



City of Clarksville

Board of Zoning Appeals

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

MINUTES

1. Call to Order

2. Pledge of Allegiance

3. Announce Members in Attendance (verify quorum)

MEMBERS Micheal Long, Chairman
PRESENT: Don Trotter
 Julie Tarrents
 Hana Hyams

MEMBERS Tracy P. Knight, Vice Chairman
ABSENT:
STAFF James Barrineau
PRESENT: Stephanie Rodriguez

4. Approval of Minutes

Micheal Long entertained a motion to adopt the April 1, 2026 minutes. Hana Hyams made a motion to adopt the minutes as written; Julie Tarrents seconded the motion.

AYE: Micheal Long
 Don Trotter
 Julie Tarrents
 Hana Hyams

NAY: None

The motion to adopt the April 1, 2026 minutes passed unanimously.

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:

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. Hana Hyams made a motion to approve all item listed in the Consent Agenda, Julie Tarrents seconded the motion.

AYE: Micheal Long
Don Trotter
Julie Tarrents
Hana Hyams

NAY: None

The motion to approve the consent agenda passed.

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."

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. Tim Roby 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-62-2026, seconded by Don Trotter.

AYE: Micheal Long
 Don Trotter
 Julie Tarrents
 Hana Hyams

NAY: None

The motion to approve Case Number BZA-62-2026 passed unanimously.

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."

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. Kathryn Paine 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. Julie Tarrents made a motion to approve Case Number BZA-63-2026, seconded by Hana Hyams.

AYE: Micheal Long
 Don Trotter
 Julie Tarrents
 Hana Hyams

NAY: None

The motion to approve Case Number BZA-63-2026 passed unanimously.

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."

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. Kimberly Washington 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. Julie Tarrents made a motion to approve Case Number BZA-64-2026, seconded by Don Trotter.

AYE: Micheal Long
Don Trotter
Julie Tarrents
Hana Hyams

NAY: None

The motion to approve Case Number BZA-64-2026 passed unanimously.

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."

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. Normaleena Grebe 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-65-2026, seconded by Don Trotter.

AYE: Micheal Long
Don Trotter
Julie Tarrents
Hana Hyams

NAY: None

The motion to approve Case Number BZA-65-2026 passed unanimously.

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."

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. Kimberly Washington 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. Julie Tarrents made a motion to approve Case Number BZA-64-2026, seconded by Don Trotter.

AYE: Micheal Long
Don Trotter
Julie Tarrents

NAY: Hana Hyams

The motion to approve Case Number BZA-66-2026 passed.

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."

Staff recommendation is for disapproval: Request does not meet the requirements of the current zoning ordinance and hardship is considered self-imposed. No one was present to speak on behalf of the request. After discussing, Micheal Long entertained a motion. Julie Tarrents made a motion to defer Case Number BZA-67-2026, Hana Hyams seconded the motion.

AYE: Micheal Long
Don Trotter
Julie Tarrents
Hana Hyams

NAY: None

The motion to defer Case Number BZA-67-2026 passed unanimously.

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."

Staff recommendation is for disapproval: Request does not meet the requirements of the current zoning ordinance and hardship is considered self-imposed. No one was present to speak on behalf of the request. After discussing, Micheal Long entertained a motion. Julie Tarrents made a motion to defer Case Number BZA-68-2026, Hana Hyams seconded the motion.

AYE: Micheal Long
Don Trotter
Julie Tarrents
Hana Hyams

NAY: None

The motion to defer Case Number BZA-68-2026 passed unanimously.

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."

Staff recommendation is for disapproval: Request does not meet the requirements of the current zoning ordinance and hardship is considered self-imposed. No one was present to speak on behalf of the request. After discussing, Micheal Long entertained a motion. Julie Tarrents made a motion to defer Case Number BZA-69-2026, Hana Hyams seconded the

motion.

AYE: Micheal Long
Don Trotter
Julie Tarrents
Hana Hyams

NAY: None

The motion to defer Case Number BZA-69-2026 passed unanimously.

I. **Case Number BZA-70-2026: 2154 Blakemore Dr.**

Application of Steven Depew. Property located at 2154 Blakemore Dr., Tax Map No. 0411, 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."

Staff recommendation is for disapproval: Request does not meet the requirements of the current zoning ordinance and hardship is considered self-imposed. No one was present to speak on behalf of the request. After discussing, Micheal Long entertained a motion. Julie Tarrents made a motion to defer Case Number BZA-70-2026, Hana Hyams seconded the motion.

AYE: Micheal Long
Don Trotter
Julie Tarrents
Hana Hyams

NAY: None

The motion to defer Case Number BZA-70-2026 passed unanimously.

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."

Staff recommendation is for disapproval: Request does not meet the requirements of the current zoning ordinance and hardship is considered self-imposed. Caleb Alexander was present to speak on behalf of the request. After discussing, Micheal Long entertained a motion. Don Trotter made a motion to approve Case Number BZA-71-2026, Hana Hyams seconded the motion.

AYE: Micheal Long
Don Trotter
Julie Tarrents
Hana Hyams

NAY: None

The motion to approve Case Number BZA-71-2026 passed unanimously.

7. New Business

8. City Council Action Required

9. Adjournment

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

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