



Access Management Board of Appeals AGENDA

DATE: June 17, 2026

**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 - April 15, 2025

IV. COMMITTEE ACTION REQUIRED

IV.A CASE # 2026-03 - Horshoecave and Calmet

DESCRIPTION: The property owner is requesting two driveways on Horshoecave

OWNER: Bill Mace **EMAIL:** jschmittou@billmacehomes.com

ENGINEER: McKay & Burchett Company **EMAIL:** cmckay@mbcengineer.com

IV.B CASE # 2026-04 - 100 Highland Bluff Way

DESCRIPTION: The property owner is requesting one driveway on Highland Bluff Way

OWNER: Elcan and Associates **EMAIL:** ROgburn@elcaninc.com

ENGINEER: McKay & Burchett Company **EMAIL:** cburchett@mbcengineer.com

VIII. ADJOURNMENT

Access Management Board of Appeals Minutes

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

- Bryce Powers made a motion to approve the driveways with replating the existing plat
- 2nd motion
Jack Frazier
- Vote 4-0
Chair Wanda Smith, Jack Frazier, Bryce Powers, and Christian Black approved the motion

VI. ADJOURNMENT

A motion to adjourn was entertained by Chair Wanda Smith, motion approved by Jack Frazier, 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. 2026-03
Bill Mace Email Address. cmckay@mbcengin^g
AGENT Cal McKay MAP/PARCELNO. 18/16.00

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 proposed use of 27,600 s.f. retail and 10,000 s.f. office/warehouse will have a high trip generation and additional access is necessary to provide better traffic flow into and out of the parcel. Further, connection to Horseshoe Cave will provide a more direct path to the proposed traffic signal at Horseshoe Cave and Tiny Town Rd.

The affected property is located at Proposed Horshoecave and Calumet

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.

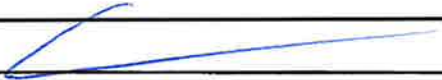
Said access permit application and/or property development plans was denied for the following reasons.

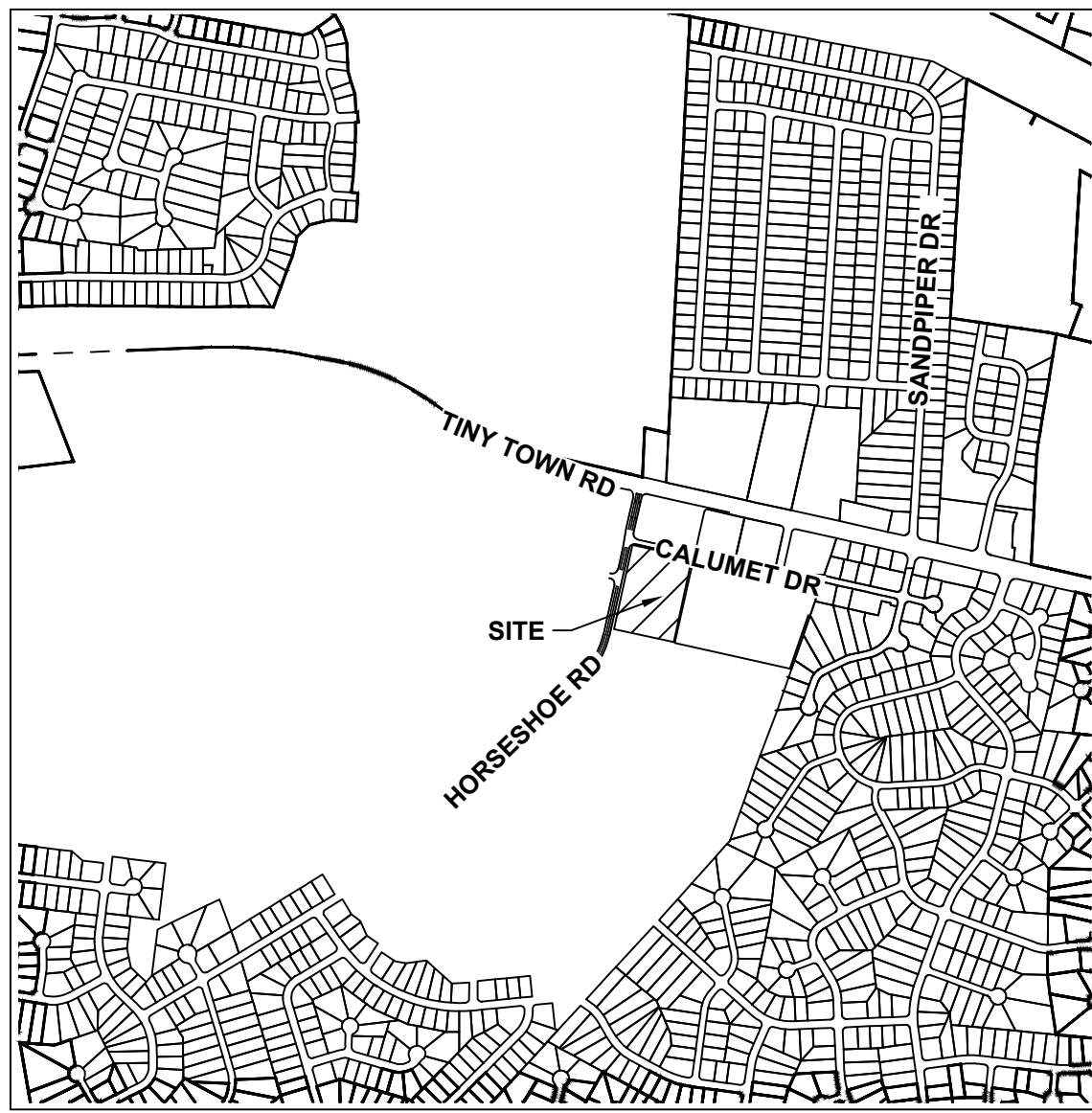
Access to a corner lot shall be required to have access from the lesser of two roads. The proposed Horseshoecave Rd is a collector road. Therefore, access to it is not allowed without an appeal

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:

Additional access to commercial property allows
for better internal flow and safer movements in
and out of the property


Signed
1545 Madison St
Street Address
Clarksville TN 37043
City State Zip Code



VICINITY MAP
(NOT TO SCALE)

SITE LEGEND

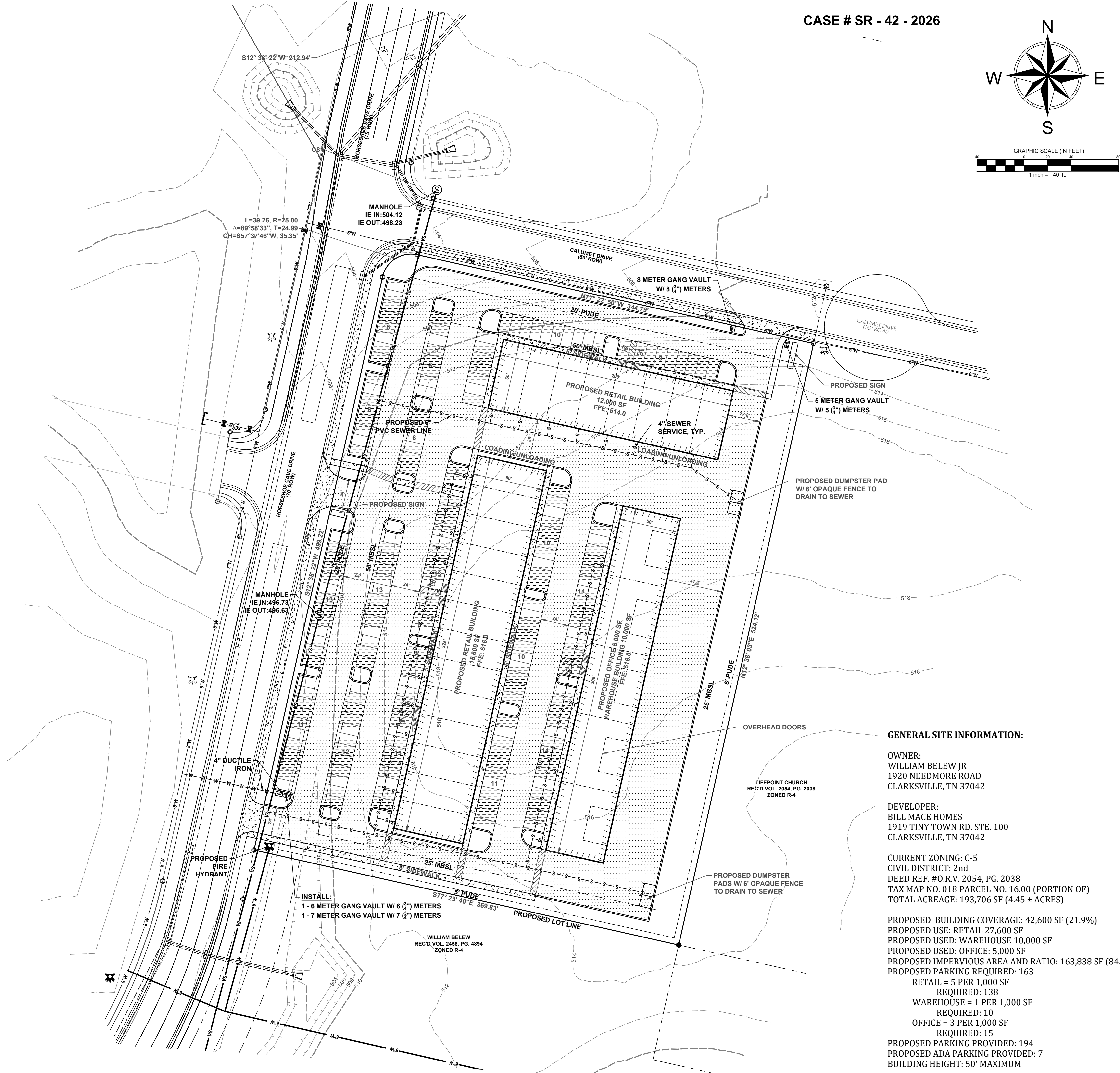
- ADJACENT PROPERTY LINE
- BOUNDARY LINE
- TREE LINE
- ROADWAY CENTERLINE
- GAS MAIN & SERVICE LINE
- WATER MAIN & SERVICE LINE
- SANITARY SEWER MAIN & SERVICE
- STORM SEWER LINE
- ELECTRIC LINE
- PUDE
- MBSL
- FENCELINE
- STREAM LINE
- SILT FENCE
- EXISTING CURB
- UNDERGROUND TELEPHONE
- PROPOSED WATER MAIN (SIZE TBD)
- PROPOSED SANITARY SEWER

- EXISTING IRON PIN
- PROPOSED IRON PIN
- STREET LIGHT
- POWER POLE
- SANITARY SEWER MANHOLE
- STORM SEWER INLET
- BENCHMARK
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- ELECTRICAL TRANSFORMER
- TELEPHONE BOX

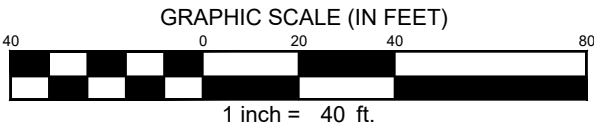
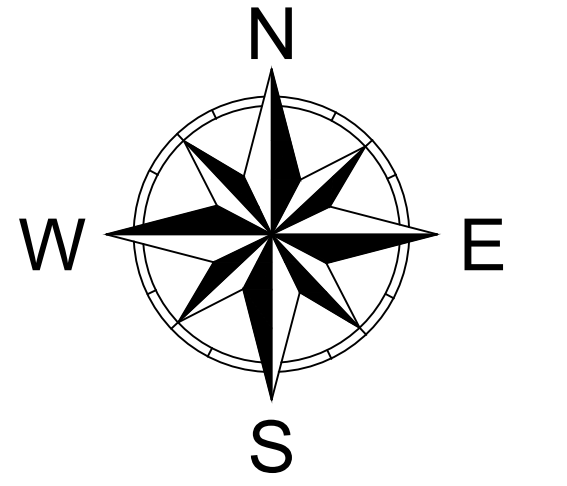
- PROPOSED CONCRETE
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED LIGHT DUTY PAVEMENT

GENERAL NOTES:

- All utility locations based on location of utilities by local utility authorities and visible field location by others. There is no guarantee that no other utilities either public or private are not displayed on this survey.
- All site lighting shall be directed inward with shielded hoods. No light shall spill on adjacent property.



CASE # SR - 42 - 2026



REVISIONS	
DATE	COMMENTS

MACE HORSESHOE COMMERCIAL
PRELIMINARY SITE LAYOUT
HORSESHOE CAVE DRIVE, CLARKSVILLE
MONTGOMERY COUNTY, TENNESSEE
May 15, 2026

GENERAL SITE INFORMATION:

OWNER:
WILLIAM BELEW JR
1920 NEEDMORE ROAD
CLARKSVILLE, TN 37042

DEVELOPER:
BILL MACE HOMES
1919 TINY TOWN RD. STE. 100
CLARKSVILLE, TN 37042

CURRENT ZONING: C-5
CIVIL DISTRICT: 2nd
DEED REF. #O.R.V. 2054, PG. 2038
TAX MAP NO. 018 PARCEL NO. 16.00 (PORTION OF)
TOTAL ACREAGE: 193,706 SF (4.45 ± ACRES)

PROPOSED BUILDING COVERAGE: 42,600 SF (21.9%)
PROPOSED USE: RETAIL 27,600 SF
PROPOSED USED: WAREHOUSE 10,000 SF
PROPOSED USED: OFFICE: 5,000 SF
PROPOSED IMPERVIOUS AREA AND RATIO: 163,838 SF (84.5%)
PROPOSED PARKING REQUIRED: 163
RETAIL = 5 PER 1,000 SF
REQUIRED: 138
WAREHOUSE = 1 PER 1,000 SF
REQUIRED: 10
OFFICE = 3 PER 1,000 SF
REQUIRED: 15
PROPOSED PARKING PROVIDED: 194
PROPOSED ADA PARKING PROVIDED: 7
BUILDING HEIGHT: 50' MAXIMUM

ISSUED FOR: ☒ PERMITTING ☐ BID PURPOSES ☐ CONSTRUCTION

McKay-Burchett & Company
ENGINEERS

1545 Madison Street
Clarksville, TN 37040
Ph # 931-245-3095

SHEET: PRE. 1.01

DRAWN BY: KCOOK
CHECKED BY: C. BURCHETT
FILE: 20190515 20260101 26
Mace Horseshoe Cave
Commercial Mace Horseshoe Cave

APPEALS FOR VARIANCE

APPELLANT/OWNER OR AGENT OF OWNER: APP/PERMIT NO. _____

_____ Email Address. _____

AGENT _____ MAP/PARCELNO. _____

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 affected property is located at _____

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.

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:

Signed

Street Address

City

State

Zip Code

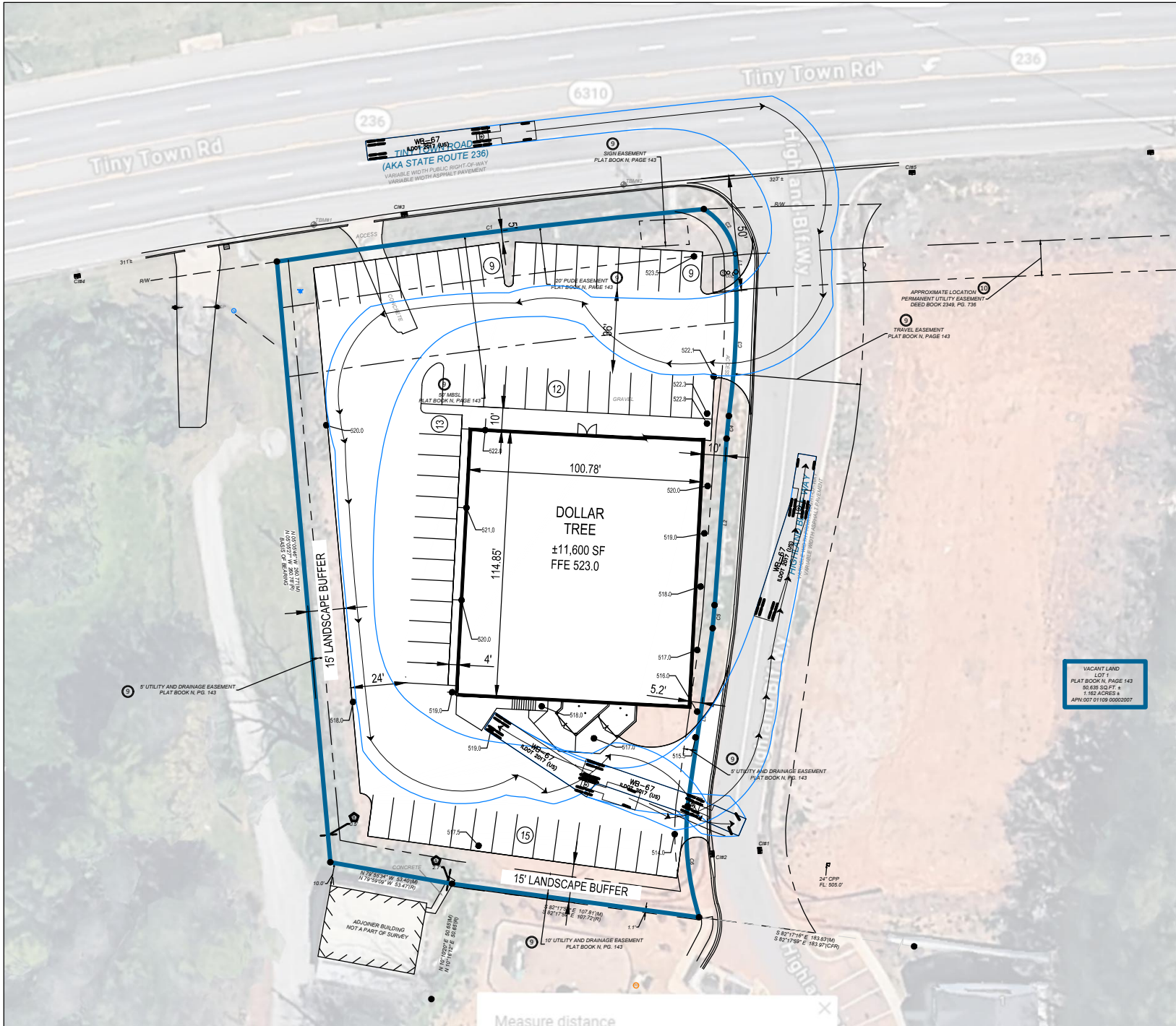
The requested variance is justified due to the unique configuration and operational requirements of this site. The proposed northern access on Highland Bluff Way is necessary to accommodate safe and efficient circulation around the building for customer vehicles, emergency vehicles, and regular semi-trailer deliveries serving the proposed Dollar Tree store.

As shown on the site plan, the parcel is constrained by its size, shape, required landscape buffers, building setbacks, parking requirements, and the need to provide adequate truck maneuvering around the building. Relocating the access farther south to fully comply with the ordinance would significantly impair internal circulation and create operational challenges for delivery vehicles and emergency access.

The requested relief is minimal. The proposed driveway is located approximately 50 feet from the edge of pavement of Tiny Town Road, and the variance represents only a modest deviation from the spacing requirement. Adequate sight distance is available for vehicles entering and exiting the site, and the proposed access will not create a traffic hazard.

Additionally, Highland Bluff Way functions as a private travel easement serving a limited number of properties and has no significant future development potential. As a result, traffic volumes on Highland Bluff Way are expected to remain low, minimizing any impact associated with the reduced driveway spacing.

Granting the variance will allow reasonable development of the property while maintaining safe access and circulation. The request is the minimum variance necessary to accommodate the site's constraints and operational requirements and will not be detrimental to public safety, adjacent properties, or the public welfare.



PROPOSED
RETAIL



SCALE: 1:80'

CLARKSVILLE, TN
100 HIGHLAND BLUFF

PRELIMINARY SITE PLAN

SITE DATA SUMMARY

Area Summary:
Total Site Area: 1.16 Acres
Subdivision Req.: No
Building:
Total Space Leased - 11,600 SF

Landscape TBC

Sprinklered -
Ceiling Height (Sales Area) - 12'-0"

Asphalt Paving: Yes UON

Building type: PEMB ☒
CMU ☐
Brace Framed ☐
Other ☐

Building Setbacks:

Front: 50'
Side: 15'
Rear: 25'

Parking Summary:

Required: 58
Provided: 58

Req. Space Size: tbc
Provided Space Size: 9x18

Storm Retention - TBC
Average __ 100 yr __ 500 yr __

Flood Zone - none (Fema)

Topo Challenges present

Required Signage: 212.75 SF
Allowed Signage Description: TBC
Allowed Signage SF:

Notes:

PREPARED DATE: 11/14/25
REVISION DATE: 05/28/26
DRAWN BY: JTJ

Prepared for: