

Permit #: 146

Permit Date: 03/15/24

Permit Type: Board of Zoning Appeals

Case Number: BZA 24-23

PC Meeting Date:

BZA Meeting Date: d. 3rd Tuesday of April

Assigned Meeting Date: 04/16/2024

Special Meeting Date:

Applicant Is: Architect

Applicant Name: Charlie Rankin

Applicant Address: 2323 21st Ave. S - Ste.200

Applicant City, State, ZIP: Nashville, TN 37212

Applicant Phone Number: 6153060867

Applicant Email: charlie@rankindesignworks.com

Description: Requesting the following variances: 1. Encroachment of spa/deck/equipment pad into the 50 ft. rear accessory structure setback. 2. Second floor pool house use over a 1,400 sf 3-car detached garage. 3. Removal of 7 trees with at least 8 in. DBH, requiring no replacement per tree ordinance. 4. Exceed Max. Lot Coverage of 15,000 sf by 1,289 sf.

Project Cost: 0

Square Feet: 0

Lot Area: 72557

Lot Coverage: 16289

Heat/cooled area: 0

Proposed Height(ft.): 0

#of stories: 0

Lot Depth/Width Ratio:

Avg. front setback of adjacent homes:

Zoning District: Zone E

Radnor Lake Impact Zone: No

Steep Slope: No

Plat/Subdivison: No

Status: Pending

Assigned To: Stephen Snow

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
13202005800	4002 NEWMAN PL	LOT 14 THOMPSON GLEN LEVEN SUB	MCMILLAN MARRIAGE TRUST		

Fees

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

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
03/15/2024	Charlie Rankin	BZA Presentation Fee	1354	Stephen Snow	\$250.00
Outstanding Balance					\$0.00

Index of Drawings:

Property Information

- property survey
- site photos (front of house)
- site photos (back of house)

Landscape

- COH 1 existing site plan
- COH 2 proposed schematic site plan
- COH 3 proposed site plan
- COH 4 tree canopy plan

Architecture

- a-1.1 proposed first floor plan
- a-1.2 proposed accessory structure floor plans
- a-2.1 proposed exterior elevations
- a-2.2 proposed exterior elevations
- a-2.3 proposed exterior elevations

- ex-1.1 existing first floor floor plan
- ex-1.2 existing second floor floor plan
- ex-2.1 existing exterior elevations
- ex-2.2 existing exterior elevations

Board of Zoning Appeal for

McMILLAN RESIDENCE

4002 Newman Place | Nashville, Tennessee



RANKIN DESIGNWORKS
ARCHITECTURE

McMILLAN RESIDENCE

4002 Newman Place | Nashville, Tennessee

date: 3/18/24

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The sole intent of these drawings is for
the construction of the residence at the
address listed. Any reproduction or
use of these documents for any other
purpose is strictly prohibited.

Notes

- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE 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 ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN 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. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL 1-800-351-1111 OR TENNESSEE REGULATORY AUTHORITY (TRA) AT 811.
- ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND THOSE PERSONS LISTED IN THE SURVEYOR'S CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
- THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
- ELEVATIONS ARE BASED UPON NAVD 88.
- THIS PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47037C0357H", DATED: APRIL 05, 2017. FLOOD ZONE "X".
- THIS PROPERTY IS CURRENTLY ZONED RESIDENTIAL "E" AS PER THE CITY OF OAK HILL ZONING MAP.
- PARCEL NUMBERS SHOWN AS THUS (58) REFERS TO DAVIDSON COUNTY TAX MAP 132-02.

Legend

- WATER METER
- FIRE HYDRANT
- GAS METER
- TELEPHONE BOX
- IRON ROD NEW
- IRON PIPE OLD
- CLEAN-OUT
- SIGN POST
- BENCHMARK
- MANHOLE
- UTILITY POLE
- LIGHT POLE
- TREE
- PROPERTY LINE
- EDGE OF PAVEMENT
- EASEMENT LINE
- EDGE OF CONC.
- WALL
- CURB
- FENCE
- OVERHEAD
- WATER LINE
- SEWER LINE
- GAS LINE
- CULVERT
- CONTOUR LINE

I hereby certify that this is a Category 1 survey in compliance with the rules of the Tennessee State Board of Examiners for Land Surveyors, Chapter 0820-3, Standards of Practice, that the ratio of precision of the unadjusted survey is greater than 1:10,000 as shown hereon, and that this survey is true and correct to the best of my knowledge and belief.

CHERRY LAND SURVEYING, INC.
 622 WEST IRIS DRIVE
 NASHVILLE, TENNESSEE 37204
 (615)269-3972 FAX:(615)269-9345
 E-MAIL: cherryls@comcast.net



Michael H. Chorette R.L.S. # 2048

Total Area: 72,557 Sq. Ft. (1.666 Ac. ±)

Area of Tree Canopy:
 48,410 Sq. Ft. (1.111 Ac. ±)
 67% of Total Lot Area



PARCEL ID#:13202005000
 THE SENSING REVOCABLE LIVING TRUST
 INST. #:20200930-0112713
 R.O.D.C., TN

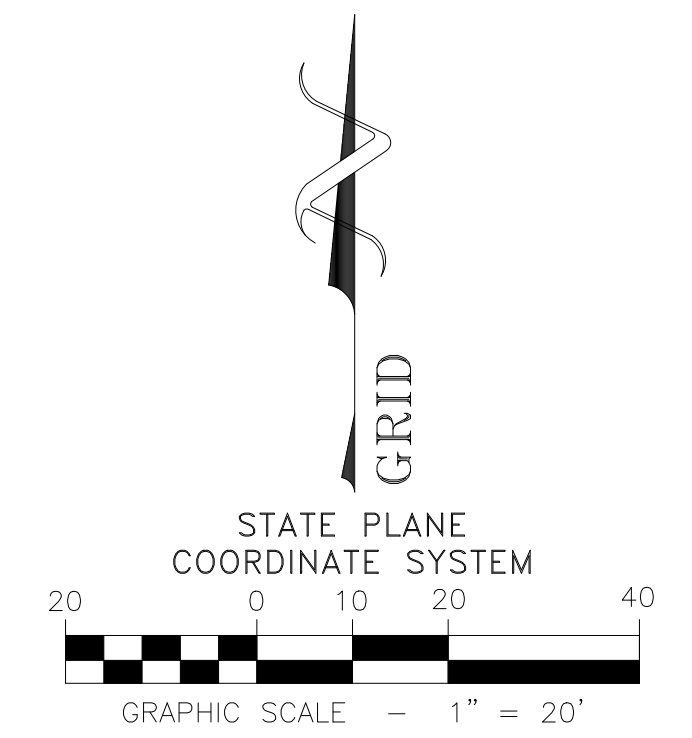
PARCEL ID#:13202007000
 ERIC C. & RUTHANN ROSS
 INST. #:20170203-0011708
 R.O.D.C., TN

PARCEL ID#:13202006300
 BENJAMIN E. &
 PATRICIA M. CARSWELL
 D.B. 11012, PG. 360
 R.O.D.C., TN

PARCEL ID#:13202005800
 MCMILLAN MARRIAGE TRUST
 INST. #:20210507-0061421
 R.O.D.C., TN

PARCEL ID#:13202005700
 NADINE I. WATT, TRUSTEE
 INST. #:20120125-0007119
 R.O.D.C., TN

PARCEL ID#:13202006400
 DONALD W. & DENISE A. MURRAY
 INST. #:20121012-0093516
 R.O.D.C., TN



TREE TABLE

NO.	SIZE	CANOPY RADIUS	TYPE	NO.	SIZE	CANOPY RADIUS	TYPE
1	24"	27'	WALNUT	56	4"	5'	CYPRUS
2	18"	24'	MAPLE	57	3"	5'	CYPRUS
3	24"	27'	WALNUT	58	3"	6'	MAGNOLIA
4	24"	27'	WALNUT	59	4"	6'	MAGNOLIA
5	24"	27'	WALNUT	60	4"	6'	MAGNOLIA
6	4"	6'	REDBUD	61	4"	6'	HOLLY
7	4"	6'	POPLAR	62	4"	6'	DOGWOOD
8	4"	6'	HOLLY	63	6"	3'	PINE
9	4"	6'	CRABAPPLE	64	2"	30'	FINE
10	4"	6'	OAK	65	27"	30'	FINE
11	48"	36"	OAK	66	30"	30'	FINE
12	15"	24"	MAGNOLIA DBL	67	4"	6'	MAGNOLIA
13	15"	15"	MAPLE	68	6"	9'	MAPLE
14	18"	15"	MULBERRY	69	4"	6'	TREE
15	15"	12"	HOLLY	70	36"	33'	OAK
16	4"	6'	TREE	71	51"	36"	OAK
17	36"	30"	WALNUT	72	4"	6'	MAGNOLIA
18	3"	6'	TREE	73	15"	15'	PINE
19	24"	36"	WALNUT	74	4"	6'	MAGNOLIA
20	18"	18"	MAGNOLIA	75	4"	6'	HOLLY
21	36"	36"	OAK	76	4"	6'	HOLLY
22	66"	36"	OAK	77	4"	6'	HOLLY
23	30"	24"	FINE	78	4"	6'	HOLLY
24	6"	9"	MAPLE	79	4"	6'	MAGNOLIA
25	24"	24"	CRAP MYRTLE	80	4"	6'	MAGNOLIA
26	12"	12"	WALNUT	81	4"	6'	HOLLY
27	9"	12"	WALNUT	82	4"	6'	CYPRUS
28	12"	12"	WALNUT	83	4"	6'	CYPRUS
29	15"	21"	MULBERRY	84	4"	6'	CYPRUS
30	18"	24"	CHERRY	85	4"	6'	MAGNOLIA
31	12"	15"	HACKBERRY	86	4"	6'	MAGNOLIA
32	9"	12"	WALNUT	87	4"	6'	MAGNOLIA
33	18"	21"	HACKBERRY	88	4"	6'	MAGNOLIA
34	15"	15"	MAPLE	89	15"	15'	PINE
35	3"	6"	MAGNOLIA	90	15"	12'	PINE
36	3"	6"	MAGNOLIA	91	30"	33'	PINE
37	3"	6"	MAGNOLIA	92	4"	21'	PINE
38	3"	6"	MAGNOLIA	93	30"	30'	PINE
39	3"	6"	MAGNOLIA	94	6"	6'	CYPRUS
40	3"	6"	CYPRUS	95	4"	6'	CYPRUS
41	3"	6"	CYPRUS	96	4"	6'	CYPRUS
42	3"	6"	CYPRUS	97	4"	6'	CYPRUS
43	3"	6"	CYPRUS	98	4"	6'	HOLLY
44	3"	6"	REDBUD	99	4"	6'	HOLLY
45	15"	15"	WALNUT	100	4"	6'	HOLLY
46	4"	6"	CYPRUS	101	4"	6'	HOLLY
47	4"	6"	CYPRUS	102	4"	6'	HOLLY
48	4"	6"	CYPRUS	103	4"	6'	HOLLY
49	4"	6"	CYPRUS	104	4"	6'	HOLLY
50	9"	9"	MAPLE	105	4"	6'	HOLLY
51	9"	15"	DOGWOOD	106	4"	6'	HOLLY
52	6"	6"	HOLLY	107	4"	6'	HOLLY
53	4"	6"	MAGNOLIA	108	4"	6'	HOLLY
54	4"	6"	MAGNOLIA	109	4"	6'	HOLLY
55	4"	6"	MAGNOLIA	110	66"	55'	OAK

BOUNDARY & TOPOGRAPHIC SURVEY
 OF
4002 NEWMAN PLACE
 PARCEL ID#: 13202005800
 INSTRUMENT #: 20210507-0061421
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE
 SCALE: 1"=20' DATED: JUNE 05, 2018
 REVISED: TREES & REINSPECTION DATED: JUNE 20, 2023

SITE PHOTOS
FRONT OF HOUSE



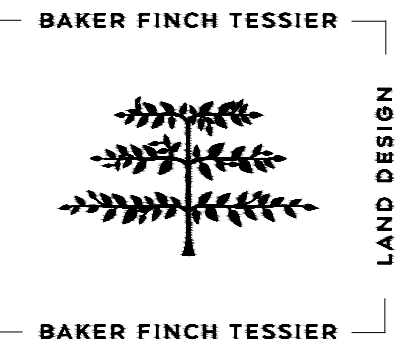
SITE PHOTOS
BACK OF HOUSE



SITE CALCULATIONS

ZONING: ZONE E (3 ACRE)
 LOT SIZE: 1.66 ACRES OR 72,556.8 SQ. FT.

MAXIMUM LOT COVERAGE
 ALLOWED: 15,000 SQ. FT.
 EXISTING: 9,806 SQ. FT.
 PROPOSED: 16,289 SQ. FT.



105 WESTPARK DRIVE, SUITE 335
 BRENTWOOD, TENNESSEE 37027
 615.922.3377
 info@bflanddesign.com

MCMILLAN RESIDENCE

A LANDSCAPE PLAN FOR THE
 4002 NEWMAN PLACE
 NASHVILLE, TENNESSEE

BZA
 PERMIT SET

SHEET TITLE:
EXISTING SITE PLAN

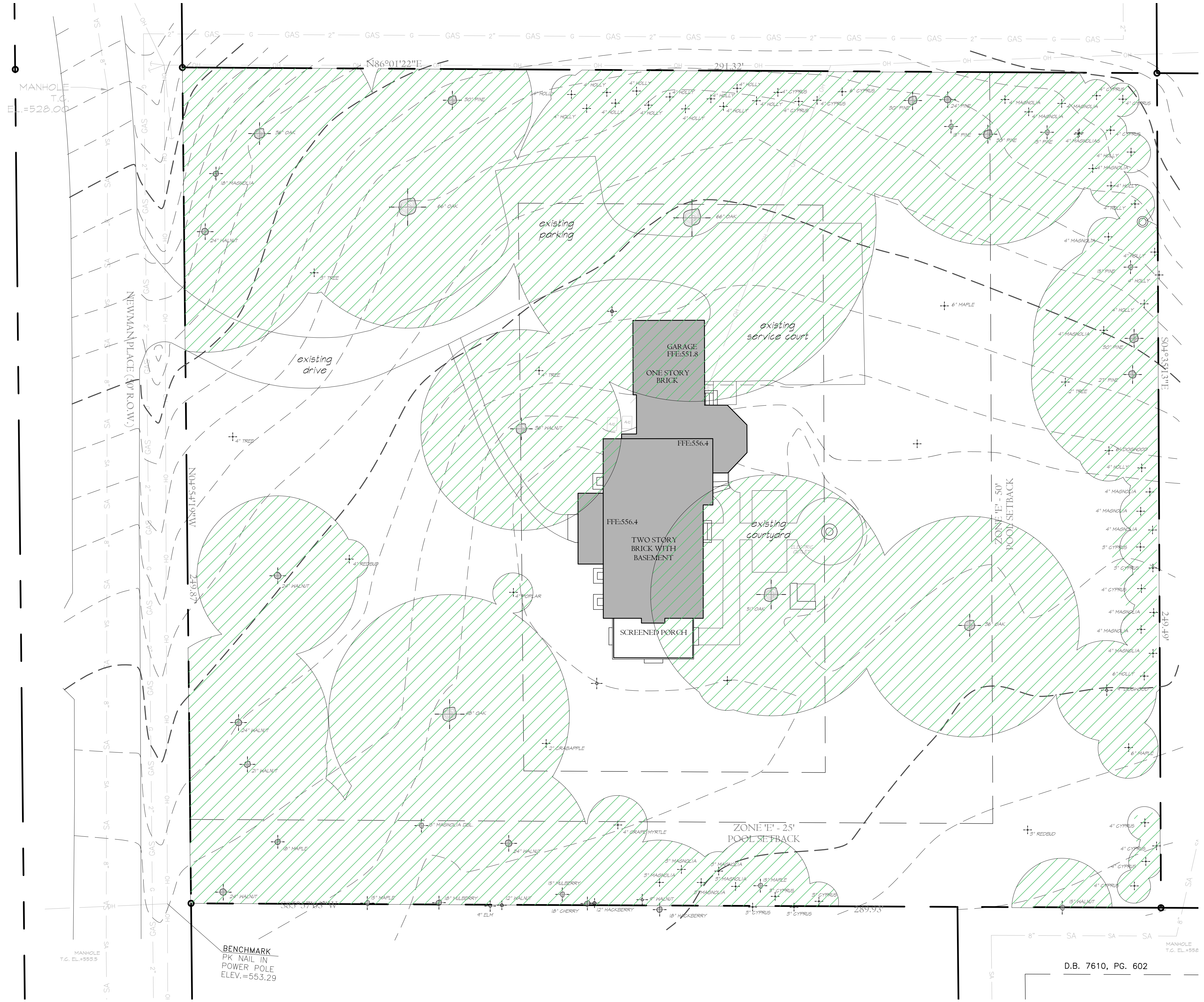
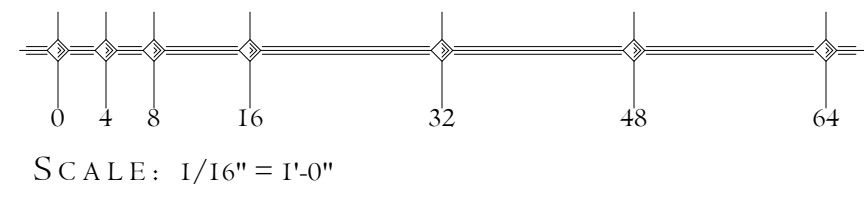
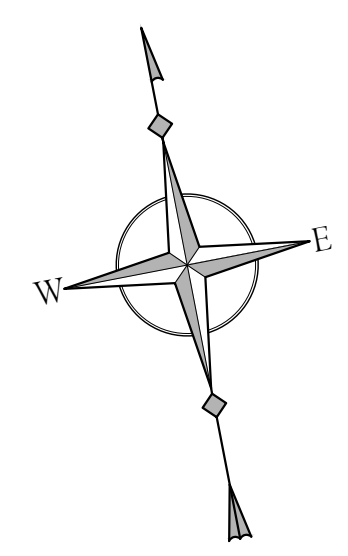
DRAWN BY:
 MKF

DATE:
 MARCH 18, 2024

SCALE:
 1/8" = 1'-0"

SHEET NUMBER:

COH I



D.B. 7610, PG. 602

SITE CALCULATIONS

ZONING: ZONE E (3 ACRE)
 LOT SIZE: 1.66 ACRES OR 72,556.8 SQ. FT.

MAXIMUM LOT COVERAGE
 ALLOWED: 15,000 SQ. FT.
 EXISTING: 9,806 SQ. FT.
 PROPOSED: 16,289 SQ. FT.



A LANDSCAPE PLAN FOR THE
McMILLAN RESIDENCE
 4002 NEWMAN PLACE
 NASHVILLE, TENNESSEE

BZA
 PERMIT SET

SHEET TITLE:
**PROPOSED SCHEMATIC
 SITE PLAN**

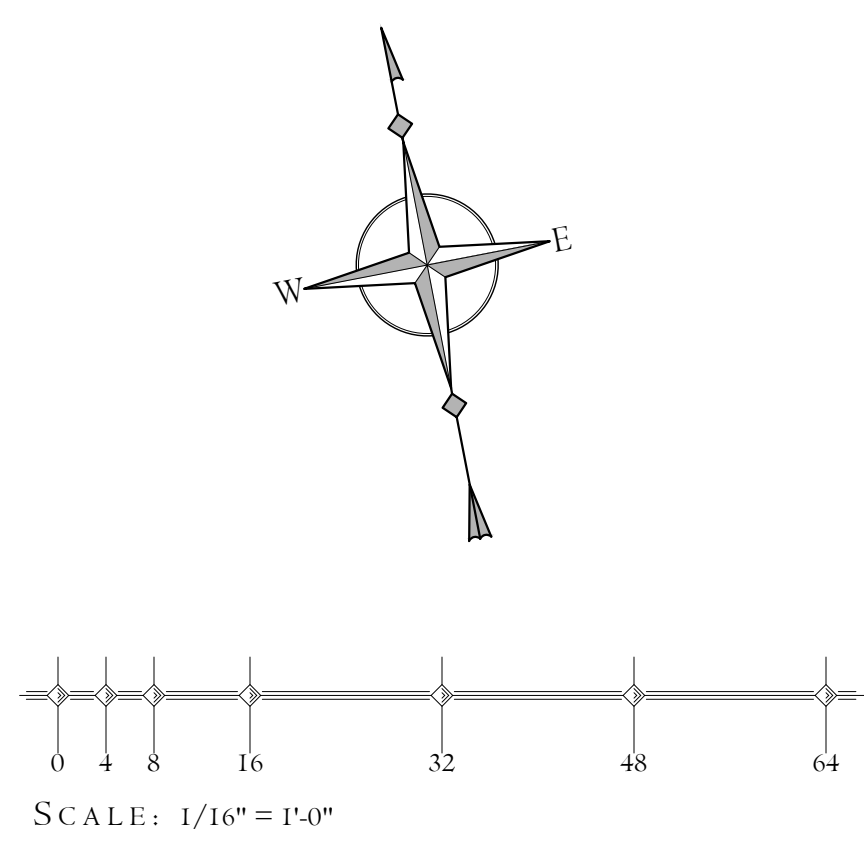
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 MKF

DATE:
 MARCH 18, 2024

SCALE:
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SHEET NUMBER:

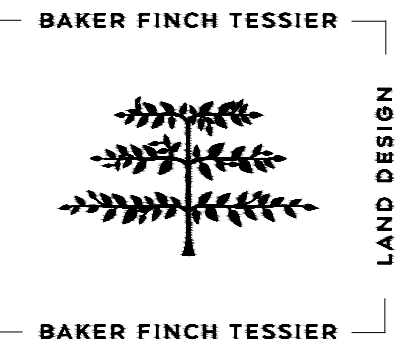
COH 2



SITE CALCULATIONS

ZONING: ZONE E (3 ACRES)
 LOT SIZE: 1.66 ACRES OR 72,556.8 SQ. FT.

MAXIMUM LOT COVERAGE
 ALLOWED: 15,000 SQ. FT.
 EXISTING: 9,806 SQ. FT.
 PROPOSED: 16,289 SQ. FT.



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 info@bftlanddesign.com

MCMILLAN RESIDENCE

A LANDSCAPE PLAN FOR THE

4002 NEWMAN PLACE
 NASHVILLE, TENNESSEE

BZA
 PERMIT SET

SHEET TITLE

PROPOSED SITE PLAN

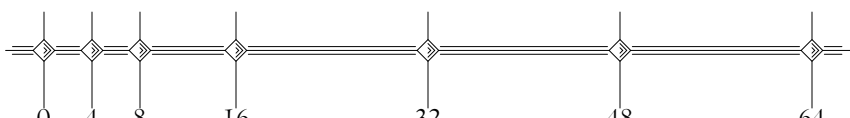
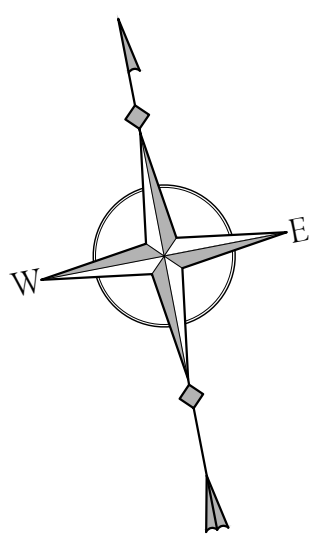
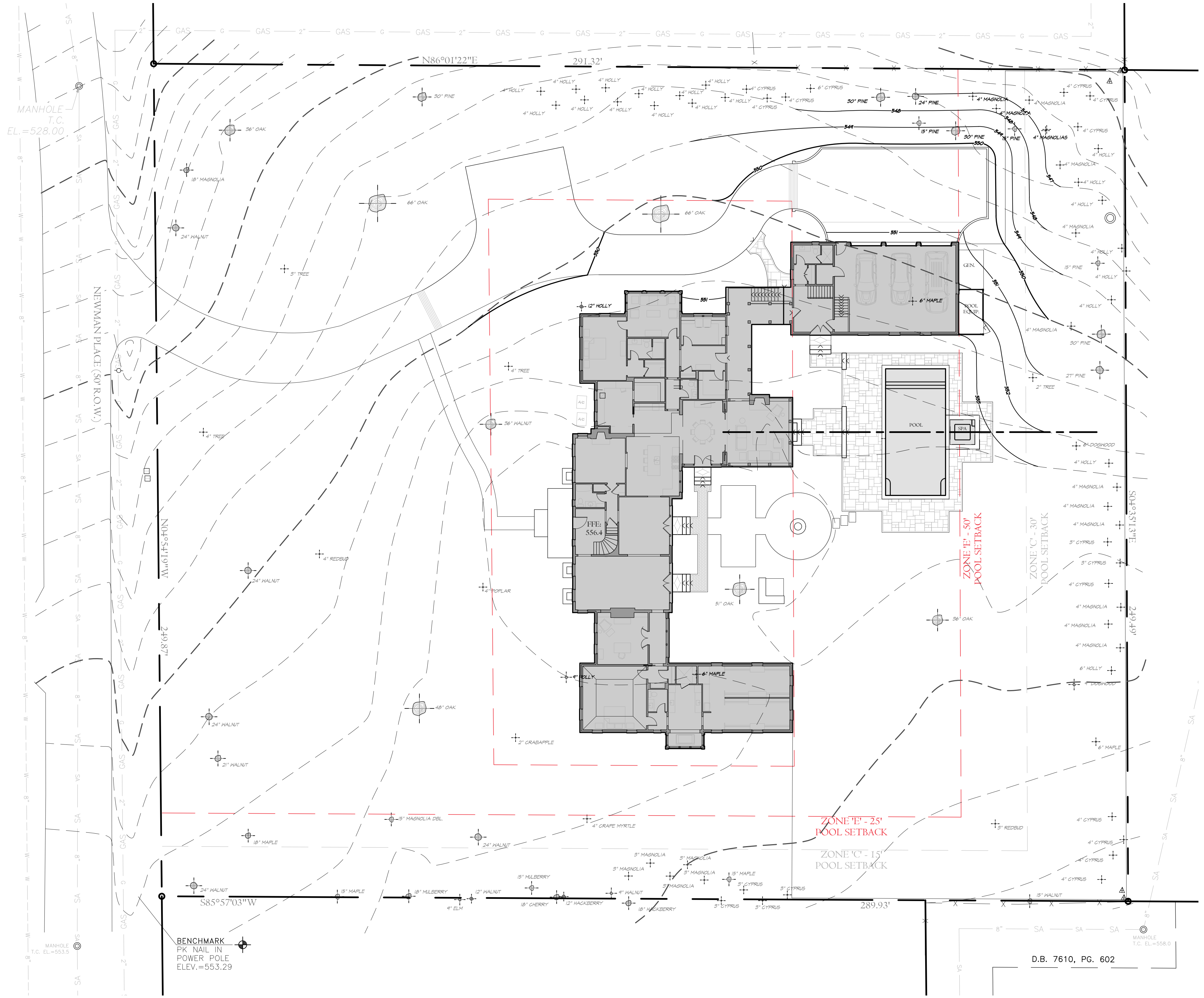
DRAWN BY: MKF

DATE: MARCH 18, 2024

SCALE: 1/8" = 1'-0"

SHEET NUMBER:

COH 3



SCALE: 1/16" = 1'-0"

D.B. 7610, PG. 602

TREE CANOPY CALCULATIONS

LOT SIZE: 1.66 ACRES OR 72,556.8 SQ. FT.

PRE-CONSTRUCTION TREE CANOPY COVERAGE
EXISTING: 47,562.2 SQ.FT. = 65.6% REMAINING

POST-CONSTRUCTION TREE CANOPY COVERAGE
PROPOSED: 44,457.6 SQ.FT. = 61.3% REMAINING

93% OF TREE CANOPY RETAINED POST-CONSTRUCTION

TREE REMOVAL LIST

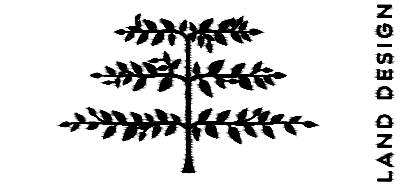
REMOVAL FOR CONSTRUCTION OF ADDITION TO HOME =

- (1) 9" HOLLY
- (1) 12" HOLLY

REMOVAL FOR GRADING AT DRIVEWAY & PARKING AREA =

- (2) 15" PINES
- (1) 24" PINES
- (2) 30" PINES

7 TOTAL TREES TO BE REMOVED



A LANDSCAPE PLAN FOR THE
MC MILLAN RESIDENCE
4002 NEWMAN PLACE
NASHVILLE, TENNESSEE

BZA
PERMIT SET

SHEET TITLE

TREE CANOPY PLAN

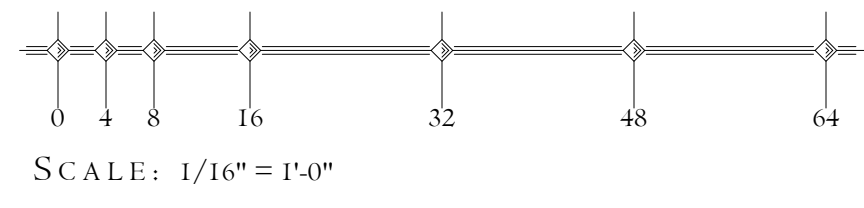
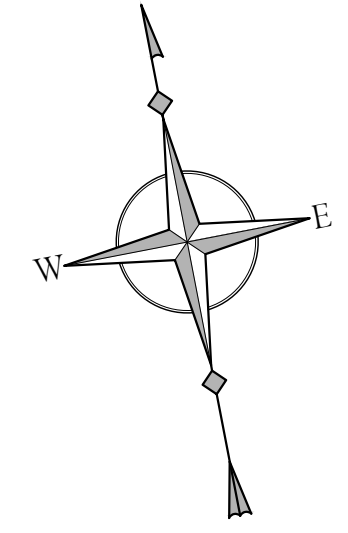
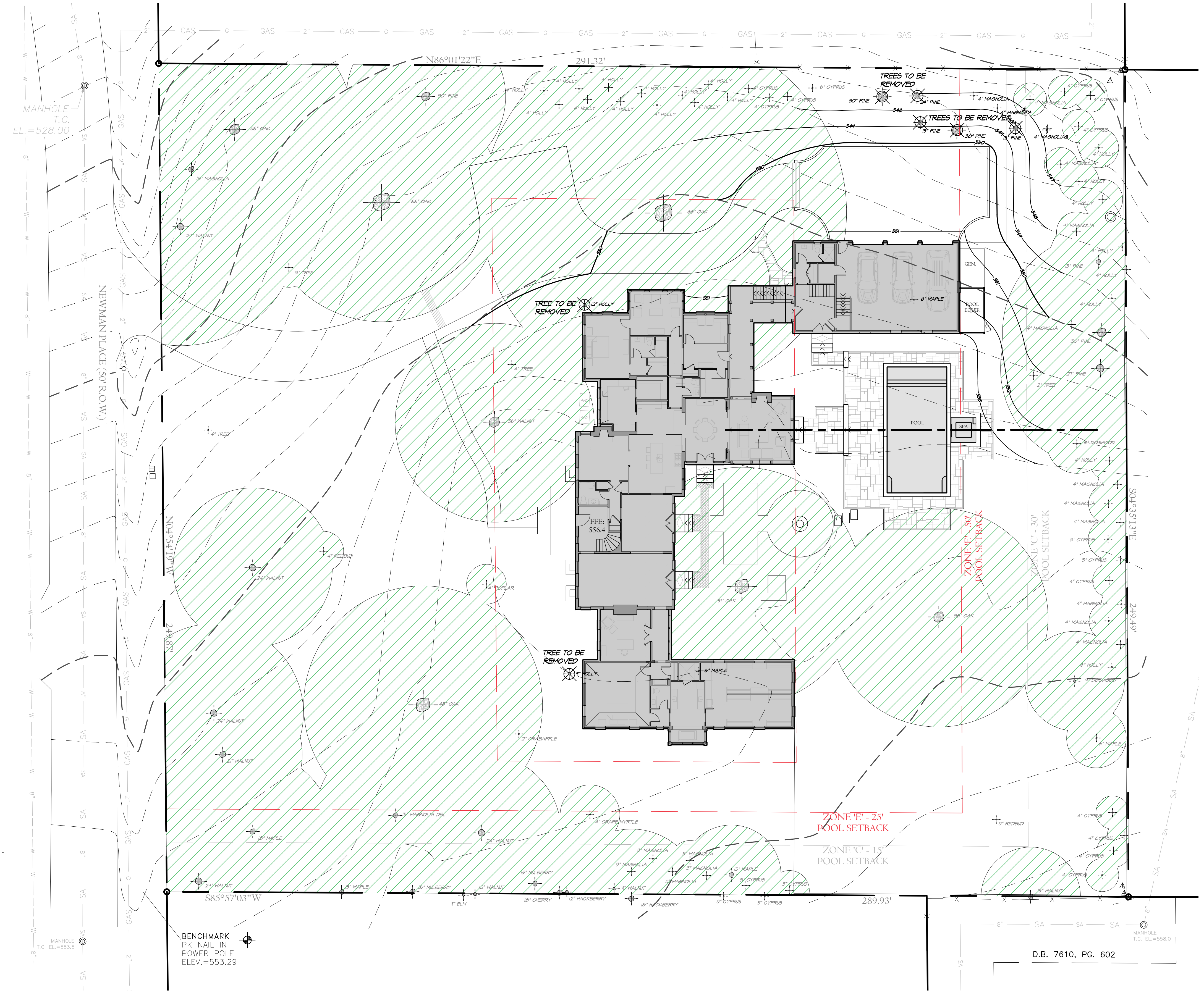
DRAWN BY: MKF

DATE: MARCH 18, 2024

SCALE: 1/8" = 1'-0"

SHEET NUMBER:

COH 4



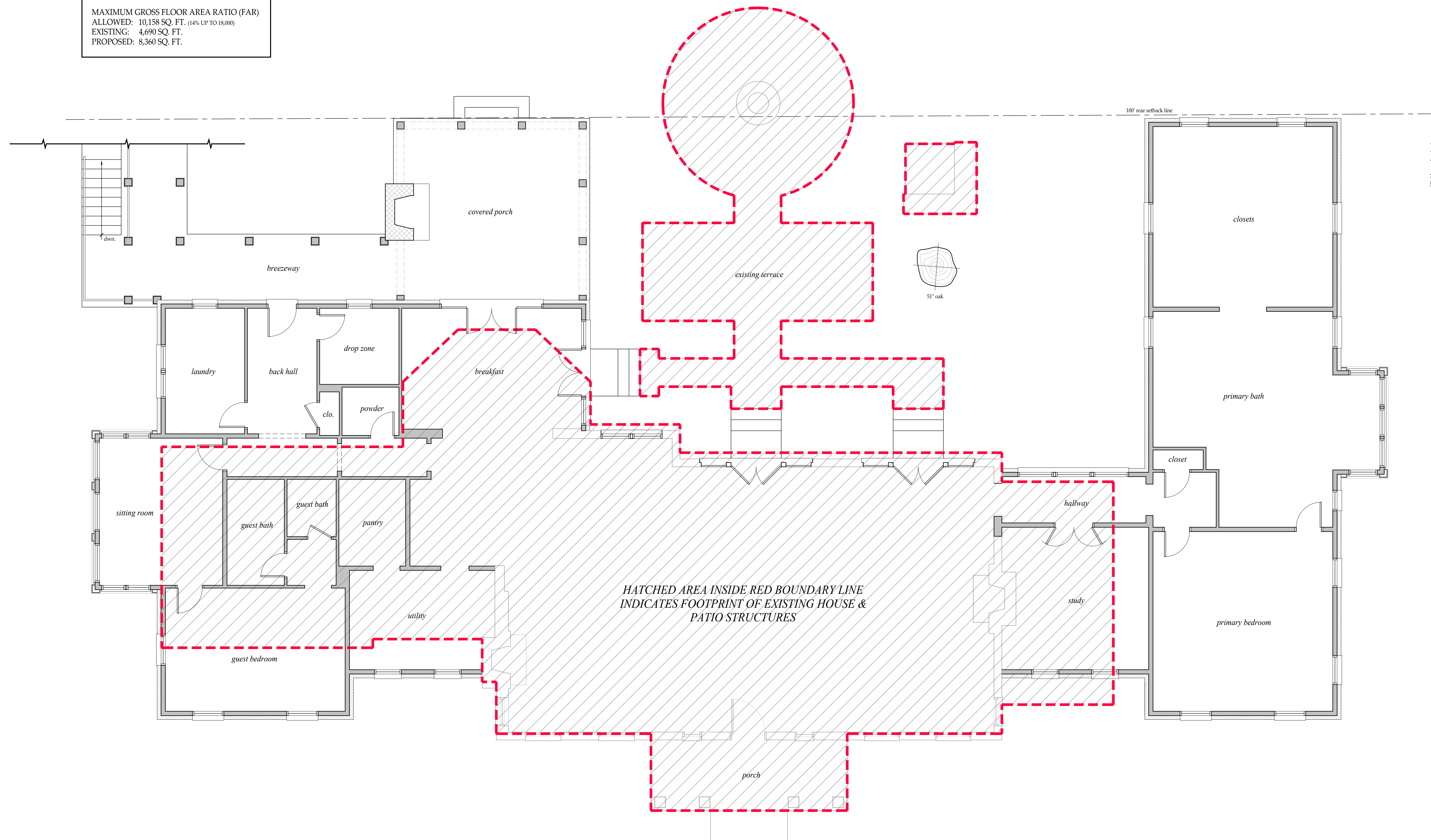
BENCHMARK
PK NAIL IN
POWER POLE
ELEV.=553.29

D.B. 7610, PG. 602

BUILDING CALCULATIONS

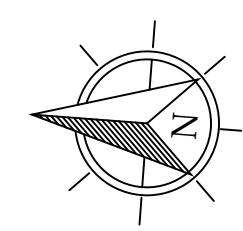
ZONING: ZONE E (3 ACRE)
 LOT SIZE: 1.66 ACRES OR 72,556.8 SQ. FT.

MAXIMUM GROSS FLOOR AREA RATIO (FAR)
 ALLOWED: 10,158 SQ. FT. (14% UP TO 18,000)
 EXISTING: 4,690 SQ. FT.
 PROPOSED: 8,360 SQ. FT.



HATCHED AREA INSIDE RED BOUNDARY LINE
 INDICATES FOOTPRINT OF EXISTING HOUSE &
 PATIO STRUCTURES

WALL LEGEND	
	NEW CONSTRUCTION
	EXISTING CONSTRUCTION TO REMAIN



**FIRST FLOOR
 PLAN**

scale: 3/16" = 1'-0"
 0 16" 32" 64"



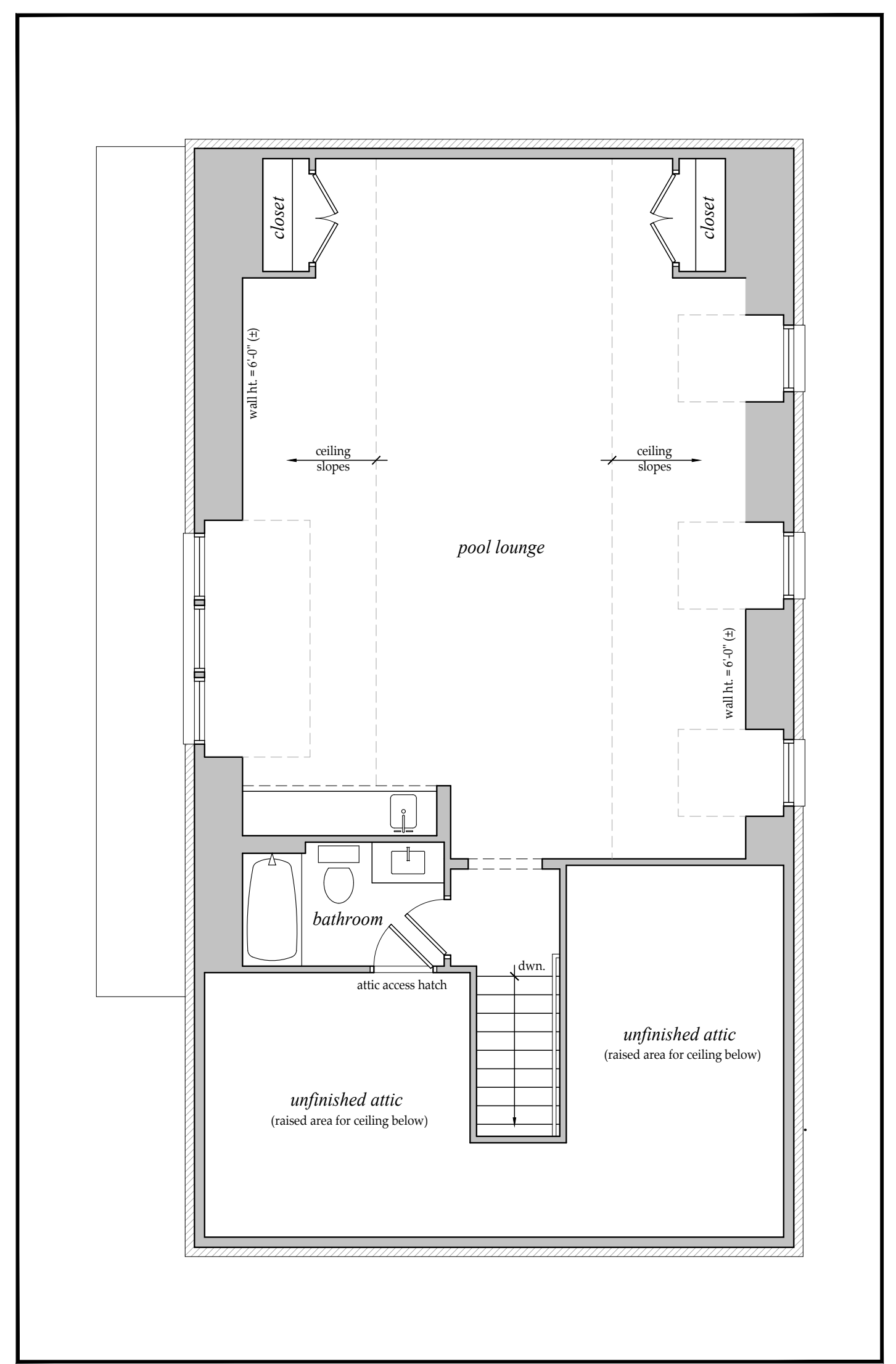
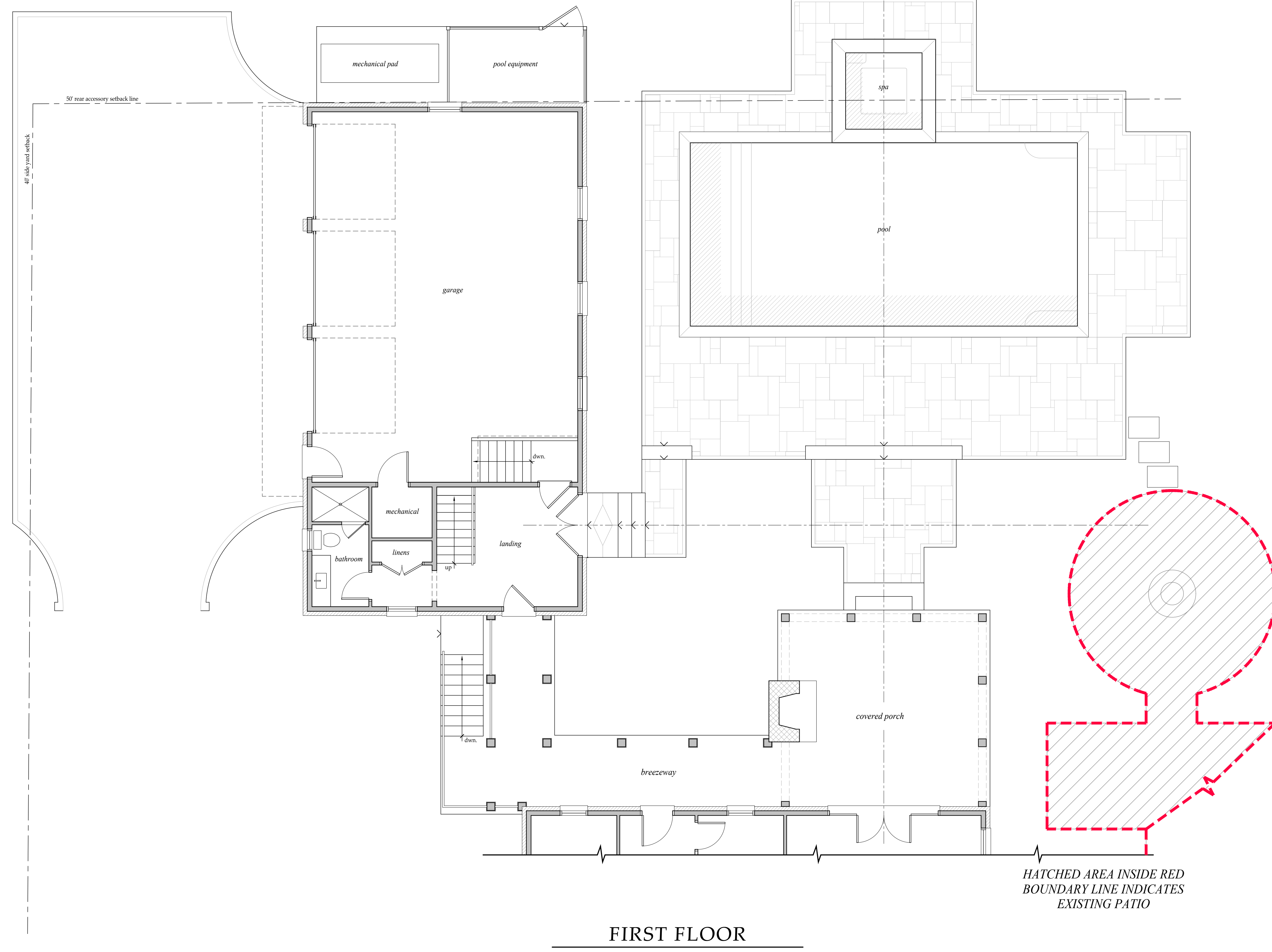
McMILLAN RESIDENCE
 BZA PERMIT SET
 Nashville, TN
 4002 Newnan Place

Project:
 Architect:
Rankin Designworks
 2323 21st Avenue South, Suite 200
 Nashville, TN 37212
 t: 615.306.0867
 charlie@rankindesignworks.com
 www.rankindesignworks.com

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 The sole intent of these drawings is for the construction of the residence at the address listed. Any reproduction or use of these documents for any other purpose is strictly prohibited.

scale: 3/16" = 1'-0"
 date: 03.18.24
 first floor plan

A-1.1



SECOND FLOOR

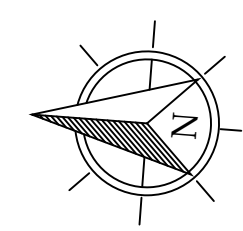
BUILDING CALCULATIONS

ZONING: ZONE E (3 ACRE)
LOT SIZE: 1.66 ACRES OR 72,556.8 SQ. FT.

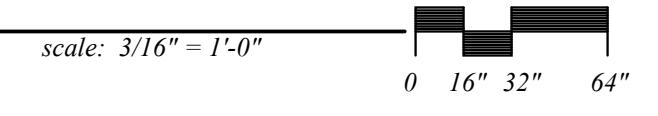
MAXIMUM GROSS FLOOR AREA RATIO (FAR)
ALLOWED: 10,158 SQ. FT. (14% UP TO 18,000)
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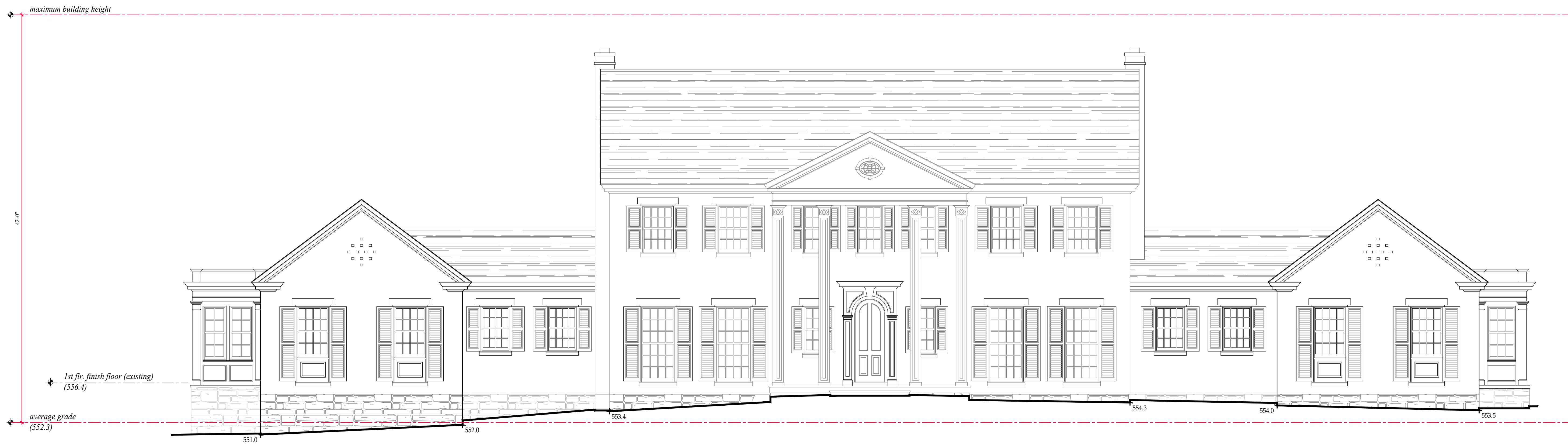
WALL LEGEND

	NEW CONSTRUCTION
	EXISTING CONSTRUCTION TO REMAIN



ACCESSORY STRUCTURE FLOOR PLANS





① FRONT ELEVATION

scale: 3/16" = 1'-0"
0 16" 32" 64"



② RIGHT SIDE ELEVATION

scale: 3/16" = 1'-0"
0 16" 32" 64"



McMILLAN RESIDENCE
BZA PERMIT SET
Nashville, TN
4002 Newman Place

Project:
Architect:
Rankin Designworks
2323 21st Avenue South, Suite 200
Nashville, TN 37212
t 615.306.0867
charlie@rankindesignworks.com
www.rankindesignworks.com

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scale: 3/16" = 1'-0"
date: 03.18.24
exterior elevations

A-2.1



1 REAR ELEVATION

scale: 3/16" = 1'-0"
0 16" 32" 64"



2 LEFT SIDE ELEVATION

scale: 3/16" = 1'-0"
0 16" 32" 64"



Project: **McMILLAN RESIDENCE**
BZA PERMIT SET
Nashville, TN
4002 Newman Place

Architect:
Rankin Designworks
2323 21st Avenue South, Suite 200
Nashville, TN 37212
t 615.306.0867
charlie@rankindesignworks.com
www.rankindesignworks.com

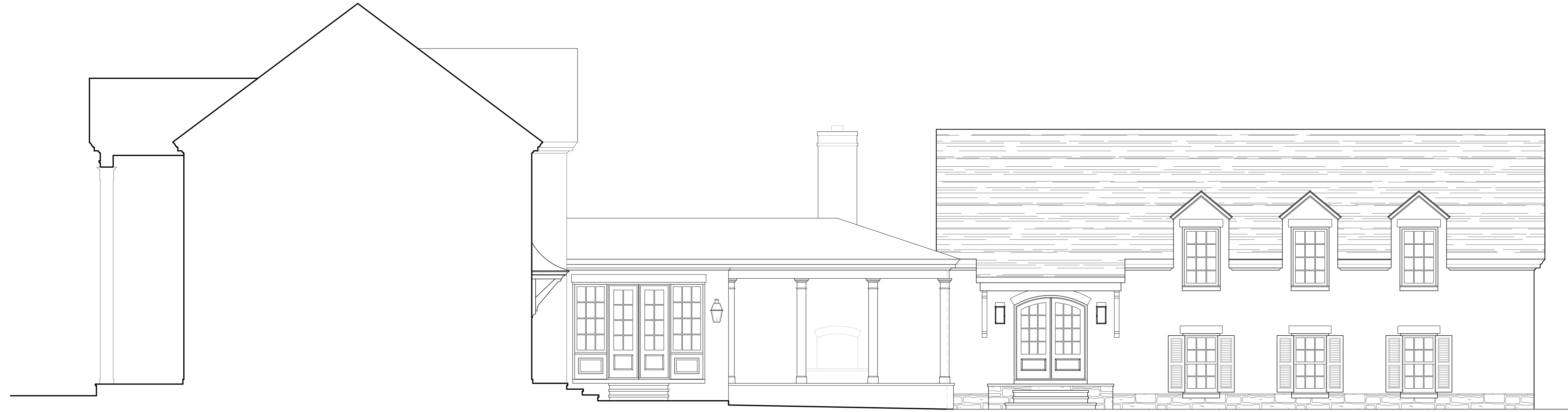
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scale: 3/16" = 1'-0"

date: 03.18.24

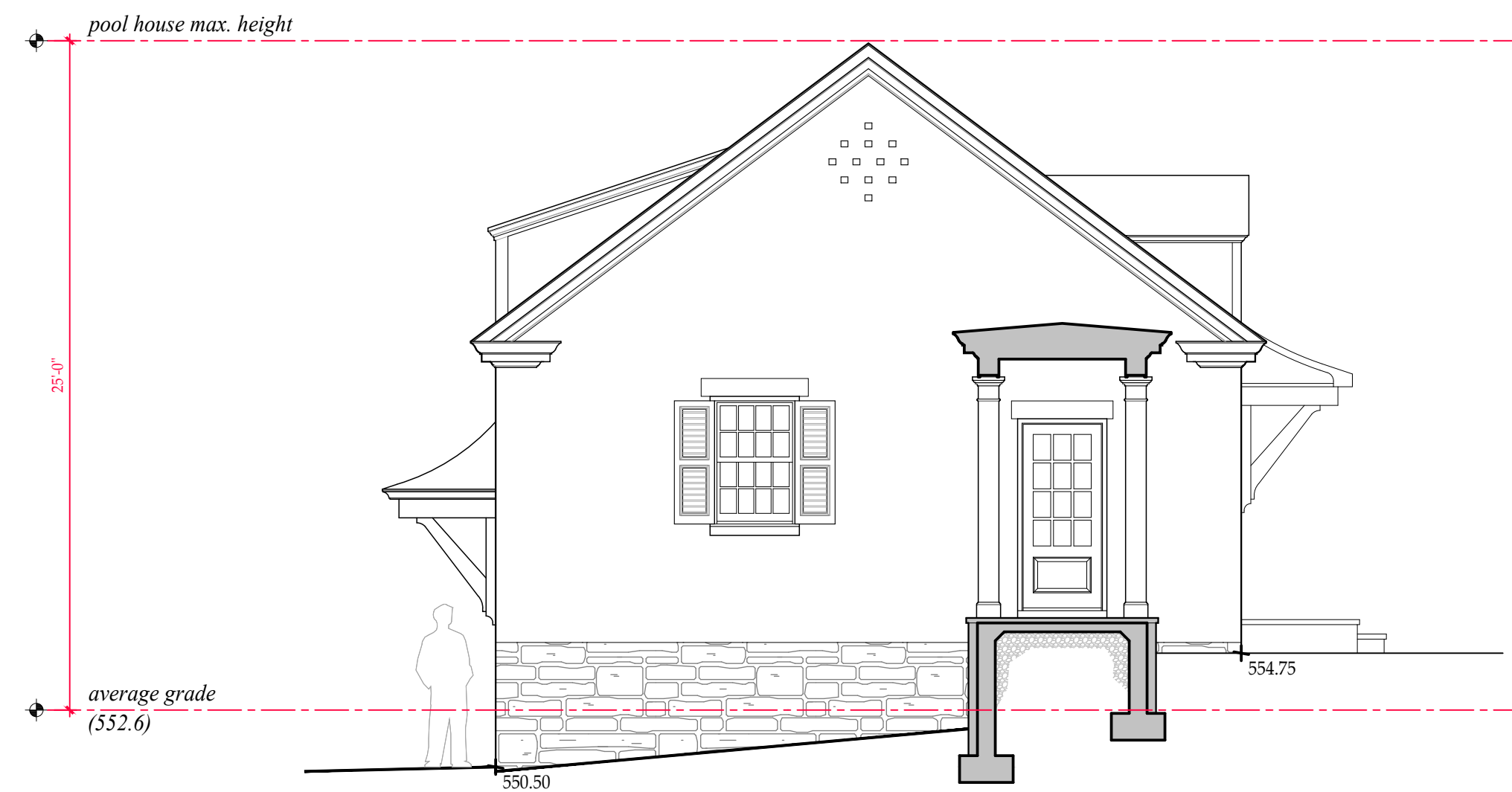
exterior elevations

A-2.2



1 RIGHT SIDE ELEVATION - ACCESSORY STRUCTURE

scale: 3/16" = 1'-0"
 0 16" 32" 64"



2 FRONT ELEVATION
 ACCESSORY STRUCTURE

scale: 3/16" = 1'-0"
 0 16" 32" 64"



3 REAR ELEVATION
 ACCESSORY STRUCTURE

scale: 3/16" = 1'-0"
 0 16" 32" 64"

McMILLAN RESIDENCE

4002 Newnan Place

Project:

Architect:

Rankin Designworks
 2323 21st Avenue South, Suite 200
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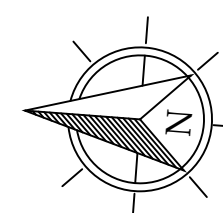
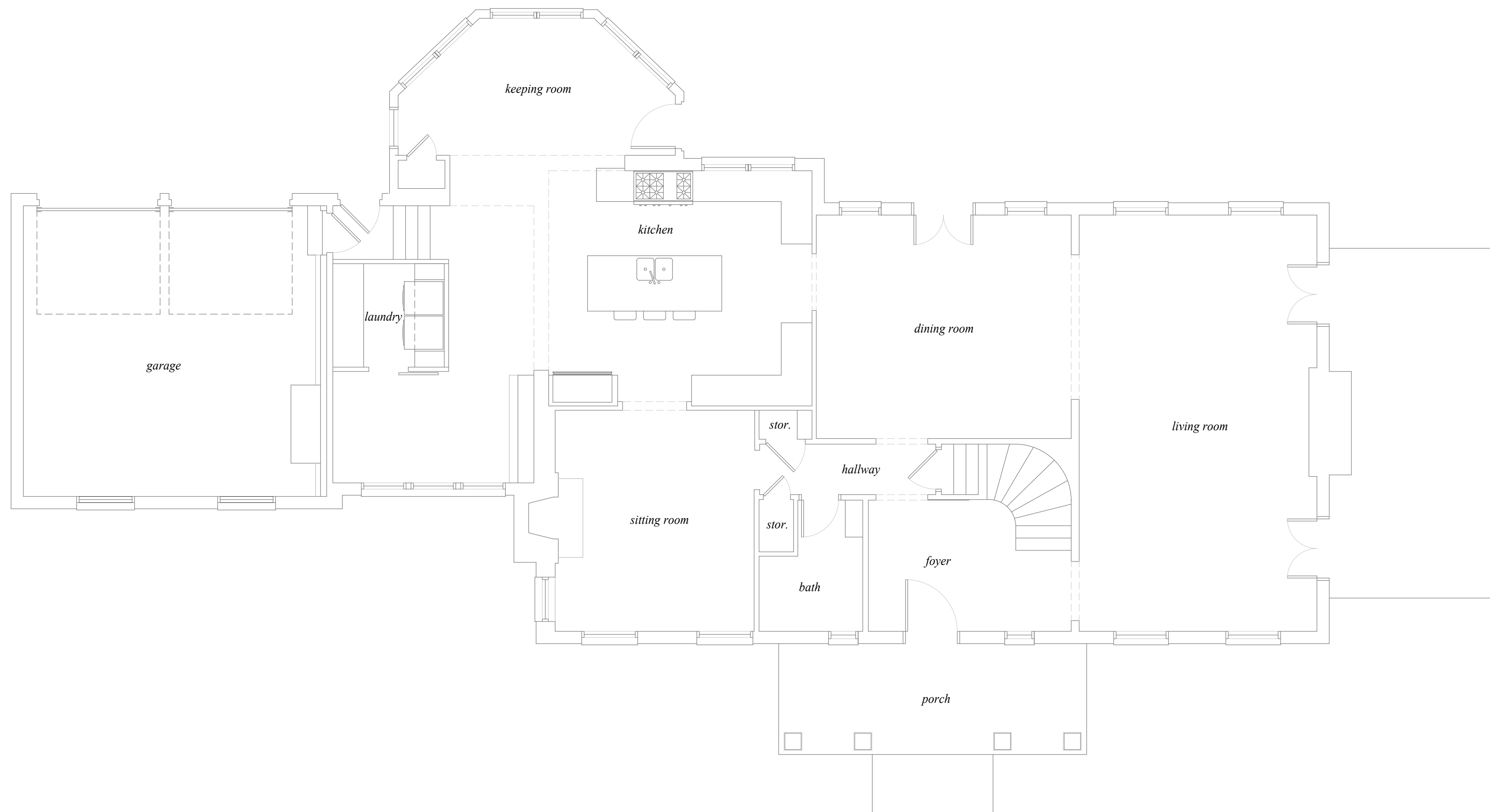
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scale: 3/16" = 1'-0"

date: 03.11.24

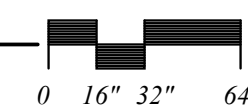
existing first floor plan

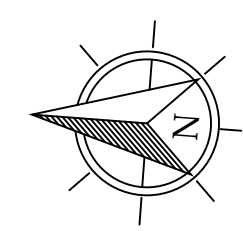
EX-1.1



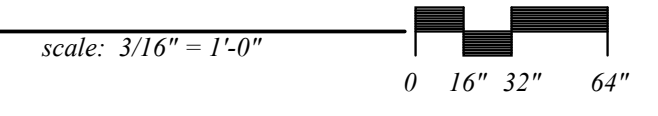
FIRST FLOOR (EXISTING)
PLAN

scale: 3/16" = 1'-0"





**SECOND FLOOR (EXISTING)
 PLAN**





① FRONT ELEVATION (EXISTING)

scale: $\frac{3}{16}'' = 1'-0''$
0 16" 32" 64"



② RIGHT SIDE ELEVATION (EXISTING)

scale: $\frac{3}{16}'' = 1'-0''$
0 16" 32" 64"

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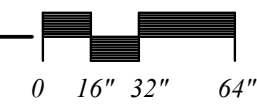
exist'g exterior elevations

EX-2.2



① REAR ELEVATION (EXISTING)

scale: 3/16" = 1'-0"



② LEFT SIDE ELEVATION (EXISTING)

scale: 3/16" = 1'-0"

