



Access Management Board of Appeals AGENDA

DATE: November 18, 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 - August 19, 2021 and October 21, 2021

IV. COMMITTEE ACTION REQUIRED

CASE	OWNER/ENGINEER	EMAIL
2021-11	Alex Henry	ahenry@ttlusa.com
	Description	

Corner lot on Peacher Mill Rd and Creek Rd applicant is requesting one access of Peacher Mill Rd along with the access off Creek Rd

2021-12	Leo Milian and Cal Mckay	leo@millanenterprises.com and cmckay@mbcengineer.com
	Description	

Corner lot on Ft Campbell Blvd and Sinclair Dr applicant is requesting one access of Ft Campbell Blvd along with the access off Sinclair Dr

V. ADJOURNMENT



Access Management Board of Appeals Minutes

DATE: Aug 19, 2021

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

TIME: 4:00 P.M.

I. CALL TO ORDER

August 19, 2021 at 4:00PM.... Access Appeal Meeting meeting was called to order

II. ANNOUNCE MEMBERS IN ATTENDANCE-QUORUM

- Members Present:

Richard Swift

Planning Commission

rhswifty@gmail.com

Normand Brumblay

norm.brumblay@cmcss.net

Matthew Kenney

kenneym@apsu.edu

- Street Member Present

Bethany Daniel, Administrative Support Tech

Jerome Henderson, Engineer

Joe Green, Senior Engineer

- Applicant Present:

Mike Hudson

Cal McKay

Bill Beach

III. COMMITTEE ACTION REQUIRED

CASE

OWNER/ENGINEER

EMAIL

2021-07 BillBeach/McKay Burchett & Co bill.beach@beachoil.com / cburchett@mbcengineer.com

Description

The site is a corner lot on Hazelwood Rd and Needmore Rd. In accordance with the ordinance the site off Hazelwood is only allowed access off arterial roads (Hazelwood) and not the collective road (Needmore Rd). Matthew Kenney asked Do most corner lots have 2 accesses? Yes, most convenience stores receive two access points for better traffic flow. It was motioned by Matthew Kenney and 2nd by Normand Brumblay with a vote 2-0 the motion's passes.

2021-08

Chris Hamby

mikehudson42040@yahoo.com

Description

The site is a corner lot on Alfred Thun and Progress Dr. In accordance with the ordinance the site off Progress Dr is only allowed access off arterial roads (Progress Dr) and not the collective road (Alfred Thun). Alfred Thun is a 35 MPH and 2 lane street. The applicant requested the driveway to be able to accept deliveries for our warehouse. It was motioned by Matthew Kenney and 2nd by Normand Brumblay with a vote 2-0 the motion's passes.

IV. ADJOURNMENT

Chairperson Richard Swift adjourned the meeting.

Chairperson

Date



**Access Management Board of Appeals
Minutes**

DATE: October 21, 2021

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

TIME: 4:00 P.M.

I. CALL TO ORDER

October 21, 2021 at 4:00PM.... Access Appeal Meeting meeting was called to order

II. ANNOUNCE MEMBERS IN ATTENDANCE-QUORUM

• **Members Present:**

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

• **Street Member Present**

Chris Cowan, Senior Engineering Manager

Bethany Daniel, Administrative Support Tech

Jerome Henderson, Engineer

Joe Green, Senior Engineer

• **Applicant Present:**

Ashley Smith

Cal McKay

Leo Milian

III. COMMITTEE ACTION REQUIRED

CASE	OWNER/ENGINEER	EMAIL
2021-09	Ashley E. Smith Description	ASmith@McBeeCompanies.com

On Tiny Town Road the applicant is requesting two driveways, one to enter and one to exit the carwash and it has a 503 frontage. Tiny Town Road is a 45 MPH and 25,000 car in a day. In order to get grant 2 access the frontage has to be over 600 feet according to the ordinance. Ashley Smith, a representative of the carwash states for the best traffic flow in and out of the carwash. Richard Swift asked What is located around the site? the response was on the sides are army surplus and Valoline and across the street is a Mexican restaurant and apartment complex. Richard Swift asked What is the closest intersecting street? The site is near Fort Campbell Blvd, the rail road track and Tobacco Rd. The board approved the 2 accesses on Tiny Town Rd. It was motioned by Alex Morris and 2nd by Normand Brumblay with a vote 3-0.

2021-10

Cal McKay

cmckay@mbcengineer.com

Description

In accordance with the ordinance the site off Excell Rd and Old Excell Rd is only allowed access off arterial roads (Excell Rd and Old Excell Rd) and not the collective road (Madison Street). The applicant is requesting to have one full access driveway on Madison Street. The board approved the 1 access on Madison St. It was motioned by Wanda Smith and 2nd by Alex Morris with a vote 3-0.

IV. ADJOURNMENT

Chairperson Richand Swift adjourned the meeting.

Chairperson

Date

APPEALS FOR VARIANCE

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

Nick Patel

AGENT G. Alex Henry/J. Chris Fielder AGENT Email ahenry@ttlusa.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:

Per City of Clarksville Access Ordinance and Lot 54 of the recorded plat for Mills Creek Section 1(Cluster) & Mills Creek Commercial, located at the south east intersection of Peachers Mill Road and Creek Way, said Lot 54 shall have internal access and exceptions may be granted by the access appeals board on to Peachers Mill Road. Appellant requests access to Peachers Mill Road as shown in the attached exhibit to provide adequate site circulation.

The affected property is located at Lot of 54 of Mills Creek Section 1(Cluster) & Mills Creek Commercial Section 1, located at the south east intersection of Peachers Mill Road and Creek Way.

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.

Said Lot 54 per the access ordinance and plat is only allowed internal access without approval from Access Appeals Board.

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:

Site dimensions are prohibitive to commercial delivery vehicle traffic (WB-55) through use of a single entrance/exit. A path through the site must be defined preventing the need to perform a u-turn on site and/or block Creek Way to facilitate backing into the site.

Kalpana Patel

Print Property Owner Name



Property Owner Signature

patel.punit@gmail.com

Email Address

615-995-4480

Phone Number

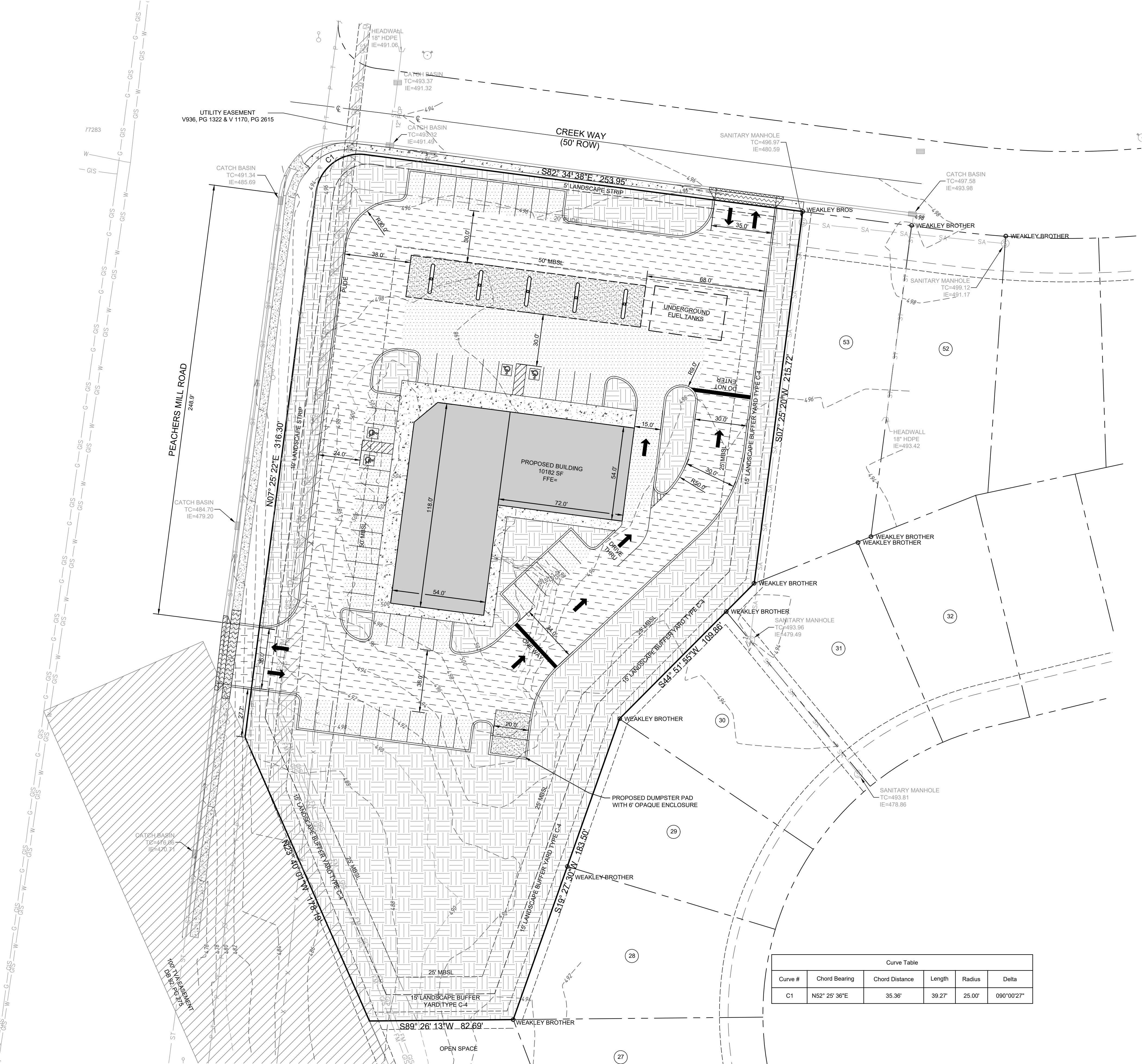
If Different From Owner

Print Appellant Name

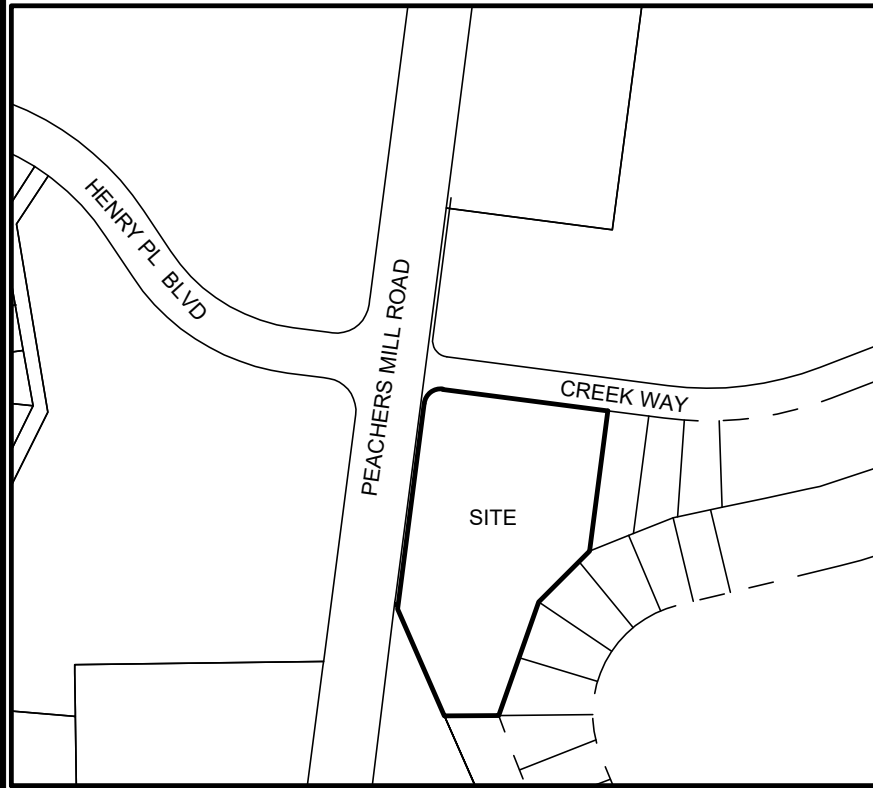
Appellant Signature

Email Address

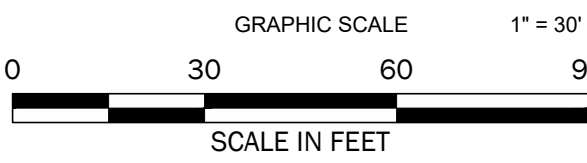
Phone Number



SITE DATA:
PROPERTY OWNER: BLACK HAWK LAND DEVELOPMENT
COMPANY
PROPERTY ADDRESS: PEACHERS MILL ROAD
LOT 54, MILLS CREEK COMMERCIAL SECTION 1
TAX MAP : 018 PARCEL: 35.11 (PORTION)
DEED REFERENCE: PB: L, PAGE: 121
3RD CIVIL DISTRICT
ZONING: C-5
TOTAL ACREAGE: 110610 SF (2.5+/- ACRES)
PROPOSED USE: GAS STATION/RETAIL
BUILDING AREA = 10182 SF (9.2%)
PROPOSED MAXIMUM BUILDING HEIGHT: 30'
PROPOSED VEHICULAR USE AREA: 49,360.1 SF (44.6%)
PROPOSED IMPERVIOUS AREA: 63,355.1 SF (57.3%)
PROPOSED PARKING REQUIRED: 51 (5 PER 1000SF)
PROPOSED PARKING PROVIDED: 56



VICINITY MAP
(NOT TO SCALE)



NORTH BASED ON
TENNESSEE STATE PLANE COORDINATES
N.A.D. 83
GRID NORTH
VERTICAL DATUM: N.A.V.D. 88

SITE LEGEND

- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- EXISTING FENCE
- EXISTING OVERHEAD TELEPHONE UTILITY LINE
- EXISTING OVERHEAD POWER UTILITY LINE
- CONTOUR LINE INDEX
- CONTOUR LINE INTERVAL
- EXISTING SANITARY SEWER LINE
- EXISTING CURB LINE
- EXISTING STORM PIPE (SIZE AS INDICATED)
- EXISTING WATER LINE UTILITY (PER GIS)
- EXISTING GAS LINE (PER GIS)
- EXISTING FORCEMAIN SEWER (PER GIS)
- EXISTING ROAD CENTERLINE
- MINIMUM BUILDING SETBACK LINE (MBSL)
- PUBLIC UTILITY DRAINAGE EASEMENT (PUDE)
- PROPOSED CURB
- PROPOSED LANDSCAPE STRIP/BUFFER
- PROPOSED CANOPY
- PROPOSED EDGE OF FUEL TANKS

- EXISTING HEADWALL
- EXISTING UTILITY POLE WITH LIGHT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING FIRE HYDRANT
- PROPOSED FUEL PUMPS
- EXISTING UTILITY POLE
- PROPOSED HANDICAP PARKING SPACE

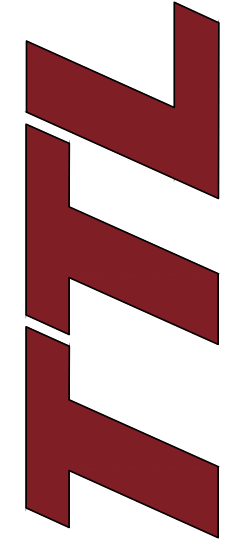
- UTILITY EASEMENT
- 100' TVA EASEMENT
- PROPOSED LANDSCAPE / GREEN AREA
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED HANDICAP PARKING AISLE / NO PARKING AREA
- PROPOSED HEAVY DUTY PAVEMENT
- EXISTING SIDEWALK
- PROPOSED BUILDING
- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED CITY OF CLARKSVILLE DRIVEWAY APRON PER DWG. NO. SW-205
- PROPOSED SIDEWALK

MONUMENT FOUND (2" REBAR, UNLESS NOTED OTHERWISE)
N.A.D. = NORTH AMERICAN DATUM
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
SA = SANITARY SEWER
TC = TOP OF CASTING
IE = INVERT ELEVATION
V = VOLUME
PG = PAGE
TVA = TENNESSEE VALLEY AUTHORITY
DB = DEED BOOK
FFE = FINISHED FLOOR ELEVATION
SF = SQUARE FEET
ROW = RIGHT OF WAY
RCP = REINFORCED CONCRETE PIPE
HDPE = HIGH DENSITY POLYETHYLENE PIPE

NOTES:

- A TITLE COMMITMENT / SEARCH WAS NOT FURNISHED AT TIME OF SURVEY, THEREFORE SURVEY SUBJECT TO AN ACCURATE TITLE COMMITMENT / SEARCH. SURVEY BY TTL INC DATED 09/16/2021.
- ALL UTILITY LOCATIONS ARE APPROXIMATE AND ARE DEPICTED BASED ON LOCATION OF UTILITIES BY LOCAL UTILITY AUTHORITIES. VISIBLE APPURTENANCES, OR MAPS PREPARED BY OTHERS. THESE LOCATIONS ARE NO GUARANTEE THAT THERE ARE NO OTHER UTILITIES EITHER PUBLIC OR PRIVATE. THAT ARE NOT SHOWN ON THIS SURVEY. ALL UTILITY LOCATIONS SHALL BE FIELD VERIFIED BEFORE CONSTRUCTION BEGINS.
- ALL PARKING SPACES ARE 9' X 18', UNLESS NOTED OTHERWISE.
- ALL DUMPSTER PADS SHALL HAVE A 6' OPAQUE ENCLOSURE SURROUNDING THEM AS PER BUILDING & CODES SPECIFICATIONS.
- ALL UTILITIES SHOULD BE PLACED UNDERGROUND AS PER ORDINANCE 116-1006-07.
- ANY ALTERATION TO THIS PLAN SHALL BE APPROVED BY THE ENGINEER & THE REGIONAL PLANNING COMMISSION PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. FAILURE TO DO SO COULD RESULT IN A DELAY OR NON-ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- ALL SITE LIGHTING SHALL BE DIRECTED INWARD ONTO SITE, TO INCLUDE SHIELDED HOODS. NO SITE LIGHTING SHALL SPILL ONTO ADJACENT PROPERTIES.
- ACTUAL SIGN LOCATION SHALL BE FIELD VERIFIED BY CONTRACTOR AND SIGN DESIGNER AT TIME OF SIGN PERMIT APPLICATION.

Curve Table					
Curve #	Chord Bearing	Chord Distance	Length	Radius	Delta
C1	N52° 25' 36"E	35.36'	39.27'	25.00'	090°00'27"



330 North Second Street | Clarksville, TN 37040
931.647.6959 | www.ttlusa.com

C-STORE PEACHERS MILL ROAD

PEACHERS MILL ROAD, CLARKSVILLE
MONTGOMERY COUNTY, TENNESSEE



SITE PLAN

Revision Description		Date	Checked By: A. HENRY	Proj. No.: 21-12-0027.00
No.	Revision Description			

Drawn By: A. BRYANT
Date: 10/19/2021
File Name: C-Store Peachers Mill Road (Main).dwg

Sheet No.
SP1.00

APPEALS FOR VARIANCE

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

First Advantage Bank

AGENT Leo Millan AGENT Email leo@millanenterprises.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:

Developer Proposes to have full access driveway to Ft
Campbell Blvd in addition to a full access to Sinclair Dr

The affected property is located at 1193 Ft Campbell Blvd

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.

Section VI(1) a. 5 Corner lots fronting on an arterial
road and bordered by a collector road shall have
access only from collector 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:

Section VI(1)a.5 also states a property may have an additional driveway from the abutting arterial road provided arterial has a left turn lane, driveway meets all design criteria and driveway impact on traffic safety is benefitted by the driveway. The additional driveway proposed meets all criteria stated above.

First Advantage Bank

Print Property Owner Name

John R. Wilson, President
Property Owner Signature Reliant Bank

jwilson@reliantbank.com

Email Address

615-221-2007

Phone Number

If Different From Owner

Leo Miller

Print Appellant Name

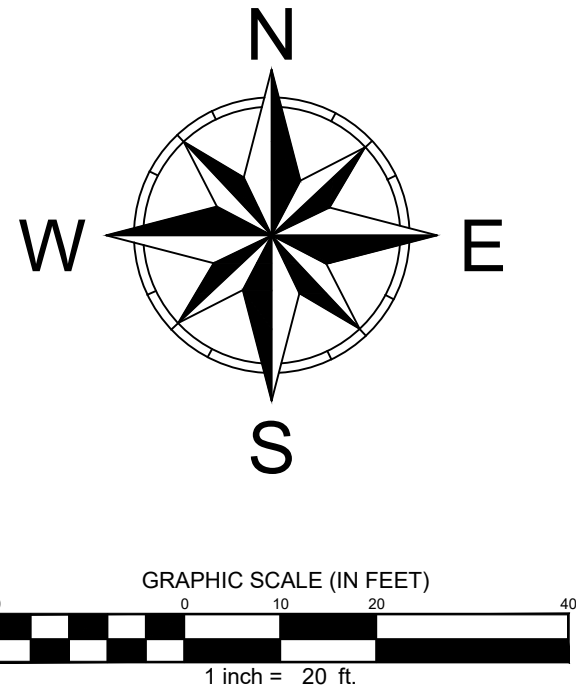
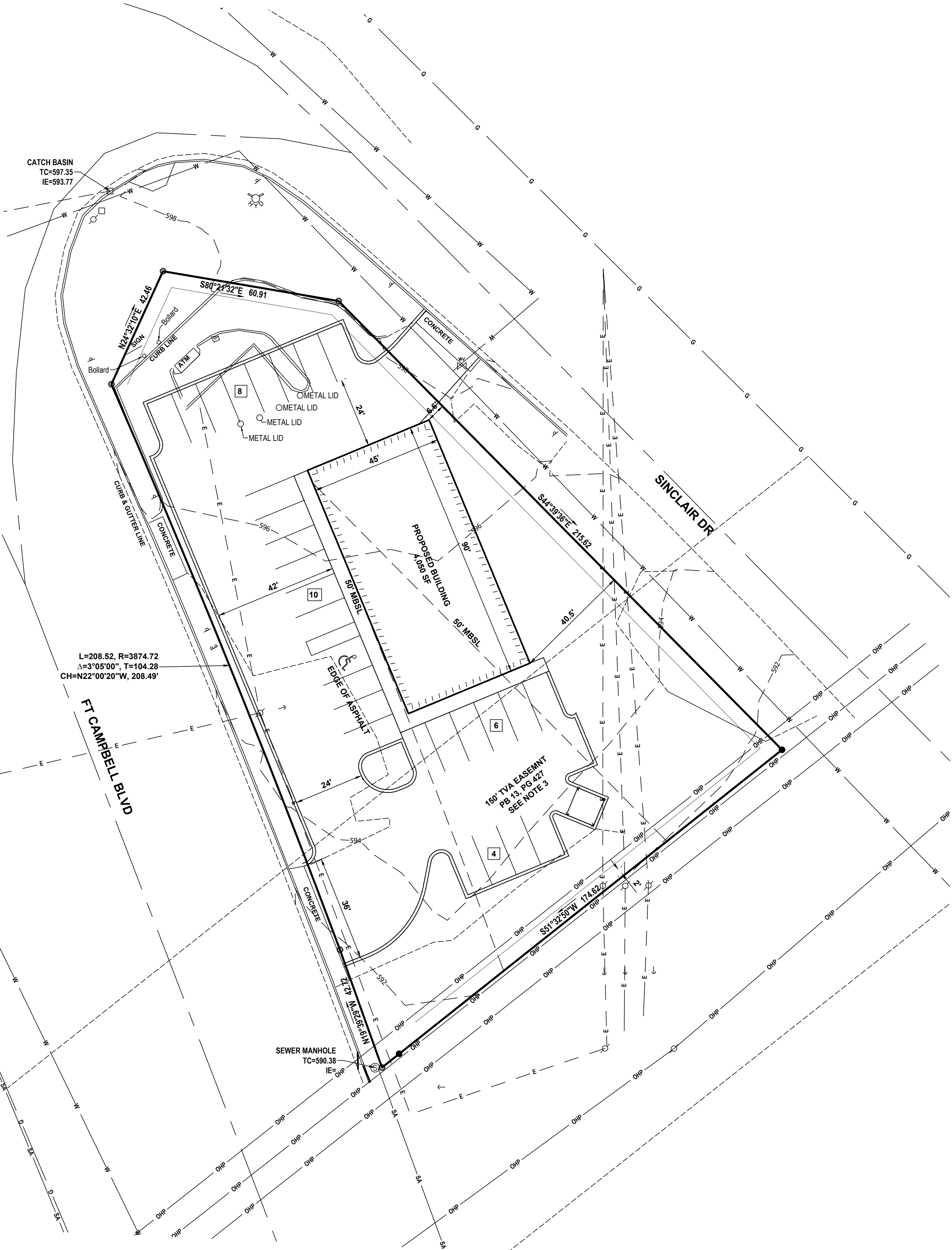
Appellant Signature

Email Address

Phone Number



VICINITY MAP
(NOT TO SCALE)



GENERAL SITE INFORMATION:

OWNER: FIRST ADVANTAGE BANK
P.O. BOX 688
CLARKSVILLE, TN 37041

DEVELOPER: MILLAN HOLDINGS LLC
126 MAIN ST. SUITE A
CLARKSVILLE, TN 37040

CURRENT ZONING: C-2
CIVIL DISTRICT: 7th
DEED REF. #O.R.V. 1880, PG. 1758
TAX MAP NO. 54E 'F' PARCEL NO. 5.00
TOTAL ACREAGE: 29,047 SF (0.66 ± ACRES)

PROPOSED BUILDING COVERAGE: 4,050 SF (XX%)
PROPOSED IMPERVIOUS AREA AND RATIO: XX SF (XX%)
PROPOSED PARKING REQUIRED: 20
PROPOSED PARKING PROVIDED: 28
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
- 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
- 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

FT. CAMPBELL BLVD. & SINCLAIR DR

BZA EXHIBIT DRAWING

1193 FT. CAMPBELL BLVD., CLARKSVILLE
MONTGOMERY COUNTY, TENNESSEE

November 8, 2021

McKAY-BURCHETT & COMPANY ENGINEERS

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

SHEET: PRE. 1.00

DRAWN BY: K. COOK
CHECKED BY: C. BURCHETT
DATE: 2/20/2023
FILE: 202302201114121
(Millan Retail Ft. Campbell & Sinclair) Millan Sinclair-Ft. Clarksville