



## Access Management Board of Appeals AGENDA

**DATE: February 17, 2022**

**LOCATION: Clarksville Street Dept. 199 10<sup>th</sup> Street, Clarksville, TN 37040**

**TIME: 4:00 P.M.**

I. CALL TO ORDER

II. ANNOUNCE MEMBERS IN ATTENDANCE (VERIFY QUORUM)

Richard Swift	Planning Commission	<a href="mailto:rhswifty@gmail.com">rhswifty@gmail.com</a>
Wanda Smith	Councilman	<a href="mailto:Wanda.Smith@cityofclarksville.com">Wanda.Smith@cityofclarksville.com</a>
Alex Morris		<a href="mailto:mchsbigal71@msn.com">mchsbigal71@msn.com</a>
Normand Brumblay		<a href="mailto:norm.brumblay@cmcss.net">norm.brumblay@cmcss.net</a>
Matthew Kenney		<a href="mailto:kenneym@apsu.edu">kenneym@apsu.edu</a>

III. ADOPTION OF MINUTES - August 19, 2021 and November 18 ,2021

IV. COMMITTEE ACTION REQUIRED

CASE	OWNER/ENGINEER	EMAIL
2022-01	R.E. Durrett III and Cal Mckay	<a href="mailto:cmckay@mbcengineer.com">cmckay@mbcengineer.com</a>

Description 2718 Union Hall Rd

Corner lot on Union Hall Rd and Needmore Rd applicant is requesting one access off Union Hall Rd and one access off Needmore Rd

V. ADJOURNMENT



## Access Management Board of Appeals Minutes

**DATE:** Aug 19, 2021

**LOCATION:** Clarksville Street Dept. 199 10<sup>th</sup> 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	<a href="mailto:rhswifty@gmail.com">rhswifty@gmail.com</a>
Normand Brumblay		<a href="mailto:norm.brumblay@cmcss.net">norm.brumblay@cmcss.net</a>
Matthew Kenney		<a href="mailto:kenneym@apsu.edu">kenneym@apsu.edu</a>

- 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	<a href="mailto:bill.beach@beachoil.com">bill.beach@beachoil.com</a> / <a href="mailto:cburchett@mbcengineer.com">cburchett@mbcengineer.com</a>

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.

2021-10

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 Richard Swift adjourned the meeting.

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Chairperson

Date



**Access Management Board of Appeals  
Minutes**

**DATE: October 21, 2021**

**LOCATION: Clarksville Street Dept. 199 10<sup>th</sup> 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		<u>norm.brumblay@cmcss.net</u>

• **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.

2021-08

Chris Hamby

[mikehudson42040@yahoo.com](mailto: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.

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Chairperson

Date



## Access Management Board of Appeals Minutes

**DATE: November 18, 2021**

**LOCATION: Clarksville Street Dept. 199 10<sup>th</sup> Street, Clarksville, TN 37040**

**TIME: 4:00 P.M.**

### I. CALL TO ORDER

November 18, 2021 at 4:00PM.... Access Appeal Meeting meeting was called to order

### II. ANNOUNCE MEMBERS IN ATTENDANCE-QUORUM

- Members Present:

Richard Swift	Planning Commission	<a href="mailto:rhwifty@gmail.com">rhwifty@gmail.com</a>
Mathew Kenney		<a href="mailto:kenneym@apsu.edu">kenneym@apsu.edu</a>
Normand Brumblay		<a href="mailto:norm.brumblay@cmcss.net">norm.brumblay@cmcss.net</a>

- Street Member Present

Chris Cowan, Senior Engineering Manager  
Bethany Daniel, Administrative Support Tech  
Jerome Henderson, Engineer  
Joe Green, Senior Engineer

- Applicant Present:

Wayne Wilkinson  
Alex Henry  
Cal McKay  
Leo Milian

### III> COMMITTEE ACTION REQUIRED

CASE	OWNER/ENGINEER	EMAIL
2021-11	Alex Henry Description	<a href="mailto:ahenry@ttlusa.com">ahenry@ttlusa.com</a>

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. In accordance with the ordinance the site off Peacher Mill Rd and Creek Rd is only allowed access off arterial roads (Creek Rd) and not the collective road (Peacher Mill Rd). The applicant is requesting to have one full access driveway on Peacher Mill Rd for fueling trucks. The board approved the 1 access on Peacher Mill Rd and Creek Rd. It was motioned by Normand Brumblay and 2nd by Mathew Kenney with a vote 2-0.

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

Corner lot on Ft Campbell Blvd and Sinclar Dr applicant is requesting one access of Ft Campbell Blvd along with the access off Sinclar Dr. In accordance with the ordinance the site off Ft Campbell Blvd and Sinclar Dr is only allowed access off arterial roads (Sinclar Dr) and not the collective road ( Ft Campbell Blvd r). The applicant is requesting to have one full access off driveway on Ft Campbell Blvd and Sinclar Dr because the sight distance from traffic signal off Ft Campbell Blvd would be unsafe off Sinclar Dr. The board approved the Ft Campbell Blvd and Sinclar Dr. It was motioned by Mathew Kenney and 2nd by Normand Brumblay with a vote 2-0.

#### IV. ADJOURNMENT

Chairperson Richard Swift adjourned the meeting.

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Chairperson

Date

**APPEALS FOR VARIANCE**

**APPELLANT/OWNER OR AGENT OF OWNER:**      **APP/PERMIT NO.** \_\_\_\_\_

R.E. Durrett III and Cal McKay  
\_\_\_\_\_

**AGENT** \_\_\_\_\_      **AGENT**  
Email cmckay@mbcengineer.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:**

Request 2 driveways that have been previously approved continue to be allowed. (See Attachment)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**The affected property is located at** 2718 Union Hall Rd.  
\_\_\_\_\_

**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.2. There is not enough existing road frontage to meet the ordinance to allow another driveway to an arterial  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**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:**

It appears that sometime in the past few years, after the attached plat was approved, this section of  
\_\_\_\_\_  
Needmore Rd. was re-classified from a collector to an arterial. The attached plat and the additional  
driveway we are requesting met the driveway criteria at the time the property was purchased and the time  
\_\_\_\_\_  
of the previous approval. Failure to allow the additional driveway would result in unnecessary hardship  
\_\_\_\_\_  
due to the driveway was allowed previously and the property would not have purchased without the  
driveway/  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**If Different From Owner**

Pat McKay  
\_\_\_\_\_  
**Print Property Owner Name**

\_\_\_\_\_  
\_\_\_\_\_  
**Print Appellant Name**

[Signature]  
\_\_\_\_\_  
**Property Owner Signature**

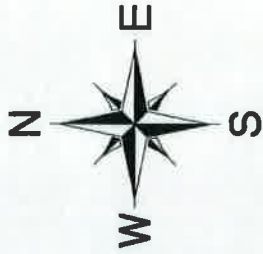
\_\_\_\_\_  
\_\_\_\_\_  
**Appellant Signature**

cmckay@mbceengineer.com  
\_\_\_\_\_  
**Email Address**

\_\_\_\_\_  
\_\_\_\_\_  
**Email Address**

931-320-0021  
\_\_\_\_\_  
**Phone Number**

\_\_\_\_\_  
\_\_\_\_\_  
**Phone Number**



NORTH BASED UPON  
TENNESSEE STATE PLANE  
COORDINATE SYSTEM  
GRID NORTH (NAD-83/95)

# UNION HALL BUSINESS PARK FINAL PLAT

MONTGOMERY COUNTY,  
TENNESSEE

PROPERTY ZONED: M-3

**DBS & Associates**  
Engineers • Surveyors • Planners

330 North Second Street  
P.O. Box 949  
Cookeville, TN 37041-0949  
Tel: 615-437-2829 Fax: 615-437-7155 www.dbsa.com

N=822338, 0787  
E=1585426, 6807

N=822307, 9318  
E=1584831, 4548

N=821874, 3036  
E=1584871, 1879



- NOTES:**
1. Bearings shown may be used for "as shown" conditions, but platting should be based on the "as shown" bearings and distances as well as the designed use.
  2. A minimum of five feet along the inside of all side lot lines shall be reserved for utility easements. "As shown" lot lines to reserved utility easements shall be shown as dashed lines.
  3. Bearings and distances shown take precedence over scale.
  4. All front and side street setbacks shall be 40 feet minimum.
  5. All driveway culverts shall be 40" x 20".
  6. Any lot in this subdivision may be registered with the appropriate authority.
  7. The responsibility of the landowner of the site owner to include the above referenced easements as an integral part of the subdivision platting shall be the responsibility of the property owner unless otherwise noted.

### LOT TABLE

LOT	AREA (SQ. FT.)	ACRES
1	22,146.13	0.503
2	13,256.93	0.304
3	13,851.48	0.310
4	47,764.13	1.096
5	54,702.78	1.256
6	60,359.86	1.389
TOTAL	217,821.31	4.997

**LEGEND:**

- 1/8" = One Inch Pin
- 1/4" = One Inch Pin
- 1/2" = One Inch Pin
- 3/4" = One Inch Pin
- 1" = One Inch Pin
- 1 1/2" = One Inch Pin
- 2" = One Inch Pin
- 3" = One Inch Pin
- 4" = One Inch Pin
- 6" = One Inch Pin
- 8" = One Inch Pin
- 12" = One Inch Pin
- 18" = One Inch Pin
- 24" = One Inch Pin
- 36" = One Inch Pin
- 48" = One Inch Pin
- 72" = One Inch Pin
- 96" = One Inch Pin
- 120" = One Inch Pin
- 144" = One Inch Pin
- 168" = One Inch Pin
- 192" = One Inch Pin
- 216" = One Inch Pin
- 240" = One Inch Pin
- 264" = One Inch Pin
- 288" = One Inch Pin
- 312" = One Inch Pin
- 336" = One Inch Pin
- 360" = One Inch Pin
- 384" = One Inch Pin
- 408" = One Inch Pin
- 432" = One Inch Pin
- 456" = One Inch Pin
- 480" = One Inch Pin
- 504" = One Inch Pin
- 528" = One Inch Pin
- 552" = One Inch Pin
- 576" = One Inch Pin
- 600" = One Inch Pin
- 624" = One Inch Pin
- 648" = One Inch Pin
- 672" = One Inch Pin
- 696" = One Inch Pin
- 720" = One Inch Pin
- 744" = One Inch Pin
- 768" = One Inch Pin
- 792" = One Inch Pin
- 816" = One Inch Pin
- 840" = One Inch Pin
- 864" = One Inch Pin
- 888" = One Inch Pin
- 912" = One Inch Pin
- 936" = One Inch Pin
- 960" = One Inch Pin
- 984" = One Inch Pin
- 1008" = One Inch Pin
- 1032" = One Inch Pin
- 1056" = One Inch Pin
- 1080" = One Inch Pin
- 1104" = One Inch Pin
- 1128" = One Inch Pin
- 1152" = One Inch Pin
- 1176" = One Inch Pin
- 1200" = One Inch Pin

### NOTARIZATION

STATE OF TENNESSEE, COUNTY OF MONTGOMERY, I, **CAROL A. MCKAY**, Clerk of the County, do hereby certify that the foregoing is a true and correct copy of the original of the within described instrument, and that the same has been recorded in the office of the Register of Deeds for the County of Montgomery, Tennessee, on this **4th** day of **April**, 20**08**.

**Caroline McKay**  
Clerk of the County

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, the undersigned, do hereby certify that I am the owner of the property shown and described herein and that I do hereby dedicate the same to the public use and to the use of the State of Tennessee, and I do hereby dedicate all streets, roads, alleys, public places, and other open spaces to the public use and to the use of the State of Tennessee.

**DATE: 4-8-08**



**CERTIFICATE OF STREETS / ROADS**

I HEREBY CERTIFY THAT ALL STREETS, ROADS AND ALLEYS SHOWN AND DESCRIBED HEREIN ARE ACCEPTABLE AND ACCORDING TO THE CITY SPECIFICATIONS OR THAT A VARIATION FROM THE CITY SPECIFICATIONS HAS BEEN OBTAINED FROM THE CITY ENGINEER AND THAT THE CITY ENGINEER HAS BEEN ADVISED OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

**DATE: 4-22-08**

**CERTIFICATE OF UTILITIES**

I HEREBY CERTIFY THAT ALL WATER, SEWER AND GAS LINES SHOWN AND DESCRIBED HEREIN ARE ACCEPTABLE AND ACCORDING TO THE CITY SPECIFICATIONS OR THAT A VARIATION FROM THE CITY SPECIFICATIONS HAS BEEN OBTAINED FROM THE CITY ENGINEER AND THAT THE CITY ENGINEER HAS BEEN ADVISED OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

**DATE: 4-14-08**

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON COMPLIED WITH ALL SUBDIVISION LAWS AND REGULATIONS AND THAT THE SAME IS IN ACCORDANCE WITH THE EXCEPTIONS OF SUCH LAWS IF ANY AS NOTED IN REMARKS OF THE COMMISSIONER AND THAT IT HAS BEEN ADVISED THAT RECORDING IN THE OFFICE OF THE MONTGOMERY COUNTY REGISTER WILL BE ACCEPTED.

**DATE: 4-8-08**

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON COMPLIED WITH ALL SUBDIVISION LAWS AND REGULATIONS AND THAT THE SAME IS IN ACCORDANCE WITH THE EXCEPTIONS OF SUCH LAWS IF ANY AS NOTED IN REMARKS OF THE COMMISSIONER AND THAT IT HAS BEEN ADVISED THAT RECORDING IN THE OFFICE OF THE MONTGOMERY COUNTY REGISTER WILL BE ACCEPTED.

**DATE: 4-8-08**

### BOUNDARY CURVE TABLE

CURVE	DELTA	TANGENT	ARC	CHORD BEARING	CHORD
1	39° 27' 00"	34' 48"	30' 74"	305° 19' 28"	34' 98"

NO.	DATE	REVISIONS

**GENERAL SITE INFORMATION:**  
 PROJECT: DURRETT  
 CURRENT ZONING: M-3  
 CIVIL DISTRICT: 120  
 DEED REF. #0 K.V. 1225 PG. 1703  
 TAX MAP NO. 32 PARCEL NO. 10603  
 TOTAL ACREAGE: 205,180 SF (4.71 ACRES)  
 PROPOSED LOT: 99,776 SF (2.27 ACRES)

**SITE LEGEND**

- 1.00' - 1.00' (1" = 100')
- 2.00' - 2.00' (1" = 200')
- 3.00' - 3.00' (1" = 300')
- 4.00' - 4.00' (1" = 400')
- 5.00' - 5.00' (1" = 500')
- 6.00' - 6.00' (1" = 600')
- 7.00' - 7.00' (1" = 700')
- 8.00' - 8.00' (1" = 800')
- 9.00' - 9.00' (1" = 900')
- 10.00' - 10.00' (1" = 1000')
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**DISCLAIMER:**  
 All utility locations based on location of utilities by local utility authorities and are not guaranteed. The user of this information is responsible for any other utility's lines. The user of this information is responsible for any other utility's lines. The user of this information is responsible for any other utility's lines. The user of this information is responsible for any other utility's lines.