



Access Management Board of Appeals AGENDA

DATE: December 17, 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 - November 19, 2025

IV. COMMITTEE ACTION REQUIRED

IV.A CASE # 2025-07 - 3095 Wilma Rudolph Blvd

DESCRIPTION: The property owner is requesting two additional driveways at 3095 Wilma Rudolph Blvd

OWNER: Retail Partners

ENGINEER: Cal Mckay **EMAIL:** cmckay@mbcengineer.com

VIII. ADJOURNMENT

Access Management Board of Appeals Minutes

V. COMMITTEE ACTION REQUIRED

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

The applicant is requesting one entrance for lot 2 and one entrance for lot 3, but the engineering staff of the City Street Department has denied the request, as communicated by representative Chris Cowan. The reason for the denial is that the property's ordinance designates it as a single parcel. Since the applicant intends to divide the parcel into three lots, the ordinance dictates that only one driveway is permitted for this parcel. Therefore, the applicant cannot have a driveway for each lot. Old Trenton has a 35 mph speed limit and carries about 6,000 vehicles a day, while West Dumbar carries 3,000 to 4,000 vehicles, and this development is expected to be low volume, not generating near the volume of commercial or higher generator developments.

Applicant: Deon Bryd explained that dividing the parcels into lots two and three was necessary because of an unrecorded easement for a swell running through the center of the property that was needed for maintenance and drainage. Jimmy Bagwell explained traffic study supports the development, indicating very limited morning traffic with only five trips on the larger 3,200 sq ft lot and three trips on the smaller 2,000 sq ft lot, and the presence of the swell prevents connectivity for one entrance.

Board Member Concern/Question:

- Why did this not come up in the plating process?
 - Yes, it should have been addressed during that process

Motions Proposed: Jack Frazier entertained a motion to accept the case as requested

- Bryce Powers made a motion to approve the driveways on Kender Rhea Ct
- 2nd motion
Syd Hedrick
- Vote 3-0
Jack Frazier, Syd Hendrick, and Bryce Powers approved the motion

VI. ADJOURNMENT

A motion to adjourn was entertained by Jack Frazier, moved by Syd Hedrick, and seconded by Bryce Powers. The meeting was adjourned without objection at 4:15 p.m.

Chairperson

Date

APPEALS FOR VARIANCE

APPELLANT/OWNER OR AGENT OF OWNER: APP/PERMIT NO. 2025-07
Retail Partners _____ Email Address. cmckay@mbcengin
AGENT McKay Burchett & Co MAP/PARCELNO. 33.00/15.01

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 commercial development is requesting three access locations on Holdiay Dr. to serve 3 proposed restaurants. Two additional access points are justified based on trip generation and the third right out only access point will help with traffic flow within the development and onto Holiday Dr. The property currently has 3 full access curb cuts on Holiday Dr. A majority of the variances requested are out of the applicant's control due to the location of existing driveways on adjacent properties.

The affected property is located at 3095 Wilma Rudolph 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.

Section VI,(1),a,1 Number of Driveway Permitted on an arterial road, Section VI,(1),a,4 All Driveways serving the same lot should be a minimum of 250 ft apart, Section VI,(2) No Driveway to an arterial road shall be established within 125 of intersection public road. Section VI,(3) No two driveway serving separate lots on an arterial road shall be less than 250ft apart (See Exhibit Drawing and TIS for Clarification)

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:

Three driveways are justified by trip generation and traffic flow both within the site and

getting on to and off of Holiday Dr. The proposed driveway have adequate site distance and do not create a public safety hazard.

Signed

1545 Madison St

Street Address

Clarksville TN 37040

City State Zip Code



VICINITY MAP
(NOT TO SCALE)

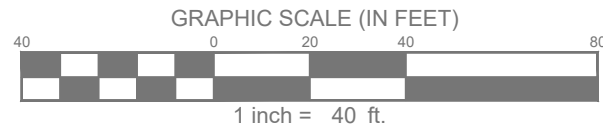
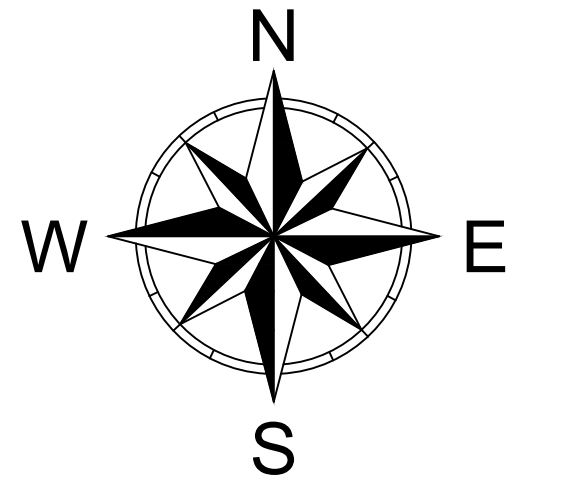
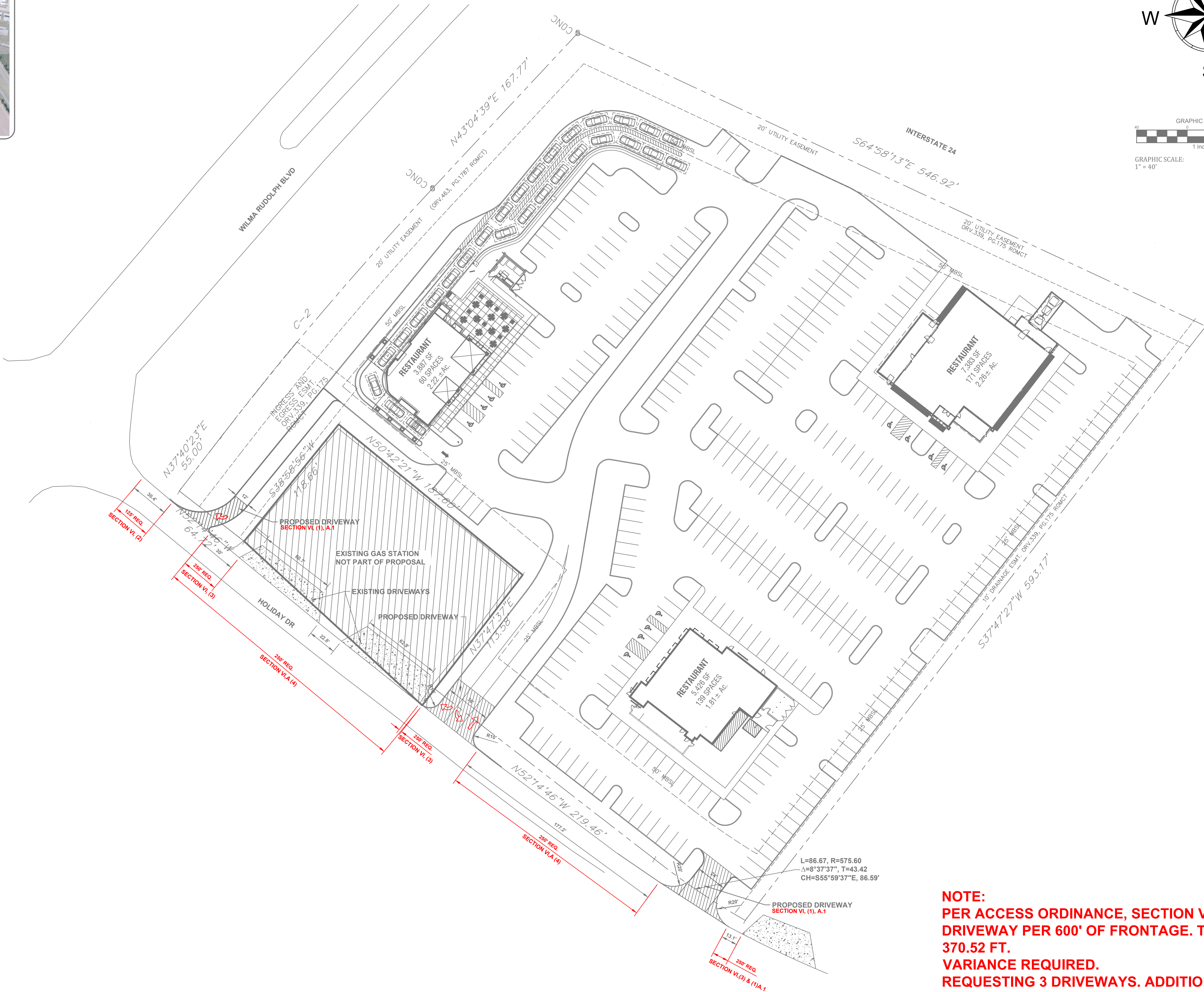
GENERAL SITE INFORMATION:

OWNER:
MLCB LLC
6405 EAST VALLEY CT
NASHVILLE, TN 37205

CURRENT ZONING: C-4
CIVIL DISTRICT: 6th
DEED REF. #O.R.V. 1366, PG. 2261
TAX MAP NO. 33 PARCEL NO. 15.01
TOTAL ACREAGE: 274,001SF (6.29 ± ACRES)

LEGEND:

- 1/2" NEW IRON PIN
- 1/2" IRON PIN FOUND OR OLD
- POST
- FIRE HYDRANT
- PUBLIC UTILITY EASEMENT
- MINIMUM BUILDING SETBACK LINE
- LOT LINES
- BOUNDARY LINE



GRAPHIC SCALE:
1" = 40'



REVISIONS

COMMENTS

DATE

MLCB LLC PROPERTY

DRIVEWAY EXHIBIT

3095 WILMA RUDOLPH BLVD, CLARKSVILLE
MONTGOMERY COUNTY, TENNESSEE
December 2, 2025

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

FILE: 20/Proje's 2025/011/2-25
[3095 Wilma&Holiday Retail
Partners] 3095 Wilma Rudolph

DRAWN BY: XXX
CHECKED BY: C. BURCHETT

SHEET: PRE. 1.00

NOTE:
PER ACCESS ORDINANCE, SECTION VI,(1) A.1, 1
DRIVEWAY PER 600' OF FRONTAGE. THIS SITE HAS
370.52 FT.
VARIANCE REQUIRED.
REQUESTING 3 DRIVEWAYS. ADDITIONAL DRIVEWAYS
JUSTIFIED BASED ON TRIP GENERATION

ISSUED FOR: ■ PERMITTING ■ BID PURPOSES ■ CONSTRUCTION