

Permit #: 141

Permit Date: 02/21/24

Permit Type: Board of Zoning Appeals

Case Number: BZA 24-17

PC Meeting Date:

BZA Meeting Date: c. 3rd Tuesday of March

Assigned Meeting Date: 03/19/2024

Special Meeting Date:

Applicant Is: Representative

Applicant Name: Wes Inscoe

Applicant Address: 3100 Knobdale Rd.

Applicant City, State, ZIP: Nashville, TN 37214

Applicant Phone Number: 2707791111

Applicant Email: inscoe615@gmail.com

Description: Requesting removal of 7 trees having a DBH of 8" or greater.

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 C

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
14503000800	4815 GRANNY WHITE PIKE	LOT 16 SEC 1 HARPETH ACRES	BASKIN, TIM & KELLY STOVALL		

Fees

Fee	Description	Notes	Amount
Variance/Administrative Appeal			\$250.00
Total			\$250.00

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
02/21/2024	Wes Inscoe	BZA Presentation Fee	3519	Stephen Snow	\$250.00
Outstanding Balance					\$0.00

Notes

Date	Note	Created By:
02/21/2024	1. Applicant will drop off 10 hard copies of 11x17 plans. If plans are not submitted, the case could proceed without plans or may be dropped from the meeting agenda (2/21/24). 2. An electronic version of the final plan must be emailed to code.officer@oakhilltn.us . This plan must be attached to this iW case file upon receipt (2/21/24).	Stephen Snow

Uploaded Files

Date	File Name
03/07/2024	18845836-4815 Granny White - Tree Plan.pdf

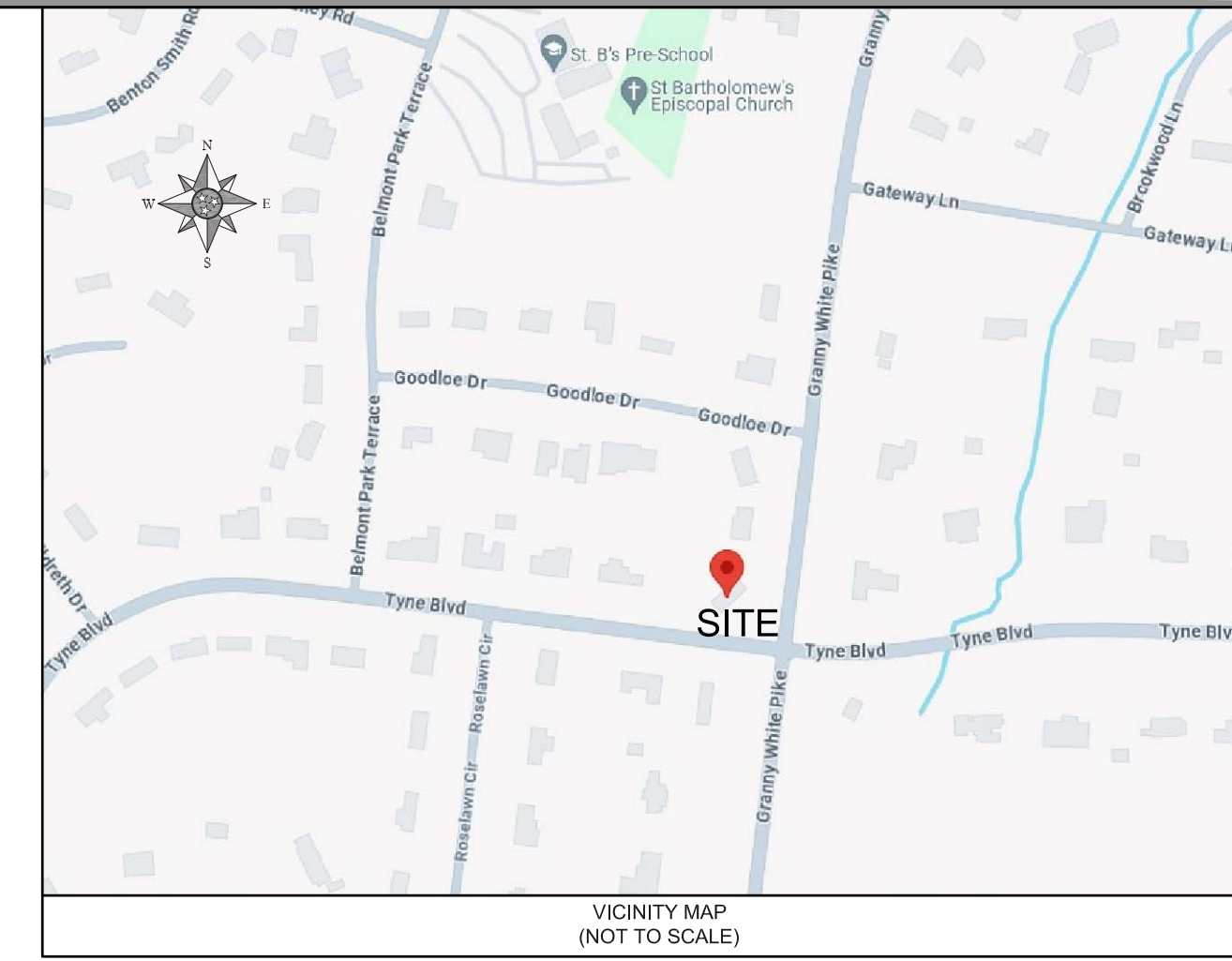
GALLERY 701

MINIMUM BUILDING SETBACKS

FRONT YARD..... 75'
 SIDE YARD..... 30, 40'
 REAR YARD..... 60'
 (SEE NOTE 5)

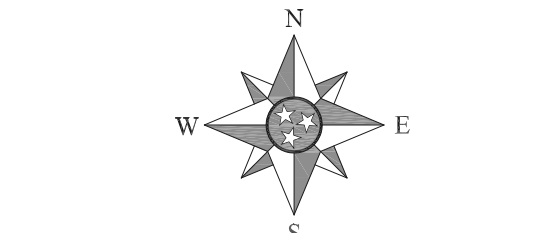
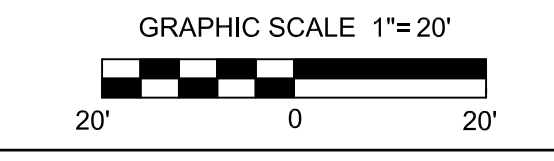
A TREE SURVEY OF THE JAMES RILEY BRYANT PROPERTY

4815 GRANNY WHITE PIKE
 DAVIDSON COUNTY, NASHVILLE, TENNESSEE 37220
 FEBRUARY 5, 2024



BYRD SURVEYING, INC.
 CLARKSVILLE OFFICE:
 235-B W DUNBAR GAVE ROAD
 CLARKSVILLE, TN 37040
 PHONE: (615) 906-0040
 FAX: (615) 653-0070
 NASHVILLE: (615) 733-3131

Serving: Tennessee, Kentucky, Fort Campbell,
 Alabama, Florida, North & South Carolina and Virginia



BASIS OF BEARING:
 HARPETH ACRES
 SECTION 1
 PLAT BOOK 1424, PAGE 140
 R.O.D.C.T.

- NOTES:
- THIS PROPERTY IS SUBJECT TO ALL MATTERS SET FORTH ON THE PLAN OF HARPETH ACRES, SECTION 1, AS RECORDED IN PLAT BOOK 1424, PAGE 140, R.O.D.C.T., AND TO ALL RESTRICTIONS OF RECORD. BUILDER TO VERIFY BEFORE CONSTRUCTION ON THIS LOT.
 - THIS PLAN WAS COMPLETED UNDER THE AUTHORITY OF T.C.A. 62-18-126, AND DOES NOT CONSTITUTE A GENERAL PROPERTY SURVEY AS DEFINED UNDER CHAPTER 0620-03-.07 (1).
 - THE BEARINGS AND DISTANCES SHOWN HEREON HAVE BEEN TAKEN FROM THE RECORDED PLAT.
 - THE LOCATION OF THE HOUSE AND OTHER IMPROVEMENTS SHOWN HEREON ARE PROPOSED AND DO NOT REPRESENT THE FINAL, AS CONSTRUCTED POSITIONS. THE DIMENSIONS SHOWN HEREON SHOULD NOT BE RELIED UPON TO BUILD FENCES, ADDITIONS OR OTHER IMPROVEMENTS.
 - THE SETBACK DISTANCES FOR THIS LOT HAVE BEEN DETERMINED BY THE CITY OF OAK HILL PLANNING AND ZONING, PER THE CITY OF OAK HILL. THIS PROPERTY IS CLASSIFIED AS "ZONE C". FOR ADDITIONAL INFORMATION, THEY CAN BE REACHED AT 615-371-8291.
 - NO SIDEWALK IS SHOWN ON THE RECORDED PLAT; HOWEVER, ONE MAY BE REQUIRED. BUILDER TO VERIFY PRIOR TO CONSTRUCTION.
 - THE LOCATION OF THE TREES AND POWER POLES WERE FIELD LOCATED BY BYRD SURVEYING, INC. ON JANUARY 19, 2024. BUILDER TO VERIFY PRIOR TO CONSTRUCTION.
 - TOPOGRAPHIC INFORMATION SHOWN HEREON IS DERIVED FROM THE METRO NASHVILLE/DAVIDSON COUNTY PLANNING DEPARTMENT/GIS WEBSITE. NO FIELDWORK HAS BEEN PERFORMED BY BYRD SURVEYING, INC. IN THE PREPARATION OF THIS TOPOGRAPHICAL MAP. THE VERTICAL DATUM ON WHICH THESE CONTOURS ARE BASED UPON IS UNKNOWN.

THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS UPON THIS SURVEY.



BRADLEY G. LUFFMAN
 TENNESSEE RLS #2662



HEREON DEPICTION IS SUBJECT TO "FEDERAL COPYRIGHT LAWS" ANY USE OF SAME WITHOUT THE EXPRESS WRITTEN PERMISSION OF BYRD SURVEYING, INC. IS PROHIBITED

REVISION TABLE	
1	02-12-24 ADDED TREE COVERAGE CALCULATIONS - P.B.R.
2	02-19-24 REVISED PER CITY COMMENTS - P.B.R.
3	02-21-24 REVISED PER CITY COMMENTS - P.B.R.

OWNER: JAMES RILEY BRYANT (AS OF 02-19-24 TAX CARD)

PROPERTY ADDRESS: 4815 GRANNY WHITE PIKE
 NASHVILLE, TENNESSEE 37220
 (DAVIDSON COUNTY)

PROPERTY LOCATION: LOT 16, HARPETH ACRES
 SECTION 1
 PLAT BOOK 1424, PAGE 140, R.O.D.C.T.

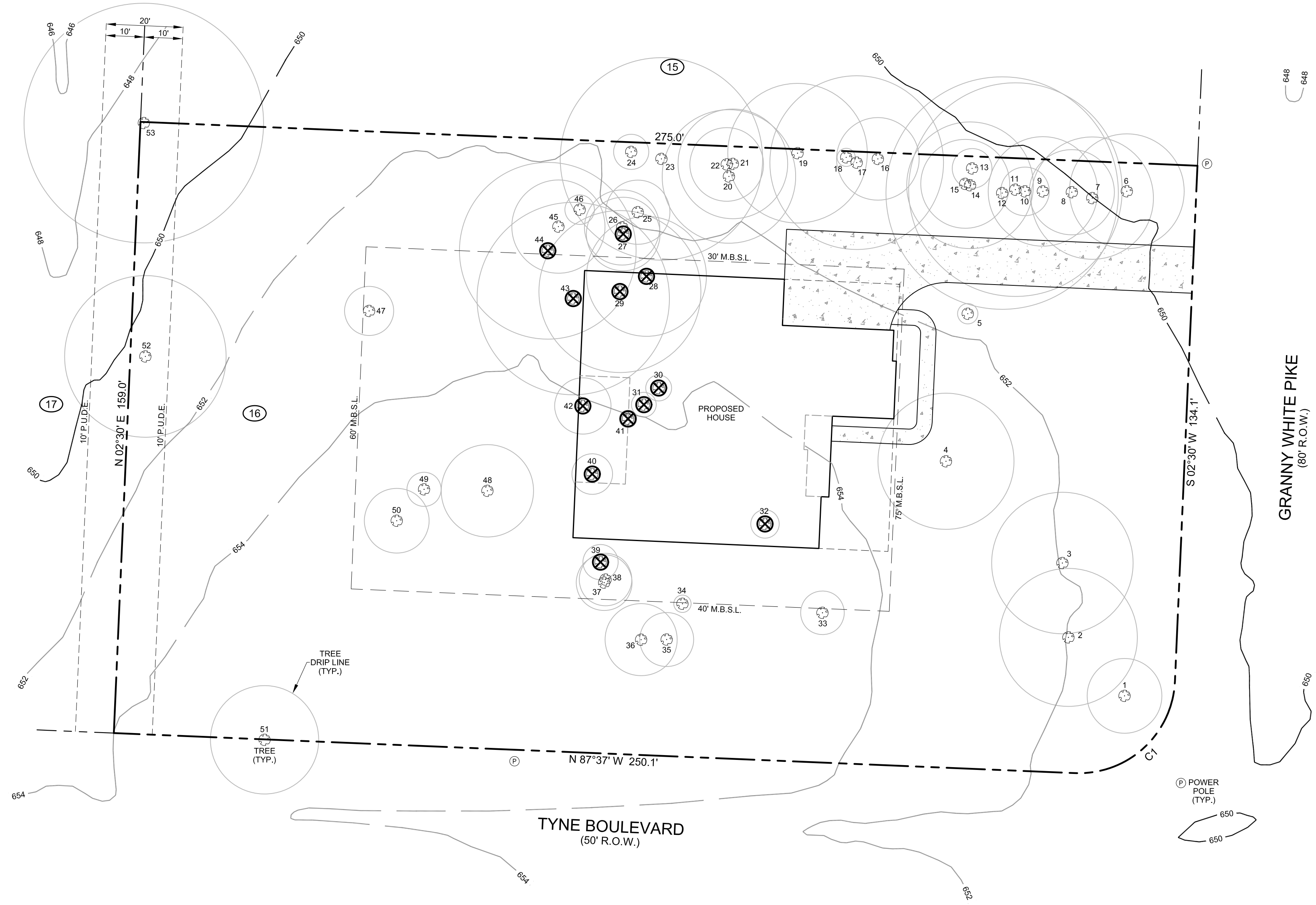
LOT AREA: 43,606± SQ. FT. / 1.00± ACRES (CALCULATED)

HOUSE - ELMSDALE/ B/ RHSE/ 3-CAR/ CRAWL

DRAWING SCALE: 1" = 20' PROJ. #: B23599-24
 DRAWN BY: P.B.R. DATE: FEBRUARY 7, 2024
 CHECKED BY: B.G.L. DATE: FEBRUARY 7, 2024

© 2024 BYRD SURVEYING, INCORPORATED

GALLERY 701 TREE IDENTIFICATION TABLE					
TREE NO.	DIAMETER AT BREAST HEIGHT (DBH) (INCHES)	SPECIES	CANOPY COVERAGE (SQ. FT.)	RETAIN	REMOVE
1	18"	HACKBERRY	297 SQ. FT.±	X	
2	28"	HACKBERRY	1,010 SQ. FT.±	X	
3	20"	UNIDENTIFIED TREE	1,063 SQ. FT.±	X	
4	26"	PINE	983 SQ. FT.±	X	
5	4"	UNIDENTIFIED TREE	22 SQ. FT.±	X	
6	14"	HACKBERRY	561 SQ. FT.±	X	
7	12"	CEDAR	681 SQ. FT.±	X	
8	10"	HACKBERRY	356 SQ. FT.±	X	
9	10"	HACKBERRY	541 SQ. FT.±	X	
10	6"	HACKBERRY	126 SQ. FT.±	X	
11	18"	UNIDENTIFIED TREE	1,658 SQ. FT.±	X	
12	14"	UNIDENTIFIED TREE	1,981 SQ. FT.±	X	
13	22"	UNIDENTIFIED TREE	72 SQ. FT.±	X	
14	12"	UNIDENTIFIED TREE	664 SQ. FT.±	X	
15	10"	UNIDENTIFIED TREE	364 SQ. FT.±	X	
16	10"	UNIDENTIFIED TREE	217 SQ. FT.±	X	
17	10"	UNIDENTIFIED TREE	930 SQ. FT.±	X	
18	4"	HACKBERRY	16 SQ. FT.±	X	
19	16"	HACKBERRY	555 SQ. FT.±	X	
20	22"	UNIDENTIFIED TREE	736 SQ. FT.±	X	
21	8"	UNIDENTIFIED TREE	446 SQ. FT.±	X	
22	8"	UNIDENTIFIED TREE	231 SQ. FT.±	X	
23	16"	HACKBERRY	1,297 SQ. FT.±	X	
24	6"	UNIDENTIFIED TREE	54 SQ. FT.±	X	
25	14"	HACKBERRY	219 SQ. FT.±	X	
26	22"	HACKBERRY	301 SQ. FT.±	X	
27	8"	HACKBERRY	288 SQ. FT.±		X
28	24"	CEDAR	763 SQ. FT.±		X
29	22"	CEDAR	1,392 SQ. FT.±		X
30	4"	UNIDENTIFIED TREE	36 SQ. FT.±		X
31	4"	UNIDENTIFIED TREE	33 SQ. FT.±		X
32	6"	EVERGREEN	43 SQ. FT.±		X
33	6"	MAPLE	101 SQ. FT.±	X	
34	6"	EVERGREEN	16 SQ. FT.±	X	
35	10"	UNIDENTIFIED TREE	155 SQ. FT.±	X	
36	10"	UNIDENTIFIED TREE	276 SQ. FT.±	X	
37	10"	UNIDENTIFIED TREE	166 SQ. FT.±	X	
38	10"	UNIDENTIFIED TREE	147 SQ. FT.±	X	
39	10"	UNIDENTIFIED TREE	66 SQ. FT.±		X
40	10"	UNIDENTIFIED TREE	88 SQ. FT.±		X
41	4"	UNIDENTIFIED TREE	16 SQ. FT.±		X
42	6"	UNIDENTIFIED TREE	169 SQ. FT.±		X
43	24"	HACKBERRY	1,965 SQ. FT.±		X
44	10"	HACKBERRY	1,657 SQ. FT.±		X
45	26"	HACKBERRY	461 SQ. FT.±	X	
46	10"	HACKBERRY	46 SQ. FT.±	X	
47	10"	UNIDENTIFIED TREE	128 SQ. FT.±	X	
48	32"	UNIDENTIFIED TREE	452 SQ. FT.±	X	
49	10"	UNIDENTIFIED TREE	62 SQ. FT.±	X	
50	10"	TWIN HACKBERRY	223 SQ. FT.±	X	
51	16"	PINE	308 SQ. FT.±	X	
52	24"	TWIN HACKBERRY	857 SQ. FT.±	X	
53	42"	HACKBERRY	798 SQ. FT.±	X	
TOTAL INDIVIDUAL CANOPY COVERAGE			26,093 SQ. FT.±		



LOT AREA: 43,606 SQ. FT.± (CALCULATED)
 TOTAL INDIVIDUAL CANOPY COVERAGE: 26,093 SQ. FT.± (CALCULATED)
 PERCENT OF EXISTING COVERAGE: 60%± (USING INDIVIDUAL TREE CANOPY CALCULATIONS)

PURSUANT TO THE TREE RETENTION STANDARDS IN TABLE 905, THE MINIMUM PERCENTAGE OF EXISTING TREES THAT SHALL BE RETAINED WHEN EXISTING TREE COVER IS 51-60% OF THE LOT IS 60%.

TOTAL INDIVIDUAL CANOPY COVERAGE OF PROPOSED TREES TO BE REMOVED: 6,516 SQ. FT.± (CALCULATED)

PERCENT OF EXISTING COVERAGE TO BE RETAINED: 75%±
 *CALCULATION: (EXISTING CANOPY - REMOVED CANOPY) / EXISTING CANOPY
 (26,093-6,516) / 26,093= 75%

CURVE DATA:					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	89°53'	25'	39.2'	---	---

