



City of Clarksville

Board of Zoning Appeals

March 4, 2026 at 2:30 PM
Building & Codes Department
100 South Spring Street

MINUTES

1. Call to Order

Tracy P. Knight called the Board of Zoning Appeals meeting to order at 2:30 PM. Ms. Knight stated for the record that a quorum was present.

2. Pledge of Allegiance

3. Announce Members in Attendance (verify quorum)

MEMBERS Tracy P. Knight, Vice Chairman
PRESENT: Don Trotter
Julie Tarrents
Hana Hyams
Michael Long, Chairman

MEMBERS None
ABSENT:

STAFF James Barrineau
PRESENT: Stephanie Rodriguez
Angie Latta

4. Approval of Minutes

Tracy P. Knight entertained a motion to adopt the February 4, 2026 minutes. Julie Tarrents made a motion to adopt the minutes as written; Hana Hyams seconded the motion.

AYE: Tracy P. Knight
Don Trotter
Julie Tarrents
Hana Hyams

NAY: None

The motion to adopt the February 4, 2026 minutes passed unanimously.

5. Committee Action Required

A. Case Number BZA-09-2026: 2841 Russet Ridge Dr.

Application of Kari Vincent. Property located at 2841 Russet Ridge Dr., Tax Map No. 031L, Parcel H 011.00, Zoned R-2. Description of the Request: "Applicant is requesting a Use

Permitted on Review in a R-2 zone to allow for a Professional Home Office as a customary home occupation."

Staff recommendation is for approval: Request will have no adverse effects on surrounding properties. The home occupation shall not occupy more than thirty (30%) percent of the total floor area of the principal structure (dwelling unit). The storage of any materials on the premise associated with the home occupations shall be stored in the floor area designated for said occupation or within an approved vehicle associated with the said use. Hours of operation shall be determined by the Board of Zoning Appeals. Kari Vincent was present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Micheal Long entertained a motion. Don Trotter made a motion to approve Case Number BZA-09-2026, seconded by Hana Hyams.

AYE: Micheal Long
 Tracy P. Knight
 Don Trotter
 Julie Tarrents
 Hana Hyams

NAY: None

The motion to approve Case Number BZA-09-2026 passed unanimously.

B. Case Number BZA-10-2026: 2048-2054 Tynewood Dr.

Application of Jacob Mathis, Cal Burchett, Agent. Property located at 2048-2054 Tynewood Dr., Tax Map No. 030G, Parcel K 017.00, Zoned R-4. Description of the Request: "Applicant is requesting a 10 foot variance from the required 40 foot front yard setback in order for the structure to be 30 feet from the South property line. Applicant is requesting a variance to allow parking to back out onto a public street."

Staff recommendation is for disapproval: Request does not meet the requirements of the current zoning ordinance and hardship is considered self-imposed. Cal Burchett and Bryce Powers were present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Tracy P. Knight entertained a motion. Micheal Long made a motion to approve Case Number BZA-10-2026, seconded by Don Trotter.

AYE: Tracy P. Knight
 Micheal Long
 Julie Tarrents
 Don Trotter

NAY: Hana Hyams

The motion to approve Case Number BZA-10-2026 passed.

C. Case Number BZA-11-2026: 1577 Cedar Springs Ct.

Application of Ashley Flach. Property located at 1577 Cedar Springs Ct., Tax Map No. 018M, Parcel B 046.00, Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-2 zone to allow for a Professional Home Office as a customary home occupation."

Staff recommendation is for approval: Request will have no adverse effects on surrounding properties. The home occupation shall not occupy more than thirty (30%) percent of the total floor area of the principal structure (dwelling unit). The storage of any materials on the premise associated with the home occupations shall be stored in the floor area designated for said occupation or within an approved vehicle associated with the said use. Hours of operation shall be determined by the Board of Zoning Appeals. Ashley Flach was present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Micheal Long entertained a motion. Tracy P. Knight made a motion to approve

Case Number BZA-11-2026, seconded by Hana Hyams.

AYE: Micheal Long
Tracy P. Knight
Don Trotter
Julie Tarrents
Hana Hyams

NAY: None

The motion to approve Case Number BZA-11-2026 passed unanimously.

D. **Case Number BZA-12-2026: 1012 Black Oak Cir.**

Application of DTK Academics - Estreya McCanna, Samuel McCanna, Agent. Property located at 1012 Black Oak Cir., Tax Map No. 019M, Parcel E 004.00, Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-2 zone to allow for a Professional Home Office as a customary home occupation."

Staff recommendation is for approval: Request will have no adverse effects on surrounding properties. The home occupation shall not occupy more than thirty (30%) percent of the total floor area of the principal structure (dwelling unit). The storage of any materials on the premise associated with the home occupations shall be stored in the floor area designated for said occupation or within an approved vehicle associated with the said use. Hours of operation shall be determined by the Board of Zoning Appeals. Samuel McCanna was present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Micheal Long entertained a motion. Don Trotter made a motion to approve Case Number BZA-12-2026, seconded by Tracy P. Knight.

AYE: Micheal Long
Tracy P. Knight
Don Trotter
Julie Tarrents
Hana Hyams

NAY: None

The motion to approve Case Number BZA-12-2026 passed unanimously.

E. **Case Number BZA-13-2026: 23 Donelson Dr.**

Application of Thomas Welch. Property located at 23 Donelson Dr., Tax Map No. 043F, Parcel G 012.00, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1 zone to allow for a Professional Home Office as a customary home occupation."

Staff recommendation is for approval: Request will have no adverse effects on surrounding properties. The home occupation shall not occupy more than thirty (30%) percent of the total floor area of the principal structure (dwelling unit). The storage of any materials on the premise associated with the home occupations shall be stored in the floor area designated for said occupation or within an approved vehicle associated with the said use. Hours of operation shall be determined by the Board of Zoning Appeals. Thomas Welch was present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Micheal Long entertained a motion. Don Trotter made a motion to approve Case Number BZA-13-2026, seconded by Hana Hyams.

AYE: Micheal Long
Tracy P. Knight
Don Trotter
Julie Tarrents
Hana Hyams

NAY: None

The motion to approve Case Number BZA-13-2026 passed unanimously.

F. **Case Number BZA-14-2026: 108 David Keith Ln.**

Application of Jason Kumiyama. Property located at 108 David Keith Ln., Tax Map No. 031A, Parcel L 005.00, Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-2 zone to allow for a Professional Home Office as a customary home occupation."

Staff recommendation is for approval: Request will have no adverse effects on surrounding properties. The home occupation shall not occupy more than thirty (30%) percent of the total floor area of the principal structure (dwelling unit). The storage of any materials on the premise associated with the home occupations shall be stored in the floor area designated for said occupation or within an approved vehicle associated with the said use. Hours of operation shall be determined by the Board of Zoning Appeals. Jason Kumiyama was present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Micheal Long entertained a motion. Tracy P. Knight made a motion to approve Case Number BZA-14-2026, seconded by Don Trotter.

AYE: Micheal Long
Tracy P. Knight
Don Trotter
Julie Tarrents
Hana Hyams

NAY: None

The motion to approve Case Number BZA-14-2026 passed unanimously.

G. **Case Number BZA-15-2026: 887 Lennox Rd.**

Application of William Lockwood Jr. Property located at 887 Lennox Rd., Tax Map No. 042J, Parcel E 017.00, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1 zone to allow for a Professional Home Office as a customary home occupation."

Staff recommendation is for approval: Request will have no adverse effects on surrounding properties. The home occupation shall not occupy more than thirty (30%) percent of the total floor area of the principal structure (dwelling unit). The storage of any materials on the premise associated with the home occupations shall be stored in the floor area designated for said occupation or within an approved vehicle associated with the said use. Hours of operation shall be determined by the Board of Zoning Appeals. William Lockwood III was present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Micheal Long entertained a motion. Don Trotter made a motion to approve Case Number BZA-15-2026, seconded by Hana Hyams.

AYE: Micheal Long
Tracy P. Knight
Don Trotter
Julie Tarrents
Hana Hyams

NAY: None

The motion to approve Case Number BZA-15-2026 passed unanimously.

H. **Case Number BZA-16-2026: 729 Cayce Dr.**

Application of Travis Lanier. Property located at 729 Cayce Dr., Tax Map No. 042O, Parcel B

021.00, Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-2 zone to allow for a Professional Home Office as a customary home occupation."

Staff recommendation is for approval: Request will have no adverse effects on surrounding properties. The home occupation shall not occupy more than thirty (30%) percent of the total floor area of the principal structure (dwelling unit). The storage of any materials on the premise associated with the home occupations shall be stored in the floor area designated for said occupation or within an approved vehicle associated with the said use. Hours of operation shall be determined by the Board of Zoning Appeals. Travis Lanier was present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Micheal Long entertained a motion. Hana Hyams made a motion to approve Case Number BZA-16-2026, seconded by Tracy P. Knight.

AYE: Micheal Long
 Tracy P. Knight
 Don Trotter
 Julie Tarrents
 Hana Hyams

NAY: None

The motion to approve Case Number BZA-16-2026 passed unanimously.

I. **Case Number BZA-17-2026: 512 Eysian Dr.**

Application of Jimmy Brown. Property located at 512 Eysian Dr., Tax Map No. 041P, Parcel A 011.00, Zoned R-2. Description of the Request: "Applicant is requesting a 11.02 foot variance from the required 40 foot rear yard setback in order for the structure to be 28.98 feet from South property line."

Staff recommendation is for approval: The reduced setback would allow the project to avoid areas of steep topography. Request will have no adverse effects on surrounding properties. Jimmy Brown was present to speak on behalf of the request; there was no one present to speak in opposition. Jimmy Brown made a request to amend his request to "Applicant is requesting a 11.02 foot variance from the required front yard setback in order for the structure to be 28.98 feet from the South property line." After discussing, Micheal Long entertained a motion. Julie Tarrents made a motion to approve the amended request to Case Number BZA-17-2026. Tracy P. Knight seconded the motion to amend the request.

AYE: Micheal Long
 Tracy P. Knight
 Don Trotter
 Julie Tarrents
 Hana Hyams

NAY: None

The motion to amend the request for Case Number BZA-17-2026 passed unanimously.

After further discussion, Micheal Long entertained a motion. Julie Tarrents made a motion to approve Case Number BZA-17-2026 as amended, seconded by Don Trotter.

AYE: Micheal Long
 Tracy P. Knight
 Don Trotter
 Julie Tarrents
 Hana Hyams

NAY: None

The motion to approve Case Number BZA-17-2026 passed unanimously.

6. New Business

7. City Council Action Required

8. Public Comment - (allows 3 persons; 5 minutes each)

9. Adjournment

Don Trotter made a motion to adjourn; Hana Hyams seconded the motion. The motion to adjourn passed unanimously.