

**Permit #:** 149

**Permit Date:** 03/20/24

**Permit Type:** Board of Zoning Appeals

**Case Number:** BZA 24-22

**PC Meeting Date:**

**BZA Meeting Date:** d. 3rd Tuesday of April

**Assigned Meeting Date:** 04/16/2024

**Special Meeting Date:**

**Applicant Is:** Contractor

**Applicant Name:** Brandon Rycroft

**Applicant Address:** 4655 Whites Creek Pk.

**Applicant City, State, ZIP:** Whites Creek, TN 37189

**Applicant Phone Number:** 4064049391

**Applicant Email:** brandon.rycroft@novaconstructors.com

**Description:** Requesting variance to remove 8 trees with a DBH of 8 in. or greater.

**Project Cost:** 0

**Square Feet:** 0

**Lot Area:** 44143

**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:**

**Radnor Lake Impact Zone:** Yes

**Steep Slope:** Yes

**Plat/Subdivison:** No

**Status:** Open

**Assigned To:** Stephen Snow

**Property**

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
14511002300	1104 STONEWALL JACKSON CT	LOT 17 GRANNY WHITE PARK	JONES, GINGER GELDREICH & MARK MCKEE		

**Fees**

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

**Payments**

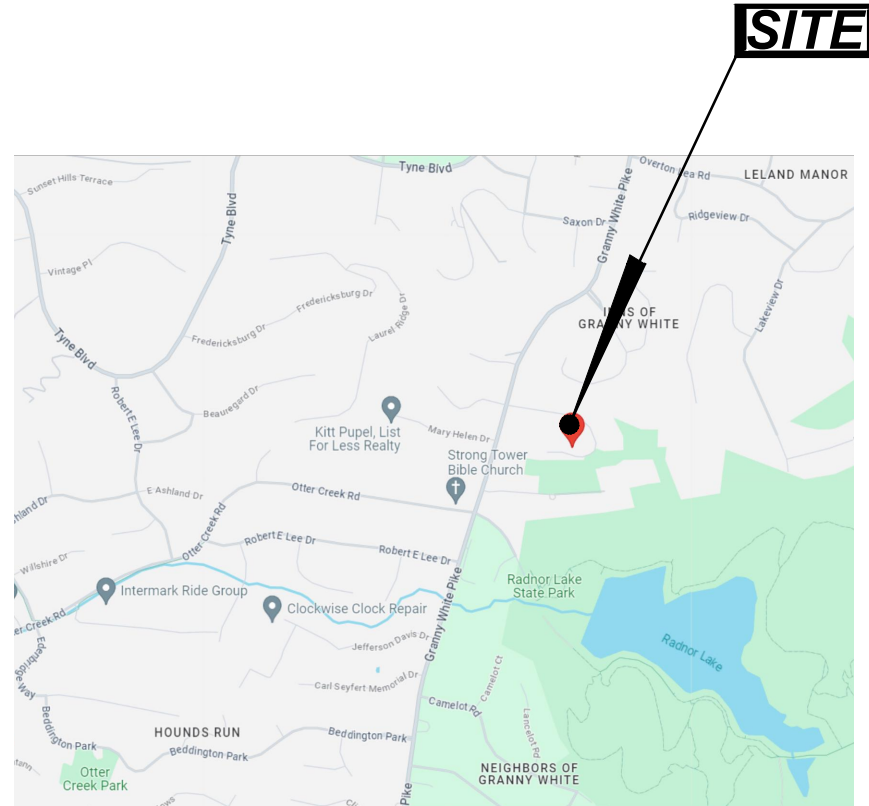
Date	Paid By	Description	Payment Type	Accepted By	Amount
03/20/2024	Brandon Rycroft	BZA Application Fee	6775	Stephen Snow	\$250.00
<b>Outstanding Balance</b>					<b>\$0.00</b>

**Uploaded Files**

Date	File Name
03/25/2024	<a href="#">19443506-1104 Stonewall Jackson Ct - BZA Tree Removal Variance Binder- 03142024.pdf</a>

**SHEET INDEX:**

- C1.0 - COVER SHEET - SITE DATA
- V 1.0 - FIELD RUN SURVEY
- LS1.0 - TREE SURVEY TABLE AND CALCULATIONS

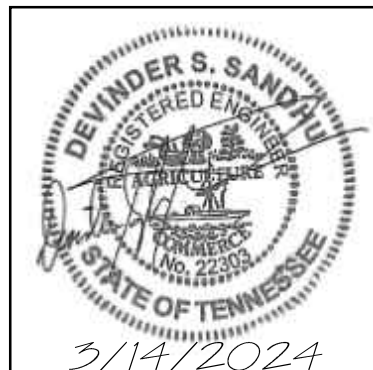


**LOCATION-MAP**  
NOT-TO-SCALE

**SITE DATA:**

1. Total Site Area 44,143 S.F., or 1.013 Acres ±
2. Tax ID: 14511002300
3. **Owner and/or Developer**  
Jones Family Trust  
Mark M. Jones and Ginger G. Jones Trustees  
Phone:(615)-405-8323, Email: MarkJones799@gmail.com
4. Subject property base zoning - **C**
  - a. Radnor Lake Impact Zone
  - b. Steep Slopes
5. **Setbacks:**  
Front M.B.S.L. - 75 - Per Plat'  
Side M.B.S.L. - 30'  
Rear M.B.S.L. - 60'
6. **Districts:**  
City of Oak Hill, Davidson Co. , Tn  
25th Council District  
Councilman - Jeff Preptit

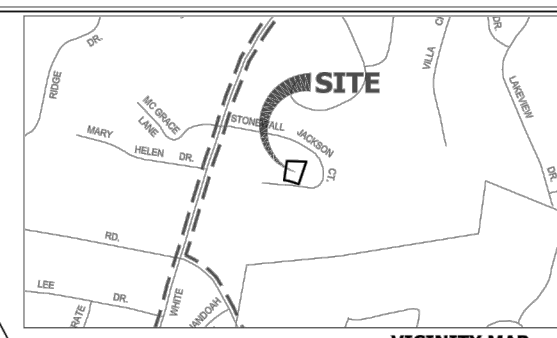
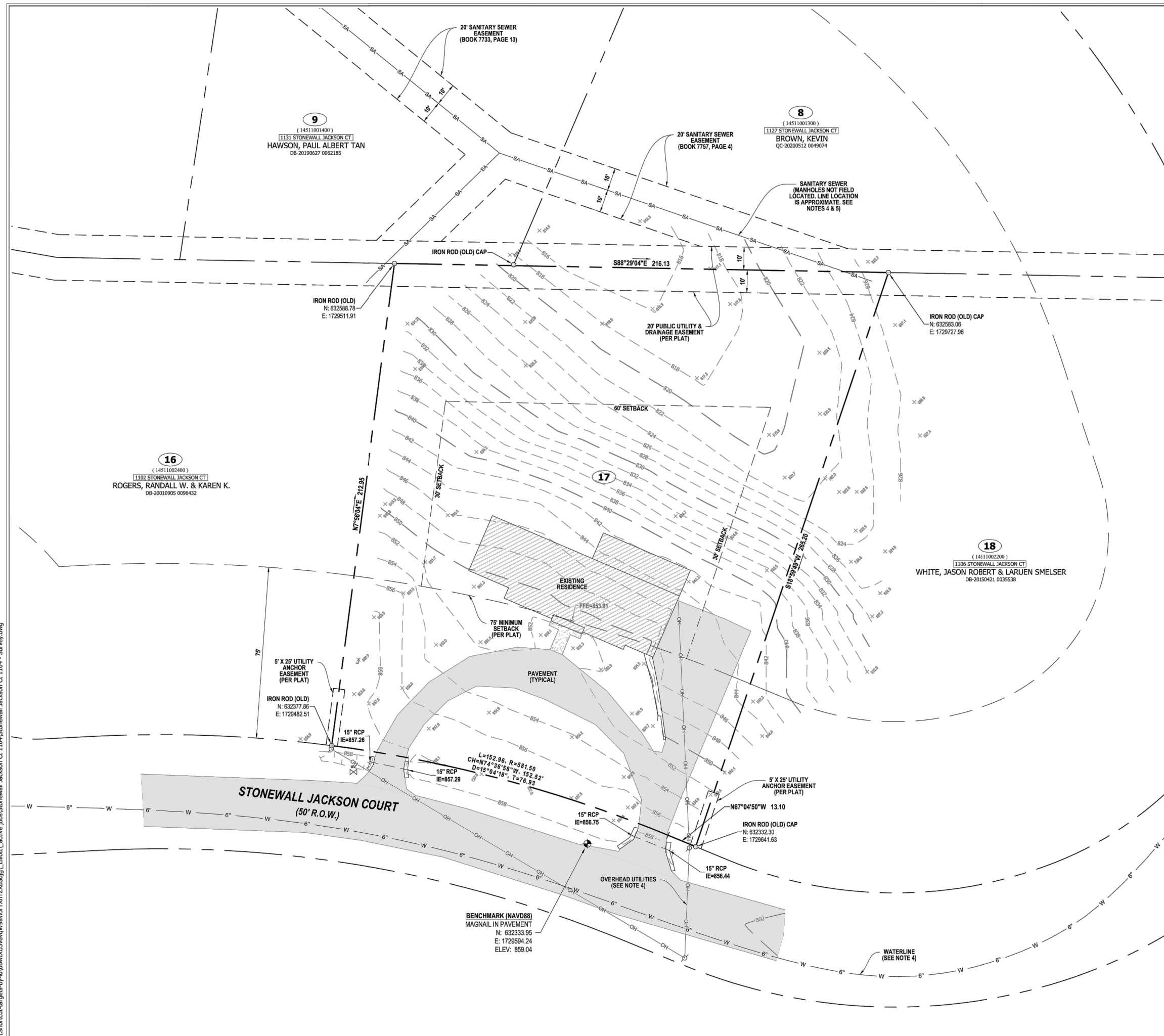
Prepared By:  
**SANDHU CONSULTANTS INTERNATIONAL, LLC**  
ENGINEERING AND SCIENCE  
1709 ASHWOOD AVENUE  
NASHVILLE, TENNESSEE 37212  
Phone: 615-292-0759 Mobile 615-485-0488  
Email: SANDHUD@AOL.COM



***COVERSHEET- BZA***  
***TREE REMOVAL VARIANCE***  
***1104 Stonewall Jackson Court ,Oak Hill -***  
***(Davidson Co.), TN***

SHEET NO.  
**C-1.0**

PLOT DATE: 12/28/2023 10:09:39 AM  
 G:\\_sherratt-targets-by-d\bbw\XJ\8v8v\9a\W\T\T\X\B55\g\1104\Stonewall Jackson Ct. 1104 - Survey.dwg



**TOTAL LOT AREA**  
 44,143 SF OR 1.013 ACRES±

**MAP REFERENCE**  
 Parcel ID for subject property is ( 14511002300 ) on Davidson County Property Map.

**DEED REFERENCE**  
 Owner : JONES FAMILY TRUST, as of record in QC-20220505 0052189 Registers Office, Davidson County, Tennessee.

**PLAT REFERENCE**  
 Being Lot # 17 on the Plan of Granny White Pike, as of record in Book 3700, Page 72, Register's Office for Davidson County, Tn.

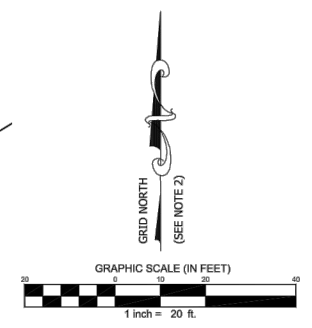
- SURVEYOR'S NOTES**
- This Property is located in the 25th Council District of Davidson County Tennessee.
  - Bearings, Elevations and Coordinates shown are based on Tennessee State Plane NAD83. (NAVD88)
  - The property is located in areas designated as "Zone X" (areas determined to be outside the 0.2 % annual chance floodplain) as noted on the current FEMA Firm Community Panel # 47037C0358H, effective on 4-5-2017.
  - Utilities shown hereon were taken from visible structures and other sources available to me at this time. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
  - A Title Report was not provided for the preparation of this survey, therefore this survey is subject to the findings of an accurate title search.
  - No Stream determinations were provided to this surveyor, therefore this survey does not address the existence or non-existence of any water of the state, jurisdictional stream buffers or wetlands.
  - This survey does not address the owner of any fence nor address any adverse claim of ownership of any adjoining property. Removal of any property line fence should be coordinated with adjacent owner.
  - Property is currently Zoned Residential "C". Setbacks per current zoning and plat. **Verify with City of Oak Hill Zoning Ordinance.**  
 Front Building Setback = 75' Minimum  
 Rear Building Setback = 60' Minimum  
 Side Building Setback = 30' Minimum
  - This survey was prepared for the exclusive use of the persons or entities named on the certification hereon. Said certificate does not extend to any unnamed person or entity without an express re-certification by the surveyor.

- GPS NOTES**
- The (TDOT) Tennessee Geodetic Reference Network was used for this survey.
  - GPS locations used for this survey were established using a VRS network consisting of multiple reference stations.
  - GPS data was collected with a Spectra Precision 80 receiver.
  - This survey was prepared without the use of a scale factor. Except in the instance of initial survey control, all distances or coordinates were derived from measurements taken by a total station. Coordinates used for the initial survey control were generated with the use of GPS observations and used as the basis for the coordinate system used for this survey.
  - The date of the field work for this survey was: 12/7/2023.

**SURVEYOR'S CERTIFICATE**

To: Nova Constructors  
 I hereby certify that this survey was actually made on the ground under my direct supervision, using the latest recorded deeds, and other information; that there are no encroachments or projections other than those shown; and that this survey exceeds the minimum requirements for a Category 1 Urban Land Survey pursuant to Chapter 0820-3, Section .05 of the Department of Insurance Standards of Practice for Land Surveyors; and that this survey is true and correct to the best of my knowledge and belief.  
 Jason A. Garrett, TN RLS # 2861

ALWAYS CALL 811 BEFORE YOU DIG!  
 IT'S FREE, IT'S EASY, AND IT'S THE LAW!  
 DIG - DRILL - BLAST - BORE  
 CALL 811, OR (800) 351-1111  
 (615) 367-1110  
 TENNESSEE - ONE CALL CENTER



- Symbol Legend**
- Symbol Denotes
  - IRON ROD (OLD)
  - BENCHMARK
  - CATCH BASIN
  - FIRE HYDRANT
  - SEWER MANHOLE
  - EXISTING TREE
  - WATER VALVE
  - WATER METER
  - IRON ROD (NEW)
  - UTILITY POLE
  - CONCRETE
  - ASPHALT
  - GRAVEL

**CLINT ELLIOTT SURVEY**

P.O. Box 331875  
 Nashville, TN 37203  
 clientele@elliotts.com  
 (615) 490-3236

**Boundary & Topographic Survey**

**1104 Stonewall Jackson Court**  
 Nashville, Davidson County, Tennessee 37220

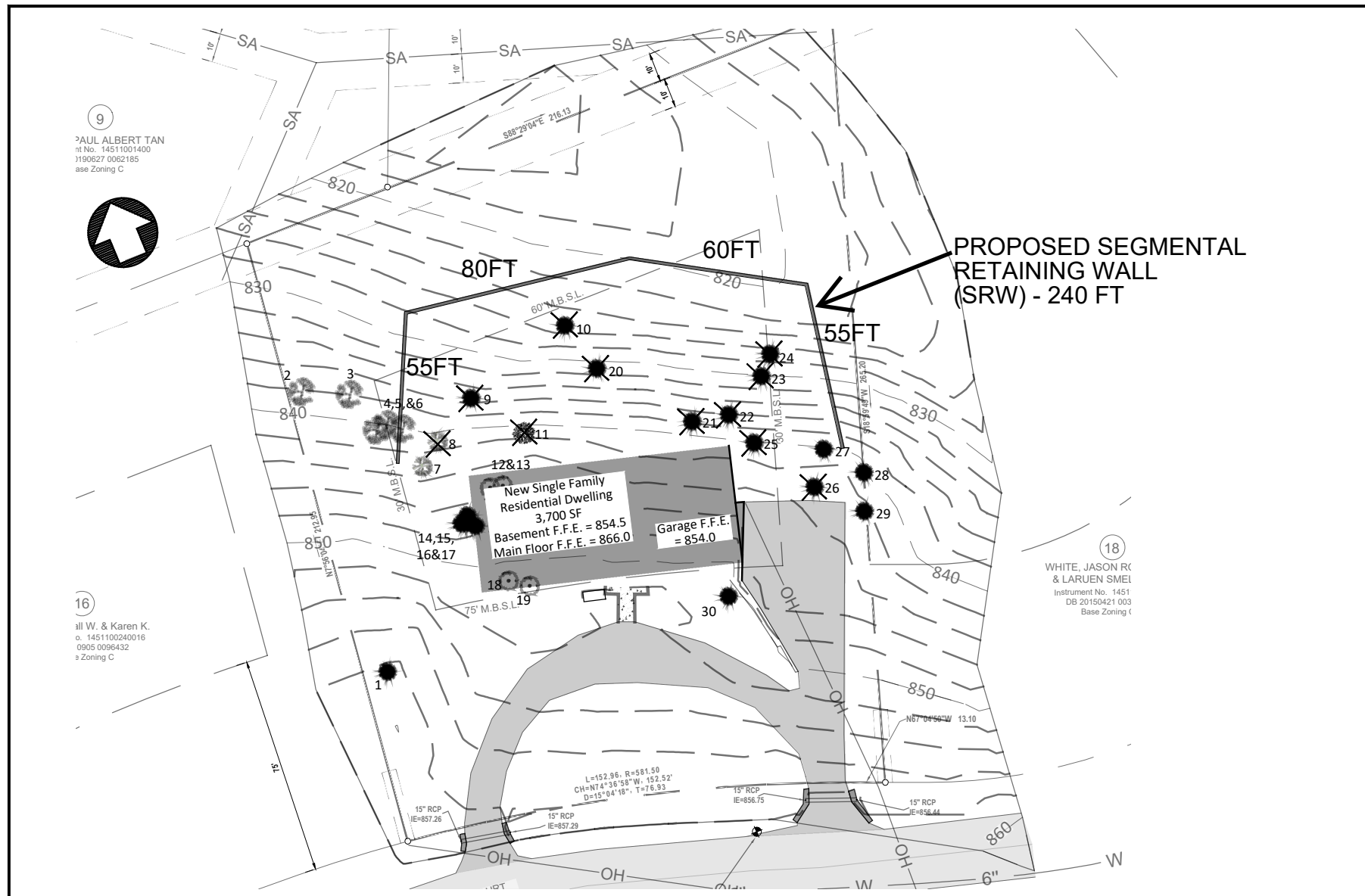
Rev.	Date	Revision Description

Issue Date: 12-28-2023  
 Project ID: STONEWALL 1104  
 Drafted By: JG/SS  
 Field Crew: JS  
 Checked By: JG

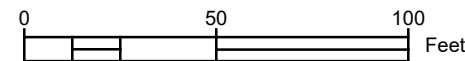
Sheet Title:  
**Boundary & Topographic Survey**

Sheet No.  
**V-1.00**





**TREE SURVEY**  
Scale: 1"=50.00'



**Notes**

All trees within the project area on this lot that are 3 in. or greater in caliper, whether existing or to be removed, are represented on this plan and are precisely located on this drawing.

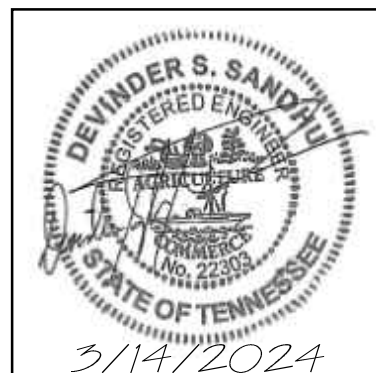
The Oak Hill Woodland and Tree Protection Ordinance shall be adhered to for this project (Ord. 20-01-01-01)

Certified by Devinder S. Sandhu PE

REAR YARD TREE SURVEY - RETAINING WALL PROJECT AREA								
REPLACEMENT TREES FOR FOR CANOPY RETENTION								
1104 STONEWALL JACKSON CT, OAKHILL, TN								
TREE # ON PLAN	TREE DBH (in)	TREE ID	Retain or Remove	# Retain	# Remove	DBH Retain	DBH Remove	Replacement Tree DBH
1	12	Loblolly Pine	Retain	1		12		
2	10	Hackberry	Retain	2		10		
3	10	Hackberry	Retain	3		10		
4	4	Hackberry Cluster	Retain	4		4		
5	4	Hackberry Cluster	Retain	5		4		
6	4	Hackberry Cluster	Retain	6		4		
7	18	Pin Oak	Retain	7		18		
8	8	Pin Oak	Remove		1		8	3"
9	12	Loblolly Pine	Remove		2		12	3"
10	8	Loblolly Pine	Remove		3		8	3"
11	4	Mimosa	Remove		4		4	3"
12	2	Dogwood Cluster	Remove		5		2	NA
13	2	Dogwood Cluster	Remove		6		2	NA
14	4	Hemlock Cluster (4)	Remove		7		4	3"
15	4	Hemlock Cluster (4)	Remove		8		4	3"
16	4	Hemlock Cluster (4)	Remove		9		4	3"
17	4	Hemlock Cluster (4)	Remove		10		4	3"
18	5	Dogwood	Remove		11		5	3"
19	4	Douglas Fir	Remove		12		4	3"
20	4	Loblolly Pine	Remove		13		4	3"
21	5	Loblolly Pine	Remove		14		5	3"
22	12	Loblolly Pine	Remove		15		12	3"
23	4	Loblolly Pine	Remove		16		4	3"
24	5	Loblolly Pine	Remove		17		5	3"
25	14	Loblolly Pine	Remove		18		14	5"
26	14	Loblolly Pine	Remove		19		14	5"
27	12	Loblolly Pine	Retain	8		12		
28	20	Loblolly Pine	Retain	9		20		
29	12	Loblolly Pine	Retain	10		12		
30	4	Hemlock	Retain	11		4		
TOTAL CANOPY SF FOR PROJECT AREA			6600 SF			110	119	Total -17
TOTAL CANOPY AREA REMOVED WITHIN PROJECT			5400 SF	12% Canopy Removed			15 - 3" caliper	
TOTAL LOT AREA			44,143 SF				2 - 5' caliper	
TOTAL LOT AREA CANOPY - EXISTING			26,943 SF	61% Canopy Coverage				
TOTAL LOT AREA WITHOUT CANOPY - EXISTING			17200 SF	39% Area without Canopy				

Total Canopy Retained Post Development 80% > Minimum 57% Canopy Retention Required

Prepared By:  
**SANDHU CONSULTANTS INTERNATIONAL, LLC**  
ENGINEERING AND SCIENCE  
1709 ASHWOOD AVENUE  
NASHVILLE, TENNESSEE 37212  
Phone: 615-292-0759 Mobile 615-485-0488  
Email: SANDHUD@AOL.COM



**TREE SURVEY**  
For BZA TREE REMOVAL VARIANCE  
**1104 Stonewall Jackson Court**  
**Oak Hill (Davidson Co.), TN.**

SHEET NO.  
**LS-1.0**