



City of Clarksville

Board of Zoning Appeals

May 6, 2026 at 2:30 PM
Building & Codes Department
100 South Spring Street

Please silence all cell phones.

AGENDA

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Announce Members in Attendance (verify quorum)**
4. **Approval of Minutes**
5. **Consent Agenda Cases**

All items in this portion of the agenda are considered to be routine and non-controversial and may be approved by one motion; however, a member of the Board may request that an item be removed for separate consideration:

A. **Case Number BZA-49-2026: 1927 Whirlaway Cir.**

Application of Brandon Jones. Property located at 1927 Whirlaway Cir., Tax Map No. 017A, Parcel A 007.00, 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."

B. **Case Number BZA-50-2026: 3708 Meadow Knoll Ct.**

Application of Jovontae Williams. Property located at 3708 Meadow Knoll Ct., Tax Map No. 017C, Parcel J 019.00, 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."

C. **Case Number BZA-51-2026: 254 Bellshire Dr.**

Application of Claudia Wilhelm. Property located at 254 Bellshire Dr., Tax Map No. 081G, Parcel H 012.00, Zoned R-1A. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1A zone to allow for a Professional Home Office as a customary home occupation."

D. **Case Number BZA-52-2026: 3625 Millington Dr.**

Application of Daniel Matthew. Property located at 3625 Millington Dr., Tax Map No. 017E, Parcel G 019.00, 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."

- E. **Case Number BZA-53-2026: 2014 Sweetbriar Dr.**
Application of Gabriella Parsons. Property located at 2014 Sweetbriar Dr., Tax Map No. 057A, Parcel A 007.01, 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."
- F. **Case Number BZA-54-2026: 2135 Watertown Pl.**
Application of Austin Tolbert. Property located at 2135 Watertown Pl., Tax Map No. 057G, Parcel A 024.00, 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."
- G. **Case Number BZA-55-2026: 408 Calamian Ct.**
Application of Jacob Slight. Property located at 408 Calamian Ct., Tax Map No. 041H, Parcel E 024.00, Zoned R-2A. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-2A zone to allow for a Professional Home Office as a customary home occupation."
- H. **Case Number BZA-56-2026: 1443 Addison Dr.**
Application of Jami Shipley. Property located at 1443 Addison Dr., Tax Map No. 006F, Parcel J 018.00, 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."
- I. **Case Number BZA-57-2026: 1401 Isaiah Dr.**
Application of Tyrome Gaddes. Property located at 1401 Isaiah Dr., Tax Map No. 029E, Parcel B 026.00, 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."
- J. **Case Number BZA-58-2026: 3427 Allen Rd.**
Application of Juan Pablo Arreola Arias. Property located at 3427 Allen Rd., Tax Map No. 006E, Parcel B 006.00, 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."
- K. **Case Number BZA-59-2026: 1017 Roedeer Dr.**
Application of Melvin Lopez Onna. Property located at 1017 Roedeer Dr., Tax Map No. 043E, Parcel N 019.00, 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."
- L. **Case Number BZA-60-2026: 1075 Forrest Dr.**
Application of Elizabeth Dill. Property located at 1075 Forrest Dr., Tax Map No. 079B, Parcel F 020.00, 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."
- M. **Case Number BZA-61-2026: 1203 Willow Bend Dr.**
Application of James Manning. Property located at 1203 Willow Bend Dr., Tax Map No. 065H, Parcel A 028.00, 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."

6. Committee Action Required

- A. **Case Number BZA-62-2026: 2291 Old Russellville Pike**
Application of Brenda Roby, Tim Roby, Agent. Property located at 2291 Old Russellville Pike., Tax Map No. 041, Parcel 097.00, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1 zone to allow for a Health Club as a customary home occupation. Applicant is requesting for personal training and small group fitness between 2-10 participants."
- B. **Case Number BZA-63-2026: 2862 E Old Ashland City Rd.**
Application of Kathryn Paine. Property located at 2862 E Old Ashland City Rd., Tax Map No. 081P, Parcel G 002.00, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1 zone to allow for a Outpatient Clinic as a customary home occupation."
- C. **Case Number BZA-64-2026: 2172 Amadeus Dr.**
Application of Kimberly Washington. Property located at 2172 Amadeus Dr., Tax Map No. 041I, Parcel K 029.00, Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-2 zone to allow for a Beauty Shop (1 chair) as a customary home occupation."
- D. **Case Number BZA-65-2026: 109 Hawkins Rd.**
Application of Normaleena Grebe. Property located at 109 Hawkins Rd., Tax Map No. 079P, Parcel C 027.00, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1 zone to allow for Catering Services as a customary home occupation."
- E. **Case Number BZA-66-2026: 25 Crossland Ave.**
Application of Chris Blackwell, McKay Burchett & Company, Agent. Property located at 25 Crossland Ave., Tax Map No. 066J, Parcel G 006.00, Zoned C-2. Description of the Request: "Applicant is requesting a variance to allow parking to back out onto a public street."
- F. **Case Number BZA-67-2026: 400 Hickory Grove Blvd. (Lot 2)**
Application of Johnathan Blick, Cal Burchett, Agent. Property located at 400 Hickory Grove Blvd. (Lot 2), Tax Map No. 079C, Parcel G 011.00, Zoned R-2. 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 North property line."
- G. **Case Number BZA-68-2026: 400 Hickory Grove Blvd. (Lot 3)**
Application of Johnathan Blick, Cal Burchett, Agent. Property located at 400 Hickory Grove Blvd. (Lot 3), Tax Map No. 079C, Parcel G 011.00, Zoned R-2. 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 North property line."
- H. **Case Number BZA-69-2026: 400 Hickory Grove Blvd. (Lot 4)**
Application of Johnathan Blick, Cal Burchett, Agent. Property located at 400 Hickory Grove Blvd. (Lot 4), Tax Map No. 079C, Parcel G 011.00, Zoned R-2. 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 North property line."
- I. **Case Number BZA-70-2026: 2154 Blakemore Dr.**
Application of Steven Depew. Property located at 2154 Blakemore Dr., Tax Map No. 041I, Parcel A 048.00, Zoned R-1. Description of the Request: "Applicant is a 14.5 foot variance from the required 40 foot front yard setback in order for the structure to be 25.5 feet from the East property line."
- J. **Case Number BZA-71-2026: 3900 Hollingwood Blvd. Suites A, B & C**
Application of Hollingsworth Family Limited Partnership, Caleb Alexander, Agent. Property located at 3900 Hollingwood Blvd. Suites A, B & C, Tax Map No. 017, Parcel 004.05, Zoned C-5. Description of the Request: "Applicant is requesting a variance to reduce required parking from 54 spaces to 48 spaces."

7. New Business

8. City Council Action Required

9. Adjournment