



Access Management Board of Appeals AGENDA

DATE: Aug 19, 2021

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)

Richard Swift	Planning Commission	rhswifty@gmail.com
Wanda Smith	Councilman	Wanda.Smith@cityofclarksville.com
Alex Morris		mchsbigal71@msn.com
Normand Brumblay		norm.brumblay@cmcss.net
Matthew Kenney		kenneym@apsu.edu

III. ADOPTION OF MINUTES - June 17, 2021

IV. COMMITTEE ACTION REQUIRED

CASE	OWNER/ENGINEER	EMAIL
2021-07	BillBeach/McKay Burchett & Co	bill.beach@beachoil.com
	Description	
	Corner lot on Hazelwood Rd and Needmore Rd	applicate request access off Hazelwood Rd and Needmore Rd

V. ADJOURNMENT



Access Management Board of Appeals Minutes

DATE: June 17, 2021

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III. COMMITTEE ACTION REQUIRED

CASE	DESCRIPTION	OWNER/ENGINEER	EMAIL
2021-05	955 North Riverside Dr	Randy Perry, Goodwyn Mills Cawood	randy.perry@gmcnetwork.com

The property is requesting 2 access on Riverside Dr, for the 3 restaurants on this location. At the location there is 3 access, so the applicant is closing one access and moving the middle access down. The board approved the 2 accesses on Riverside Dr at 955 N. Riverside Dr. It was motioned by Alex Morris and 2nd by Matthew Kenney with a vote 2-0.

2021-06	518 Madison St	Coco General Partnership/Mckay Burchett Company	cmckay@mbcengineer.com
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The property has frontage on Madison and Academy Ave. The developer is requesting only one access off Madison St. It was denied because the property is a corner lot and the ordinance only allows access off the local street. They say there is a drop off in the back lot, which makes the front work better for the location. The board approved the accesses on Madison St at 518 Madison St. It was motioned by Alex Morris and 2nd by Matthew Kenney with a vote 2-0.

IV. ADJOURNMENT

APPEALS FOR VARIANCE

APPELLANT/OWNER OR AGENT OF OWNER:

APP/PERMIT NO. 2021-07

Bill Beach

Email Address. bill.beach@beachoil.

AGENT McKay Burchett & Co

MAP/PARCELNO. 018 / 042.00

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:

Access for a C-5 zoned property at the southwest corner of Hazelwood Road and
Needmore Road. Applicant would like to access both Hazelwood Road and Needmore Road for a proposed
convenient store and gas station. The property is currently undeveloped. Needmore Road and Hazelwood Road are
classified as a minor arterial and urban collector, respectively. Therefore, to mitigate an isolated congested
entrance the appellant requests access to both Hazelwood road and Needmore Road.

The affected property is located at Intersection of Hazelwood Road and Ne

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 on an arterial road and collector or local road shall be required to have access to
the collector or local road only

The appellant hereby requests that the decision of the Director of Streets be set aside and the permit granted or the property development approved.

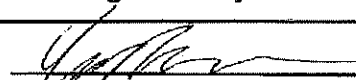
Appellant would show that said request is justified for the following reasons:

Entrances on both Needmore and Hazelwood Road will divert

traffic away from Pisgah Elementary and allow for traffic to flow through onto Needmore

Road for the proposed convenient store and gas station. Also, to mitigate traffic volume at the

traffic signal located at the intersection servicing the adjacent subdivision.


Signed

1545 Madison St

Street Address

Clarksville

City

TN

State

37040

Zip Code



VICINITY MAP
(NOT TO SCALE)

GENERAL SITE INFORMATION:

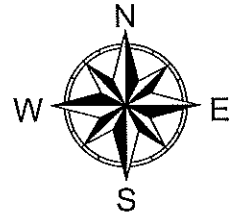
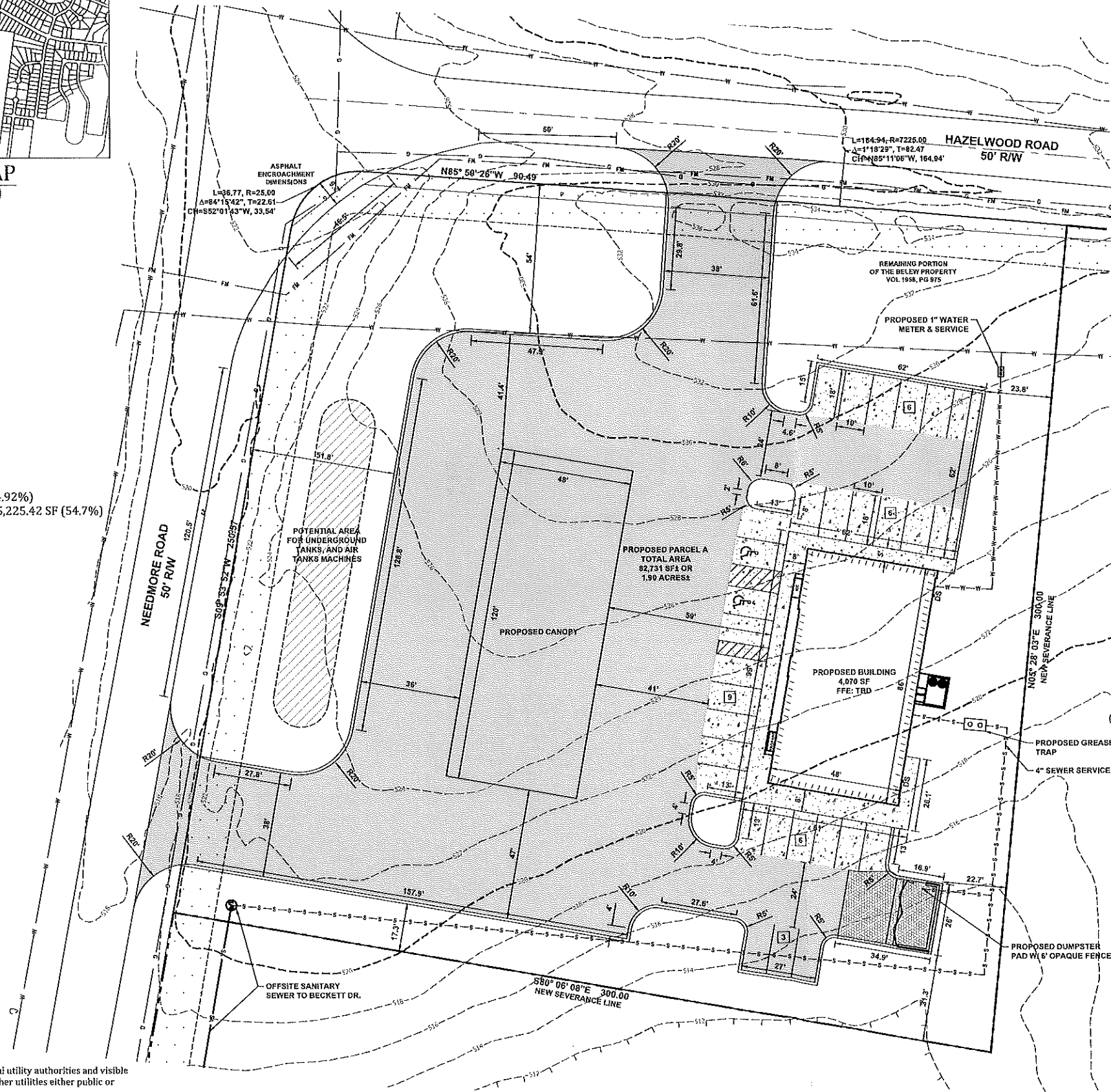
OWNER:
BILL BELEW
1920 NEEDMORE RD
CLARKSVILLE, TN 37042

DEVELOPER:
BILL BEACH
631 HWY 76
CLARKSVILLE, TN 37043

CURRENT ZONING: C-5
DISTRICT: 2ND
DEED REF. #O.R.V. 1958, PG. 975
TAX MAP NO. 018 PARCEL NO. 042.00

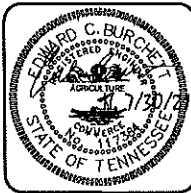
TOTAL ACREAGE: 82,731 SF (1.90 +/- ACRES)
PROPOSED BUILDING COVERAGE: 4,070 SF (4.92%)
PROPOSED IMPERVIOUS AREA AND RATIO: 45,225.42 SF (54.7%)
PROPOSED PARKING REQUIRED: 30 SPACES
PROPOSED PARKING PROVIDED: 30 SPACES
BUILDING HEIGHT: 35' MAXIMUM

GENERAL NOTES:
1. 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.
2. All site lighting shall be directed inward with shielded hoods. No light shall spill on adjacent property.



SITE LEGEND

- LOT LINE
- PROPERTY LINE
- BOUNDARY LINE
- TREE LINE
- ROADWAY CENTERLINE
- GAS MAIN & SERVICE LINE
- UNDERGROUND ELECTRIC
- WATER MAIN & SERVICE LINE
- SANITARY SEWER MAIN & SERVICE
- STORM SEWER LINE
- OVERHEAD POWER LINE
- UNDERGROUND ELECTRIC
- PUMP
- 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
- UTILITY POLE
- POWER POLE
- SANITARY SEWER MANHOLE
- STORM SEWER INLET
- BENCHMARK
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- ELECTRICAL TRANSFORMER
- TELEPHONE BOX
- INTERMEDIATE DUTY CONCRETE
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE



REVISIONS	
DATE	COMMENTS

BEACH OIL - NEEDMORE
PRELIMINARY SITE LAYOUT
HAZELWOOD RD, CLARKSVILLE
MONTGOMERY COUNTY, TENNESSEE
July 30, 2021

McKay-Burchett & Company Engineers
1545 Madison Street
Clarksville, TN 37040
Ph # 931-245-3095

PREPARED BY: A. BURCHETT
CHECKED BY: C. BURCHETT
SHEET: PRE. 1.00