

Permit #: 97**Permit Date:** 09/19/23**Permit Type:** Board of Zoning Appeals**Case Number:** BZA 23-54**PC Meeting Date:****BZA Meeting Date:** k. 3rd Tuesday of November**Assigned Meeting Date:** 11/21/2023**Special Meeting Date:****Applicant Is:** Owner**Applicant Name:** Adam Sizemore**Applicant Address:** 829 Melpark Ct.**Applicant City, State, ZIP:** Nashville TN 37204**Applicant Phone Number:** 615-522-8282**Applicant Email:** afsizemore@gmail.com

Description: Applicant is returning for a clarification of the ruling administered by the BZA in the 10/17/23 meeting in regard to the following request originally offered by the applicant: Requesting the removal of 4 trees with DBH of 8 inches or more that are encroaching into the building landscape. The applicant believes that 3 of the 4 trees will not survive the construction of a new home. The 4th tree is decayed, unhealthy, and will likely fall or die in the near future. This tree is a 24 inch diameter Pine.

Project Cost: 0**Square Feet:** 0**Lot Area:** 18674**Lot Coverage:** 5481**Heat/cooled area:** 3331**Proposed Height(ft.):** 28**#of stories:** 2**Lot Depth/Width Ratio:** 2.5:1**Avg. front setback of adjacent homes:** 85.75**Zoning District:** Zone A**Radnor Lake****Impact Zone:****Steep Slope:****Plat/Subdivison:****Status:** Pending**Assigned To:** Steve Mallory**Property**

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
----------	---------	-------------------	------------	-------------	--------

To Whom It May Concern,

We are requesting the removal of 4 trees that are encroaching into the building landscape. It is our opinion that 3 out of 4 trees will die with the construction of a new house. The 4th tree (24"pine) is decayed and unhealthy and will fall or die in the near future.

Plan was designed in accordance with oak hill city ordinance (section 904.a.1)

See the charts on Tree Preservation Plan to illustrate trees to be retained, removed, and replaced.

BZA SUBMITTAL

GENERAL NOTES

- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE COMMENCING WITH WORK. THE ARCHITECT MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH THE WORK.
- DIMENSIONS ARE WITNESSED TO FACE OF MASONRY OR TO FACE OF STUD UNLESS OTHERWISE NOTED.
- ALL WORK PERFORMED UNDER THIS CONTRACT SHALL MEET ALL STATE BUILDING CODES, THE NATIONAL ELECTRIC CODE, AND ORDINANCES OF THE LOCAL AUTHORITY HAVING JURISDICTION.
- THE ARCHITECT SHALL BE NOTIFIED BEFORE PROCEEDING WITH WORK IF A CONFLICT IS DISCOVERED WITHIN THE CONSTRUCTION DOCUMENTS.
- THERE SHALL BE NO BUILDING MATERIALS CONTAINING ASBESTOS OR OTHER HAZARDOUS MATERIALS INSTALLED ON THIS PROJECT.
- ALL MATERIALS AND EQUIPMENT PROVIDED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND AS PER CODE REQUIREMENTS.
- ITEMS REQUIRING FINISH SELECTIONS NOT APPEARING IN THE DOCUMENTS SHALL BE SELECTED BY THE OWNER FROM SHOP DRAWINGS, SUBMITTAL, AND/OR SAMPLES AS REQUIRED.
- THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- FILL SOLID ALL MASONRY VOIDS WHERE ANCHORS OCCUR. FILL SOLID ALL NEW MASONRY UNITS LOCATED BELOW FINISHED GRADE.
- COORDINATE LOCATIONS AND/OR ELEVATIONS OF FLOOR DRAINS, REGISTERS, GRILLES, LOUVERS, PANELS, ETC., WITH MECHANICAL AND ELECTRICAL CONTRACTORS.
- SIZE AND LOCATION OF ALL FLOOR OPENINGS TO BE VERIFIED WITH THE TRADE AFFECTED BEFORE PROCEEDING WITH THE WORK.
- BOLTING OF WOOD TO STRUCTURAL MEMBERS OR MASONRY SHALL BE WITH A MINIMUM OF 3/4" BOLTS @ 3'-0" O.C. EXCEPT WHERE SHOWN OTHERWISE.
- PROVIDE LINTELS OVER ALL OPENINGS INCLUDING THOSE REQUIRED FOR DUCTWORK, PIPES, LOUVERS, GRILLES, DAMPERS, ETC.
- PROVIDE CONCRETE PADS FOR ALL NEW MECHANICAL AND ELECTRICAL EQUIPMENT.
- PROVIDE DOUBLE STUDS AND BLOCKING WHERE REQUIRED TO SUPPORT EQUIPMENT AND/OR MISCELLANEOUS ITEMS, I.E., TILE, CASEWORK, MILLWORK, CABINETS, ETC.
- SLOPE ALL GRADES, WALKS AND CONCRETE PADS AWAY FROM BUILDING AT LEAST 1/8" PER FOOT.
- PROVIDE UNDERGROUND DRAINAGE FOR ALL DOWN SPOUTS UNLESS OTHERWISE NOTED.
- PROVIDE 6 MIL VAPOR BARRIER UNDER ALL INTERIOR CONCRETE SLAB ON GRADE CONDITIONS.
- PROVIDE 1" THICK PERIMETER INSULATION AT ALL NEW CONCRETE SLABS ALONG EXTERIOR WALLS.
- THE "GENERAL CONDITIONS OF THE CONTRACTOR FOR CONSTRUCTION" A.I.A. DOCUMENT A201 IS HEREBY MADE A PART OF THIS PROJECT THE SAME AS IF BOUND HEREIN. THESE CONDITIONS APPLY TO ALL SUBCONTRACTORS AS WELL AS TO THE GENERAL CONTRACTOR.
- CONTRACTOR SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. ALL WASTE MATERIAL SHALL BE REMOVED FROM SITE PRIOR TO SUBSTANTIAL COMPLETION AND PRIOR TO FINAL ACCEPTANCE.
- CONTRACTOR SHALL PRESENT THE BUILDING TO THE OWNER FOR ACCEPTANCE: CLEAN AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED, FLOORS SWEEP BROOM CLEAN, FIXTURES WASHED WITH ALL LABELS REMOVED AND THE EXTERIOR TO BE RAKED FREE OF TRASH.
- CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS WITH THOSE AT THE SITE. ANY VARIATION WHICH REQUIRES PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

A New Residence For:
Adam & Nikki Sizemore
 3605 Rainbow Place,
 City Of Oak Hill - Zone 'A'
 Nashville, TN



BZA Meeting : October 17, 2023
 Issued : September 29, 2023

NOTICE:
 THIS RENDERING SHOWS DESIGN INTENT ONLY. THIS IS AN ARTIST RENDERING. DO NOT USE THIS DRAWING FOR MATERIALS, DESIGN OR DIMENSIONS. REFER TO ARCHITECTURAL DRAWING(S) FOR ALL CONSTRUCTION DOCUMENTS.

DRAWING INDEX

- T.1.0 Title Sheet
- C.0.1 Survey
- C.1.1 Proposed Site Plan
- C.1.2 Existing Lot Coverage Plan
- C.1.3 Proposed Lot Coverage Plan

- LP.1.0 Landscape Plan
- Tree Preservation Plan

- A.1.0 Proposed Basement Plan
- A.1.1 Proposed First Floor Plan
- A.1.2 Proposed Second Floor Plan
- A.1.3 Proposed Roof Plan

- A.2.0 Proposed Front Elevation
- Proposed Left Elevation
- Proposed Right Elevation

EXTERIOR FINISHES

Roof - Architectural Dimensional Shingles
 - Landmark Gray Pewter
 Brick - Painted White SW7551
 Headers - Soldier Brick (Painted)
 Window Frames - Ebony (Marvin)
 Metal Roofing - Black Satin
 Gutters/DS - White Aluminum (Downspouts to
 be round profile/Gutters: Ogee
 Wood Brackets - Stained White Oak
 Railing - Black Wrought Iron
 Garage Doors - Stained Cedar

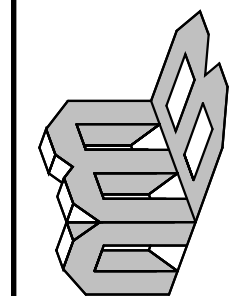
SQUARE FOOTAGE

First Floor:	2,415 SF
Second Floor : (Not Part of FAR)	1,285 SF
Basement Floor : (Not Part of FAR)	1,652 SF
Total Heated	5,352 SF
Garage:	763 SF
Front Porch:	80 SF
Side Porch:	86 SF
Rear Covered Patio:	562 SF
Total Unheated	1,491 SF

Revisions

1
2
3

Mitchell Barnett Architect, P.C.
 ARCHITECTS PLANNERS
 2021 Richard Jones Road Suite 310A
 NASHVILLE, TN 37215 (615) 385-3033
 E-mail : mitch@mitchellbarnettarchitect.com Web Site : mitchellbarnettarchitect.com



A New Residence For:
Adam & Nikki Sizemore
 3605 Rainbow Place,
 City Of Oak Hill - Zone 'A'
 Nashville, TN

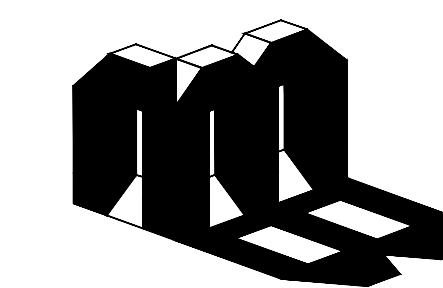
LANDSCAPE ARCHITECT

THE ADDISON GROUP
 DANIEL WOODS
 RLA, PRINCIPAL
 (615) 915-4084
 dwoods@addison-group.com

SURVEYOR

BRACKMAN LAND SURVEYING
 1707 Gale Lane,
 Nashville TN 37212
 OFFICE: (615) 476-8107
 david@brackmansurvey.com

BUILDER



ARCHITECT

Mitchell Barnett, Architect, P.C.
 Architects Planners
 2021 Richard Jones Rd.
 Suite# 310A
 Nashville, TN 37215 (615) 385-3033
 E-mail : mitch@mitchellbarnettarchitect.com Web Site : mitchellbarnettarchitect.com

Drawn By : staff

Checked By : NMB

Date : 03/2023

File : Sizemore/DD8

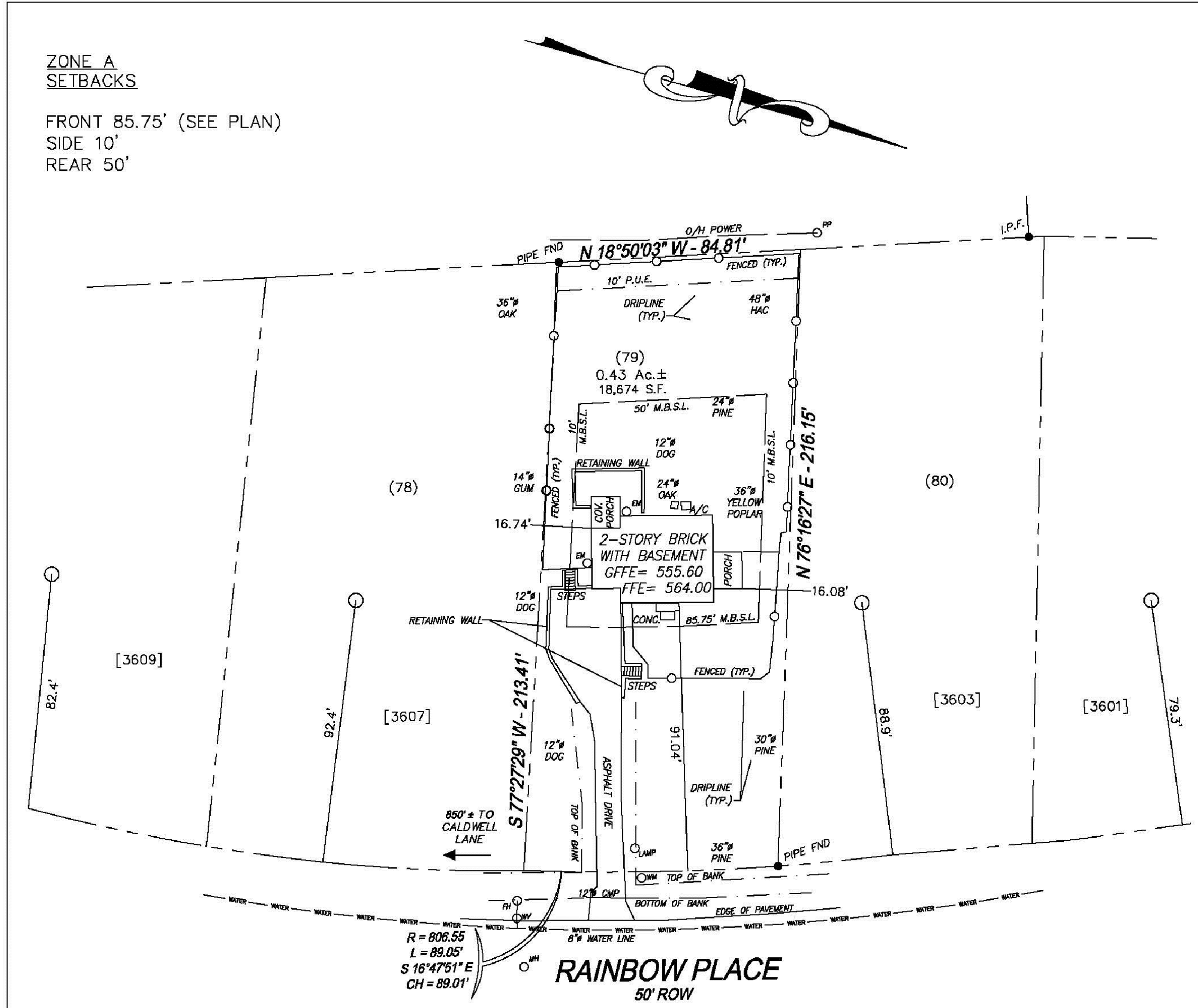
Sheet Number :

T.1.0

MITCHELL BARNETT ARCHITECT, P.C.

Issued: September 29, 2023

THESE PLANS ARE THE COPYRIGHTED PROPERTY OF MITCHELL BARNETT ARCHITECT, P.C. AND N. MITCHELL BARNETT A.I.A.. (UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED)



ZONE A SETBACKS
 FRONT 85.75' (SEE PLAN)
 SIDE 10'
 REAR 50'

PROPERTY SURVEY
 I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYORS IN TENNESSEE UNDER THE AUTHORITY OF TCA 62-18-126, AND THE UNADJUSTED CLOSURE IS AT LEAST 1:10,000.

BY:
DAVID P. BRACKMAN R.L.S.# 1684
 OWNER: SIZEMORE, ADAM & NIKKI

PROPERTY LOCATED: 3605 RAINBOW PLACE
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE
 PROPERTY MAP-PARCEL No. 118-14-0-079.00
 LOTS 24 & 25 - MAP OF MARENGO PARK, SECTION "C"
 RECORDED: PLAT BOOK 1130, PAGE 21 - R.O.D.C. TN
 SCALE: 1" = 40'
 DATE: JULY 31, 2023

BRACKMAN LAND SURVEYING
 1707 Gale Lane Nashville, TN 37212
 PH (615) 476-8107 FAX (615) 298-2605
 Email: david@brackmansurvey.com
 FILE NO. 23150

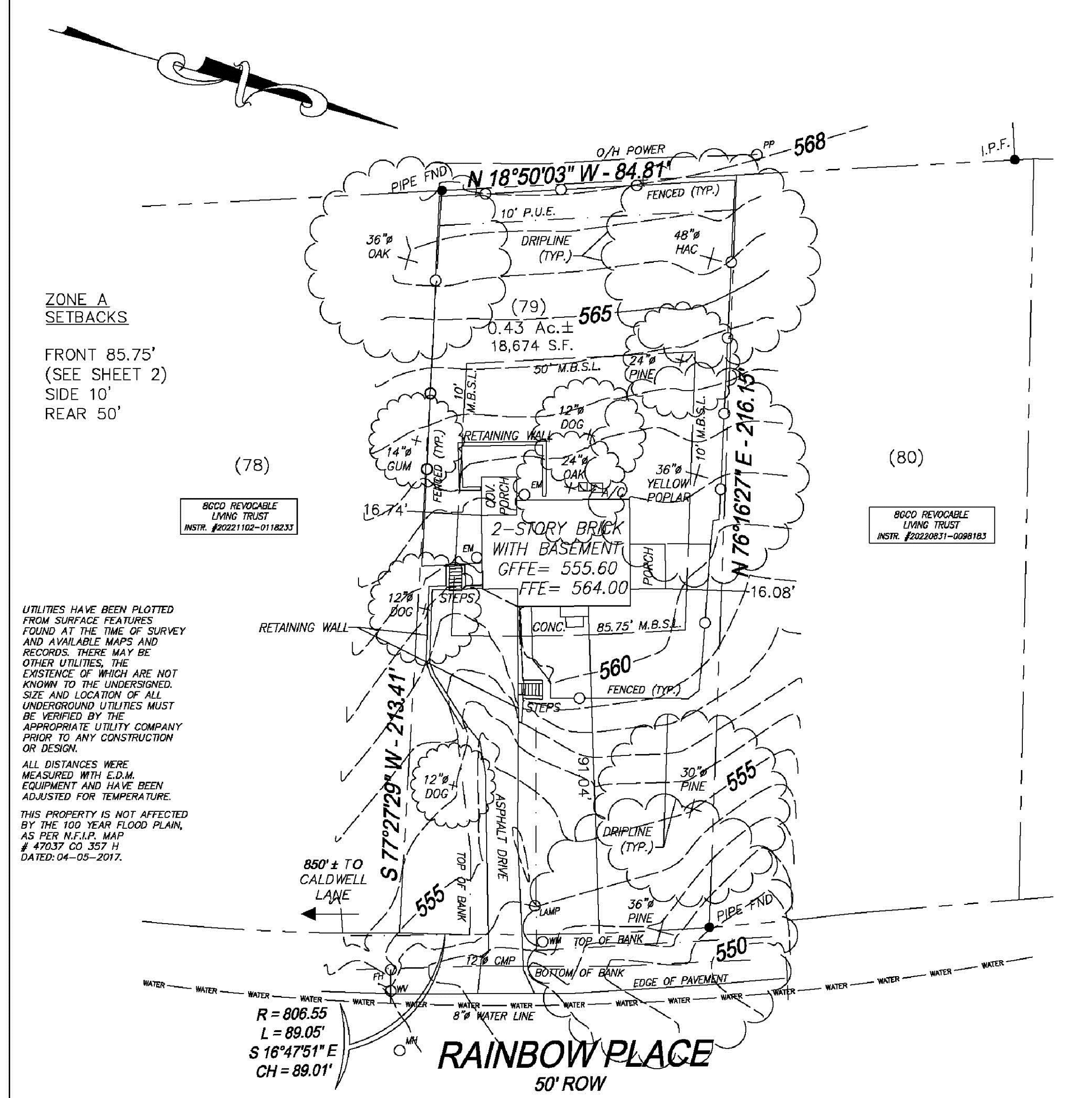
DAVID P. BRACKMAN
 TENSSESEE NO. 1684

FRONT SETBACK CALCULATION:
 ADJACENT PROPERTY BUILDING SETBACKS -
 3601 RAINBOW PLACE = 79.3' (SEE PLAN)
 3603 RAINBOW PLACE = 88.9' (SEE PLAN)
 3607 RAINBOW PLACE = 92.4' (SEE PLAN)
 3609 RAINBOW PLACE = 82.4' (SEE PLAN)
 MEAN BUILDING SETBACK ALONG RAINBOW PLACE =
 $(79.3' + 88.9' + 92.4' + 82.4') / 4 = 85.75'$

Survey

SCALE: NTS

NOTE:
 THIS SURVEY WAS PROVIDED TO THE ARCHITECT BY BRACKMAN LAND SURVEYING. ARCHITECT CANNOT GUARANTEE NOR WARRANTY THE INFORMATION CONTAINED HEREIN. HOWEVER, THE ARCHITECT HAS RELIED ON THIS INFORMATION FOR DESIGN.



ZONE A SETBACKS
 FRONT 85.75' (SEE SHEET 2)
 SIDE 10'
 REAR 50'

PROPERTY SURVEY
 I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYORS IN TENNESSEE UNDER THE AUTHORITY OF TCA 62-18-126, AND THE UNADJUSTED CLOSURE IS AT LEAST 1:10,000.

BY:
DAVID P. BRACKMAN R.L.S.# 1684
 OWNER: SIZEMORE, ADAM & NIKKI

PROPERTY LOCATED: 3605 RAINBOW PLACE
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE
 PROPERTY MAP-PARCEL No. 118-14-0-079.00
 LOTS 24 & 25 - MAP OF MARENGO PARK, SECTION "C"
 RECORDED: PLAT BOOK 1130, PAGE 21 - R.O.D.C. TN
 SCALE: 1" = 30'
 DATE: JULY 31, 2023

BRACKMAN LAND SURVEYING
 1707 Gale Lane Nashville, TN 37212
 PH (615) 476-8107 FAX (615) 298-2605
 Email: david@brackmansurvey.com
 FILE NO. 23150

FRONT SETBACK CALCULATION:
 ADJACENT PROPERTY BUILDING SETBACKS -
 3601 RAINBOW PLACE = 79.3' (SEE SHEET 2)
 3603 RAINBOW PLACE = 88.9' (SEE SHEET 2)
 3607 RAINBOW PLACE = 92.4' (SEE SHEET 2)
 3609 RAINBOW PLACE = 82.4' (SEE SHEET 2)
 MEAN BUILDING SETBACK ALONG RAINBOW PLACE =
 $(79.3' + 88.9' + 92.4' + 82.4') / 4 = 85.75'$

THIS SURVEY PREPARED FROM CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS, A CURRENT AND ACCURATE TITLE SEARCH WILL REVEAL.

IPF - IRON PIN FOUND OMF - CONCRETE MONUMENT
 IPS - IRON PIN SET FOUND
 PIPE - PIPE FOUND
 O-D - FENCE
 PKF - P.K. NAIL FOUND PKS - P.K. NAIL SET
 MH - MANHOLE

Setback Calculation

SCALE: NTS

Revisions	
1	
2	
3	

Mitchell Barnett Architect, P.C.
 ARCHITECTS - PLANNERS
 2021 Richard Jones Road Suite 310A
 NASHVILLE, TN 37215 (615) 885-3033
 Email: mitchellbarnettarchitect.com Web Site: mitchellbarnettarchitect.com

A New Residence For:
Adam & Nikki Sizemore
 3605 Rainbow Place,
 City of Oak Hill - Zone 'A'
 Nashville, TN

Drawn By:	staff
Checked By:	NMB
Date:	03/2023
File:	Sizemore/DD8
Sheet Number:	

C.0.1

MITCHELL BARNETT ARCHITECT, P.C.

Issued: September 29, 2023

The tree from the attached image is yellow-poplar, *Liriodendron tulipifera*.

TN Department of Agriculture Forestry

RICHARD SALTZMAN | Area Forester
 Highland Rim District
 Davidson, Robertson, Sumner, and Wilson Counties
 5112 Murfreesboro Rd., Lebanon, TN 37090
 p. 615-443-2768 c. 615-866-7089
 richard.saltzman@tn.gov
 http://www.tn.gov/agriculture/section/forestry



Yellow Poplar Foliage
From Site 08-16-2023

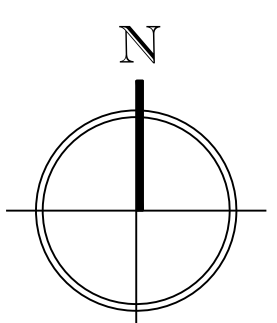


Yellow Poplar Tree
Site Photo

Department of Agriculture
 Highland Rim District
 Area Forester Classifying
 Yellow Poplar Tree



$R = 806.55$
 $L = 89.05'$
 $S 16^\circ 47' 51'' E$
 $CH = 89.01'$



Proposed Site Plan

SCALE: 1" = 10'-0"

NOTE:
 THIS SURVEY WAS PROVIDED TO THE ARCHITECT BY BRACKMAN LAND SURVEYING. ARCHITECT CANNOT GUARANTEE NOR WARRANTY THE INFORMATION CONTAINED HEREIN. HOWEVER, THE ARCHITECT HAS RELIED ON THIS INFORMATION FOR DESIGN.

Revisions	
1	
2	
3	

Mitchell Barnett Architect, P.C.
 ARCHITECTS & PLANNERS
 2021 Richard Jones Road Suite 310A
 NASHVILLE, TN 37215 (615) 885-3033
 Email: mitchellbarnettarchitect.com Web Site: mitchellbarnettarchitect.com

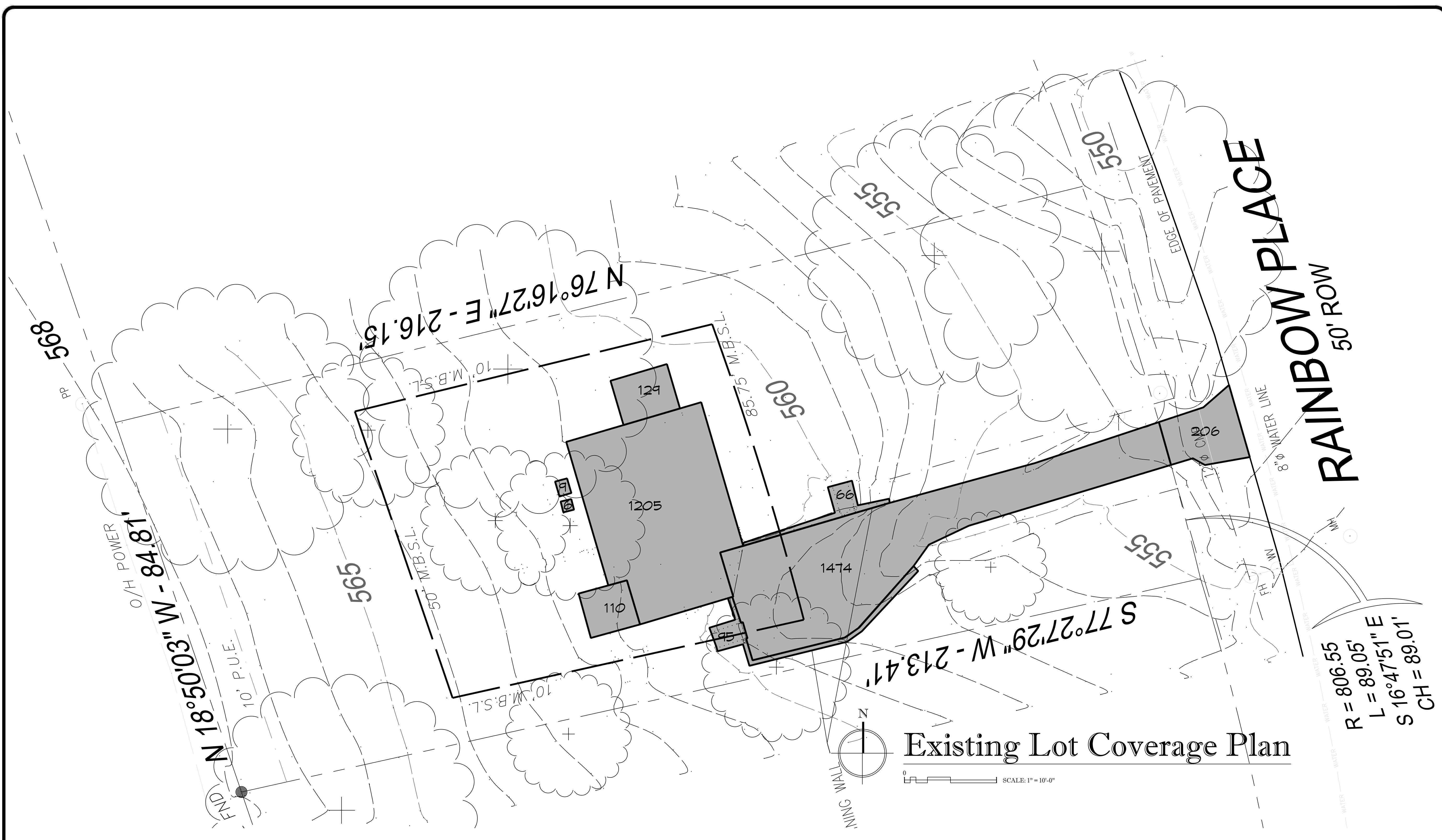
A New Residence For:
Adam & Nikki Sizemore
 3605 Rainbow Place,
 City of Oak Hill - Zone 'A'
 Nashville, TN

Drawn By:	staff
Checked By:	NMB
Date:	03/2023
File:	Sizemore/DD8
Sheet Number:	

C.1.1

MITCHELL BARNETT ARCHITECT, P.C.

Issued: September 29, 2023



Existing Lot Coverage Plan

SCALE: 1" = 10'-0"

R = 806.55
 L = 89.05'
 S 16°47'51" E
 CH = 89.01'

NOTE:
 THIS SURVEY WAS PROVIDED TO THE ARCHITECT BY BRACKMAN LAND SURVEYING. ARCHITECT CANNOT GUARANTEE NOR WARRANTY THE INFORMATION CONTAINED HEREIN. HOWEVER, THE ARCHITECT HAS RELIED ON THIS INFORMATION FOR DESIGN.

Existing:		Proposed:	
Driveways/Walks (Including drive-aprons beyond PL):	1,474+206 = 1,680 SF	Driveways/Walks (Including drive-aprons beyond PL):	1,978+206+360 = 2,544 SF
Patios/Uncovered Porches/Decks:	0 SF	Patios/Uncovered Porches/Decks:	35+35 = 70 SF
Pool/Spa/Pool Decks:	0 SF	Pool/Spa/Pool Decks:	0 SF
Ret. Walls/Misc.Hardscape/Equip.Pads/Other IA:	9+6+66+95 = 176 SF	Ret. Walls/Misc.Hardscape/Equip.Pads/Other IA:	18+18+18+18+24+24 = 120 SF
Roofed area of all Buildings:	129+110+1,205 = 1,444 SF	Roofed area of all Buildings:	3,123 SF
TOTAL EXISTING:	3,300 SF	TOTAL PROPOSED:	5,857 SF
		NET ADDITIONAL IA:	5,857-3300 = 2,557 SF
		TOTAL EXIST/PROPOSED IA, AS % OF TOTAL LOT SF:	5,857 / 18674 = 31 %

Issued: September 29, 2023

THESE PLANS ARE THE COPYRIGHTED PROPERTY OF MITCHELL BARNETT ARCHITECT, P.C. AND N. MITCHELL BARNETT A.L.A. (UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED)

Revisions	
1	
2	
3	

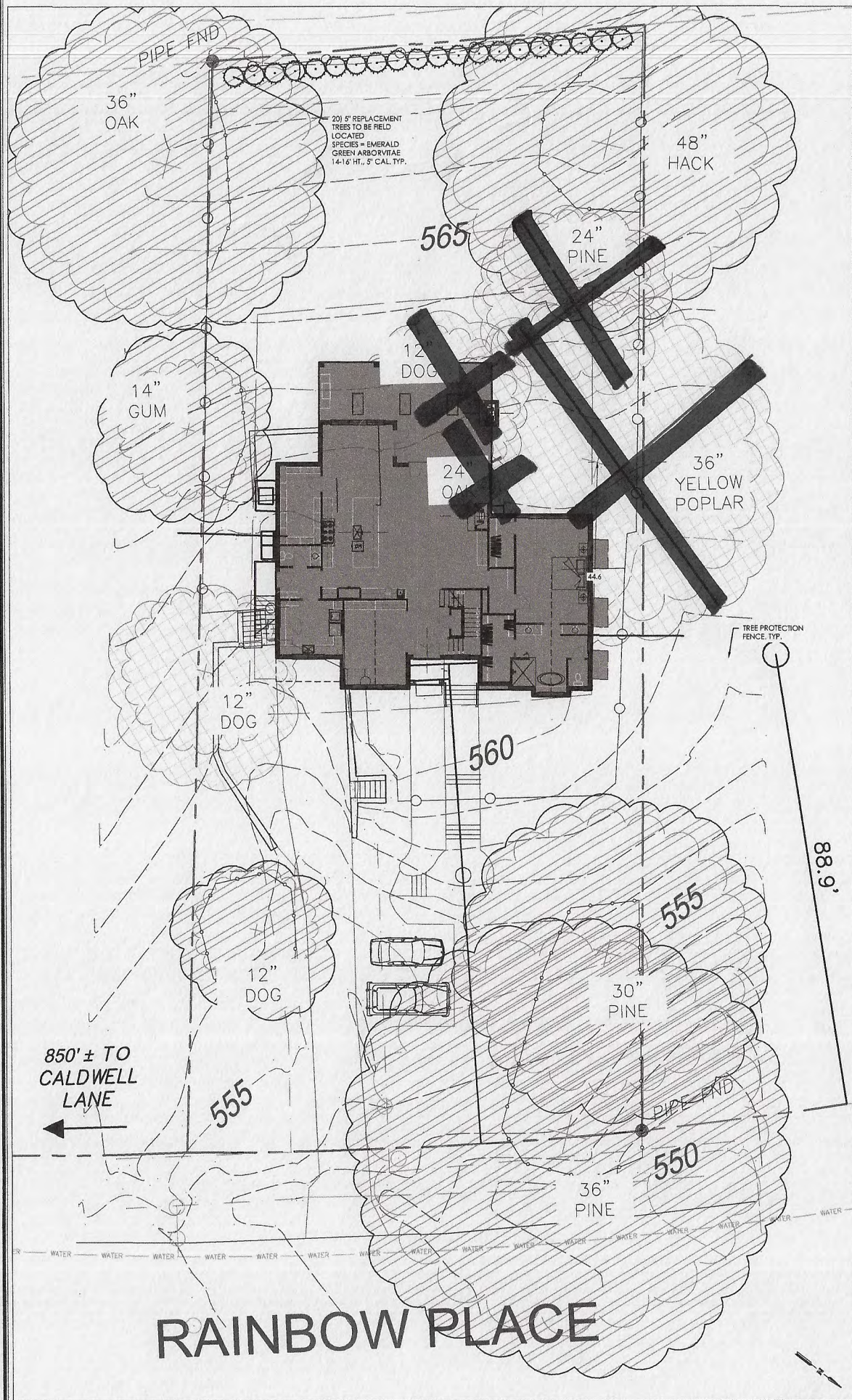
Mitchell Barnett Architect, P.C.
 ARCHITECTS & PLANNERS
 2021 Richard Jones Road Suite 310A
 NASHVILLE, TN 37215 (615) 885-3033
 Email: mitchell@mitchellbarnettarchitect.com Web Site: mitchellbarnettarchitect.com

A New Residence For:
Adam & Nikki Sizemore
 3605 Rainbow Place,
 City Of Oak Hill - Zone 'A'
 Nashville, TN

Drawn By:	staff
Checked By:	NMB
Date:	03/2023
File:	Sizemore/DD8
Sheet Number:	

C.1.2

MITCHELL BARNETT ARCHITECT, P.C.



TREE REMOVAL

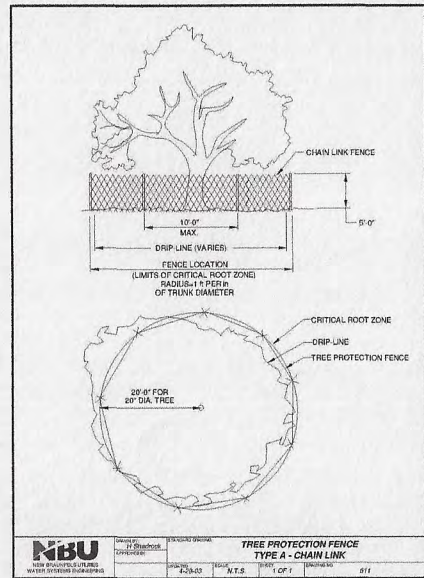
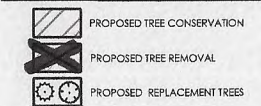
PROPOSED PLAN				TREE RETENTION STANDARDS	
TOTAL LOT SIZE	EXISTING APPROXIMATE CANOPY COVERAGE	PROPOSED CHANGE	TREE RETENTION STANDARDS (REFER TO CITY OF OAK HILL ORDINANCE)	APPROXIMATE RETAINED CANOPY	FINAL APPROXIMATE COVERAGE RATIO (AFTER TREE REMOVAL)
18674.11 SF	10870.71 SF 58.21%	-3882.57 SF -20.79%	REQUIRED RETENTION OF PRE DEVELOPMENT EXISTING TREES 65% YES	6988.13 SF 64.28%	6988.13 SF / 10870.71 SF = 64%

TREE REMOVAL LIST 12\"/>	
SPECIES	SIZE
POPLAR	36 IN
OAK	24 IN
PINE	24 IN
DOGWOOD	12 IN
TOTAL CALIPER INCHES OF 12\"/>	
96	IN

TREE RETENTION LIST	
SPECIES	SIZE
PINE	36 IN
PINE	30 IN
DOGWOOD	12 IN
DOGWOOD	12 IN
HACKBERRY	48 IN
TOTAL CALIPER INCHES OF 12\"/>	
138	IN

EXISTING TREES (TREE CANOPY COVER AS A PERCENT OF THE LOT SIZE)	MINIMUM PERCENTAGE OF EXISTING TREES THAT SHALL BE RETAINED AND PROTECTED (AS A PERCENT OF THE TOTAL PREDEVELOPMENT TREE CANOPY COVER)
91-100%	48%
81-90%	51%
71-80%	54%
61-70%	57%
51-60%	60%
41-50%	63%
31-40%	66%
21-30%	69%
11-20%	72%
10% OR LESS	75%

CANOPY CONSERVATION CALCULATIONS

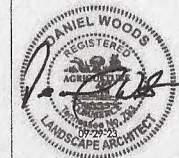


24\"/>



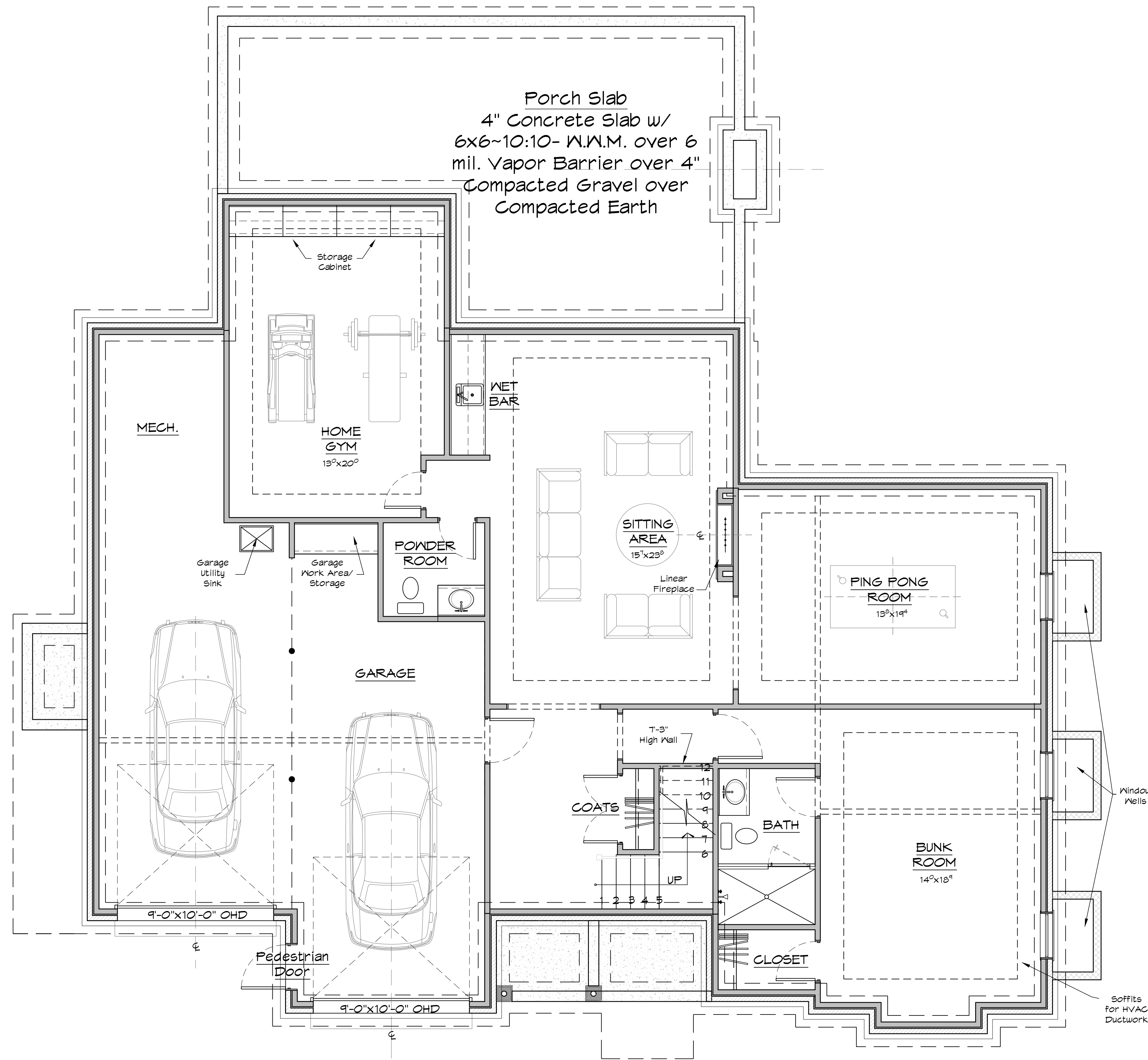
36\"/>

Prepared For:
NIKI & ADAM SIZEMORE



2023 The Addison Group LLC Drawings, written material, and design concepts shall not be used or reproduced in whole or part in any form or format without prior written consent of The Addison Group, LLC.

DATE: 09-15-23
REVISIONS:
09-29-23



Basement/Foundation Plan

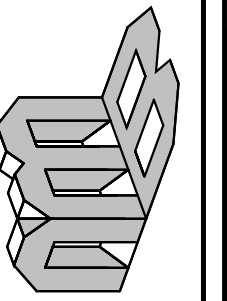
SCALE: 1/4" = 1'-0"

Issued: September 29, 2023

THESE PLANS ARE THE COPYRIGHTED PROPERTY OF MITCHELL BARNETT ARCHITECT, P.C. AND N. MITCHELL BARNETT A.L.A. (UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED)

Revisions	
1	
2	
3	

Mitchell Barnett Architect, P.C.
ARCHITECTS - PLANNERS
2021 Richard Jones Road Suite 310A
NASHVILLE, TN 37215 (615) 885-3033
Email: mba@mbaarchitect.com Web Site: mbaarchitect.com

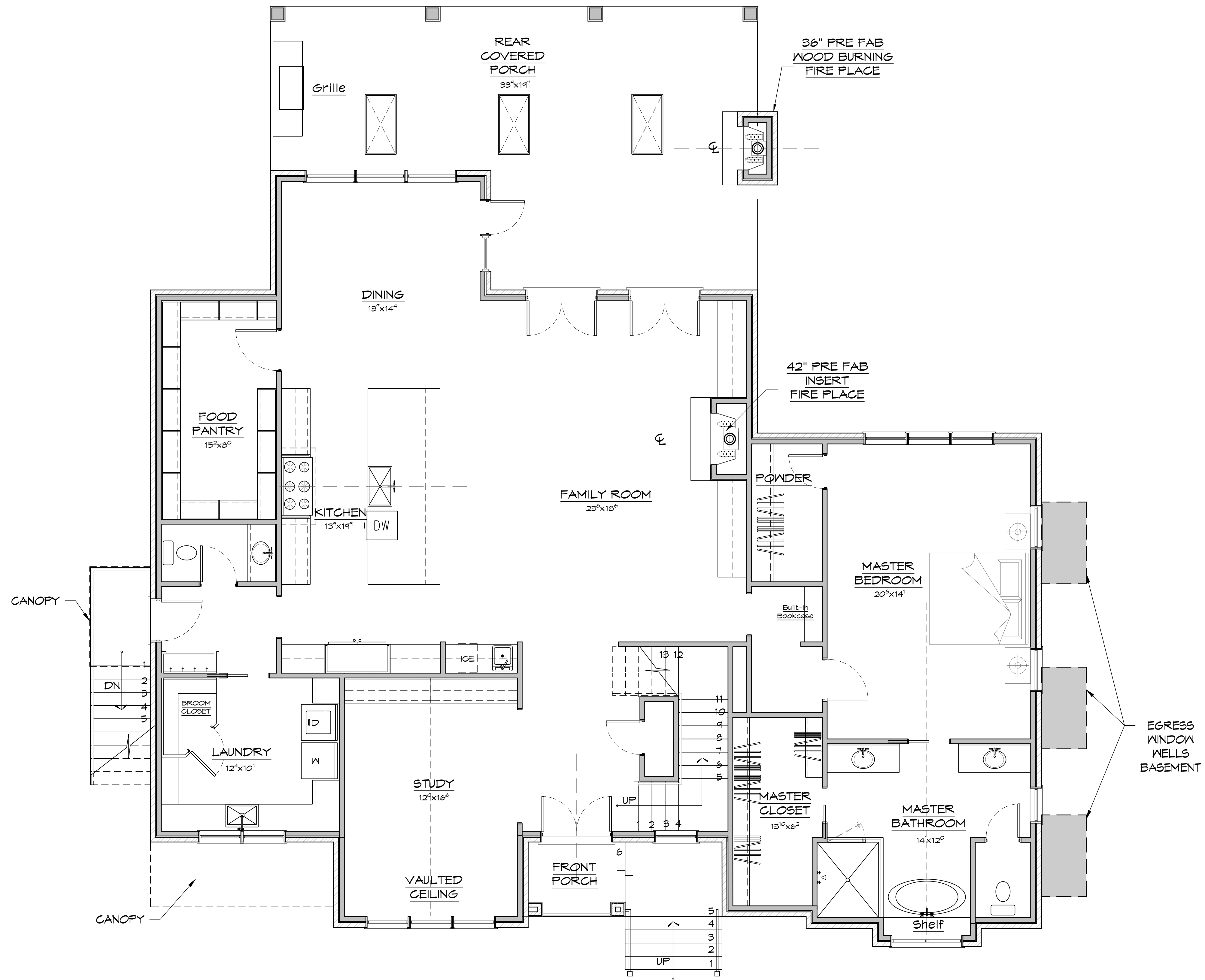


A New Residence For:
Adam & Nikki Sizemore
3605 Rainbow Place,
City of Oak Hill - Zone 'A'
Nashville, TN

Drawn By: staff
Checked By: NMB
Date: 03/2023
File: Sizemore/DD8
Sheet Number:

A.1.0

MITCHELL BARNETT ARCHITECT, P.C.



First Floor Plan

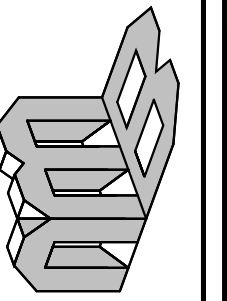
SCALE: 1/4" = 1'-0"

Issued: September 29, 2023

THESE PLANS ARE THE COPYRIGHTED PROPERTY OF MITCHELL BARNETT ARCHITECT, P.C. AND N. MITCHELL BARNETT A.L.A. (UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED)

Revisions	
1	
2	
3	

Mitchell Barnett Architect, P.C.
 ARCHITECTS - PLANNERS
 2021 Richard Jones Road Suite 310A
 NASHVILLE, TN 37215 (615) 885-3033
 Email: mitch@mitchellbarnettarchitect.com Web Site: mitchellbarnettarchitect.com

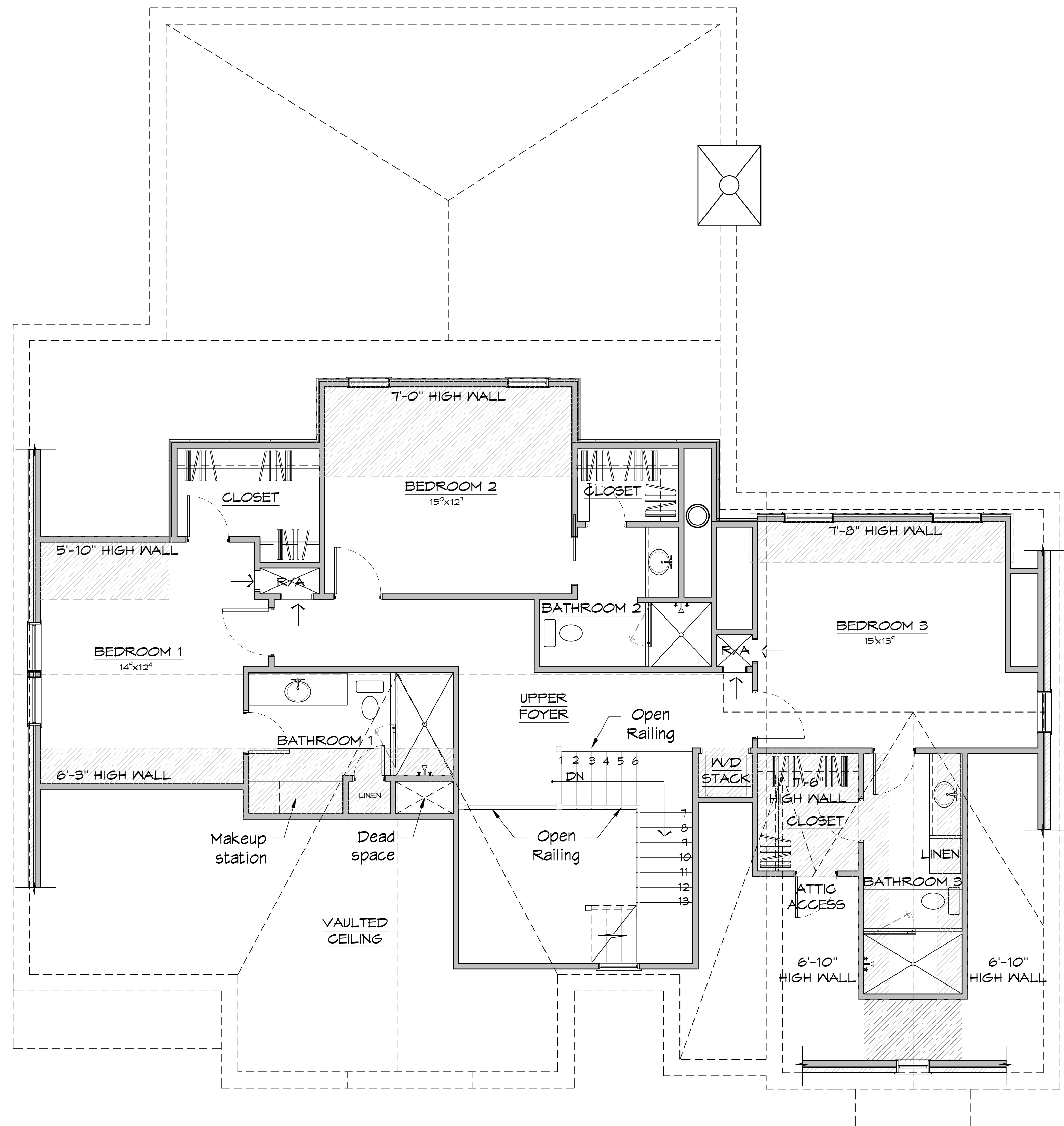


A New Residence For:
Adam & Nikki Sizemore
 3605 Rainbow Place,
 City of Oak Hill - Zone 'A'
 Nashville, TN

Drawn By: staff
 Checked By: NMB
 Date: 03/2023
 File: Sizemore/DD8
 Sheet Number:

A.1.1

MITCHELL BARNETT ARCHITECT, P.C.



Second Floor Plan

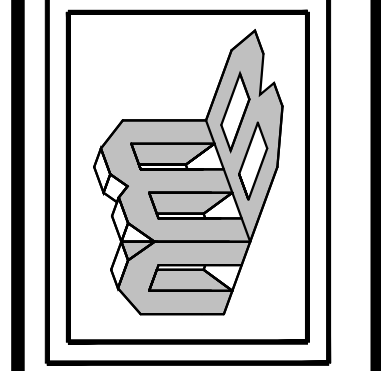
SCALE: 1/4" = 1'-0"

Issued: September 29, 2023

THESE PLANS ARE THE COPYRIGHTED PROPERTY OF MITCHELL BARNETT ARCHITECT, P.C. AND N. MITCHELL BARNETT A.L.A. (UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED)

Revisions	
1	
2	
3	

Mitchell Barnett Architect, P.C.
 ARCHITECTS - PLANNERS
 2021 Richard Jones Road Suite 310A
 NASHVILLE, TN 37215 (615) 885-3033
 Email: mitch@mitchellbarnettarchitect.com Web Site: mitchellbarnettarchitect.com

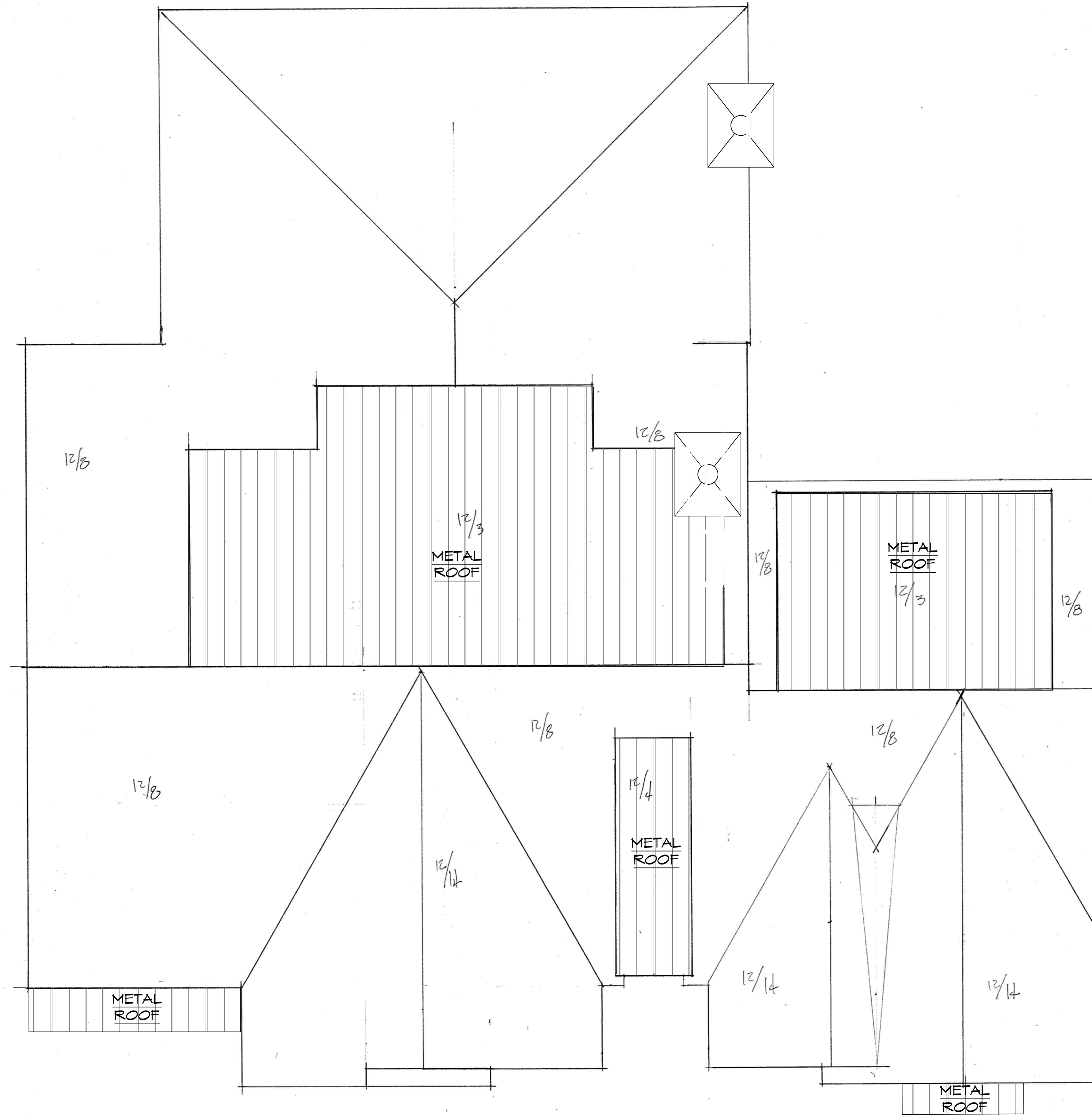


A New Residence For:
Adam & Nikki Sizemore
 3605 Rainbow Place,
 City Of Oak Hill - Zone 'A'
 Nashville, TN

Drawn By: staff
 Checked By: NMB
 Date: 03/2023
 File: Sizemore/DD8
 Sheet Number:

A.1.2

MITCHELL BARNETT ARCHITECT, P.C.

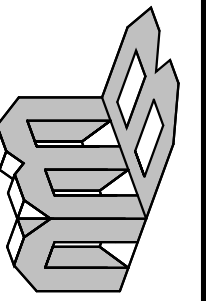


Roof Plan

0 SCALE: 1/4" = 1'-0"

Revisions	
1	
2	
3	

Mitchell Barnett Architect, P.C.
 ARCHITECTS - PLANNERS
 2021 Richard Jones Road Suite 310A
 NASHVILLE, TN 37215 (615) 885-3033
 Email: mba@mitchellbarnettarchitect.com Web Site: mitchellbarnettarchitect.com



A New Residence For:
Adam & Nikki Sizemore
 3605 Rainbow Place,
 City Of Oak Hill - Zone 'A'
 Nashville, TN

Drawn By : staff
 Checked By : NMB
 Date : 03/2023
 File : Sizemore/DD8
 Sheet Number :

A.1.3

Issued: September 29, 2023

MITCHELL BARNETT ARCHITECT, P.C.

Revisions	
1	
2	
3	



Proposed Rear Elevation

0 SCALE: 1/4" = 1'-0"



Proposed Right Elevation

0 SCALE: 1/4" = 1'-0"

Mitchell Barnett Architect, P.C.
 ARCHITECTS + PLANNERS
 2021 Richard Jones Road Suite 310A
 NASHVILLE, TN 37215 (615) 885-3033
 Email: mitchell@mitchellbarnettarchitect.com Web Site: mitchellbarnettarchitect.com

A New Residence For:
Adam & Nikki Sizemore
 3605 Rainbow Place,
 City Of Oak Hill - Zone 'A'
 Nashville, TN

Drawn By:	staff
Checked By:	NMB
Date:	03/2023
File:	Sizemore/DD8
Sheet Number:	

A.2.1

Issued: September 29, 2023

MITCHELL BARNETT ARCHITECT, P.C.

Re: BZA Case No 23-54

To Oak Hill Board of Zoning Appeals,

Yesterday I received a letter from the Board of Zoning Appeals that there is a hearing scheduled next week on October 17, 2023 regarding the removal of four trees at 3605 Rainbow. This is referenced as BZA Case No. 23-54.

I am a 25 year resident of Oak Hill and live at 3602 Robin Road, which is behind and catty-corner to 3605 Rainbow. I am very concerned about the amount of hardwood tree canopy that developers are being allowed to permanently remove from Oak Hill. This was permitted in the case of 3603 Rainbow which is directly behind me and adjacent to 3605 Rainbow. In the case of 3603 Rainbow, the developer requested two 25 year old trees be removed so that the lot could be graded and a retaining wall be built. As the developer stated in the meeting, the grading and retaining wall was needed to build a house lower into the ground to maximize the square footage without violating the Oak Hill height restriction. The total tree canopy information and loss of canopy calculations included the developer's plan as presented to the Board of Zoning appeals was never accurate. Now 3603 is now clear cut as seen in the attached photo taken today.

A similar scenario is happening at 3605 Rainbow. The plans call for the construction of a retaining wall, to allow the construction of a two story 5,352 square foot house. This development approach is to allow the developer to maximize square footage while circumventing the height restriction. I am requesting the Board of Zoning Appeals to reject BZA Case No. 23-54. The specific factors supporting my request are:

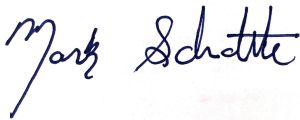
1. The 36" yellow hardwood poplar is almost on the property line of 3603 Rainbow, in the 10 foot setback and is not in the building envelope. I am assuming the developer is requesting this be removed because the root system will be damaged by the retaining wall. Otherwise, I can not understand why this priceless tree canopy should be removed.
2. The 24" pine is right on the edge of what appears to be the retaining wall. If the retaining wall is not necessary this could be saved. The developer says this pine is decayed and unhealthy and will die soon. I would like the Board of Zoning appeals to obtain an independent assessment of this and determine if there is an approach to preserving the tree.
3. The tree replacement strategy in the developer's plan calls for the lost canopy of removed trees to be replaced by Emerald Green Arborvitae. These arborvitae are slender, conical softwood shrubs used for landscaping. They will never come close to replacing the canopy lost to the four trees the developer is proposing to remove. (Please see the attached inquiry of CHAT GPT 3.5.) As such the developer's plan does not include an effective tree replacement strategy.

4. Finally, approving the plan subject to the developer's agreeing to plant hard wood trees is not an effective solution. Oak Hill does not have a policy, process and controls to ensure that the developer follows through with this agreement. There is no consequence to the developer if he fails to comply with this agreement. This was the resolution of 3603 Rainbow. That is, the Board approved the developer's tree removal subject to the agreement that he plant two hard wood trees on the property. This has not been done, and I suspect I am the only person who remembers this. If this replacement strategy is approved by the Board for 3605 Rainbow, I would like it documented in the minutes when the replacement will occur, who at Oak Hill will ensure that it does happen and the consequences in the event of non-compliance.

In summary, I am asking that the Board of Zoning Appeals reject BZA Appeal No. 23-54 because: 1) there is no reason to remove the 36" poplar and 24" pine, and 2) there is not sufficient tree replacement strategy to offset the lost canopy of the four trees the developer proposes to remove.

The footer on the Oak Hill letterhead says it is the mission of the Oak Hill to preserve its natural resources. I am asking the Board to uphold this mission and protect the priceless canopy.

Regards,

A handwritten signature in black ink that reads "Mark Schutte". The signature is written in a cursive style with a large, stylized "M" and "S".

3602 Robin Road,

Nashville, TN 37204





Will a mature emerald green arborvitae provide the same amount of canopy cover as an oak and hackberry tree?

< 2 / 2 >



The canopy cover provided by a mature emerald green arborvitae (*Thuja occidentalis* 'Smaragd') will not be the same as that provided by oak and hackberry trees. Arborvitae, including the emerald green variety, are typically small to medium-sized evergreen trees or shrubs, and their canopy cover is relatively limited compared to larger deciduous trees like oaks and hackberries.

Oak trees and hackberry trees can grow to be quite large, with expansive canopies that provide substantial shade and cover. The canopy of a mature oak or hackberry tree can span a wide area and offer a significant amount of shade and shelter. In contrast, emerald green arborvitae is a more compact evergreen shrub or tree, and while it does provide some canopy cover, it is not comparable in size to mature oaks and hackberries.

If your goal is to create a large canopy cover or provide substantial shade, oak and hackberry trees are better choices. However, emerald green arborvitae can be useful for smaller-scale landscaping, hedging, or as a privacy screen due to its dense foliage and evergreen nature. The choice between these plants depends on your specific landscaping needs and available space.



Send a message



Re: BZA Case No 23-54

Addendum to Schmadtke Letter to Reject Appeal in Case No. 23-54

Picture 1 – 36" Poplar showing location on property and magnitude of canopy



Picture 2 – 24" Pine Tree described by developer decayed and dying soon.

