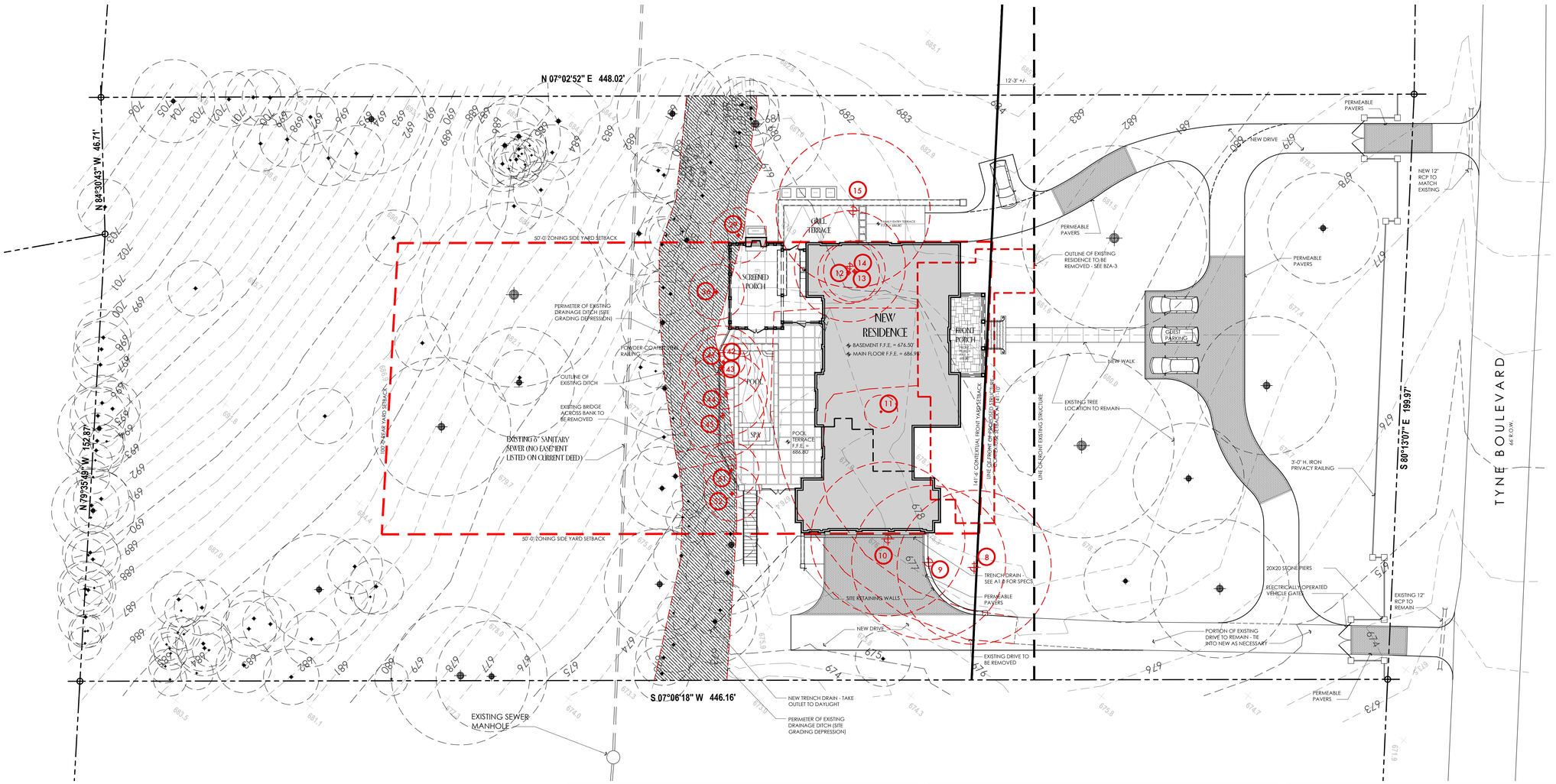

1 PROPOSED SITE PLAN

NORTH

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 26, 2019
ADDRESS: 1711 HAYES STREET, NASHVILLE, TN 37203
PHONE: (615)-490-3236

PROJECT PROPERTY INFORMATION + CONTACTS

OWNER:

BRINGLE, CAREY G., III + DELAINAH 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 MANOR

LOT AREA: 88,901 S. F. / 2.04 ACRES

ZONING: THE CITY OF OAK HILL - ZONE "F"

PROJECT CONTACTS:

ARCHITECT: VAN POND, JR., AIA
VAN POND ARCHITECT, PLLC.
2929 SIDCO DRIVE
SUITE 105
NASHVILLE, TENNESSEE 37204

PHONE: (615) 499-4387
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 "F" DISTRICT:	
20% OR 15,000 S.F., (WHICHEVER IS GREATER)(88,901 X 0.20 S.F.)	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 "F" DISTRICT:	
(60% OF LOT COVERAGE OR 16,000 S.F. (WHICHEVER IS GREATER)(16,000 S.F.)	16,000 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):	1,317 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.
PORTE COCHERE UNHEATED AREA (GSF):	253 S.F.
NEW GARAGE UNHEATED AREA (GSF):	1,264 S.F.
TOTAL UNHEATED AREA (GSF):	2,667 S.F.

BUILDING COVERAGE CALCULATIONS:

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

POST-DEVELOPMENT TREE INVENTORY TABULATION

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

POST-DEVELOPMENT TREE INVENTORY TABULATION	
CALIPER	QUANTITY
3	5
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	1
TOTAL	**142**

POST-DEVELOPMENT TREE REMOVAL SPECIES LEGEND	
TREE #	TREE SPECIES
1	BEECH
9	SUGAR MAPLE
10	SUGAR MAPLE
11	PLUM
12	MAGNOLIA
13	MAGNOLIA
14	MAGNOLIA
15	ASH
29	LINDEN
36	ELM
41	LINDEN
42	SUGAR MAPLE
43	SUGAR MAPLE
44	SUGARBERRY
45	SUGARBERRY
51	OAK
58	LINDEN
TOTAL	**16**

POST-DEVELOPMENT TREE REMOVAL TABULATION	
CALIPER	QUANTITY REMOVED
6	2
8	1
10	3
12	3
16	1
18	1
20	1
24	2
26	1
30	1
TOTAL	**16**

POST-DEVELOPMENT TREE INVENTORY DEMOLITION			
TREE #	TREE REMOVED	TREE CALIPER	INDIVIDUAL REMOVED TREE CANOPY AREA
9	1	24"	1,183 S.F.
10	2	26"	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"	1,848 S.F.
29	8	8"	131 S.F.
36	9	10"	205 S.F.
41	10	16"	526 S.F.
42	11	10"	205 S.F.
43	12	6"	74 S.F.
44	13	20"	821 S.F.
45	14	18"	665 S.F.
51	15	12"	296 S.F.
58	16	10"	205 S.F.
TOTAL	**16**	**244"**	**9,396 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 PREDEVELOPMENT 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 - 9,396): 33,087 S.F.	

VPA
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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

REVISIONS

PROPOSED SITE PLAN

ISSUE DATE:
17 OCTOBER 2022

BZA-4