

Permit #: 99

Permit Date: 09/20/23

Permit Type: Board of Zoning Appeals

Case Number: BZA 23-56

PC Meeting Date:

BZA Meeting Date: j. 3rd Tuesday of October

Assigned Meeting Date: 10/17/2023

Special Meeting Date:

Applicant Is: Architect

Applicant Name: Jason Gabbard

Applicant Address: 231 Public Square Ste.300

Applicant City, State, ZIP: Franklin TN 37064

Applicant Phone Number: 615-594-8153

Applicant Email: jason@jgla.design

Description: Proposed removal of 8 trees having a Diameter at Breast Height (DBH)of 8in. or greater, for the purpose of new house construction.

Project Cost: 0

Square Feet: 0

Lot Area: 54962

Lot Coverage: 15426

Heat/cooled area: 0

Proposed Height(ft.): 0

#of stories: 0

Lot Depth/Width Ratio: 218

Avg. front setback of adjacent homes: 76.3

Zoning District: Zone C

Radnor Lake Impact Zone:

Steep Slope:

Plat/Subdivison:

Status: Open

Assigned To: Steve Mallory

Property

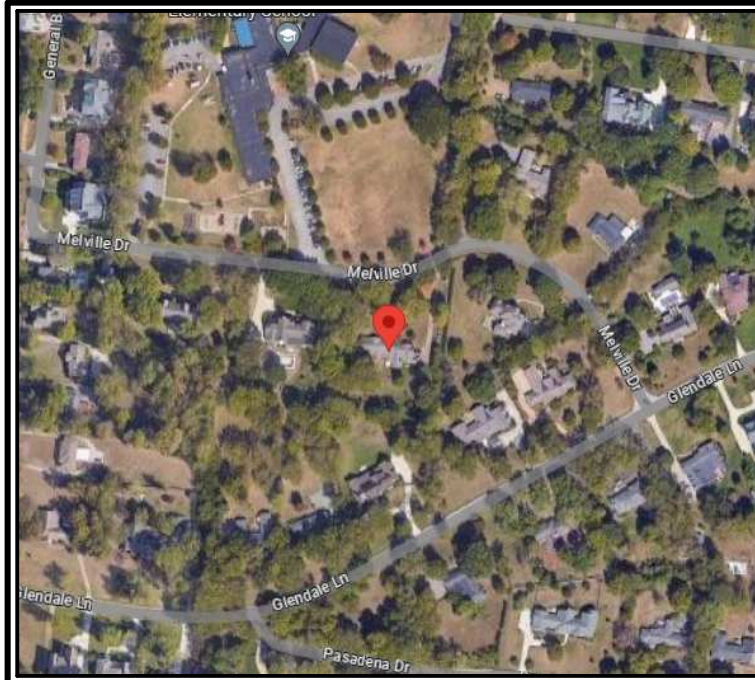
Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
13205014600	805 MELVILLE DR	P/O CLOSED STREET	GRAU, DOUGLAS E. & PAMELA LEE		

Fees

Fee	Description	Notes	Amount
Residential Presentation Fee			\$250.00
Total			\$250.00

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
09/20/2023	Jason Gabbard		CK#1078	Steve Mallory	\$250.00



VICINITY MAP
N.T.S.

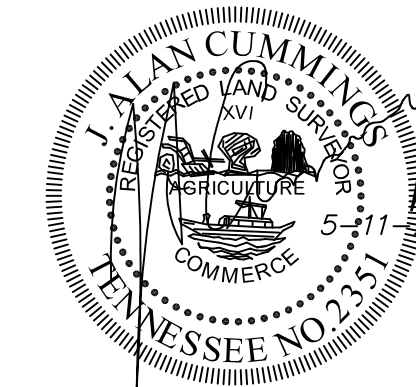
T.C.: 616.1'
E.I.: IN: 610.1'
E.I.: OUT: 610.0'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	347.24'	235.68'	231.18'	N 80°18'05" E	38°53'15"

SURVEYOR'S CERTIFICATE

To: DOUGLAS & PAMELA GRAU

THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF A CATEGORY I SURVEY AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10000.



WARNING
THIS SURVEY WAS PREPARED FOR THE BENEFIT OF THE PARTY OR PARTIES NAMED HEREON AND IS INTENDED FOR THEIR SOLE USE. OTHER PARTIES ARE ADVISED NOT TO RELY UPON THIS USE OF THIS DRAWING BY PARTIES OTHER THAN THOSE LISTED HEREON IS UNAUTHORIZED AND CONSTITUTES A VIOLATION OF FEDERAL COPYRIGHT LAWS.

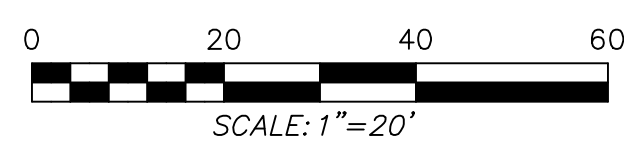
UTILITY NOTE:
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-815-355-1987 OR 1-800-351-1111.

(145)
BRYAN T & ELIZABETH A MARTIN
PLAT BOOK 2083, PAGE 48
INSTRUMENT No.: 201804030031054
R.O.D.C.

Tree Table

Botanic Name	Point #
36" MAGNOLIA TREE	218
24" MAGNOLIA TREE	219
24" MAGNOLIA TREE	220
18" BLACK TUPELO TREE	221
12" MAPLE TREE	222
20" HACKBERRY	223
24" HACKBERRY	224
8" DOGWOOD TREE	225
18" MAPLE TREE	226
20" HACKBERRY	227
20" HACKBERRY	228
18" GINCO TREE	229
36" HICKORY	230
24" HACKBERRY	231
8" MAPLE	232
18" HICKORY TREE	233
30" HACKBERRY	234
8" MAPLE	266
10" MAGNOLIA TREE	267
36" HACKBERRY	325
48" HACKBERRY TREE	326
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12" MAPLE TREE	380
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18" TULIP TREE	417
18" TULIP TREE	418
12" PINE TREE	434
12" PINE TREE	435
12" PINE TREE	436
12" PINE TREE	437
12" PINE TREE	439

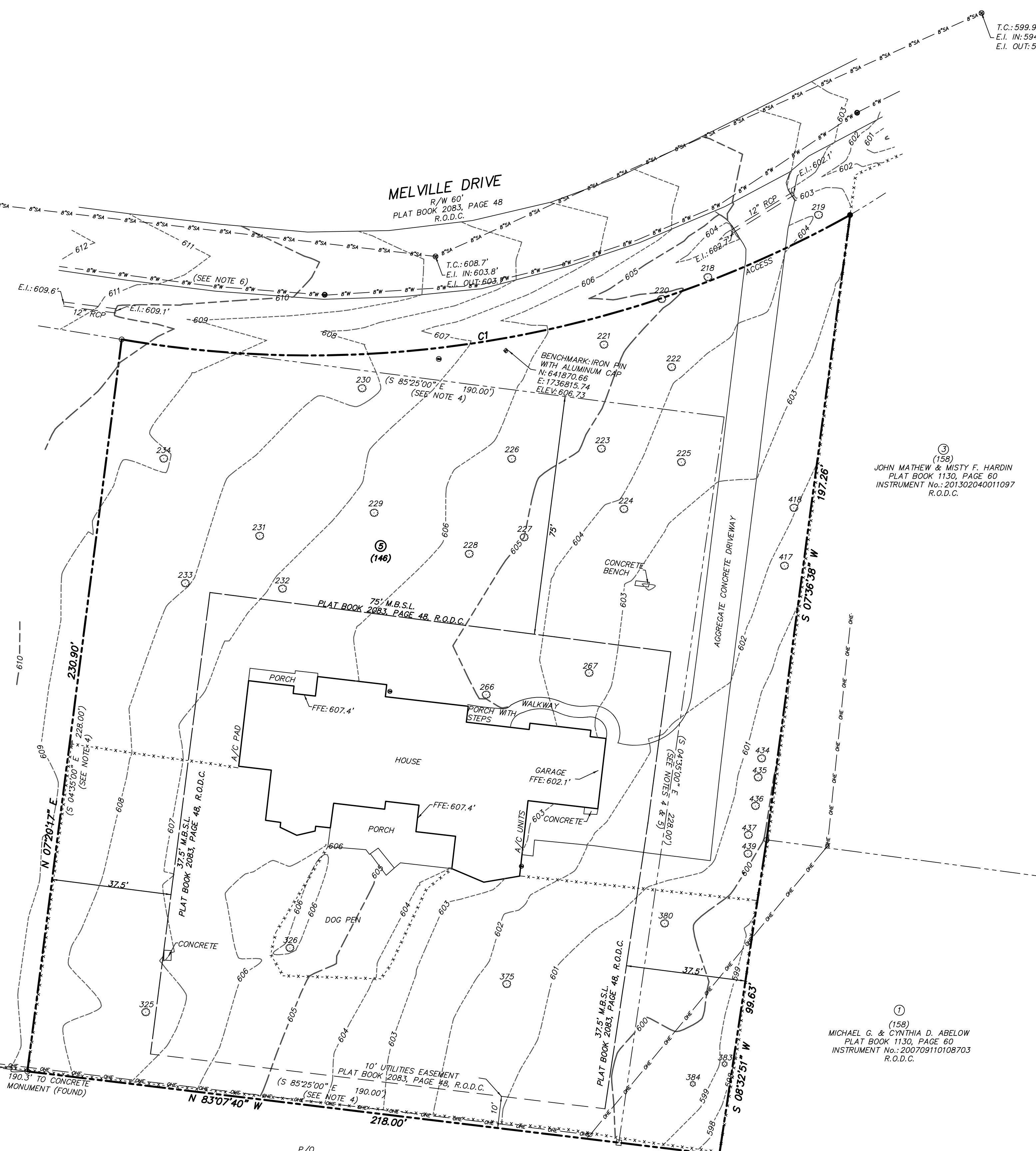
NOTES:
1. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
2. FOR BOUNDARY ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON/BETWEEN THE DATE(S) OF 5/11/2023 UTILIZING A TOPCON DUAL FREQUENCY RECEIVER. THE BEARINGS SHOWN WERE DERIVED USING THE TDOT GNSS REFERENCE NETWORK AND REFERENCED TO NAD 83 (2011), TENNESSEE ZONE 4100.
3. FOR TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON/BETWEEN THE DATES OF 5/11/2023 UTILIZING A TOPCON DUAL FREQUENCY RECEIVER AND THE TDOT GNSS REFERENCE NETWORK. VERTICAL DATUM IS NAVD 88, GEOID G2012AU7.
CONTOUR INTERVAL: ONE FOOT.
4. BEARINGS & DISTANCES SHOWN THUS (), INDICATE RECORD CALLS RECORDED IN PLAT BOOK 2083, PAGE 48, R.O.D.C.
5. FORMERLY THOMPSON AVENUE (60' RIGHT-OF-WAY), ABANDONED BY CITY OF OAK HILL, ORDINANCE No. 77, ADOPTED AUGUST 24, 1967, OF RECORD IN DEED BOOK 4638, PAGE 714, R.O.D.C.
6. WATERLINE LOCATION & SIZES WERE TAKEN FROM A MAP PROVIDED BY METRO WATER SERVICES. NOT FIELD VERIFIED.



(147)
ANDREW HIGNEY & ELIZABETH A. WARD
PLAT BOOK 2083, PAGE 11
INSTRUMENT No.: 202112080162477
R.O.D.C.

LEGEND

(S) SAN MANHOLE	LR (N) IRON ROD	—O— OVERHEAD ELECTRIC	□ CONCRETE MONUMENT (OLD)
(D) PARCEL NUMBER	LR (N) IRON ROD	—SA— SEWER LINE	⊙ POWER POLE
(L) LOT NUMBER	—NEW— PROPERTY LINE	—ST— STORM LINE	—W— WATER LINE
(M) WATER METER	⊙ WATER VALVE	—X—X— FENCE LINE	⊙ ELECTRIC METER
	⊙ GAS METER		



(156)
JOHN MATHEW & MISTY F. HARDIN
PLAT BOOK 1130, PAGE 60
INSTRUMENT No.: 201302040011097
R.O.D.C.

FOR:
DOUGLAS & PAMELA GRAU
805 MELVILLE DRIVE
NASHVILLE, TENNESSEE 37204

PROPERTY MAP REFERENCE
SUBJECT SITE MAY BE IDENTIFIED AS ALL OF PARCEL 146 ON DAVIDSON COUNTY TAX MAP 132.

PLAT REFERENCE
BEING LOT 5 ON PLAT ENTITLED GLENDALE PARK—SECTION FOUR OF RECORD IN PLAT BOOK 2083, PAGE 48, R.O.D.C.

DEED REFERENCE
TO: DOUGLAS E. GRAU & WIFE, PAMELA LEE GRAU FROM: KIRBY O. FOSTER & WIFE, VERA C. FOSTER RECORD: DEED BOOK 9816, PAGE 791, R.O.D.C.

AREA: 54,962 SQUARE FEET±
OR 1.26 ACRES±

GENERAL PROPERTY & TOPOGRAPHIC SURVEY GRAU PROPERTY
805 MELVILLE DRIVE,
25TH CIVIL DISTRICT,
CITY OF NASHVILLE
DAVIDSON COUNTY, TENNESSEE

DATE: 5-11-2023 CCPC JOB NO. 23-051





#266 JAPANESE MAPLE



#267 SOUTHERN MAGNOLIA



#227 HACKBERRY & #228 HACKBERRY



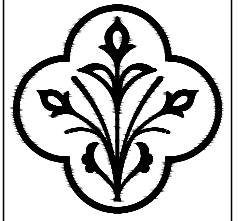
#225 DOGWOOD



#326 HACKBERRY (STORM DAMAGED)



#326 HACKBERRY (STORM DAMAGED)



Jason Gabbard
landscape architect
231 PUBLIC SQ.
SUITE 300
FRANKLIN, TN 37064

FOR BZA REVIEW ONLY
NOT FOR CONSTRUCTION

9th Ave Trust
805 Melville
Oak Hill, Tennessee

DATE SEPTEMBER 12, 2023

SCALE NOT TO SCALE

DRAWN BY J.G.

SHEET NAME

SHEET NUMBER

TREE
IMAGES



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Oak Hill, Tennessee

DATE	SEPTEMBER 12, 2023
SCALE	1"=30'-0"
DRAWN BY	J.G.
SHEET NAME	TREE REMOVAL
SHEET NUMBER	1.0

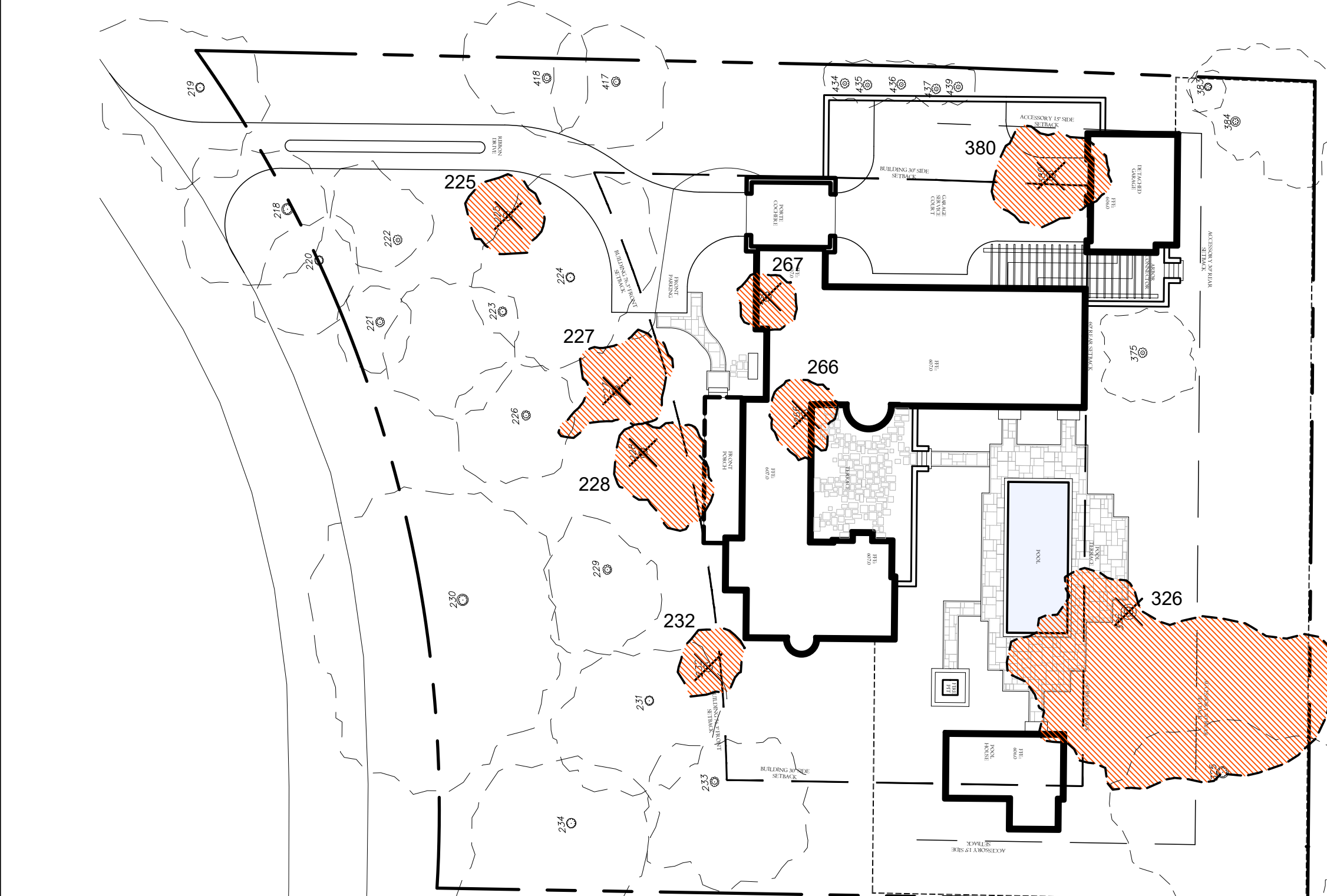
TREE COVERAGE

EXISTING	
21522 sqft	EXISTING CANOPY COVERAGE
39%	PERCENT % OF LOT W/TREE COVERAGE
66%	MIN. PERCENT % OF CANOPY TO RETAIN
PROPOSED REMOVAL	
5796 sqft	PROPOSED REMOVAL OF TREE COVERAGE
26.9%	PERCENT % OF PROPOSED TREE REMOVAL
73.1%	PERCENT % OF CANOPY PROPOSED TO RETAIN

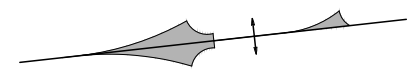
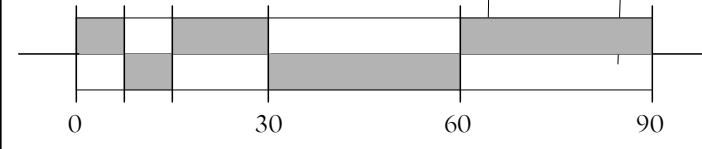
Tree Table

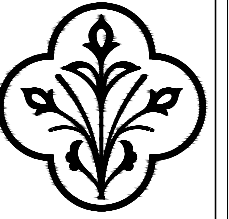
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TREE TABLE FROM SURVEYOR 5/11/2023



SCALE 1" = 30'-0"





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DATE SEPTEMBER 12, 2023

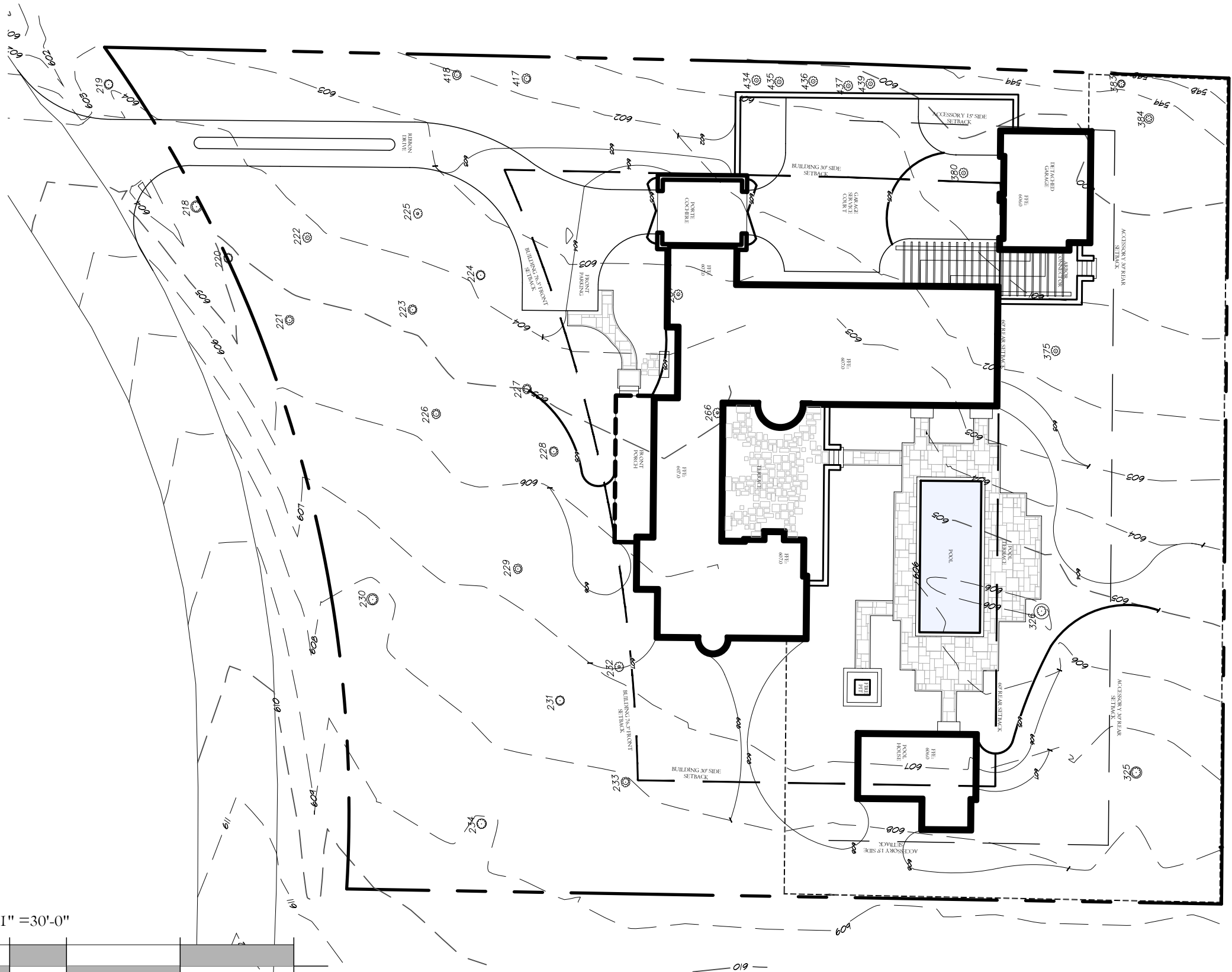
SCALE 1"=30'-0"

DRAWN BY J.G.

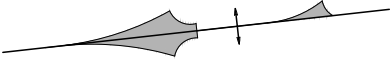
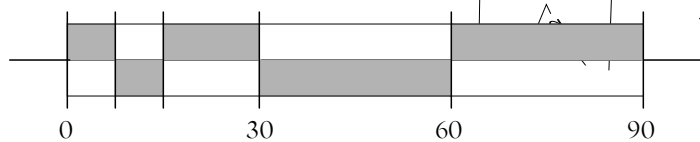
SHEET NAME GRADING PLAN

SHEET NUMBER

2.0



SCALE 1" = 30'-0"



MAXIMUM LOT COVERAGE

EXISTING

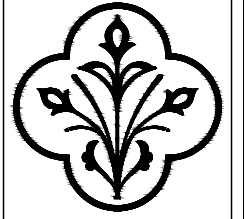
3938 sqft	DRIVEWAYS/WALKS
674 sqft	PATIOS/UNCOVERED PORCHES/DECKS
0 sqft	POOL/SPA/POOL DECKS
0 sqft	RET WALLS/ MISC HARDSCAPE/ EQUIP PADS/ OTHER
4197 sqft	ROOFED AREA OF ALL BUILDINGS

TOTAL EXISTING: 8809 sqft

PROPOSED

4686 sqft	DRIVEWAYS/WALKS
481 sqft	PATIOS/UNCOVERED PORCHES/DECKS
2191 sqft	POOL/SPA/POOL DECKS
960 sqft	RET WALLS/ MISC HARDSCAPE/ EQUIP PADS/ OTHER
7108 sqft	ROOFED AREA OF ALL BUILDINGS

LOT SIZE:	54,962 sqft
MAX LOT COV. ALLOWED:	16488 sqft (30%)
TOTAL PROPOSED:	15426 sqft
NET ADDITIONAL:	6617 sqft
TOTAL PROPOSED AS % OF LOT:	28%



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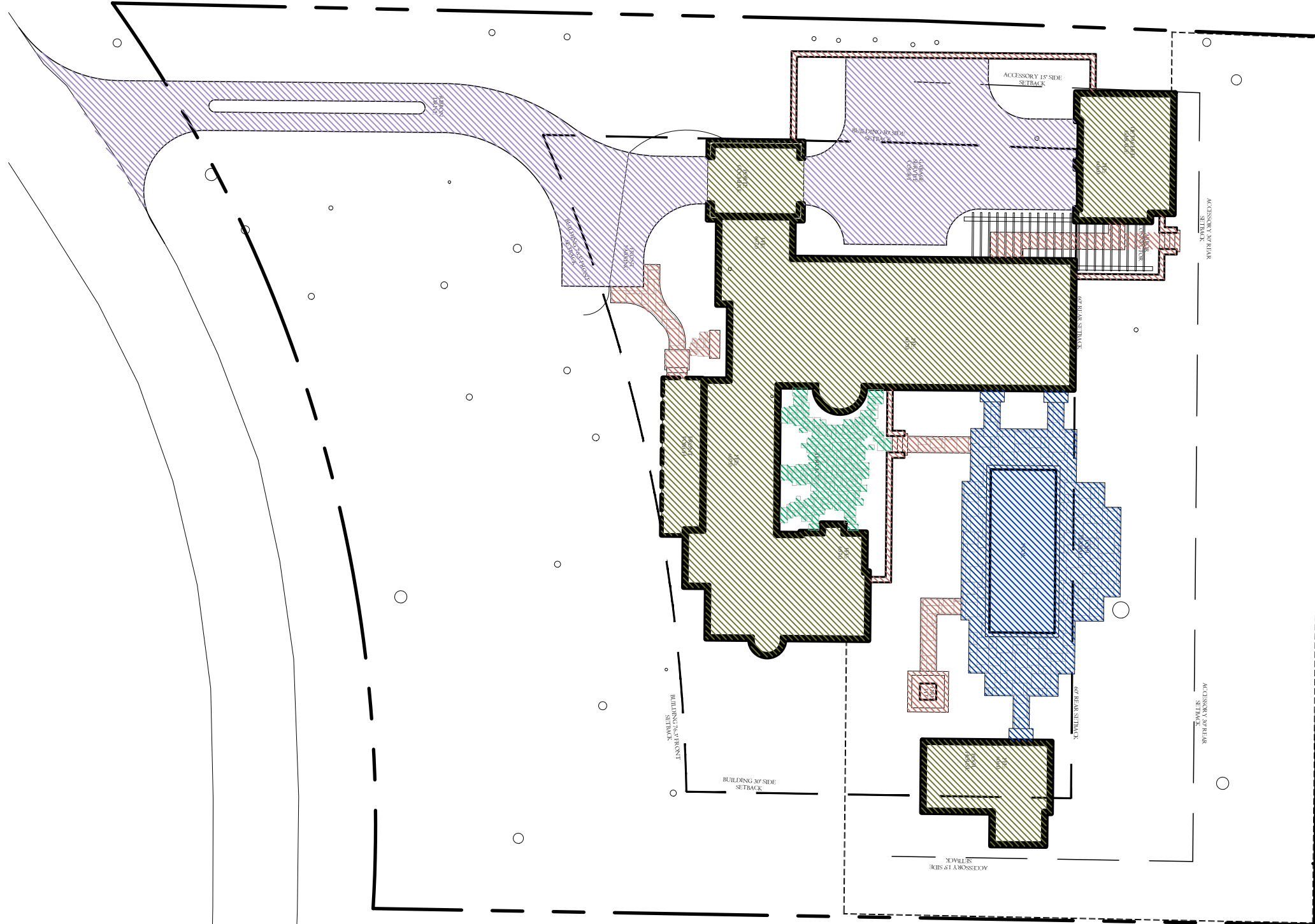
SCALE: 1"=30'-0"

DRAWN BY: J.G.

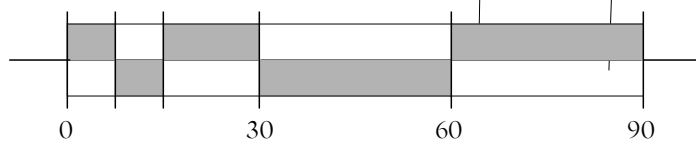
SHEET NAME: LOT COVERAGE

SHEET NUMBER:

3.0



SCALE 1" = 30'-0"





JASON GABBARD
LANDSCAPE ARCHITECT

September 19, 2023

**City of Oak Hill
Board of Zoning Appeals**

Variance Request--Tree Removal--805 Melville Drive

To the City of Oak Hill Staff and Members of the BZA .

Please receive this letter as a request on behalf of my client at the subject property 805 Melville Drive to remove (8qty) existing trees of 8" caliper or greater.

My client would like to build a new home In place of the existing residential structure. This upcoming project will be permitted In accordance with the city regulations and as such, will require the permitted removal of several existing trees. The trees being reviewed each have been selected based on their current location and current condition with the help of Bartlett Tree Experts--Nashville. They were chosen based on the shape of the building envelope, required drainage being proposed, and current condition after storm damage earlier this year.

The submitted documents Illustrate how the proposed new home, with reasonable grading and hardscape, requires the removal of these trees to allow for construction within the building setback/envelope. The removal of these trees Is also desired to provide more light and less competition from more desirable trees to be protected.

Lastly, the existing topography requires subtle adjustment for the new home and landscape to allow for adequate drainage and to mitigate several areas that are current water-traps and not allowing suitable drainage to move around the home. In order to create the preferred drainage conditions, the highlighted trees will be Impacted.

My clients would like to express that they love the trees on this lot and look forward to caring for the remaining trees to be protected as well as planting new replacement trees pending the commencement of the new home.

With warm regards,

Jason Gabbard
Landscape Architect

