

APPLICATION FOR HEARING
BOARD OF ZONING APPEALS
OAK HILL, TENNESSEE

Application Date: 18 October 2022

BZA Meeting Date: 15 November 2022

The undersigned hereby requests consideration for a hearing on the zoning regulations for property noted below in accordance with plans, application, fee, and all data heretofore filed, all of which are attached and made a part of this initial appeal.

Property Address: 1011 TYNE BOULEVARD, NASHVILLE, TENNESSEE 37220 Zone District: F

Is this application a request to either obtain a new Commercial Use Permit (CUP) or to change an existing CUP? Yes No

Description of Request(s) (for Residential - if encroaching into setback, specify measurement of encroachment in number of feet/inches):
Approval of Proposed Tree Removal Plan for Construction of New Residence for the Owner of the Property as required by Woodland/Tree Protection Ordinance for all trees in front of any existing structure. Removal of all trees in front of existing footbridge require BZA approval.

ALTERNATIVELY: Applicant offers to the BZA a request for consideration of potential Alternative Tree Removal plan (illustrated on drawing BZA-5) filed which would allow preservation of 7 additional existing trees, in front of the existing footbridge but require front yard setback reduction of 12'-3" +/- and move proposed structure to no further forward on the lot than the current existing structure to be demolished.

(THE FOLLOWING SECTION IS FOR RESIDENTIAL VARIANCE REQUESTS ONLY)

Lot Area: 88,901 s.f.

Lot Coverage: 12,792 s.f. → which equals 14.4 % of Lot Area (noted above)
(total existing & proposed impervious surfaces on lot - ie: roofs, concrete driveways/patios/walks/pool decks, etc.)

Heat/Cooled Area: 7,881 s.f. → which equals 8.9 % of Lot Area

Proposed Height: 34'-2" feet / 2 stories

Lot Depth/Width Ratio: 2.2 : 1 (maximum ratio allowed is 4:1 for all Zones)
(Lot width is measured at the narrowest point of the lot, and lot depth is measured at the deepest point of the lot)

Avg. front setback of 4 adjacent homes: 141.5' feet (if applicable)

(THE FOLLOWING SECTION IS FOR RESIDENTIAL VARIANCE REQUESTS ONLY)

Based on the powers and jurisdiction of the Board of Zoning Appeals as set forth in the Zoning Ordinance, a variance is hereby requested as applied to this property. The undersigned understands that the BZA reviews all cases with respect to the following hardship standards, and that it is incumbent upon the applicant to present the manner in which each of these hardships compel the applicant to request this variance.

These hardships do not apply to Conditional Use Permits.

- 1. The particular physical surroundings, shape, or topographic conditions of the specific property involved that would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict application of this chapter were carried out must be stated.*
- 2. The conditions upon which the petition for a variance is based would not be applicable, generally, to other property within the same district.*
- 3. The variance will not authorize activities in a zone district other than those permitted by this chapter.*
- 4. Financial returns only shall not be considered as a basis for granting a variance.*
- 5. The alleged difficulty or hardship has not been created by any person having an interest in the property after the effective date of this chapter (Ord. #12-16, Jan. 2013)*
- 6. That granting the variance requested will not confer on the applicant any special privilege that is denied to other lands, structures, or buildings in the same districts.*
- 7. The variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.*
- 8. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the area in which the property is located.*
- 9. The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the area.*

CAREY BRINGLE

Applicant Name

1011 TYNE BOULEVARD, NASHVILLE, TENNESSEE 37220

Applicant Address

615-481-6023

Applicant Phone Number

cbringle@peglegporker.com

Applicant Email Address


Applicant Signature

City of Oak Hill Code Compliance Officer

CASE NO. (to be completed by City of Oak Hill)

1011 TYNE BOULEVARD

A NEW RESIDENCE FOR THE BRINGLE FAMILY
NASHVILLE, TENNESSEE 37220

BOARD OF ZONING APPEALS - TREE CANOPY VARIANCE APPEAL DOCUMENTS



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1011 TYNE BOULEVARD

A NEW RESIDENCE FOR THE BRINGLE FAMILY
NASHVILLE, TENNESSEE 37220

BOARD OF ZONING APPEALS - TREE CANOPY VARIANCE APPEAL DOCUMENTS

NO.	REVISIONS

P.O. Box 331875
Nashville, TN 37203
clintelliotts@elliottsurvey.com
(615) 990-3236

CLINT ELLIOTT SURVEY



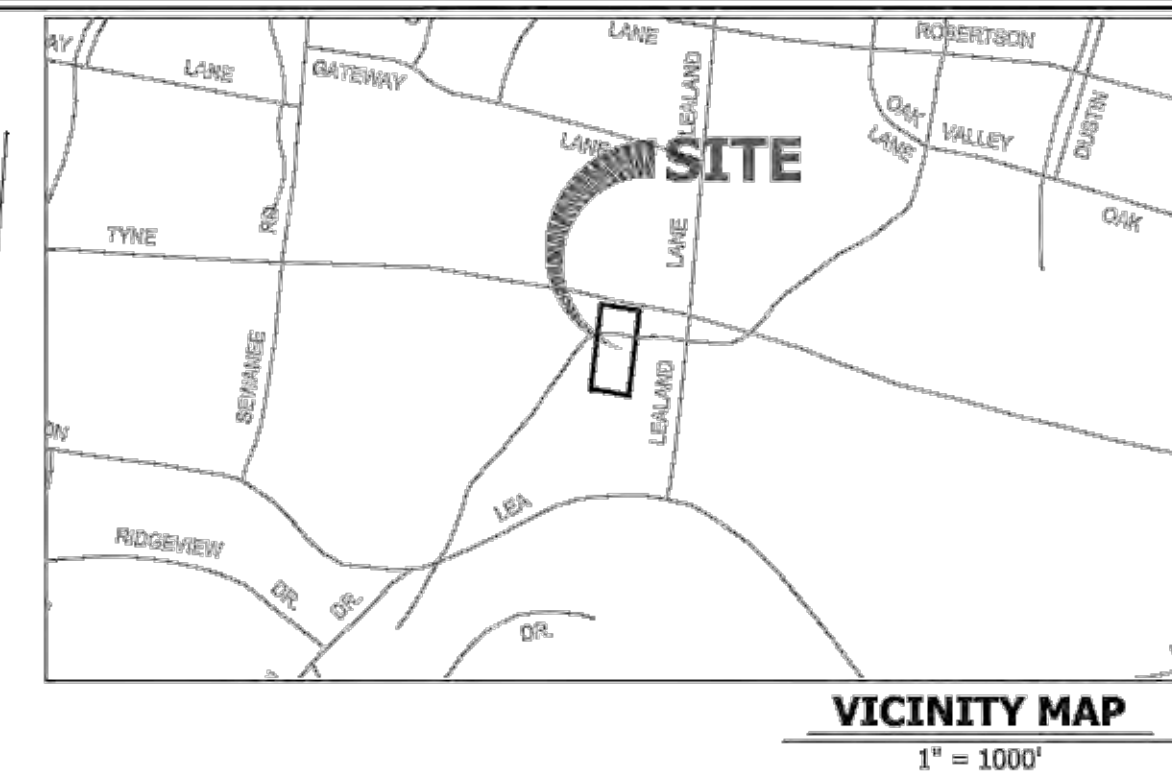
Boundary & Topographic Survey

1011 Tyne Boulevard
Nashville, Davidson County, Tennessee 37220

No.	Date	Revision Description
1	12-26-2019	Zoning Subbacks Revision
2	8-12-2022	Added remaining trees.



Issue Date:	12-26-2019
Project ID:	TYNE BLVD 1011
Drafted By:	KW/SS
Field Crew:	JP
Checked By:	KW
Sheet Title:	Boundary & Topographic Survey
Sheet No.:	V-1.00



TOTAL LOT AREA
88,901 SF OR 2.041 ACRES±

MAP REFERENCE
Parcel ID for subject property is (14504001900) on Davidson County Property Map.

DEED REFERENCE
Owner : BRINGLE, CAREY G., III & DELAINIAH D., as of record in DB-20051229 0156352 Registers Office, Davidson County, Tennessee.

PLAT REFERENCE
Being Lot # 3 on the map of the First Addition to Lealand Manor, a part of the Overton Lea Estates, not of record.

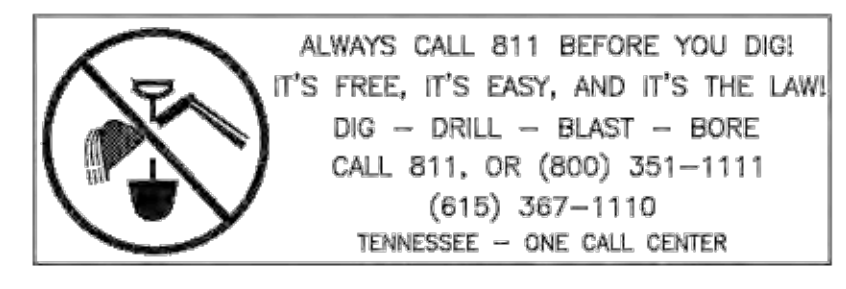
SURVEYOR'S NOTES

- This Property is located in the 34th Council District of Davidson County Tennessee.
- Bearings, Elevations and Coordinates shown are based on Tennessee State Plane NAD83 (NAVD83)
- The property is located in areas designated as "Zone X" (areas determined to be outside the 0.2 % annual chance floodplain) as noted on the current FEMA Flood Community Flood # 47037C0358H, effective on 4-5-2017.
- Utilities shown herein were taken from visible structures and other sources available to me at this time. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
- A Title Report was not provided for the preparation of this survey. Therefore this survey is subject to the findings of an accurate title search.
- No Stream determinations were provided to this surveyor, therefore this survey does not address the existence or non-existence of any water of the state, jurisdictional stream buffers or wetlands.
- This survey does not address the owner of any fence nor address any adverse claim of ownership of any adjoining property. Removal of any property line fence should be coordinated with adjacent owner.
- Property is currently Zoned Residential D. Setbacks per current zoning, verify with City of Oak Hill.
Front Building Setback = Contextual Average = 141.9' Minimum
Rear Building Setback = 70' Minimum
Side Building Setback = 30' Minimum

SURVEYOR'S CERTIFICATE

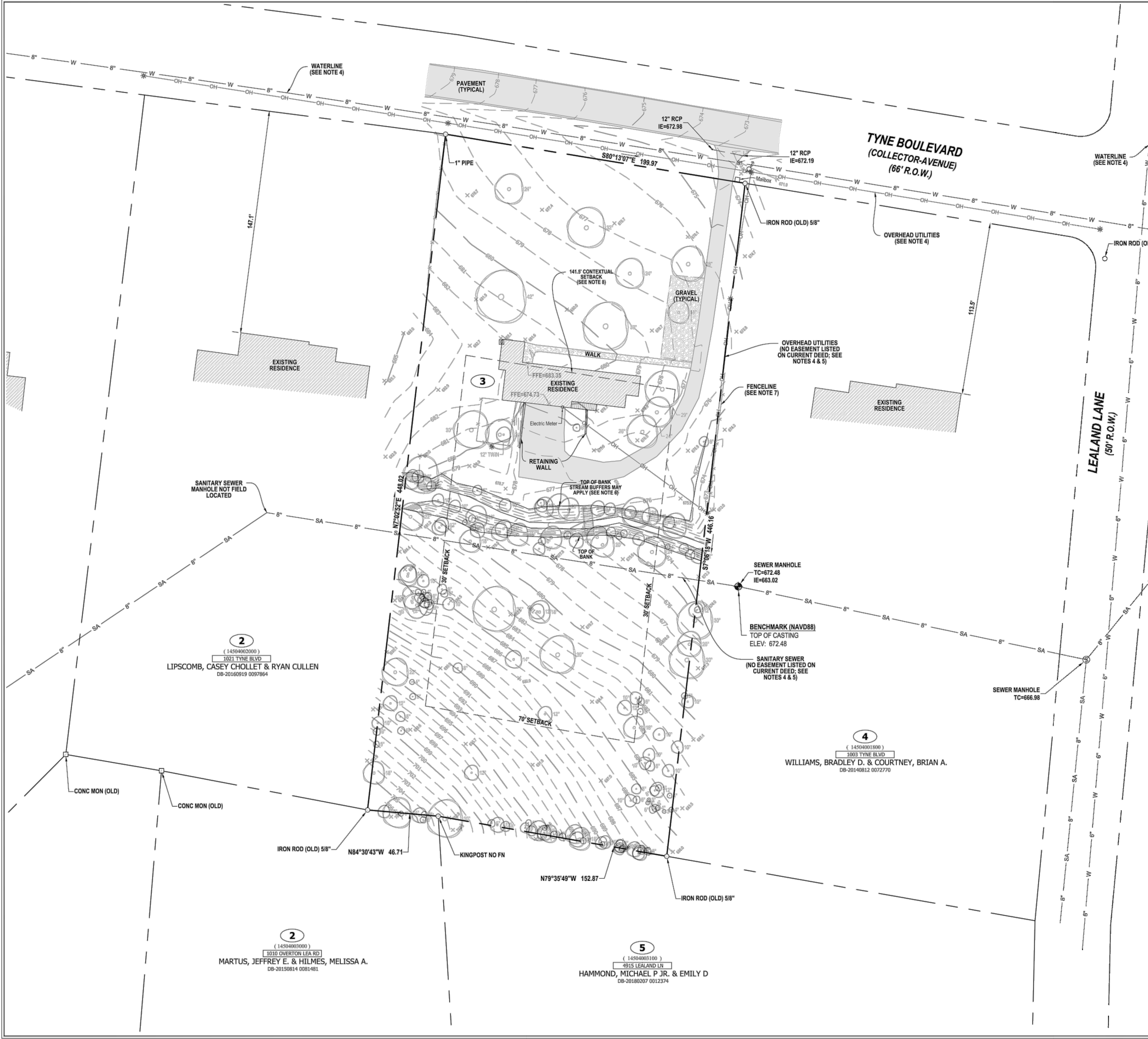
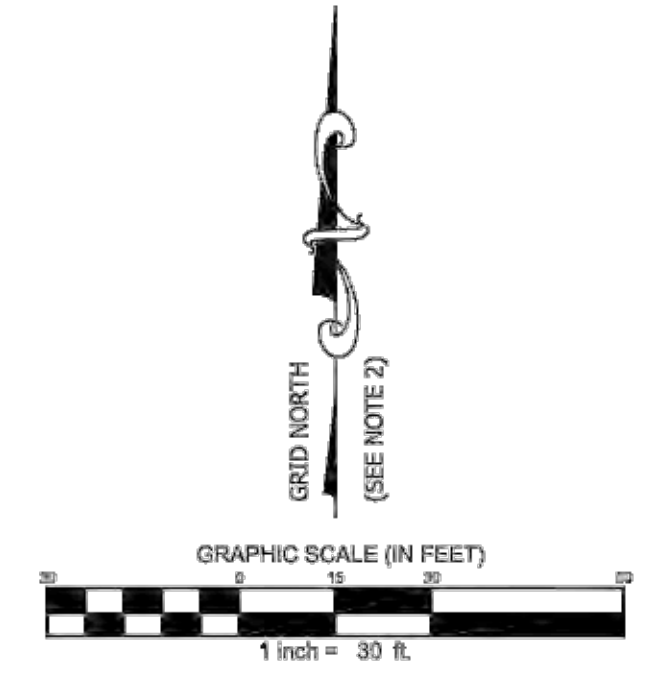
I hereby certify that this survey was actually made on the ground under my direct supervision, using the latest received deeds, and other information; that there are no encroachments or projections other than those shown; and that this survey exceeds the minimum requirements for a Category 1 Urban Land Survey pursuant to Chapter 0820-3, Section .05 of the Department of Insurance Standards of Practice for Land Surveys; and that this survey is true and correct to the best of my knowledge and belief.

Jason A. Garrett, TN RLS # 2861



Symbol Legend

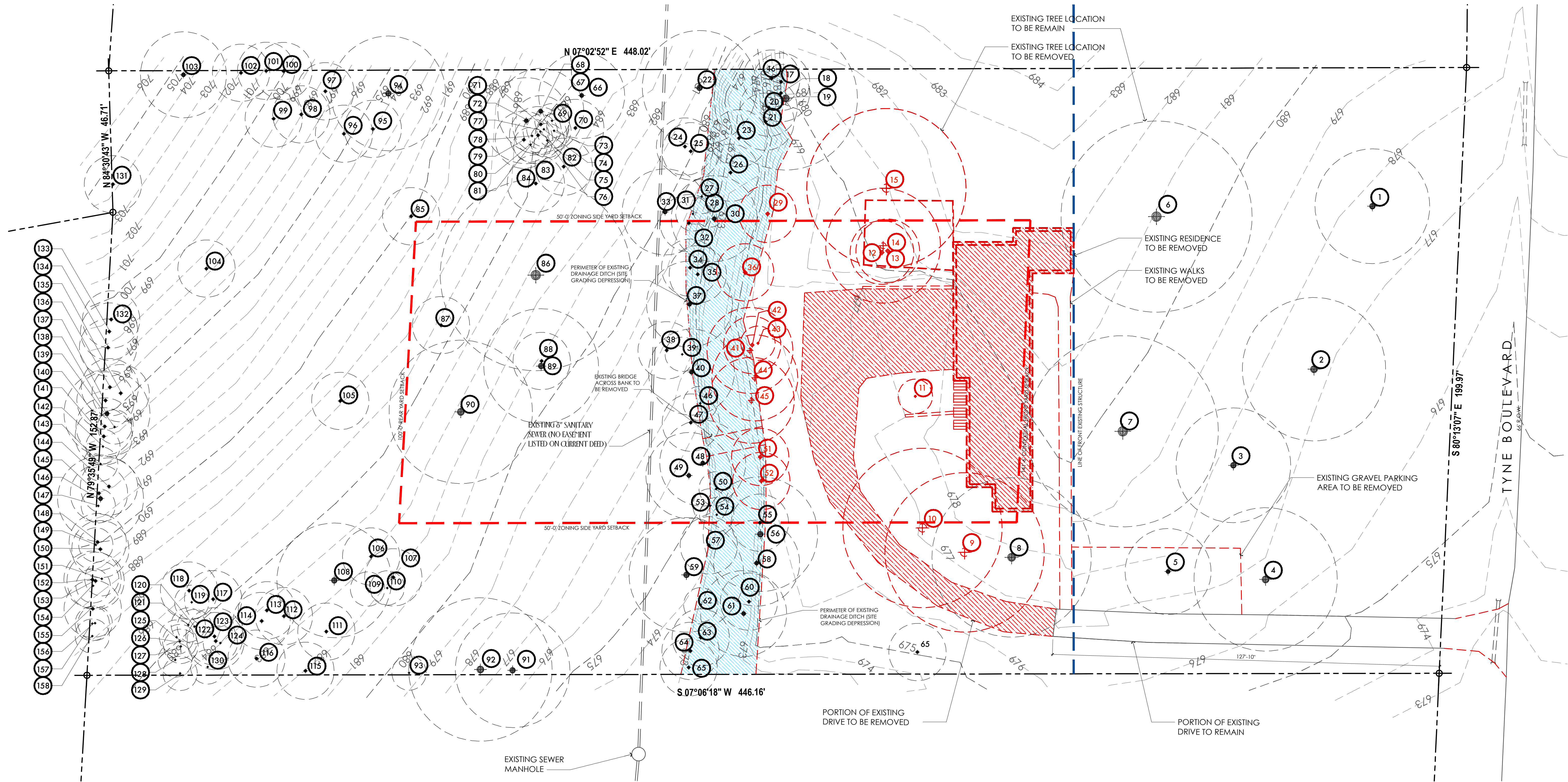
Symbol	Denotes
○	IRON ROD (OLD)
⊕	BENCHMARK
⊞	CATCH BASIN
⊞	FIRE HYDRANT
⊞	SEWER MANHOLE
⊞	EXISTING TREE
⊞	WATER VALVE
⊞	WATER METER
⊞	IRON ROD (NEW)
⊞	UTILITY POLE
⊞	CONCRETE
⊞	ASPHALT
⊞	GRAVEL



1 EXISTING CONDITIONS PROPERTY SURVEY

SURVEY SITE PLAN NOTE:
INFORMATION USED TO PREPARE THIS SITE PLAN WAS OBTAINED FROM A SURVEY PROVIDED BY:
COMPANY: CLINT ELLIOTT SURVEY
SURVEYOR: JASON A. GARRETT, TN RLS # 2861
DATE: DECEMBER 26, 2019
ADDRESS: 1711 HAYES STREET, NASHVILLE, TN 37203
PHONE: (615) 490-3236

PLOT DATE: 8/12/2022 12:16:28 PM
G:\shortcut\biggins-by-elliott\1011Tyne Blvd 1011 - Survey.dwg



1 SITE DEMOLITION + PROPOSED TREE REMOVAL PLAN



SURVEY SITE PLAN NOTE:
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 COMPANY: CLINT ELLIOT SURVEY
 SURVEYOR: JASON A. GARRETT, TN BLS # 2861
 DATE: DECEMBER 26, 2019
 ADDRESS: 1711 HAVES STREET, NASHVILLE, TN 37203
 PHONE: (615) 490-3236

EXISTING TREE INVENTORY TABULATION

TOTAL LOT AREA (GSF): 88,901 S.F.

CALIPER	QUANTITY
4	3
5	11
6	12
8	21
10	19
12	24
14	7
16	4
18	12
20	5
22	1
24	2
26	2
28	2
30	2
32	2
34	1
36	1
38	1
40	0
42	0
TOTAL	158

EXISTING TREE CANOPY COVERAGE AND RETENTION CALCULATIONS:

EXISTING TREE COUNT: 158
 EXISTING TREE CANOPY COVERAGE AREA: 42,483 S.F.
EXISTING TREE CANOPY COVERAGE PERCENTAGE (42,483 S.F. / 88,901 S.F.) = 47.8%

POST-DEVELOPMENT TREE INVENTORY TABULATION

TOTAL LOT AREA (GSF): 88,901 S.F.

CALIPER	QUANTITY
4	11
5	12
6	19
8	18
10	21
12	18
14	7
16	3
18	11
20	4
22	2
24	4
26	0
28	2
30	3
32	1
34	0
36	1
38	1
40	0
42	0
TOTAL	142

CALIPER	QUANTITY REMOVED
4	1
6	1
10	3
12	3
16	1
18	1
20	1
24	2
26	1
30	1
TOTAL	16

TREE #	TREE REMOVED	TREE CALIPER	INDIVIDUAL REMOVED TREE CANOPY AREA
9	1	24"	1,183 S.F.
10	2	28"	1,388 S.F.
11	3	6"	74 S.F.
12	4	12"	296 S.F.
13	5	12"	296 S.F.
14	6	24"	1,183 S.F.
15	7	30"	1,845 S.F.
29	8	8"	131 S.F.
36	9	10"	265 S.F.
41	10	16"	509 S.F.
42	11	10"	265 S.F.
43	12	6"	74 S.F.
44	13	20"	821 S.F.
45	14	18"	645 S.F.
51	15	12"	296 S.F.
52	16	10"	265 S.F.
TOTAL	16	244"	9,392 S.F.

POST-DEVELOPMENT TREE CANOPY COVERAGE AND RETENTION CALCULATIONS:

EXISTING TREE COUNT: 158
 MINIMUM REQUIRED RETAINED TREE COUNT: 158 x 0.63 = 99
 POST-DEVELOPMENT TREE COUNT (158-16): 142
ALLOWABLE MINIMUM PERCENTAGE OF TREES THAT SHALL BE RETAINED AND PROTECTED PER THE CITY OF OAK HILL TREE RETENTION STANDARDS (AS A PERCENT OF THE TOTAL POST-DEVELOPMENT TREE CANOPY COVERAGE): 63%
 MINIMUM REQUIRED TREE CANOPY COVERAGE (42,483 X 0.63): 26,764 S.F.
PROPOSED POST-DEVELOPMENT TREE CANOPY COVERAGE AREA (42,483 - 9,392): 33,091 S.F.

REVISIONS

NO.	DATE	DESCRIPTION

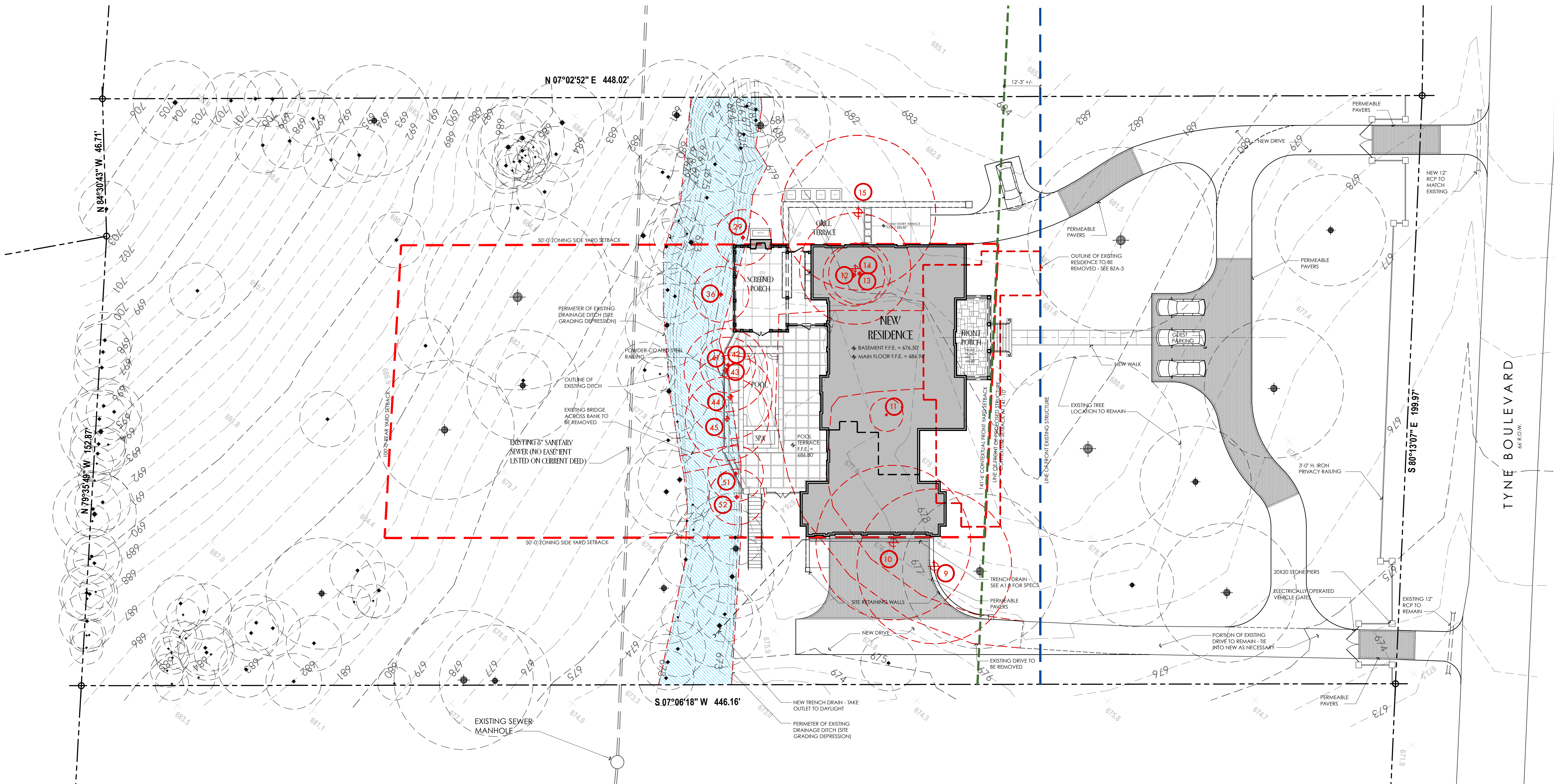
SITE DEMOLITION + PROPOSED TREE REMOVAL PLAN

ISSUE DATE: 17 OCTOBER 2022

BZA-3



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1 PROPOSED SITE PLAN

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 SURVEYOR: JASON A. GARRETT, TN RLS # 2861
 DATE: DECEMBER 26, 2019
 ADDRESS: 1711 HAVES STREET, NASHVILLE, TN 37203
 PHONE: (615) 490-3234

PROJECT PROPERTY INFORMATION + CONTACTS

OWNER:
 BRINGLE, CAREY C., III + DELANAH D.
 1011 TYNE BOULEVARD
 NASHVILLE, TENNESSEE 37203

PROPERTY INFORMATION:
 DAVIDSON COUNTY PARCEL ID # 14504001900
 ADDRESS: 1011 TYNE BOULEVARD
 NASHVILLE, TENNESSEE 37220
 DESCRIPTION: LOT 3; 1ST ADDITION LEALAND MANOR
 LOT AREA: 88,901 S.F. / 2.04 ACRES
 ZONING: THE CITY OF OAK HILL - ZONE "T"

PROJECT CONTACTS:
 ARCHITECT: VAN POND, JR., AIA
 VAN POND ARCHITECT, PLLC.
 2929 SIDCO DRIVE
 SUITE 103
 NASHVILLE, TENNESSEE 37204
 PHONE: (615) 499-4587
 E-MAIL: VPOND@VANPONDARCHITECT.COM

CITY OF OAK HILL ZONING CALCULATIONS

TOTAL LOT AREA (GSF): 88,901 S.F.

LOT COVERAGE CALCULATIONS:

BUILDING FOOTPRINT AREA (GSF):	5,657 S.F.
TERRACES / WALKS / STEPPING STONES / WALLS IMPERVIOUS AREA (GSF):	3,013 S.F.
POOL IMPERVIOUS AREA (GSF):	385 S.F.
DRIVEWAY IMPERVIOUS AREA (GSF):	7,877 S.F.
PERMEABLE DRIVEWAY IMPERVIOUS AREA (GSF):	(3,435) S.F.
TOTAL LOT COVERAGE AREA (GSF):	13,497 S.F.

ALLOWABLE LOT COVERAGE FOR OAK HILL RESIDENCE "T" DISTRICT:
 20% OR 15,000 S.F. (WHICHEVER IS GREATER) (88,901 X 0.20 = 17,780 S.F.)
 TOTAL LOT COVERAGE AREA (GSF): 13,497 S.F.

HEATED AREA CALCULATIONS:

BASEMENT HEATED AREA (GSF):	1,509 S.F.
MAIN FLOOR HEATED AREA (GSF):	4,298 S.F.
UPPER FLOOR HEATED AREA (GSF):	2,074 S.F.
TOTAL MAIN HOUSE HEATED AREA (GSF):	7,881 S.F.

MAXIMUM HEATED / COOLED SPACE ALLOWABLE FOR OAK HILL RESIDENCE "T" DISTRICT:
 (60% OF LOT COVERAGE OR 14,000 S.F. (WHICHEVER IS GREATER)) (11,600 S.F.)
 TOTAL HEATED / COOLED SPACE AREA (GSF): 6,372 S.F.

IMPERVIOUS SURFACE AREA CALCULATIONS

EXISTING IMPERVIOUS SURFACE AREA:

EXISTING BUILDING FOOTPRINT AREA (GSF):	2,299 S.F.
EXISTING WALKS IMPERVIOUS AREA (GSF):	572 S.F.
EXISTING DRIVEWAY IMPERVIOUS AREA (GSF):	4,011 S.F.
EXISTING SITE WALLS IMPERVIOUS AREA (GSF):	40 S.F.
TOTAL EXISTING IMPERVIOUS AREA (GSF):	6,922 S.F.

IMPERVIOUS SURFACE AREA MODIFICATIONS:

EXISTING BUILDING FOOTPRINT AREA TO BE REMOVED (GSF):	(2,299) S.F.
EXISTING WALKS IMPERVIOUS AREA TO BE REMOVED (GSF):	(572) S.F.
EXISTING DRIVEWAY IMPERVIOUS AREA TO BE REMOVED (GSF):	(2,776) S.F.
EXISTING SITE WALLS IMPERVIOUS AREA TO BE REMOVED (GSF):	(40) S.F.
NEW TOTAL BUILDING FOOTPRINT AREA (GSF):	5,607 S.F.
NEW DRIVEWAY IMPERVIOUS AREA (GSF):	6,642 S.F.
NEW PERMEABLE DRIVEWAY AREA (GSF):	(3,435) S.F.
NEW WALKS IMPERVIOUS AREA (GSF):	608 S.F.
NEW TERRACE IMPERVIOUS AREA (GSF):	1,217 S.F.
NEW POOL IMPERVIOUS AREA (GSF):	385 S.F.
NEW SITE WALLS IMPERVIOUS AREA (GSF):	233 S.F.
TOTAL ADDITIONAL IMPERVIOUS AREA (GSF):	5,870 S.F.

TOTAL IMPERVIOUS AREA (GSF): (6,922 S.F. + 5,870 S.F.) = 12,792 S.F.
TOTAL LOT AREA: 88,901 S.F.
CONSTRUCTION LOT COVERAGE PERCENTAGE: 14.40%

TOTAL ROOFTOP AREA (GSF): 5,970 S.F.
 TOTAL NON-ROOFTOP AREA (GSF): 82,931 S.F.

AREA CALCULATIONS

TOTAL BUILDING FOOTPRINT AREAS:

BUILDING FOOTPRINT AREA (GSF):	4,500 S.F.
COVERED FRONT PORCH FOOTPRINT AREA (GSF):	333 S.F.
SCREENED PORCH / OUTDOOR KITCHEN FOOTPRINT AREA (GSF):	824 S.F.
TOTAL FOOTPRINT AREA (GSF):	5,657 S.F.

TOTAL HEATED AREAS:

BASEMENT HEATED AREA (GSF):	1,509 S.F.
MAIN FLOOR HEATED AREA (GSF):	4,298 S.F.
UPPER FLOOR HEATED AREA (GSF):	2,074 S.F.
TOTAL HEATED AREA (GSF):	7,881 S.F.

TOTAL UNHEATED AREAS:

NEW FRONT PORCH UNHEATED AREA (GSF):	338 S.F.
NEW SCREENED PORCH / OUTDOOR KITCHEN UNHEATED AREA (GSF):	812 S.F.
PORCH COCHERE UNHEATED AREA (GSF):	233 S.F.
NEW GARAGE UNHEATED AREA (GSF):	1,264 S.F.
TOTAL UNHEATED AREA (GSF):	2,647 S.F.

BUILDING COVERAGE CALCULATIONS:

ALLOWABLE BUILDING FOOTPRINT FOR OAK HILL RESIDENCE "T" DISTRICT:
 20% OR 15,000 S.F. (WHICHEVER IS GREATER) (88,901 X 0.20 = 17,780 S.F.)
 TOTAL BUILDING COVERAGE AREA (GSF): 5,874 S.F.

POST-DEVELOPMENT TREE INVENTORY TABULATION

TOTAL LOT AREA (GSF): 88,901 S.F.

CALLIPER	QUANTITY
4	11
5	12
6	19
8	18
10	21
12	18
14	7
16	3
18	11
20	4
22	3
24	4
26	0
28	2
30	3
32	1
34	0
36	1
38	0
40	0
42	1
TOTAL	142

CALLIPER	QUANTITY REMOVED
5	1
8	1
10	3
12	3
14	1
16	1
18	1
20	1
24	2
26	1
28	1
TOTAL	16

POST-DEVELOPMENT TREE INVENTORY DEMOLITION

TREE #	TREE CALIPER	INDIVIDUAL TREE CANOPY AREA
9	24"	1,183 S.F.
10	26"	1,388 S.F.
11	6"	74 S.F.
12	4"	296 S.F.
13	5"	296 S.F.
14	24"	1,183 S.F.
15	30"	1,845 S.F.
29	8"	131 S.F.
36	10"	265 S.F.
41	10"	265 S.F.
42	11"	265 S.F.
43	12"	333 S.F.
44	13"	401 S.F.
45	14"	465 S.F.
51	15"	296 S.F.
52	16"	333 S.F.
TOTAL	16	9,392 S.F.

POST-DEVELOPMENT TREE CANOPY COVERAGE AND RETENTION CALCULATIONS:

EXISTING TREE COUNT: 158
 MINIMUM REQUIRED RETAINED TREE COUNT: 158 x 0.63 = 99
 POST-DEVELOPMENT TREE COUNT (158-16): 142
 ALLOWABLE MINIMUM PERCENTAGE OF TREES THAT SHALL BE RETAINED AND PROTECTED PER THE CITY OF OAK HILL TREE RETENTION STANDARDS (AS A PERCENT OF THE TOTAL POST-DEVELOPMENT TREE CANOPY COVERAGE): 63%
 MINIMUM REQUIRED TREE CANOPY COVERAGE (42,483 X 0.63): 26,764 S.F.
 PROPOSED POST-DEVELOPMENT TREE CANOPY COVERAGE AREA (42,483 - 9,394): 33,087 S.F.

VAN POND ARCHITECT, PLLC.
 2929 SIDCO DRIVE, SUITE 103, NASHVILLE, TENNESSEE 37204
 (615) 499-4587
 VPOND@VANPONDARCHITECT.COM

REVISIONS

NO.	DATE	DESCRIPTION

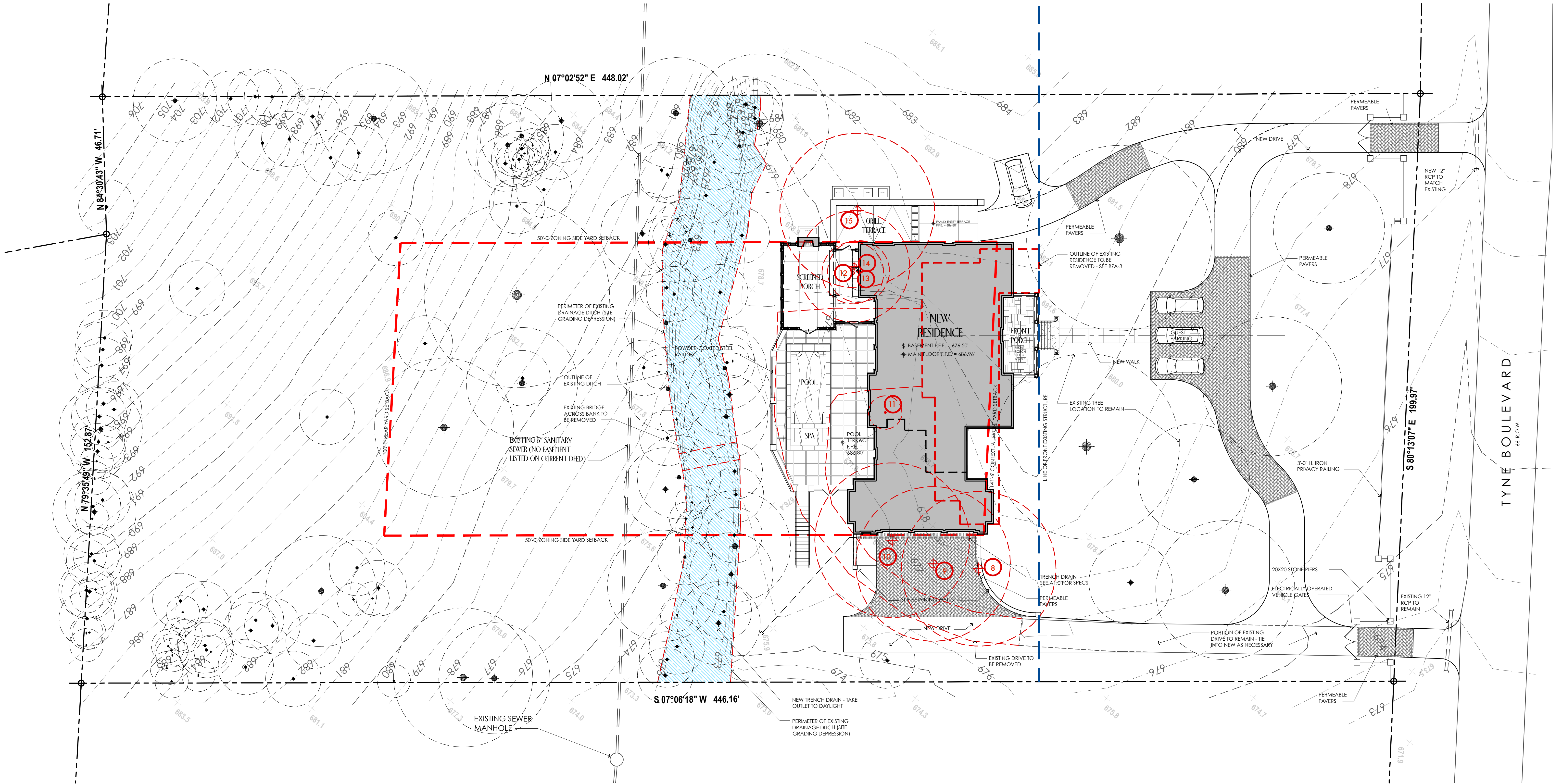
PROPOSED SITE PLAN

ISSUE DATE: 17 OCTOBER 2022

BZA-4

REVISIONS

NO.	DATE	DESCRIPTION



1 ALTERNATIVE TREE PRESERVATION PROPOSAL + FRONT YARD SETBACK REDUCTION PLAN

SURVEY/SITE PLAN NOTE:
INFORMATION USED TO PREPARE THIS SITE PLAN WAS OBTAINED FROM A SURVEY PROVIDED BY:
COMPANY: CLINT ELLIOT SURVEY
SURVEYOR: JASON A. GARRETT, TN RLS # 2861
DATE: DECEMBER 02, 2019
ADDRESS: 1711 HAYES STREET, NASHVILLE, TN 37203
PHONE: (615) 490-3236

PROJECT PROPERTY INFORMATION + CONTACTS

OWNER:
BRINGLE, CAREY G., III + DELANAH D.
1011 TYNE BOULEVARD
NASHVILLE, TENNESSEE 37220

PROPERTY INFORMATION:
DAVIDSON COUNTY PARCEL ID # 14504001900
ADDRESS: 1011 TYNE BOULEVARD
NASHVILLE, TENNESSEE 37220
DESCRIPTION: LOT 3 1ST ADDITION LEALAND MAJOR
LOT AREA: 88,901 S.F. / 2.04 ACRES
ZONING: THE CITY OF OAK HILL - ZONE "T"

PROJECT CONTACTS:
ARCHITECT: VAN POND, JR., AIA
VAN POND ARCHITECT, P.L.L.C.
2929 BISCO DRIVE
SUITE 105
NASHVILLE, TENNESSEE 37204
PHONE: (615) 499-4387
EMAIL: VPOND@VANPONDARCHITECT.COM

IMPERVIOUS SURFACE AREA CALCULATIONS

EXISTING IMPERVIOUS SURFACE AREA:

EXISTING BUILDING FOOTPRINT AREA (GSF):	2,299 S.F.
EXISTING WALKS IMPERVIOUS AREA (GSF):	572 S.F.
EXISTING DRIVEWAY IMPERVIOUS AREA (GSF):	4,011 S.F.
EXISTING SITE WALLS IMPERVIOUS AREA (GSF):	45 S.F.
TOTAL EXISTING IMPERVIOUS AREA (GSF):	6,927 S.F.

IMPERVIOUS SURFACE AREA MODIFICATIONS:

EXISTING BUILDING FOOTPRINT AREA TO BE REMOVED (GSF):	(2,299) S.F.
EXISTING WALKS IMPERVIOUS AREA TO BE REMOVED (GSF):	(572) S.F.
EXISTING DRIVEWAY IMPERVIOUS AREA TO BE REMOVED (GSF):	(2,776) S.F.
EXISTING SITE WALLS IMPERVIOUS AREA TO BE REMOVED (GSF):	(40) S.F.
NEW TOTAL BUILDING FOOTPRINT AREA (GSF):	5,407 S.F.
NEW DRIVEWAY IMPERVIOUS AREA (GSF):	6,555 S.F.
NEW WALKS IMPERVIOUS AREA (GSF):	(8,453) S.F.
NEW TERRACE IMPERVIOUS AREA (GSF):	1,317 S.F.
NEW POOL IMPERVIOUS AREA (GSF):	385 S.F.
NEW SITE WALLS IMPERVIOUS AREA (GSF):	1,205 S.F.
TOTAL ADDITIONAL IMPERVIOUS AREA (GSF):	6,470 S.F.

TOTAL IMPERVIOUS AREA (GSF): (6,922 S.F. + 6,470 S.F.) = **13,392 S.F.**
TOTAL LOT AREA: **88,901 S.F.**
CONSTRUCTION LOT COVERAGE PERCENTAGE: **14.16%**

TOTAL ROOFTOP AREA (GSF): 5,970 S.F.
TOTAL NON-ROOFTOP AREA (GSF): 82,931 S.F.

POST-DEVELOPMENT TREE INVENTORY TABULATION

TOTAL LOT AREA (GSF): 88,901 S.F.

DBH (IN)	HEIGHT (FT)	QUANTITY
3	3	1
4	12	1
6	20	1
8	18	1
10	24	1
12	19	1
14	7	1
16	4	1
18	12	1
20	5	1
22	3	1
24	5	1
26	0	1
28	1	1
30	3	1
32	1	1
34	0	1
36	1	1
38	1	1
40	0	1
42	1	1
TOTAL	150	150

POST-DEVELOPMENT TREE REMOVAL TABULATION

CALLIPIPER	QUANTITY REMOVED
5	1
8	1
12	2
24	1
28	1
30	1
TOTAL	8

POST-DEVELOPMENT TREE INVENTORY DEMOLITION

TREE #	TREE REMOVED	TREE CALLIPIPER	INDIVIDUAL REMOVED TREE CANOPY AREA
8	28	28"	1,210 S.F.
9	24	24"	1,183 S.F.
10	3	28"	1,298 S.F.
11	4	6"	74 S.F.
12	3	12"	296 S.F.
13	6	12"	296 S.F.
14	2	12"	1,183 S.F.
15	8	30"	1,348 S.F.
TOTAL	16	142"	7,878 S.F.

POST-DEVELOPMENT TREE CANOPY COVERAGE AND RETENTION CALCULATIONS:

EXISTING TREE COUNT: 150
MINIMUM REQUIRED RETAINED TREE COUNT: 158 x 0.63 = 100
POST-DEVELOPMENT TREE COUNT (150-8): 142

ALLOWABLE MINIMUM PERCENTAGE OF TREES THAT SHALL BE RETAINED AND PROTECTED PER THE CITY OF OAK HILL TREE RETENTION STANDARDS (AS A PERCENT OF THE TOTAL PRE-DEVELOPMENT TREE CANOPY COVERAGE): 43%
MINIMUM REQUIRED TREE CANOPY COVERAGE (42,483 X 0.63): 26,764 S.F.
PROPOSED POST-DEVELOPMENT TREE CANOPY COVERAGE AREA (42,483 - 7,878): 34,605 S.F.

CITY OF OAK HILL ZONING CALCULATIONS

TOTAL LOT AREA (GSF): 88,901 S.F.

LOT COVERAGE CALCULATIONS:

BUILDING FOOTPRINT AREA (GSF):	5,657 S.F.
TERRACES / WALKS / STEPPING STONES / WALLS IMPERVIOUS AREA (GSF):	3,013 S.F.
POOL IMPERVIOUS AREA (GSF):	385 S.F.
DRIVEWAY IMPERVIOUS AREA (GSF):	7,877 S.F.
PERMEABLE DRIVEWAY IMPERVIOUS AREA (GSF):	(3,453) S.F.
TOTAL LOT COVERAGE AREA (GSF):	13,497 S.F.

ALLOWABLE LOT COVERAGE FOR OAK HILL RESIDENCE "T" DISTRICT: 20% OR 15,000 S.F. (WHICHEVER IS GREATER) [88,901 X 0.20 S.F.]
TOTAL LOT COVERAGE AREA (GSF): 17,780 S.F.

HEATED AREA CALCULATIONS:

BASEMENT HEATED AREA (GSF):	1,509 S.F.
MAIN FLOOR HEATED AREA (GSF):	4,298 S.F.
UPPER FLOOR HEATED AREA (GSF):	2,074 S.F.
TOTAL MAIN HOUSE HEATED AREA (GSF):	7,881 S.F.

MAXIMUM HEATED / COOLED SPACE ALLOWABLE FOR OAK HILL RESIDENCE "T" DISTRICT: (60% OF LOT COVERAGE OR 16,000 S.F. (WHICHEVER IS GREATER)) [16,000 S.F.]
TOTAL HEATED / COOLED SPACE AREA (GSF): 6,372 S.F.

AREA CALCULATIONS

TOTAL BUILDING FOOTPRINT AREAS:

BUILDING FOOTPRINT AREA (GSF):	4,500 S.F.
COVERED FRONT PORCH FOOTPRINT AREA (GSF):	383 S.F.
SCREENED PORCH / OUTDOOR KITCHEN FOOTPRINT AREA (GSF):	824 S.F.
TOTAL FOOTPRINT AREA (GSF):	5,657 S.F.

TOTAL HEATED AREAS:

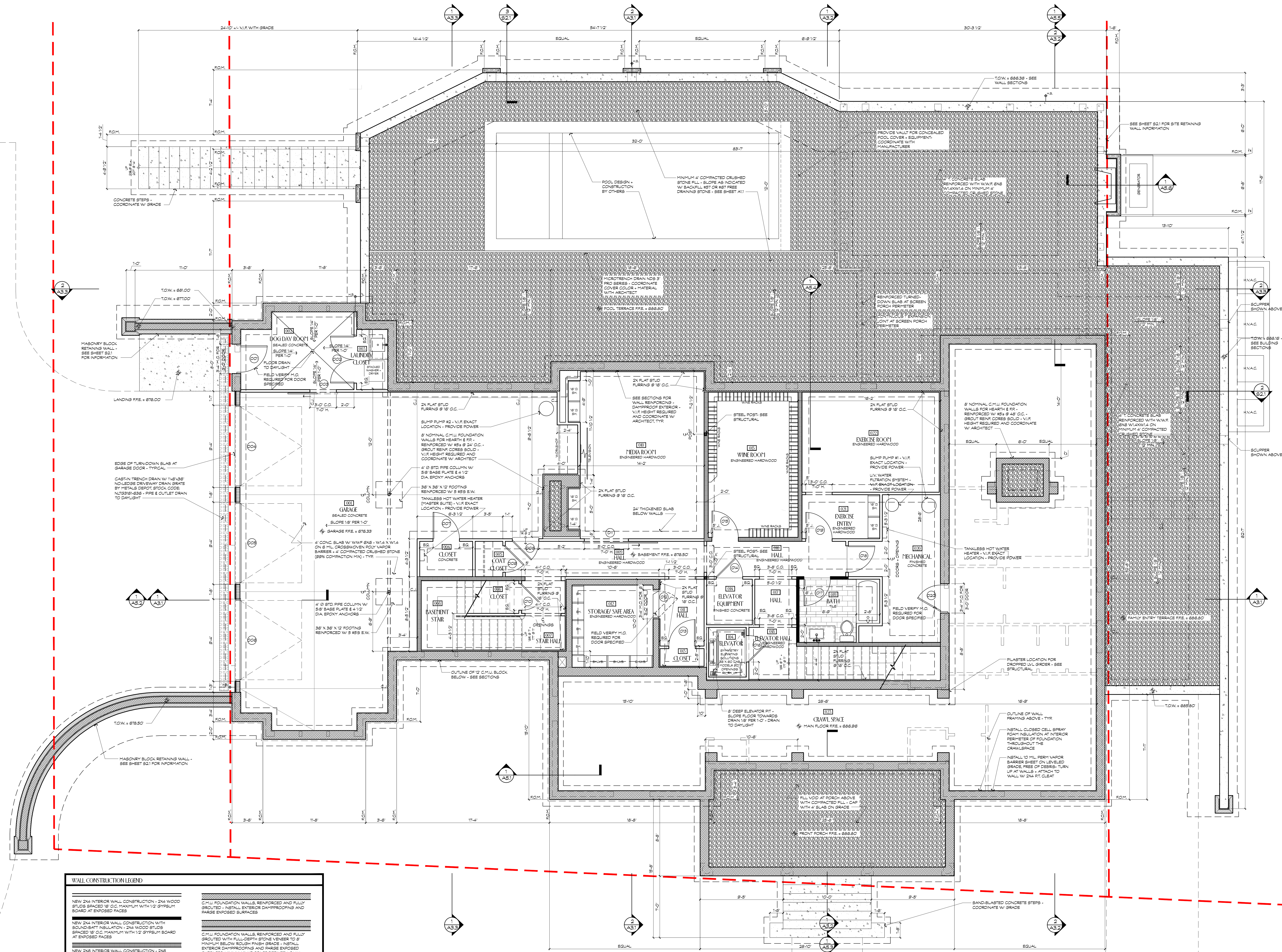
BASEMENT HEATED AREA (GSF):	1,509 S.F.
MAIN FLOOR HEATED AREA (GSF):	4,298 S.F.
UPPER FLOOR HEATED AREA (GSF):	2,074 S.F.
TOTAL HEATED AREA (GSF):	7,881 S.F.

TOTAL UNHEATED AREAS:

NEW FRONT PORCH UNHEATED AREA (GSF):	338 S.F.
NEW SCREENED PORCH / OUTDOOR KITCHEN UNHEATED AREA (GSF):	812 S.F.
PORTE COCHERE UNHEATED AREA (GSF):	253 S.F.
NEW GARAGE UNHEATED AREA (GSF):	1,244 S.F.
TOTAL UNHEATED AREA (GSF):	2,647 S.F.

BUILDING COVERAGE CALCULATIONS:

ALLOWABLE BUILDING FOOTPRINT FOR OAK HILL RESIDENCE "T" DISTRICT: 20% OR 15,000 S.F. (WHICHEVER IS GREATER) [88,901 S.F. X 0.20]
TOTAL BUILDING COVERAGE AREA (GSF): 17,780 S.F.
TOTAL BUILDING COVERAGE AREA (GSF): 5,894 S.F.



WALL CONSTRUCTION LEGEND	
<p>NEW 2x4 INTERIOR WALL CONSTRUCTION - 2x4 WOOD STUDS SPACED 16" O.C. MAXIMUM WITH 1/2 GYPSUM BOARD AT EXPOSED FACES</p>	<p>C.M.U. FOUNDATION WALLS, REINFORCED AND FULLY GROUTED - INSTALL EXTERIOR DAMPPROOFING AND PARGE EXPOSED SURFACES</p>
<p>NEW 2x4 INTERIOR WALL CONSTRUCTION WITH SOUND-BATT INSULATION - 2x4 WOOD STUDS SPACED 16" O.C. MAXIMUM WITH 1/2 GYPSUM BOARD AT EXPOSED FACES</p>	<p>C.M.U. FOUNDATION WALLS, REINFORCED AND FULLY GROUTED WITH FULL-DEPTH STONE VENER TO 8" MINIMUM BELOW ROUGH FINISH GRADE - INSTALL EXTERIOR DAMPPROOFING AND PARGE EXPOSED SURFACES - MINIMUM 1" AIR SPACE BETWEEN C.M.U. AND STONE VENER</p>
<p>NEW 2x6 INTERIOR WALL CONSTRUCTION - 2x6 WOOD STUDS SPACED 16" O.C. MAXIMUM WITH 1/2 GYPSUM BOARD AT EXPOSED FACES</p>	<p>CASIN-PLACE REINFORCED CONCRETE FOUNDATION WALL - INSTALL EXTERIOR DAMPPROOFING AND PARGE EXPOSED SURFACES - SEE STRUCTURAL DRAWINGS AND FOUNDATION PLAN FOR SPECIFIC DIMENSIONS, CONFIGURATIONS, AND REINFORCEMENT</p>
<p>NEW 2x6 EXTERIOR WALL CONSTRUCTION WITH SMOOTH FACE CEMENTITIOUS FIBERGLASS BONDING - 2x6 WOOD STUDS SPACED 16" O.C. MAXIMUM WITH 1/2 STRUCTURAL SHEATHING 15# BUILDING FELT OR PERMEABLE HOUSEWRAP AND FINISH MATERIAL AS INDICATED INSULATE WITH MINIMUM R-VALUE 10.21 OR TO BUILDING CODES, WHICHEVER IS HIGHER, INSTALL 1/2 GYPSUM BOARD TO EXPOSED INTERIOR SURFACES.</p>	

1 BASEMENT / FOUNDATION LAYOUT PLAN



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A NEW RESIDENCE FOR THE BRINGLE FAMILY
NASHVILLE, TENNESSEE 37220

BOARD OF ZONING APPEALS - TREE CANOPY VARIANCE APPEAL DOCUMENTS
- NOT FOR CONSTRUCTION -

NO.	REVISIONS

BASEMENT / FOUNDATION LAYOUT PLAN
ISSUE DATE: 17 OCTOBER 2022

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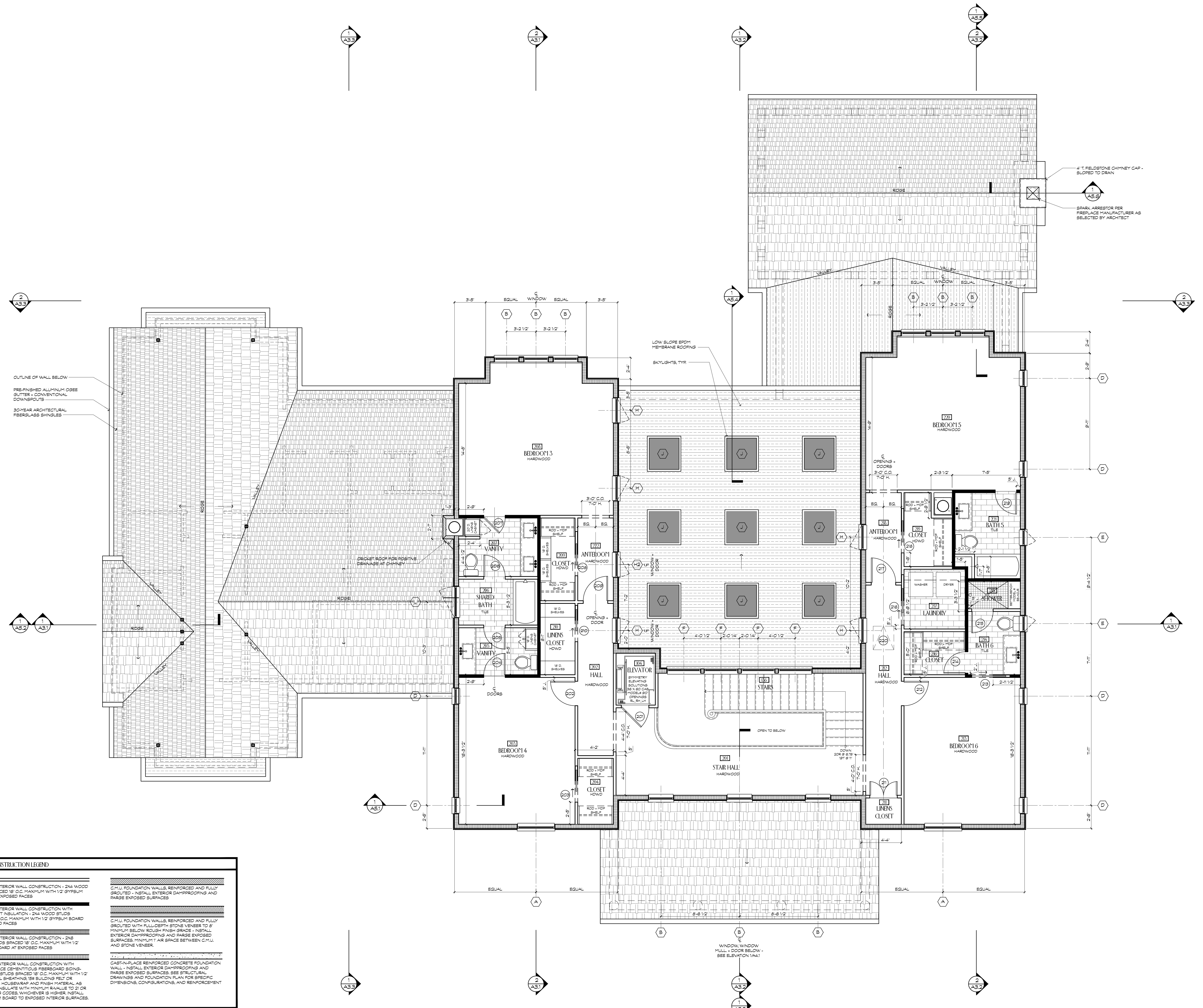
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- NOT FOR CONSTRUCTION -

NO.	REVISIONS

UPPER FLOOR PLAN

ISSUE DATE:
17 OCTOBER 2022

BZA-8



WALL CONSTRUCTION LEGEND	
<p>NEW 2x4 INTERIOR WALL CONSTRUCTION - 2x4 WOOD STUDS SPACED 16" O.C. MAXIMUM WITH 1/2" GYPSUM BOARD AT EXPOSED FACES</p>	<p>C.M.U. FOUNDATION WALLS, REINFORCED AND FULLY GROUTED - INSTALL EXTERIOR DAMPPROOFING AND PARGE EXPOSED SURFACES</p>
<p>NEW 2x4 INTERIOR WALL CONSTRUCTION WITH SOUND-BATT INSULATION - 2x4 WOOD STUDS SPACED 16" O.C. MAXIMUM WITH 1/2" GYPSUM BOARD AT EXPOSED FACES</p>	<p>C.M.U. FOUNDATION WALLS, REINFORCED AND FULLY GROUTED WITH FULL-DEPTH STONE VENEER TO 4" MINIMUM BELOW ROUGH FINISH GRADE - INSTALL EXTERIOR DAMPPROOFING AND PARGE EXPOSED SURFACES. MINIMUM 1" AIR SPACE BETWEEN C.M.U. AND STONE VENEER.</p>
<p>NEW 2x6 INTERIOR WALL CONSTRUCTION - 2x6 WOOD STUDS SPACED 16" O.C. MAXIMUM WITH 1/2" GYPSUM BOARD AT EXPOSED FACES</p>	<p>CASIN-PLACE REINFORCED CONCRETE FOUNDATION WALL - INSTALL EXTERIOR DAMPPROOFING AND PARGE EXPOSED SURFACES. SEE STRUCTURAL DRAWINGS AND FOUNDATION PLAN FOR SPECIFIC DIMENSIONS, CONSULTATIONS, AND REINFORCEMENT</p>
<p>NEW 2x6 EXTERIOR WALL CONSTRUCTION WITH SMOOTH FACE ORIENTED STRIP SHEATHING BOARD - 2x6 WOOD STUDS SPACED 16" O.C. MAXIMUM WITH 1/2" STRUCTURAL SHEATHING 1/8" BUILDING FELT OR PERMISSIBLE HOUSEWRAP AND FINISH MATERIAL AS INDICATED. INSULATE WITH MINIMUM R-VALUE TO 21 OR TO BUILDING CODES WHICHEVER IS HIGHER. INSTALL 1/2" GYPSUM BOARD TO EXPOSED INTERIOR SURFACES.</p>	<p> </p>

1 UPPER FLOOR PLAN



1 SOUTH (REAR) ELEVATION



2 EAST (SIDE) ELEVATION



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 NASHVILLE, TENNESSEE 37220

BOARD OF ZONING APPEALS - TREE CANOPY VARIANCE APPEAL DOCUMENTS
 - NOT FOR CONSTRUCTION -

REVISIONS

SOUTH (REAR) + EAST (SIDE) ELEVATIONS

ISSUE DATE:
 17 OCTOBER 2022

BZA-II