2026 - 2036 School Growth Estimates

Based on 2025/2026 Student Enrollment Data
and 2024/2025 RPC Growth Data

A 10 Year Facility Construction Plan

Prepared By: CMCSS Facilities Management

Overview:

Clarksville and surrounding Montgomery County remain one of the fastest growing areas in the state of Tennessee. This high rate of growth presents certain challenges to our local education institutions. This study is intended to provide a snapshot of some of the challenges and offer solutions that can be developed to meet the diverse needs of our increasing population. This planning document is updated each year as a way of anticipating, estimating, and developing timelines for capital investments. This is a planning document and serves as a basis for financial discussions as well as for anticipating rezoning efforts.

The Zoning Region Map found in this report depicts Montgomery County divided into 5 zoning regions, which are a combination of 21 civil districts of Montgomery County and 8 school feeder systems. The purpose of this subdivision is to focus capital investments on capacity where it is needed now and in the next ten years. By reflecting existing school feeder systems, it is possible to minimize mass rezoning and maintain the continuity of school communities. CMCSS believes that strong communities are the foundation of high academic achievement. By closely matching county civil districts, it is possible to extract information from planning commission and other agency files and analyze other relevant data as it relates to county growth rates, independent of previous school rezoning efforts that would invalidate analysis done within existing school boundaries. The essence of the study is a comparison of zoning region capacity and enrollment over time within each zoning region of the county.

This zoning region capacity and enrollment analysis for each zoning region is found on the pages following the zoning region map. Each page shows a separate capacity break-even projection for elementary schools, middle schools, and high schools in the region. Each sheet also summarizes the analysis and the capital construction impact in terms of land acquisition and construction timing.

The capacity break-even analysis is developed using three pieces of information. First, it plots the historic 40th day enrollment at each school in the region (blue dots) from 1998-99 to the present. The second piece of information indicated is the current established BEP capacity for buildings in the region (pink). The final piece of information is a projection model based on a linear regression of the appropriate enrollment data sets. In some cases, multiple regressions are performed on various data sets (such as projected roll-up) to provide additional projections using multiple variables.

The final sheet in the report is a timeline indicating the construction sequence over the next ten years generated by the break-even models. This chart is used for intergovernmental discussions regarding academic needs, land acquisition, zoning, and school funding resolutions. This report is the basis for CMCSS building programs.

cmcss
The Defining Difference

Residential Growth – North Clarksville Between 1997 – 2025

Growth in Region 1 Between 1998 – 2025

Montgomery County Student Growth Statistics

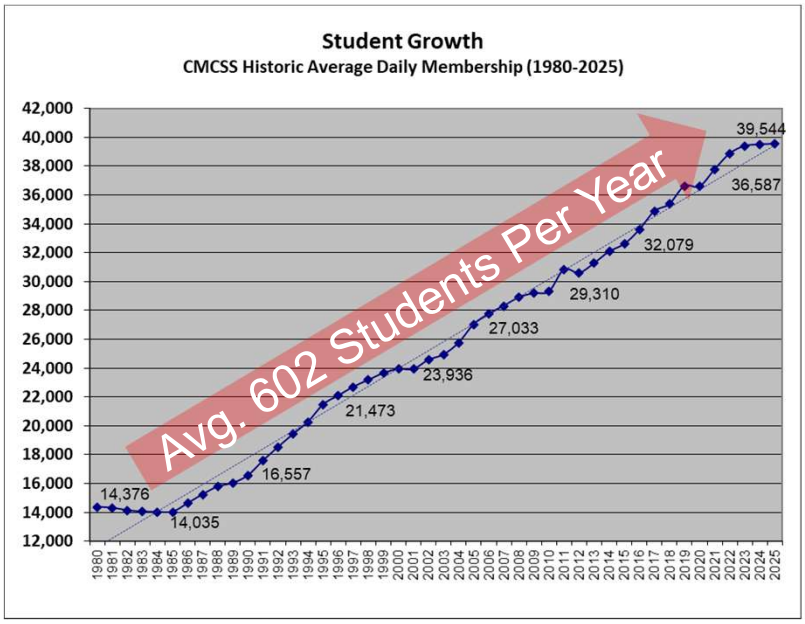
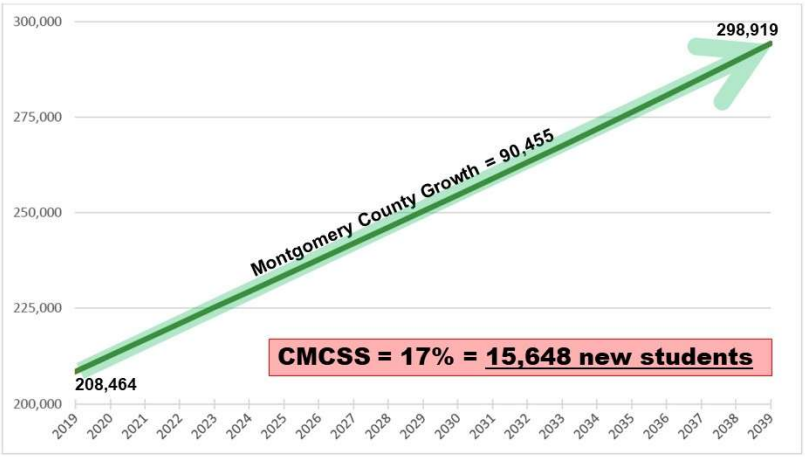
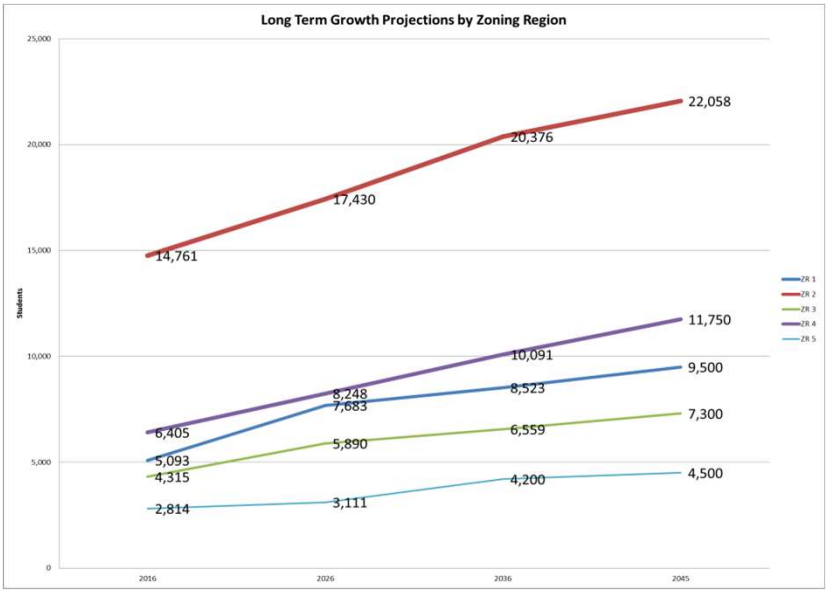


Figure 15: Montgomery County Population Projection 2019-2040





Growth Data Analysis:

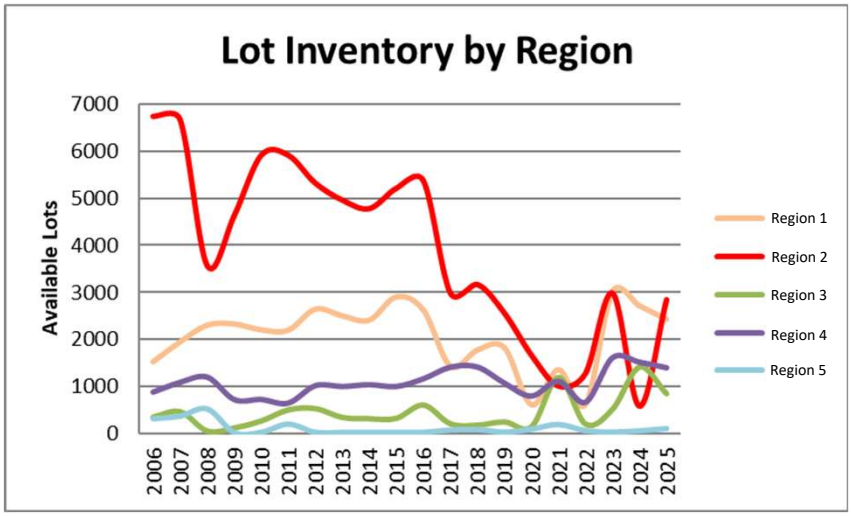
Enrollment growth in the district continues to rise at a 30 year average of approximately 602 students per year. Construction of new school capacity had kept up with this growth rate with one new school being constructed every 1.4 years until the opening of Oakland Elementary in 2015. Unfortunately, subsequent efforts to increase capacity through construction of seven 12-classroom additions and one 10-classroom addition were not enough to accommodate student population growth, which resulted in portable classrooms still being needed at the expanded schools.

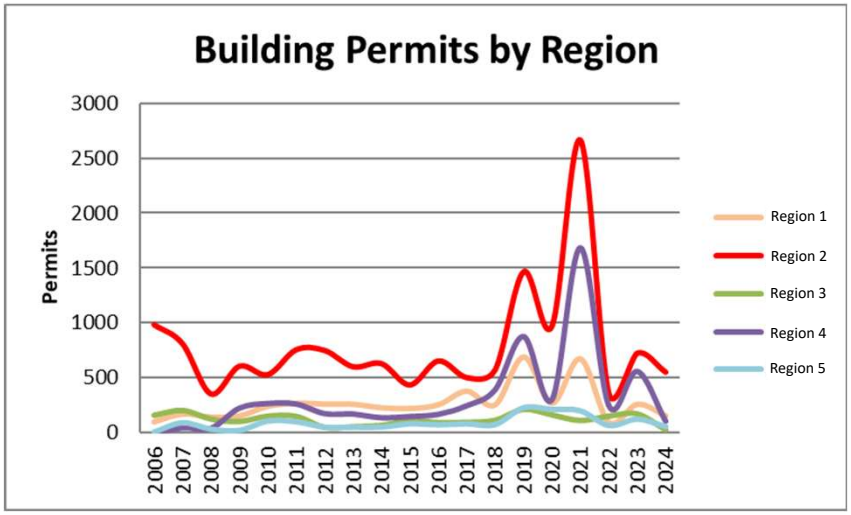
Growth projections from the state of Tennessee and the Regional Planning Commission indicate continued increases. The Clarksville Montgomery County 2040 Growth plan figures show 43% growth in the community through 2040. Growth in Montgomery County is historically impacted by variables associated with general community employment and the Fort Campbell Army Post. The data suggests that Montgomery County will continue on this trend, increasing by approximately 90,455 new residents over the next 20 years. This will result in CMCSS growth of approximately 15,648 new students over that period and reaching 52,275 new students by 2040. This growth would mirror growth in CMCSS since 1995, which has resulted in 11 elementary schools, 3 middle schools, 3 high schools, and over 20 building additions.

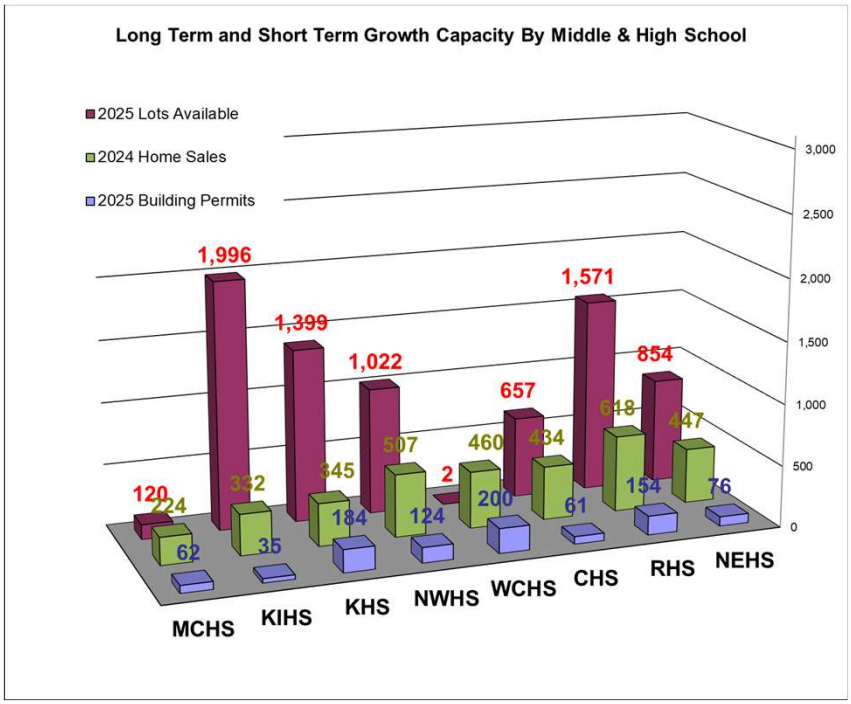
Third party modelling by home builders also indicates continued growth in Montgomery County through 2045; as high as 60%. CMCSS would have a projected total enrollment in 2045 of over 55,000 students. This growth is more aggregated and anticipated to occur regionally throughout the County with the highest growth expected in the northern and eastern regions.

Montgomery County Demographics

Residential Growth Statistics







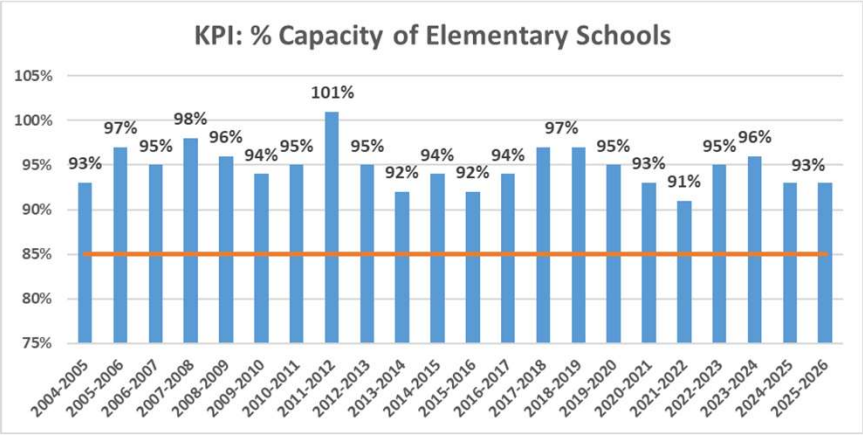
Growth Data Analysis:

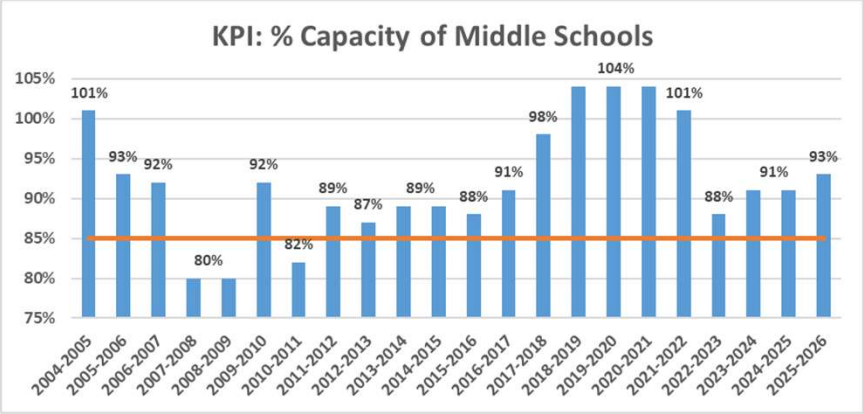
Residential growth in Montgomery County has historically been a good indicator of regional student growth trends in CMCSS. Current Regional Planning Commission (RPC) data indicates that the northern and northeastern portions of Montgomery County (Regions 1 and 2) hold the most capacity (approved lots) for future residential development. Local realtors support this theory and also suggest that the highest potential for residential sales probability remains in the northern and eastern regions, as well.

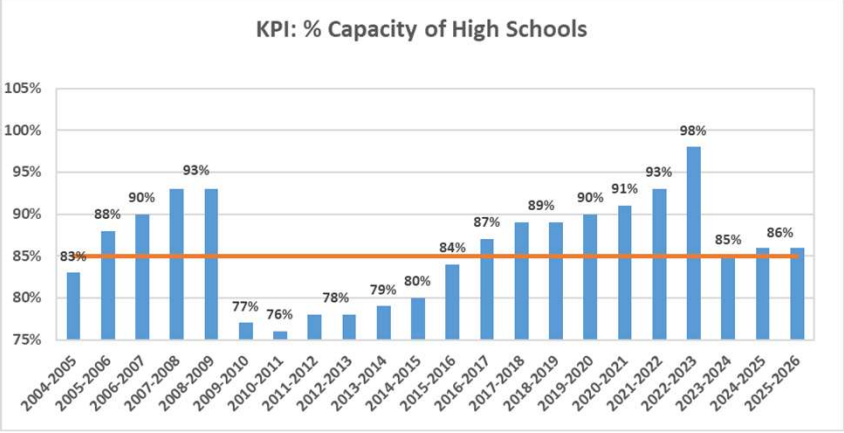
Due to favorable local economic conditions, current RPC building permit data indicates continued building at, or near, historic annual levels with the highest activity in the northern and southeastern sections of the county. Growth seems to be primarily located in the northwest quadrant of the County, with 88% of the approved lots located in this area (Regions 1, 2 and 4).

CMCSS continues to focus school building programs in these highly impacted areas (Regions 1, 2 and 4), Kirkwood Middle opened in August 2022 helping to balance the middle schools. In January 2022, Kirkwood High was approved for construction and opened in August 2023. School capacity continues to be strained in these areas due to build-out of approved existing lots and portable classroom inventory has doubled over the last five years as a result.

Montgomery County Capacity Statistics







Capacity Data Analysis:

A key performance indicator (KPI) for district space allocation requirements is the overall capacity percentage for all buildings across the district. As student populations and grade levels are highly variable and inconsistent, it is important to provide adequate space for special populations and programs. A KPI percent capacity of 85% has been established as the KPI target, enabling the district to absorb approximately 6.5 years of growth at the average 30-year annual growth rate of 648 additional students per year even if no action is taken regarding additional capacity.

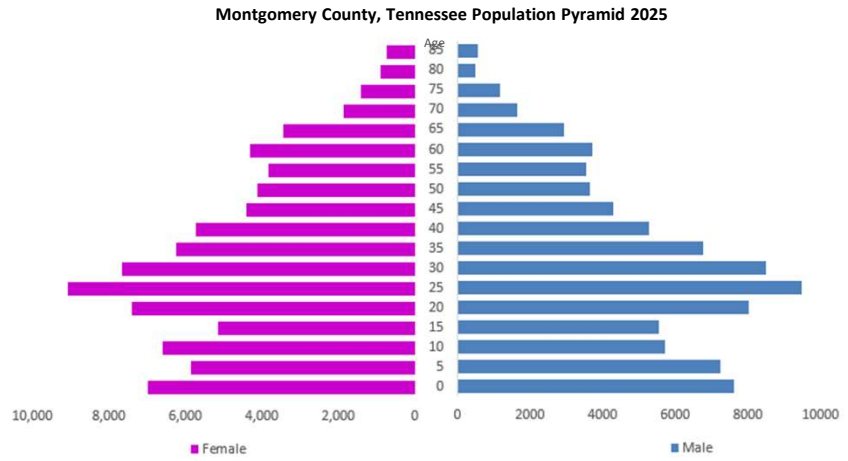
Capacity at the Elementary school level continues to be strained throughout the district. The northern areas of the county that have been most impacted by residential growth exhibit the majority of capacity issues. Although Kirkwood Elementary opened in 2024, with the repurposing of Burt and St. Bethlehem, Elementary capacity is currently at 96%. This overall capacity is significantly above the District target of 85%. However, Elementary capacity is expected to improve slightly with the targeted opening of Freedom Elementary in August 2026.

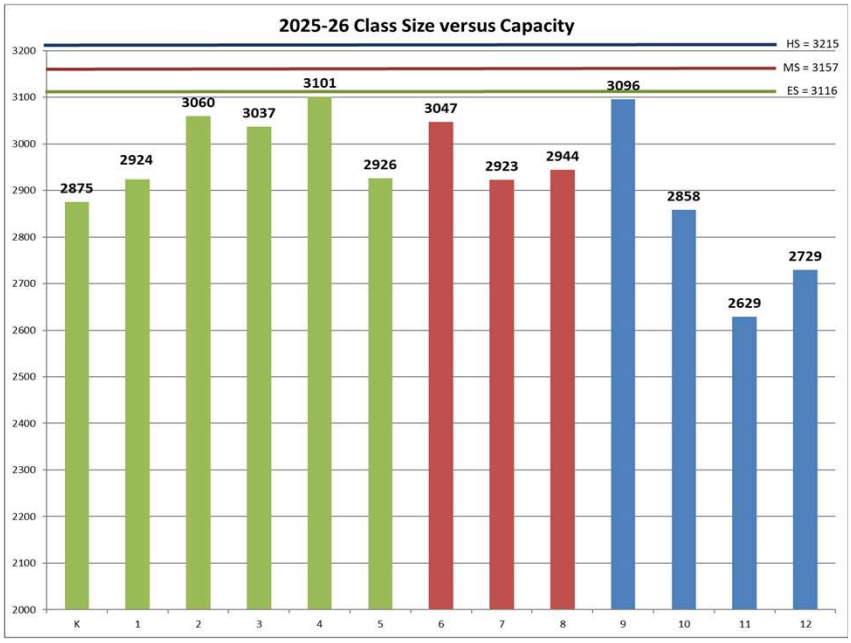
Capacity at the Middle schools is 91%, with five of the eight Middle Schools over the 85% KPI target.

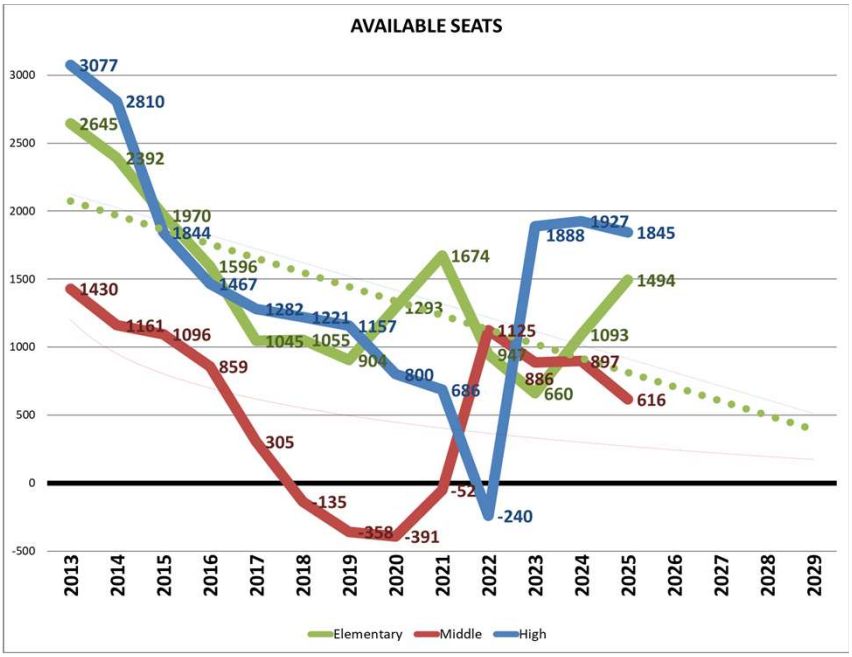
Capacity at the High Schools is at 86% overall in the District, with four of the eight high schools over the 85% KPI target.

Land acquisition for the next Middle/High School combination site is currently being evaluated by the Joint Land Acquisition Committee to increase Middle & High School capacities.

Montgomery County Capacity Statistics







Demographic Capacity Analysis:

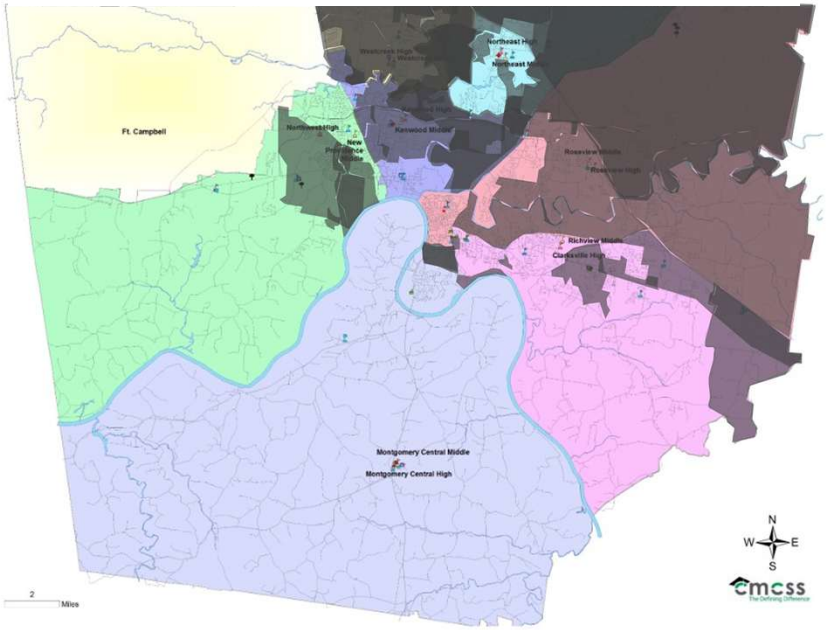
Montgomery County population data continues to indicate that the largest current demographic (commonly referred to as millennials) is now of child bearing age (25-40). An echo boom is building quickly behind them at the Elementary level. 0 to 5 year-olds are now the third highest demographic in the Montgomery County population pyramid and the highest of the school aged population. This is likely to drive additional growth at Pre-K, Kindergarten, and elementary levels in the near future.

This is supported by current CMCSS grade level enrollment data which suggests that growth is not consistent between highest and lowest grade levels. A wave exists between 9th grade and 10th grade and continues through all grades of middle and elementary. As these students roll forward, capacities will continue to be stretched thin at middle schools. Kindergarten enrollment is 8% higher than 12th grade enrollment.

With the opening of Kirkwood Middle & High Schools, student capacities have improved at those levels across the District.

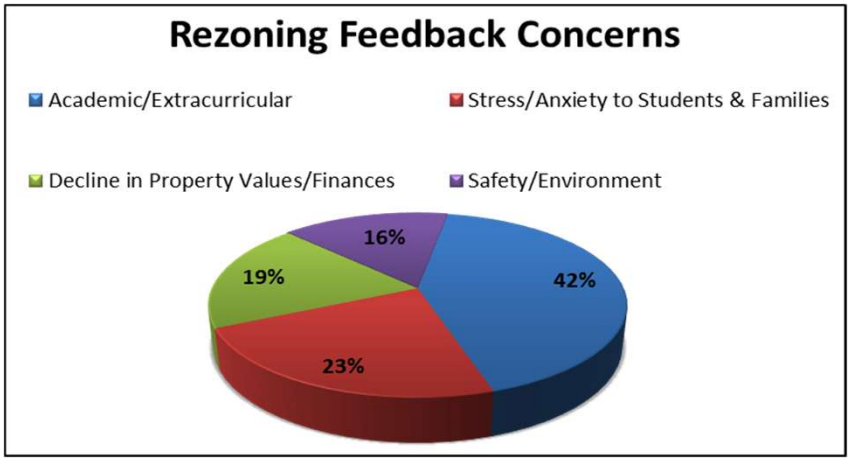
Montgomery County Student Growth Statistics

CMCSS 10 Year Zoning History



Year	Levels	Zoning Region	Civil District	Students	From Zone	To Zone
2023/2024	Elementary	1, 2, 3, 4	1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 21	83	BES	MMES, NSES
				822	BURT/SBES	BDES, GES, MMES, NEES, OES, ROES
				232	BDES	KES, LES, MES
				2	CES	KIES
				65	EMES	CES
				93	LES	MES
				10	MES	LES
				13	MMES	BES, NSES
				1	NSES	MMES, NSES
				86	NEES	OES
				260	OES	KIES, ROES
				60	PES	HES
				357	ROES	KIES
				163	SES	BES, EMES
				34	WES	LES
				2281		
2022/2023	Middle High	1, 2, 4, 5	1, 2, 3, 5, 8, 9, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21	226	WCMS	KMS, NEMS
				328	NEMS	KIMS
				368	ROMS	KIMS
				1	WCMS	ROMS
				129	RIMS	ROMS
				1052		
2017/2018	Middle High	1, 2	2, 6	72	WCMS	KWMS
				107	WCHS	KWHS
				57	NEMS	KWMS
				78	NEHS	KWHS
				314		
2015/2016	Elementary	1, 2	1, 2, 6	128	NEES	OES
				574	RvES	OES
				11	RvES	Carmel
				713		
2013/2014	Elementary	2	2, 3	307	BMES	HWES
				17	BMES	WCES
				65	HWES	PES
				318	WCES	PES
				244	NEES	PES
				251	HWES	NEES
				1202		

Year	Levels	Zoning Region	Civil District	Students	From Zone	To Zone
2012/2013	Middle High	1, 2, 3, 4	2, 3, 7, 11, 12	169	KMS	WCMS, NPMS
				203	KHS	WCHS, NWHS
				128	WCMS	NEMS
				160	WCHS	NEHS
				268	RvMS	KMS
				331	RvHS	KHS
				140	RiMS	RvMS
				148	CHS	RHS
				1547		
2010/2011	Middle High	1, 2	1, 2	56	RvMS	NEMS
				89	RHS	NEHS
				145		
2009/2010	Elementary	1, 2, 4,	1, 2, 6, 12	182	NEES	RvES
				277	Sango	RvES
				98	St. B.	RvES
				45	Burt	RvES
				50	Moore	NSES
				652		
2008/2009	Elementary	2	2, 3, 7	254	NEES	HWES
				441	GEES	WCES
				295	HWES	WCES
				176	RgES	WCES, KWES, BDES
				118	BDES	LES
				137	KWES	BDES, RgES
				109	BMES	WCES
				1530		
15 Year Total Rezoned: 9,436 Students						



Zoning Analysis:

Analysis of past school rezoning indicates that, by far, the majority of rezoning has occurred in the north and northeastern regions of the County. A comprehensive rezoning typically occurs with the opening of new capacity to balance enrollment between buildings. Spot rezoning also occurs where capacity imbalances can be corrected effectively in small local pockets within the regions. The Executive Limitations of CMCSS policy state that school rezoning should do the following:

- Ensure equitable distribution of resources according to the learning needs of all students
- Consider proximity of students to existing schools
- Move as few students as possible
- Transport students the least distance possible
- Consider the BEP capacity and percent utilization of existing facilities
- Allow for future growth where possible (based on Planning Commission lot and permit data)

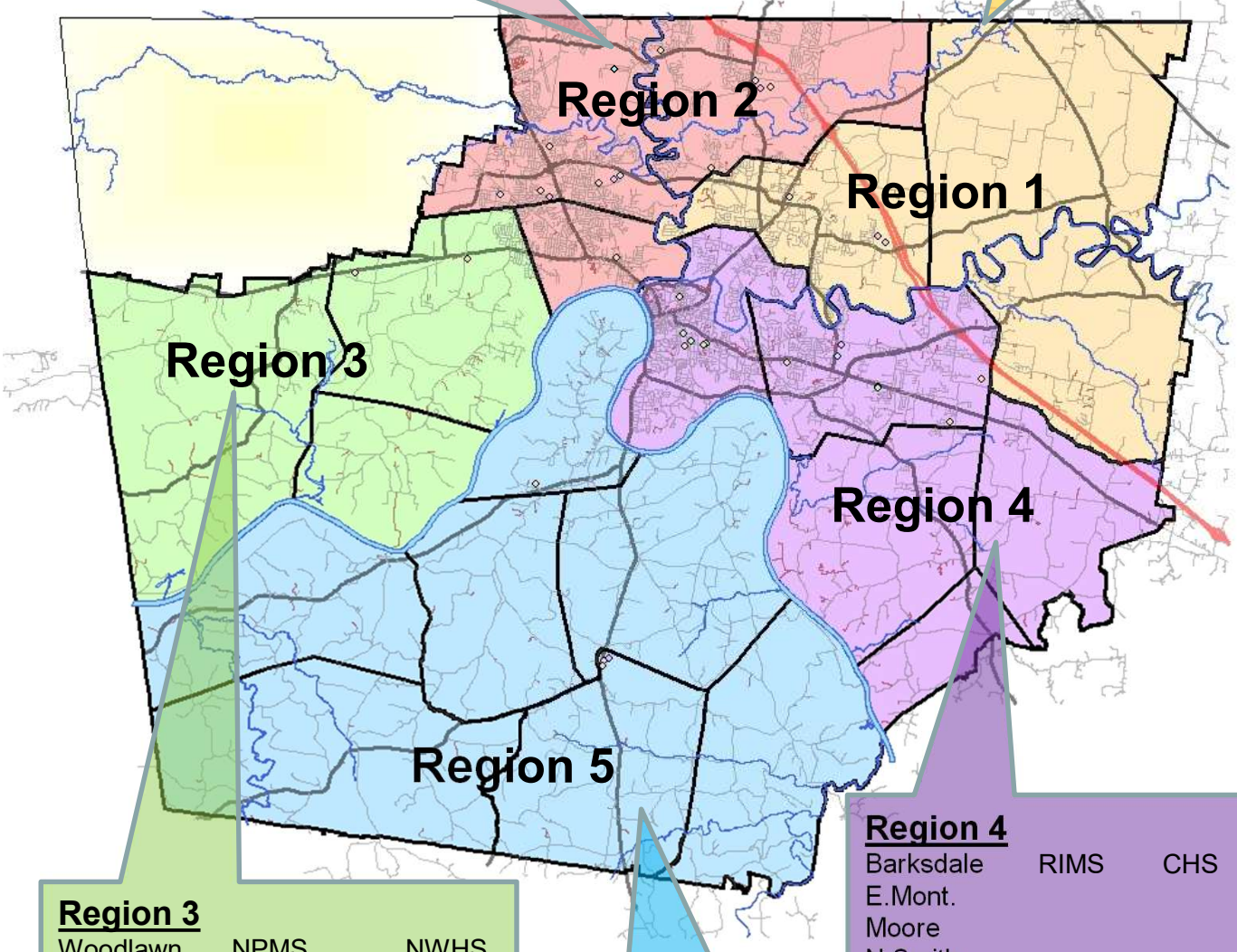
The Board of Education believes that it is critical to student achievement to build strong communities and, therefore, while appropriate to rezone students within their communities, it is inappropriate to disrupt families by placing students outside of their zoning regions.

Rezoning over the past 15 years has resulted in over 9,000 students being relocated from their communities. Feedback from families indicates overwhelmingly that rezoning is highly unpopular. The reasons families prefer to not be disrupted include; academic or extracurricular activities, stress and anxiety to students and families, decline in property values, and safety concerns.

Schools in the southern portion of the county have been relatively untouched by school rezoning.

Zoning Regions

Combination of 21 Civil Districts and 8 Middle/High Feeder Systems



Region 2

Barkers Mill	KMS	KHS
Glenellen	NEMS	NEHS
Hazelwood	WCMS	WCHS
Kenwood		
Northeast		
Oakland		
Pisgah		
Ringgold		
B. Darden		
West Creek		

Region 1

Carmel	ROMS	RHS
St B. ELC	KIMS	KIHS
Rossview		Burt Innovation
KIES		

Region 3

Woodlawn	NPMS	NWHS
Liberty		
Minglewood		

Region 4

Barksdale	RIMS	CHS
E.Mont.		
Moore		
N.Smith		
Sango		

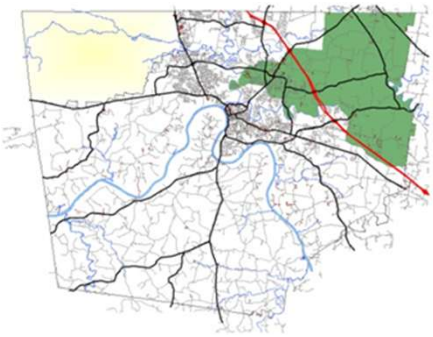
Region 5

Cumb. Hts.	MCMS	MCHS
MCES		

Region 1 Capacity

Zoning Region Capacity and Enrollment Analysis

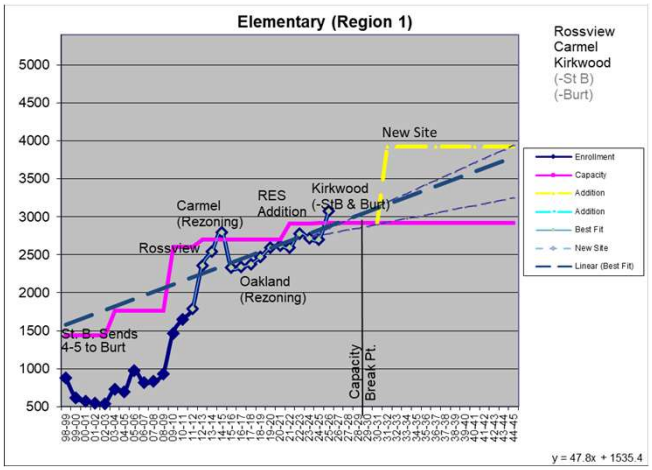
2026 to 2036

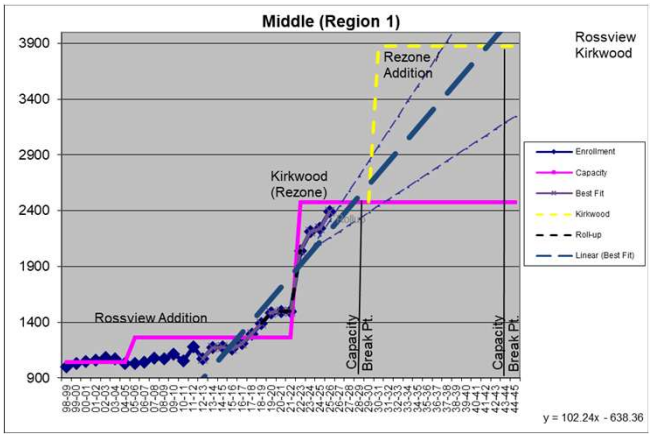


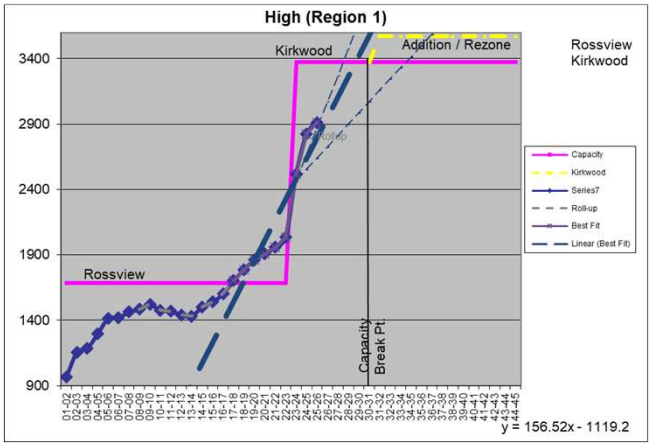
Community Growth Data:

2024 Permits:	152
2025 Approved Lots:	2,425

Student Growth Data:







Analysis:

Zoning Region **One** encompasses 81 square miles in the most northeastern portion of Montgomery County. This area lies east of the industrial park, south of the Kentucky state line, west of the Robertson County line, and north of downtown and Highway 41-A.

This region continues to experience the County's second highest long term student growth trend at elementary, middle, and high schools. There is high residential growth in this region and high potential for growth. This is leading to localized capacity constraints that will likely worsen in the future.

The opening of Oakland Elementary school in 2015 alleviated overcrowding at Rossview Elementary as over 600 students were moved to Region 2, but this only provided temporary relief, as Rossview is at 120% capacity. Likewise, Oakland is now at 99% capacity and has seven portable classrooms. Due to the physical boundary of the Red River and current transportation limitations, capacity at Carmel (81%) cannot easily be utilized to reduce growth in the Rossview and Oakland zones. However, as part of the 2026 Phase 2 Elementary Realignment, students will be relocated from Oakland and Rossview to Kirkwood Elementary to provide better balance across elementary schools in the Region.

The opening of Kirkwood Middle school has reduced overall Middle School capacity to 84%, below the District target of 85%.

Current growth trends indicate high school capacity is reaching a break even point. With the opening of Kirkwood High School, high school capacity in Zoning Regions 1 and 2 has been positively impacted.

Construction Summary:

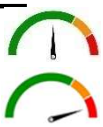
- Elementary Addition: 2020 (Rossview)
- Rezoned Middle School: 2022 (Kirkwood)
- Rezoned High School: 2022/2023 (Kirkwood)
- Opened Elementary School: 2024 (Kirkwood)
- Open Elementary School: 2030 (New)
- Open Middle School: 2031 (New)
- Open High School: 2032 (New)

Region 2 Capacity

Zoning Region Capacity and Enrollment Analysis

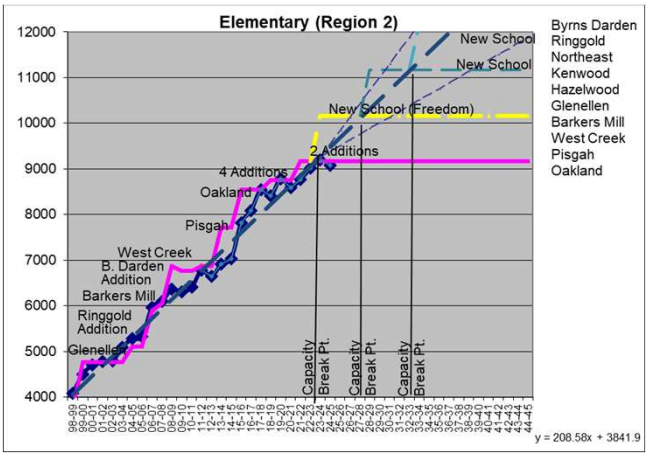
2026 to 2036

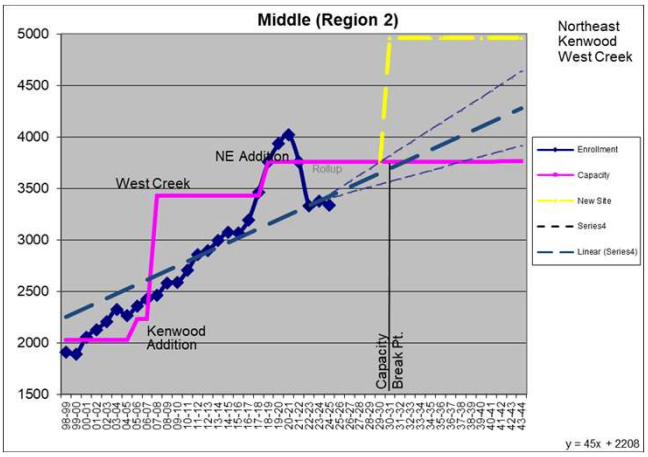
Community Growth Data:

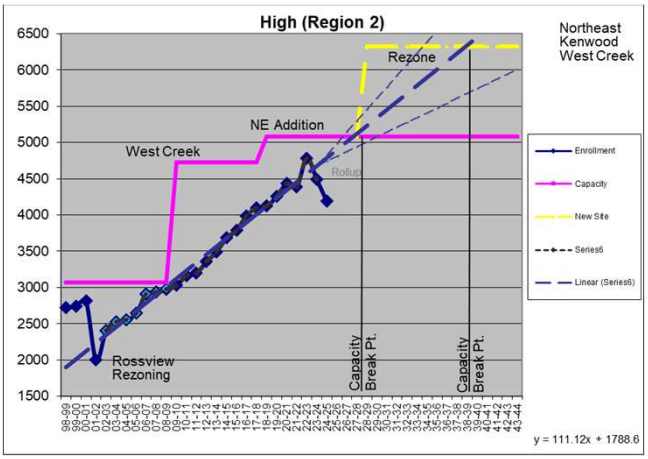


2024 Permits:	553
2025 Approved Lots:	2,849

Student Growth Data:







Analysis:

Zoning Region **Two** encompasses the northernmost portion of Montgomery County. Covering approximately 55 square miles, this region is the smallest of the five regions. It falls between the Industrial Park and the Ft. Campbell Army Post, which is located to its west.

This region continues to experience the County's highest long-term growth trends at all three levels. Residential growth in this region continues to increase rapidly with the potential for significant future growth. Middle and High School growth outpaces the other four regions.

Elementary School capacity has reached its break even point. During the 2020-2021 school year, the District added twelve-classroom additions to both West Creek and Oakland Elementary Schools which provided short-term relief for Region 2. As Freedom Elementary opens in the Fall of 2026, some students will relocate from Barkers Mill, Ringgold and West Creek to make up the initial student population of Freedom, providing some balancing to the elementary schools in the region.

With the opening of Kirkwood Middle the middle school capacity in Region 2 is at a 89% average. The construction of the Kirkwood Middle and High Schools have reduced the capacity needs in Region 1.

The twelve-classroom addition that was completed at Northeast High School has helped to keep high school capacity below the breaking point in this region. Spot rezoning or the use of temporary classrooms will be necessary at all levels in the region depending on variations in growth trends or to better utilize existing capacity in facilities across the district.

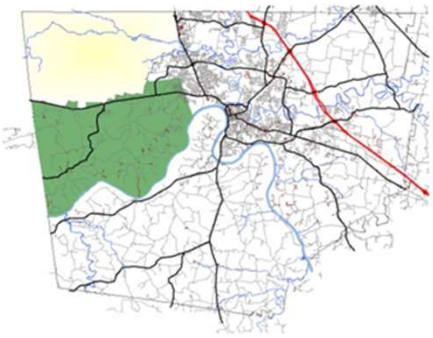
Construction Summary:

- Elementary School Addition: 2021 (West Creek)
- Elementary School Addition: 2021 (Oakland)
- Open Elementary School: 2026 (Freedom)
- Open Elementary School: 2029 (New)
- Elementary School Addition: 2030 (Liberty)

Region 3 Capacity

Zoning Region Capacity and Enrollment Analysis

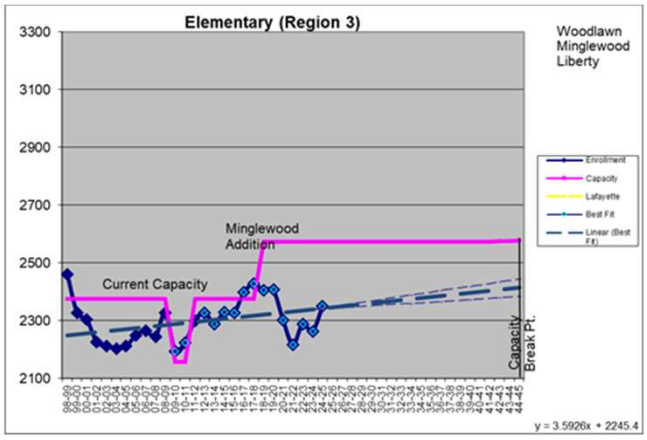
2026 to 2036

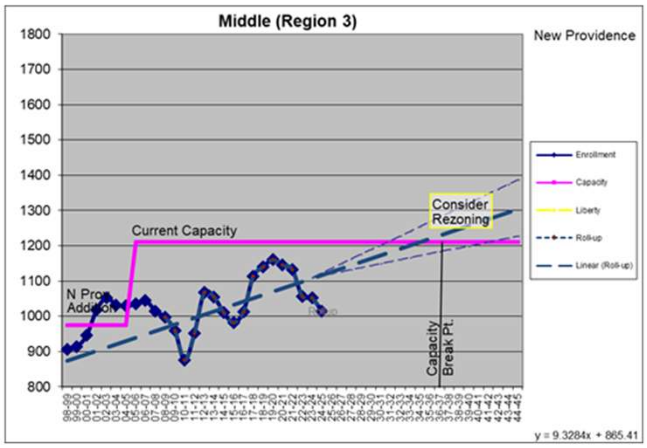


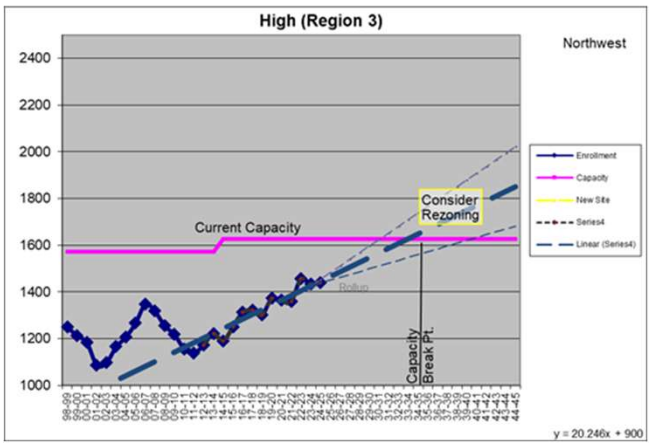
Community Growth Data:

2024 Permits:	24
2025 Approved Lots:	852

Student Growth Data:







Analysis:

Zoning Region **Three** encompasses 77 square miles of the westernmost portion of Montgomery County. This area is directly south of the Ft. Campbell Army Post and borders Stewart County to the west.

Zoning Region Three continues to experience the county's second slowest growth rate.

While this region contains a more transient population, small pockets of residential growth still remain along Dover Road. While not high; it warrants watching because remaining capacities are limited. A twelve-classroom addition project was completed and opened at Minglewood Elementary School providing capacity for future growth. Although growth has been relatively slow, with 852 current approved lots in Region 3, a twelve-classroom addition might be needed to provide some additional capacity, as the current average elementary school capacity has already reached 91%.

Due to the lower residential growth rate, enrollment is difficult to predict beyond five years. With the comprehensive rezoning completed for the opening of Kirkwood Middle, overall middle school capacity has improved throughout the District.

Construction in this region will likely focus mainly on renovating existing facilities with the addition of new capacity where possible.

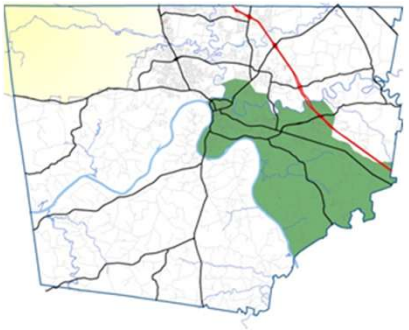
Construction Summary:

- Rezoned Middle/High School : 2022/2023

Region 4 Capacity

Zoning Region Capacity and Enrollment Analysis

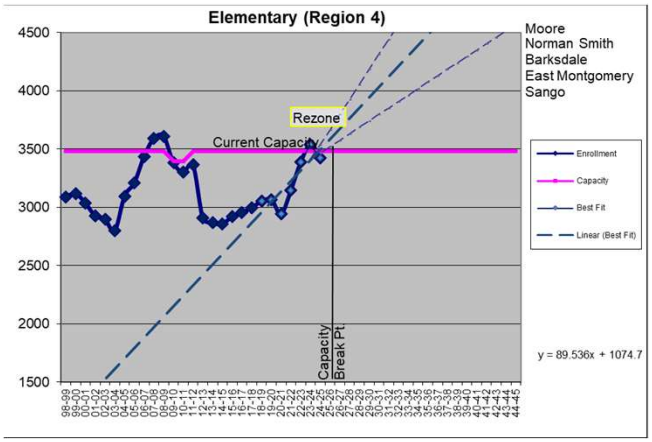
2026 to 2036

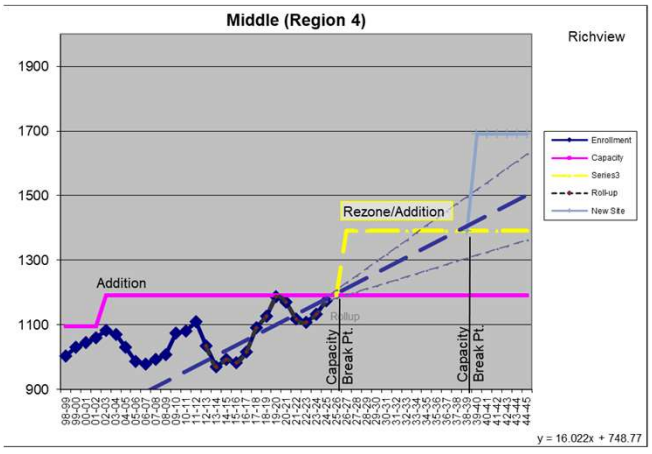


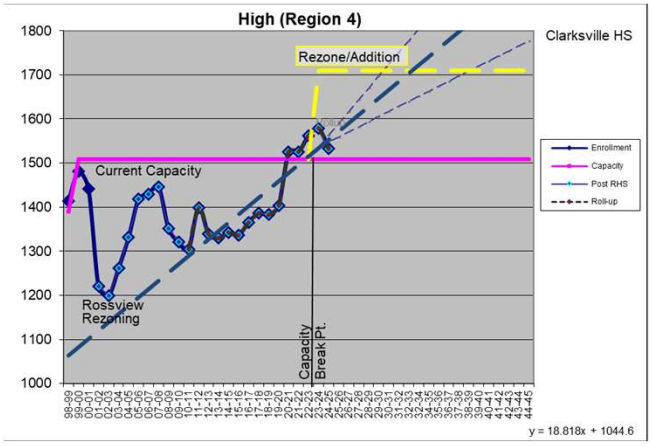
Community Growth Data:

2024 Permits:	108
2025 Approved Lots:	1,395

Student Growth Data:







Analysis:

Zoning Region **Four** encompasses the Southeastern portion of Montgomery County. This 88 square mile area extends from downtown Clarksville to Interstate 24 and the Cheatham County line, and along the Cumberland River.

Student growth in this region is relatively flat, but seems to be picking up. Potential for residential growth is third lowest of the five.

While residential growth in this region skyrocketed in the mid 2000's, it has stabilized to a much lower pace of late. This may be due to a number of factors such as availability of utilities, age of population, and higher real estate prices in the area.

Elementary school capacity in this region is currently above enrollment and the model suggests that this could be the case for the foreseeable future.

Middle and high school enrollment is nearing capacity, but with fewer students feeding from the elementary schools, this should be manageable.

Spot rezoning or the use of temporary classrooms may be necessary at the middle and high school level depending on regional variations in development or to better utilize existing capacity in facilities across the District.

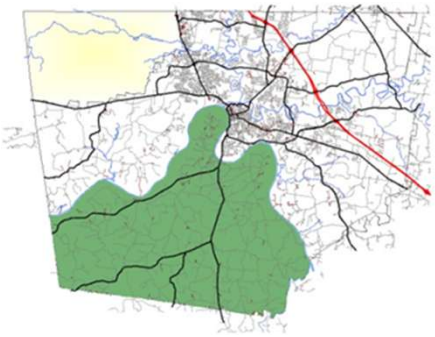
Construction Summary:

- Rezoned Middle School: 2022 (Kirkwood)
- Rezoned High School: 2022/2023 (Kirkwood)
- Open Elementary School: 2033 (New)
- Open Middle School: TBD (New)
- Open High School: TBD (New)

Region 5 Capacity

Zoning Region Capacity and Enrollment Analysis

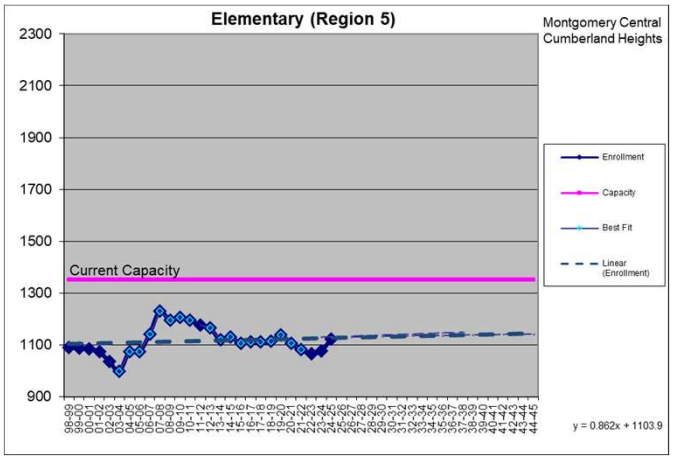
2026 to 2036

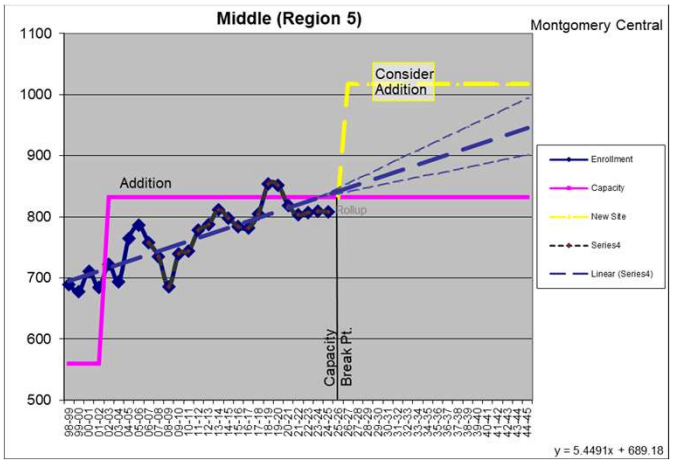


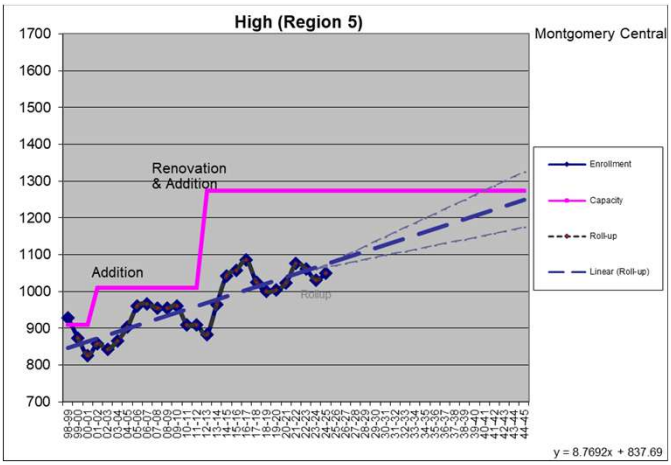
Community Growth Data:

2024 Permits:	59
2025 Approved Lots:	100

Student Growth Data:







Analysis:

Zoning Region **Five** encompasses the Southernmost portion of Montgomery County. This area encompasses 174 square miles from downtown Clarksville, south of the Cumberland River to the Houston and Dickson County lines.

Residential growth in this region remains slow but steady. There is a low student growth trend for elementary, middle and high schools.

The probability of residential development remains low in the long term with little potential for growth in the short term future.

Elementary school capacity in this region is currently above enrollment and the model suggests that this could be the case beyond 2030.

Middle school enrollment is nearing capacity, but should be manageable for the near future. There is sufficient high school capacity as well.

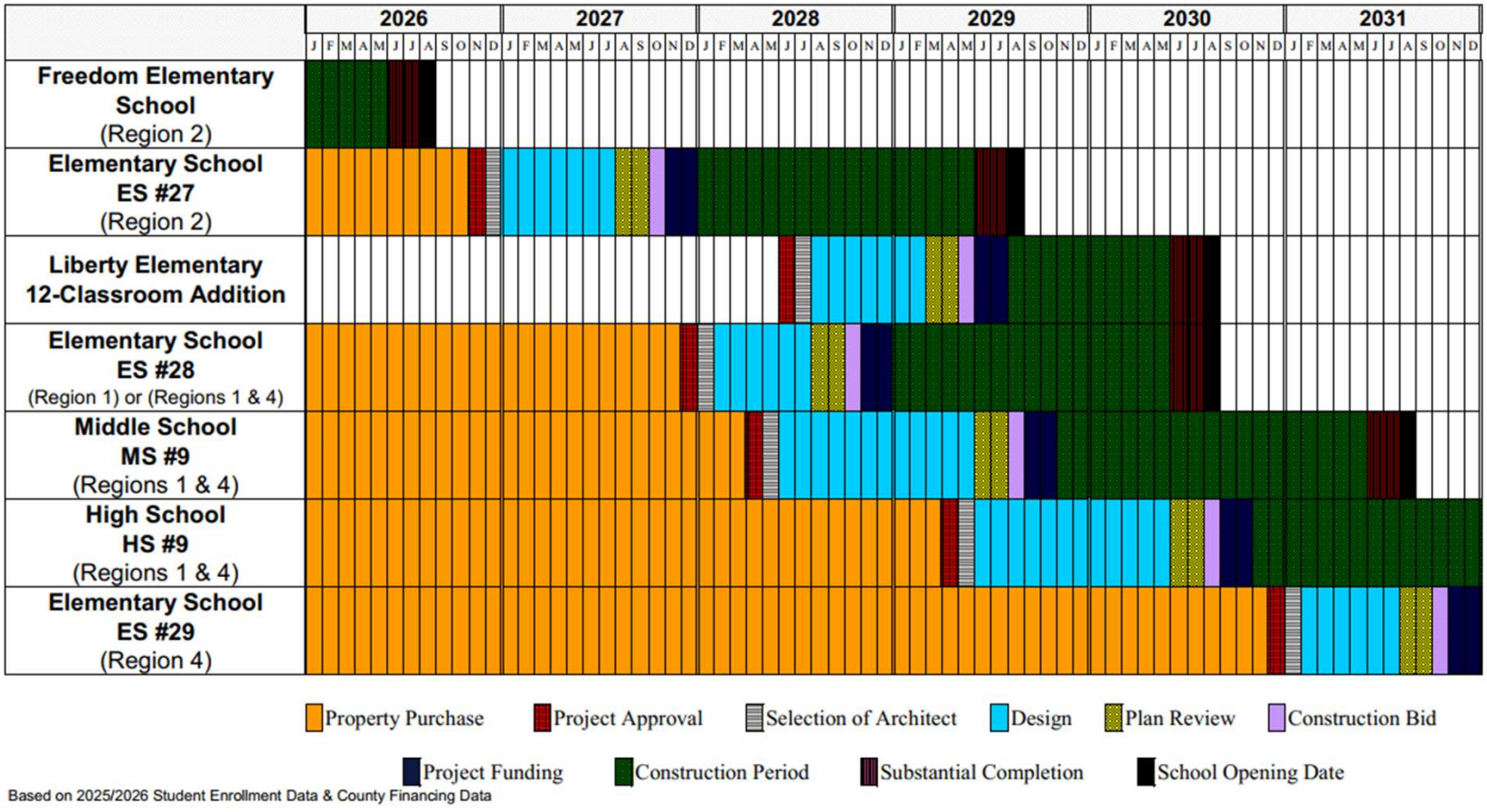
The construction of Kirkwood High has helped relieve overall high school capacity issues throughout the District.

Construction Summary:

No new school construction projects are planned at this time.

5 Year Facility Construction Plan

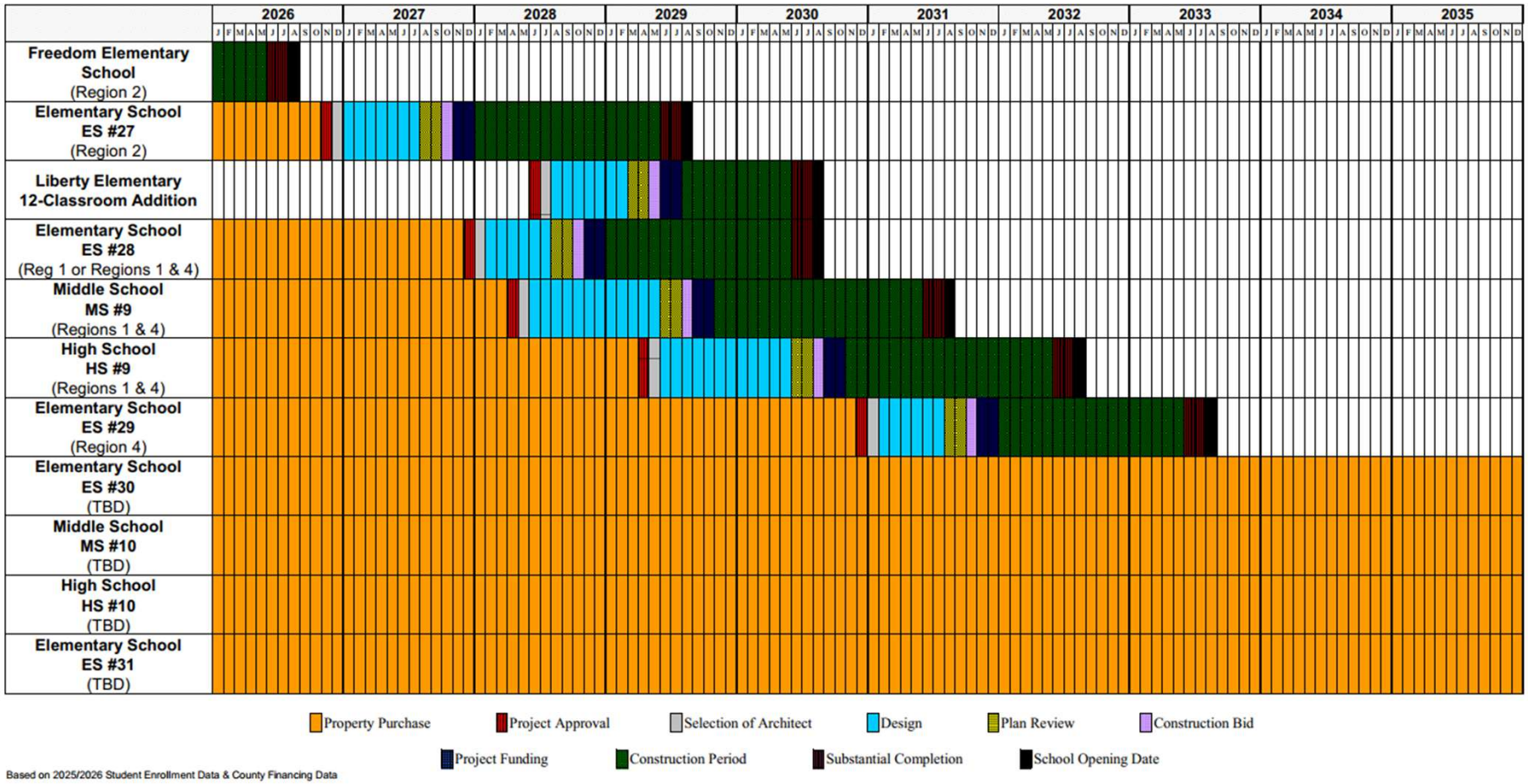
(Construction Timeline 2026 - 2031)



Based on 2025/2026 Student Enrollment Data & County Financing Data

10 Year Facility Construction Plan

(Construction Timeline 2026 - 2035)



Based on 2025/2026 Student Enrollment Data & County Financing Data