

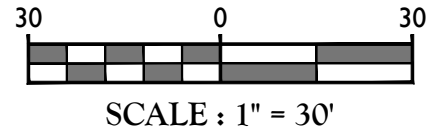
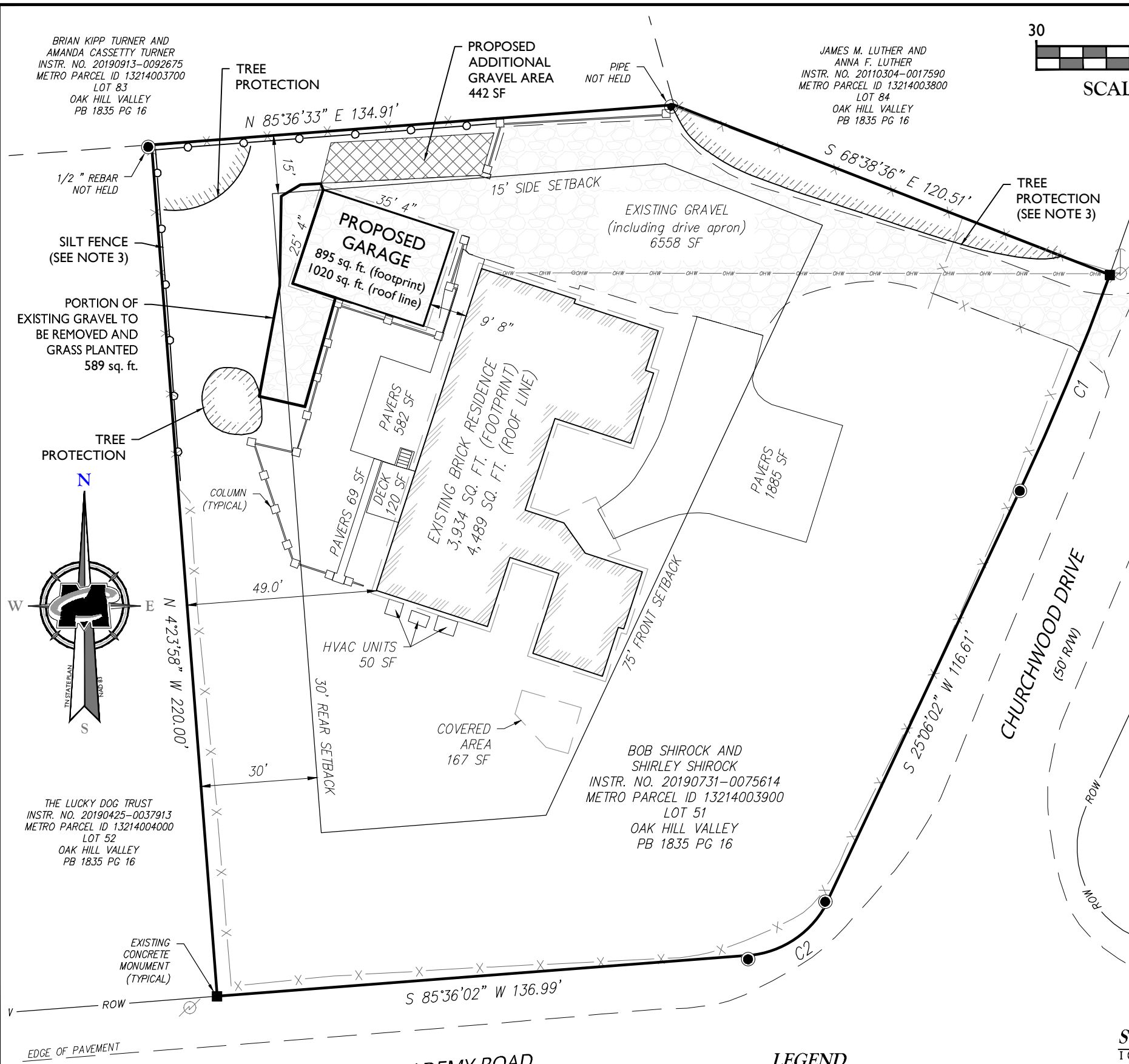
**Permit #:** 104**Permit Date:** 10/04/23**Permit Type:** Planning Commission**Case Number:** PC 23-40**PC Meeting Date:****BZA Meeting Date:** k. 3rd Tuesday of November**Assigned Meeting  
Date:** 11/07/2023**Special Meeting  
Date:****Applicant Is:** Owner**Applicant Name:** Scott Shirock**Applicant Address:** 4707 Churchwood Dr**Applicant City,  
State, ZIP:** Nashville TN 37220**Applicant Phone  
Number:** 248-789-1080**Applicant Email:** scottshirock@gmail.com

**Description:** Proposed construction on a site that is nonconforming in regard to Max. Lot Coverage. The existing lot coverage before proposed construction is 13,920 sf, and lot coverage will be 13,773 sf after proposed construction is complete. While this post-construction lot coverage is a reduction from the existing, pre-construction lot coverage, it still exceeds the Max. Lot Coverage allowed for Zone C which is 13,000 sf for lots less than the min. lot size of 1 acre.

**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:****Steep Slope:****Plat/Subdivison:****Status:** Open**Assigned To:** Steve Mallory**Property**

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
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1326C - 4707 Churchwood Drive\Survey\DWG\22001326C - 4707 Churchwood Drive.dwg\SITE PLAN By: BBOLES



**NOTES**

- Bearings shown are based on Tennessee State Plane NAD83. All distances are Grid distances in US Survey Feet.
- It has been determined the subject property is not affected by a flood hazard area. The property is in Zone X (area outside the 0.2% annual chance of flood) as per the following: Flood Insurance Rate Map Number 47037C0359H, effective date April 5, 2017.
- Tree protection and silt fence to be installed.

- GPS SURVEY NOTES:**
- TYPE OF SURVEY PERFORMED: REAL TIME KINEMATIC USING TRIMBLE R12I
  - POSITIONAL ACCURACY: 0.10 FEET
  - DATE OF OBSERVATIONS: SEPTEMBER 20, 2022
  - DATUM/EPOCH: NAD83 (2011); EPOCH 2010.0
  - PUBLISHED/FIXED CONTROL USED: TDOT DISTRICT 31 (TN31); PID = DJ9550
  - GEOID MODEL: GEOID 18 (CONUS)
  - COMBINED GRID FACTOR: 0.99993277

**EXISTING SITE DATA**

4707 Churchwood Drive Nashville, TN 37220 Located within the City of Oak Hill  Metro Parcel ID: 13214003900 Owner: Bob Shirock and Shirley Shirock Deed Of Record In Instrument Number 20190731-0075614, In The Register's Office For Davidson County Tennessee  Lot 51 Plan of Oak Hill Valley Subdivision Plat Book 1835, Pages 15 and 16	Oak Hill Zoning: Residential C  <u>Setbacks for Accessory Structure</u> Front : behind the primary structure Side: 15' Rear: 30'  <u>Total Property Area</u> 43,173 sq. ft. or 0.991 acres more or less
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**Maximum Lot Coverage**

Existing	
Driveways/Walks (including drive-aprons beyond PL)	8443 SF
Patios/Uncovered Porches/Decks	771 SF
Pool/Spa/ Pool Decks	0 SF
Ret.Walls/Misc.Hardscape/Equip.Pads/Other IA	50 SF
Roofed area of all Buildings	4656 SF
<b>TOTAL EXISTING:</b>	<b>13,920 SF</b>
<b>Proposed</b>	
Driveways/Walks (including drive-aprons beyond PL)	7276 SF **
Patios/Uncovered Porches/Decks	771 SF
Pool/Spa/ Pool Decks	0 SF
Ret.Walls/Misc.Hardscape/Equip.Pads/Other IA	50 SF
Roofed area of all Buildings	5676 SF
<b>TOTAL PROPOSED:</b>	<b>13,773 SF</b>
<b>NET ADDITIONAL IA:</b>	<b>-147 SF</b>
<b>TOTAL EXIST/PROPOSED IA, AS % OF TOTAL LOT SF:</b>	<b>31.9%</b>

\*\* Driveways/Walks 8443-1020+442-589=7276

CURVE DATA				
SEGMENT	RADIUS	LENGTH	DELTA	CHORD
C1	700.00'	60.01'	4° 54' 42"	S 22° 38' 41" W 59.99'
C2	25.00'	26.40'	60° 30' 00"	S 55° 21' 02" W 25.19'

**LEGEND**

● IRON ROD FOUND	— X — FENCE
■ CONC. MONUMENT FOUND	— ROW — RIGHT OF WAY LINE
⊕ UTILITY POLE	— — — PROPERTY LINE SURVEYED
R/W RIGHT-OF-WAY	— - - - - PROPERTY LINE NOT SURVEYED
	— — — ROAD ASPHALT
	— OHW — OHW — OHW — OVERHEAD SERVICE LINES
	▨ PROPOSED TREE PROTECTION
	○ ○ PROPOSED SILT FENCE

**SURVEYOR'S CERTIFICATION:**

I CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS IS A CATEGORY 1 SURVEY AND THE ACCURACY EXCEEDS 1: 10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TENNESSEE PER THE RULES OF STANDARD OF PRACTICE AS OUTLINED IN CHAPTER 0820-03.

Nathan J. Hart TN NO. 3240

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REV	DATE	BY	DESCRIPTION
1	4/12/23	BB	Addressed Comments from City
2	6/28/23	BB	Addressed Comments from City
3	9/06/23	BB	Addressed Comments from City
4	10/2/23	BB	Addressed Comments from Scott Shirock

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**Nathan J. Hart**  
 TENNESSEE REGISTERED LAND SURVEYOR  
 LICENSE NUMBER: 3240  
 COLLIER'S ENGINEERING & DESIGN, INC.  
 T.N. Firm Reg. #: 9242

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**SITE PLAN**  
FOR  
**SCOTT SHIROCK**

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4707 CHURCHWOOD DRIVE  
CITY OF OAK HILL  
DAVIDSON COUNTY  
TENNESSEE

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NASHVILLE  
5141 Virginia Way,  
Suite 420  
Brentwood, TN 37027  
Phone: 615.686.2575  
COLLIERS ENGINEERING & DESIGN, INC.  
DOING BUSINESS AS MASER CONSULTING

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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
1"=30'	9/26/22	BB	NH

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PROJECT NUMBER:	DRAWING NAME:
22001326C	4707 CHURCHWOOD DRIVE

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**SITE PLAN**

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SHEET NUMBER  
1 of 1