



Access Management Board of Appeals AGENDA

DATE: March 18, 2021

LOCATION: Clarksville Street Dept. 199 10th Street, Clarksville, TN 37040

Google Meets Meeting ID meet.google.com/nfp-xqtf-mor or Phone Numbers
(US)+1 929-277-9836 PIN: 468 296 382#

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		mchsblgal71@msn.com
Normand Brumblay		norm.brumblay@cmcss.net
Matthew Kenney		kenneym@apsu.edu

III. APPROVAL OF ELECTRONIC MEETING

"In order to comply with the technical aspects of the Governor's Executive Order regarding holding open meetings in a forum other than in the open and in public, this governing body determines that meeting electronically is necessary to protect the health, safety, and welfare of its citizens due to the COVID-19 outbreak."

IV. COMMITTEE ACTION REQUIRED

CASE	DESCRIPTION	OWNER/ENGINEER	EMAIL
2021-01	1625 Golf Club Ln	Frank Bryant/Mckay Burchett Company	cburchett@mbcengineer.com

The property has frontage on Golf Club Ln and Colonial Ct. The sight visibility is poor on Colonial Ct, so the applicant is asking for access on Golf Club Ln.

V. ADJOURNMENT

APPEALS FOR VARIANCE

APPELLANT/OWNER OR AGENT OF OWNER: APP/PERMIT NO. _____
Frank Bryant _____ Email Address. cburchett@mbcengr.com
AGENT McKay Burchett & Company MAP/PARCEL NO. 080A 'D'/1.00

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 to Golf Club Lane for a multi-family development. The parcel has frontage on Golf Club Ln and Colonial Ct. Colonial Ct is a narrow roadway with extremely steep topography and poor sight distance visibility. An access onto Golf Club Ln will provide better sight distance and better serve the proposed development

The affected property is located at 1625 Golf Club Lane

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.

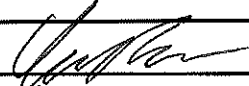
Said access permit application and/or property development plans was denied for the following reasons.

The ordinance states access from a "corner lot" fronting on a local road and collector rd should only have access from the collector.

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:

Colonial Ct has extreme topography along the potential
access points for this parcel. Further, the sight visibility
from Colonial Ct. is poor. An access to Golf Club Ln
will provide better sight visibility and a feasible elevation for development

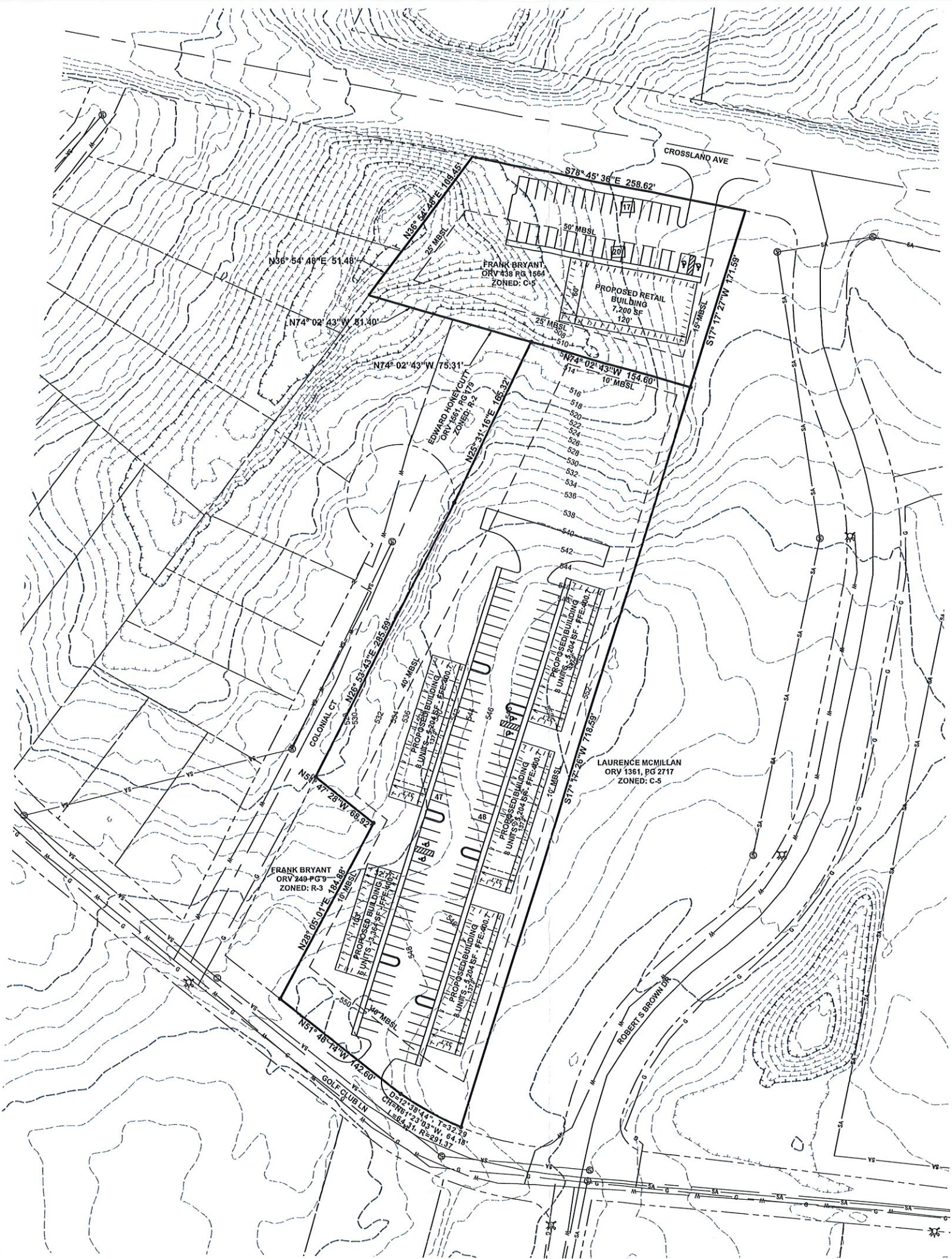

Signed

1545 Madison St
Street Address

<u>Clarksville</u>	<u>TN</u>	<u>37040</u>
City	State	Zip Code



VICINITY MAP
(NOT TO SCALE)



GENERAL SITE INFORMATION:

FRANK & MARY JO BRYANT

RESIDENTIAL
CURRENT ZONING: R-4
DISTRICT: 12th
DEED REF. #O.R.V. 438, PG. 1564
TAX MAP NO. 80A 'D' PARCEL NO. 1.00
TOTAL ACREAGE: 128,706 SF (2.95 ± ACRES)

PROPOSED BUILDING COVERAGE: 24,180 SF (18.7%)
PROPOSED PARKING REQUIRED: 84
PROPOSED PARKING PROVIDED: 95
BUILDING HEIGHT: 35' MAXIMUM

COMMERCIAL
CURRENT ZONING: C-5
DISTRICT: 12th
DEED REF. #O.R.V. 438, PG. 1564
TAX MAP NO. 80A 'D' PARCEL NO. 3.00
TOTAL ACREAGE: 45,457 SF (1.04 ± ACRES)

PROPOSED BUILDING COVERAGE: 7,200 SF (15.8%)
PROPOSED PARKING REQUIRED: 36
PROPOSED PARKING PROVIDED: 37
BUILDING HEIGHT: 35' MAXIMUM

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
- PUE
- 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

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.

REVISIONS	
DATE	COMMENTS

1625 GOLF CLUB-ALBATROSS

PRELIMINARY SITE LAYOUT

1625 GOLF CLUB LANE, CLARKSVILLE
MONTGOMERY COUNTY, TENNESSEE
January 20, 2021

McKAY-BURCHETT

& COMPANY

ENGINEERS

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

FILE: Z:\Projects\2020\0114-20
(1625 Golf Club-Albatross)\1625
Golf Club-Albatross.dwg

DRAWN BY: K. COOK
CHECKED BY: C. BURCHETT

SHEET: PRE. 1.00