



Access Management Board of Appeals AGENDA

DATE: November 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	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 - October 22, 2025

IV. COMMITTEE ACTION REQUIRED

IV.A CASE # 2025-06 - 1881 Old Trenton Road

DESCRIPTION: The property owner is requesting one entrance for lot 2 and one entrance for lot 3

OWNER: Real Property Holding, Inc

ENGINEER: Jimmy Bagwell **EMAIL:** jimmy@mooreengr.com

VIII. ADJOURNMENT

Access Management Board of Appeals Minutes

bypass, the applicant expressed a preference for the current configuration, but is open to suggestions by the board members.

Board Member Concern/Question:

- What is the distance and the radius between the first driveway and the 41-A Bypass?
 - 60 ft from the center and the radius is 20
- What is the minimum radius in the ordinance?
 - On a local Street, the radius is 10

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

- Bryce Powers made a motion to approve the driveways on Kender Rhea Ct
- 2nd motion
Jeff Henley
- Vote 6-0
Jack Frazier, Syd Hendrick, Christian Black, Jeff Henley, Bryce Powers, and Chair Wanda Smith approved the motion

V. ADJOURNMENT

A motion to adjourn was entertained by Chair Wanda Smith, moved by Jeff Henley, and seconded by Christian Black. The meeting was adjourned without objection at 4:15 p.m.

Chairperson

Date

APPEALS FOR VARIANCE

PROPERTY OWNER:

Real Property Holdings, Inc.

ENGINEER/COMPANY:

Jimmy Bagwell, Moore Design Services

PERMIT APPLICATION ADDRESS

Old Trenton Road

Contact Email: jimmy@mooreengr.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:

Old Trenton Road Lots 2 and 3 were created by re-plat titled "Re-plat of the William E. Martin Sr. Property". Request is to allow one entrance for Lot 2 and one entrance for Lot 3.

The affected property is located at undeveloped lots north of 1881 Old Trenton Road

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. (Response Provided by Clarksville Steet Dept)

The appellant hereby requests that the decision of the Clarksville 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:

Office buildings are proposed for Lots 2 and 3. Proposed use is for small business offices with storage space
similar to other uses in the area. Old Trenton Road has the capacity to handle two additional entrances.

Real Property Holdings, Inc.

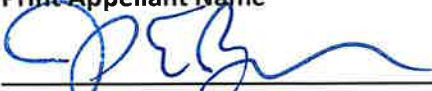
Print Property Owner Name


Property Owner Signature
dbyrd@byrdsurveying.com

Email Address
931-906-0040

Phone Number

If Different From Owner
James Bagwell, Engineer

Print Appellant Name


Appellant Signature
jimmy@mooreengr.com

Email Address
931-320-0505

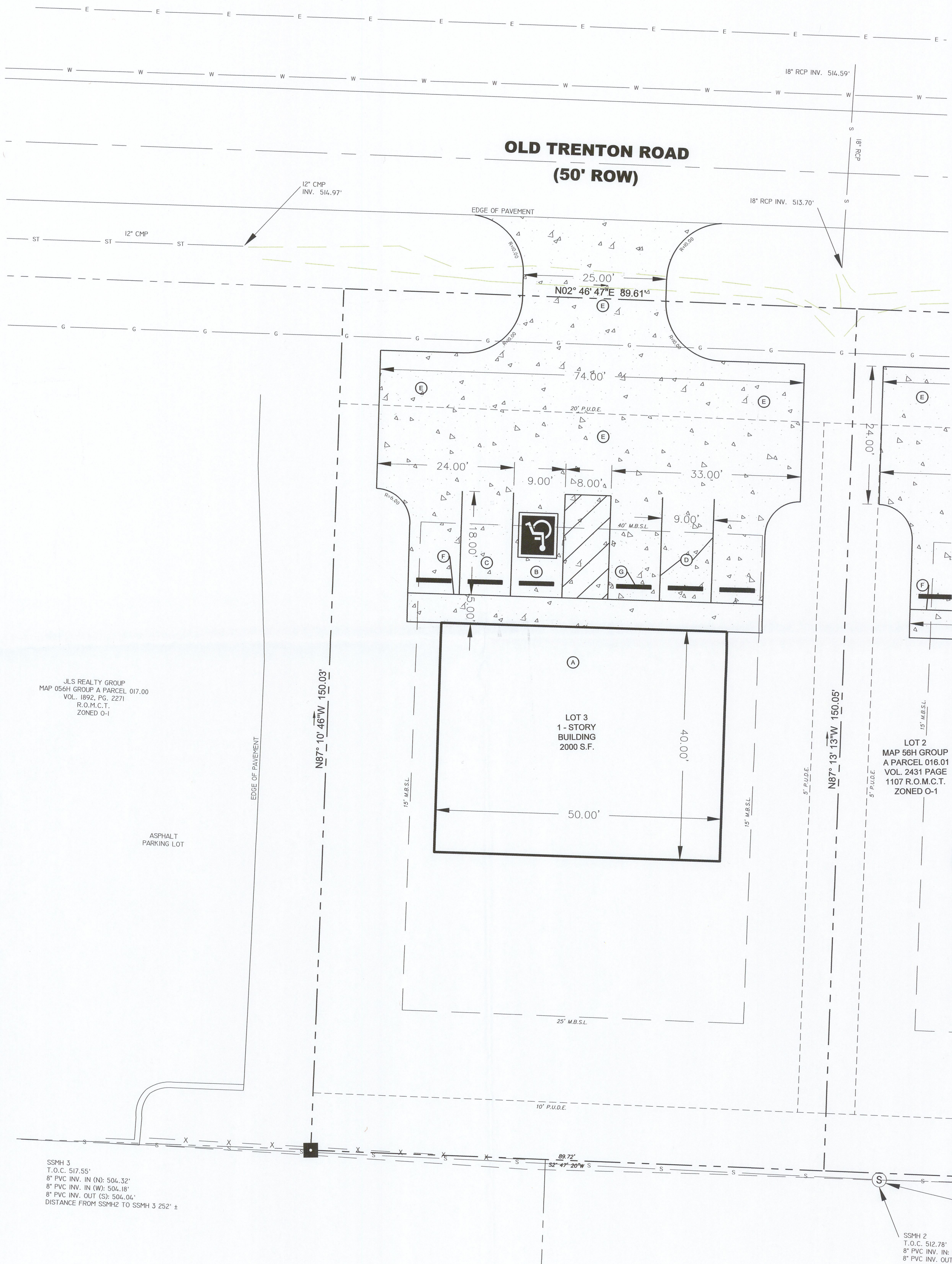
Phone Number



VICINITY MAP

- HEAVY DUTY ASPHALT PAVING
- LIGHT DUTY ASPHALT PAVING
- PORTLAND CEMENT CONCRETE PAVING
- CITY MAINTAINED DRAINAGE EASEMENT
- PRIVATELY MAINTAINED DRAINAGE EASEMENT

- SITE IMPROVEMENTS LEGEND:
- (A) PROPOSED 1-STORY BUILDING
- (B) ACCESSIBLE PARKING
- (C) 9' X 18' PARKING STALL, TYP.
- (D) 4" PAINTED TRAFFIC MARKINGS (YELLOW) TYP.
- (E) CONCRETE PAVEMENT (NATURAL COLOR)
- (F) CONCRETE SIDEWALK (NATURAL COLOR)
- (G) CONCRETE WHEELSTOP



JLS REALTY GROUP
MAP 056H GROUP A PARCEL 017.00
VOL. 1892, PG. 2271
R.O.M.C.T.
ZONED O-1

LOT 2
MAP 56H GROUP
A PARCEL 016.01
VOL. 2431 PAGE
1107 R.O.M.C.T.
ZONED O-1

ASPHALT
PARKING LOT

SSMH 3
T.O.C. 517.55'
8" PVC INV. IN (N): 504.32'
8" PVC INV. IN (W): 504.18'
8" PVC INV. OUT (S): 504.04'
DISTANCE FROM SSMH 2 TO SSMH 3 252' ±

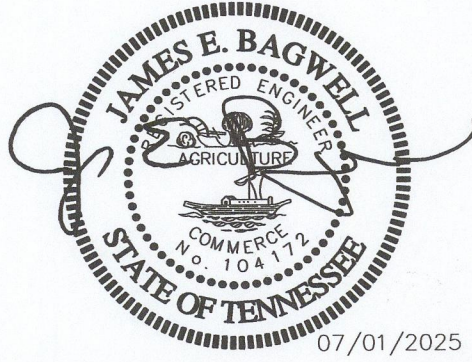
SSMH 2
T.O.C. 512.78'
8" PVC INV. IN: 504'
8" PVC INV. OUT: 1

MOORE
DESIGN SERVICES

P.O. BOX 691
2386 ROSSVIEW ROAD
CLARKSVILLE, TN 37041
PHONE: (931) 648-9411
FAX: (931) 647-6756
www.mooredesign.com

REAL PROPERTY
HOLDINGS INC.
OLD TRENTON RD.
LOT 3

CLARKSVILLE, TN



PROPERTY INFORMATION

OWNER: REAL PROPERTY HOLDINGS INC.

PROPERTY ADDRESS: OLD TRENTON RD.
DEED REFERENCE: ORV 2431 PAGE 1107 ROMCT
MAP 56H GROUP A PARCEL 016.02
CIVIL DISTRICT: 12
CITY WARD: 9
COUNTY COMMISSION DISTRICT: 14

ZONING: O-1
PROPOSED LAND USE: OFFICE
LOT AREA: 0.309 ACRES +/- (13461.123 SF)
PROPOSED BUILDING AREA: 2000 SF
LOT COVERAGE: 14.9%

YARD REQUIREMENTS:
FRONT: 40
SIDE: 15
REAR: 25

IMPERVIOUS AREA: 5903.65 SF (32.3%)
PROPOSED BUILDING HEIGHT: NOT TO EXCEED 35'

ALL SITE LIGHTING SHALL BE DIRECTED INWARD ONTO THE SITE TO INCLUDE SHIELDED HOODS. NO LIGHTING SHALL SPILL ONTO ADJACENT PROPERTIES.

PARKING CALCULATIONS

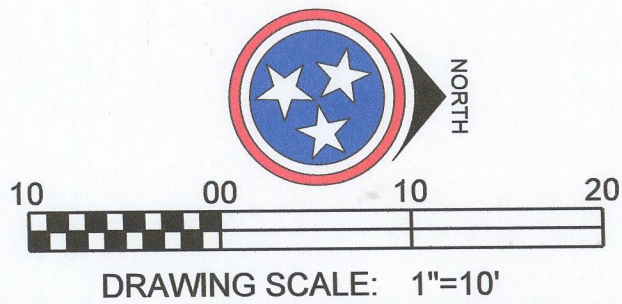
USE	QUANTITY	BASIS	#REQUIRED
OFFICE	2000SF	1/1000	6
TOTAL PROVIDED			6

DATE: JULY, 01 2025

REVISIONS:

1:

N.A.D. 1983
TENNESSEE STATE PLANE COORDINATE SYSTEM

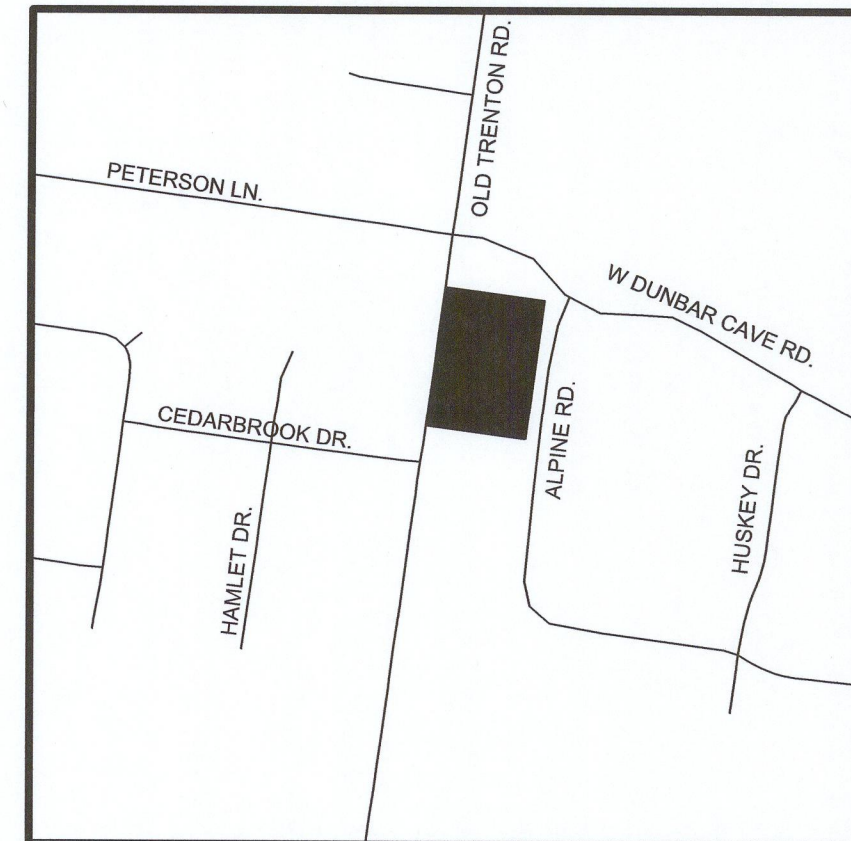


SITE PLAN

C 1.00



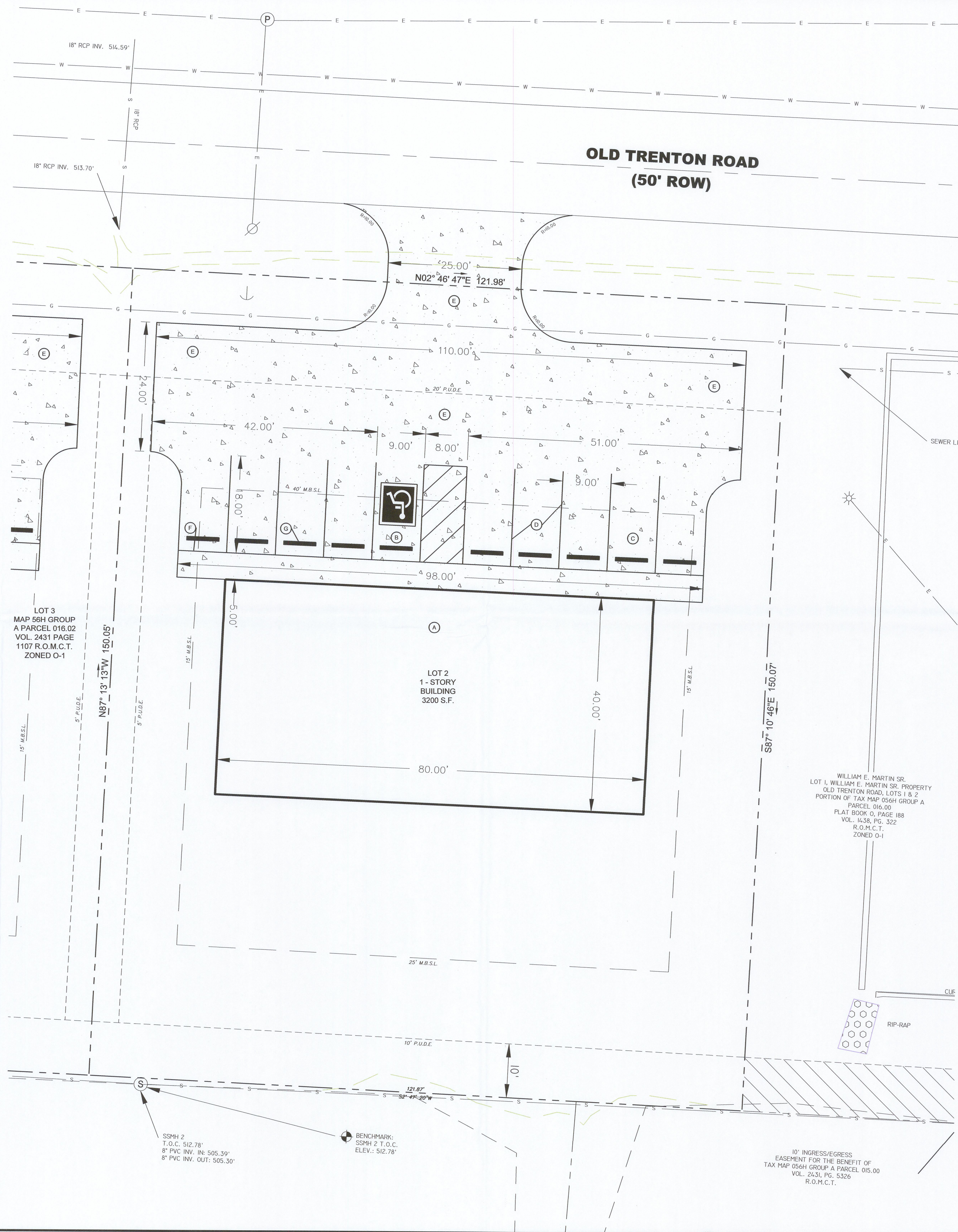
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VICINITY MAP

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- LIGHT DUTY ASPHALT PAVING
- PORTLAND CEMENT CONCRETE PAVING
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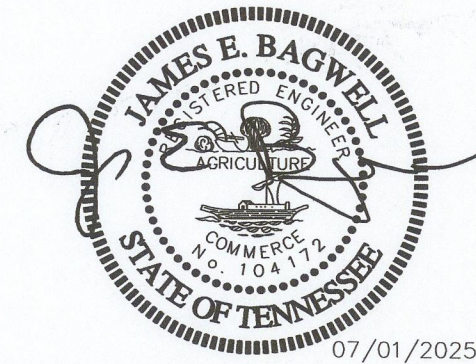


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REAL PROPERTY HOLDINGS INC.
OLD TRENTON RD.
LOT 2

CLARKSVILLE, TN



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CIVIL DISTRICT: 12
CITY WARD: 9
COUNTY COMMISSION DISTRICT: 14

ZONING: O-1
PROPOSED LAND USE: OFFICE
LOT AREA: 0.42 ACRES +/- (18,288.83 SF)
PROPOSED BUILDING AREA: 3200 SF
LOT COVERAGE= 17.5%

YARD REQUIREMENTS:
FRONT: 40
SIDE: 15
REAR: 25

IMPERVIOUS AREA: 9299.74 SF (50.85%)
PROPOSED BUILDING HEIGHT: NOT TO EXCEED 35'

ALL SITE LIGHTING SHALL BE DIRECTED INWARD ONTO THE SITE TO INCLUDE SHIELDED HOODS. NO LIGHTING SHALL SPILL ONTO ADJACENT PROPERTIES.

PARKING CALCULATIONS

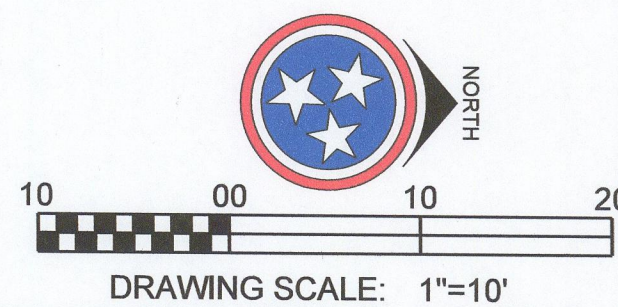
USE	QUANTITY	BASIS	#REQUIRED
OFFICE	3200SF	$\frac{1}{1000}$	10
TOTAL PROVIDED			10

DATE: JULY, 01 2025

REVISIONS:

1:

N.A.D. 1983
TENNESSEE STATE PLANE COORDINATE SYSTEM



SITE PLAN

C 1.00



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