

Permit #: 123
Permit Date: 01/03/24
Permit Type: Board of Zoning Appeals
Case Number:
PC Meeting Date:
BZA Meeting Date: a. 3rd Tuesday of January
Assigned Meeting Date: 01/16/2024
Special Meeting Date:
Applicant Is: Contractor
Applicant Name: Malcom Cupples
Applicant Address: see contractor field - McKenzie Construction
Applicant City, State, ZIP:
Applicant Phone Number:
Applicant Email: malcolm@mckenzieconstruction.com
Description: Requesting approval to place HVAC equipment pad outside the building envelope.
Project Cost: 0
Square Feet: 0
Lot Area: 20901
Lot Coverage: 6785
Heat/cooled area: 0
Proposed Height(ft.): 0
#of stories: 2
Lot Depth/Width Ratio:
Avg. front setback of adjacent homes: 71
Zoning District: Zone B
Radnor Lake Impact Zone: No
Steep Slope: No
Plat/Subdivison: No
Status: Open
Assigned To: Stephen Snow

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
13201014400	4040 OUTER DR	LOT 23 ROLLING MEADOWS	FOX TENNESSEE COMMUNITY PROPERTY TRUST		

Fees

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

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
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From: [debra woods](#)
To: [Code Officer](#)
Cc: [Craig Swagerty](#)
Subject: 4040 outer Drive
Date: Monday, January 8, 2024 9:59:19 AM

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Good morning,

My husband and I live at 4035 Crestridge Drive and have been here for over 30 years. We received a letter about a board meeting of the zoning appeals concerning 4040 Outer driver. We will not be able to attend the meeting, but wanted to express our concerns.

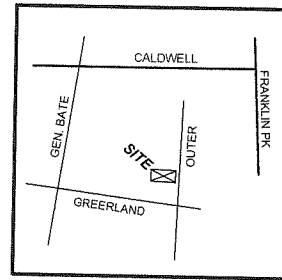
We contacted codes for Oakhill several months ago with concerns that the building was over the variance at the back of the property. A codes officer called us back and said that the variance was checked and within the limits allowed.

Currently the HVAC pads and 3 HVAC units are already in place behind the house on Outer. How did this happen? It looks as though they are actually "hooked up" as well. Where will these units go if they are moved? It looks as though the house is at its limits on each side as well. Could they be moved to the front of the house?

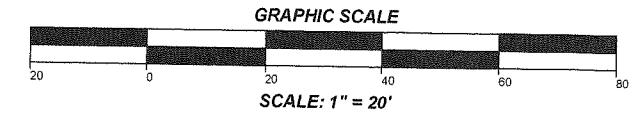
Our concerns are for noise and being able to enjoy our outdoor area. We object to where these units are now. If the units are approved, what plans will there be for a sound barrier and appearance?

Respectfully,

Debra and Craig Swagerty
4035 Crestridge drive
615-430-9211
919-923-7934



VICINITY MAP



LEGEND

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

PRE IMPERVIOUS AREAS:

HOUSE	= 2153 SQ.FT.
DRIVE & WALK	= 2625 SQ.FT.
PATIO	= 166 SQ.FT.
SHED	= 100 SQ.FT.
TOTAL	= 5044 SQ.FT.

STORMWATER CALCULATIONS

HOUSES	= 4421 SQ.FT.
DRIVES & WALKS	= 2364 SQ.FT.
TOTAL IMPERVIOUS AREA	= 6785 SQ. FT.
POST IA = 6785 SQ.FT. - 5044 SQ.FT. (PRE IA) = NET IA OF 1741 SQ.FT.	
MODIFIED FRENCH DRAIN: 1741 SQ.FT. OF CONTRIBUTING DRAINAGE AREA 1741 SQ.FT. X 0.05 = 88" MODIFIED FRENCH DRAIN WITH 24" DEPTH OF GRAVEL	

LOT COVERAGE

HOUSE	= 4421 SQ.FT.
DRIVE & WALK	= 2364 SQ.FT.
TOTAL LOT COVERAGE AREA	= 6785 SQ.FT.
LOT AREA = 20,901 SQ.FT. NEW CONSTRUCTION AREA = 6785 SQ.FT. = 32 % OF LOT AREA	

CONSTRUCTION ENTRANCE
WITH 2.3" STONE BASE AND UNDERLYING FILTER FABRIC

- NOTES**
- BOUNDARY INFORMATION TAKEN FROM A SURVEY BY JTA LAND SURVEYING, MICHAEL GORMAN, RLS 2875, DATED 12-15-21.
 - PARCEL NUMBERS SHOWN THUS (00) PERTAIN TO DAVIDSON COUNTY TAX MAP NO. 132-01.
 - 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. 20220629-0074066 LOT 23, ROLLING MEADOWS SUBDIVISION, PLAT BOOK 1424 PAGE 99
 - ZONING: RESIDENTIAL "B"

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.



JASON F. SMITH TN. RLS NO. 1961
SMITH LAND SURVEYING, LLC
 7845 LAMPLEY ROAD PRISM SPRINGS, TN. 38476
 TEL: (615) 958-3500
 SMITHLANDSURVEYINGLLC@GMAIL.COM

**SITE PLAN
LOT 23
ROLLING MEADOWS
SUBDIVISION**

FOR
BRYAN CHURCH

PROPERTY ADDRESS:
4040 OUTER DRIVE
NASHVILLE, TN. 37204
25TH COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY
TENNESSEE

DATE: AUG. 04, 2022
REVISION: ADD A/C PADS, NOV. 28, 2023

NORTH
SEE NOTE NO. 1