



Access Management Board of Appeals AGENDA

DATE: May 15, 2024

**LOCATION: Clarksville Street Dept.
199 10th Street
Clarksville, TN 37040**

TIME: 4:00 P.M.

I. CALL TO ORDER

II. ANNOUNCE MEMBERS IN ATTENDANCE (VERIFY QUORUM)

Richard Swift	Planning Commission	rhswifty@gmail.com
Wanda Smith	Councilman	Wanda.Smith@cityofclarksville.com
Alex Morris		mchsbigal71@msn.com
Normand Brumblay		norm.brumblay@cmcss.net
Matthew Kenney		kenneym@apsu.edu

III. ADOPTION OF MINUTES -February 28, 2024

IV. COMMITTEE ACTION REQUIRED

IV.A CASE # 2024-03

DESCRIPTION

Requested 2 driveways on single-family lots on Dixon Dr

Agent:

Cal Burchett
Bryce Powers

EMAIL

cburchett@mbcengineer.com
bryce@pb-llc.com

IV.B CASE # 2024-04

DESCRIPTION

1 Full access driveway on Peachers Mill Rd at 1001 Creek Way

Agent:

Brad Weakley
Kalpesh Patel

EMAIL

Brad@weakleybrothers.com
Kjp7075@gmail.com

V. ADJOURNMENT



Access Management Board of Appeals Minutes

DATE: February 28, 2024

LOCATION: Clarksville Street Dept. 199 10th Street Clarksville, TN 37040

TIME: 4:00 P.M.

I. CALL TO ORDER

Access Appeal Meeting was called to order by Alex Morris on Aug 24, 2023 at 4:00 P.M.

II. ANNOUNCE MEMBERS IN ATTENDANCE-QUORUM

- Members Present:
Wanda Smith Councilwoman. Wanda.Smith@cityofclarksville.com
Alex Morris
Normand Brumblay
- Members Absent:
Richard Swift Planning Commission
Mathew Kenney
- City of Clarksville Member Present
Chris Cowan, Senior Engineering Manager
Bethany Daniel, Administrative Support Tech
Jerome Henderson III, Engineer
- Applicant Present:
Joe Maynard
Houston Smith

III. ADOPTION OF MINUTES

Access Appeal Meeting minutes of August 24, 2023, were called to adopt. Chairperson Normand Brumblay entertained a motion for approval of August's minutes. Access Management Board of Appeals members approved August's minutes with a vote of 2-0.

VI. COMMITTEE ACTION REQUIRED

VI.A CASE # 2024-01

The applicant is requesting a full access driveway on the corner of Crossland Ave and Madison St but has been denied by the engineering staff of the City Street Department, as communicated by representative Chris Cowan. The reason behind the denial is that the property is a corner lot, and Madison St is classified as an arterial roadway with high volume and speed. According to the ordinance, when a corner lot faces an arterial, collector, and local street, access to the property is only permitted from the lower volume and speed arterial road.

Applicant:

City Street Department representative Chris Cowan says the applicant will present their justification to the Access Board of Appeals for their vote on whether to approve or deny the request for a full access driveway on Madison St. The applicant's representative Houston Smith provided a reason for the request, the driveway aloud on Crossland Ave as a slope issue it could potentially cause trouble for traffic exiting and entering the property.

Board Member Concern/Question:

- Are you asking for a full excess driveway on Madison St or a Right in and Right out excess on Madison St?
 - Yes, the applicant is asking for a full excess driveway on Madison St
- What is around the location of the property?

- Around the location are a wooded area, residential houses, and commercial buildings.
- How many lanes are on Madison St and Crossland Ave?
 - Madison St is a 5-lane road and Crossland Ave is a 3-lane road

Motions Proposed: Alex Morris made a motion to approve the access on Madison St

- a. 2nd motion
 - Mrs. Wanda Smith
- b. vote
 - 2-1

VI.B CASE # 2024-02

The applicant is requesting two driveways with 1 full access and 1 ingress access at the corner of College St and N Spring St but has been denied by the engineering staff of the City Street Department, as communicated by representative Chris Cowan. The reason behind the denial is that the property is a corner lot, and College St is classified as an arterial roadway with high volume and speed. According to the ordinance, when a corner lot faces an arterial, collector, and local street, access to the property is only permitted from the local street.

Applicant:

City Street Department representative Chris Cowan says the applicant will present their justification to the Access Board of Appeals for their vote on whether to approve or deny the request for 1 full access and 1 ingress access on College St. The applicant's representative Houston Smith provided a reason for the request, the ingress driveway is only for drop off and handicap parking since the parking lot is located in the back of the building. Having another full-access driveway will be beneficial for trucks and preserve the Green Space because the owner wants to develop a park in the Green Space.

Board Member Concern/Question:

- What will be the uses of the property?
 - It will be a distillery, barrel storage, tasting, and party venue

Motions Proposed: Mrs. Wanda Smith made a motion to accept 1 full access and 1 right in access on College St

- c. 2nd motion
 - Alex Morris
- d. vote
 - 2-0

VI.C CHANGE MEETING TIME

Currently, the Access Management Board of Appeals and the Gas and Water Committee Meeting overlap, which goes against the recommended practice of the city or county as it limits the public's ability to attend both meetings.

Motions Proposed: Alex Morris made a motion to move the Access Management Board of Appeals to the third Wednesday of the month at 4:00 pm

- e. 2nd motion
 - Mrs. Wanda Smith
- f. vote
 - 2-0

V. ADJOURNMENT

Chairperson Normand Brumblay adjourned the meeting at 4:45 p.m..

Chairperson

Date

APPEALS FOR VARIANCE

APPELLANT/OWNER OR AGENT OF OWNER: APP/PERMIT NO. 20204-03
Providence Builders Email Address. cburchett@mbcengin
AGENT Cal Burchett MAP/PARCELNO. 66O D/ 1.0-2

The appellant hereby appeals from the decision of the Director of Streets denying its access permit quality permit application and/or approval of property development plans, said request being more particularly described as follows:

The minimum distance a driveway shall be from the intersection of a local roadway is 50 feet.

The request is for two single family driveways to access within the 50'.

The affected property is located at Bradley St, near Lawn St

All specifications, plans and other supporting documents to include fifty dollar (\$ 50.00) heretofore filed with the Director of Streets are incorporated herein by reference and made a part of this appeal.

Said access permit application and/or property development plans was denied for the following reasons.

The proposed driveways are 4.6' and 36.5' from the intersection radius return, respectively.

The appellant hereby requests that the decision of the Director of Streets be set aside and the permit granted or the property development approved.

Appellant would show that said request is justified for the following reasons:

R-3 zoning allows for lots 30 feet wide. Therefore,
meeting the 50 linear feet from the intersection is
infeasible.

Signed

46 UNION ST

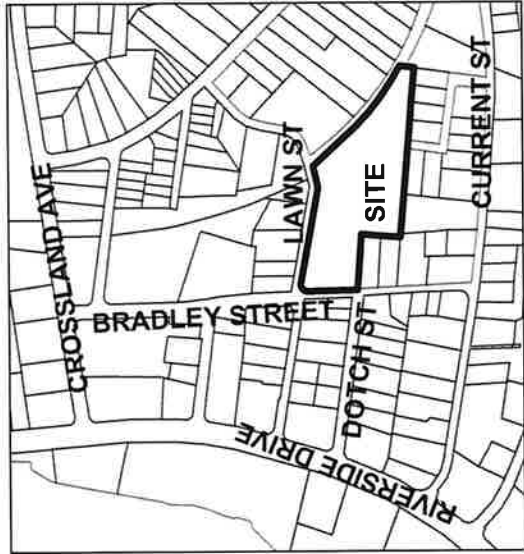
Street Address

CLARKSVILLE TN 37040

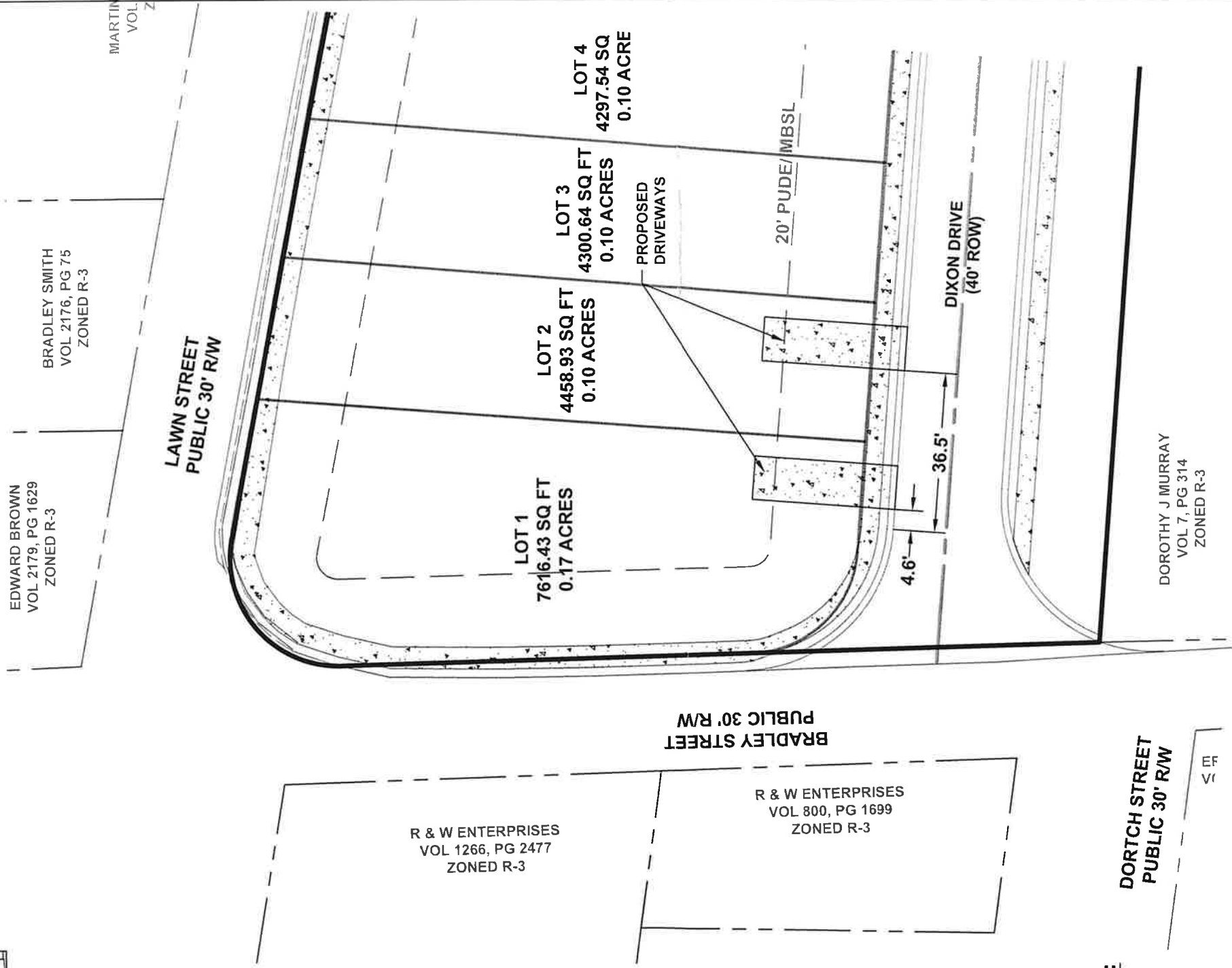
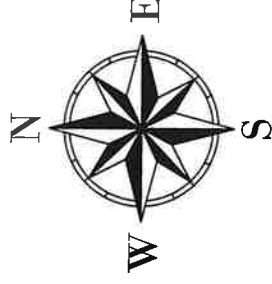
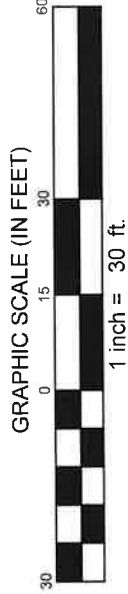
City

State

Zip Code



VICINITY MAP
(NOT TO SCALE)



GENERAL SITE INFORMATION:

OWNER:
R & W ENTERPRISES
827 FRANKLIN STREET
CLARKSVILLE, TN 37040

OWNER:
PATRICK MURRAY
102 LAWN STREET
CLARKSVILLE, TN 37040

DEVELOPER:
PROVIDENCE BUILDERS
46 UNION STREET
CLARKSVILLE, TN 37040



MCKAY-BURCHETT

& COMPANY
ENGINEERS

1545 Madison Street
Clarksville, TN 37040
Ph # 931-245-3095

SHEET: NA

DRAWN BY: D. HOOVER
CHECKED BY: C. BURCHETT

FILE - Z:\Projects\2024\0014-24
(Powers-Lawn St)\PATRICKS POINT
VARIANCE.dwg

PATRICK'S POINT

LOTS 1-3 DRIVEWAY ACCESS

DIXON DRIVE, CLARKSVILLE
MONTGOMERY COUNTY, TENNESSEE
April 17, 2024

APPEALS FOR VARIANCE

APPELLANT/OWNER OR AGENT OF OWNER: **APP/PERMIT NO.** 2024-04

Kalpesh Patel - kjp7075@gmail.com

AGENT Weakley Brothers

AGENT Email Brad@weakleybrothers.com

The appellant hereby appeals from the decision of the Director of Streets denying its access permit quality permit application and/or approval of property development plans, said request being more particularly described as follows:

The applicant requests an access to Peachers Mill Road for Lot 55 of Mills Creek Commercial
Section 1. This access will be located at a distance greater than 150 feet from the intersection of
Creek Way and Peachers Mill Road. See attached site plan.

The affected property is located at 1001 Creek Way

All specifications, plans and other supporting documents to include fifty dollar (\$ 50.00) heretofore filed with the Director of Streets are incorporated herein by reference and made a part of this appeal.

Said access permit application and/or property development plans was denied for the following reasons.

This property is Lot 55 of Mills Creek Section 1C (Cluster) & Mills Creek Commercial Section 1,
recorded in Plat Book L, Page 121. Note 9 on the plat states " Lot 54 and 55 shall have internal
access. Exceptions may be granted by the access appeals board."

The appellant hereby requests that the decision of the Director of Streets be set aside and the permit granted or the property development approved.

Appellant would show that said request is justified for the following reasons:

The commercial use will be retail and restaurant with a drive thru. The trips generated could be significant.
The commercial use will be retail and restaurant with a drive thru. The trips generated could be significant.

The second access will limit queuing at the intersection of Peachers Mill Road and Creek Way.
The second access will limit queuing at the intersection of Peachers Mill Road and Creek Way.

The second access meets the minimum distance requirements of the access ordinance.
The second access meets the minimum distance requirements of the access ordinance.

Mill Road has left turn lanes as required by the ordinance for the second access.

If Different From Owner

KALPESH PATEL

Print Property Owner Name

Kalpesh Patel

Property Owner Signature

KJP7075@gmail.com

Email Address

731-336-2445

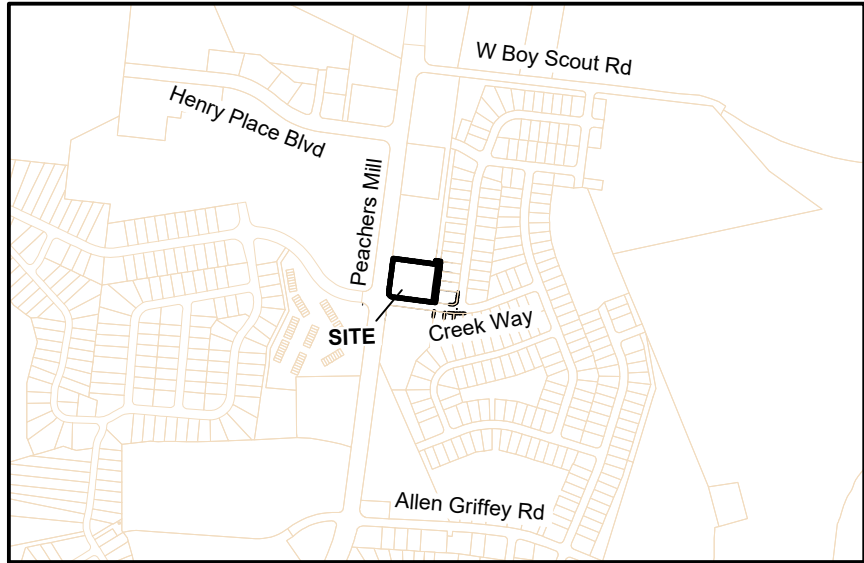
Phone Number

Print Appellant Name

Appellant Signature

Email Address

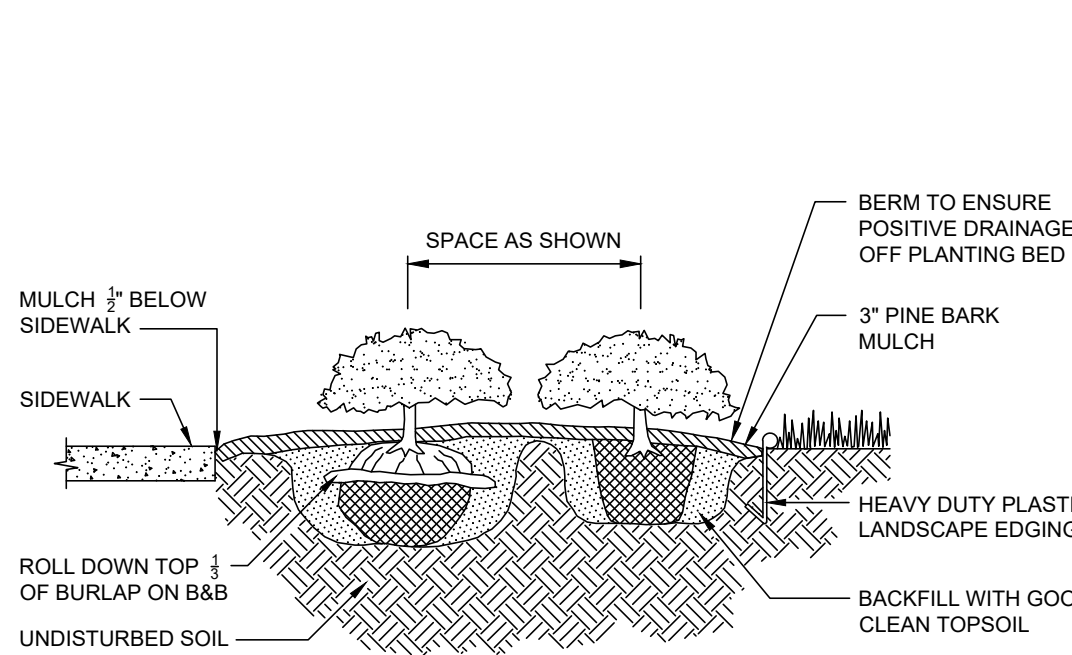
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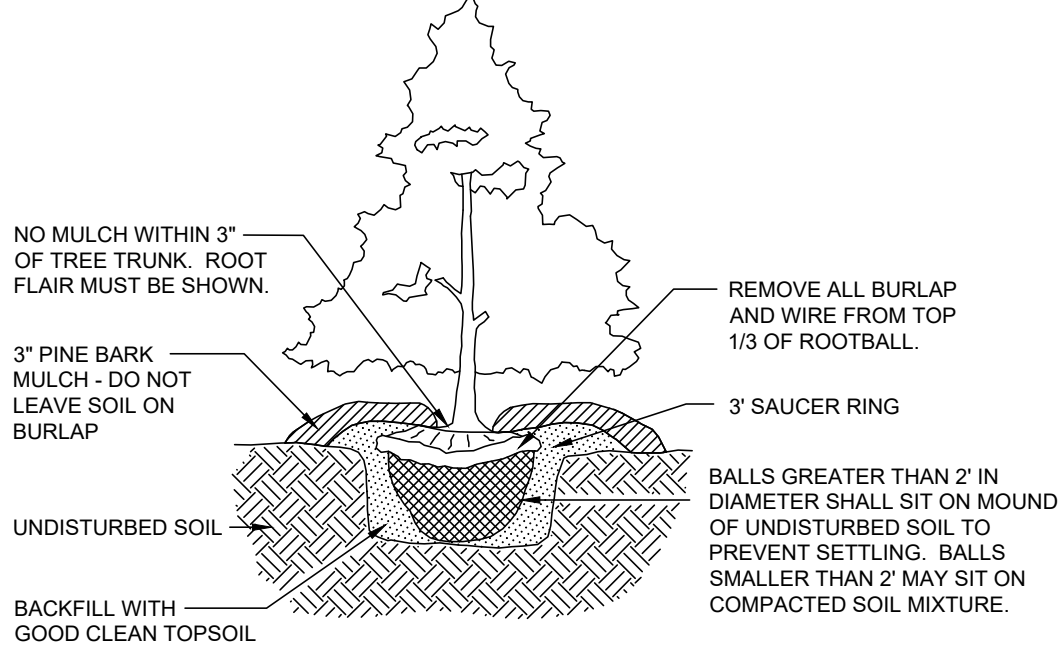
PLANT LEGEND	
Little Leaf Linden	
Red Maple	
Tulip Poplar	
Scotch Pine	
Norway Spruce	
Eastern Redbud	
Dogwood	
American Holly	
Fosters Holly	
Butterfly Bush	
Virginia Sweetspire	
Dwarf Nandina 'Fire Power'	
Chinese Juniper	
Otto Luyken	

PLANT SCHEDULE		
QUANTITY	COMMON NAME	BOTANICAL NAME
CANOPY TREES		
3	Little Leaf Linden	<i>Tilia cordata</i>
4	Red Maple	<i>Acer rubrum</i>
2	Tulip Poplar	<i>Liriodendron tulipifera</i>
5	Scotch Pine	<i>Pinus sylvestris</i>
5	Norway Spruce	<i>Picea abies</i>
UNDERSTORY TREES		
5	Eastern Redbud	<i>Cercis canadensis</i>
6	Dogwood	<i>Cornus species</i>
4	American Holly	<i>Ilex opaca</i>
7	Fosters Holly	<i>Ilex attenuata 'Fosterii'</i>
SHRUBS		
27	Virginia Sweetspire	<i>Ilex virginica</i>
29	Japanese Barberry	<i>Berberis arbutifolia & cultivars</i>
27	Dwarf Nandina 'Fire Power'	<i>Nandina domestica 'Harbour Dwarf'</i>
12	Chinese Juniper	<i>Juniperus Chinensis</i>
13	Otto Luyken	<i>Prunus laurocerasus 'Otto Luyken'</i>

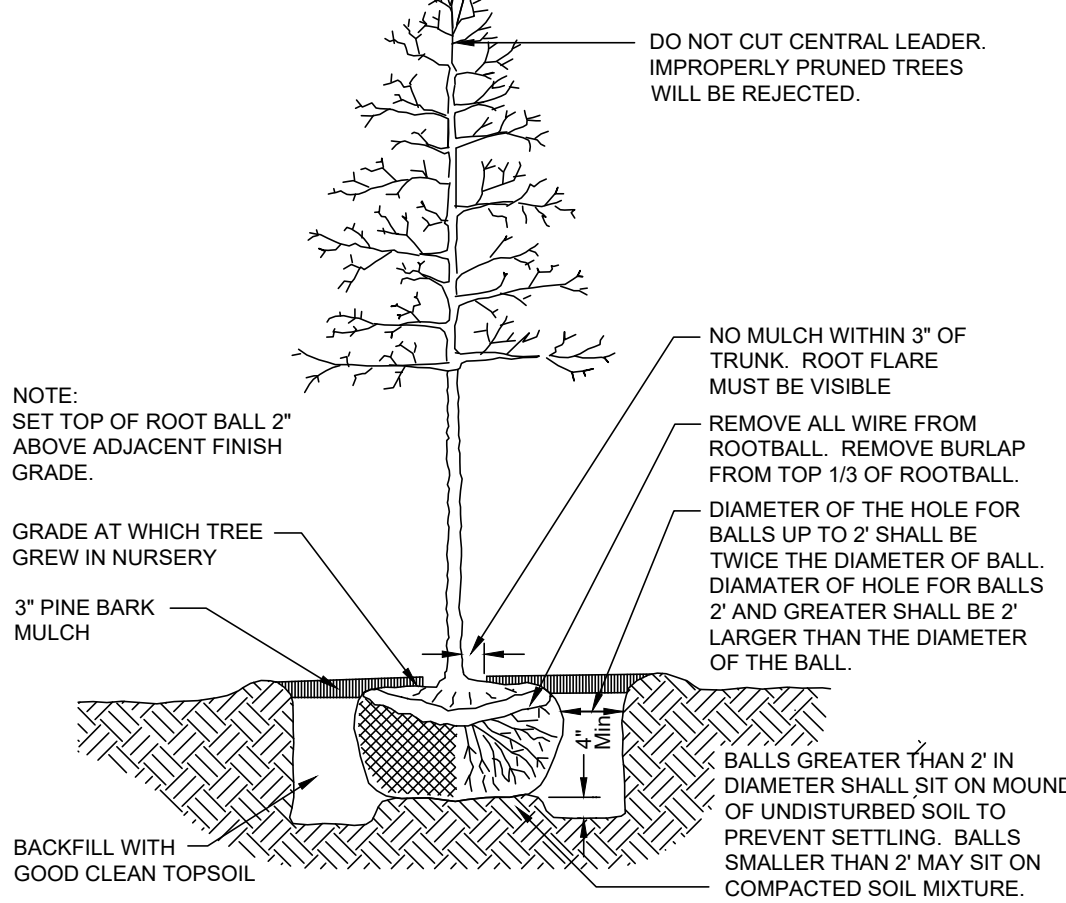
LANDSCAPE CALCULATIONS:	
NORTH PERIMETER (250 LF/50 = 5 TREES)	5 TREES PROVIDED
SOUTH PERIMETER 5' LANDSCAPE STRIP (225 LF/50 = 5 TREES) (225 LF/10 = 23 SHRUBS)	5 TREES PROVIDED 23 SHRUBS PROVIDED
WEST PERIMETER (220 LF/50 = 4 TREES) (220 LF/10 = 22 SHRUBS)	4 TREES PROVIDED 22 SHRUBS PROVIDED
EAST PERIMETER C-4 Buffer (225LF/100 x 6.8 = 15 CANOPY) (225LF/100 x 3.3 = 7 UNDERSTORY) (225LF/100 x 28 = 63 SHRUBS)	22 TREES PROVIDED 63 SHRUBS PROVIDED
INTERIOR LANDSCAPING 70 SPACES/15 SPACES = 5 TREES	5 TREE PROVIDED
TOTAL REQUIRED 41 TREES 108 SHRUBS	41 TREES PROVIDED 108 SHRUBS PROVIDED



SHRUB / GROUNDCOVER PLANTING
NOT TO SCALE



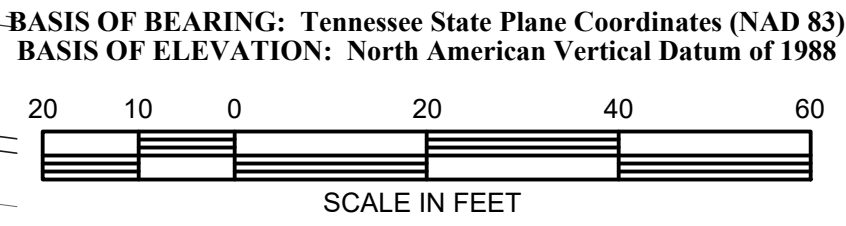
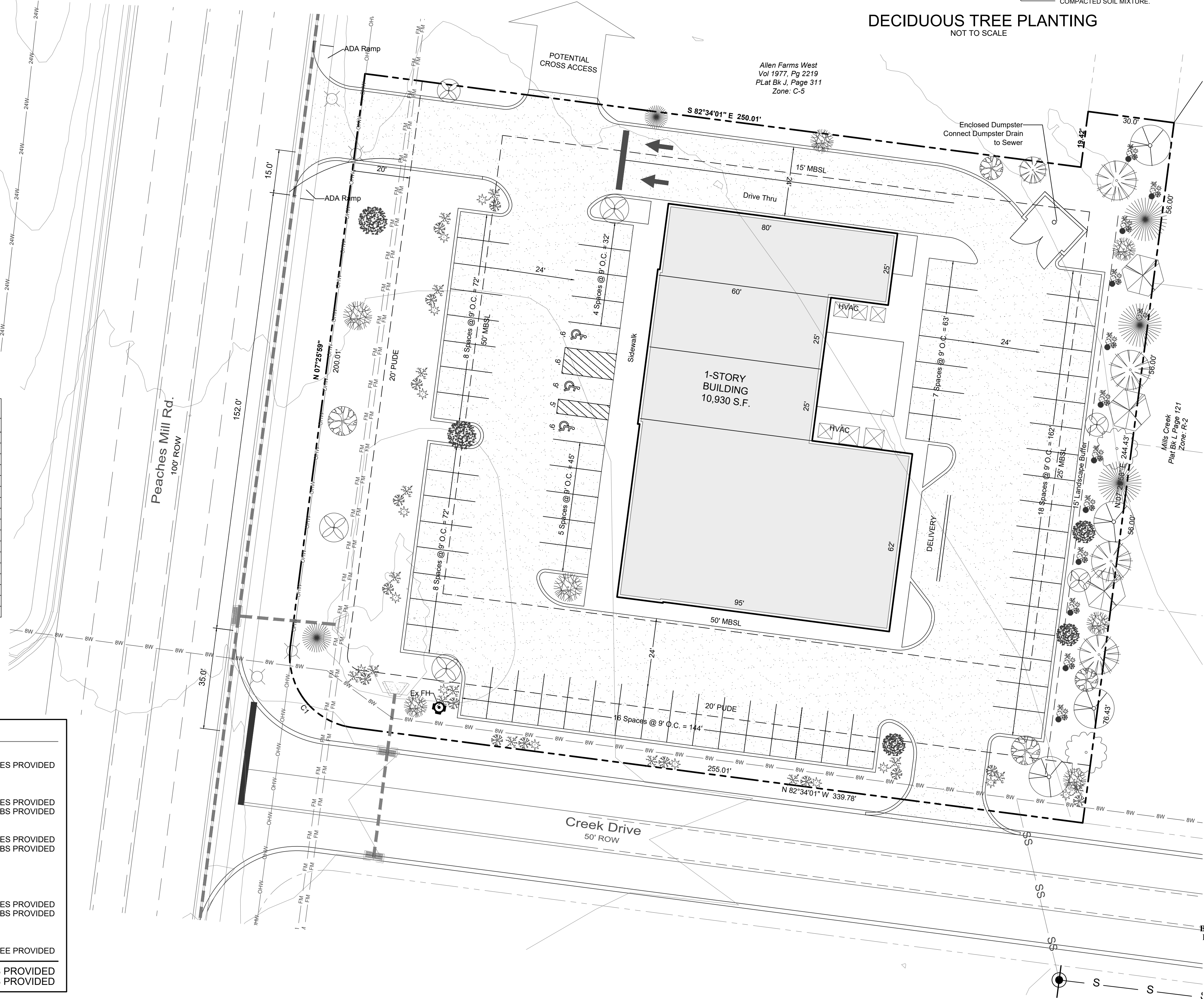
EVERGREEN PLANTING
NOT TO SCALE



DECIDUOUS TREE PLANTING
NOT TO SCALE

LEGEND	
	Existing Sewer Main
	Proposed Sewer Force Main
	Existing Water Main
	Proposed Water Main
	Existing Gas Main
	Proposed Gas Main
	Proposed Contour Line
	Existing Contour Line
	Curb
	Edge of Pavement
	Minimum Building Setback Line
	Public Utility & Drainage Easement
	Proposed Storm Sewer Pipe
	Existing Storm Sewer Pipe
	Existing Sewer Service
	Proposed Sewer Service
	Existing Water Service
	Proposed Water Service
	Proposed Fire Service
	Existing Gas Service
	Proposed Gas Service
	Overhead Electric Line
	Underground Electric Line
	Underground Telephone Line
	Fence Line
	Boundary Line
	Iron Pin
	Concrete Monument
	Open Space
	Asphalt (Overlay)
	Pavement (Standard Duty)
	Pavement (TDOT)
	Pavement (Heavy Duty)
	Valve
	Manhole
	Cleanout
	Fire Hydrant
	Catch Basin
	Power Pole
	Headwall
	Post Indicator Valve
	Storm Water Runoff

Owner Information: Kalpesh Patel 310 Paris Harbor Dr. Unit B Paris, TN 37042	
Parcel and Recording Information: Portion of Map 18P, Parcel D 32.00 Plat Bk L, Page 121 R.O. Montgomery County Clarksville, Tennessee	
Site Information: Site Acreage: 1.46 Ac Zoned: C-5 Proposed Use: Retail / Restaurant Proposed Restaurant Area: 2,000 SF Proposed Retail Area: 8,930 SF Proposed Total Area: 10,930 SF Proposed Building Height: 1-Story Lot Coverage: 17.2%	
Parking Required: (5 space per 1000 s.f.) x 8,930 s.f. = 45 spaces (10 spaces / 1000sf) x 2,000 s.f. = 20 spaces Plus 1 per Employee = 5 spaces 70 Parking Spaces	
Parking Provided: 66 Standard Spaces 3 Handicap Accessible Spaces 1Landscape Credit 70 Parking Spaces	
Lighting Note: All site lighting shall be directed inward onto the site, to include shielded hoods. No light shall spill onto adjacent properties.	
Landscape Note: 1. All deciduous trees shall be 2 inch caliper. All evergreen trees shall be a minimum height of 6 feet at time of planting. All shrubs shall be a minimum 18 inches tall at time of planting.	



Drawn By: HBL

Checked By:

DATE:

REVISION:

Site Plan For:
Peachers Mill Retail
1001 Creek Way
Clarksville, Tennessee

WEAKLEY BROTHERS
ENGINEERING
108 Center Pointe Drive - Clarksville, TN 37040
Phone: (931) 648-9445 Fax: (931) 648-9445

Crd No: 24305.crd

Scale: 1" = 20'

Date: 5-2-2024

Job No.: 24-305

Sheet No.

C 1.1