

APPLICATION FOR HEARING  
BOARD OF ZONING APPEALS  
OAK HILL, TENNESSEE

Application Date: 11-22-2022

BZA Meeting Date: 12-20-2022

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: 712 Sills Ct Nashville 37220 Zone District: C

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):  
Request to Remove four trees. Two trees are between the road and residence.  
These trees are listed on the tree exhibit.

(THE FOLLOWING SECTION IS FOR RESIDENTIAL VARIANCE REQUESTS ONLY)

Lot Area: 45,061 s.f.  
Lot Coverage: 8,465 s.f. → which equals 19 % of Lot Area (noted above)  
(total existing & proposed impervious surfaces on lot - ie: roofs, concrete driveways/patios/walks/pool decks, etc.)  
Heat/Cooled Area: 5,313 s.f. → which equals 11 % of Lot Area  
Proposed Height: 36 feet / 2 stories  
Lot Depth/Width Ratio: \_\_\_\_\_ (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: \_\_\_\_\_ 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.

Clay Kunze White Pines Building Group  
Applicant Name

2317 Craze St Nashville 37211  
Applicant Address

615-513-0273  
Applicant Phone Number

Clay@whitepinesbuilding.com  
Applicant Email Address

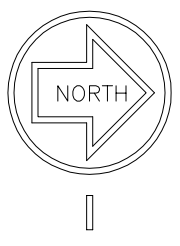
  
Applicant Signature

61.39'  
S85°47'27"E

Parcel 7.00  
Tax Map 146-03  
4

CREIGHTON MEADOWS ADDITION  
Plat Book 3300, Page 90,  
R.O.D.C., Tennessee

Scale : 1" = 40'



PLAT NORTH

Parcel 19.00  
Tax Map 146-06  
JUDSON BAPTIST CHURCH  
Instrument No. 20120409-0030235,  
R.O.D.C., Tennessee

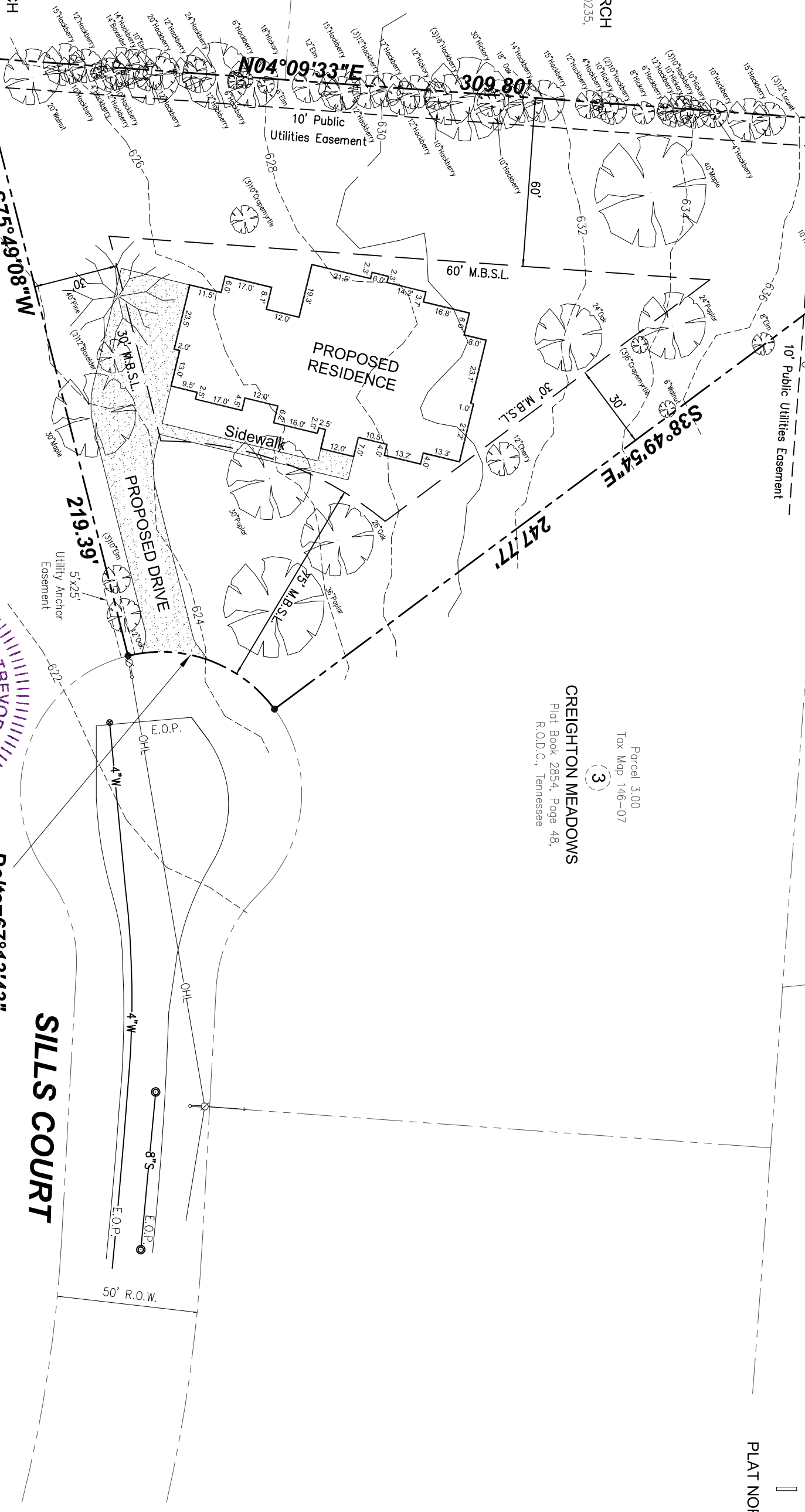
Parcel 20.00  
Tax Map 146-06  
JUDSON BAPTIST CHURCH  
Instrument No. 20120409-0030235,  
R.O.D.C., Tennessee

Parcel 3.00  
Tax Map 146-07  
3

CREIGHTON MEADOWS  
Plat Book 2854, Page 48,  
R.O.D.C., Tennessee

Parcel 5.00  
Tax Map 146-07  
5

CREIGHTON MEADOWS  
Plat Book 2854, Page 48,  
R.O.D.C., Tennessee



Delta=67°13'43"  
R=50.00'  
L=58.67'  
T=33.24'  
S20°02'33"E  
Chd.=55.36'

SILLS COURT



Prepared By:  
LAND SURVEYING, INC.

SITE PLAN  
712 SILLS COURT  
NASHVILLE, TENNESSEE  
Scale: 1"=40'

2603 Elm Hill Pike, Suite K - Nashville, TN, 37214  
Phone: 615-490-6920

# Impervious Areas

712 SILLS COURT  
NASHVILLE, TENNESSEE

Scale: 1"=50'

## PRE-DEVELOPMENT

### SITE DATA: PRE-DEVELOPMENT

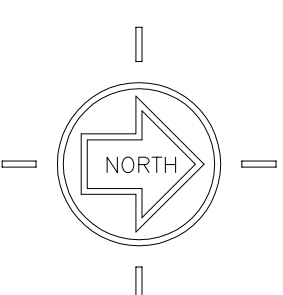
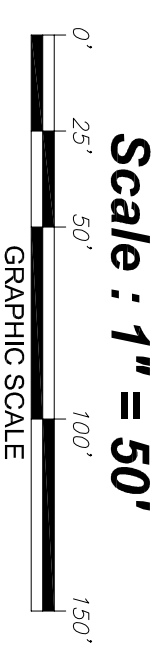
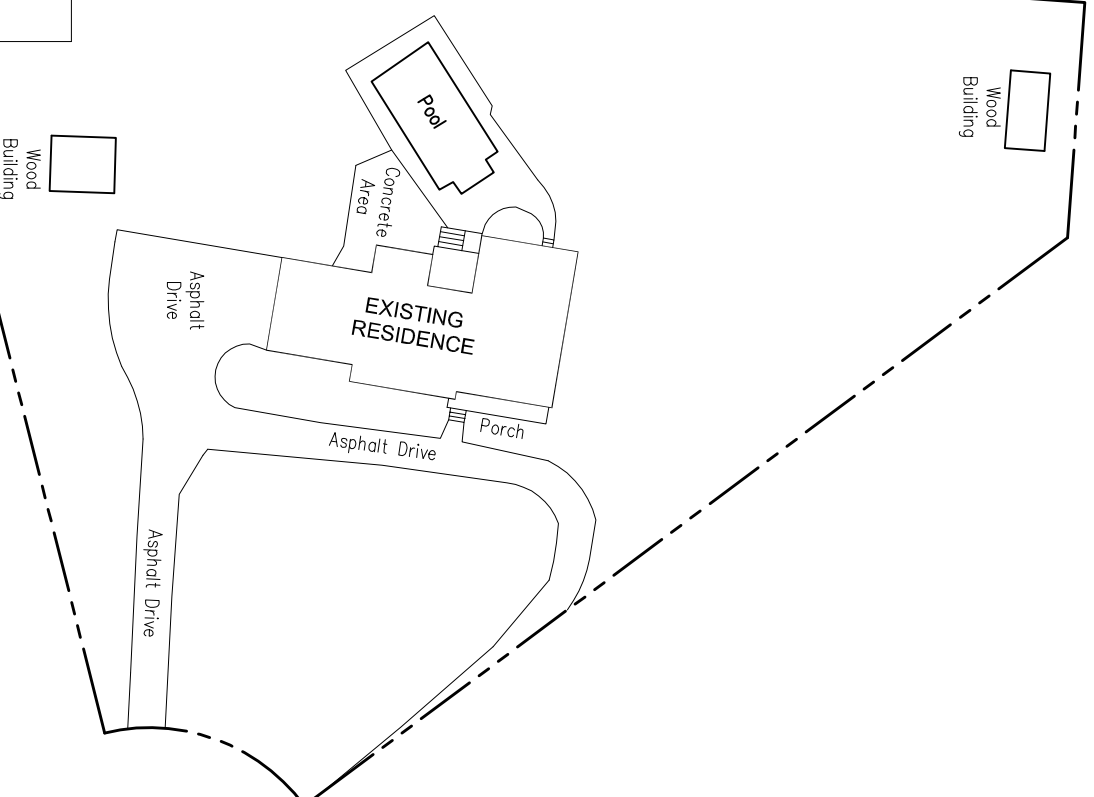
Total Site Area: 45,061 SF  
PRE-DEVELOPMENT IMPERVIOUS AREA: 9,298 SF  
Buildings: 3,205 SF  
Parking/Drives: 3,910 SF  
Walk/Misc. Pads: 2,183 SF

### SITE DATA: POST-DEVELOPMENT

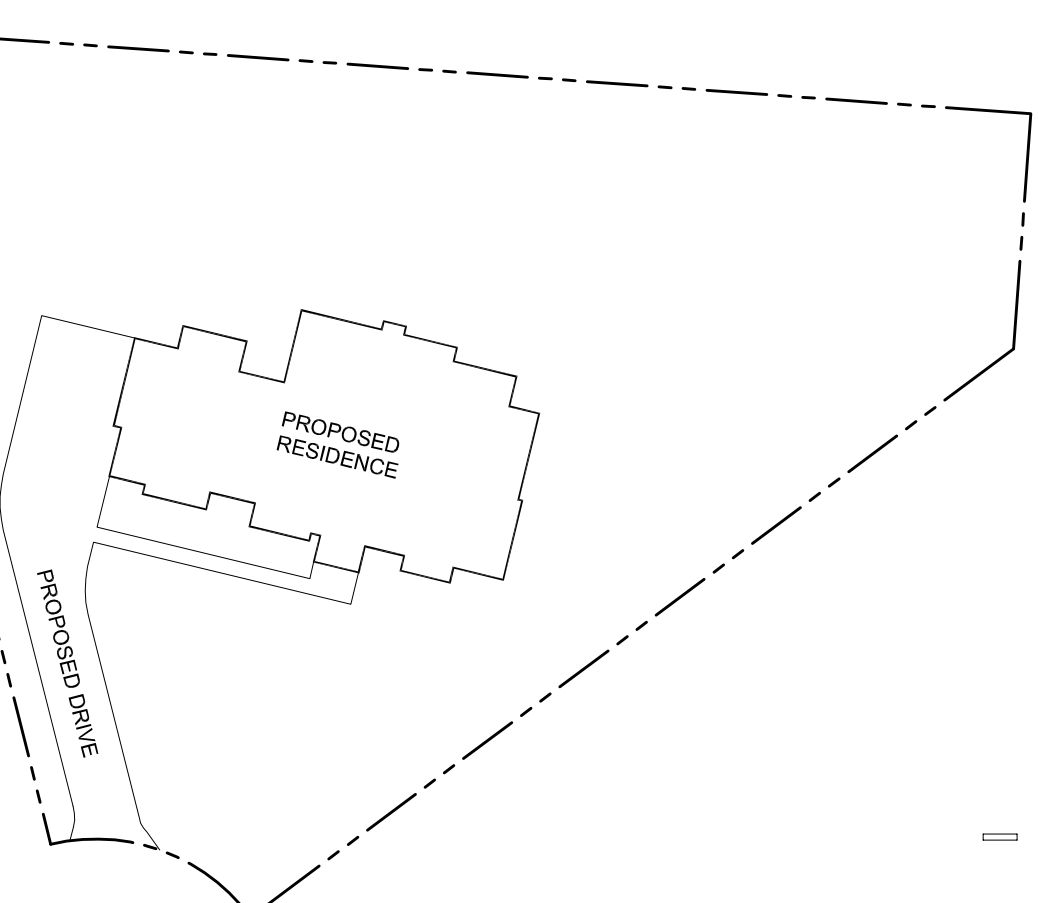
Total Site Area: 45,061 SF  
POST-DEVELOPMENT IMPERVIOUS AREA: 8,462 SF ( 19% )  
Buildings: 5,313 SF  
Parking/Drives: 2,818 SF  
Walk/Misc. Pads: 331 SF  
POST-IMPERVIOUS NET GAIN: -836 SF

### STORMWATER NET GAIN TREATMENT

Total Site Area: 45,061 SF  
POST-DEVELOPMENT STORMWATER TREATMENT: 8,462 SF  
TOTAL POST IMPERVIOUS NET GAIN < 800 SF. NO STORMWATER TREATMENT NECESSARY.



## POST-DEVELOPMENT

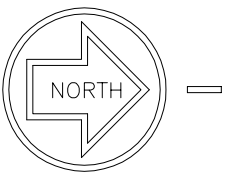


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LAND SURVEYING, INC.

2603 Elm Hill Pike, Suite K - Nashville, TN 37214  
Phone: 615-450-9920



PLAT NORTH

61.39'  
S85°47'27"E

CREIGHTON MEADOWS ADDITION  
Plot Book 3300, Page 90,  
R.O.D.C., Tennessee

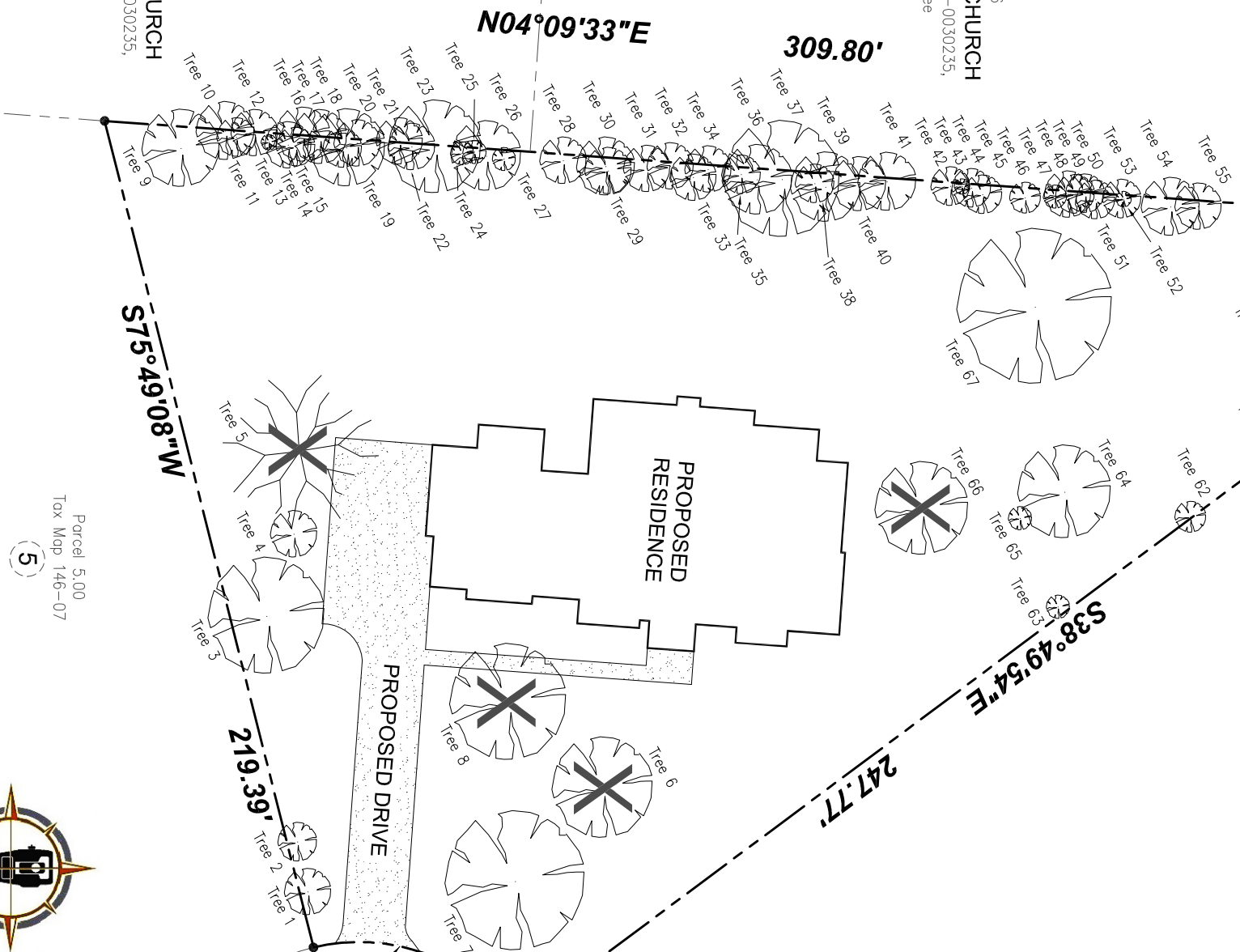
Parcel 7.00  
Tax Map 146-03  
(4)

# TREE EXHIBIT

712 SILLS COURT  
NASHVILLE, TENNESSEE  
Scale: 1"=40'

Parcel 19.00  
Tax Map 146-06  
JUDSON BAPTIST CHURCH  
Instrument No. 20120409-0030235,  
R.O.D.C., Tennessee

Parcel 20.00  
Tax Map 146-06  
JUDSON BAPTIST CHURCH  
Instrument No. 20120409-0030235,  
R.O.D.C., Tennessee



Parcel 5.00  
Tax Map 146-07  
(5)  
CREIGHTON MEADOWS  
Plot Book 2854, Page 48,  
R.O.D.C., Tennessee



2603 Elm Hill Pike, Suite K - Nashville, TN 37214  
Phone: 615-490-6920

Prepared By:

**JTA**

Delta=67°13'43"  
R=50.00'  
L=58.67'  
T=33.24'  
S20°02'33"E  
Chd.=55.36'

**SILLS COURT**

EXISTING TREE TABLE			
TREE ID	TYPE	SIZE	CANOPY SQUARE FOOTAGE
1	Oak	12"	446 Square Feet
2	(3) Elm	10"	504 Square Feet
3	Maple	30"	3,198 Square Feet
4	(2) Boxelder	12"	1,466 Square Feet
5	Fine	40"	2,718 Square Feet
6	Oak	26"	2,655 Square Feet
7	Poplar	36"	4,773 Square Feet
8	Poplar	30"	2,689 Square Feet
9	Walnut	20"	2,850 Square Feet
10	Hackberry	15"	3,517 Square Feet
11	Hackberry	10"	2,046 Square Feet
12	Hackberry	12"	2,039 Square Feet
13	Hackberry	4"	146 Square Feet
14	Hackberry	12"	1,198 Square Feet
15	Hackberry	10"	915 Square Feet
16	Boxelder	14"	1,190 Square Feet
17	Hackberry	14"	1,939 Square Feet
18	Elm	10"	756 Square Feet
19	Hackberry	12"	1,023 Square Feet
20	Hackberry	20"	2,340 Square Feet
21	Hackberry	12"	1,784 Square Feet
22	Hackberry	12"	1,925 Square Feet
23	Hackberry	24"	2,731 Square Feet

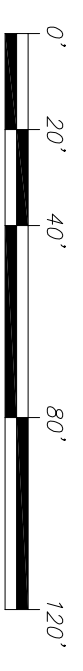
EXISTING TREE TABLE			
TREE ID	TYPE	SIZE	CANOPY SQUARE FOOTAGE
24	Hackberry	6"	262 Square Feet
25	Hackberry	6"	600 Square Feet
26	Hickory	18"	2,420 Square Feet
27	Elm	6"	55 Square Feet
28	Elm	12"	933 Square Feet
29	Hackberry	12"	959 Square Feet
30	Hackberry	15"	3,008 Square Feet
31	(3) Hackberry	12"	2,643 Square Feet
32	Hackberry	12"	2,266 Square Feet
33	Hackberry	12"	1,930 Square Feet
34	Hickory	12"	1,034 Square Feet
35	Hackberry	10"	1,324 Square Feet
36	(3) Hackberry	18"	2,398 Square Feet
37	Hickory	30"	1,286 Square Feet
38	Hackberry	10"	1,286 Square Feet
39	Oak	18"	894 Square Feet
40	Hackberry	14"	1,709 Square Feet
41	Hackberry	15"	527 Square Feet
42	Hackberry	12"	577 Square Feet
43	Hackberry	4"	577 Square Feet
44	Hickory	10"	658 Square Feet
45	(2) Hackberry	10"	1,853 Square Feet

EXISTING TREE TABLE			
TREE ID	TYPE	SIZE	CANOPY SQUARE FOOTAGE
46	Hickory	8"	446 Square Feet
47	Hackberry	6"	105 Square Feet
48	Hackberry	12"	564 Square Feet
49	Hickory	10"	565 Square Feet
50	(3) Hackberry	10"	2,405 Square Feet
51	Hickory	10"	762 Square Feet
52	Hackberry	4"	200 Square Feet
53	Hackberry	10"	285 Square Feet
54	Hackberry	15"	1,160 Square Feet
55	(3) Locust	12"	921 Square Feet
56	(3) Hackberry	12"	587 Square Feet
57	Hackberry	6"	196 Square Feet
58	(3) Hackberry	14"	305 Square Feet
59	Hackberry	10"	286 Square Feet
60	Hackberry	10"	372 Square Feet
61	Hackberry	12"	711 Square Feet
62	Elm	8"	312 Square Feet
63	Walnut	6"	358 Square Feet
64	Poplar	24"	1,398 Square Feet
65	(3) Crapemyrtle	6"	268 Square Feet
66	Oak	24"	1,754 Square Feet
67	Maple	40"	2,370 Square Feet

Total Existing Tree Canopy = 91,211 SF

TREES TO BE REMOVED			
TREE ID	TYPE	SIZE	CANOPY SQUARE FOOTAGE
5	Pine	40"	2,718 Square Feet
6	Oak	26"	2,655 Square Feet
8	Poplar	30"	2,689 Square Feet
66	Oak	24"	1,754 Square Feet

Total Tree Canopy Removed = 9,796 SF  
Total Tree Canopy Remaining = 81,415 SF



Scale : 1" = 40'

GRAPHIC SCALE