Year</b>	2022	<b>City Of Clarksville</b>	1.23
<b>Appraised Land</b>	\$12,200	<b>Assessed Land</b>	\$3,050	<b>Montgomery County</b>	2.99
<b>Appraised Improvements</b>		<b>Assessed Improvements</b>			
<b>Total Tax Appraisal</b>	\$12,200	<b>Total Assessment</b>	\$3,050		
		<b>Exempt Amount</b>			
		<b>Exempt Reason</b>			