



Access Management Board of Appeals AGENDA

DATE: March 19, 2025

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)

Jeff Henley	Planning Commission	Jeff@henleytaxcpa.com
Wanda Smith	Councilman	Wanda.Smith@cityofclarksville.com
Jack Frazier		jack.frazier@charter.net
Bryce Powers		bryce@pb-llc.com
Christian Black		cblack@realtracs.com
Syd Hedrick		sydhedrick@bellsouth.net

III. Election of Protemp Chairman of Access Appeal Board

IV. Election of Chairman of Access Appeal Board

V. Election of Vice Chairman of Access Appeal Board

VI. ADOPTION OF MINUTES -January 22, 2025

VII. COMMITTEE ACTION REQUIRED

VII.A CASE # 2025-02 Pembroke Rd

DESCRIPTION The property owner is requesting a second driveway on Pembroke Rd when only one is allowed at the property

OWNER: Allen Moser

ENGINEER: Cal Burchett **EMAIL** cburchett@mbcengineer.com

VII.B CASE # 2025-03 2037 Ft. Campbell Blvd

DESCRIPTION The property owner is requesting a second driveway on Ft. Campbell Blvd when only one is allowed at the property

OWNER: Haruko Brown

ENGINEER: Brad Weakley **EMAIL** brad@weakleybrothers.com

VIII. ADJOURNMENT



Access Management Board of Appeals Minutes

DATE: January 22, 2025

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

TIME: 4:00 P.M.

I. CALL TO ORDER

The Access Appeal Meeting was called to order by Bethany Daniel on January 22, 2025, at 4:00 P.M.

II. ANNOUNCE MEMBERS IN ATTENDANCE QUORUM

- Members Present:
Wanda Smith Councilwoman. Wanda.Smith@cityofclarksville.com
Jack Frazier
Bryce Powers
- Members Absent:
Richard Swift Planning Commission
Matthew Kenney
- City of Clarksville Member Present
Chris Cowan, Senior Engineering Manager
Bethany Daniel, Project Coordinator
- Applicant Present:
Cal Burchett

III. Election of Chairperson of January 22, 2025, only for Access Appeal Board meeting

Bethany Daniel called for nominations of the Chairperson for January 22, 2025, only Access Appeal Board.

Motions Proposed:

Bethany Daniel made a motion to vote for Mrs. Wanda Smith for the Chairman of January 22, 2025, only.

- 2nd motion
 - Bryce Powers and Jack Frazier
- vote
- 3-0
 - Jack Frazier, Bryce Power, and Mrs. Wanda Smith approved the motion

IV. ADOPTION OF MINUTES

Access Appeal Meeting minutes of September 18, 2024, were called to be adopted. Chairperson Mrs. Wanda Smith entertained a motion to approve September's minutes. Bryce Power made a motion to approve, and Jack Frazier 2nd the motion. Access Management Board of Appeals members approved September's minutes with a vote of 3-0.

VII. COMMITTEE ACTION REQUIRED

VII.A CASE # 2025-01

The applicant is requesting a full-access driveway on Old Russellville Pike at the property on the corner of Old Russellville Pike and Stone Container Drive, but the engineering staff of the City Street Department has denied the request, as communicated by representative

Chris Cowan. The reason behind the denial is that the property is a corner lot, and Old Russellville Pike 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: The trip generator for the site is 100 trips an hour and 1000 a day

Board Member Concern/Question:

- What will be the uses of the property?
 - Shopping Center
- Where does the driveway line up with the adjacent driveway?
 - The driveway is offsite from the adjacent property but if it aligns with that driveway, it would not make the applicant property from the intersection.

Motions Proposed: Jack Frazier made a motion to approve the driveway, with the applicant looking into aligning the driveway.

- a. 2nd motion
 - Mrs. Wanda Smith
- b. vote
 - 2-0 and 1 abstain

V. ADJOURNMENT

Chairperson Mrs. Wanda Smith adjourned the meeting at 4:15 p.m..

Chairperson

Date

APPEALS FOR VARIANCE

APPELLANT/OWNER OR AGENT OF OWNER: APP/PERMIT NO. _____
Allen Moser Email Address. cburchett@mbcengin
AGENT Cal Burchett MAP/PARCELNO. 06/1.08

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 proposed industrial development requests two access points to Pembroke Road. The property has enough frontage to typically be allowed two access points onto a collector. However, the existing access locations of the surrounding properties have limited the access to a single location in the middle of the property. Therefore, the development has been restricted by the neighboring properties and not self inflicted

The affected property is located at Pembroke Rd

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.

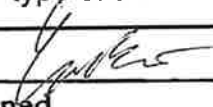
Said access permit application and/or property development plans was denied for the following reasons.

On collector roads, no two driveways serving separate lots shall be less than 150 feet apart.

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:

One central driveway increases the risk of tractor trailers needing to back into the and out of the collector street, particularly for oversized loads with reduced turning radius'. Two driveways with the ability to circle behind the facility eliminates the risk. Because of the heavy industrial zoning this type of traffic must be considered.

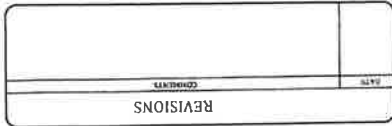

Signed

1545 Madison St

Street Address

Clarksville TN 37043

City State Zip Code



PEMBROKE SPECULATIVE WAREHOUSES
EXHIBIT DRAWING
PEMBROKE RD, CLARKSVILLE
MONTGOMERY COUNTY, TENNESSEE
February 6, 2025

McKAY-BURCHETT & COMPANY ENGINEERS
1545 Madison Street
Clarksville, TN 37040
PH # 931-245-3095



ARDIA HOLDINGS, LLC
 4200 BUSINESS PARK DR ST 15
 CLARKSVILLE, TN 37040
 CURRENT ZONING: M-2
 PREVIOUS ZONING: 3rd
 DEED REF: H01 V 2364, PG. 646
 TAX MAP NO. 08 PARCEL NO. 108
 TOTAL ACRES: 117.184 SF (2.69 + ACRES)
 PROPOSED BUILDING COVERAGE: 13,920 SF (11.6%)
 10 WAREHOUSE UNITS
 PROPOSED MAXIMUM AREA AND RATIO: 42,653 SF
 (36.9%)
 PROPOSED GROSS VEHICULAR USE AREA: 32,550 SF
 55% GROSS VEHICULAR USE AREA FOR INTERIOR
 LANDSCAPING: 1,628 SF
 PROPOSED PARKING: QUINCY 26
 PROPOSED PARKING: PLUS ONE COMPANY VEHICLE
 PLUS 1 PER 100 SF
 PROPOSED PARKING: 26
 BUILDING HEIGHT: 35' MAXIMUM

[illegible]

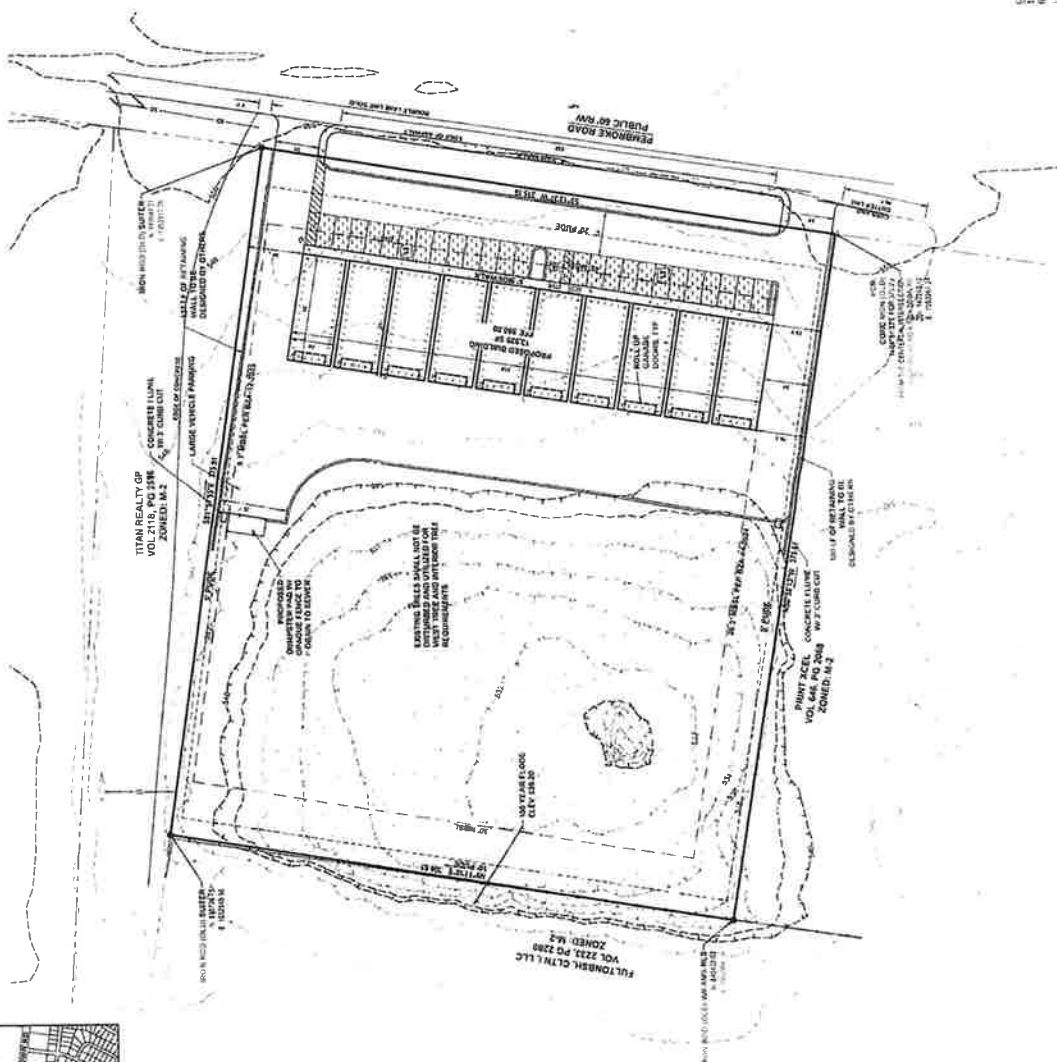
ALL-UTILITY LOCATIONS are based on location of utilities by local utility authorities and visible above ground locations for other utilities. There is no guarantee that no other utilities (either public or private) are not depicted on this survey.

All wire lighting shall be directed inward with shielded insulators. No light shall spill on adjacent property.

ISSUED FOR: ☒ PERMITTING ☐ BID PURPOSES ☐ CONSTRUCTION



VICINITY MAP
(NOT TO SCALE)



APPEALS FOR VARIANCE

APPELLANT/OWNER OR AGENT OF OWNER: **APP/PERMIT NO.** _____

Atlas Coffee - Haruko Brown

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 additional access to Ft. Campbell Blvd for Map 30H Parcel D5.00

at the existing driveway locations for A Drive-thru Coffee Shop.

The location of the coffee shop is on a separately deeded tract with existing driveway locations in sidewalk and curb. These deeds were combined on the parcel map prior to 2006 so this appeal is required to use drive

Although the entrance is split one drive shall be used to enter and one for exit only.

The affected property is located at _____ 2037 Ft. Campbell Blvd

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.

An existing drive is currently in use on the parcel. That drive is to remain and we request

this additional drive.

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:

Although on one parcel these are two separate tracts of land not combined by deed. Existing access

was in place prior to the road improvements on Ft. Campbell Blvd and street and sidewalk

"curb cuts" were placed during improvements to accommodate these drives.

Print Property Owner Name

Property Owner Signature

Email Address

Phone Number

If Different From Owner

Brad Weakley

Print Appellant Name

Brad Weakley

Appellant Signature

bdweakley42@gmail.com

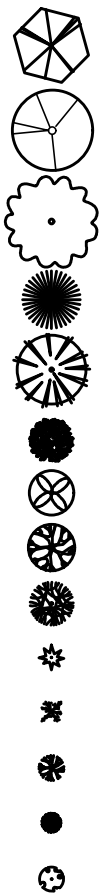
Email Address

931-648-9445

Phone Number

PLANT LEGEND

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



LEGEND

S Existing Sewer Main
FM Proposed Sewer Force Main
W Existing Water Main
W Proposed Water Main
G Existing Gas Main
G Proposed Gas Main
540 Proposed Contour Line
540 Existing Contour Line
Curb
Edge of Pavement
M.B.S.L. Minimum Building Setback Line
P.U.D.E. Public Utility & Drainage Easement
Proposed Storm Sewer Pipe
Existing Storm Sewer Pipe
SS Existing Sewer Service
SS Proposed Sewer Service
WS Existing Water Service
WS Proposed Water Service
FW Proposed Fire Service
GS Existing Gas Service
GS Proposed Gas Service
OHW Overhead Electric Line
E Underground Electric Line
T Underground Telephone Line
X Fence Line
Boundary Line
Iron Pin
Concrete
Asphalt (Overlay)
Water Meter
Valve
Cleanout
Catch Basin
Headwall
Concrete Monument
Open Space
Pavement (Heavy Duty)
Pavement (Standard Duty)
Manhole
Fire Hydrant
Power Pole
Post Indicator Valve
Storm Water Runoff

LANDSCAPE CALCULATIONS:

NORTH PERIMETER
(118LF/50 = 2 TREES) 3 TREES PROVIDED

WEST PERIMETER
5' LANDSCAPE STRIP
(134 LF/50 = 3 TREES)
(134 LF/10 = 13 SHRUBS) 3 TREES PROVIDED
13 SHRUBS PROVIDED

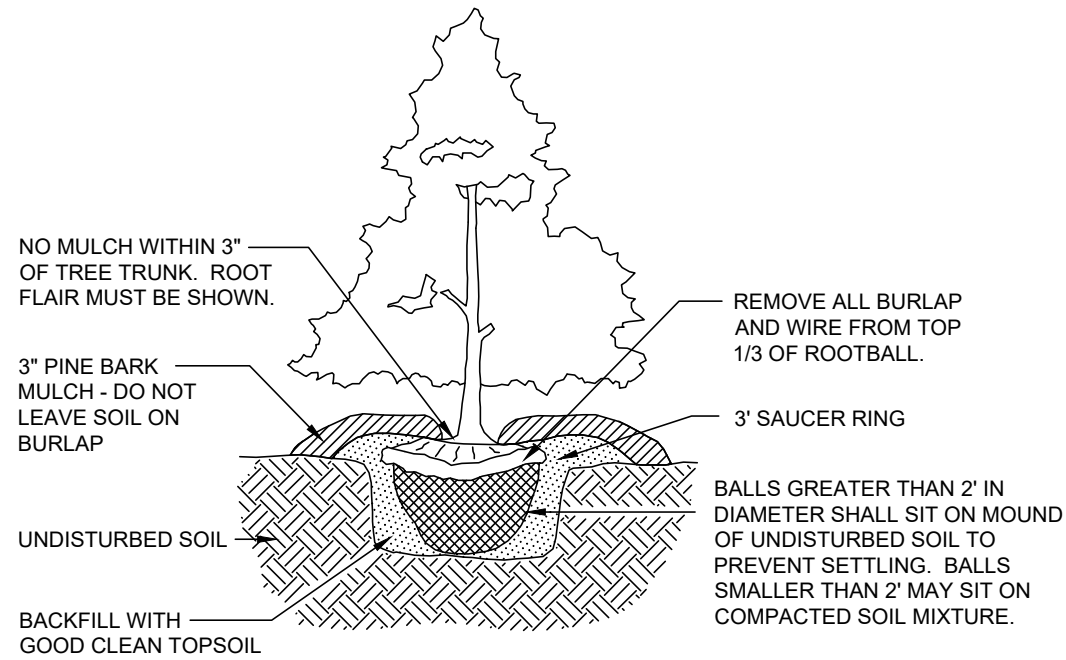
SOUTH PERIMETER
(120 LF/50 = 2 TREES) 2 TREES PROVIDED

EAST PERIMETER
EXISTING BUILDING 1 TREES PROVIDED
10 SHRUBS PROVIDED

INTERIOR LANDSCAPING
1 TREE / 15 SPACES (3 SPACES) = 1 TREES 1 TREE PROVIDED

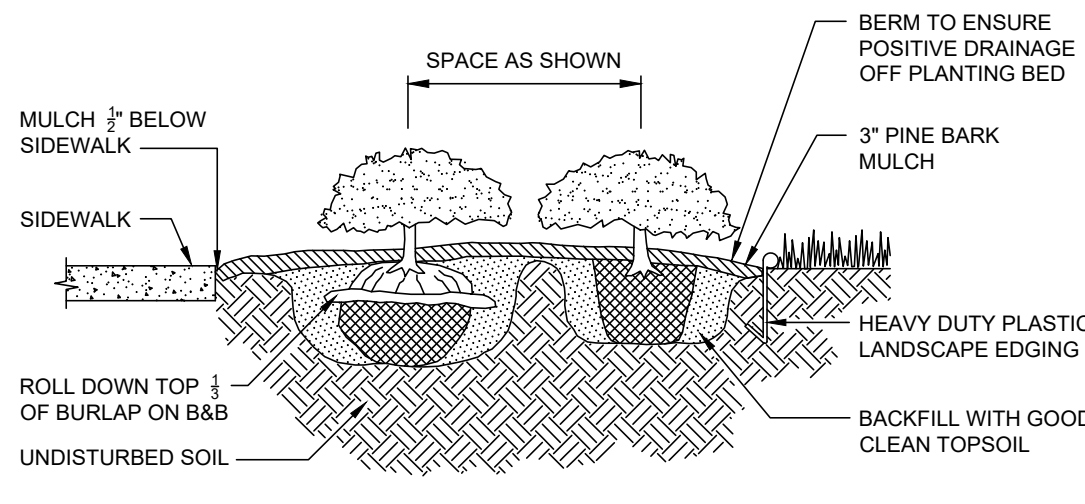
TOTAL REQUIRED 8 TREES 10 TREES PROVIDED
13 SHRUBS 23 SHRUBS PROVIDED

*All required landscaping shall be watered by one of the following methods: an underground sprinkling system or a hose attachment within two hundred (200) feet of all landscaping
**All Areas within the landscape strip not occupied by trees/shrubs, shall be covered by organic or mineral mulches, ground cover plants, or lawn grasses



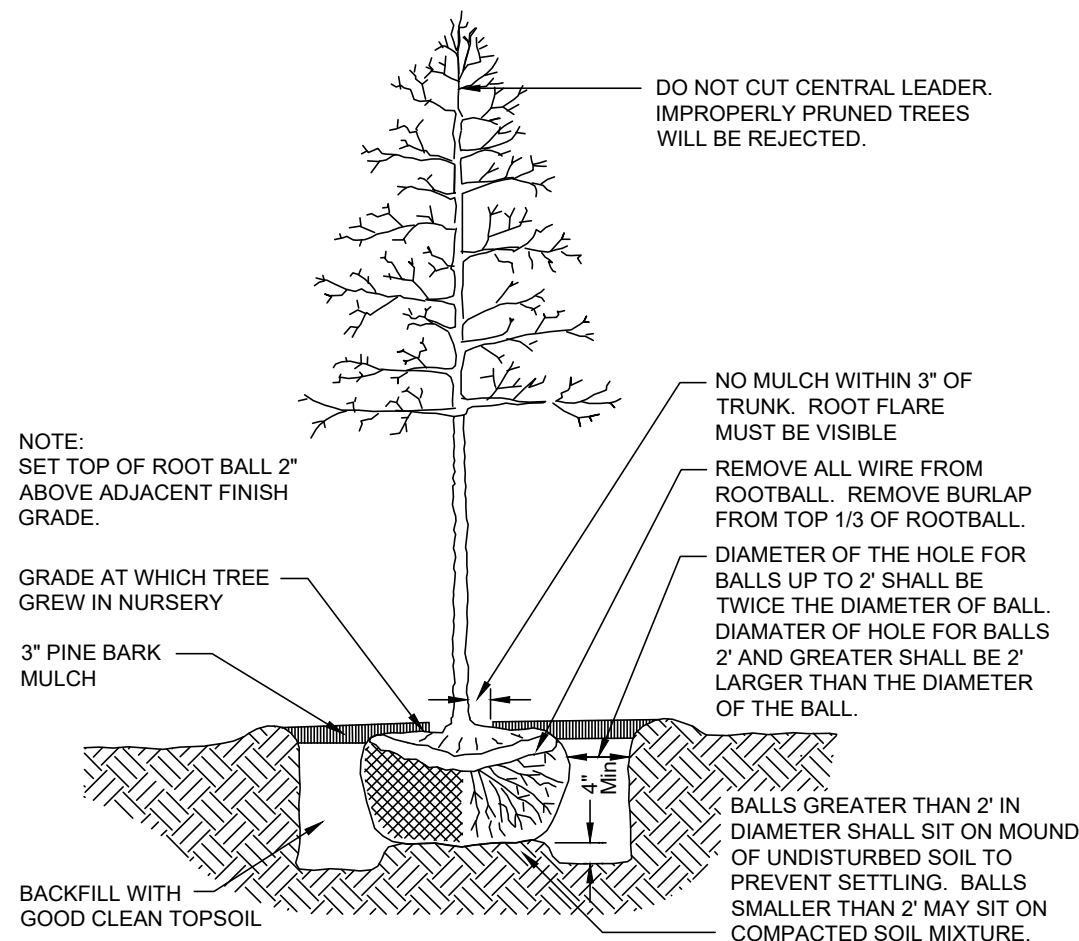
EVERGREEN PLANTING

NOT TO SCALE



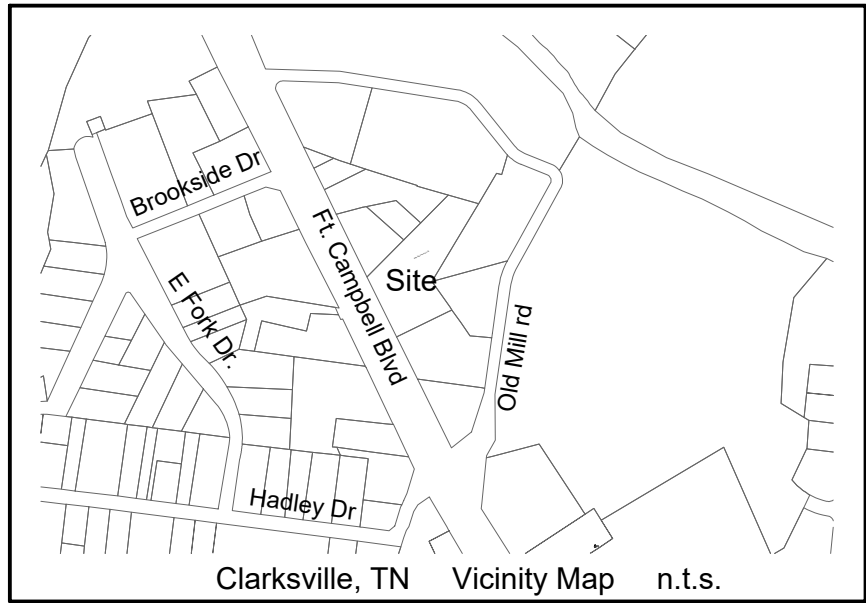
SHRUB / GROUND COVER PLANTING

NOT TO SCALE



DECIDUOUS TREE PLANTING

NOT TO SCALE



PLANT SCHEDULE

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

Developer Information:
Haruko Brown
1681 Dotsonville Road
Clarksville, TN 37042

Owner Information:
D & D companies inc
306 Franklin St
Clarksville tn 37040

Parcel and Recording Information:
2037 Ft Campbell Blvd
Map 30H, Parcel D 5.00
ORV 755, PG 478
Montgomery County
Clarksville, Tennessee

Site Information:
RPC Case: SR- 10 -2025
Site Acreage: 1.92 Acres ±
Zoned: C-5
Proposed Use: Drive Thru Coffee Shop
Proposed Building Height: 1-Story 35' Max
Proposed Building Footprint: 320 SF
Lot Coverage: 5.4%

Parking Required:
Restaurant Parking:
2 Employee = 2 Spaces
320 x (10/1000) = 3 Spaces

Parking Provided:
2 Existing Spaces
3 Standard Spaces

Lighting Note:
1. All site lighting shall be directed inward onto the site, to include shielded hoods. No light shall spill onto adjacent properties.
2. Light locations shall not conflict with landscaping layout.

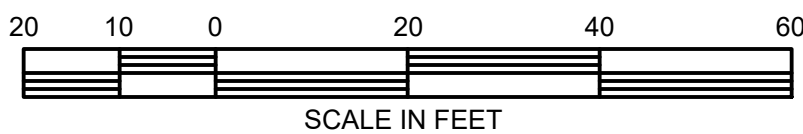
Landscape Note:
1. All deciduous trees shall be 2 inch caliper. All evergreen trees shall be a minimum height of 6 feet at time of planting. All shrubs shall be a minimum 18 inches tall at time of planting.

Drive-Thru Notes:
1. This site if for a Drive-Thru only. No walk-ups shall be allowed.
2. Menu Board will be located at the proposed place on plan or on Building beside the window

This property is located in proximity of the Ft Campbell Military Installation and may be subjected to increased noise levels resulting from the overflight of both fixed-wing and rotary-wing aircraft, the movement of vehicles, the firing of small and large caliber weapons, and other accepted and customary military training activities.

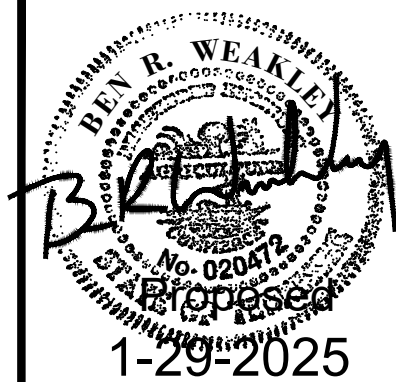


BASIS OF BEARING: TPSC 4100 (NAD 83)
BASIS OF ELEVATION: NAVD 88



Drawn By: BDW

Checked By:



DATE:

REVISION:

Site Plan For:

Atlas Coffee #2

2037 Ft. Campbell Blvd
Montgomery County, Tennessee

WEAKLEY BROTHERS
ENGINEERING

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

Dwg. No: 25089.crd

Scale: 1" = 20'

Date: 1-30-2025

Job No.: 25-089

Sheet No.

C1.0