



## T e c h n i c a l M e m o r a n d u m

Date October 2008

Project Tennessee State University Campus Master Plan

Subject 3. Existing Campus Conditions  
3.3 Community Setting  
3.3.1 Regulatory Issues

From BKV Group, Inc

To Tennessee State University

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The objective of this work element is to inform the planning team of regulatory issues which should be addressed by the physical master plan or which will influence its form, existing zoning and impact on development of the campus.

### **1. POLITICAL BOUNDARIES**

The limits of Clarksville encompass approximately 6,868 square miles of land. With a population of 1,521,437 (2007) the city has a density of approximately 222 people per square mile. The TSU main campus is located just west of downtown and southeast of the Cumberland River. The downtown campus is located directly southwest of the State Capitol.

Refer to Part 3.1.1 Memorandum, for more information regarding Physical Setting.

### **2. REGULATORY REQUIREMENTS**

Board of Regents property is exempt from local zoning and building code regulations and must comply with state codes. The Nashville Planning Commission (NPC) is responsible for recommendations concerning the rezoning of land and the proper subdivision of new developments in the city and county. Construction is governed by the Southern Building Code. Inspections are performed by the building inspector in both the city and county. The building inspector does not review construction at TSU.

### **3. ADJACENT PROPERTIES**

Land use activities surrounding the TSU campus are discussed in Part 3.1.1 Campus Physical Setting Memorandum.

### **4. ADJACENT PARCELS ISSUES**

Land adjacent to TSU that has the most potential to change in terms of land use is the land along east of John Merritt & 28<sup>th</sup> Avenue North. The area, which is zoned commercial, has received development speculation which would convert the retail uses, mixed-use developments, and/or private university student housing. This area has also been the subject of the Jefferson Street corridor

development plan (JUMP). Future development in this area of campus should take into consideration the surrounding speculative development nature of it commercial land use.