

**Permit #:** 142

**Permit Date:** 02/21/24

**Permit Type:** Board of Zoning Appeals

**Case Number:** BZA 24-18

**PC Meeting Date:**

**BZA Meeting Date:** c. 3rd Tuesday of March

**Assigned Meeting Date:** 03/19/2024

**Special Meeting Date:**

**Applicant Is:** Owner

**Applicant Name:** Sam Wood

**Applicant Address:** 315 Wilhagen Rd.

**Applicant City, State, ZIP:** Nashville, TN 37217

**Applicant Phone Number:** 6159241221

**Applicant Email:** sam@darstwood.com

**Description:** Requesting removal of two trees with a DBH of 8 in. 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 D

**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
16006001000	5401 FRANKLIN PIKE	LOT 197 OAK HILL ESTATES SEC. 1	ARTHUR, LOLA R. FAMILY TRUST		

**Fees**

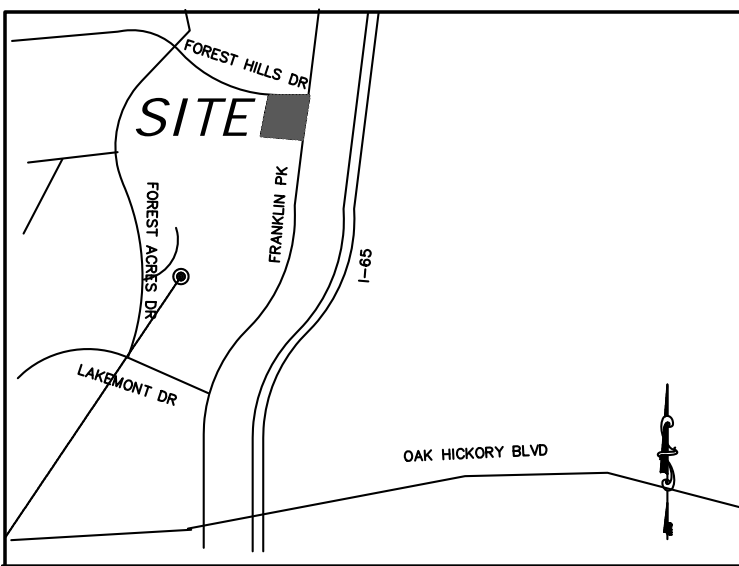
Fee	Description	Notes	Amount
Variance/Administrative Appeal			\$250.00
<b>Total</b>			<b>\$250.00</b>

**Payments**

Date	Paid By	Description	Payment Type	Accepted By	Amount
02/21/2024	Sam Wood	BZA Presentation Fee	1522	Stephen Snow	\$250.00
<b>Outstanding Balance</b>					<b>\$0.00</b>

**Uploaded Files**

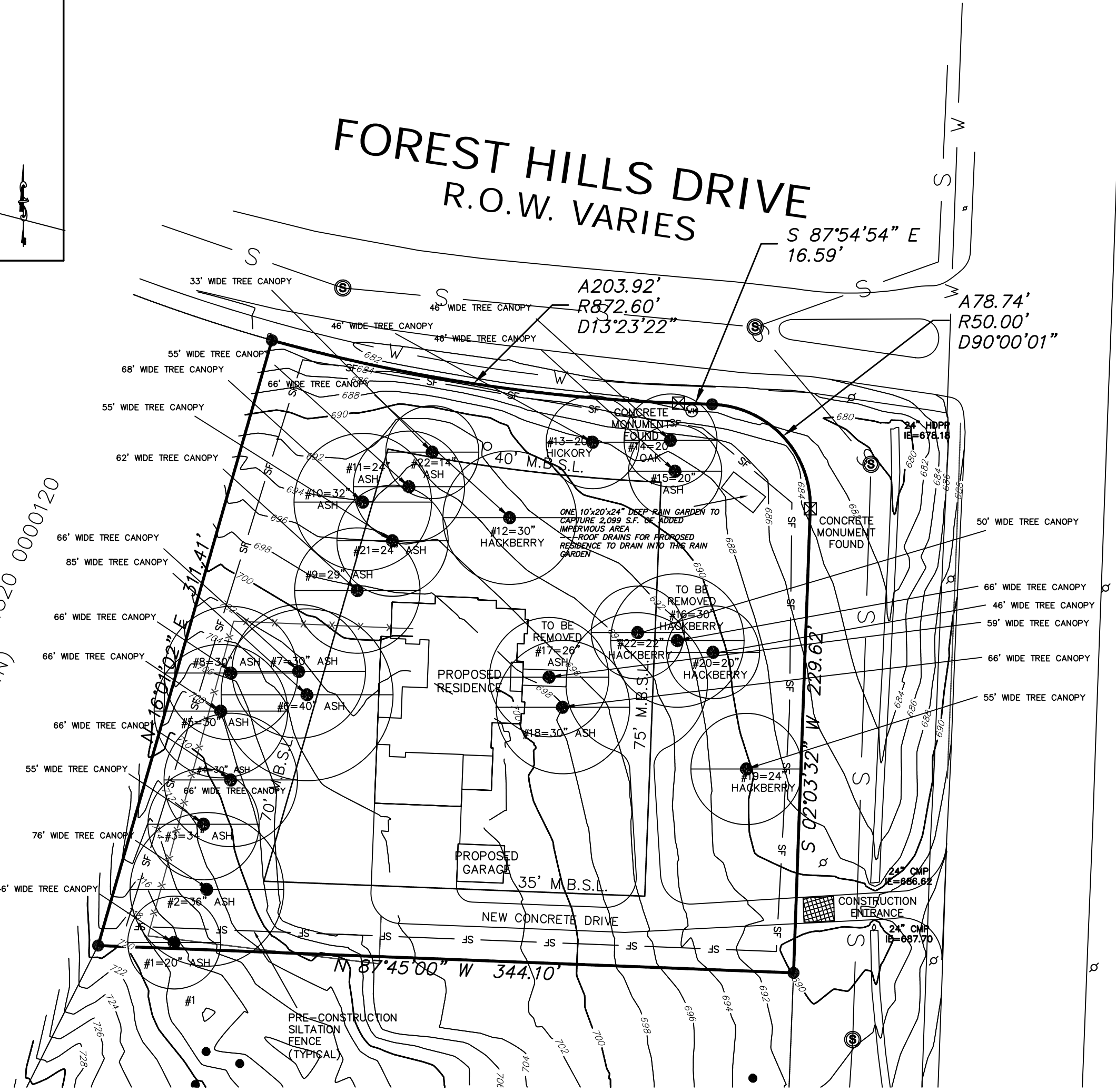
Date	File Name
02/21/2024	<a href="#">18645563-5401 Franklin Pike Site Plan for BZA submission-trees.pdf</a>



**STANDARD LEGEND**

- ⊙ IPF (IRON PIN FOUND)
- ⊙ IPS (IRON PIN SET) H AND H SURVEY
- CONCRETE MONUMENT
- SURVEY POINT

LOLA R. ARTHUR FAMILY TRUST  
 PARCEL ID: 16006001100  
 (R.O.D.C., TN)  
 PARCEL INSTRUMENT: DB-00004320 0000120



FRANKLIN PIKE (U.S. HWY. 31)  
 220' R.O.W.

**STANDARD NOTES**

1. THE HORIZONTAL LOCATION DATA SHOWN ON THIS SURVEY WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION AND DATA COLLECTOR AND GLOBAL POSITIONING SYSTEM (GPS) UNIT AND IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM REAL-TIME KINEMATIC (RTK) OBSERVATIONS PROCESSED BY TENNESSEE DOT NETWORK. BEARINGS ARE EXPRESSED IN THE TENNESSEE STATE PLANE COORDINATE SYSTEM (HORIZONTAL = NAD83-C.O.R.S.; VERTICAL = NAVD88; ZONE TN 4100, GEIOD MODEL MID TN 25012A), USING SOKKIA GPS MODEL GRX3 GNSS RECEIVER RTK (L1+L2). HORIZONTAL ACCURACY=5mm+.05ppm AND VERTICAL ACCURACY=10mm+.08ppm.
2. THE WITHIN DESCRIBED TRACT LIES WITHIN AN AREA DESIGNATED AS ZONE "X" (UNSHADED) AS EVIDENCED ON FEMA MAPS NUMBERED 47037C0367H ON THE FLOOD INSURANCE RATE MAPS FOR DAVIDSON COUNTY, TENNESSEE (DATED REVISED 04/05/2017).
3. OWNERSHIP INFORMATION INDICATED HEREON IS AS IDENTIFIED IN COUNTY RECORDS.
4. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS 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 AS INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES 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.
5. IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S) NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT. THE TENNESSEE ONE CALL TELEPHONE NUMBER IS 1-800-351-1111. UTILITIES WERE NOT CHECKED DURING THE COURSE OF THIS SURVEY.
6. THE WITHIN PLAT AND SURVEY WERE PREPARED WITHOUT BENEFIT OF CURRENT EVIDENCE OF SOURCE OF TITLE FOR THE SUBJECT TRACT OR ADJOINERS AND ARE THEREFORE SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
7. THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THOSE PARTIES IDENTIFIED IN THE CERTIFICATION AND DOES NOT EXTEND TO ANY UNNAMED PARTY.
8. THE SUBJECT TRACT IS SHOWN ON DAVIDSON COUNTY TAX MAP 160-06, AS PARCEL 10.00.
9. ALL IRON RODS (SET) ARE CAPPED AND STAMPED "H.H. SURVEY".

**STORMWATER CALCULATIONS**

PRE IMPERVIOUS AREA-  
 EXISTING HOUSE, DRIVE, ETC.= 15,440 SF

**PROPOSED IMPROVEMENTS**

HOUSE, PORCHES, DETACHED BLDGS- 6,796 SF  
 DRIVEWAY, SIDEWALKS- 10,743 SF  
 TOTAL IA- 17,539 SF

POST IA=17,539 SF- 15,440 SF (PRE IA CREDITS)  
 NET IA 2,099 SF

**SITE IMPROVEMENTS**

RAIN GARDEN  
 CONTRIBUTING AREA= 2,099 SF  
 DEPTH OF SOIL= 24 INCHES  
 120.7 SF REQUIRED  
 000 SF PROVIDED

NOTE ALL DOWNSPOUTS ARE TO BE PIPED INTO THE RAIN GARDEN

I HEREBY CERTIFY THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF TENNESSEE, THE WITHIN SURVEY REPRESENTS A CATEGORY I SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH T.C.A. SECTION 0820-3 AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1:10,000. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON JANUARY, 23, 2024.

DAVID LEE CYPHERS  
 RLS NUMBER 2779  
 DATE: 01-23-2024

**TREE CHART**

#	TREE SPECIES	DBH	CANOPY S.F.	HEALTH	CANOPY	ROOTS	SAVE/REMOVE	REPLACEMENT
1	ASH	20	46 FT./1660	GOOD	GOOD	GOOD	SAVE	
2	ASH	36	76 FT./4534	GOOD	GOOD	GOOD	SAVE	
3	ASH	24	55 FT./2375	GOOD	GOOD	GOOD	SAVE	
4	ASH	30	66 FT./3420	GOOD	GOOD	GOOD	SAVE	
5	ASH	30	66 FT./3420	GOOD	GOOD	GOOD	SAVE	
6	ASH	40	85 FT./5670	GOOD	GOOD	GOOD	SAVE	
7	ASH	30	66 FT./3420	GOOD	GOOD	GOOD	SAVE	
8	ASH	30	66 FT./3420	GOOD	GOOD	GOOD	SAVE	
9	ASH	29	62 FT./3020	GOOD	GOOD	GOOD	SAVE	
10	ASH	32	68 FT./3630	GOOD	GOOD	GOOD	SAVE	
11	ASH	24	55 FT./2375	GOOD	GOOD	GOOD	SAVE	
12	HACKBERRY	20	46 FT./1660	GOOD	GOOD	GOOD	SAVE	
13	HICKORY	20	46 FT./1660	GOOD	GOOD	GOOD	SAVE	
14	OAK	20	46 FT./1660	GOOD	GOOD	GOOD	SAVE	

**TREE CHART**

#	TREE SPECIES	DBH	CANOPY S.F.	HEALTH	CANOPY	ROOTS	SAVE/REMOVE	REPLACEMENT
15	ASH	20	46 FT./1660	GOOD	GOOD	GOOD	SAVE	
16	HACKBERRY	30	66 FT./3420	GOOD	GOOD	GOOD	TO BE REMOVED	6 TREES
17	ASH	26	59 FT./2735	GOOD	GOOD	GOOD	TO BE REMOVED	6 TREES
18	ASH	30	66 FT./3420	GOOD	GOOD	GOOD	SAVE	
19	HICKORY	24	55 FT./2375	GOOD	GOOD	GOOD	SAVE	
20	HACKBERRY	20	46 FT./1660	DEAD	DEAD	DEAD	REMOVED	4 TREES
21	ASH	24	55 FT./2375	DEAD	DEAD	DEAD	REMOVED	5 TREES
22	HICKORY	14	33 FT./ 855	DEAD	DEAD	DEAD	REMOVED	3 TREES
22	HACKBERRY	22	50 FT./1962	DEAD	DEAD	DEAD	REMOVED	5 TREES

**TREE COVERAGE CALCULATIONS**

2.01 ACRES = 87,491 S.F.  
 62,386 S.F. CANOPY COVERAGE = 71%

**H & H LAND SURVEYING, INC.**  
 612A FITZHUGH BOULEVARD  
 SMYRNA, TENNESSEE 37167  
 PHONE: (615) 831-0756 / E-MAIL: handland@bellsouth.net

**SITE PLAN**

THE SAM WOOD PROPERTY  
 5405 FRANKLIN PIKE  
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE  
 TAX MAP 160-06, PARCEL 10.00  
 DEED BOOK 7541, PAGE 494-(R.O.W.C., TN)

DRAWN BY: TSH  
 CHECKED BY: DLC

DATE: JANUARY, 23, 2024  
 REVISIONS

SCALE: 1" = 50'  
 GRAPHIC SCALE

JOB NO. 2023-0487  
 SHEET 2 OF 2