

**Permit #:** 85

**Permit Date:** 07/20/23

**Permit Type:** Board of Zoning Appeals

**Case Number:** BZA 23-49

**PC Meeting Date:**

**BZA Meeting Date:** j. 3rd Tuesday of October

**Assigned Meeting Date:** 10/17/2023

**Special Meeting Date:**

**Applicant Is:** Contractor

**Applicant Name:** Bradley Hickman

**Applicant Address:** PO Box 2207

**Applicant City, State, ZIP:** Brentwood TN 37024

**Applicant Phone Number:** 615-920-0036

**Applicant Email:** bhickman@mckenzieconstruction.com

**Description:** Construct new HVAC equipment pad that would encroach 6ft. into the 50 ft. setback.

**Project Cost:** 0

**Square Feet:** 0

**Lot Area:** 0

**Lot Coverage:** 0

**Heat/cooled area:** 0

**Proposed Height(ft.):** 0

**#of stories:** 0

**Lot Depth/Width Ratio:**

**Avg. front setback of adjacent homes:**

**Zoning District:** Zone A

**Radnor Lake Impact Zone:**

**Steep Slope:**

**Plat/Subdivison:**

**Status:** Open

**Assigned To:** Steve Mallory

**Property**

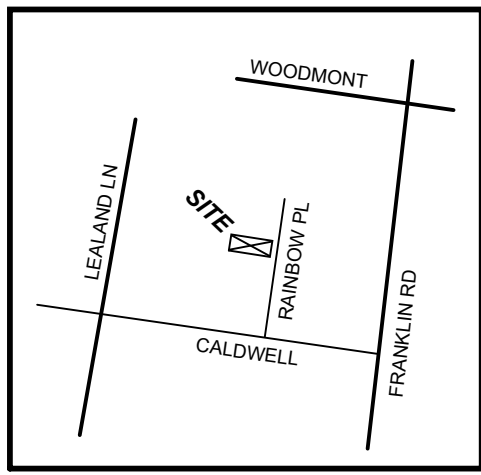
Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
11814007500	3615 RAINBOW PL	PT OF LOTS 29 AND 30 SEC C MARENGO PK WOODMONT BLVD	DAWKINS, SARAH B.		

**Fees**

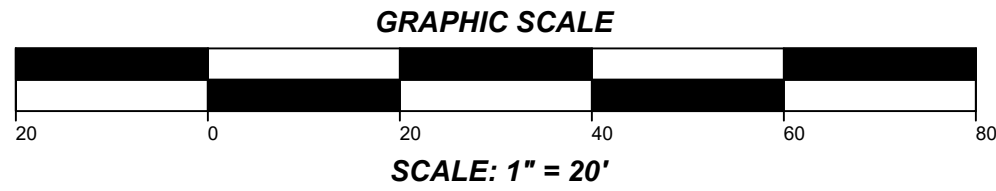
Fee	Description	Notes	Amount
Residential Presentation Fee			\$250.00
<b>Total</b>			<b>\$250.00</b>

**Payments**

Date	Paid By	Description	Payment Type	Accepted By	Amount
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VICINITY MAP

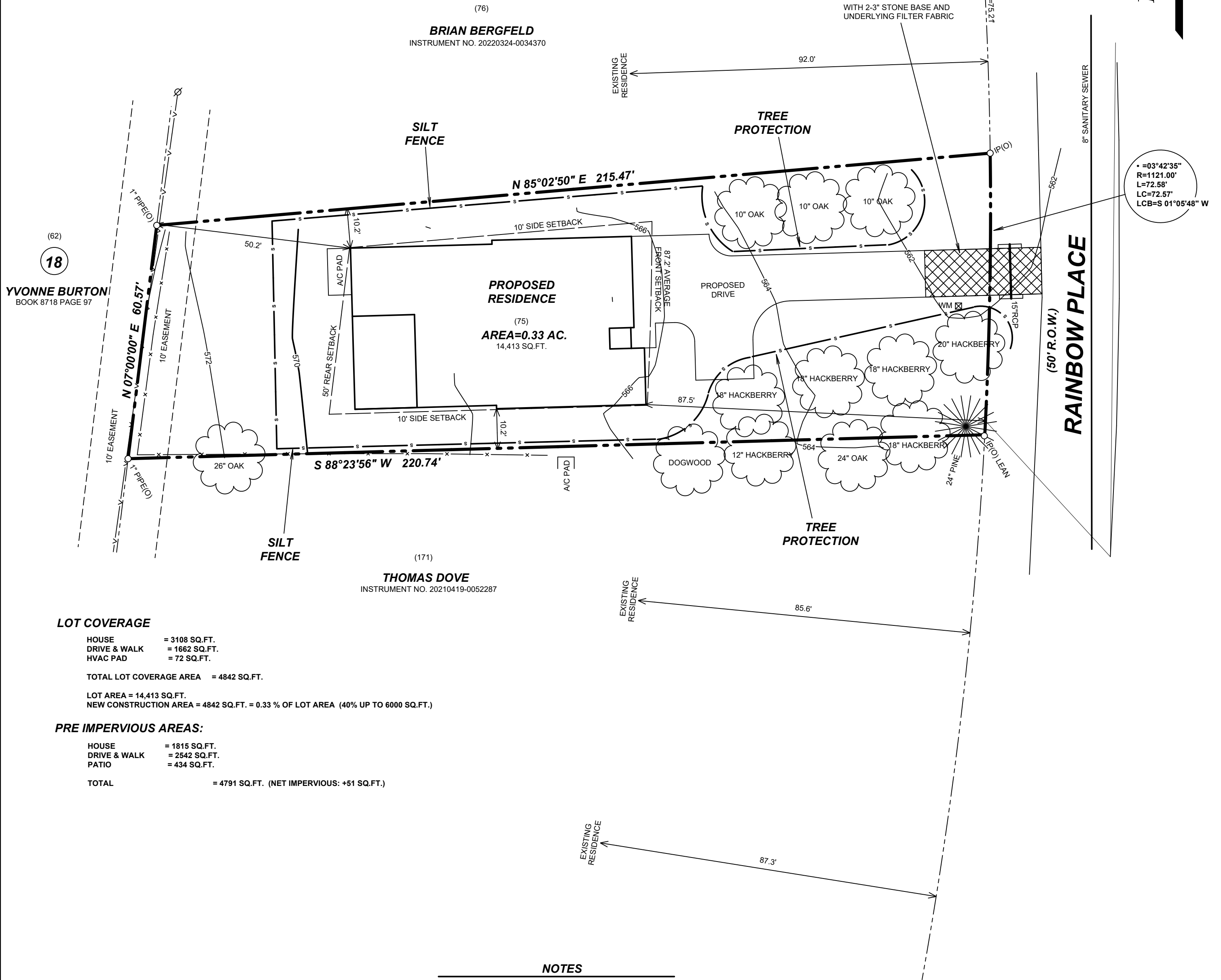


LEGEND

BOUNDARY LINE	---
IRON PIN NEW	⊙ IP(N)
IRON PIN OLD	⊙ IP(O)
MONUMENT OLD	□ MON(O)
EASEMENT LINE	- - - - -
POWER POLE	⊖

NORTH  
SEE NOTE NO. 1

• = 03°42'35"  
R = 1121.00'  
L = 72.58'  
LCB = S 01°05'48" W



LOT COVERAGE

HOUSE	= 3108 SQ.FT.
DRIVE & WALK	= 1662 SQ.FT.
HVAC PAD	= 72 SQ.FT.
<b>TOTAL LOT COVERAGE AREA</b>	<b>= 4842 SQ.FT.</b>

LOT AREA = 14,413 SQ.FT.  
NEW CONSTRUCTION AREA = 4842 SQ.FT. = 0.33 % OF LOT AREA (40% UP TO 6000 SQ.FT.)

PRE IMPERVIOUS AREAS:

HOUSE	= 1815 SQ.FT.
DRIVE & WALK	= 2542 SQ.FT.
PATIO	= 434 SQ.FT.
<b>TOTAL</b>	<b>= 4791 SQ.FT. (NET IMPERVIOUS: +51 SQ.FT.)</b>

NOTES

- BEARINGS BASED ON THE PLAT OF RECORD OF MARENGO PARK SUBDIVISION, SECTION "C", AS RECORDED IN PLAT BOOK 1130 PAGE 21 R.O.D.C.TN.
- PARCEL NUMBERS SHOWN THUS (00) PERTAIN TO DAVIDSON COUNTY TAX MAP NO. 118-14.
- I HEREBY CERTIFY THAT THIS IS A CATEGORY "1" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1:10,000 AS SHOWN HEREON AND WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- PROPERTY REFERENCE: 8GCO, INSTRUMENT NO. 20220602-0063821
- ZONING: RESIDENTIAL "A"

OWNER / DEVELOPER MUST VERIFY AND HAVE APPROVAL OF NEIGHBORHOOD ZONING DISTRICTS OR OVERLAY REQUIREMENTS, HEIGHT AND BUILDING SETBACK RESTRICTIONS, STORMWATER DEPARTMENT REGULATIONS AND OTHER LOT OR BUILDING REQUIREMENTS WITH CITY OF OAK HILL COUNTY ZONING / CODES DEPARTMENTS OR APPROPRIATE METRO DEPARTMENT PRIOR TO ANY DESIGN, SURVEY STAKING OR CONSTRUCTION OF ANY NEW STRUCTURES.

STORMWATER CALCULATIONS BASED ON METRO STORMWATER REQUIREMENTS FOR IMPERVIOUS AREAS AND WERE TAKEN FROM PRECONSTRUCTION CONDITIONS AND PROPOSED BUILDINGS PLANS. THE SURVEYOR IS NOT RESPONSIBLE FOR THE APPROVAL, DESIGN, INSTALLATION OR MAINTAINENCE OF THESE STORMWATER FACILITIES.

**SITE PLAN**  
**MAP 118-14 PARCEL 75.00**

PORTION OF LOTS 29 & 30  
MARENGO PARK, SECTION "C"  
FOR  
**BRYAN CHURCH**

PROPERTY ADDRESS:  
3615 RAINBOW PLACE  
NASHVILLE, TN. 37204  
25TH COUNCIL DISTRICT  
NASHVILLE, DAVIDSON COUNTY  
CITY OF OAK HILL  
TENNESSEE

DATE: NOV. 11, 2022  
JUNE 29, 2023 ADD A/C PAD JOB NO. 22-031



JASON F. SMITH TN. RLS NO. 1961  
**SMITH LAND SURVEYING, LLC**  
7845 LAMPLEY ROAD PRIMM SPRINGS, TN. 38476  
TEL: (615) 568-3500  
SMITHLANDSURVEYINGLLC@GMAIL.COM



**STORMWATER Checklist - Metropolitan Government of Davidson County, Nashville  
Residential Infill Lot Developments**



**A. PROJECT DATA**

SWSF:

Applicant Name:			Property Address: <b>3615 RAINBOW PLACE</b>		
Address:			Lot Area: <b>4,413</b>	Parcel(s): <b>118-14 75.00</b>	
City:	State:	Zip:	PRE Impervious Area: <b>4791</b>	POST Impervious Area: <b>4892</b>	NET Impervious Area: <b>751</b>
Phone No.:	Email:		Tier of Development: <input type="checkbox"/> Tier 1: 0-2,500 sf <input type="checkbox"/> Tier 2: 2,500-8,000 sf <input type="checkbox"/> Tier 3: 8,000-15,000 sf <small>FILL/CHECK Appropriate Tier based on NET Impervious Area</small>		
Building Permit(s):			<small>If total POST Impervious Area less than 30% of Lot Area - Exempt (Only for Tier 1)          * Professional Engineer's stamp required for Tier 3, 10-year peak flow calculations must be submitted for review and approval</small>		

**B. GREEN INFRASTRUCTURE CONTROLS & PRACTICES**

*FILL/CHECK appropriate Green Infrastructure.*

**Refer to Residential Infill Ordinance**

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Cisterns              | <input type="checkbox"/> Permeable Pavers        | <input type="checkbox"/> Tree Credit (for qualifying trees) _____  |
| <input type="checkbox"/> Dry Well              | <input type="checkbox"/> Rain Gardens            | <input type="checkbox"/> Alternative Method (for Tier 2 & Tier 3, Professional Engineers stamp required) _____ |
| <input type="checkbox"/> Modified French Drain | <input type="checkbox"/> Vegetated Filter Strips |  |

**C. SITE PLAN** *Attach a copy of the site plan depicting specifications below. FILL/CHECK items included with plan.*

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Impervious area (existing & proposed)        | <input checked="" type="checkbox"/> Lot/building layout with dimensions | <input checked="" type="checkbox"/> Erosion & sediment control measures<br><small>(Silt fence, weighted sediment tubes, construction entrance)</small> |
| <input checked="" type="checkbox"/> Culvert/Drainage pipe(s) proposed in ROW     | <input checked="" type="checkbox"/> Contours (existing & proposed)      | <input type="checkbox"/> Buffers (stream, floodway) zones  |
| <input type="checkbox"/> Structure, finish floor elevation                       | <input checked="" type="checkbox"/> Plan to Scale (scale on drawing)    | <input type="checkbox"/> 100-yr floodplain boundary  |
| <input checked="" type="checkbox"/> Plan stamped by a licensed surveyor/engineer | <input checked="" type="checkbox"/> Easements on property               | <input type="checkbox"/> Location of green infrastructure  |

**D. AGREEMENT (by applicant)**

- Culvert/drainage pipe proposed in Metro right-of-way (ROW). The minimum diameter is 15 inches and must be constructed of reinforced concrete (RCP) and anchored with headwalls. Diameter: **15"** Length: **12'**
- The increase in impervious area (IA) will be less than 15,000 square feet and meet grading permit exemption criteria.
- Erosion and sediment control measures will be *installed prior* to any site disturbance and *maintained* during the entire construction phase to prevent sediment from leaving the site.
- All disturbed areas on the site will be stabilized with vegetation before requesting a final inspection.
- No post-development drainage issues will result from completion of this project on adjacent property owners, the Metro drainage easement, or Metro public right of way. Any damage to existing drainage structures from construction activities will be replaced by comparable materials at the builder's expense.

*I certify that I have reviewed this document and understand the stormwater requirements herein. I understand that these requirements will be inspected and enforced by the Metro Water Services, Stormwater Office and failure to comply may result in the issuance of a Stop Work Order, monetary penalties, or Environmental Court Injunctions.*

Print Name:	Signature:	Date:
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If you have questions related to infill development, contact Kimberly Hayes: [kimberly.hayes@nashville.gov](mailto:kimberly.hayes@nashville.gov) or phone (615)862-4276.

Activity	Date	Inspector
EPSC Inspection		
Routine Inspection		
Final Inspection		