



Access Management Board of Appeals AGENDA

DATE: February 16 2023

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 - January 19, 2023

IV. COMMITTEE ACTION REQUIRED - CASE # 2023-02

DESCRIPTION

Full access driveway on Ft. Campbell Blvd at the property on the corner of Ft. Campbell Blvd and Lady Marion Dr.

OWNER:	EMAIL
John E. Cain III and Janet S. Cothron	jscothron@comcast.net

ENGINEER:	EMAIL
Kimley-Horn/Nick Laning	Nick.Laning@kimley-horn.com
Kimley-Horn/Caroline Chruch	caroline.chruch@kimley-horn.com

V. ADJOURNMENT



Access Management Board of Appeals Minutes

DATE: January 19, 2023

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

TIME: 4:00 P.M.

I. CALL TO ORDER - January 19, 2023 at 4:00PM.... Access Appeal Meeting minutes of November was called to adopt. Chairperson Richard Swift entertained a motion for approval of the November minutes

Access Management Board of Appeals minutes, the minutes were approved with a two to one vote. Mrs. Wanda Smith ask for the rules and regulations that are required by this committee to transcribing minutes.

II. ANNOUNCE MEMBERS IN ATTENDANCE-QUORUM

- **Members Present:**

Richard Swift

Planning Commission

rhswifty@gmail.com

Wanda Smith

Councilwomen

Wanda.Smith@cityofclarksville.com

Alex Morris

mchsbigal71@msn.com

Mathew Kenney

kenneym@apsu.edu

- **Members Absent:**

Normand Brumblay

norm.brumblay@cmcss.net

- **Street Member Present**

Chris Cowan, Senior Engineering Manager

Bethany Daniel, Administrative Support Tech

- **Applicant Present:**

Marty Murphy

Scott

III. COMMITTEE ACTION REQUIRED

CASE# 2023-01

Requesting full access off Golf Club Ln and Madison Street for a car wash at 1768 Madison Street, Clarksville, TN 37043. The property has existing driveway on Madison St., Golf Club Ln and Drinker Rd. The City Street Department representative Chris Cowan says the engineer staff couldn't approve their proposed development full access off Golf Club Ln and Madison Street. Since Madison Street is listed as an arterial roadway and Golf Club Ln is listed as an collector roadway which is classified with high volume and speed on the road. In the ordinance, if a corner lot front on an arterial, collector and a local street, the property only get access off of the local street. Regional Planning Commission Director Jeffrey Tyndall gave Chris Cowan email response of his stance on the development.

Applicant:

City Street Department representative Chris Cowan states Tidal Wave Auto Spa is purposing one full access off Golf Club Ln and Madison Street which the appliant will justify the purposed access for the Access Board of Appeals to vote approval or denial. Tidal Wave Auto Spa's representative Marty Murphy explains currently the property has two accesses off of Madison St, full access off Drinker Rd and Golf Club Ln. Tidal Wave Auto Spa is purposing to change their request to a

three-quarter ingress/egress on Madison St and one full access off Golf Club Ln or Drinker Rd. The three-quarter ingress/egress on Madison St which is a left in, a right in, but only a right out of the property.

Board Member Concern/Question:

- Traffic Speed on Madison Street will be dangest for car and pedestrian in one of our identified sub-districts.
 - Regional Planning Commission Director Jeffrey Tyndall says the site should only have access off Drinker Street and not Madison St or Golf Club Ln, per the Access ordinance.
- The empty lot to the west what is your plan since it is off Madison St.
 - The empty lot will be excess property
- Have you considered a entrance only on Madison St?
 - the applicant states we started with full access on Madison by observation today we know it doesn't work. That why we suggested the three-quarter ingress/egress but we are open to right in\out on Madison St
- Back up onto Madison during peak hours and using the property as a cut through to avoid traffic.
 - the applicant says Tidal Wave Auto Spa can wash a car roughly every 30 seconds and service 145 car in a hour. The cars can use Drinker Rd as a cut thru and it is maintain by the city.
- The access driveway on Madison St should line up with Haynes St or with the entrance to Publix.

Motions Proposed:

1. Mrs. Wanda Smith motion to follow the ordinance allowing no access off Madison and Golf Club Ln. in following the recommendations of the city Street Department and Regional Planning Commission.
 - a. 2nd motion
 - no 2nd motion
2. Alex Morris motion the proposed three-quarter ingress/egress on Madison St and one full access off Golf Club Ln
 - a. 2nd motion
 - no 2nd motion
3. Alex Morris motion to accept full access on Golf Club Ln and a right in and out on Madison St.
 - a. 2nd motion
 - Mathew Kenney
 - b. vote
 - 2-1
 - Mathew Kenney and Alex Morris approved the motion
 - Mrs. Wanda Smith denied motion
 -

IV. ADJOURNMENT - Chairperson Richand Swift adjourned the meeting.

Chairperson

Date



**City
of
Clarksville**

Chris Cowan <chris.cowan@cityofclarksville.com>

Access Appeals comment

1 message

Jeffrey Tyndall <jeffrey.tyndall@cityofclarksville.com>

Thu, Jan 19, 2023 at 9:32 AM

To: Chris Cowan <chris.cowan@cityofclarksville.com>, Brent Clemmons <brent.clemmons@cityofclarksville.com>

Chris,

I cannot attend the meeting tonight but please receive and mention these comments from the RPC:

Regarding case SHJ Construction.

This property is in the Madison Street Overlay District and more specifically the Hilldale Sub District.

The sub districts are meant to encourage

- Guide the placement, size, arrangement and articulation of buildings on the Madison Street Corridor.
- Encourage a walkable, pedestrian-friendly environment within each of the Center Subdistricts that is devoid of large, unoccupied spaces.
- Create a sense of enclosure so that drivers realize they are entering a unique place.

In addition Hilldale Memorial Dr is a Center which is intended to be the focal point of redevelopment in the corridor. They focus on the creation of walkable places. The auto oriented use of a car wash and the auto access across the main focal point on Madison St. go against this principle.

Though this is a planning matter the minimum front Facade on Madison Street would be required to be 80%. This building is located more north south adjacent to Drinkard St.

Maximum lot coverage is also capped at 80%.

However, as it applies to the powers of the Access Appeals board the RPC believes all access to this site should be from Drinkard St and not Madison St OR Golf Club Ln per the access ordinance. The pedestrian way along Madison Street should take precedent as we try to encourage a walkable pedestrian friendly environment, especially in one of our identified sub districts. This site plan has no access off Drinkard St and that street should be its only access or two.



Jeff Tyndall, AICP *Director*

Clarksville Montgomery County Regional Planning Commission

Office: 931.645.7448 | Cell: 931.551.1024

jeffrey.tyndall@cityofclarksville.com

329 Main Street Clarksville, TN 37040

cmerpc.com

Get involved in our Comprehensive Plan!

APPEALS FOR VARIANCE

PROPERTY OWNER:

ENGINEER/COMPANY:

John E. Cain III Revocable
living Trust, Janet S. Cathron, Co-Trustee

Caroline Churchill/Kimley-Horn

APPELLANT _____

Contact Email:

caroline.churchill@kimley-horn.com

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:

A full-access driveway on Fort Campbell Boulevard is requested.

The affected property is located at the Southeast corner of the intersection of Fort Campbell Blvd and Lady Marion Dr. Please see attached concept plan

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. **(Response Provided by Clarksville Steet Dept)**

The city is turning down the proposed driveway access off Fort Campbell Blvd base on Ordinance 107-2005-06 Section VI Design Criteria,(4) Access to a corner lot fronting on an arterial road and bordered by a collector or local road shall be required to have access only from the collector or local road.

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:

The proposed use of the site is a gas/convenience store, so there will be regular truck traffic to refill fuel tanks and restock the convenience store. If no access were allowed on Fort Campbell Blvd, the trucks would be forced to access the site via Lady Marion Dr. which would increase congestion and disrupt traffic patterns on that road. That disruption would inconvenience the residents of the neighborhood located behind the site to the Northeast, and could present safety concerns.

This driveway is also proposed to serve future development to the southeast, as indicated by the 2 curb cuts internal to the site.

John E. Cain III Revocable living
Trust, Janet S. Cathron, Co-Trustee

Print Property Owner Name

Janet S. Cathron

Property Owner Signature

jscathron@comcast.net

Email Address

615-513-3956

Phone Number

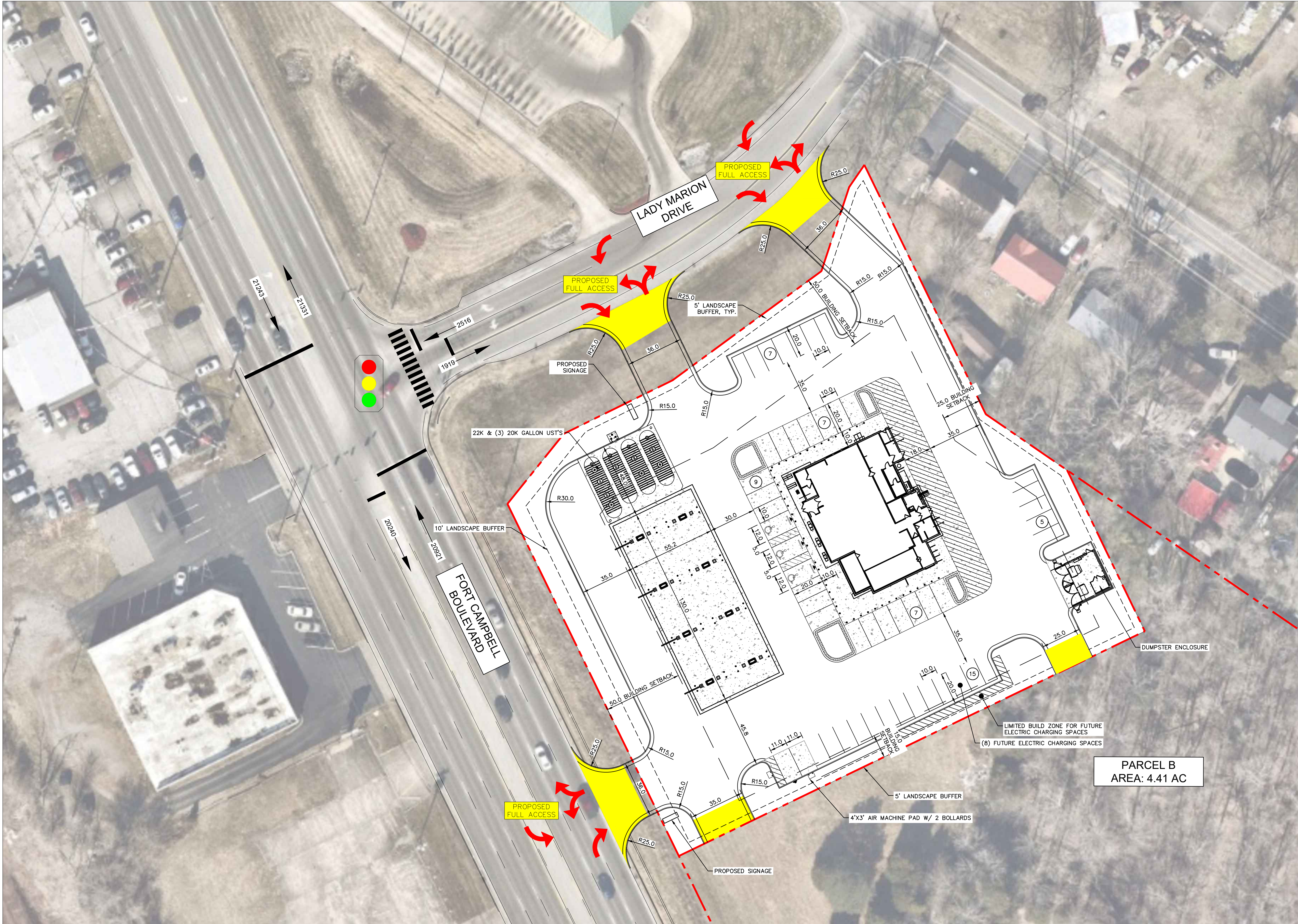
If Different From Owner

Print Appellant Name

Appellant Signature

Email Address

Phone Number



SITE DATA	
JURISDICTION	CLARKSVILLE
EXISTING ZONING	C-5
PROPOSED ZONING	C-5
SITE AREA	2.05 AC.±
BUILDING AREA	5,915 S.F.
MIN. PARKING REQUIRED	5 PER 1,000 SF = 25 SPACES
PARKING PROVIDED	50 SPACES
ZONE A	23 SPACES
ZONE B	21 SPACES
ZONE C	6 SPACES
FRONT SETBACK	50 FT
SIDE (R/W) SETBACK	50 FT
SIDE SETBACK	15 FT (NONRESIDENTIAL)
REAR SETBACK	25 FT
FRONT BUFFER YARD	10 FT
SIDE BUFFER YARD	5 FT (NONRESIDENTIAL)
REAR BUFFER YARD	5 FT
BUILDING TYPE	
CANOPY CONFIGURATION	STACKED
CANOPY TYPE	SLOPED
# MPD'S	8

PRELIMINARY SITE PLAN:

- THIS SITE PLAN, BEING PRELIMINARY IN NATURE DOES NOT GUARANTEE THAT ALL REQUIREMENTS FOR ZONING ISSUES, NOR STORM DRAINAGE, GRADING, UTILITY EASEMENTS, AND THE LIKE ARE PROPERLY ADDRESSED AT THIS TIME. THE ABOVE REQUIREMENTS CAN AFFECT THE LAYOUT OF THIS SITE.

SITE PLAN

DATE: 01.18.23

