



Access Management Board of Appeals AGENDA

DATE: **October 22, 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	Councilwoman	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. ADOPTION OF MINUTES - August 20, 2025

IV. COMMITTEE ACTION REQUIRED

IV.A CASE # 2025-05 - NW of Hwy 41-A/Kender Rhea Ct

DESCRIPTION: The property owner is requesting two driveways on Kender Rhea Ct

OWNER: Josh Dennis

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

VIII. ADJOURNMENT

Access Management Board of Appeals Minutes

Board Member Concern/Question:

- What about the traffic flow on Jordan Rd when cars try to turn into the gas stations, similar to issues observed at Exit 11?
 - Most cars are going to use the Arrowood Rd entrance. The traffic on Jordan is not as backup as Exit 11, since there are 3 lanes
- Are there counts for Jordan Rd?
 - No counts are available for the Street Dept or TDOT
- Can additional signs be put up on Jordan Rd concerning the road on Arrowood Rd?
 - Yes, that can be something CSD can put up after the volume of traffic is studied on Jordan Rd after the construction of the gas station.

Motions Proposed: Chair Wanda Smith entertained a motion to accept the case as requested

- Christain Black made a motion to approve the driveways
- 2nd motion
Syd Hendrick
- Vote 4-0
Jack Frazier, Syd Hendrick, Christian Black, and Chair Wanda Smith approved the motion

V. ADJOURNMENT

A motion to adjourn was entertained by Chair Wanda Smith, moved by Jack Frazier and seconded by Syd Hedrick. The meeting was adjourned without objection at 4:28 p.m.

Chairperson

Date

APPEALS FOR VARIANCE

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

_____ Email Address. _____

AGENT _____ MAP/PARCELNO. _____

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:

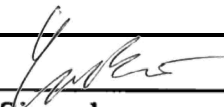
The affected property is located at _____

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 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:

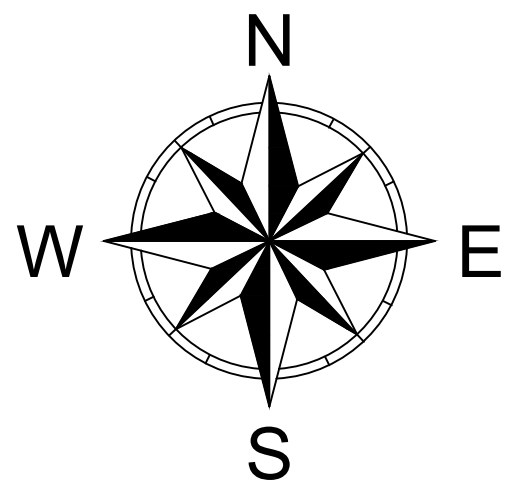

Signed

Street Address

City

State

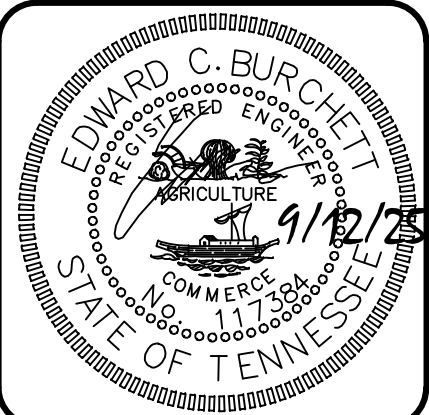
Zip Code



GRAPHIC SCALE (IN FEET)

1 inch = 30 ft.

GRAPHIC SCALE:
1" = 30'



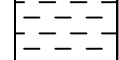
GENERAL SITE INFORMATION:

OWNER/DEVELOPER:
JOSH DENNIS
140 KENDER RHEA CT
CLARKSVILLE, TN 37043

CURRENT ZONING: C-5
CIVIL DISTRICT: 11th
DEED REF. #0.R.V. 2270, PG. 745
TAX MAP NO. 811 'B' PARCEL NO. 21.01

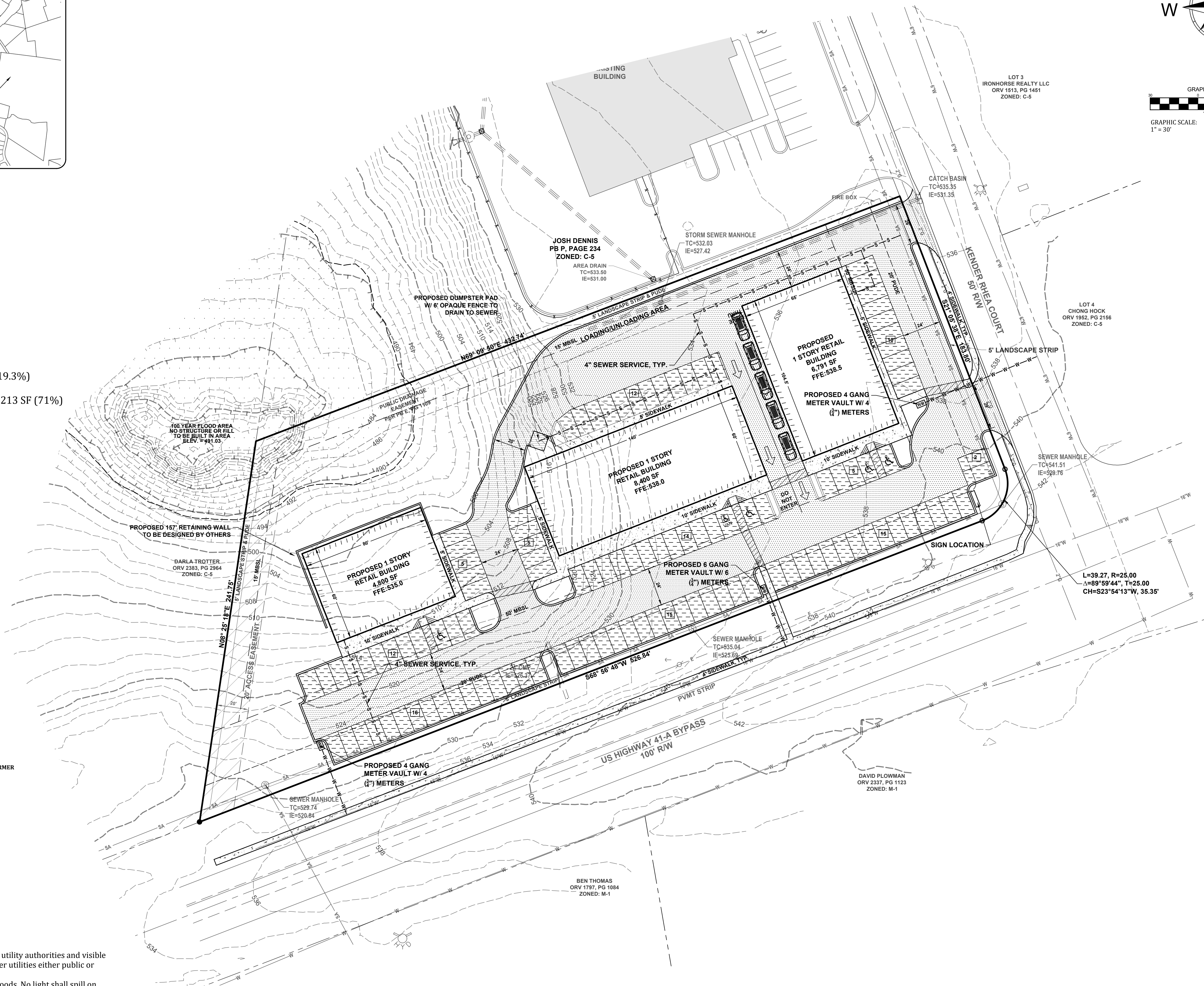
TOTAL ACREAGE: 103,118 SF (2.37 ± ACRES)
PROPOSED BUILDING COVERAGE: 19,991 SF (19.3%)
PROPOSED USAGE: RETAIL
PROPOSED IMPERVIOUS AREA AND RATIO: 73,213 SF (71%)
PROPOSED PARKING REQUIRED: 100
5 PER 1,000 SF BUILDING
PROPOSED PARKING PROVIDED: 112
BUILDING HEIGHT: 35' MAXIMUM

SITE LEGEND

- | | | | |
|--|--------------------------------|---|------------------------|
| | PROPERTY LINE | | |
| _____ | BOUNDARY LINE | | |
| _____ | TREE LINE | | |
| _____ | ROADWAY CENTERLINE | | |
| G _____ | GAS MAIN & SERVICE LINE | | |
| W _____ | WATER MAIN & SERVICE LINE | | |
| SA _____ | SANITARY SEWER MAIN & SERVICE | | |
| ===== | STORM SEWER LINE | | |
| P _____ | OVERHEAD POWER LINE | | |
| E _____ | UNDERGROUND ELECTRIC | | |
| ----- | PUDE | | |
| _____ | MSL | | |
| X _____ | FENCELINE | | |
| _____ | STREAM LINE | | |
| SF _____ | SILT FENCE | | |
| ===== | EXISTING CURB | | |
| _____ | UNDERGROUND TELEPHONE | | |
| W _____ | PROPOSED WATER MAIN (SIZE TBD) | | |
| SA — (S) — SA | PROPOSED SANITARY SEWER | | |
| ● | EXISTING IRON PIN |  | BENCHMARK |
| ○ | PROPOSED IRON PIN |  | WATER VALVE |
|  | STREET LIGHT |  | WATER METER |
| U | UTILITY POLE |  | FIRE HYDRANT |
| ⊕ | POWER POLE |  | ELECTRICAL TRANSFORMER |
| (S) | SANITARY SEWER MANHOLE |  | TELEPHONE BOX |
| ☑ | STORM SEWER INLET | | |
|  | PROPOSED CONCRETE | | |
|  | PROPOSED HEAVY DUTY PAVEMENT | | |
|  | PROPOSED LIGHT DUTY PAVEMENT | | |

GENERAL NOTES:

1. All utility locations based on location of utilities by local utility authorities and visible field location by others. There is no guarantee that no other utilities either public or private are not displayed on this survey.
2. All site lighting shall be directed inward with shielded hoods. No light shall spill on adjacent property.



REVISIONS

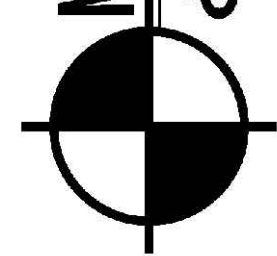
[illegible]

DENNIS CONCRETE

PRELIMINARY SITE LAYOUT

KENDER RHEA COURT, CLARKSVILLE
MONTGOMERY COUNTY, TENNESSEE
September 12, 2025

September 12, 2025



MCKAY-BURCHETT
& COMPANY
ENGINEERS

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

SHEET: PRE. 1.00