

**Department of Economic
and Community Development**



TENNESSEE

Local Planning Assistance Office

Rachel Jackson Building /6th Floor
320 Sixth Avenue North
Nashville, Tennessee 37243-0405
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May 4, 2000

The Honorable Douglas Weiland
County Executive of Montgomery County
P.O. Box 368, Courthouse
Clarksville, Tennessee 37040

Dear Mr. Weiland:

The Local Government Planning Advisory Committee at its meeting April 26 approved the Montgomery County Growth Plan submitted by the Montgomery County Coordinating Committee. Enclosed is one copy of the materials submitted by the Coordinating Committee and a copy of the Local Government Planning Advisory Committee Resolution of Approval.

The Comprehensive Growth Plan law requires that you file your plan with your county register. The Local Government Planning Advisory will also keep a copy of your plan.

If I or the Local Government Planning Advisory Committee may be of additional assistance, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Waller".

Don Waller
Director

DW/jw

Enclosure

**SUBMITTAL OF COUNTY GROWTH PLAN
AND
CERTIFICATE OF RATIFICATION**

WHEREAS, the Clarksville/Montgomery County Coordinating Committee has developed and recommended to the City Council of Clarksville, Tennessee an amendment to the County Growth Plan dated October 4, 2012 which complies with TCA 6-58-106; and

WHEREAS, the Clarksville/Montgomery County Coordinating Committee has developed and recommended to the Board of County Commissioners of Montgomery County an amendment to the County Growth Plan dated October 8, 2012 which complies with TCA 6-58-106; and

WHEREAS, the county and municipal legislative bodies have ratified the amendment to the Clarksville/Montgomery County Growth Plan as required by TCA 6-58-104; and

WHEREAS the Clarksville/Montgomery County Coordinating Committee has held the requisite public hearings pursuant to TCA 6-58-104;

NOW, THEREFORE the Clarksville/Montgomery County Coordinating Committee submits to the Local Government Planning Advisory Committee the Clarksville/Montgomery County Growth Plan as amended for its approval pursuant to TCA 6-58-104.



Chair

Montgomery County Coordinating Committee

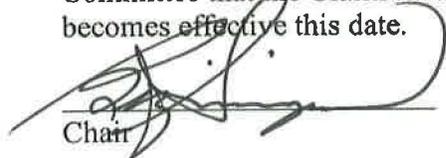
11 October 2012
Date

**RESOLUTION OF APPROVAL
BY THE
LOCAL GOVERNMENT PLANNING ADVISORY COMMITTEE**

WHEREAS, the Clarksville/Montgomery County Coordinating Committee has submitted an amendment to the County Growth Plan for Montgomery County and its municipalities, and

WHEREAS, the Coordinating Committee has certified that the plan has been ratified pursuant to TCA 6-58-104,

NOW THEREFORE BE IT RESOLVED by the Local Government Planning Advisory Committee that the Clarksville/Montgomery County Growth Plan is hereby approved and becomes effective this date.



Chair

10-24-12
Date

Local Government Planning Advisory Committee
County Growth Plan Checklist

Montgomery County

2
Board Documents
including maps.

Two Copies of the Growth Plan (Minimum of two maps depicting Municipal Boundaries, Urban Growth Boundaries, Planned Growth Areas, and Rural Areas).

2
one in each copy of the plan.

One signed copy of the Certificate of Ratification form.

2 labels for Board Document
2 labels for Maps

Ready for approval.

**Submittal of County Growth Plan
And
Certificate of Ratification**

Whereas, the Clarksville-Montgomery County Coordinating Committee, also known as the Economic and Community Development Advisory Committee, has developed and recommended to the County and municipal legislative bodies of Montgomery County, a Growth Plan which complies with TCA 6-58-106; and

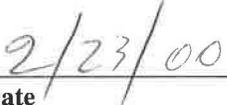
Whereas, the County and municipal legislative bodies have ratified the Clarksville-Montgomery County Growth Plan as required by TCA 6-58-104; and

Whereas, the Clarksville-Montgomery County Coordinating Committee has held the requisite public hearings pursuant to TCA 6-58-104;

Now Therefore, the Clarksville-Montgomery County Coordinating Committee submits to the Local Government Planning Advisory Committee the Clarksville-Montgomery County Growth Plan for its approval pursuant to TCA 6-58-104.



Chair, County Coordinating Committee



Date

**Resolution of Approval
By The
Local Government Planning Advisory Committee**

Whereas, the Clarksville-Montgomery County Coordinating Committee has submitted a County Growth Plan for Clarksville-Montgomery County and its municipalities; and

Whereas, the Coordinating Committee has certified that the plan has been ratified pursuant to TCA 6-58-104;

Now, Therefore Be It Resolved by the Local Government Planning Advisory Committee that the Clarksville-Montgomery County Growth Plan is hereby approved and becomes effective this date.



Chair, Local Government Planning Advisory Committee



Date

Clarksville-Montgomery County Growth Plan

February, 2000

Presented to the **Montgomery County Commission**
By the **Economic and Community Development Advisory Committee**

Technical Support, Data Collection and Analyses Provided by
Regional Planning Commission Staff

With Assistance from the
Clarksville-Montgomery County Geographic Information System

**Growth Plan for Clarksville-Montgomery County, TN
Submitted in Response to Public Chapter 1101, Enacted May, 1998**

Plan Guidance and Formulation
Under the Auspices of
Growth Plan Coordinating Committee
Officially Known As

The Economic and Community Development Advisory Committee

Joe Creek, County Commissioner, Chairman	Mayor Johnny Piper, Regional Planning Commission
Morrel Boyd, City Council, Vice Chairman	Carl Wilson, CEMC, County Appointee
Lane Lyle, Chairman, Regional Planning Commission	Ken Spradlin, CDE, City Appointee
James Trotter, Vice-Chair, Regional Planning Commission	Denzil Biter, City Engineer, City Appointee
Moninda Biggers, Regional Planning Commission	Loretta Bryant, County Commissioner
Barbara Ratchford, Regional Planning Commission	Benny Skinner, County Commissioner
Gary Norris, Regional Planning Commission	

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Provided by the

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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 is 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. The following chart outlines the various residential zones which will be allowable in these three areas:

Allowable Zoning Districts by Area

RURAL AREAS	PLANNED GROWTH AREAS	UGB
AG	AG	ALL
E-1	E-1	
EM-1	EM-1	
	E-1A	
	EM-1A	
	R-1	

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.

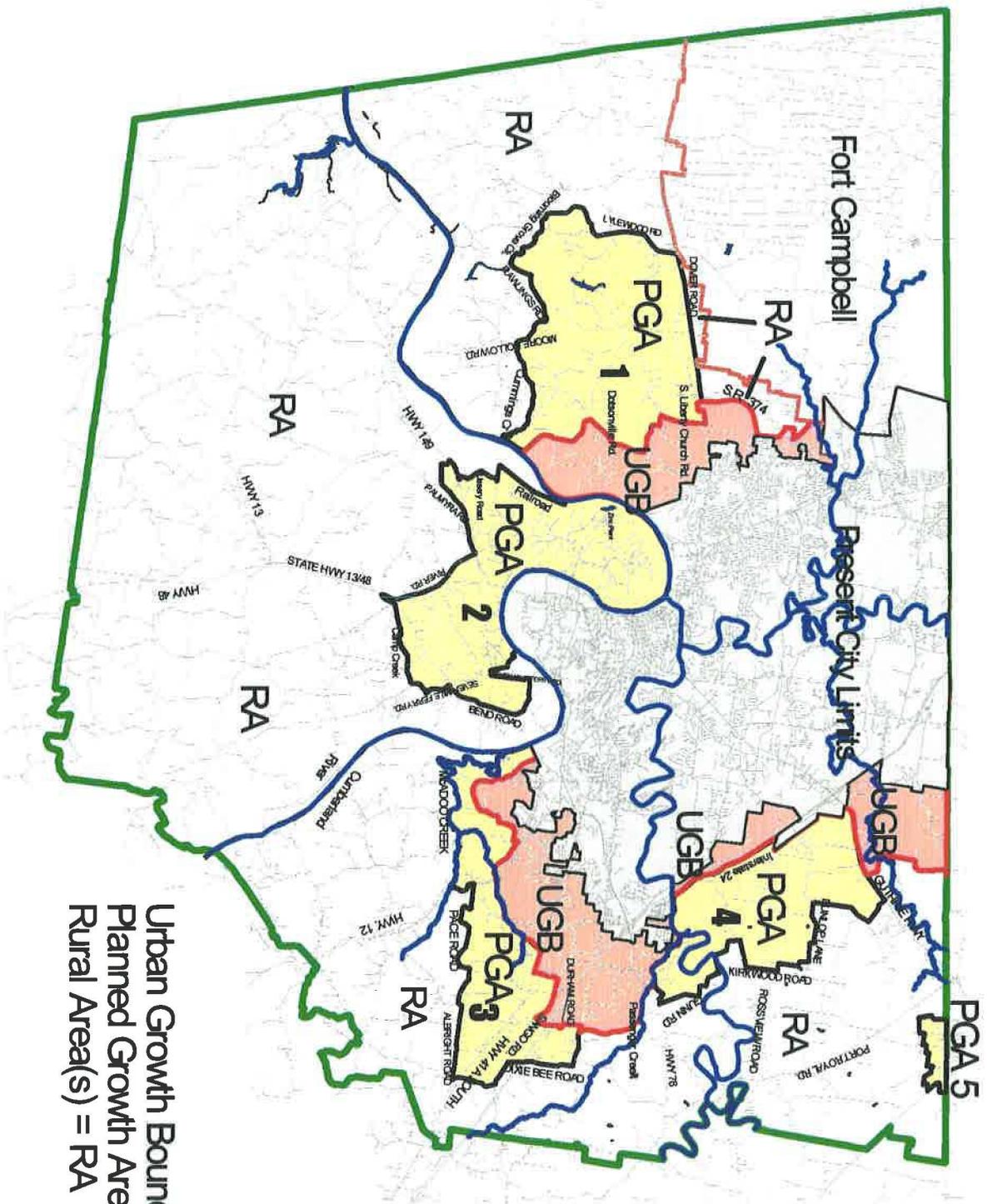
This policy is not a substitution for the normal review process in local zoning but instead an enhancement of this process. Review of development proposals and zone change requests will continue to be based on an assessment of the physical attributes of the tract including, but not limited to, items 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.

Growth Plan Map



Urban Growth Boundary = UGB
 Planned Growth Area(s) = PGA
 Rural Area(s) = RA



RELATIVE SIZES OF GROWTH PLAN AREAS Clarksville-Montgomery County, TN October, 1999				
Area*	Acreage	Square Miles	Number of Parcels	Average Size of Parcel
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.

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."

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 up front 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.¹

¹ 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.)

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.

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.

The Growth Plan Coordinating Committee

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	Moninda Biggers	Mayor Johnny Piper	Benny Skinner
Morrell Boyd – Vice Chair.	Barbara Ratchford	Carl Wilson	Denzil Biter
Lane Lyle	Gary Norris	Ken Spradlin	
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 Economic and Community Development Board

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.

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.²

² 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.

Public Hearing Requirements – The municipality held two public hearings, each given at least 15 days advance 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.

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.³

Public Hearing Requirements – Before presenting the proposed PGAs, the County held two public hearings, each given at least 15 days advance 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.

³ Ibid.

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.⁴

Public Hearing Requirements – Before presenting any proposed RAs, the County held two public hearings, each given at least 15 days advance 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.

⁴ Ibid.

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.

Year	2000	2005	2010	2015	2020
Clarksville	106,069	121,004	137,900	157,144	179,200
Montgomery - Unincorp.	26,467	26,470	26,027	25,058	23,460
Montgomery - Total	132,536	147,474	163,927	182,202	202,680

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 as a whole 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.

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:

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

Land Use by Type	Acreage
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

**Clarksville-Montgomery County
Existing Land Use Inventory and Analysis**

Land Use By Type	Total Area Developed Acres	Percentage of Total Land Area	Percentage of Developed Land Area	Total # Of Units or Parcels	Density of Units per Acre	Average Lot Size in Acres
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
Public/Semi-Public	5,482	1.6%	5.4%	817	0.15	6.71
Street/Hwy ROW's	8,186	2.4%	8.0%			
Water Bodies	4,400	1.3%	4.3%			
Ft. Campbell	43,014	12.5%	42.2%			
Total Developed Land	101,879	29.5%				
Agric./ Undev. Land**	243,167	70.5%				
Total Land Area (Ac.)	345,046	100%				
Area in Square Miles	539.13					

**Includes undeveloped land in any category. Agric.land may be occupied by farmstead improvements.

Source: Clarksville-Montgomery County Geographic Information System Intensity Standards Comp.xls

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:

CURRENT LAND USE BY MAGNITUDE OF THE USE CITY OF CLARKSVILLE

Land Use by Type	Acres Devoted to Use
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

**City of Clarksville
Existing Land Use Inventory**

Land Use By Type	Total Area Developed Acres	Percentage of Total Land Area	Percentage of Developed Land Area	Total # Of Units or Parcels	Density of Units per Acre	Average Lot Size in Acres
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/Hwy ROW's	3,958	6.5%	12.3%			
Water Bodies	4,150	6.9%	12.9%			
Ft. Campbell	3,712	6.1%	11.5%			
Total Developed Land	32,215	53.3%				
Agric./ Undev. Land**	28,278	46.7%				
Total Land Area (Accs.)	60,493	100%				
Area in Sq. Mi.	94.52					

**Includes undeveloped land in any category. Agric. Land may be occupied by farmstead improvements.

Source: Clarksville-Montgomery County Geographic Information System Intensity Standards Comp.xls

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.

**Clarksville-Montgomery County
Land Use Projections for Next 20 Years**

Based on

**2000 Population Level of
132,536**

Land Use by Category	Improved Parcels or Units	Developed Acreage	Average Parcel Size (Ac.)	Density Units/Ac.	2000 Population Factor	Additional Acres Needed*	
						Based on 2020 Pop. Proj. @ 202,680	Currently Vacant Rated for Use
Single Family Residential	34,176	35,129	1.03	0.97	0.2651	18,592	32,481
Multi-Family Residential Units	7,512	828	0.11	9.07	0.0062	438	466
Mobile Home Park Units	1,810	294	0.16	6.16	0.0022	156	
Industrial/Quarrying	150	2,197	14.65	0.07	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	
Fort Campbell		43,014		no significant change			
Street/Hwy ROW's**		8,186			0.0618	4,332	4,400
Water Acres		4,400		no significant change			
Total Developed Acres		101,879					
Agricultural/Forest/Undeveloped	2,864	243,167	84.90		1.8347		
Totals	46,039	345,046				28,825	42,678

Intensity standards comparisons.xls

Total County Area = 345,046 acres
 Minus Future City Developed Area/Ft. Campbell 46,865 "
 Minus Current Developed County Remainder Area 101,879 "
 Minus Future Land Use Needs 28,825 "
 Minus water & current/future street ROW's* 16,986 "
Available Vacant Land After 2020 = 150,491 "

* 2000 land use factor multiplied by 2020 population projection.

** Source: City, County, State Highway Departments

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.

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.

City of Clarksville
Land Use Projections for Next 20 Years
 Based on
2000 Population Level of
106,069

Land Use by Category	Parcels or Units	Developed Acreage	Average Parcel Size (Acs.)	Density Units/Ac.	2000 Population Factor	Additional Acres Needed*	
						Based on 2020 Pop. Proj. 179,220	Currently Vacant Rated for Use
Single Family Residential	26,043	13,541	0.52	1.92	0.1277	9,339	14,899
Multi-Family Residential Units	7,252	741	0.10	9.79	0.0070	511	463
Mobile Home Park Units	1,599	159	0.10	10.06	0.0015	110	650
Industrial/Quarrying	133	962	7.23	0.14	0.0091	663	2,175
Commercial/Prof. Office	1,496	2,066	1.38	0.72	0.0195	1,425	
Public/Semi Public	468	2,926	6.25	0.16	0.0276	2,018	
Fort Campbell		3,712			no significant change		
Street/Hwy ROW's**		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

Intensity standards comparisons.xls

Current City Size = 60,493 acres
 Minus Currently Developed Area 32,215 " Including City area of Ft. Campbell
 Minus Future Land Use Needs 16,795 "
 Minus water & current/future street ROW's** 10,837 "
Available Vacant Land After 2020 = 646 "

* 2000 land use factor multiplied by 2020 population projection.

** Source: City and State Highway Departments

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.

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 close 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 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 to 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 Pasmenco 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 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.

Allowable Zoning Districts

Zone District	Land Use Type
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 in 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 in 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.

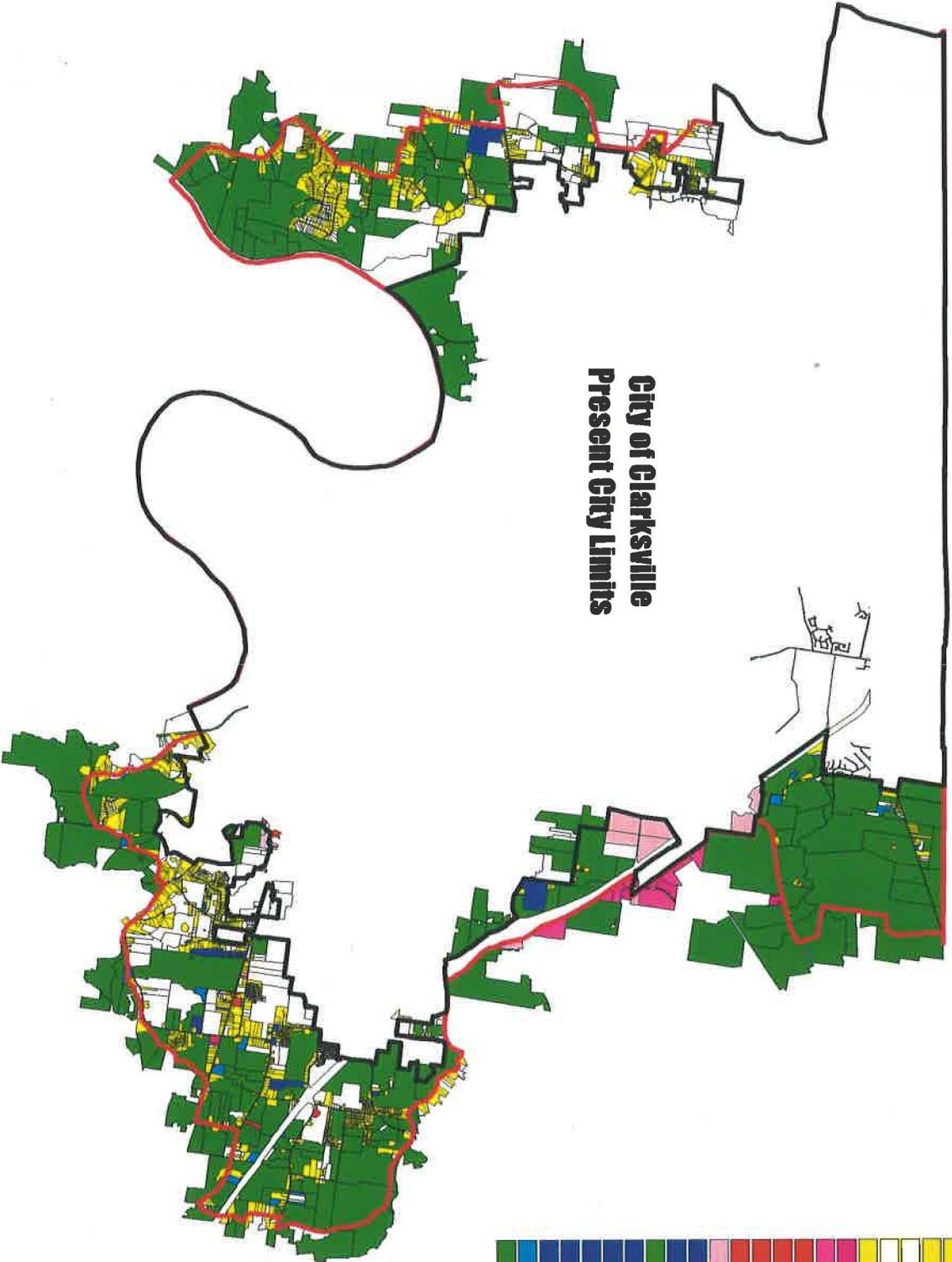
Listing of Primary Utility Providers in the UGB

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.

Urban Growth Boundary (UGB)

City of Clarksville Present City Limits



- City Limits
- UGB Land Use by Category
- Impr. SF Residential < 5 acs.
- Impr. SF Residential > 5 acres
- Impr. MF Residential
- Mobile Home Parks
- Vac. SF Residential < 15 acres
- Vac. SF Residential > 15 acres
- Vac. MF Residential
- Gen. Industrial - Impr.
- Gen. Industrial - Vac.
- Commercial Impr. Local
- Commercial Impr. Regional
- Hotel/Motel/Asst Living
- Medical Services Tracts
- Gen. Commercial - Vac.
- Educational Fac. Pub/Priv.
- APSU Tracts
- Parks, Rec., Natural Areas
- Religious, Inst., Meeting Fac.
- Cemeteries - Pub/Priv
- Gen. Governmental Uses
- Utilities - Pub/Priv
- Transportation Fac.
- Ag/Forest Undeveloped < 15 acres
- Ag/Forest Vac or Imp > 15 acres



LAND USE BY CATEGORY CALCULATED IN ACRES	
Urban Growth Boundary (UGB) (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
TOTAL AREA	26,521

* Data from Geographic Information System.
Areas do not include water acres or road
rights of way.

01-06-00growth plan area sizes.xls

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 PGAs.

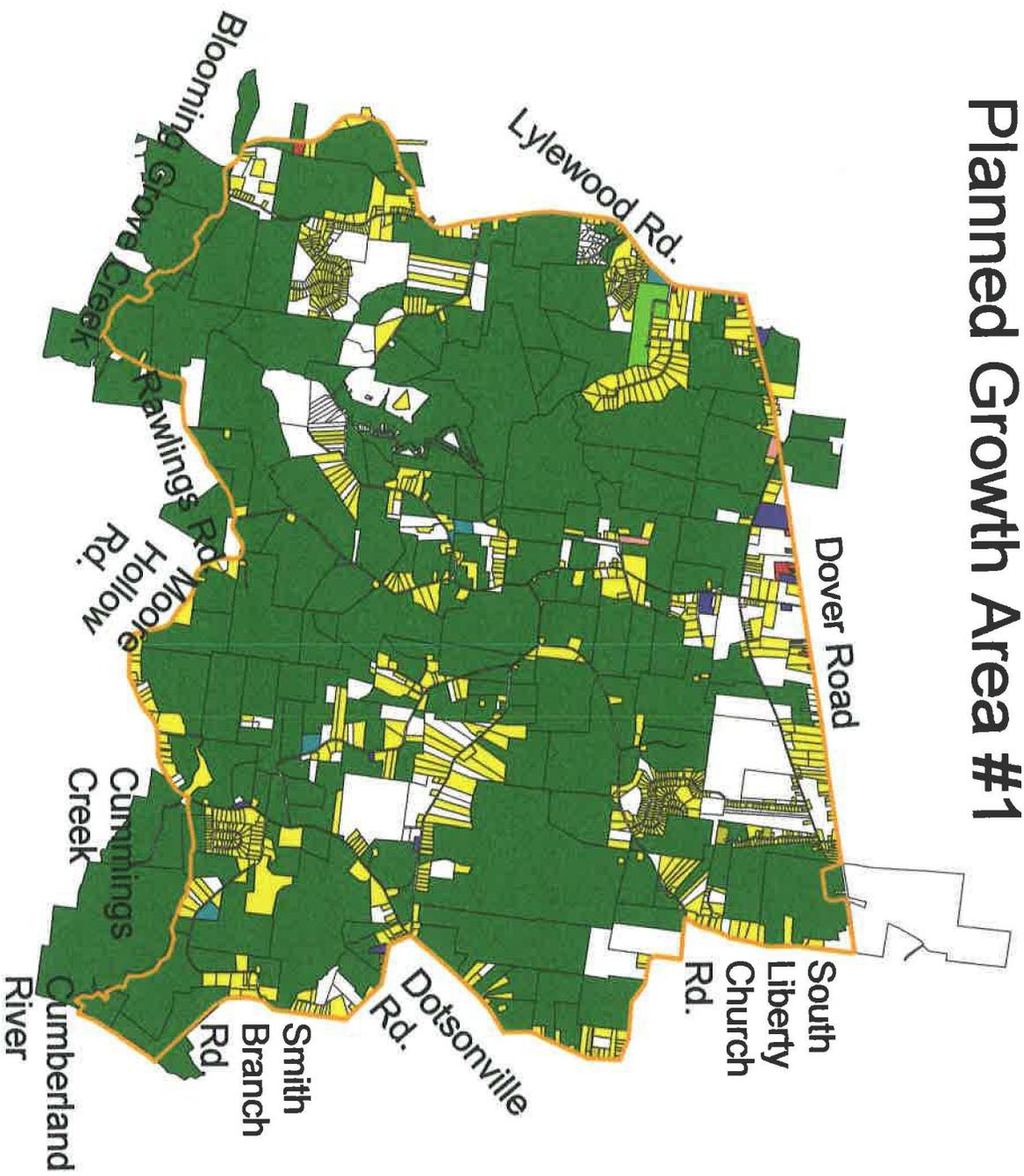
PLANNED GROWTH AREA - #1

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.

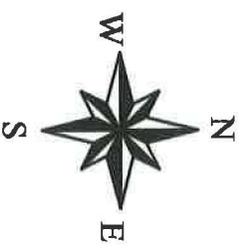
Primary Utility Providers in the Woodlawn/Dotsonville PGA

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

Planned Growth Area #1



PGA Limits
Land Use by Category
Impr. SF Residential < 5 acs.
Impr. SF Residential > 5 acres
Impr. MF Residential
Mobile Home Parks
Vac. SF Residential < 15 acres
Vac. SF Residential > 15 acres
Vac. MF Residential
Gen. Industrial - Impr.
Gen. Industrial - Vac.
Commercial Impr. Local
Commercial Impr. Regional
Hotel/Motel/Assst Living
Medical Services Tracts
Gen. Commercial - Vac.
Educational Fac. Pub/Priv.
APSU Tracts
Parks, Rec., Natural Areas
Religious, Inst., Meeting Fac.
Cemeteries - Pub/Priv
Gen. Governmental Uses
Utilities - Pub/Priv
Transportation Fac.
Ag/Forest Undeveloped < 15 acres
Ag/Forest Vac or Imp > 15 acres



LAND USE BY CATEGORY CALCULATED IN ACRES 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
TOTAL AREA		15,028

* Data from Geographic Information System.
Areas do not include water acres or road rights of way.

01-06-00growth plan area sizes.xls

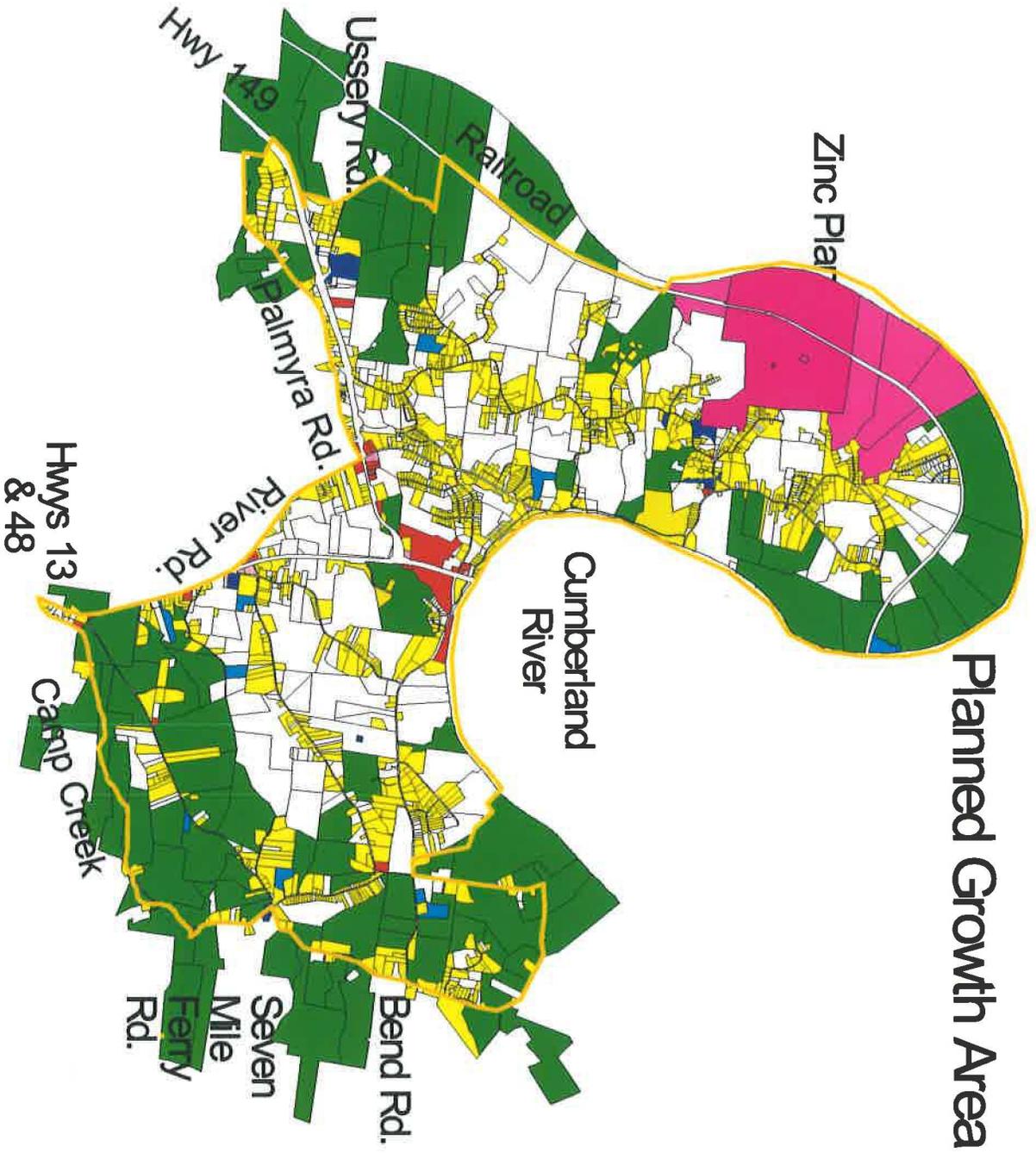
PLANNED GROWTH AREA - #2

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

Planned Growth Area #2



- PGA Limits
- Land Use by Category
- Impr. SF Residential < 5 acs.
- Impr. SF Residential > 5 acs
- Impr. MF Residential
- Mobile Home Parks
- Vac. SF Residential < 15 acres
- Vac. SF Residential > 15 acres
- Vac. Tracts MF Residential
- Gen. Industrial - Impr.
- Gen. Industrial - Vac.
- Commercial Impr. Local
- Commercial Impr. Regional
- Hotel/Motel/Asst Living
- Medical Services Tracts
- Gen. Commercial - Vac.
- Educational Fac. Pub/Priv.
- APSU Tracts
- Parks, Rec., Natural Areas
- Religious, Inst., Meeting Fac.
- Cemeteries - Pub/Priv
- Gen. Governmental Uses
- Utilities - Pub/Priv
- Transportation Fac.
- Ag/Forest Undeveloped < 15 acres
- Ag/Forest Vac or Imp > 15 acres



LAND USE BY CATEGORY CALCULATED IN ACRES PLANNED GROWTH AREA # 2 (Cumberland Heights/Salem)	
	ACRES
Residential - Improved	2,648
Residential - Vacant	4,641
Industrial - Improved	590
Industrial - Vacant	540
Commercial - Improved	139
Commercial - Vacant	16
Public/Semi-Public	61
Agricultural/Forested	6,370
TOTAL AREA	15,005

* Data from Geographic Information System.
Areas do not include water acres or road
rights of way.

01-06-00growth plan area sizes.xls

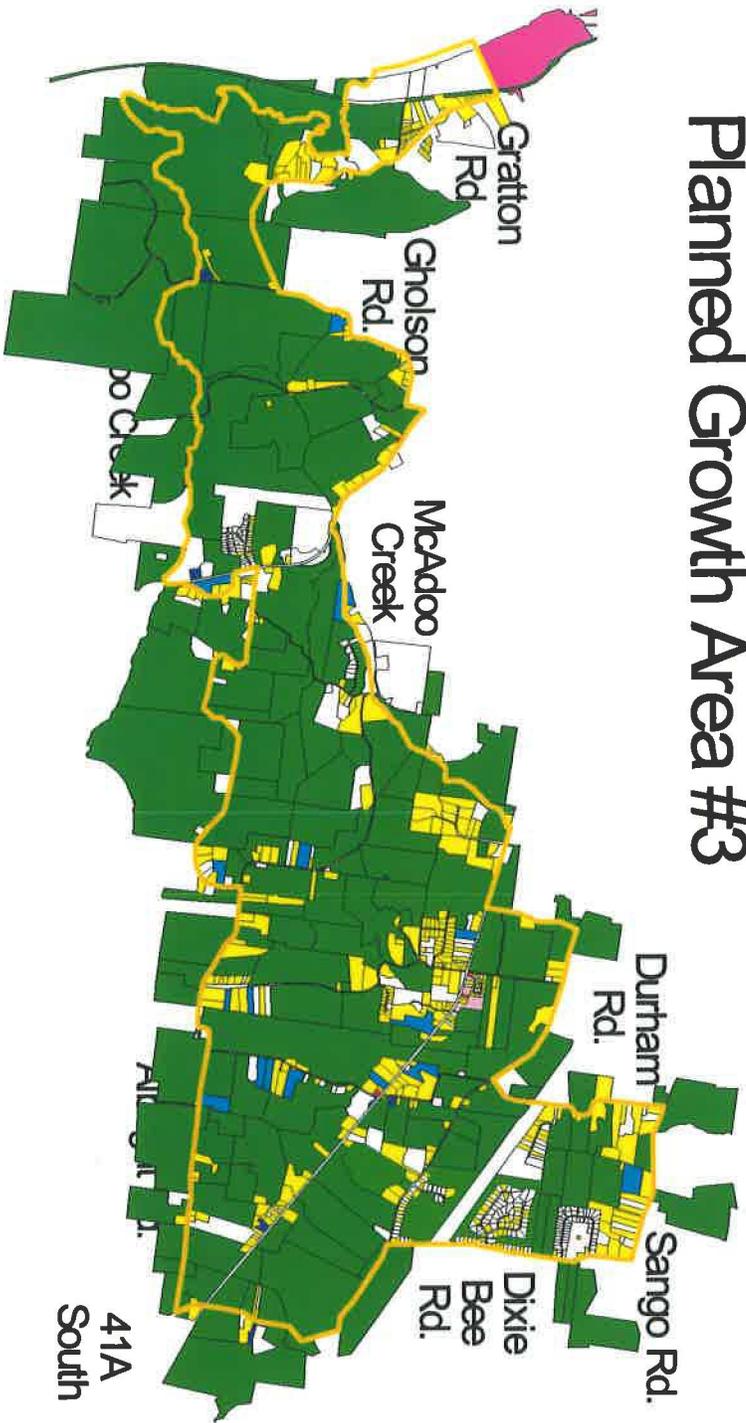
PLANNED GROWTH AREA - #3

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

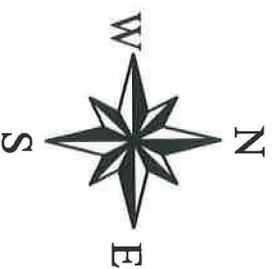
Water:	City of Clarksville/ East Montgomery Utility District
Sewer:	No public sewer
Electricity:	Cumberland Electric Membership Corporation
Gas:	Limited Natural Gas – City of Clarksville
Police:	Montgomery County Sheriffs Patrol
Fire:	Volunteer

Planned Growth Area #3



PGA Limits

Land Use by Category	PGA Limits
Impr. SF Residential < 5 acs.	Light Yellow
Impr. SF Residential > 5 acs	Yellow
Impr. MF Residential	Light Green
Mobile Home Parks	Light Blue
Vac. SF Residential < 15 acres	White
Vac. SF Residential > 15 acres	Light Yellow
Vac. MF Residential	Light Green
Gen. Industrial - Impr.	Light Blue
Gen. Industrial - Vac.	Light Green
Commercial Impr. Local	Light Blue
Commercial Impr. Regional	Light Blue
Hotel/Motel/Asst Living	Light Blue
Medical Services Tracts	Light Blue
Gen. Commercial - Vac.	Light Green
Educational Fac. Pub/Priv.	Light Blue
APSU Tracts	Light Blue
Parks, Rec., Natural Areas	Light Green
Religious, Inst., Meeting Fac.	Light Green
Cemeteries - Pub/Priv	Light Green
Gen. Governmental Uses	Light Green
Utilities - Pub/Priv	Light Green
Transportation Fac.	Light Green
Ag/Forest Undeveloped < 15 acres	Light Green
Ag/Forest Vac or Impr > 15 acres	Light Green



LAND USE BY CATEGORY CALCULATED IN ACRES 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
TOTAL AREA		12,240

* Data from Geographic Information System.

Areas do not include water acres or road rights of way.

01-06-00growth plan area sizes.xls

PLANNED GROWTH AREA - #4

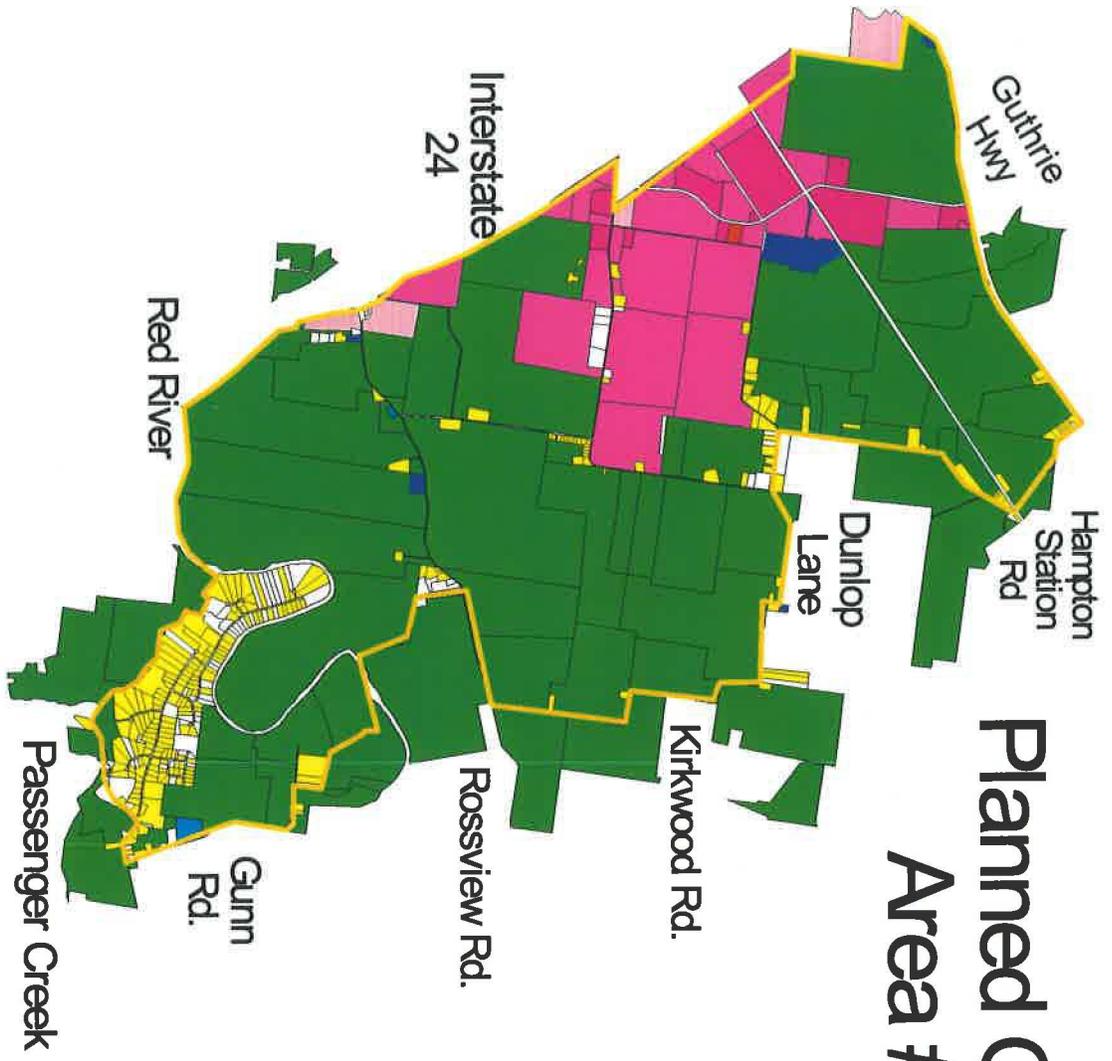
This planned growth area is dominated by the Clarksville-Montgomery County Industrial Park. The park is a major producer of local jobs and receives all City utilities as well as the independent utilities that serve the unincorporated areas in the eastern portion of the County. This is the only planned 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.

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

Planned Growth Area # 4



PGA Limits	
Land Use by Category	
Imp. SF Residential < 5 acs.	[Light Yellow]
Imp. SF Residential > 5 acs	[Yellow]
Imp. MF Residential	[Light Green]
Mobile Home Parks	[Light Green]
Vac. SF Residential < 15 acres	[Light Green]
Vac. SF Residential > 15 acres	[Light Green]
Vac. MF Residential	[Light Green]
Gen. Industrial - Imp.	[Light Green]
Gen. Industrial - Vac.	[Light Green]
Commercial Imp. Local	[Light Green]
Commercial Imp. Regional	[Light Green]
Hotel/Motel/Asst Living	[Light Green]
Medical Services Tracts	[Light Green]
Gen. Commercial - Vac.	[Light Green]
Educational Fac. Pub/Priv.	[Light Green]
APSU Tracts	[Light Green]
Parks, Rec., Natural Areas	[Light Green]
Religious, Inst., Meeting Fac.	[Light Green]
Cemeteries - Pub/Priv	[Light Green]
Gen. Governmental Uses	[Light Green]
Utilities - Pub/Priv	[Light Green]
Transportation Fac.	[Light Green]
Ag/Forest Undeveloped < 15 acres	[Light Green]
Ag/Forest Vac or Imp > 15 acres	[Light Green]



LAND USE BY CATEGORY CALCULATED IN ACRES PLANNED GROWTH AREA # 4 (Industrial Park Area)		ACRES
Residential - Improved		528
Residential - Vacant		213
Industrial - Improved		261
Industrial - Vacant		1,231
Commercial - Improved		6
Commercial - Vacant		131
Public/Semi-Public		64
Agricultural/Forested		8,062
TOTAL AREA		10,496

* Data from Geographic Information System.

Areas do not include water acres or road rights of way.

01-06-00growth plan area sizes.xls

PLANNED GROWTH AREA - #5

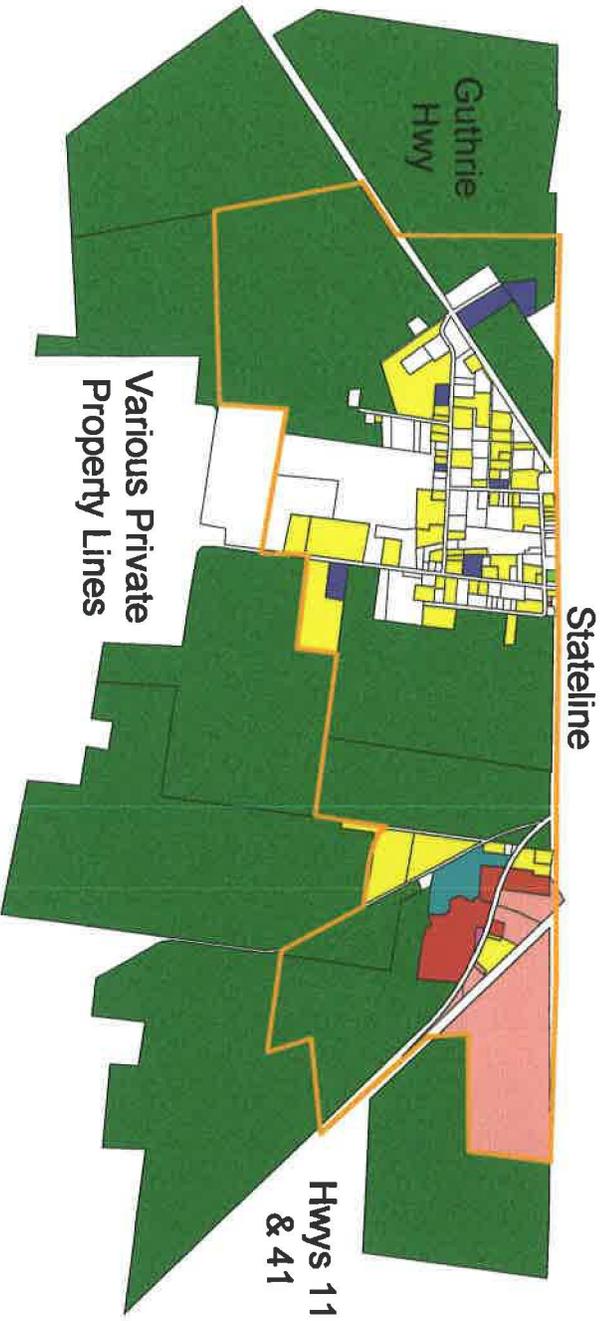
This planned growth area is unique in the fact that it is a suburb of a Kentucky town. It shares many of the utility providers of the City of Guthrie. This area is identified in the growth plan because it has some of the highest residential densities in all of Montgomery County.

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.

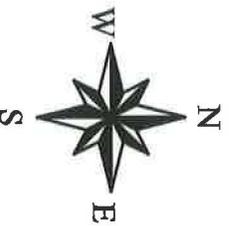
Primary Utility Providers in the South Guthrie PGA

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

Planned Growth Area # 5



PGALimits	Land Use by Category
[Orange outline]	PGALimits
[Light Green]	Impr. SF Residential < 5 acs.
[Yellow-Green]	Impr. SF Residential > 5 acs
[Yellow]	Impr. MF Residential
[Light Yellow]	Mobile Home Parks
[White]	Vac. SF Residential < 15 acres
[Light Green]	Vac. SF Residential > 15 acres
[Light Green]	Vac. MF Residential
[Light Green]	Gen. Industrial - Impr.
[Light Green]	Gen. Industrial - Vac.
[Light Green]	Commercial Impr. Local
[Light Green]	Commercial Impr. Regional
[Light Green]	Hotel/Motel/Assst Living
[Light Green]	Medical Services Tracts
[Light Green]	Gen. Commercial - Vac.
[Light Green]	Educational Fac. Pub/Priv.
[Light Green]	APSU Tracts
[Light Green]	Parks, Rec., Natural Areas
[Light Green]	Religious, Inst., Meeting Fac.
[Light Green]	Cemeteries - Pub/Priv
[Light Green]	Gen. Governmental Uses
[Light Green]	Utilities - Pub/Priv
[Light Green]	Transportation Fac.
[Light Green]	Ag/Forest Undeveloped < 15 acres
[Light Green]	Ag/Forest Vac or Imp > 15 acres



LAND USE BY CATEGORY CALCULATED IN ACRES 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
TOTAL AREA		1,306

* Data from Geographic Information System.
Areas do not include water acres or road rights of way.

01-06-00growth plan area sizes.xls

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 for each.

Allowable Zoning Chart

Zone District	Land Use Type
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)

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 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 work force of the base have a major impact on growth, both in the urban and rural areas of this County.

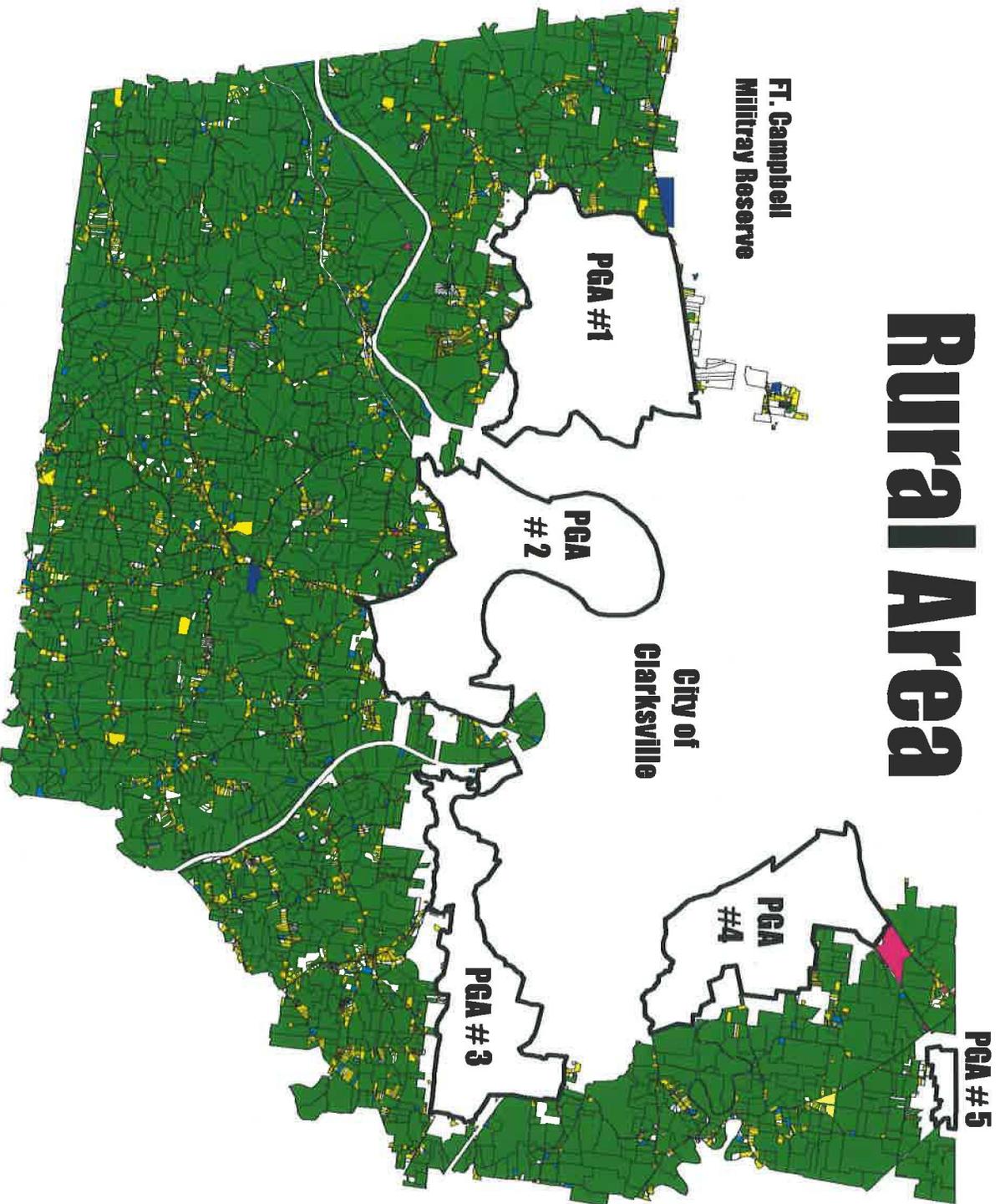
See Page 37 for a copy of the County Commission's resolution adopting the Rural Area boundaries and see Appendix C for a copy of the legal description of the Rural Area boundaries.

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



Land Use by Category

Land Use by Category
Inpr. SF Residential < 5 acs.
Inpr. SF Residential > 5 acres
Inpr. MF Residential
Mobile Home Parks
Vac. SF Residential < 15 acres
Vac. SF Residential > 15 acres
Vac. MF Residential
Gen. Industrial - Impr.
Gen. Industrial - Vac.
Commercial Impr. Local
Commercial Impr. Regional
Hotel/Motel/Asst Living
Medical Services Tracts
Gen. Commercial - Vac.
Educational Fac. Pub/Priv.
APSU Tracts
Parks, Rec., Natural Areas
Religious, Inst., Meeting Fac.
Cemeteries - Pub/Priv
Gen. Governmental Uses
Utilities - Pub/Priv
Transportation Fac.
Ag/Forest Undeveloped < 15 acres
Ag/Forest Vac or Impr > 15 acres



LAND USE BY CATEGORY CALCULATED IN ACRES	
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
TOTAL AREA	166,813

* Data from Geographic Information System.
Areas do not include water acres or road rights of way.

01-06-00growth plan area sizes.xls

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 lie.

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 (UGB) 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

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

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

11-4-99
by W. Dyer D.C.

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'a) 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 8th 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 8th day of November, 1999.

Sponsor

Joe / Aub

Commissioner

Pat Vaden

Approved

Raymond Whitland
County Executive

Attested

Wilma K. Dyer
County Clerk

The following resolution was presented to the Board:

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

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

WHEREAS, the Clarksville-Montgomery County Growth Plan has been prepared by the Clarksville-Montgomery County Regional Planning Commission to fulfill the requirements of Public Chapter 1101; and

WHEREAS, the Clarksville-Montgomery County Economic and Community Development Advisory Committee has adopted the Clarksville-Montgomery Growth Plan and recommends the adoption 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

00-2-2:

On motion to adopt by Commissioner Creek, seconded by Commissioner Nagrod, the foregoing resolution was adopted by the following roll call vote:

AYES: Norman Young, Brenda E. Radford, Sammy Stuard, Benny F. Skinner, Barry L. Bellamy, R. Q. Old, Ruth A. Milliken, Sidney R. Brown, Jack Nagrod, Joe L. Creek, John O. Morris, Jr., Lewis Baggett, Reber P. Kennedy, Jr., Loretta J. Bryant, Nancy Kahihikolo, Ginger Miles, Lettie M. Kendall, Larry W. Foster, Pat Vaden, Mabel B. Steeley and Suzanne A. Uffelman (21).

NOES: None.

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: Northern most 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 Gratton 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 its 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 eastwardly direction to its intersection with the southern right of way boundary of U. S. Highway 41A South;

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

ATTACHMENT TO RESOLUTION 99-11-1

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 center lines.

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 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 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 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 Gratton Road.

Thence in a westerly and northerly direction with the southern right of way of Gratton 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 of the Cumberland River, the point of beginning.

Boundary Description of Planned Growth Area #4

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

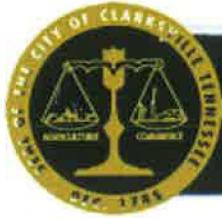
easterly direction to a point in the west margin of Kirkwood Road and thence crossing Kirkwood Road to its eastern right-of-way; thence with the eastern and northern margins of Kirkwood Road in a generally easterly and southerly direction to a point in the north margin of Rossvie Road and thence continuing 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.

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 southwestly 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.

Appendix C



Regional Planning Commission
Clarksville / Montgomery County



TABLE OF CONTENTS

**CLARKSVILLE-MONTGOMERY COUNTY
GROWTH PLAN**

OCTOBER 1, 2012

1. Letter from Mayor Carolyn Bowers
2. Mandate from Mayor Bowers and Mayor McMillan
3. Proposed Growth Plan Amendments
4. Growth Plan Map
5. Planned Growth Area 4 Map

**Executed Resolutions to follow once adopted



Montgomery County Government

Carolyn P. Bowers
Mayor

1 Millennium Plaza, Suite 205
P.O. Box 368
Clarksville, Tennessee 37041-0368

Phone: (931) 648-5787
Fax: (931) 553-5177
mayorbowers@montgomerycountyttn.org

September 27, 2012

Director of Rural Development
ATTN: Mr. Dan Hawk
Economic & Community Development
312 Rosa L. Parks Ave.
Tenth Floor
Nashville, TN 37243

SUBJECT: Local Government Planning Advisory Council

Dear Mr. Hawk:

Please accept this letter as my request for the Local Government Planning Advisory Committee (LGPAC) to place the proposed amendments for the Clarksville-Montgomery County Growth Plan regarding text amendments to Planned Growth Area #4.

The Coordinating Committee has held the required public hearings per Tennessee Code Annotated and both the County and Municipal Legislative bodies are scheduled to hear the proposed amendments at their regularly scheduled October meetings.

If you need any additional information, please do not hesitate to contact me or Chairman, Mark Kelly at 931-245-7435.

Sincerely,

Carolyn Bowers
Mayor, Montgomery County



Montgomery County Government

Carolyn P. Bowers
Mayor

1 Millennium Plaza, Suite 205
P.O. Box 368
Clarksville, Tennessee 37041-0368

Phone: (931) 648-5787
Fax: (931) 553-5177
mayorbowers@montgomerycountyttn.org

March 15, 2012

Dear Coordinating Committee Member:

Re: Growth Plan

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. The Growth Plan had a 20-year time frame but due to increased development patterns outside the city limits of Clarksville, it has been determined that a study is needed to determine if our current Growth Plan should be amended.

The Regional Planning Commission was part of the original Coordinating Committee (The Economic and Community Development Advisory Committee) and we request that the current membership of the Planning Commission act as the Coordinating Committee along with additional appointees. State law allows both the City and County Mayor to appoint additional members to the Committee and your input for these proposed amendments will be important through this process.

There have been two public hearings conducted to determine if amendments to the Growth Plan are warranted. We have listed information that was taken from those public hearings and I feel that a study of these areas should be considered.

1. Amend Planned Growth Area #4 (PGA 4) to allow all residential zoning classifications; and
2. Amend the Rural Area (RA) to allow for E-1A (Single Family Estate District) and EM-1A (Single Family Mobile Home Estate District).

Attached is a copy of the original Growth Plan for your review. We have directed Audrea Smithson to coordinate these meetings and be available to answer questions through this process. Her contact information is audrea.smithson@cityofclarksville.com.

Sincerely,

Handwritten signature of Carolyn P. Bowers in blue ink.

CAROLYN P. BOWERS
Montgomery County Mayor

Handwritten signature of Kim McMillan in blue ink.

KIM McMILLAN
City of Clarksville Mayor

RESOLUTION 20-2012-13

A 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 an Urban Growth Boundary (UGB) 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 amendments to the zoning classifications for Planned Growth Area 4 and text amendments for the Rural Area 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 amendments by the Clarksville-Montgomery County Economic and Community Development Advisory Committee and described attachment "Exhibit A" is hereby adopted.


Mayor

ATTEST:


City Clerk

ADOPTED: October 4, 2012

RESOLUTION ADOPTING AMENDMENTS TO PLANNED GROWTH 4 AND THE RURAL AREA TO THE CLARKSVILLE-MONTGOMERY COUNTY GROWTH PLAN 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 amendments to the zoning classifications for Planned Growth Area 4 and text amendments for the Rural Area 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 8th day of October, 2012, that the Planned Growth Area 4 and Rural Area be amended as recommended by the Clarksville-Montgomery County Economic and Community Development Advisory Committee and described by Exhibit "A".

Duly passed and approved this 8th day of October, 2012.

Sponsor *Andrew Johnson*

Commissioner *Bob Cook*

Approved *Carol J. Bowers*
County Mayor

Attested

Kellie G. Jackson
County Clerk

**Department of Economic
and Community Development**



TENNESSEE

Local Planning Assistance Office

Rachel Jackson Building /6th Floor
320 Sixth Avenue North
Nashville, Tennessee 37243-0405
615-741-2211

May 4, 2000

The Honorable Douglas Weiland
County Executive of Montgomery County
P.O. Box 368, Courthouse
Clarksville, Tennessee 37040

Dear Mr. Weiland:

The Local Government Planning Advisory Committee at its meeting April 26 approved the Montgomery County Growth Plan submitted by the Montgomery County Coordinating Committee. Enclosed is one copy of the materials submitted by the Coordinating Committee and a copy of the Local Government Planning Advisory Committee Resolution of Approval.

The Comprehensive Growth Plan law requires that you file your plan with your county register. The Local Government Planning Advisory will also keep a copy of your plan.

If I or the Local Government Planning Advisory Committee may be of additional assistance, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Waller", written over a light-colored background.

Don Waller
Director

DW/jw

Enclosure

**SUBMITTAL OF COUNTY GROWTH PLAN
AND
CERTIFICATE OF RATIFICATION**

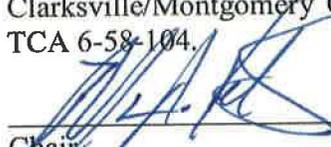
WHEREAS, the Clarksville/Montgomery County Coordinating Committee has developed and recommended to the City Council of Clarksville, Tennessee an amendment to the County Growth Plan dated October 4, 2012 which complies with TCA 6-58-106; and

WHEREAS, the Clarksville/Montgomery County Coordinating Committee has developed and recommended to the Board of County Commissioners of Montgomery County an amendment to the County Growth Plan dated October 8, 2012 which complies with TCA 6-58-106; and

WHEREAS, the county and municipal legislative bodies have ratified the amendment to the Clarksville/Montgomery County Growth Plan as required by TCA 6-58-104; and

WHEREAS the Clarksville/Montgomery County Coordinating Committee has held the requisite public hearings pursuant to TCA 6-58-104;

NOW, THEREFORE the Clarksville/Montgomery County Coordinating Committee submits to the Local Government Planning Advisory Committee the Clarksville/Montgomery County Growth Plan as amended for its approval pursuant to TCA 6-58-104.


Chair

Montgomery County Coordinating Committee

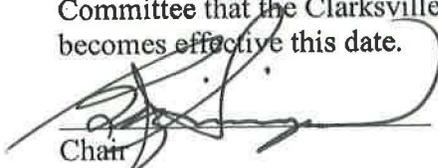
11 October 2012
Date

**RESOLUTION OF APPROVAL
BY THE
LOCAL GOVERNMENT PLANNING ADVISORY COMMITTEE**

WHEREAS, the Clarksville/Montgomery County Coordinating Committee has submitted an amendment to the County Growth Plan for Montgomery County and its municipalities, and

WHEREAS, the Coordinating Committee has certified that the plan has been ratified pursuant to TCA 6-58-104,

NOW THEREFORE BE IT RESOLVED by the Local Government Planning Advisory Committee that the Clarksville/Montgomery County Growth Plan is hereby approved and becomes effective this date.


Chair

10-24-12
Date

Local Government Planning Advisory Committee
County Growth Plan Checklist

Montgomery County

2
Bound Documents
including maps.

Two Copies of the Growth Plan (Minimum of two maps depicting Municipal Boundaries, Urban Growth Boundaries, Planned Growth Areas, and Rural Areas).

2
one in each copy of the plan.

One signed copy of the Certificate of Ratification form.

2 labels for Bound Document
2 labels for Maps

Ready for approval.

**Submittal of County Growth Plan
And
Certificate of Ratification**

Whereas, the Clarksville-Montgomery County Coordinating Committee, also known as the Economic and Community Development Advisory Committee, has developed and recommended to the County and municipal legislative bodies of Montgomery County, a Growth Plan which complies with TCA 6-58-106; and

Whereas, the County and municipal legislative bodies have ratified the Clarksville-Montgomery County Growth Plan as required by TCA 6-58-104; and

Whereas, the Clarksville-Montgomery County Coordinating Committee has held the requisite public hearings pursuant to TCA 6-58-104;

Now Therefore, the Clarksville-Montgomery County Coordinating Committee submits to the Local Government Planning Advisory Committee the Clarksville-Montgomery County Growth Plan for its approval pursuant to TCA 6-58-104.



Chair, County Coordinating Committee

2/23/00

Date

**Resolution of Approval
By The
Local Government Planning Advisory Committee**

Whereas, the Clarksville-Montgomery County Coordinating Committee has submitted a County Growth Plan for Clarksville-Montgomery County and its municipalities; and

Whereas, the Coordinating Committee has certified that the plan has been ratified pursuant to TCA 6-58-104;

Now, Therefore Be It Resolved by the Local Government Planning Advisory Committee that the Clarksville-Montgomery County Growth Plan is hereby approved and becomes effective this date.



Chair, Local Government Planning Advisory Committee

4-26-2006

Date

Clarksville-Montgomery County Growth Plan

February, 2000

Presented to the **Montgomery County Commission**
By the **Economic and Community Development Advisory Committee**

Technical Support, Data Collection and Analyses Provided by
Regional Planning Commission Staff

With Assistance from the
Clarksville-Montgomery County Geographic Information System

**Growth Plan for Clarksville-Montgomery County, TN
Submitted in Response to Public Chapter 1101, Enacted May, 1998**

Plan Guidance and Formulation
Under the Auspices of
Growth Plan Coordinating Committee
Officially Known As

The Economic and Community Development Advisory Committee

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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 is 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. The following chart outlines the various residential zones which will be allowable in these three areas:

Allowable Zoning Districts by Area

RURAL AREAS	PLANNED GROWTH AREAS	UGB
AG	AG	ALL
E-1	E-1	
EM-1	EM-1	
	E-1A	
	EM-1A	
	R-1	

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.

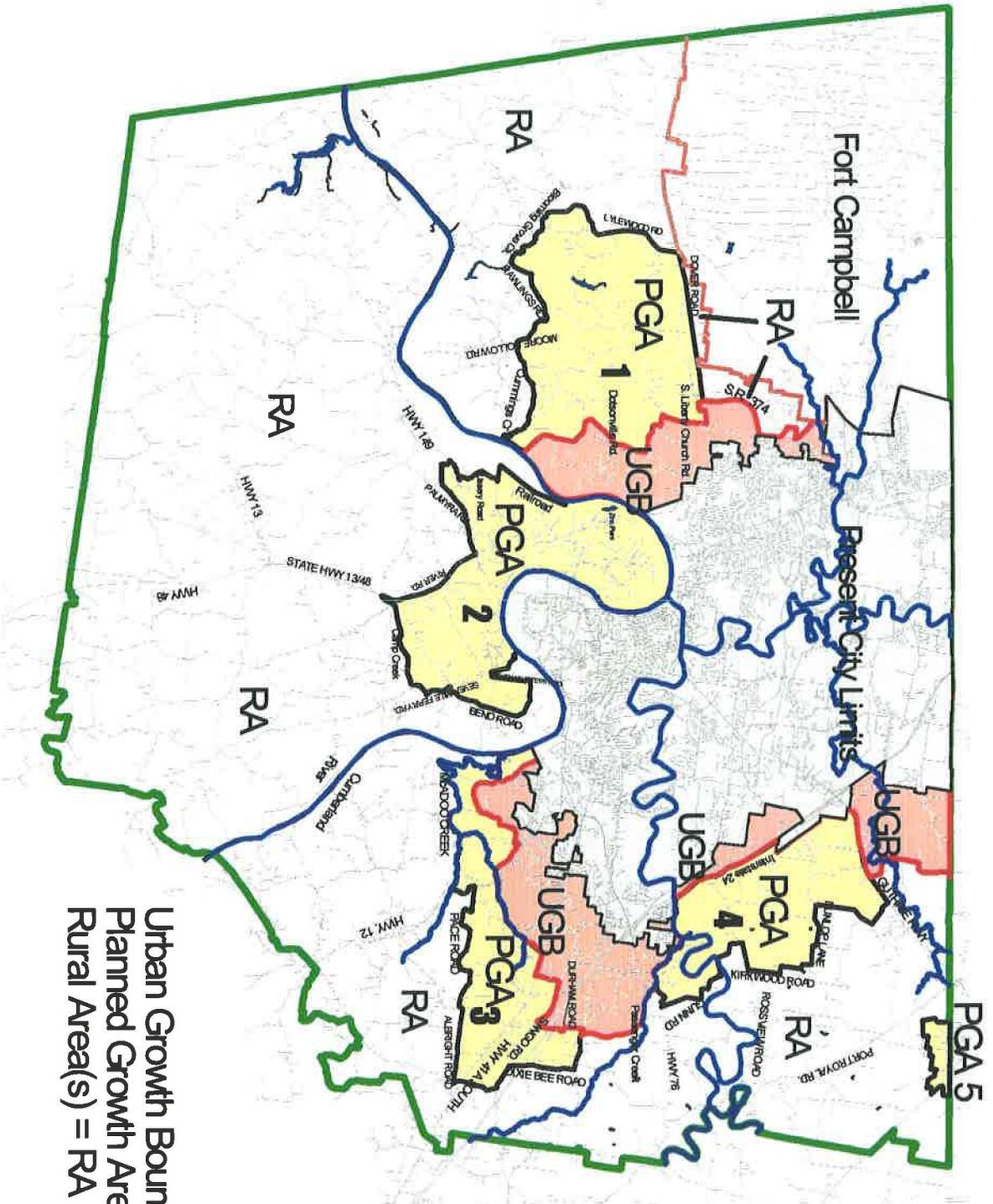
Lots of Record

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



Urban Growth Boundary = UGB
 Planned Growth Area(s) = PGA
 Rural Area(s) = RA



RELATIVE SIZES OF GROWTH PLAN AREAS
Clarksville-Montgomery County, TN
October, 1999

Area*	Acreage	Square Miles	Number of Parcels	Average Size of Parcel
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.

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."

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 up front 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.¹

¹ 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.)

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.

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.

The Growth Plan Coordinating Committee

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	Moninda Biggers	Mayor Johnny Piper	Benny Skinner
Morrell Boyd – Vice Chair.	Barbara Ratchford	Carl Wilson	Denzil Biter
Lane Lyle	Gary Norris	Ken Spradlin	
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 Economic and Community Development Board

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.

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.²

² 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.

Public Hearing Requirements – The municipality held two public hearings, each given at least 15 days advance 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.

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.³

Public Hearing Requirements – Before presenting the proposed PGAs, the County held two public hearings, each given at least 15 days advance 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.

³ Ibid.

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.⁴

Public Hearing Requirements – Before presenting any proposed RAs, the County held two public hearings, each given at least 15 days advance 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.

⁴ Ibid.

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.

Year	2000	2005	2010	2015	2020
Clarksville	106,069	121,004	137,900	157,144	179,200
Montgomery - Unincorp.	26,467	26,470	26,027	25,058	23,460
Montgomery - Total	132,536	147,474	163,927	182,202	202,680

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 as a whole 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.

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:

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

Land Use by Type	Acreage
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

**Clarksville-Montgomery County
Existing Land Use Inventory and Analysis**

Land Use By Type	Total Area Developed Acres	Percentage of Total Land Area	Percentage of Developed Land Area	Total # Of Units or Parcels	Density of Units per Acre	Average Lot Size in Acres
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
Public/Semi-Public	5,482	1.6%	5.4%	817	0.15	6.71
Street/Hwy ROW's	8,186	2.4%	8.0%			
Water Bodies	4,400	1.3%	4.3%			
Ft. Campbell	43,014	12.5%	42.2%			
Total Developed Land	101,879	29.5%				
Agric./ Undev. Land**	243,167	70.5%				
Total Land Area (Acs.)	345,046	100%				
Area in Square Miles	539.13					

**Includes undeveloped land in any category. Agric.land may be occupied by farmstead improvements.

Source: Clarksville-Montgomery County Geographic Information System Intensity Standards Comp.xls

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:

CURRENT LAND USE BY MAGNITUDE OF THE USE CITY OF CLARKSVILLE

Land Use by Type	Acres Devoted to Use
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

**City of Clarksville
Existing Land Use Inventory**

Land Use By Type	Total Area Developed Acres	Percentage of Total Land Area	Percentage of Developed Land Area	Total # Of Units or Parcels	Density of Units per Acre	Average Lot Size in Acres
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/Hwy ROW's	3,958	6.5%	12.3%			
Water Bodies	4,150	6.9%	12.9%			
Ft. Campbell	3,712	6.1%	11.5%			
Total Developed Land	32,215	53.3%				
Agric./ Undev. Land**	28,278	46.7%				
Total Land Area (Acs.)	60,493	100%				
Area in Sq. Mi.	94.52					

**Includes undeveloped land in any category. Agric. Land may be occupied by farmstead improvements.

Source: Clarksville-Montgomery County Geographic Information System Intensity Standards Comp.xls

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.

**Clarksville-Montgomery County
Land Use Projections for Next 20 Years
Based on
2000 Population Level of
132,536**

Land Use by Category	Improved Parcels or Units	Developed Acreage	Average Parcel Size (Acs.)	Density Units/Ac.	2000 Population Factor	Additional Acres Needed*	Currently Vacant Rated for Use
Single Family Residential	34,176	35,129	1.03	0.97	0.2651	18,592	32,481
Multi-Family Residential Units	7,512	828	0.11	9.07	0.0062	438	466
Mobile Home Park Units	1,810	294	0.16	6.16	0.0022	156	
Industrial/Quarrying	150	2,197	14.65	0.07	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	
Fort Campbell		43,014		no significant change			
Street/Hwy ROW's**		8,186			0.0618	4,332	4,400
Water Acres		4,400		no significant change			
Total Developed Acres	2,864	101,879					
Agricultural/Forest/Undeveloped	46,039	243,167	84.90		1.8347	28,825	42,678

Intensity standards comparisons.xls

Total County Area = 345,046 acres
 Minus Future City Developed Area/Ft. Campbell 46,865 "
 Minus Current Developed County RemainderArea 101,879 "
 Minus Future Land Use Needs 28,825 "
 Minus water & current/future street ROW's* 16,986 "
Available Vacant Land After 2020 = 150,491 "

* 2000 land use factor multiplied by 2020 population projection.

** Source: City, County, State Highway Departments

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.

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.

**City of Clarksville
Land Use Projections for Next 20 Years
Based on
2000 Population Level of
106,069**

Land Use by Category	Parcels or Units	Developed Acreage	Average Parcel Size (Acs.)	Density Units/Ac.	2000 Population Factor	Additional Acres Needed*	
						Based on 2020 Pop. Proj. 179,220	Currently Vacant Rated for Use
Single Family Residential	26,043	13,541	0.52	1.92	0.1277	9,339	14,899
Multi-Family Residential Units	7,252	741	0.10	9.79	0.0070	511	463
Mobile Home Park Units	1,599	159	0.10	10.06	0.0015	110	
Industrial/Quarrying	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
Public/Semi Public	468	2,926	6.25	0.16	0.0276	2,018	
Fort Campbell		3,712			no significant change		
Street/Hwy ROW's**		3,958			0.0373	2,729	
Water Acres		4,150			no significant change		
Total Developed Acres	159	32,215					n/a
Agricultural/Forest/Undeveloped		28,278	177.85		0.2666		
Totals	36,991	60,493				16,795	18,187

Intensity standards comparisons.xls

Current City Size = 60,493 acres
 Minus Currently Developed Area 32,215 " Including City area of Ft. Campbell
 Minus Future Land Use Needs 16,795 "
 Minus water & current/future street ROW's*** 10,837 "
Available Vacant Land After 2020 = 646 "

* 2000 land use factor multiplied by 2020 population projection.

** Source: City and State Highway Departments

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.

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 close 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 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 to 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 Pasmenco 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 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.

Allowable Zoning Districts

Zone District	Land Use Type
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 in 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 in 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.

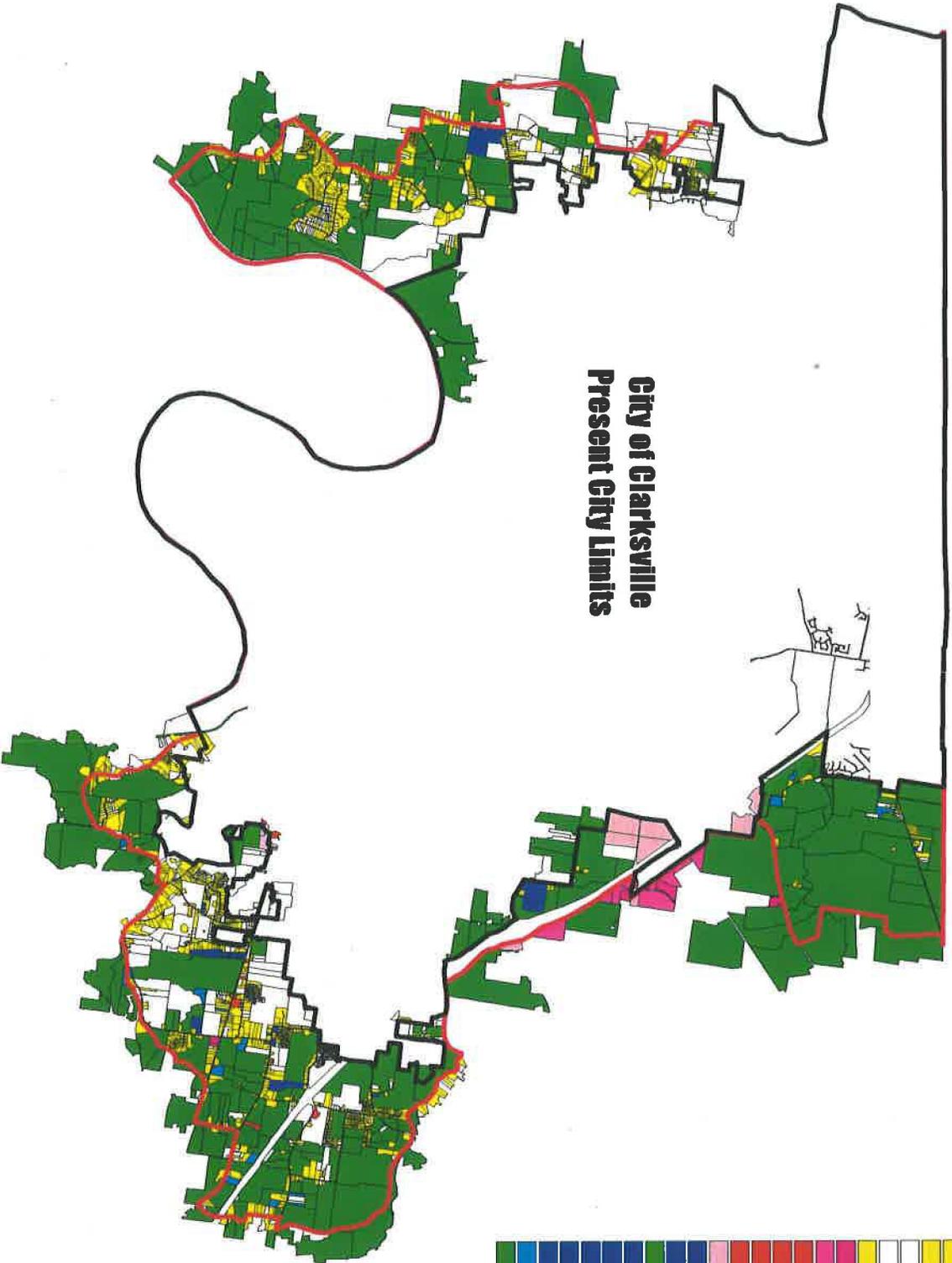
Listing of Primary Utility Providers in the UGB

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.

Urban Growth Boundary (UGB)

**City of Clarksville
Present City Limits**



- City Limits
- Urban Growth Boundary Limits
- UGB Land Use by Category**
- Impr. SF Residential < 5 acs.
- Impr. SF Residential > 5 acres
- Impr. MF Residential
- Mobile Home Parks
- Vac. SF Residential < 15 acres
- Vac. SF Residential > 15 acres
- Vac. MF Residential
- Gen. Industrial - Impr.
- Gen. Industrial - Vac.
- Commercial Impr. Local
- Commercial Impr. Regional
- Hotel/Motel/Asst Living
- Medical Services Tracts
- Gen. Commercial - Vac.
- Educational Fac. Pub/Priv.
- APSU Tracts
- Parks, Rec., Natural Areas
- Religious, Inst., Meeting Fac.
- Carneteries - Pub/Priv
- Gen. Governmental Uses
- Utilities - Pub/Priv
- Transportation Fac.
- Ag/Forest Undeveloped < 15 acres
- Ag/Forest Vac or Imp > 15 acres



LAND USE BY CATEGORY CALCULATED IN ACRES	
Urban Growth Boundary (UGB) (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
TOTAL AREA	26,521

* Data from Geographic Information System.
 Areas do not include water acres or road
 rights of way.

01-06-00growth plan area sizes.xls

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 PGAs.

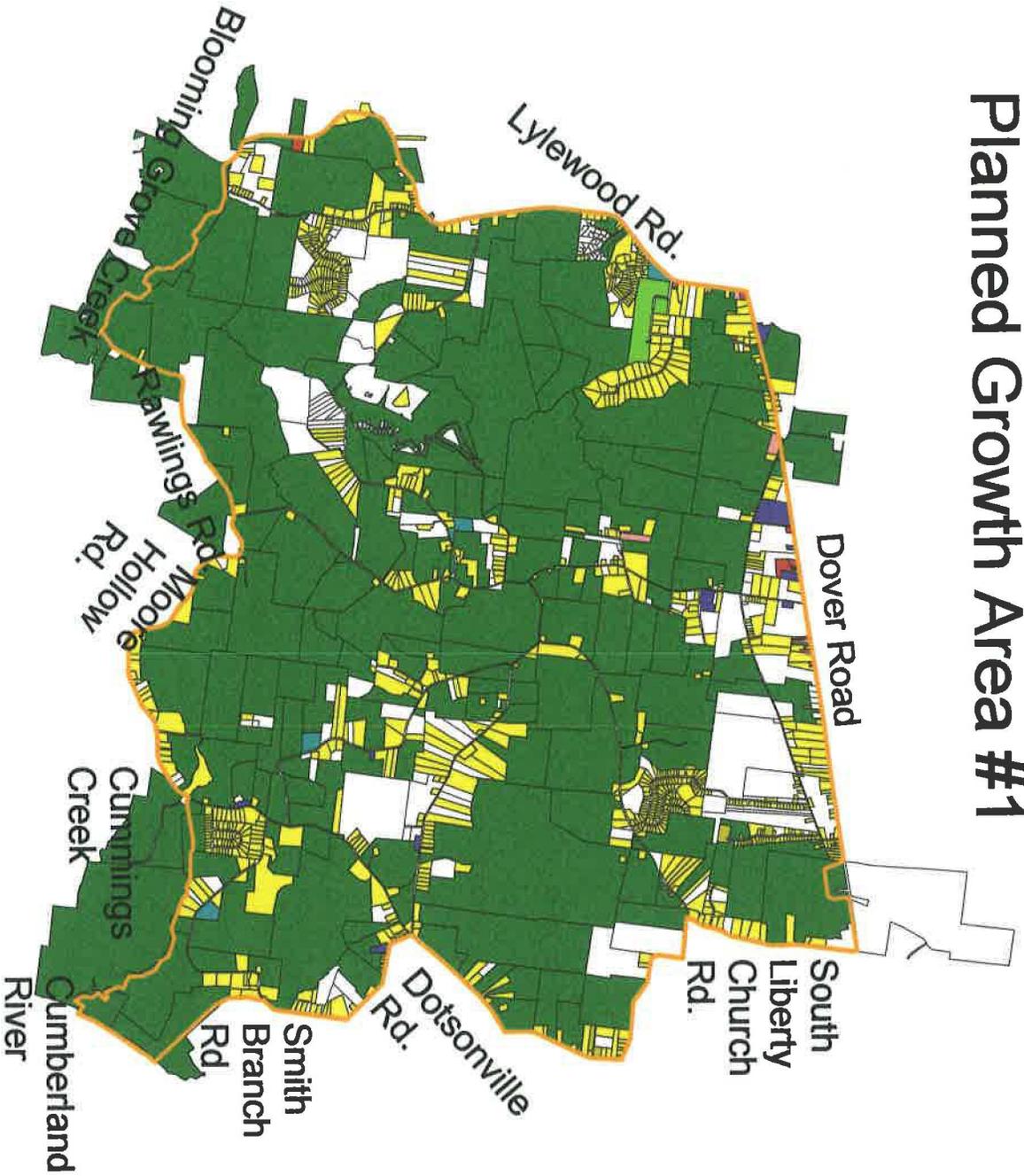
PLANNED GROWTH AREA - #1

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.

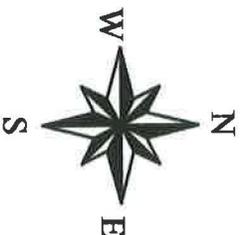
Primary Utility Providers in the Woodlawn/Dotsonville PGA

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

Planned Growth Area #1



PGA Limits	
Land Use by Category	
Impr. SF Residential < 5 acs.	
Impr. SF Residential > 5 acs	
Impr. MF Residential	
Mobile Home Parks	
Vac. SF Residential < 15 acres	
Vac. SF Residential > 15 acres	
Vac. MF Residential	
Gen. Industrial - Impr.	
Gen. Industrial - Vac.	
Commercial Impr. Local	
Commercial Impr. Regional	
Hotel/Motel/Assst Living	
Medical Services Tracts	
Gen. Commercial - Vac.	
Educational Fac. Pub/Priv.	
APSU Tracts	
Parks, Rec., Natural Areas	
Religious, Inst., Meeting Fac.	
Cemeteries - Pub/Priv	
Gen. Governmental Uses	
Utilities - Pub/Priv	
Transportation Fac.	
Ag/Forest Undeveloped < 15 acres	
Ag/Forest Vac or Imp > 15 acres	



LAND USE BY CATEGORY CALCULATED IN ACRES 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
TOTAL AREA		15,028

* Data from Geographic Information System.
Areas do not include water acres or road rights of way.

01-06-00growth plan area sizes.xls

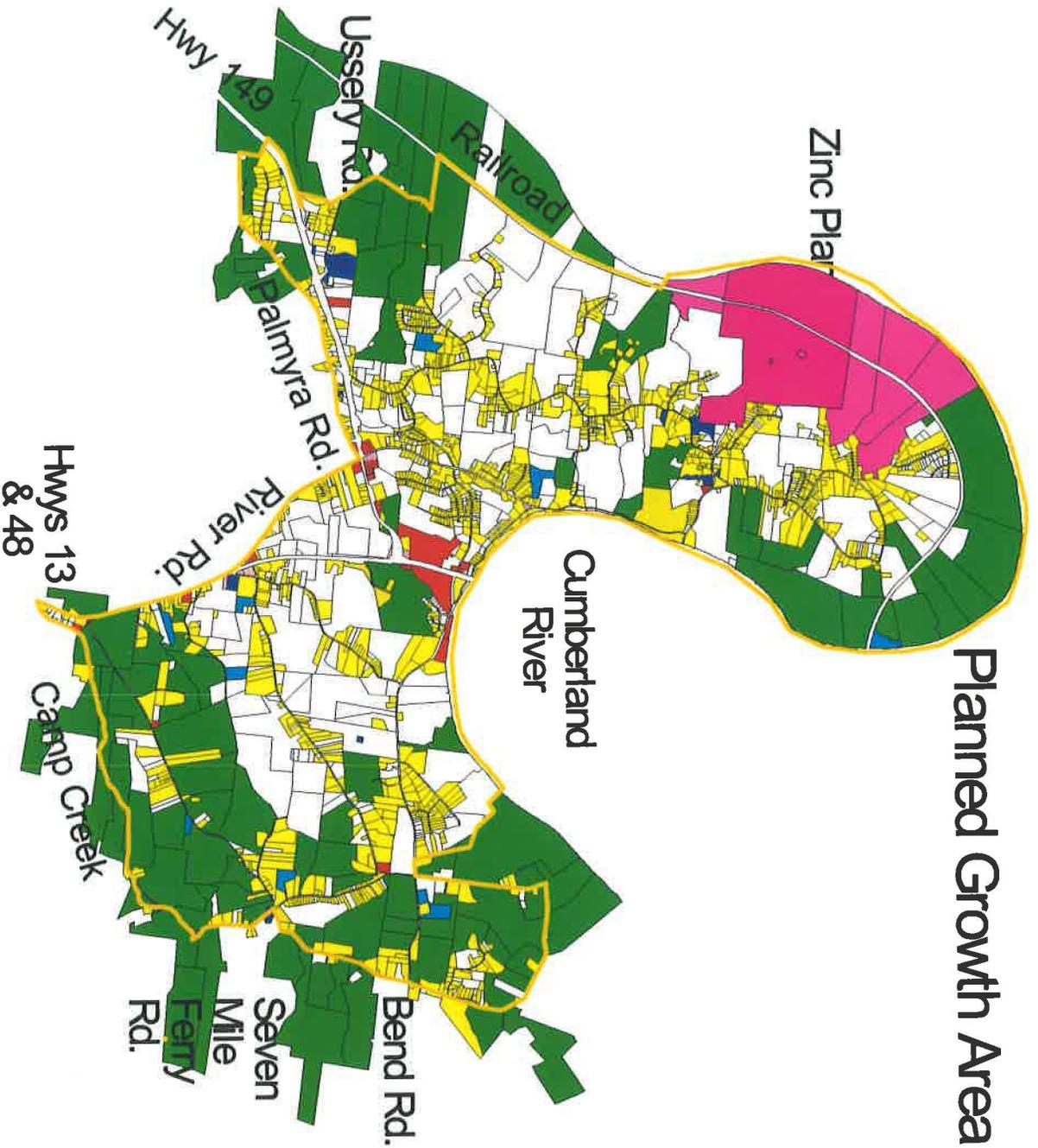
PLANNED GROWTH AREA - #2

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

Planned Growth Area #2



- PGA Limits**
- Land Use by Category
 - Impr. SF Residential < 5 acres
 - Impr. SF Residential > 5 acres
 - Impr. MF Residential
 - Mobile Home Parks
 - Vac. SF Residential < 15 acres
 - Vac. SF Residential > 15 acres
 - Vac. Tracts MF Residential
 - Gen. Industrial - Impr.
 - Gen. Industrial - Vac.
 - Commercial Impr. Local
 - Commercial Impr. Regional
 - Hotel/Motel/Asst Living
 - Medical Services Tracts
 - Gen. Commercial - Vac.
 - Educational Fac. Pub/Priv.
 - APSU Tracts
 - Parks, Rec., Natural Areas
 - Religious, Inst., Meeting Fac.
 - Cemeteries - Pub/Priv
 - Gen. Governmental Uses
 - Utilities - Pub/Priv
 - Transportation Fac.
 - Ag/Forest Undeveloped < 15 acres
 - Ag/Forest Vac or Impr > 15 acres



LAND USE BY CATEGORY CALCULATED IN ACRES PLANNED GROWTH AREA # 2 (Cumberland Heights/Salem)		ACRES
Residential - Improved		2,648
Residential - Vacant		4,641
Industrial - Improved		590
Industrial - Vacant		540
Commercial - Improved		139
Commercial - Vacant		16
Public/Semi-Public		61
Agricultural/Forested		6,370
TOTAL AREA		15,005

* Data from Geographic Information System.
Areas do not include water acres or road rights of way.

01-06-00growth plan area sizes.xls

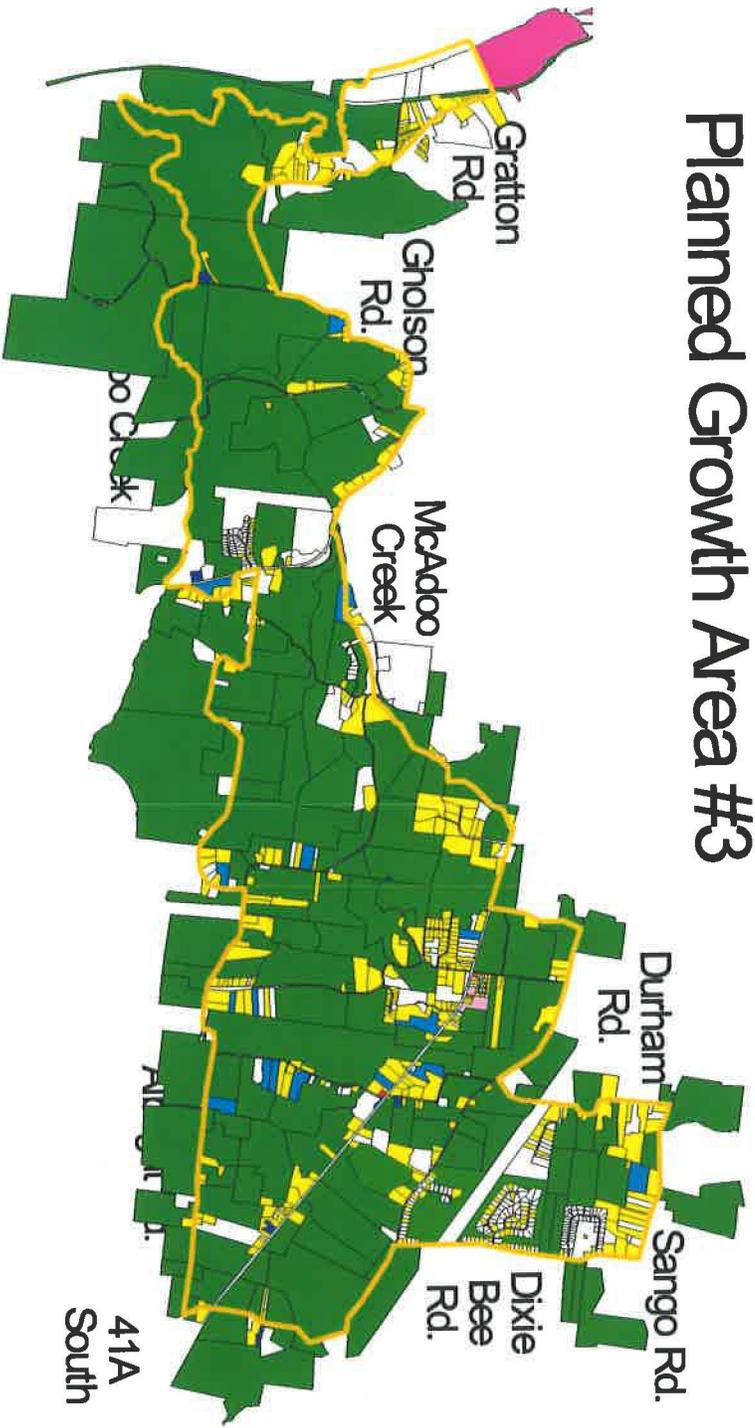
PLANNED GROWTH AREA - #3

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 Sheriffs Patrol
Fire:	Volunteer

Planned Growth Area #3



- PGA Limits**
- Land Use by Category
 - Impr. SF Residential < 5 acs.
 - Impr. SF Residential > 5 acres
 - Impr. MF Residential
 - Mobile Home Parks
 - Vac. SF Residential < 15 acres
 - Vac. SF Residential > 15 acres
 - Vac. MF Residential
 - Gen. Industrial - Impr.
 - Gen. Industrial - Vac.
 - Commercial Impr. Local
 - Commercial Impr. Regional
 - Hotel/Motel/Asst Living
 - Medical Services Tracts
 - Gen. Commercial - Vac.
 - Educational Fac. Pub/Priv.
 - APSU Tracts
 - Parks, Rec., Natural Areas
 - Religious, Inst., Meeting Fac.
 - Cemeteries - Pub/Priv
 - Gen. Governmental Uses
 - Utilities - Pub/Priv
 - Transportation Fac.
 - Ag/Forest Undeveloped < 15 acres
 - Ag/Forest Vac or Imp > 15 acres



LAND USE BY CATEGORY CALCULATED IN ACRES 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
TOTAL AREA		12,240

* Data from Geographic Information System.

Areas do not include water acres or road rights of way.

01-06-00growth plan area sizes.xls

PLANNED GROWTH AREA - #4

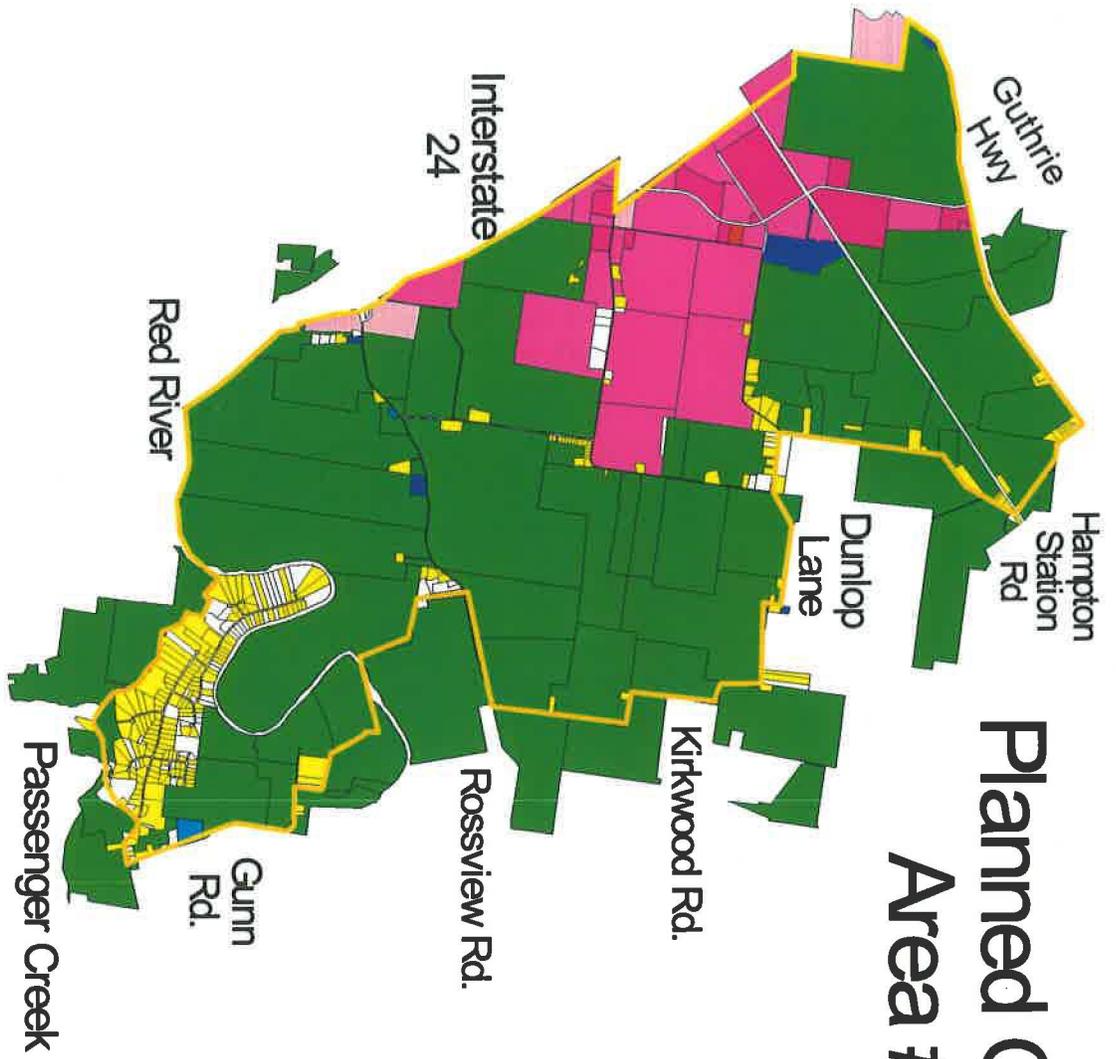
This planned growth area is dominated by the Clarksville-Montgomery County Industrial Park. The park is a major producer of local jobs and receives all City utilities as well as the independent utilities that serve the unincorporated areas in the eastern portion of the County. This is the only planned 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.

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

Planned Growth Area # 4



PGA Limits	Land Use by Category
Impr. SF Residential < 5 acres	Impr. SF Residential > 5 acres
Impr. MF Residential	Mobile Home Parks
Vac. SF Residential < 15 acres	Vac. SF Residential > 15 acres
Vac. MF Residential	Gen. Industrial - Impr.
Gen. Industrial - Vac.	Commercial Impr. Local
Hotel/Motel/Asst Living	Medical Services Tracts
Gen. Commercial - Vac.	Educational Fac. Pub/Priv.
APSU Tracts	Parks, Rec., Natural Areas
Religious, Inst., Meeting Fac.	Cemeteries - Pub/Priv
Gen. Governmental Uses	Utilities - Pub/Priv
Transportation Fac.	Ag/Forest Undeveloped < 15 acres
Ag/Forest Vac or Imp > 15 acres	



LAND USE BY CATEGORY CALCULATED IN ACRES PLANNED GROWTH AREA # 4 (Industrial Park Area)	
	ACRES
Residential - Improved	528
Residential - Vacant	213
Industrial - Improved	261
Industrial - Vacant	1,231
Commercial - Improved	6
Commercial - Vacant	131
Public/Semi-Public	64
Agricultural/Forested	8,062
TOTAL AREA	10,496

* Data from Geographic Information System.

Areas do not include water acres or road rights of way.

01-06-00growth plan area sizes.xls

PLANNED GROWTH AREA - #5

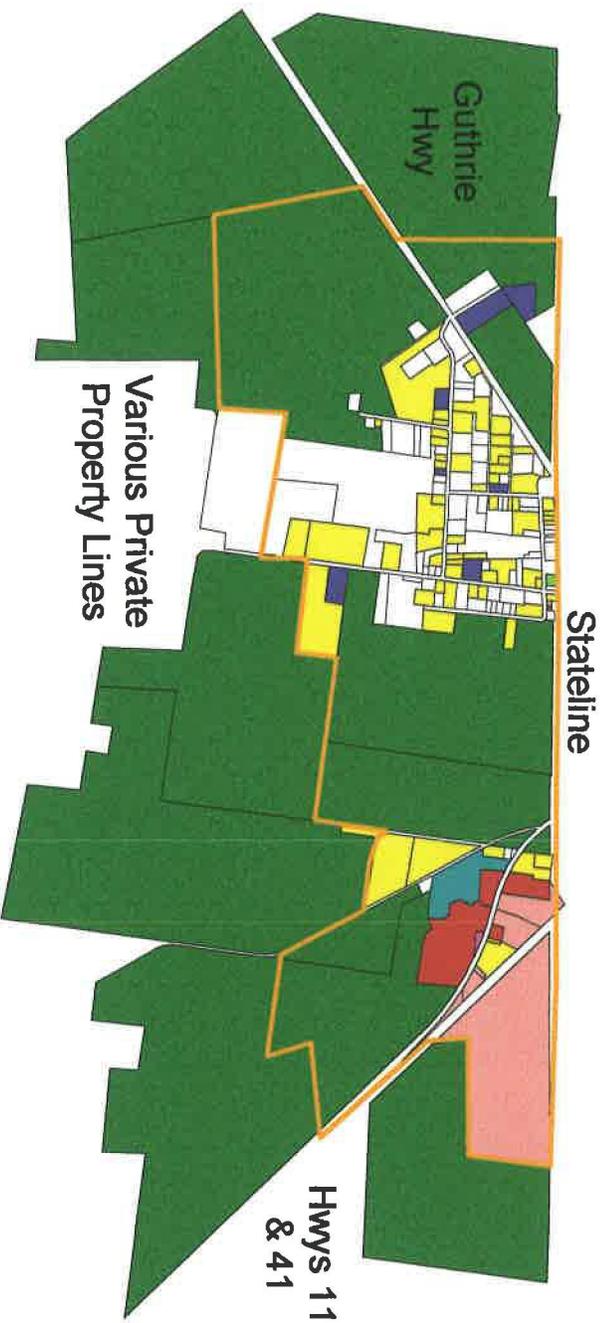
This planned growth area is unique in the fact that it is a suburb of a Kentucky town. It shares many of the utility providers of the City of Guthrie. This area is identified in the growth plan because it has some of the highest residential densities in all of Montgomery County.

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.

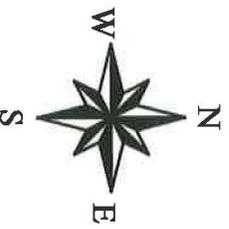
Primary Utility Providers in the South Guthrie PGA

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

Planned Growth Area # 5



- PGA Limits**
- Land Use by Category
 - Impr. SF Residential < 5 acs.
 - Impr. SF Residential > 5 acres
 - Impr. MF Residential
 - Mobile Home Parks
 - Vac. SF Residential < 15 acres
 - Vac. SF Residential > 15 acres
 - Vac. MF Residential
 - Gen. Industrial - Impr.
 - Gen. Industrial - Vac.
 - Commercial Impr. Local
 - Commercial Impr. Regional
 - Hotel/Motel/Asst Living
 - Medical Services Tracts
 - Gen. Commercial - Vac.
 - Educational Fac. Pub/Priv.
 - APSU Tracts
 - Parks, Rec., Natural Areas
 - Religious, Inst., Meeting Fac.
 - Cemeteries - Pub/Priv
 - Gen. Governmental Uses
 - Utilities - Pub/Priv
 - Transportation Fac.
 - Ag/Forest Undeveloped < 15 acres
 - Ag/Forest Vac or Imp > 15 acres



LAND USE BY CATEGORY CALCULATED IN ACRES 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	
TOTAL AREA	1,306	

* Data from Geographic Information System.

Areas do not include water acres or road rights of way.

01-06-00growth plan area sizes.xls

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 for each.

Allowable Zoning Chart

Zone District	Land Use Type
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)

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 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 work force of the base have a major impact on growth, both in the urban and rural areas of this County.

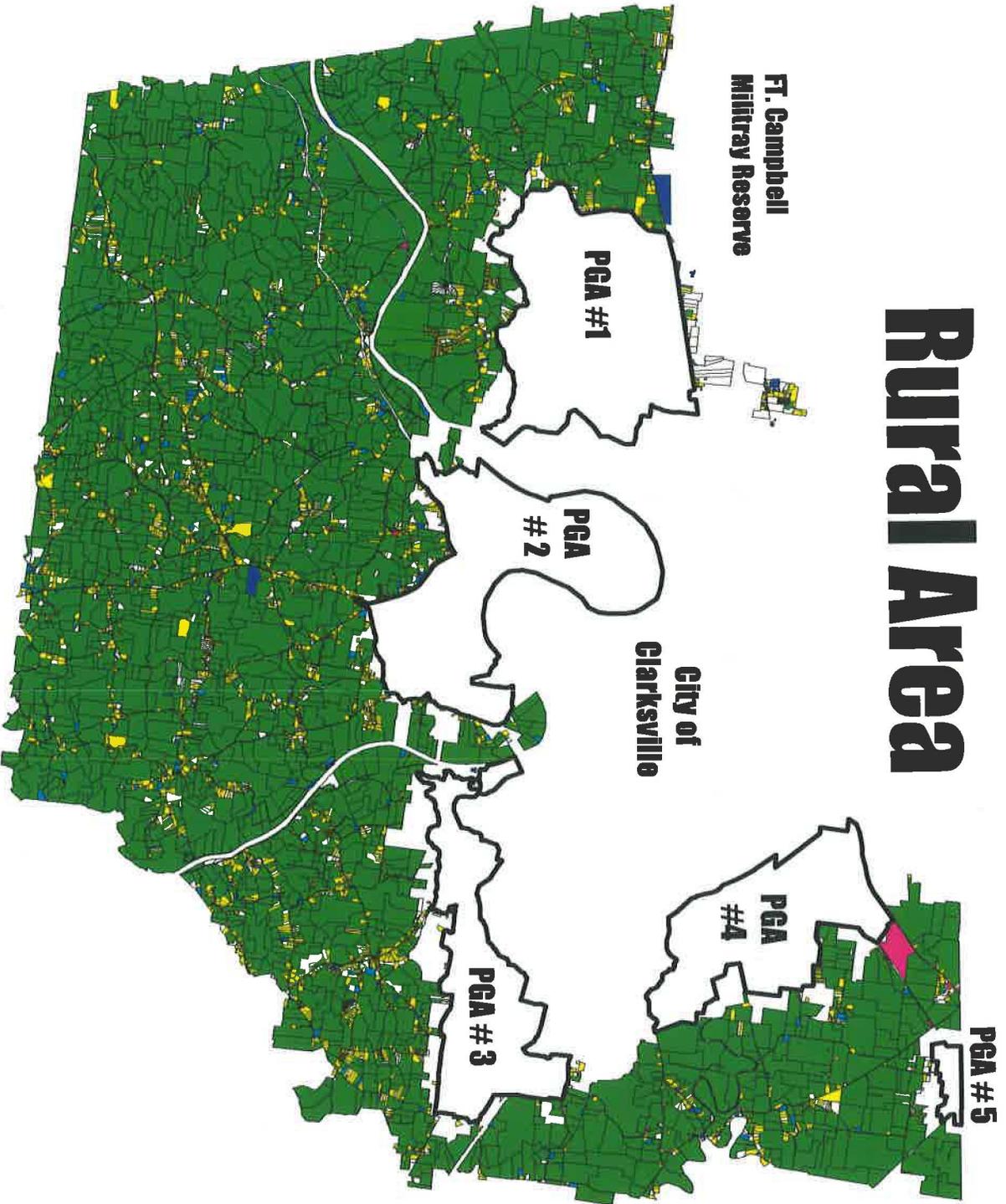
See Page 37 for a copy of the County Commission's resolution adopting the Rural Area boundaries and see Appendix C for a copy of the legal description of the Rural Area boundaries.

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



Land Use by Category

Color	Land Use by Category
Light Yellow	Impr. SF Residential < 5 acs.
Yellow	Impr. SF Residential > 5 acres
Light Green	Impr. MF Residential
Light Blue	Mobile Home Parks
White	Vac. SF Residential < 15 acres
White	Vac. SF Residential > 15 acres
Light Yellow	Vac. MF Residential
Light Green	Gen. Industrial - Impr.
Light Blue	Gen. Industrial - Vac.
Light Blue	Commercial Impr. Local
Light Blue	Commercial Impr. Regional
Light Blue	Hotel/Motel/Assist Living
Light Blue	Medical Services Tracts
Light Blue	Gen. Commercial - Vac.
Light Blue	Educational Fac. Pub/Priv.
Light Blue	APSU Tracts
Light Blue	Parks, Rec., Natural Areas
Light Blue	Religious, Inst., Meeting Fac.
Light Blue	Cemeteries - Pub/Priv
Light Blue	Gen. Governmental Uses
Light Blue	Utilities - Pub/Priv
Light Blue	Transportation Fac.
Light Blue	Ag/Forest Undeveloped < 15 acres
Light Blue	Ag/Forest Vac or Impr > 15 acres



LAND USE BY CATEGORY CALCULATED IN ACRES	
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
TOTAL AREA	166,813

* Data from Geographic Information System.

Areas do not include water acres or road rights of way.

01-06-00growth plan area sizes.xls

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 lie.

RESOLUTION 19-1999-00

A RESOLUTION ESTABLISHING AN URBAN GROWTH BOUNDARY

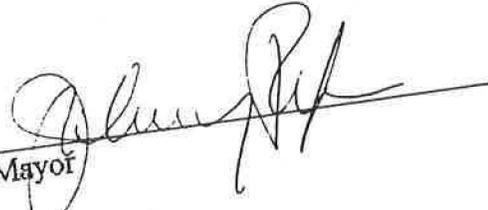
WHEREAS, Public Chapter 1101 of 1998 requires development of a comprehensive growth policy for cities and counties in Tennessee; and

WHEREAS, this process requires the establishment of an Urban Growth Boundary (UGB) 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

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

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

11-4-99
W. Dyer
D.C.

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'a) 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 8th 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 8th day of November, 1999.

Sponsor Joe / Arch
Commissioner Pat Vaden
Approved Raymond Whitford
County Executive

Attested Wilma K. Dyer
County Clerk

The following resolution was presented to the Board:

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

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

WHEREAS, the Clarksville-Montgomery County Growth Plan has been prepared by the Clarksville-Montgomery County Regional Planning Commission to fulfill the requirements of Public Chapter 1101; and

WHEREAS, the Clarksville-Montgomery County Economic and Community Development Advisory Committee has adopted the Clarksville-Montgomery Growth Plan and recommends the adoption 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

00-2-2:

On motion to adopt by Commissioner Creek, seconded by Commissioner Nagrod, the foregoing resolution was adopted by the following roll call vote:

AYES: Norman Young, Brenda E. Radford, Sammy Stuard, Benny F. Skinner, Barry L. Bellamy, R. Q. Old, Ruth A. Milliken, Sidney R. Brown, Jack Nagrod, Joe L. Creek, John O. Morris, Jr., Lewis Baggett, Reber P. Kennedy, Jr., Loretta J. Bryant, Nancy Kahihikolo, Ginger Miles, Lettie M. Kendall, Larry W. Foster, Pat Vaden, Mabel B. Steeley and Suzanne A. Uffelman (21).

NOES: None.

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: Northern most 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 Gratton 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 its 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 eastwardly direction to its intersection with the southern right of way boundary of U. S. Highway 41A South;

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

ATTACHMENT TO RESOLUTION 99-11-1

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 center lines.

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 flowageway 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 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 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 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 Gratton Road.

Thence in a westerly and northerly direction with the southern right of way of Gratton 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 of the Cumberland River, the point of beginning.

Boundary Description of Planned Growth Area #4

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.

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.

Appendix C



Regional Planning Commission
Clarksville / Montgomery County



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**CLARKSVILLE-MONTGOMERY COUNTY
GROWTH PLAN**

OCTOBER 1, 2012

1. Letter from Mayor Carolyn Bowers
2. Mandate from Mayor Bowers and Mayor McMillan
3. Proposed Growth Plan Amendments
4. Growth Plan Map
5. Planned Growth Area 4 Map

**Executed Resolutions to follow once adopted



Montgomery County Government

1 Millennium Plaza, Suite 205
P.O. Box 368
Clarksville, Tennessee 37041-0368

Phone: (931) 648-5787
Fax: (931) 553-5177
mayorbowers@montgomerycountyttn.org

Carolyn P. Bowers
Mayor

September 27, 2012

Director of Rural Development
ATTN: Mr. Dan Hawk
Economic & Community Development
312 Rosa L. Parks Ave.
Tenth Floor
Nashville, TN 37243

SUBJECT: Local Government Planning Advisory Council

Dear Mr. Hawk:

Please accept this letter as my request for the Local Government Planning Advisory Committee (LGPAC) to place the proposed amendments for the Clarksville-Montgomery County Growth Plan regarding text amendments to Planned Growth Area #4.

The Coordinating Committee has held the required public hearings per Tennessee Code Annotated and both the County and Municipal Legislative bodies are scheduled to hear the proposed amendments at their regularly scheduled October meetings.

If you need any additional information, please do not hesitate to contact me or Chairman, Mark Kelly at 931-245-7435.

Sincerely,

Carolyn Bowers
Mayor, Montgomery County



Montgomery County Government

Carolyn P. Bowers
Mayor

1 Millennium Plaza, Suite 205
P.O. Box 368
Clarksville, Tennessee 37041-0368

Phone: (931) 648-5787
Fax: (931) 553-5177
mayorbowers@montgomerycountyttn.org

March 15, 2012

Dear Coordinating Committee Member:

Re: Growth Plan

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. The Growth Plan had a 20-year time frame but due to increased development patterns outside the city limits of Clarksville, it has been determined that a study is needed to determine if our current Growth Plan should be amended.

The Regional Planning Commission was part of the original Coordinating Committee (The Economic and Community Development Advisory Committee) and we request that the current membership of the Planning Commission act as the Coordinating Committee along with additional appointees. State law allows both the City and County Mayor to appoint additional members to the Committee and your input for these proposed amendments will be important through this process.

There have been two public hearings conducted to determine if amendments to the Growth Plan are warranted. We have listed information that was taken from those public hearings and I feel that a study of these areas should be considered.

1. Amend Planned Growth Area #4 (PGA 4) to allow all residential zoning classifications; and
2. Amend the Rural Area (RA) to allow for E-1A (Single Family Estate District) and EM-1A (Single Family Mobile Home Estate District).

Attached is a copy of the original Growth Plan for your review. We have directed Audrea Smithson to coordinate these meetings and be available to answer questions through this process. Her contact information is audrea.smithson@cityofclarksville.com.

Sincerely,

Handwritten signature of Carolyn P. Bowers in blue ink.

CAROLYN P. BOWERS
Montgomery County Mayor

Handwritten signature of Kim McMillan in blue ink.

KIM McMILLAN
City of Clarksville Mayor

RESOLUTION 20-2012-13

A 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 an Urban Growth Boundary (UGB) 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 amendments to the zoning classifications for Planned Growth Area 4 and text amendments for the Rural Area 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 amendments by the Clarksville-Montgomery County Economic and Community Development Advisory Committee and described attachment "Exhibit A" is hereby adopted.


Mayor

ATTEST:


City Clerk

ADOPTED: October 4, 2012

RESOLUTION ADOPTING AMENDMENTS TO PLANNED GROWTH 4 AND THE RURAL AREA TO THE CLARKSVILLE-MONTGOMERY COUNTY GROWTH PLAN 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 amendments to the zoning classifications for Planned Growth Area 4 and text amendments for the Rural Area 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 8th day of October, 2012, that the Planned Growth Area 4 and Rural Area be amended as recommended by the Clarksville-Montgomery County Economic and Community Development Advisory Committee and described by Exhibit "A".

Duly passed and approved this 8th day of October, 2012.

Sponsor Maureen A. Johnson

Commissioner Joe C. Ayers

Approved Carolyn J. Bowers
County Mayor

Attested

Kellie A. Jackson
County Clerk

Contents

Local Government Planning Advisory Committee

To: Amend the Montgomery County Growth Plan

DATE:

[Signature]
 Billy Simpson, Chair

[Signature]
 Dan Hawk
 Department of Economic & Community Development

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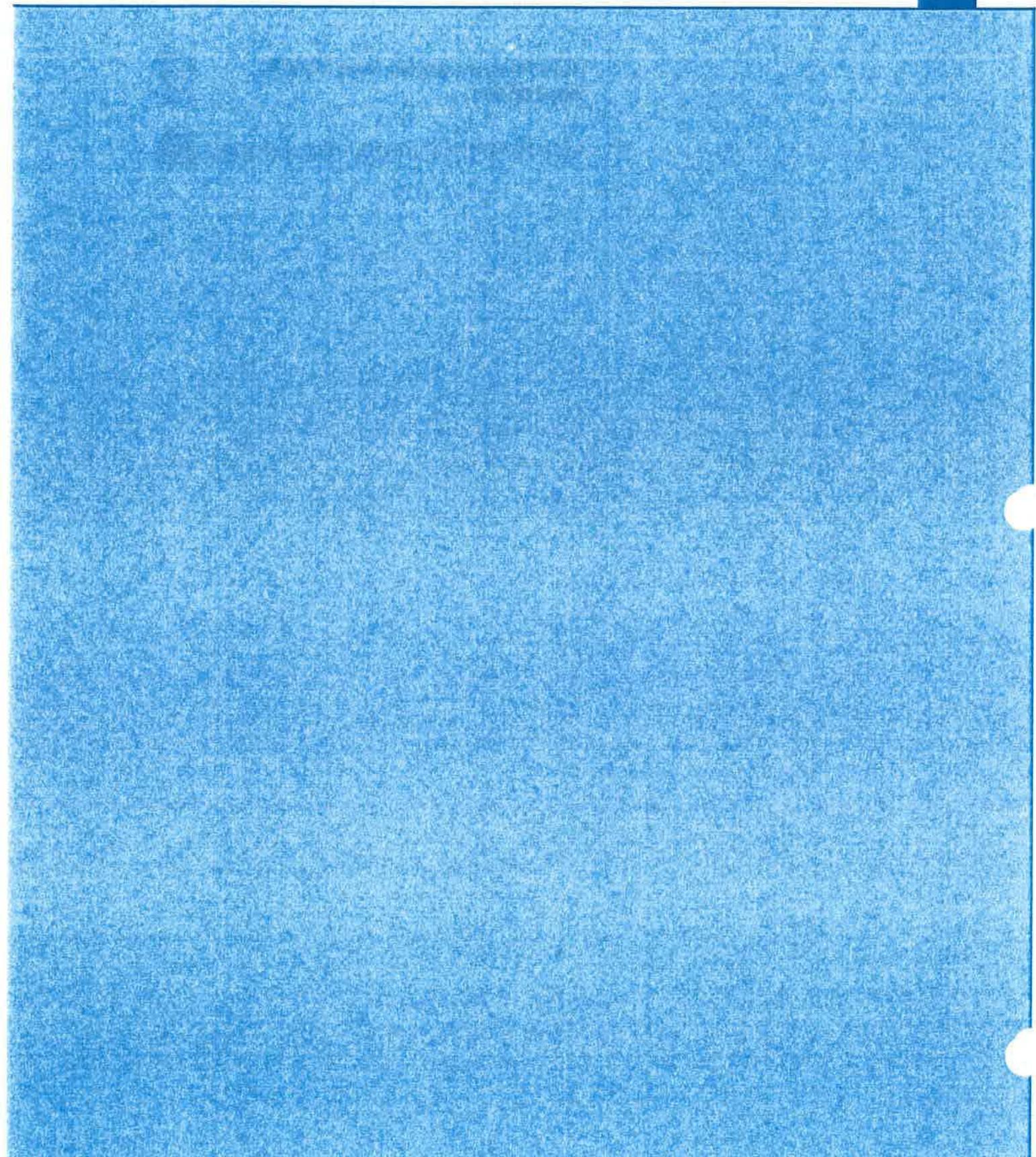
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EXECUTIVE SUMMARY

1



EXECUTIVE SUMMARY**1**

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 is 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.

1 EXECUTIVE SUMMARY

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. The following charts outline the various residential zones which will be allowable in these three areas:

EXECUTIVE SUMMARY

Allowable Zoning Districts by Area (1999)		
RURAL AREAS	PLANNED GROWTH AREAS	URBAN GROWTH BOUNDARY
AG	AG	ALL
E-1	E-1	
EM-1	EM-1	
	E-1A	
	EM-1A	
	R-1	

Table 1.1

Allowable Zoning Districts by Area (2012)			
RURAL AREAS	PLANNED GROWTH AREAS 1, 2, 3, & 5	PLANNED GROWTH AREA 4	URBAN GROWTH BOUNDARY
AG	AG	AG	ALL
E-1	E-1	E-1	
EM-1	EM-1	EM-1	
	E-1A	E-1A	
	EM-1A	EM-1A	
	R-1	R-1	
		R-1A (Amended 2012)	
		R-2D (Amended 2012)	
		R-3 (Amended 2012)	
		R-4 (Amended 2012)	
		O-1 (Amended 2012)	

Table 1.2

EXECUTIVE SUMMARY

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.

1.1 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.

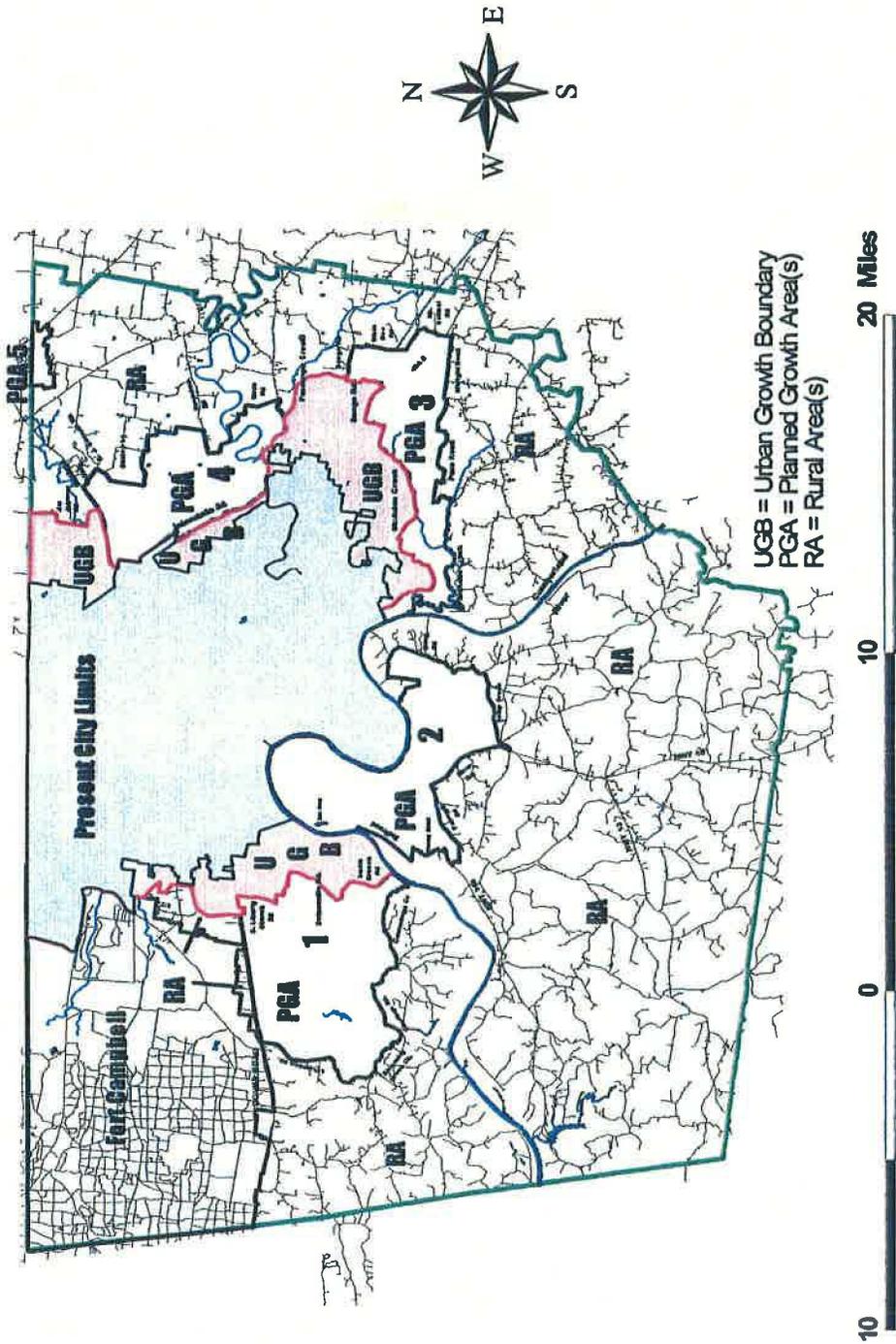
1.2 Existing Zoning Districts Given Standing

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.

1.3 Growth Plan Map

1 EXECUTIVE SUMMARY

Growth Plan Map



Picture 1.1 Growth Plan Map

EXECUTIVE SUMMARY

1

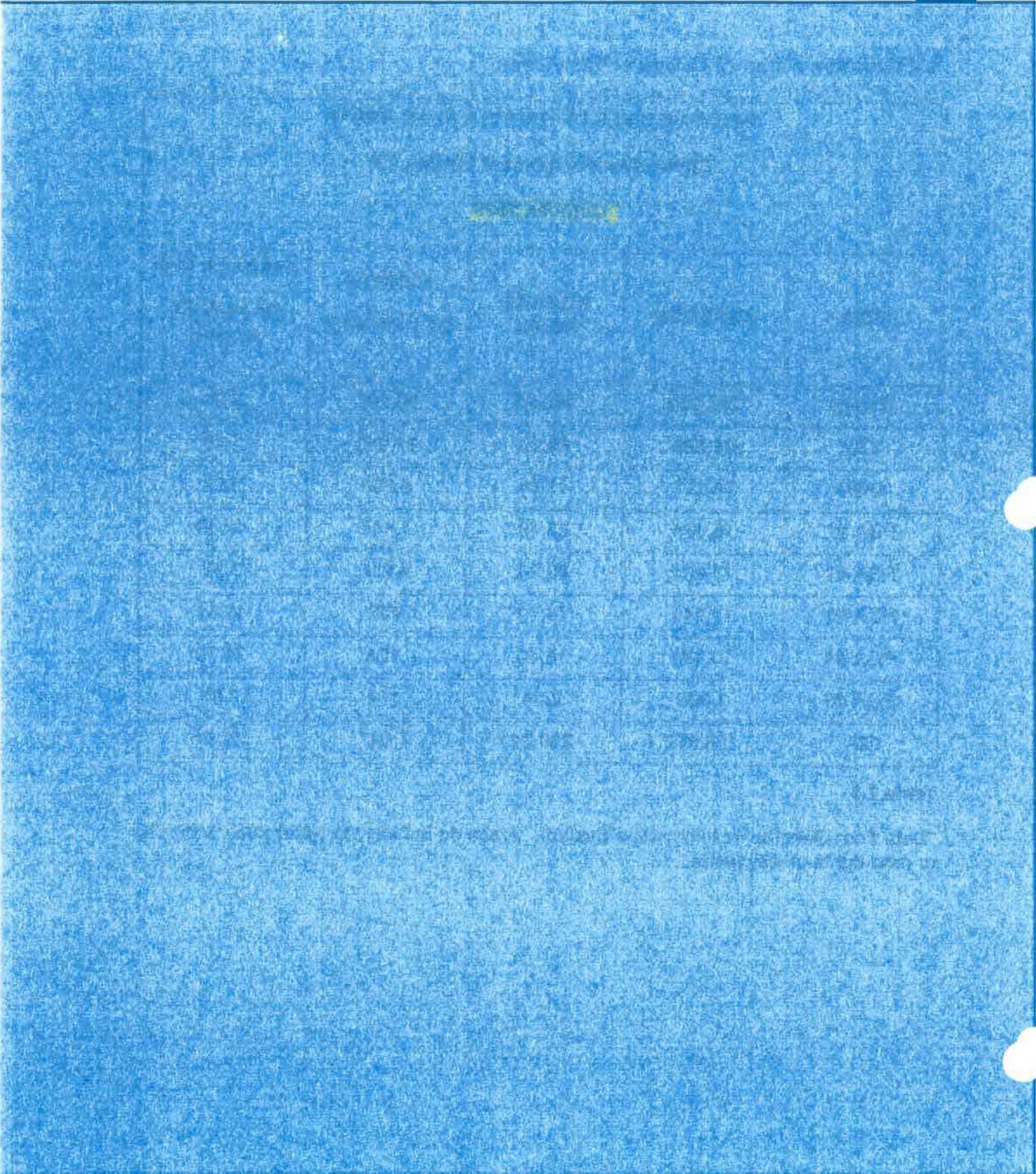
1.4 Relative Sizes of Growth Plan Areas

RELATIVE SIZES OF GROWTH PLAN AREAS				
Clarksville-Montgomery County, TN				
October, 1999				
AREA*	ACREAGE	SQUARE MILES	NUMBER OF PARCELS	AVERAGE SIZE OF PARCEL ACRES
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

Table 1.3

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

PROLOGUE

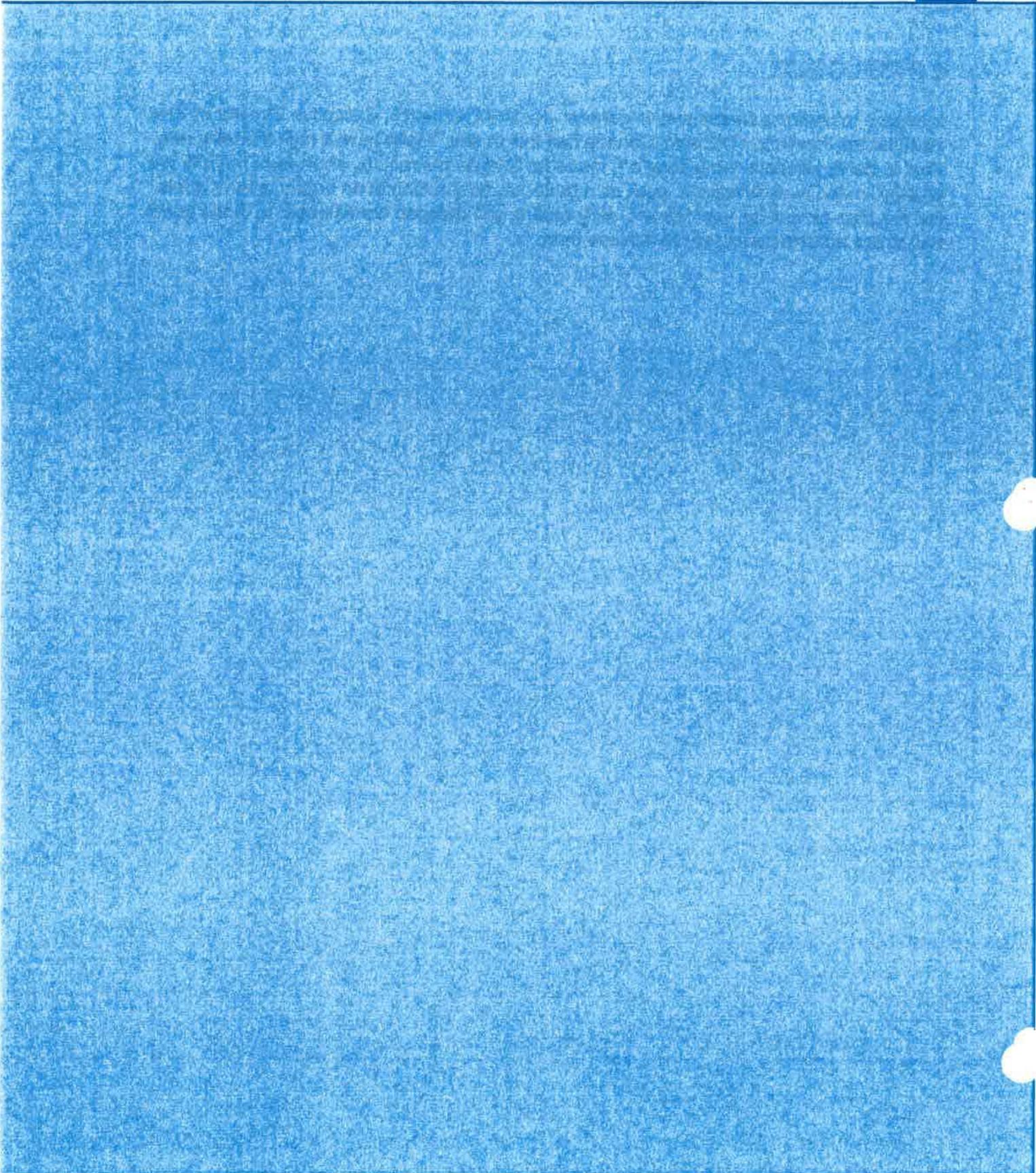


2 PROLOGUE

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-terms 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."

INTRODUCTION

3



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.

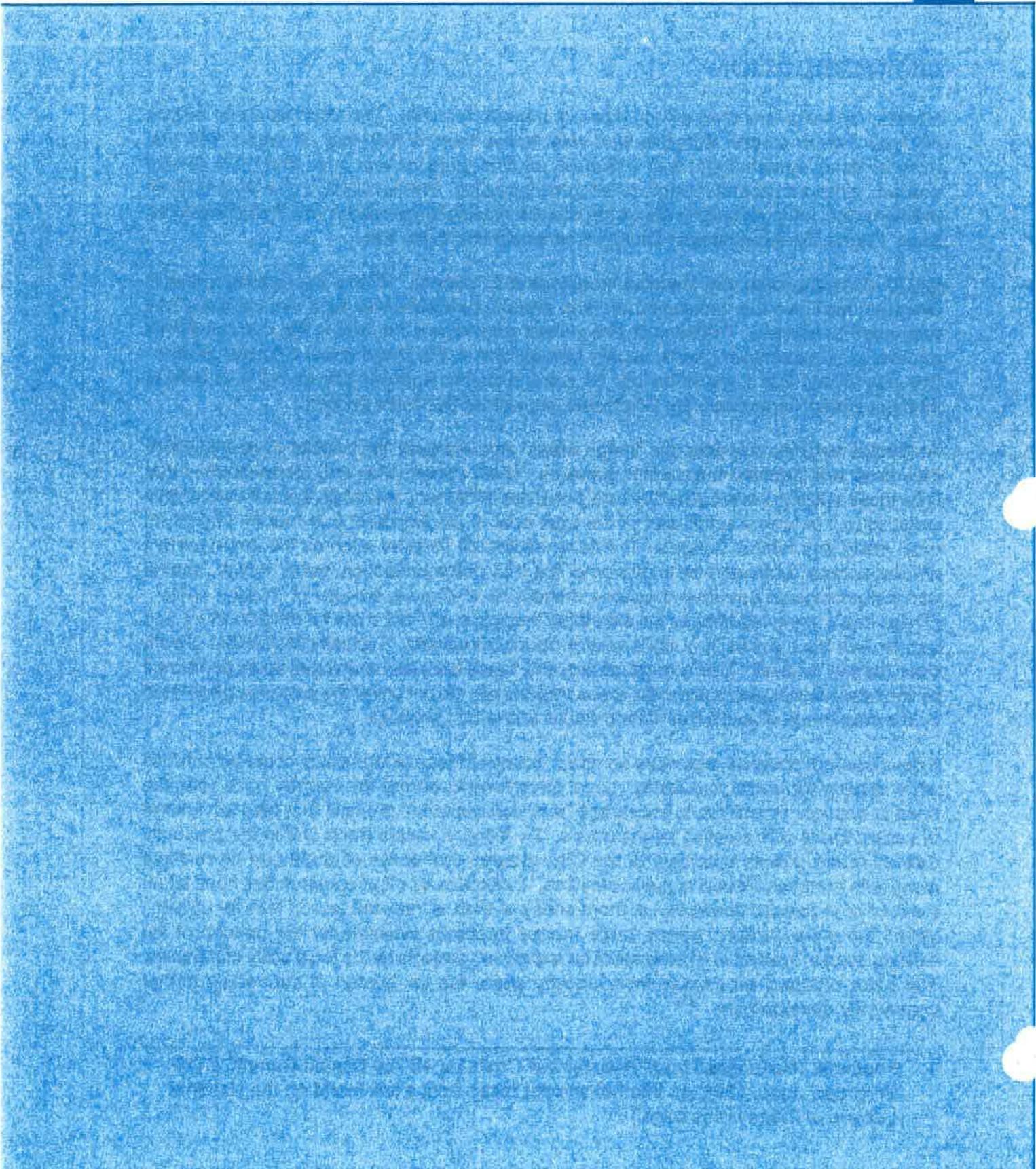
As people begin to populate the "fringe areas" and increase the density of development they need and demand more public services. Road construction and reconstruction that links these outlying areas to the City core becomes necessary, and while this is an expensive proposition it is only a small part 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 up front 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. ⁽¹⁾

1 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 home page.)

GLOSSARY OF TERMS

4



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.

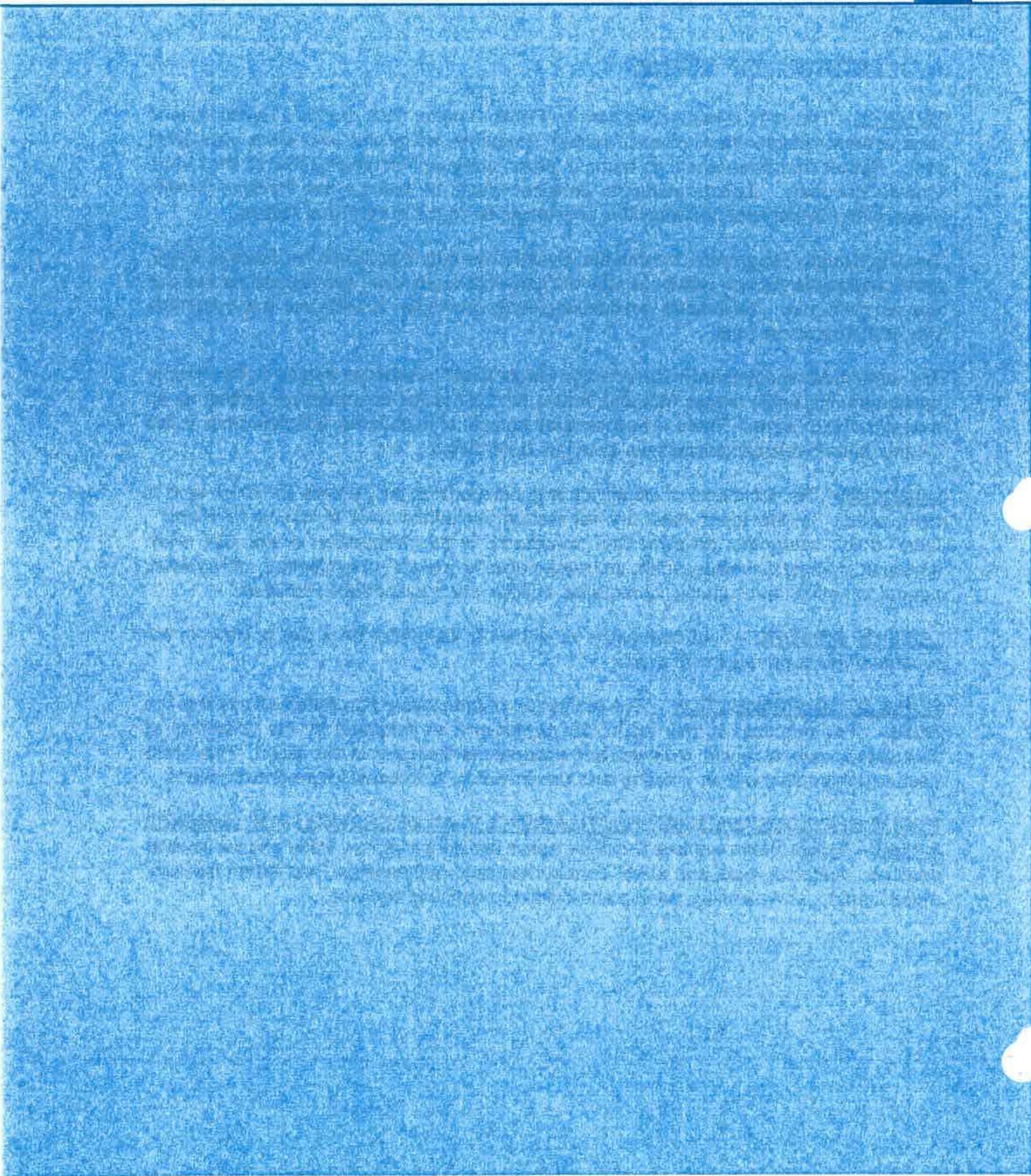
LAND USE– The technique of identifying and categorizing the purpose for which land is being used. In this report, land use will include residential uses of varying densities. Other major categories reviewed and considered in the preparation of this plan were industrial, commercial/office, public and 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.

SUMMARY OF IMPORTANT FACTS FROM PUBLIC ACT 1101 OF 1998



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.

5 SUMMARY OF IMPORTANT FACTS FROM PUBLIC ACT 1101 OF 1998

5.1 The Growth Plan Coordinating Committee

5.1.1 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.

5.1.2 The Growth Plan Coordinating Committee 2012

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. The names of the members of the Committee set up in March of 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

Brain 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.

5.2 The Economic and Community Development Board

5.2.1 The Economic And Community Development Board 1999

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 county wide 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.

5.2.2 The Economic And Community Development Board 2012

The Economic and Community Develop 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 the executive committee shall be documented by minutes kept and by certification of attendance and all meetings are to be open to the public. Clarksville-Montgomery County has chosen to have nine members on 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

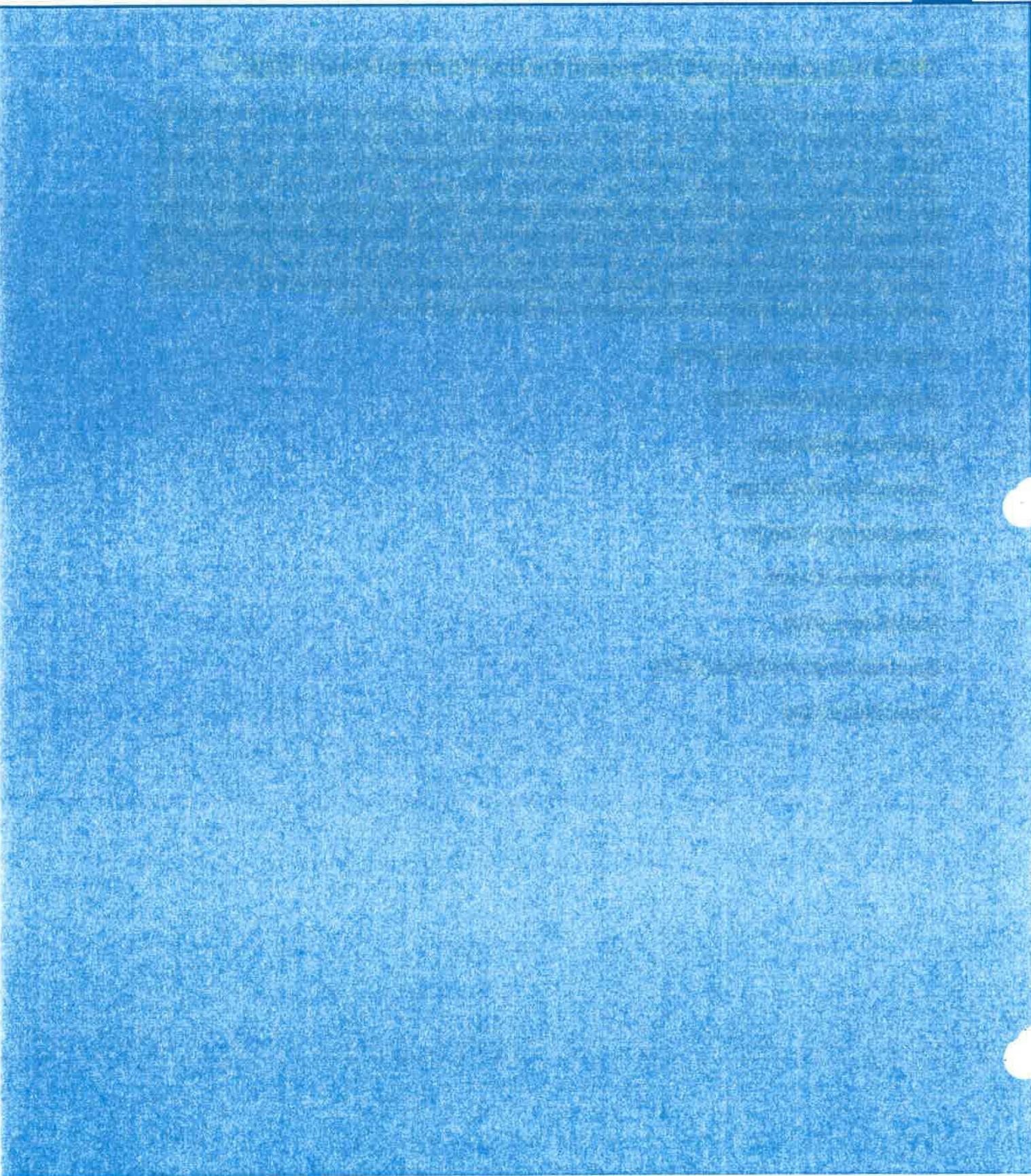
Mark Kelly – County

Mark Boone - City

Courtney Maynard-Caudill - City

Travis Rupe - City

GENERAL DESCRIPTIONS OF DELINEATING GROWTH AREAS



GENERAL DESCRIPTIONS OF DELINEATING GROWTH AREAS

6

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:

6.1 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;

6 GENERAL DESCRIPTIONS OF DELINEATING GROWTH AREAS

- **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. ⁽²⁾**

Public Hearing Requirements – The municipality held two public hearings, each given at least 15 days advance 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.

2 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.

GENERAL DESCRIPTIONS OF DELINEATING GROWTH AREAS

6

6.2 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. ⁽³⁾

6

GENERAL DESCRIPTIONS OF DELINEATING GROWTH AREAS

Public Hearing Requirements – Before presenting the proposed PGAs, the County held two public hearings, each given at least 15 days advance 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 Requirements - Before presenting the proposed amendment to the County Commission for PGA 4, the Coordinating Committee held two public hearings, each given at least 15 days advance notice in a newspaper of general circulation in the 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.

GENERAL DESCRIPTIONS OF DELINEATING GROWTH AREAS

6

6.3 Rural Area (RA)

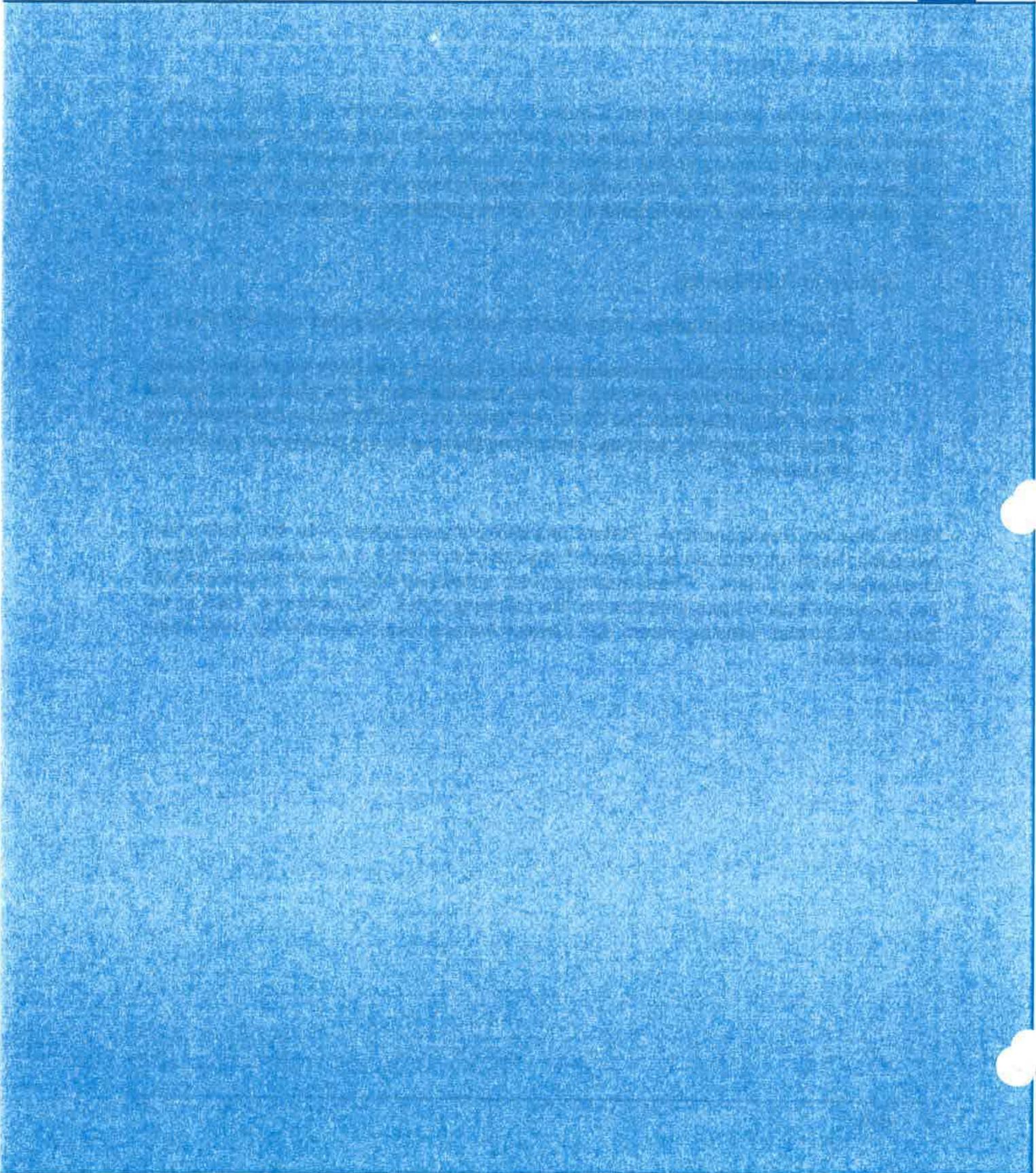
This territory is the remainder of the County that was not included in a UGB or a PGA. Based on growth expectations, it does not exhibit a need for higher density development patterns within the planning period delineated by this report. This area's development will be governed by the land use control 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. ⁽⁴⁾

Public Hearing Requirements – Before presenting any proposed RAs, the County held two public hearings, each given at least 15 days advance 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.

POPULATION PROJECTIONS



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 following tables list the applicable population levels that were used in the local planning efforts.

7 POPULATION PROJECTIONS

POPULATION PROJECTIONS FOR ORIGINAL GROWTH PLAN					
YEAR	2000	2005	2010	2015	2020
Clarksville	106,069	121,004	137,900	157,144	179,200
Montgomery -Unincorporated	26,467	26,470	26,027	25,058	23,460
Montgomery -Total	132,536	147,474	163,927	182,202	202,680

Table 7.1

POPULATION PROJECTIONS FOR AMENDED GROWTH PLAN (2012)			
YEAR	2010	2015	2020
Clarksville	132,929	145,184	156,071
Mongtomery -Unincorporated	39,402	43,041	46,254
Montgomery -Total	172,331	188,225	202,325

Table 7.2

POPULATION PROJECTIONS

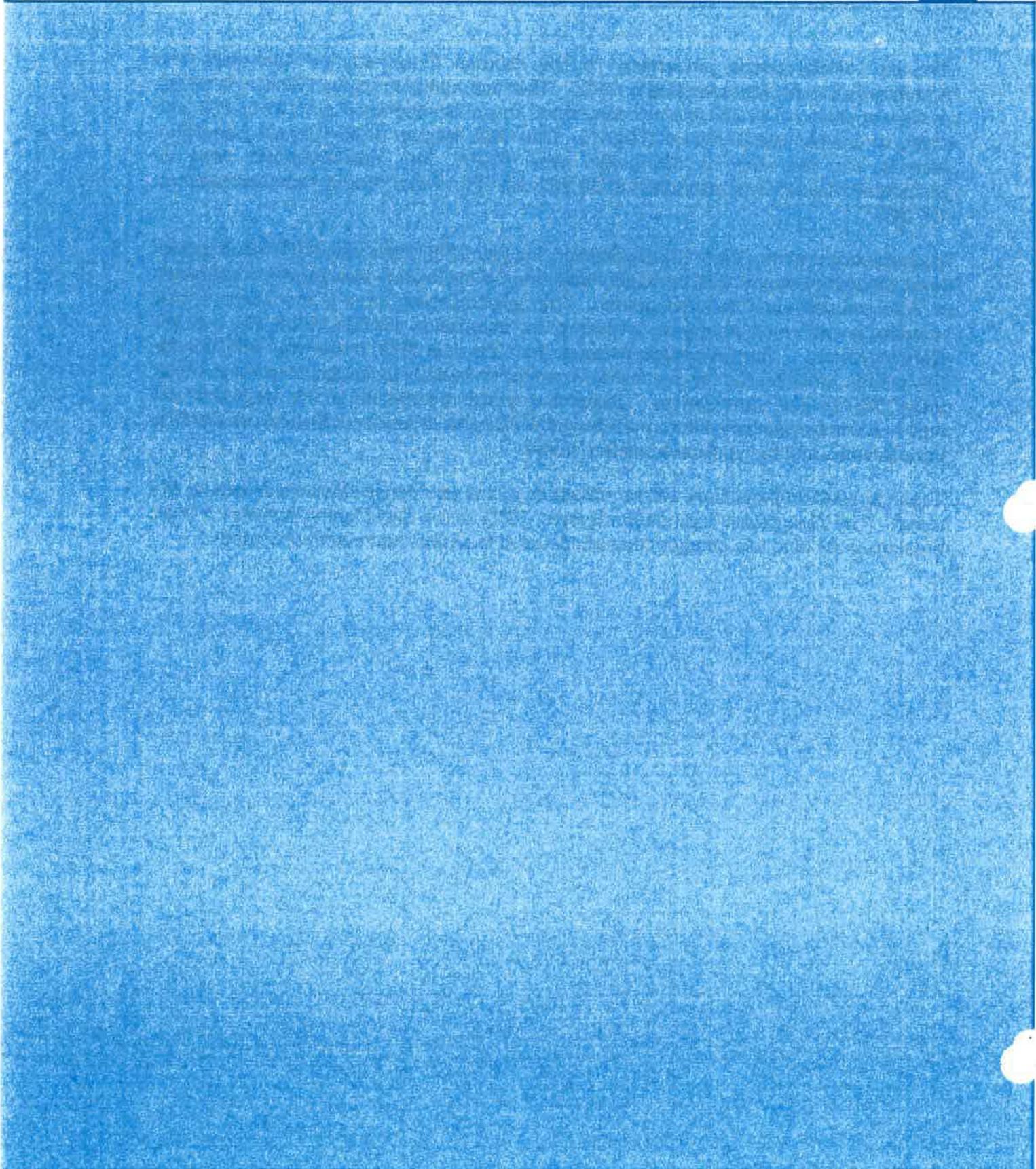
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The last official census undertaken by the Bureau of Census for Clarksville and Montgomery County was completed in 1995. Their final numbers showed Clarksville having a total population of 89,246, the unincorporated area of Montgomery County at 25,269, 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 as a whole 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.

EXISTING LAND USE INVENTORY



EXISTING LAND USE INVENTORY**8**

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 analysis were undertaken by Regional Planning Commission staff through the use of aerial photography, archival studies of office records and by field survey and on-site 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.

8 EXISTING LAND USE INVENTORY

8.1 Clarksville-Montgomery County Existing Land Use Inventory and Analysis

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:

CURRENT LAND USE BY MAGNITUDE OF THE USE	
CLARKSVILLE-MONTGOMERY COUNTY (1999)	
Land Use By Type	Acreage
Fort Campbell	43,014
Single-Family Residential	36,251
Street/ Highway Rights of Way	8,186
Water Bodies	5,482
Public/Semi-Public Use	4,400
Commercial/Office	2,349
Industrial	2,197
Multiple Family Residential District	828
Mobile Home Parks	294
Agricultural/Forest/Undeveloped	243,167

Table 8.1

EXISTING LAND USE INVENTORY

CLARKSVILLE-MONTGOMERY COUNTY EXISTING LAND USE INVENTORY AND ANALYSIS (1999)							
Land Use By Type	Total Area		Percentage		Of Developed Land Area	Density of Units Per Acre	Average Lot Size In Acres
	Developed Acres		Of Total Land Area	Of Developed Land Area			
					Total # Of Units Or Parcels		
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
Public/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%			
Total Developed Land	101,879		29.5%				
Agric/Undev. Land **	243,167		70.5%				
Total Land Area In Acres	345,046		100%				
Area In Square Miles	539.13						

**Includes undeveloped land in any category. Agricultural Land may be occupied by farmstead improvements.

**Includes undeveloped land in any category. Agricultural Land may be occupied by farmstead improvements.

SOURCE: Clarksville-Montgomery County Geographic Information System

Table 8.2

8 EXISTING LAND USE INVENTORY

8.2 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:

CURRENT LAND USE BY MAGNITUDE OF THE USE CITY OF CLARKSVILLE (1999)	
Land Use By Type	Acres Devoted To Use
Single Family Residential	13,541
Water Bodies	4,150
Street/ Highway Rights of Way	3,958
Fort Campbell	3,712
Public/Semi-Public Use	2,926
Commercial/Office	2,066
Industrial	962
Multiple Family Residential District	741
Mobile Home Parks	159
Agricultural/Forest/Undeveloped	28,278

Table 8.3

EXISTING LAND USE INVENTORY

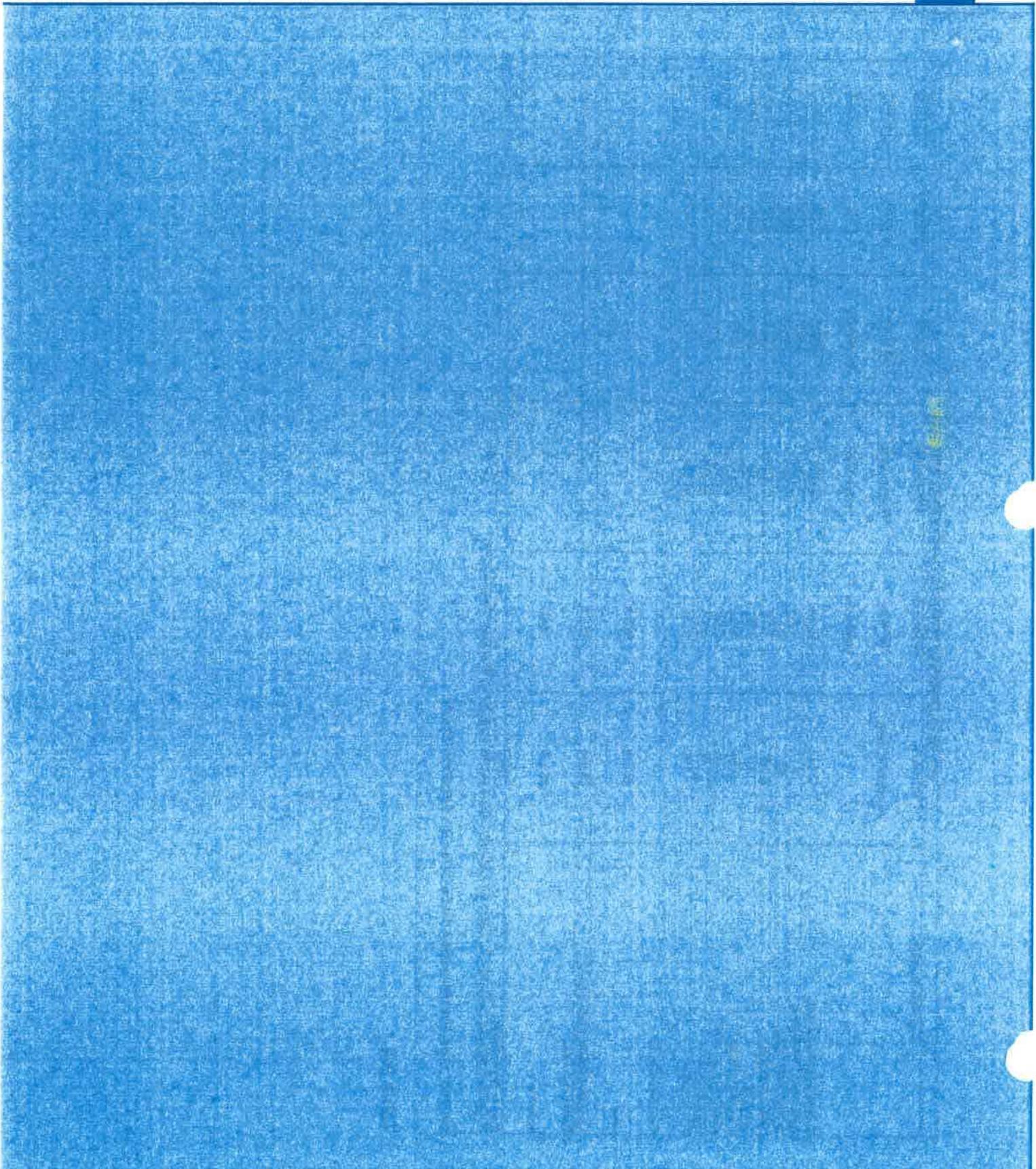
Land Use By Type	Total Area		Percentage		Of Developed Land Area	Total # Of Units Or Parcels	Density of Units Per Acre	Average Lot Size In Acres
	Developed Acres	Land Area	Of Total Land Area	Land Area				
Single Family Residential	13,541		22.4%	42.0%	26,043	1.92	0.52	
Multi-Family Residential	741		1.2%	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%				
Fl. Campbell	3,712		6.1%	11.5%				
Total Developed	32,215		53.5%					
Land								
Agricultural/Undeveloped Land **	28,278		46.7%					
Total Land Area	60,493		100%					
In Acres								
Area In Square Miles	94.52							

**Includes undeveloped land in any category. Agricultural Land may be occupied by farmstead improvements.

SOURCE: Clarksville-Montgomery County Geographic Information System

Table 8.4

FUTURE LAND USE PROJECTIONS



FUTURE LAND USE PROJECTIONS

9

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.

9 FUTURE LAND USE PROJECTIONS

9.1 Clarksville-Montgomery County Land Use Projections and Projection Table 1999

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.

FUTURE LAND USE PROJECTIONS

CLARKSVILLE-MONTGOMERY COUNTY									
LAND USE PROJECTIONS FOR THE NEXT 20 YEARS BASED ON 2000 POPULATION LEVEL OF 132,538 (1999)									
Land Use By Category	Improved Parcels Or Units	Developed Acreage	Average Parcel Size In Acres	Density Units in Acres	Population Factor	Additional Acres Needed* Based on 2020 Population Projections @ 202,680	Currently Vacant Rated for Use		
Single Family Residential	34,176	35,129	1.03	0.97	0.2651	18,592	32,481		
Multi-Family									
Residential Units	7,512	828	0.11	9.07	0.0062	438	466		
Mobile Home Park Units	1,810	294	0.16	6.16	0.0022	156			
Industrial/ Quarrying	150	2,197	14.65	0.07	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 Fort Campbell	817	5,482	6.71	0.15	0.0414	2,901			
Streets/Hwy. ROWs **		43,014			No Significant Change				
Water Acres		8,186			0.0618	4,332	4,400		
Total Developed Acres Agricultural/ Forest/Undeveloped	2,864	243,167	84.90		1.8347				
Totals	46,039	345,046				28,825	42,678		

Table 9.1

9 FUTURE LAND USE PROJECTIONS

CLARKSVILLE-MONTGOMERY COUNTY	
TOTAL AVAILABLE VACANT LAND AFTER 2020	
	ACRES
Total County Area	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
Available Vacant Land After 2020	150,491

*2000 Land Use Factor multiplied by 2020 population projection.

**SOURCE: City, County, State Highway Departments

Table 9.2

FUTURE LAND USE PROJECTIONS

9**9.2 City of Clarksville Land Use Projections and Projections Table 1999**

The following tables list 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.

9 FUTURE LAND USE PROJECTIONS

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 Acres	Density Units In Acres	2010 Population Factor	Additional Acres Needed* Based ON 2020 Population Projections 179,220	Currently Vacant Rated For Use		
Single Family Residential	26,043	13,541	0.52	1.92	0.1277	9,339	14,899		
Multi-Family Residential Units	7,252	741	0.10	9.79	0.0070	511	463		
Mobile Home									
Park Units	1,599	159	0.10	10.06	0.0015	110			
Industrial/									
Quarrying	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		
Public/									
Semi Public	468	2,926	6.25	0.16	0.0276	2,018			
Fort Campbell Street/Hwy ROWs **		3,712			No Significant Change				
Water Acres		3,958			0.0373	2,729			
Total Developed Acres		4,150			No Significant Change				
Agricultural/Forest/		32,215							
Undeveloped	159	26,278	177.85		0.2666		N/A		
Totals	36,991	60,493				16,795	18,187		

Table 9.3

FUTURE LAND USE PROJECTIONS

CITY OF CLARKSVILLE	
AVAILABLE VACANT LAND AFTER 2020	
	ACRES
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
Available Vacant Land After 2020	646
*2000 Land Use Factor Multiplied by 2020 Population Projections	
**SOURCE: City and State Highway Departments	

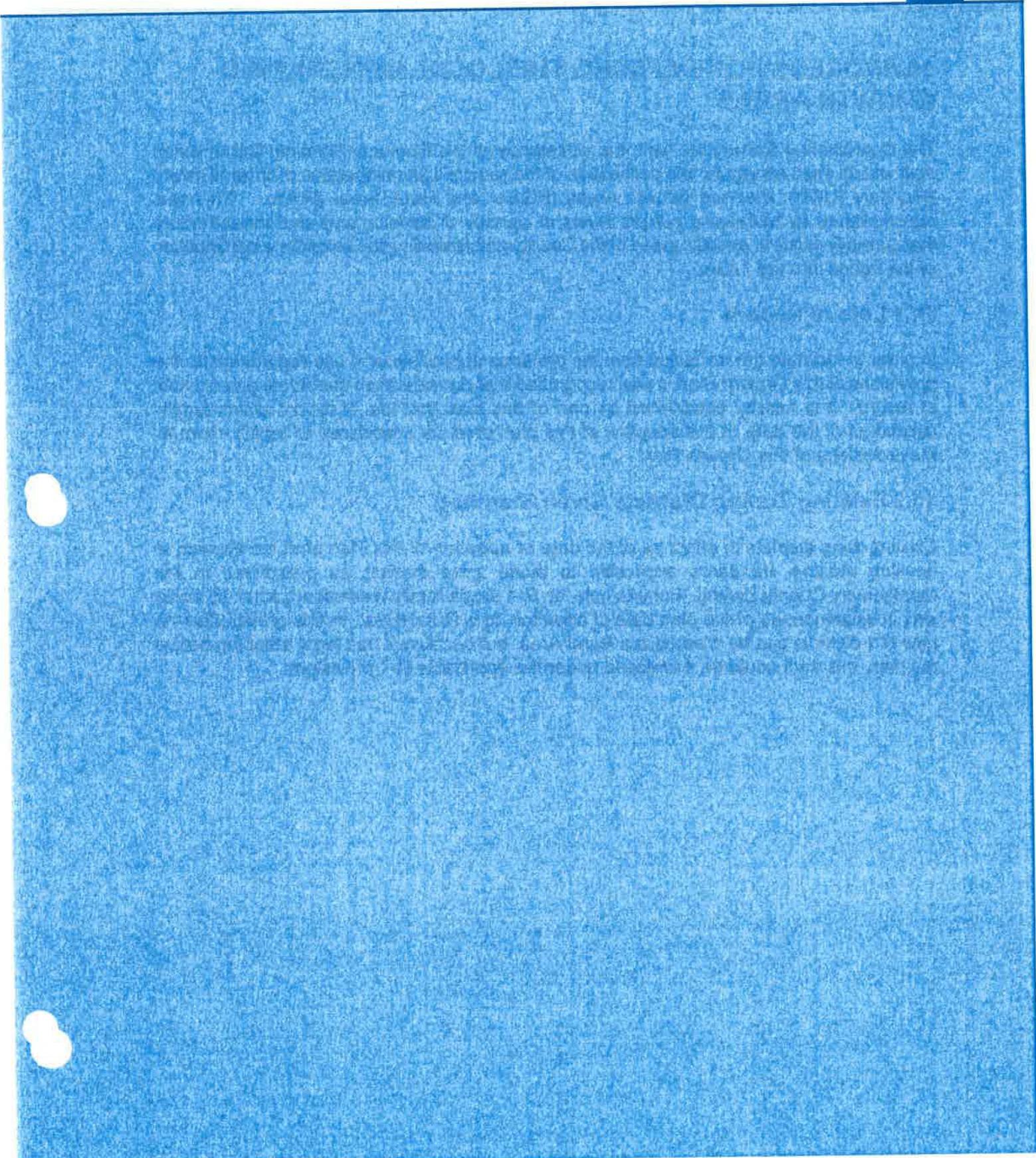
Table 9.4

9 FUTURE LAND USE PROJECTIONS

9.3 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.

PROCESS FOR DEFINING THE LOCAL GEOGRAPHIC GROWTH AREAS



PROCESS FOR DEFINING THE LOCAL GEOGRAPHIC GROWTH AREAS

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.

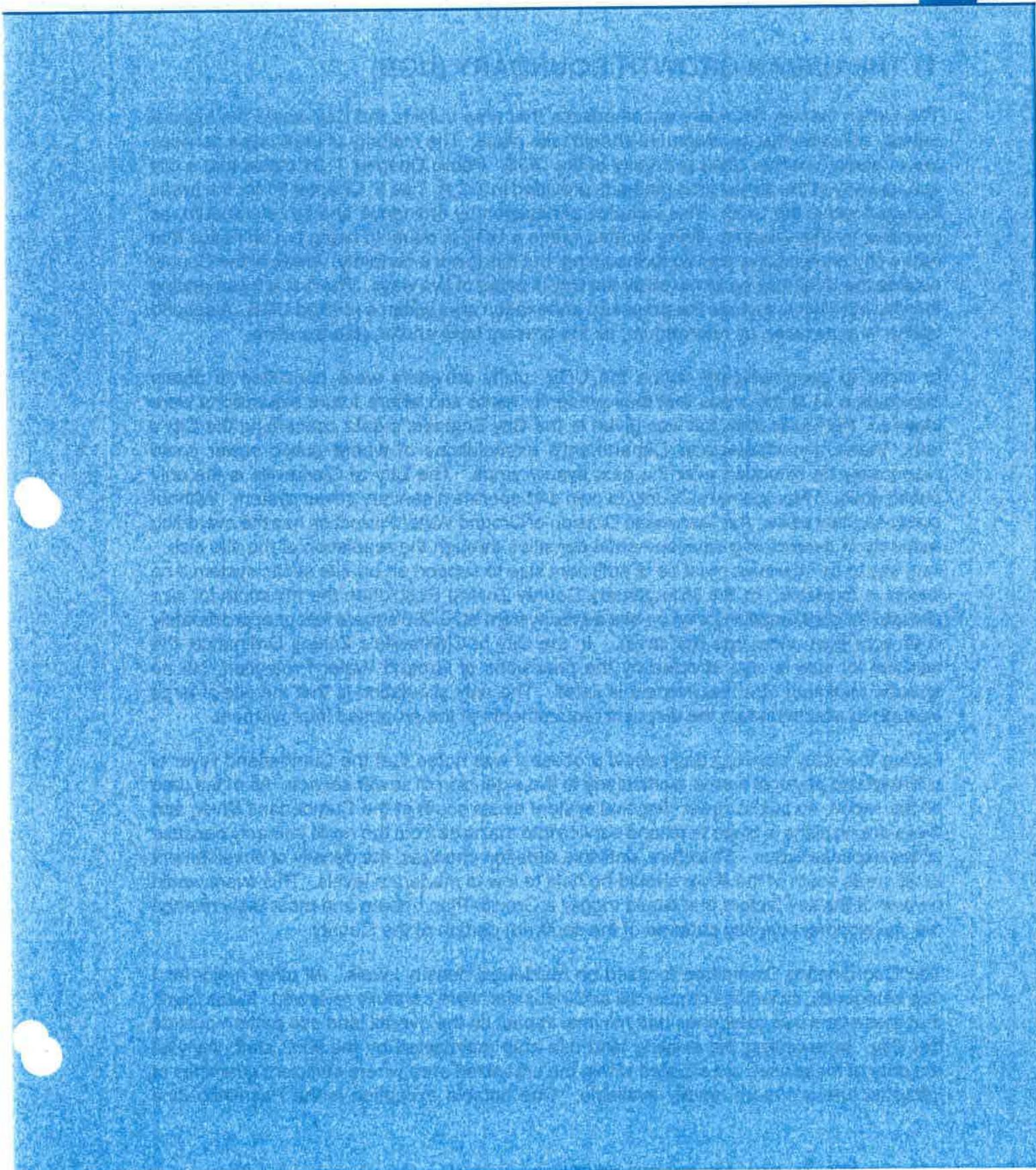
10.1 Lots of Record

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.

10.2 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.

THE URBAN GROWTH BOUNDARY (UGB)



11 THE URBAN GROWTH BOUNDARY (UGB)

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 close 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 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 to 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 Pasmenco Zinc

THE URBAN GROWTH BOUNDARY (UGB)

11

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 individual investigation to determine if these factors would come into consideration during the development process.

11 THE URBAN GROWTH BOUNDARY (UGB)

11.1 Rezoning Request Procedures for the UGB

The UGB is rated to have the capacity to handle the highest densities of development. Applications for rezoning 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.

ALLOWABLE ZONING DISTRICTS	
Zone District	Land Use Type
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)
OP	Residential – Single Family (Related to Business)

Table 11.1

THE URBAN GROWTH BOUNDARY (UGB) 11

11.2 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.

11 THE URBAN GROWTH BOUNDARY (UGB)

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.

THE URBAN GROWTH BOUNDARY (UGB)

11

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 in 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 in 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.

11 THE URBAN GROWTH BOUNDARY (UGB)

11.3 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, Chapter 15, for the legal description of the UGB.

THE URBAN GROWTH BOUNDARY (UGB)

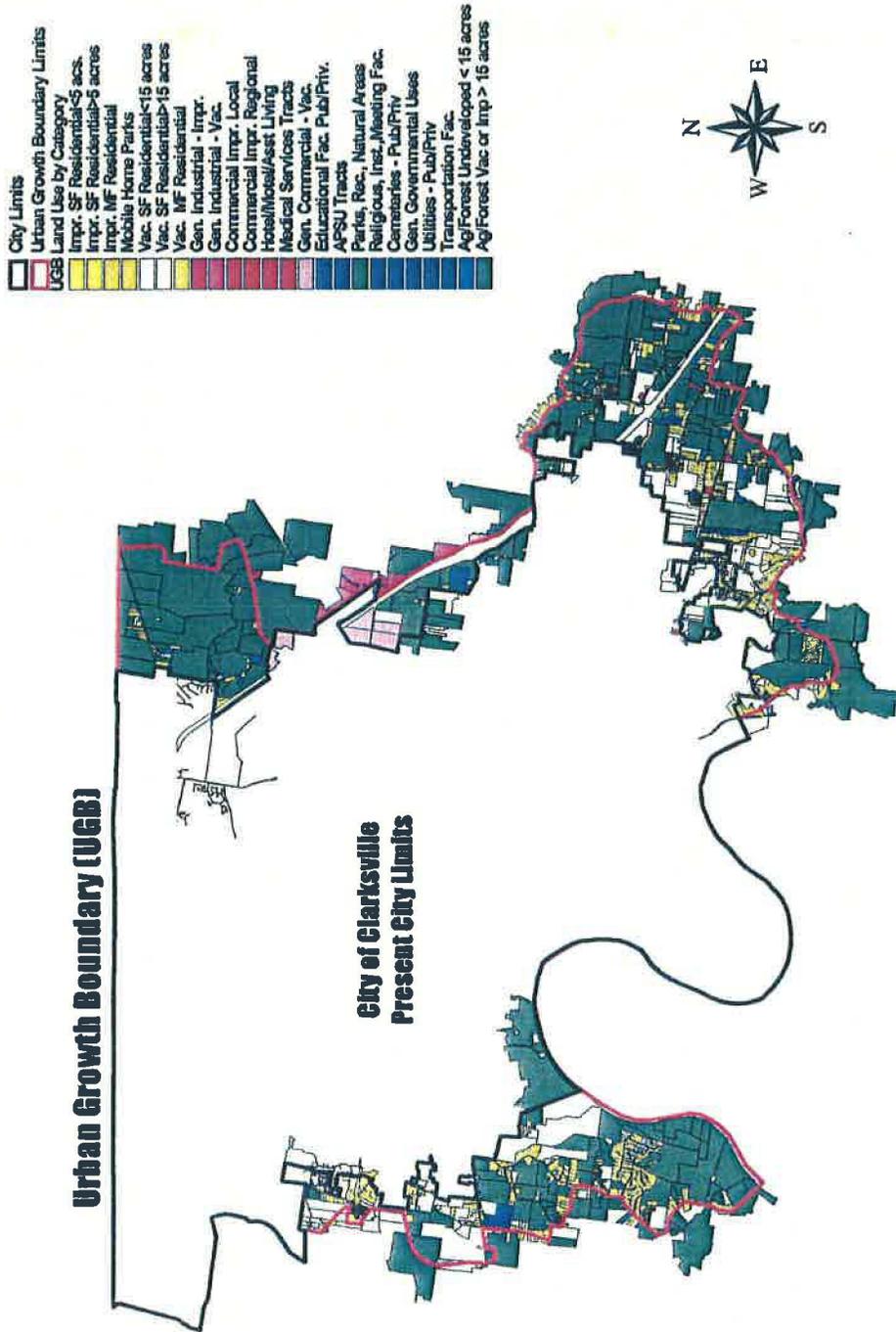
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11.4 Urban Growth Boundary Map and Calculated Areas (UGB)

11.4.1 Urban Growth Boundary Map 1999



11 THE URBAN GROWTH BOUNDARY (UGB)



Picture 11.1 Urban Growth Boundary (UGB)

THE URBAN GROWTH BOUNDARY (UGB)

11

11.4.2 Land Use By Category Calculated In Acres (UGB)

LAND USE BY CATEGORY CALCULATED IN ACRES (1999)	
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
TOTAL AREA	26,521

Table 11.2

*Date from Geographic Information System.

Areas do not include water acres or road rights-of-way.

11 THE URBAN GROWTH BOUNDARY (UGB)

11.5 Resolution 19-1999-00

THE URBAN GROWTH BOUNDARY (UGB)

11

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 (UGB) 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.

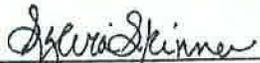
NOW, THEREFORE, BE IT RESOLVED BY THE CLARKSVILLE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

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:

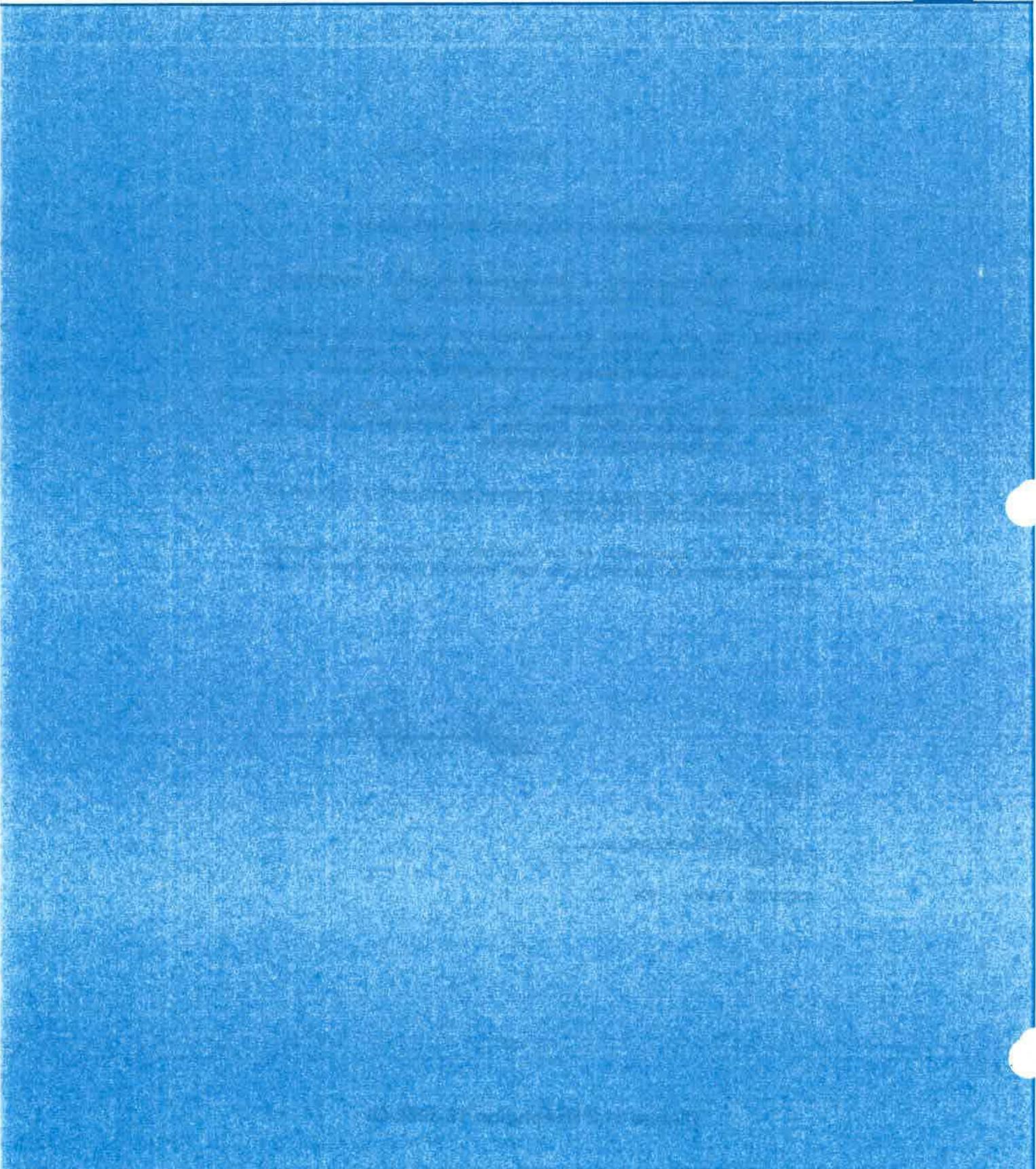


City Clerk

ADOPTED: October 7, 1999

THE PLANNED GROWTH AREA (PGA)

12



THE PLANNED GROWTH AREA (PGA) 12

12 THE PLANNED GROWTH AREA (PGA)

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, Chapter 16, for the legal descriptions of the PGA's.

12 THE PLANNED GROWTH AREA (PGA)

12.1 Resolution 99-11-1

THE PLANNED GROWTH AREA (PGA)

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

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

11-4-99
by W. Dyer D.C.

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 8th 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 8th day of November, 1999.

Sponsor

Joe Auel

Commissioner

Pat Vaden

Approved

Raymond Whitland
County Executive

Attested

Wilma K. Dyer
County Clerk

12 THE PLANNED GROWTH AREA (PGA)

12.2 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

THE PLANNED GROWTH AREA (PGA)

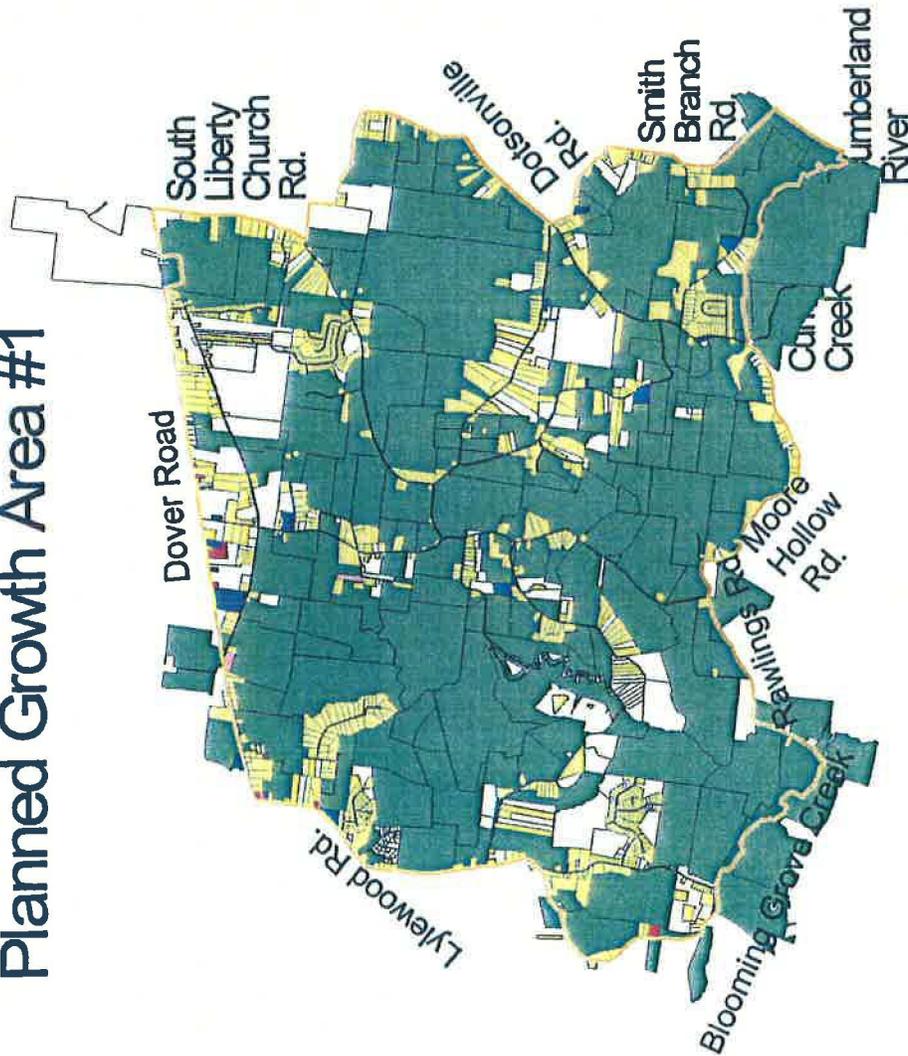
12.2.1 Planned Growth Area 1 - Boundary Map

12 THE PLANNED GROWTH AREA (PGA)

Planned Growth Area #1

PGA Limits

Land Use by Category
Imp. SF Residential < 5 acres
Imp. SF Residential > 5 acres
Imp. MF Residential
Mobile Home Parks
Vac. SF Residential < 15 acres
Vac. SF Residential > 15 acres
Vac. MF Residential
Gen. Industrial - Imp.
Gen. Industrial - Vac.
Commercial Imp. Local
Commercial Imp. Regional
Hotel/Motel/Asset Living
Medical Services Tracts
Gen. Commercial - Vac.
Educational Fac. Pub/Priv.
APSU Tracts
Parks, Rec., Natural Areas
Religious, Inst. Meeting Fac.
Conservancies - Pub/Priv.
Gen. Governmental Uses
Utilities - Pub/Priv.
Transportation Fac.
Ag/Forest Undeveloped < 15 acres
Ag/Forest Vac or Imp > 15 acres



Picture 12.2 Planned Growth Area #1

THE PLANNED GROWTH AREA (PGA) 12

12.2.2 Planned Growth Area 1 - Land Use Calculated In Acres

LAND USE BY CATEGORY CALCULATED IN ACRES 1999	
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
TOTAL AREA	15,028

Table 12.1

*Date from Geographic Information System.

Areas do not include water acres or road rights-of-way.

12 THE PLANNED GROWTH AREA (PGA)

12.3 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 flood plains. 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 area of 15,005 acres or 23.44 square miles.

Primary Utility Providers in the Cumberland Heights/Salem PGA

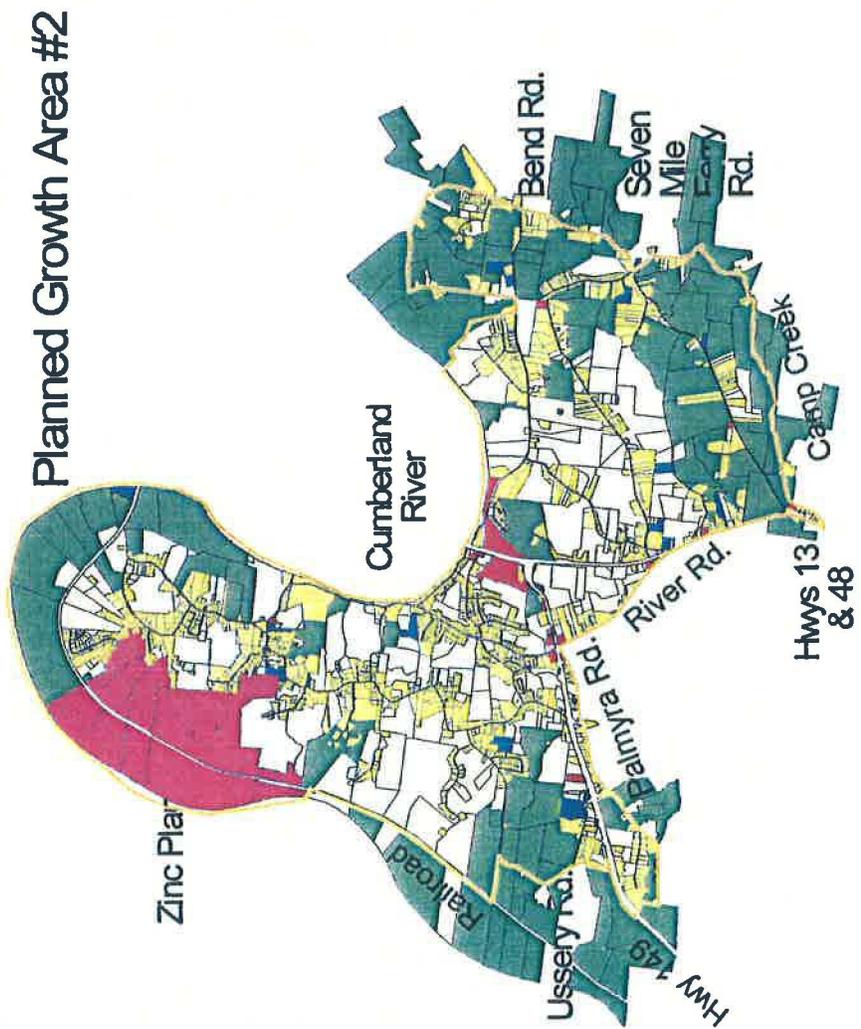
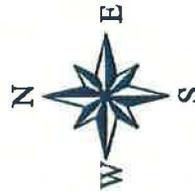
- Water: Cumberland Heights Utility District/Cunningham Utility District
- Sewer: No public sewer
- Electricity: Cumberland Electric Membership Corporation
- Gas: No natural gas
- Police: Montgomery County Sheriff's Patrol
- Fire: Volunteer Fire Department

THE PLANNED GROWTH AREA (PGA) 12

12.3.1 Planned Growth Area 2 - Boundary Map

12 THE PLANNED GROWTH AREA (PGA)

- PGA Limits
- Land Use by Category
 - Inpr. SF Residential < 5 acs.
 - Inpr. SF Residential > 5 acs
 - Inpr. MF Residential
 - Mobile Home Parks
 - Vac. SF Residential < 15 acres
 - Vac. SF Residential > 15 acres
 - Vac. Tracts MF Residential
 - Gen. Industrial - Inpr.
 - Gen. Industrial - Vac.
 - Commercial Inpr. Local
 - Commercial Inpr. Regional
 - Hotel/Hotel/Asst. Living
 - Medical Services Tracts
 - Gen. Commercial - Vac.
 - Educational Fac. Pub/Priv.
 - APSU Tracts
 - Parks, Rec., Natural Areas
 - Religious, Inst., Meeting Fac.
 - Cemeteries - Pub/Priv
 - Gen. Governmental Uses
 - Utilities - Pub/Priv
 - Transportation Fac.
 - Ag/Forest Undeveloped < 15 acres
 - Ag/Forest Vac or Inpr > 15 acres



Picture 12.3 Planned Growth Area #2

THE PLANNED GROWTH AREA (PGA) 12

12.3.2 Planned Growth Area 2 - Land Use Calculated In Acres

LAND USE BY CATEGORY CALCULATED IN ACRES 1999	
Planned Growth Area #2 (Cumberland Heights/Salem)	
	ACRES
Residential - Improved	2,648
Residential - Vacant	4,641
Industrial - Improved	590
Industrial - Vacant	540
Commercial - Improved	139
Commercial - Vacant	16
Public/Semi - Public	61
Agricultural/Forested	6,370
TOTAL AREA	15,005

Table 12.2

*Date from Geographic Information System.

Areas do not include water acres or road rights-of-way.

12 THE PLANNED GROWTH AREA (PGA)

12.4 Planned Growth Area 3

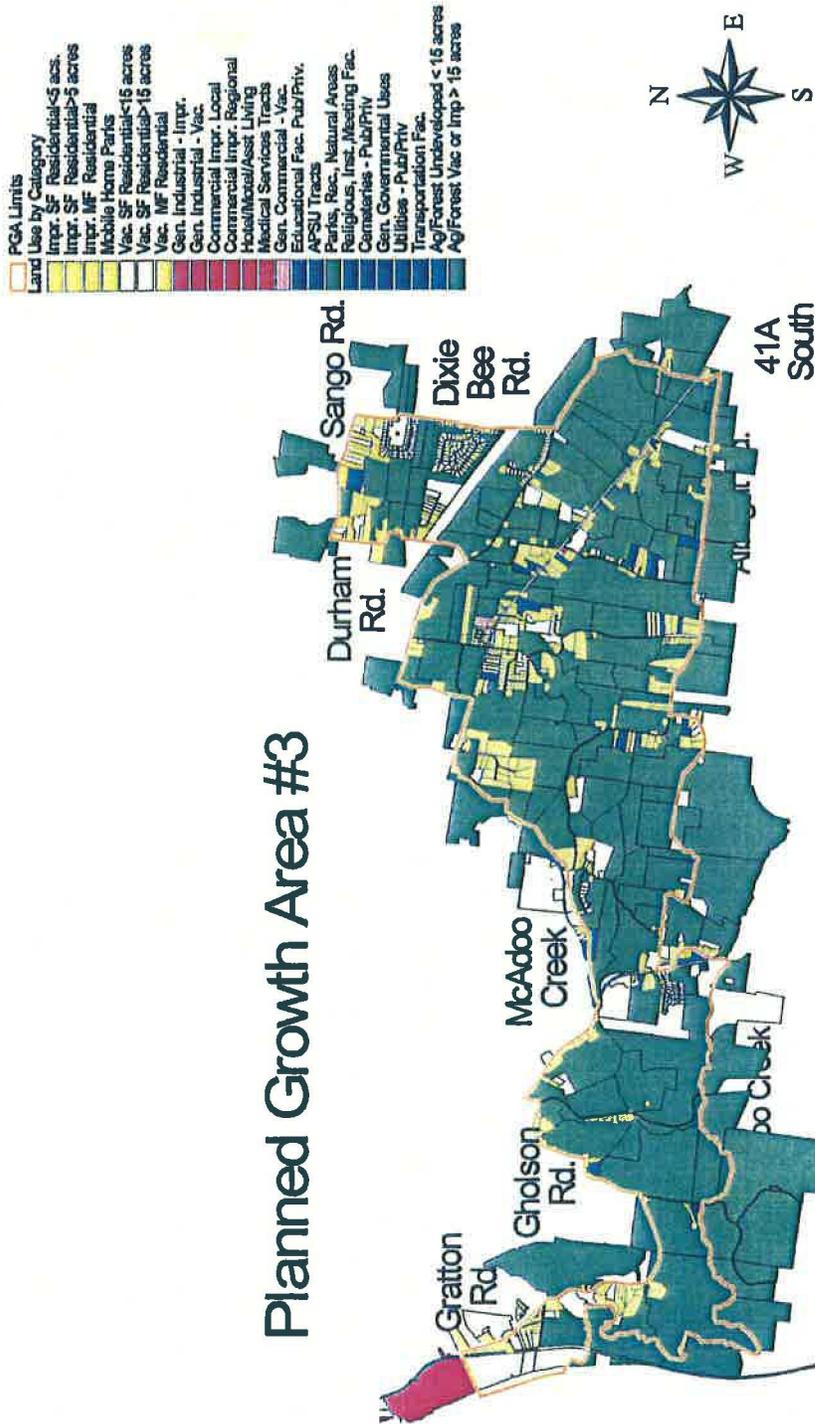
This planned growth area is situated in the southeast portion of the County near the Sango Community. It is bounded on the north by U. S. Highway 41A South, Big McAdoo Creek, Highway 12, Gholson Road, Gratton Road and to the current city limits of Clarksville. The western and southern boundaries are 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 Sheriffs Patrol
- Fire: Volunteer

12.4.1 Planned Growth Area 3 - Boundary Map

12 THE PLANNED GROWTH AREA (PGA)



Picture 12.4 Planned Growth Area #3

THE PLANNED GROWTH AREA (PGA) 12

12.4.2 Planned Growth Area 3 - Land Use Calculated In Acres

LAND USE BY CATEGORY CALCULATED IN ACRES 1999	
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
TOTAL AREA	12,240

Table 12.3

*Date from Geographic Information System.

Areas do not include water acres or road rights-of-way.

12 THE PLANNED GROWTH AREA (PGA)

12.5 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.

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

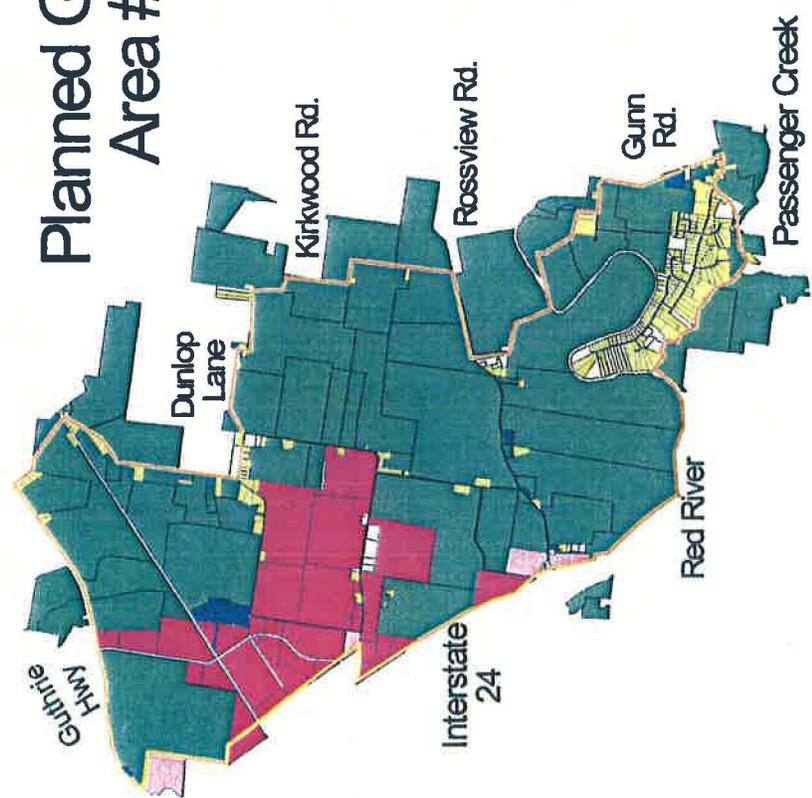
12.5.1 Planned Growth Area 4 - Boundary Map

12 THE PLANNED GROWTH AREA (PGA)

- Newsprint/shp
- Pyroclastic flow
- Inpr. SF Residential < 5 acs.
- Inpr. SF Residential > 5 acs
- Inpr. MF Residential
- Mobile Home Parks
- Vac. SF Residential < 15 acres
- Vac. SF Residential > 15 acres
- Vac. MF Residential
- Gen. Industrial - Inpr.
- Commercial Inpr. Local
- Commercial Inpr. Regional
- Hotel/Motel/Asst Living
- Medical Services Tracts
- Gen. Commercial - Vac.
- Educational Fac. Pub/Priv.
- APSU Tracts
- Parks, Rec., Natural Areas
- Religious, Inst./Meeting Fac.
- Cemeteries - Pub/Priv
- Gen. Governmental Uses
- Utilities - Pub/Priv
- Transportation Fac.
- Ag/Forest Undeveloped < 15 acres
- Ag/Forest Vac or Inpr > 15 acres



Planned Growth Area # 4



Picture 12.5 Plan Growth Area #4

THE PLANNED GROWTH AREA (PGA)

12

12.5.2 Planned Growth Area 4 - Land Use Calculated In Acres

LAND USE BY CATEGORY CALCULATED IN ACRES		
Planned Growth Area #4 (Industrial Park Area)		
	ACRES	ACRES
	1999	2012
Residential - Improved	528	638
Residential - Vacant	213	208
Industrial - Improved	261	608
Industrial - Vacant	1,231	1225
Commercial - Improved	6	7
Commercial - Vacant	131	193
Public/Semi - Public	64	111
Agricultural/Forested	8,062	7506**
TOTAL AREA	10,496	10,496

Table 12.4

*Date from Geographic Information System.

Areas do not include water acres or road rights-of-way.

**Includes road rights-of-way, since 1999

12 THE PLANNED GROWTH AREA (PGA)

12.6 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.

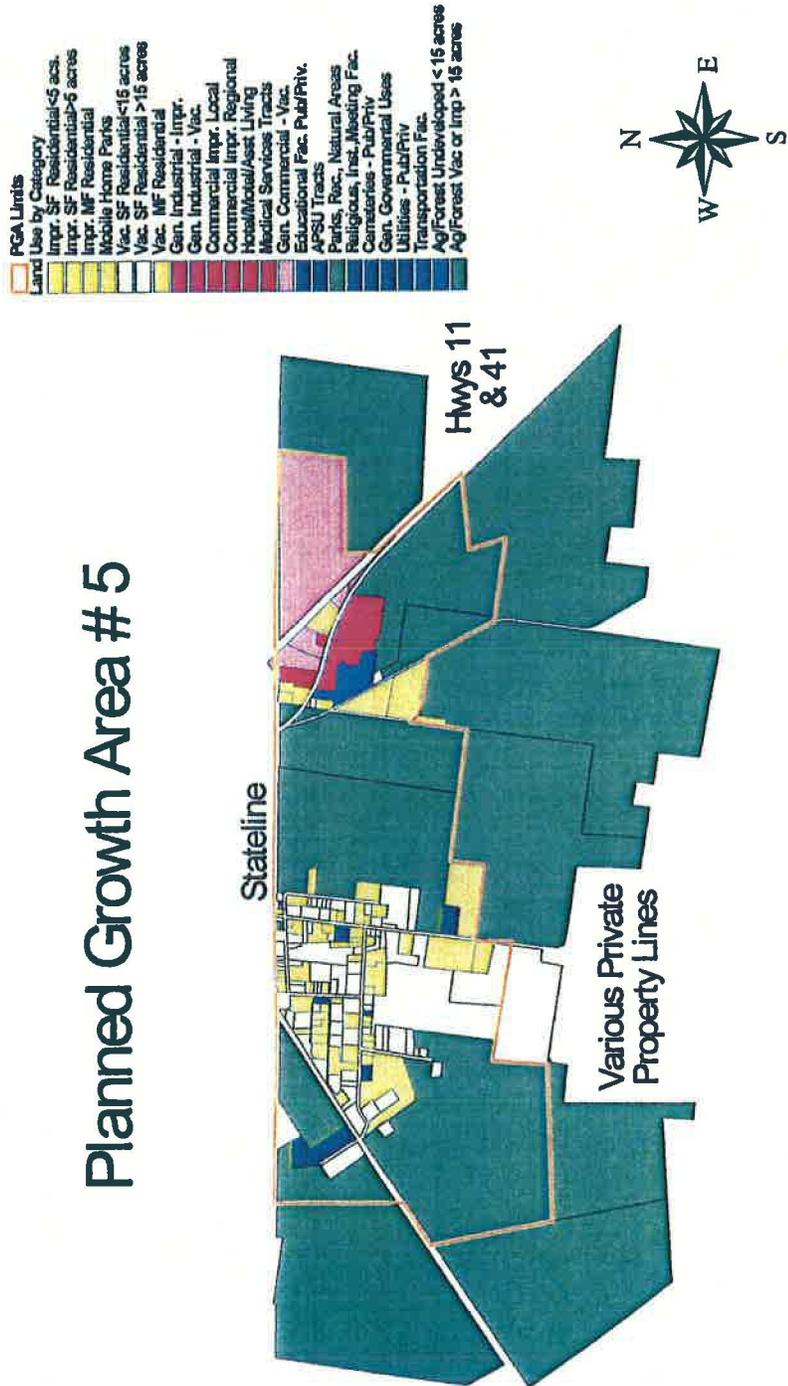
Primary Utility Providers in the South Guthrie PGA

- 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

THE PLANNED GROWTH AREA (PGA)

12.6.1 Planned Growth Area 5 - Boundary Map

12 THE PLANNED GROWTH AREA (PGA)



Picture 12.6 Planned Growth Area #5

THE PLANNED GROWTH AREA (PGA)

12

12.6.2 Planned Growth Area 5 - Land Use Calculated in Acres

LAND USE BY CATEGORY CALCULATED IN ACRES 1999	
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
TOTAL AREA	1,306

Table 12.5

*Date from Geographic Information System.

Areas do not include water acres or road rights-of-way.

12 THE PLANNED GROWTH AREA (PGA)

12.7 Rezoning Request Procedures for PGA Areas

The PGA's are rated to have the capacity to handle low to moderate densities of development. Applications for rezoning will be accepted for the six zone districts listed below for PGA's #1, #2, #3 and #5, eleven zone districts for PGA #4, 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 following tables list the zone districts and a brief description for each.

THE PLANNED GROWTH AREA (PGA)

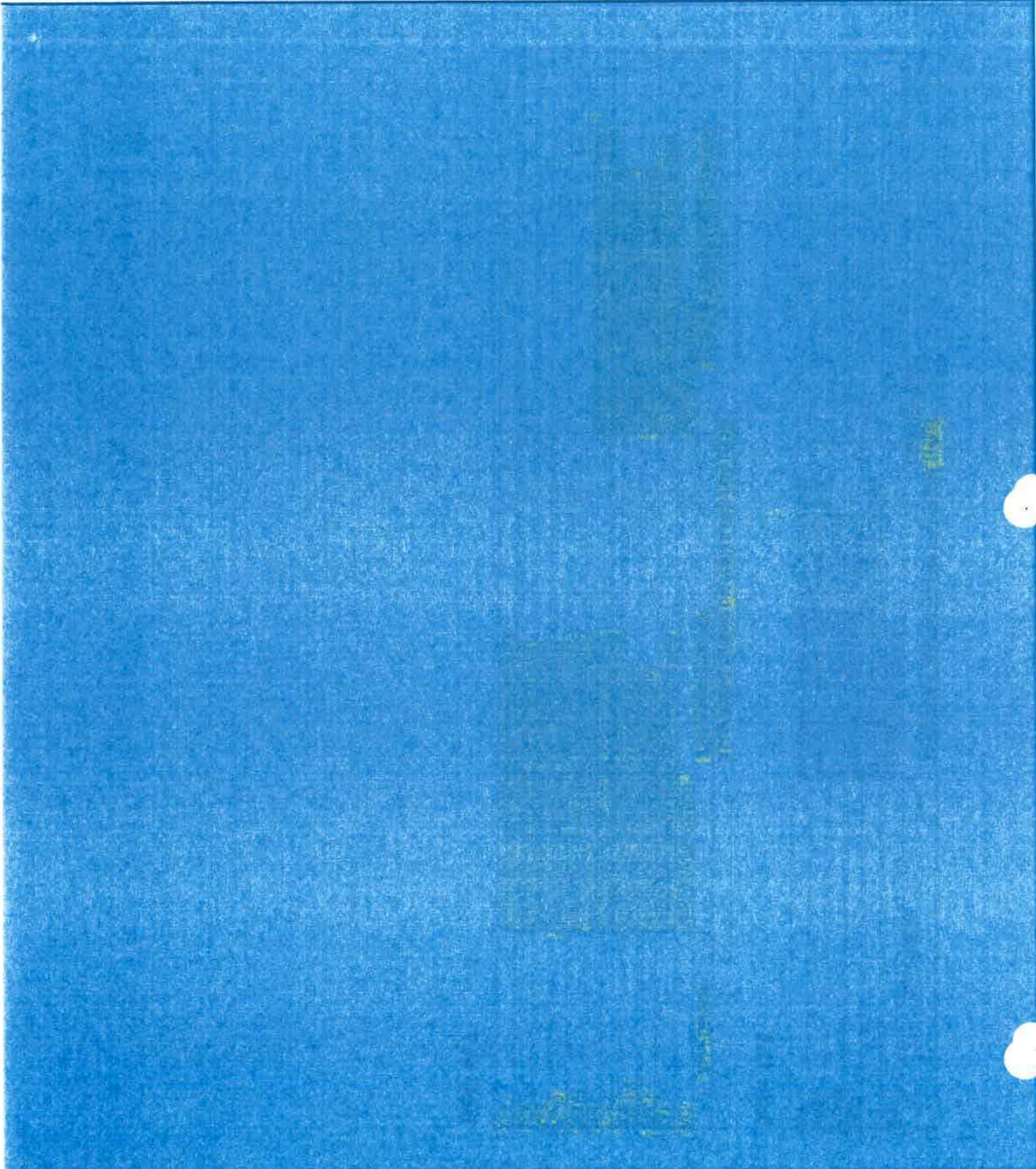
ALLOWABLE ZONING DISTRICTS FOR PGA (1999)	
Zone District	Land Use Type
AG	Agricultural/Residential
E-1	Residential – Single Family (Conventional Built)
EM-1	Residential – Single Family / Mobile Home
EM-1A	Residential – Single Family / Mobile Home
E-1A	Residential – Single Family (Conventional Built)
R-1	Residential – Single Family (Conventional Built)

Table 12.6

ALLOWABLE ZONING DISTRICTS FOR PGA (2012)	
Zone District	PGA 4 Land Use Type
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)
R-3	Residential – Multi-Family (Conventional Built)
R-4	Residential – Multi-Family (Conventional Built)
O-1	Residential – Single-Family (Conventional Built)

Table 12.7

THE RURAL AREA



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 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 work force of the base have a major impact on growth, both in the urban and rural areas of this County.

See ~~page 37~~ Chapter 12, Section 1 for a copy of the County Commission's resolution adopting the Rural Area boundaries and see Appendix C, Chapter 17, for a copy of the legal description of the Rural Area boundaries.

13 THE RURAL AREA

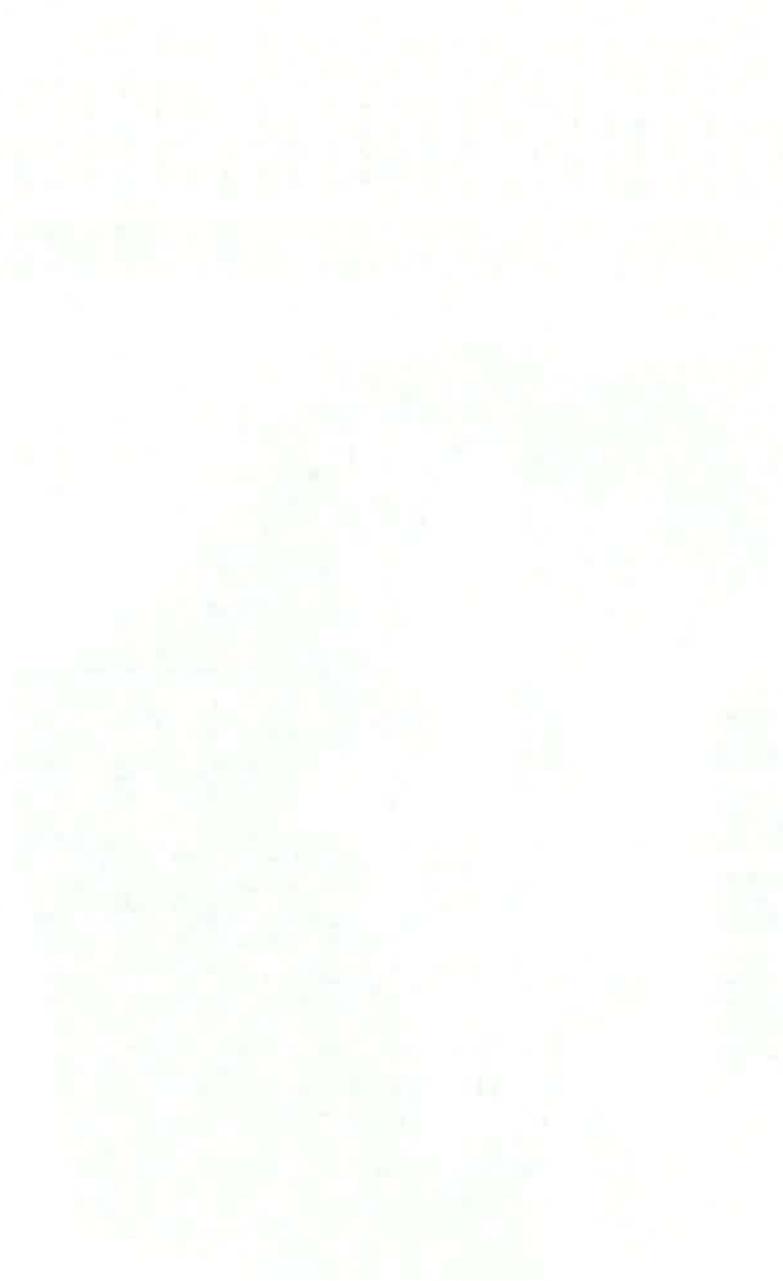
13.1 Rural Area

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.

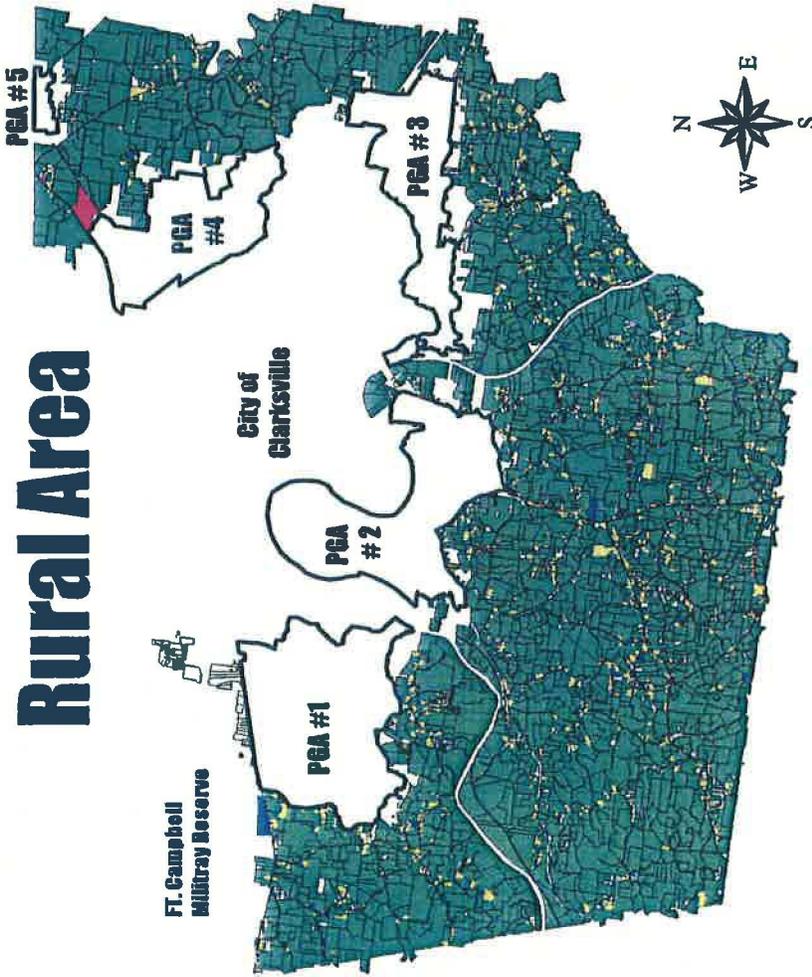
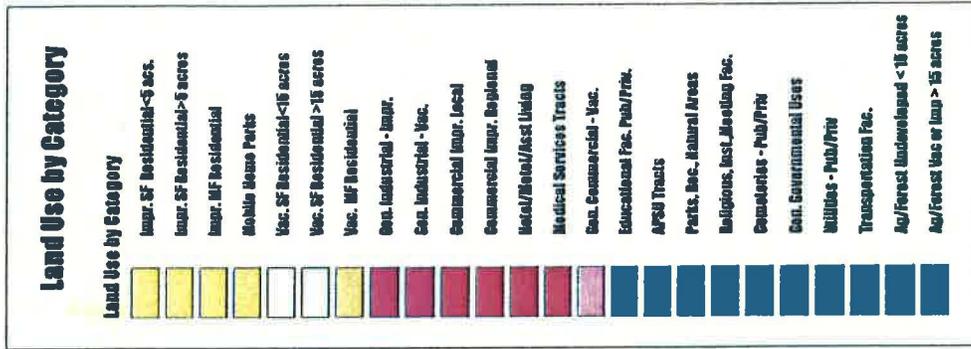
Utility Providers in the Rural Area of Montgomery County

- **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

13.2 Rural Area Boundary Map



13 THE RURAL AREA



Picture 13.1 Rural Area (RA)

13.3 Rural Area - Land Use By Category Calculated In Acres

LAND USE BY CATEGORY CALCULATED IN ACRES	
Rural Area (Fringe Area of County)	
	ACRES (1999)
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
TOTAL AREA	166,812

Table 13.1

*Date from Geographic Information System.

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

13 THE RURAL AREA

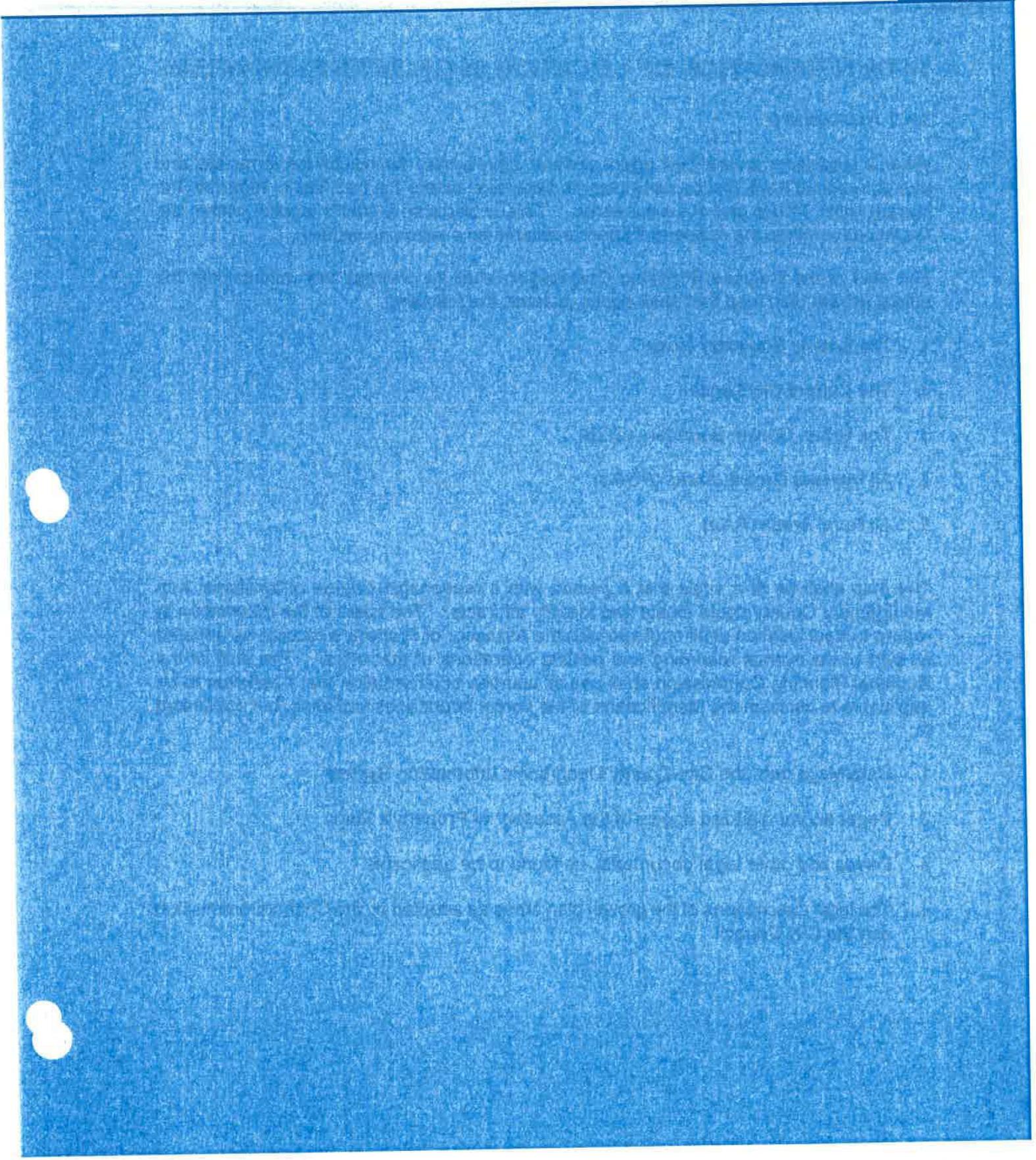
13.4 Rezoning Request Procedures For The Rural Areas

The RA's have the capacity to handle low densities of development. Applications for rezoning 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 for each.

ALLOWABLE ZONING DISTRICTS IN THE RURAL AREA	
Zone District	Lane Use Type
AG	Agricultural/Residential
E-1	Residential – Single Family (Conventional Built)
EM-1	Residential – Single Family / Mobile Home

Table 13.2

DETERMINATION OF LOCATION IN GROWTH PLAN AREAS



14 DETERMINATION OF LOCATION IN GROWTH PLAN AREAS

14 DETERMINATION OF LOCATION IN GROWTH PLAN AREAS

14.1 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

DETERMINATION OF LOCATION IN GROWTH PLAN AREAS

14

14.2 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.

14.3 Policy Regarding Tracts That Span and 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.

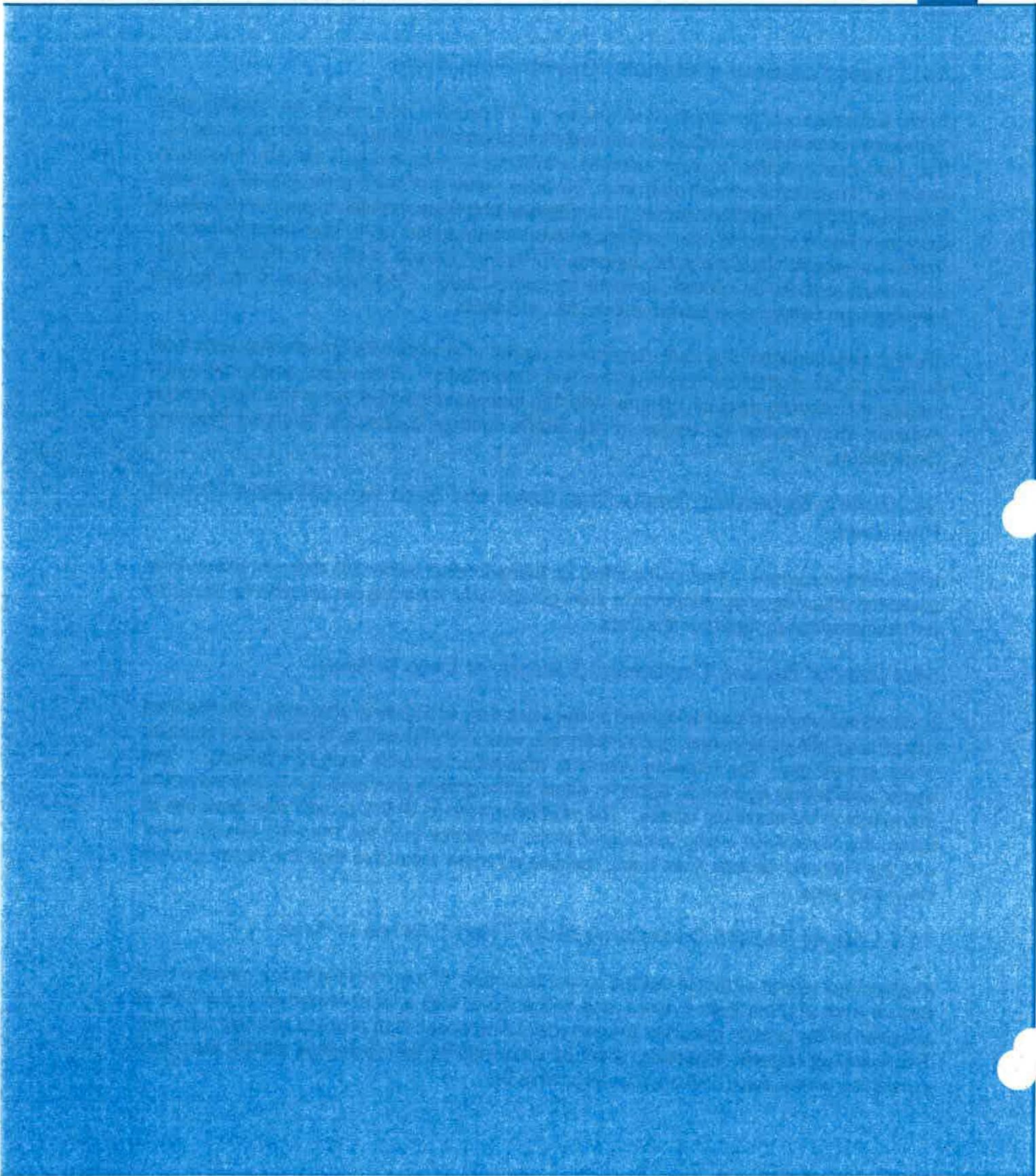
14.4 Lots of Record Containing 5 Acres or Less in Area

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.

14.5 Lots of Record Containing More Than 5 Acrea 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 lie.

APPENDIX A (legal description) 15



15 APPENDIX A (legal description)

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.

Table 15.1

Point of beginning: Northern most 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 know 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;

15 APPENDIX A (legal description)

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 Gratton 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 its 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;

APPENDIX A (legal description)

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;

15 APPENDIX A (legal description)

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 northeastern most 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 B (legal description)



16 APPENDIX B (legal description)

16 APPENDIX B (legal description)

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.

16.1 Planned Growth Area 1 (legal description)

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 flowageway 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.

16 APPENDIX B (legal description)

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.

16.2 Planned Growth Area 2 (legal description)

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

16 APPENDIX B (legal description)

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.

16.3 Planned Growth Area 3 (legal description)

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.

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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 a in 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 Gratton Road.

Thence in a westerly and northerly direction with the southern right of way of Gratton 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.

APPENDIX B (legal description)

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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 flowageway of the Cumberland River, the point of beginning.

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16.4 Planned Growth Area 4 (legal description)

Boundary Description of Planned Growth Area #4

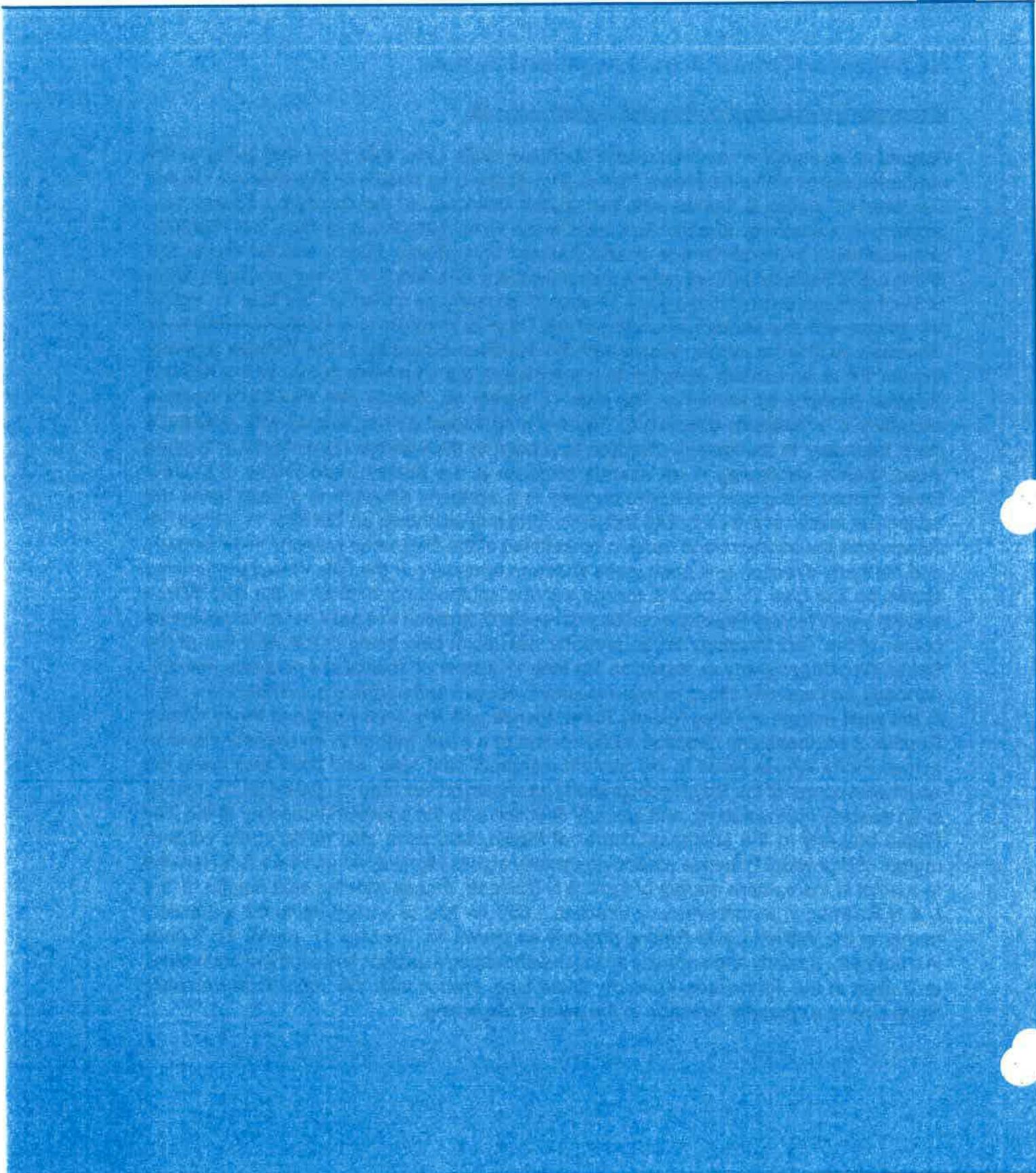
Beginning at a point being the intersection of the east margin of Jim Johnson Road and the north margin of U. S. Highway 79; thence with the north margin of U. S. Highway 79 in a northeasterly direction to a point being the intersection of the north margin of Hampton Station Road, if said northern margin 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.

16.5 Planned Growth Area 5 (legal description)

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.

APPENDIX C (legal description)



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Boundaries of Rural Areas

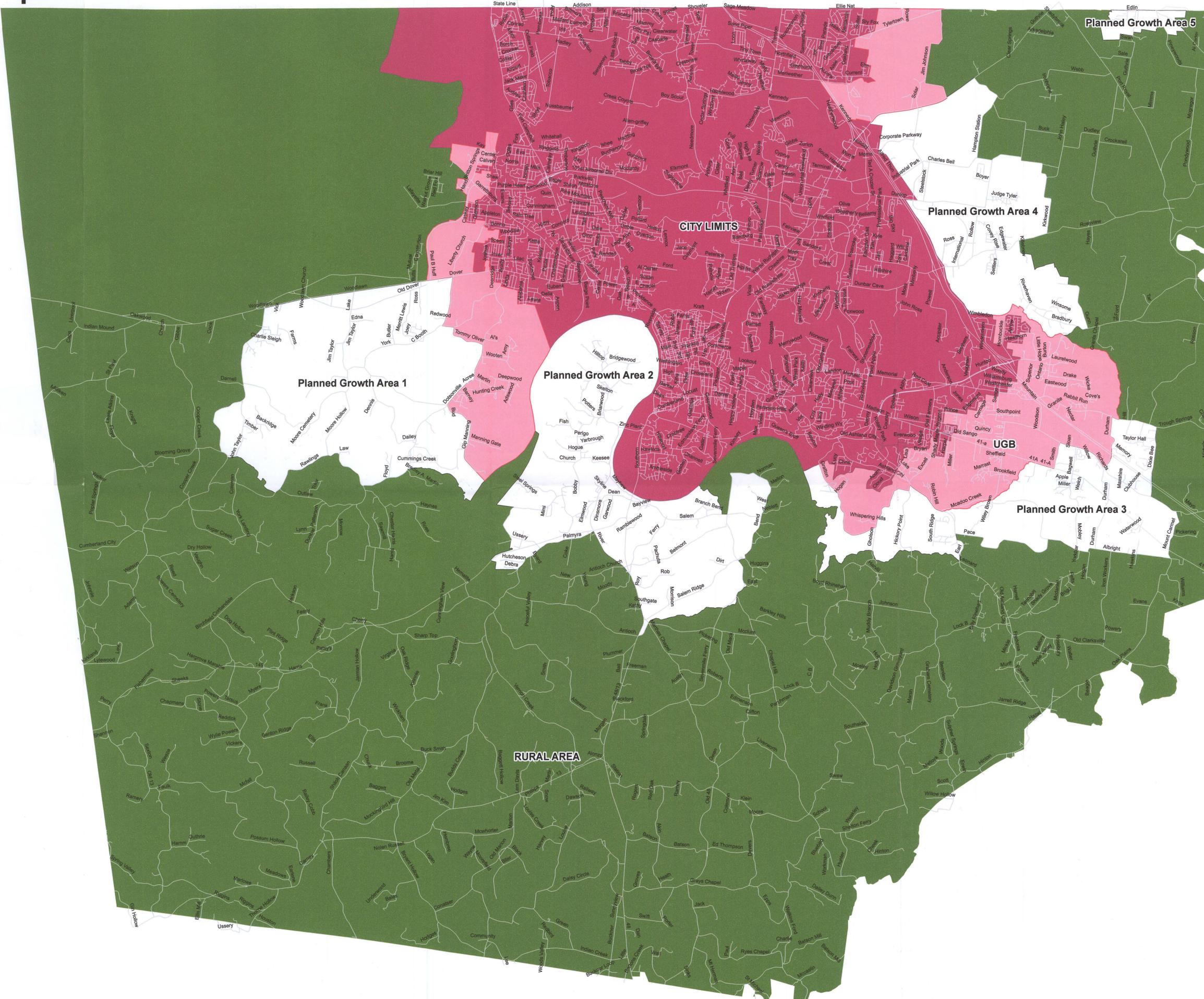
Legal Description of the Rural Area of Montgomery County, Tennessee. Resolution 99-11-1. Adopted November 8, 1999.

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.

Growth Plan Map

***Proposed text amendments to PGA #4.
Boundary not to be amended.***

Local Government Planning Advisory Committee
To: Amend the Montgomery County Growth Plan
DATE: 10/24/12
Billy Simpson, Chair
Dan Hawk
Department of Economic & Community Development



1 inch = 5,500 feet