

Permit #: 104

Permit Date: 10/04/23

Permit Type: Planning Commission

Case Number: PC 23-40

PC Meeting Date: k. 1st Tuesday of December

BZA Meeting Date:

Assigned Meeting Date: 12/05/2023

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:

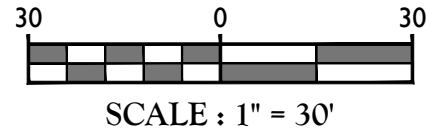
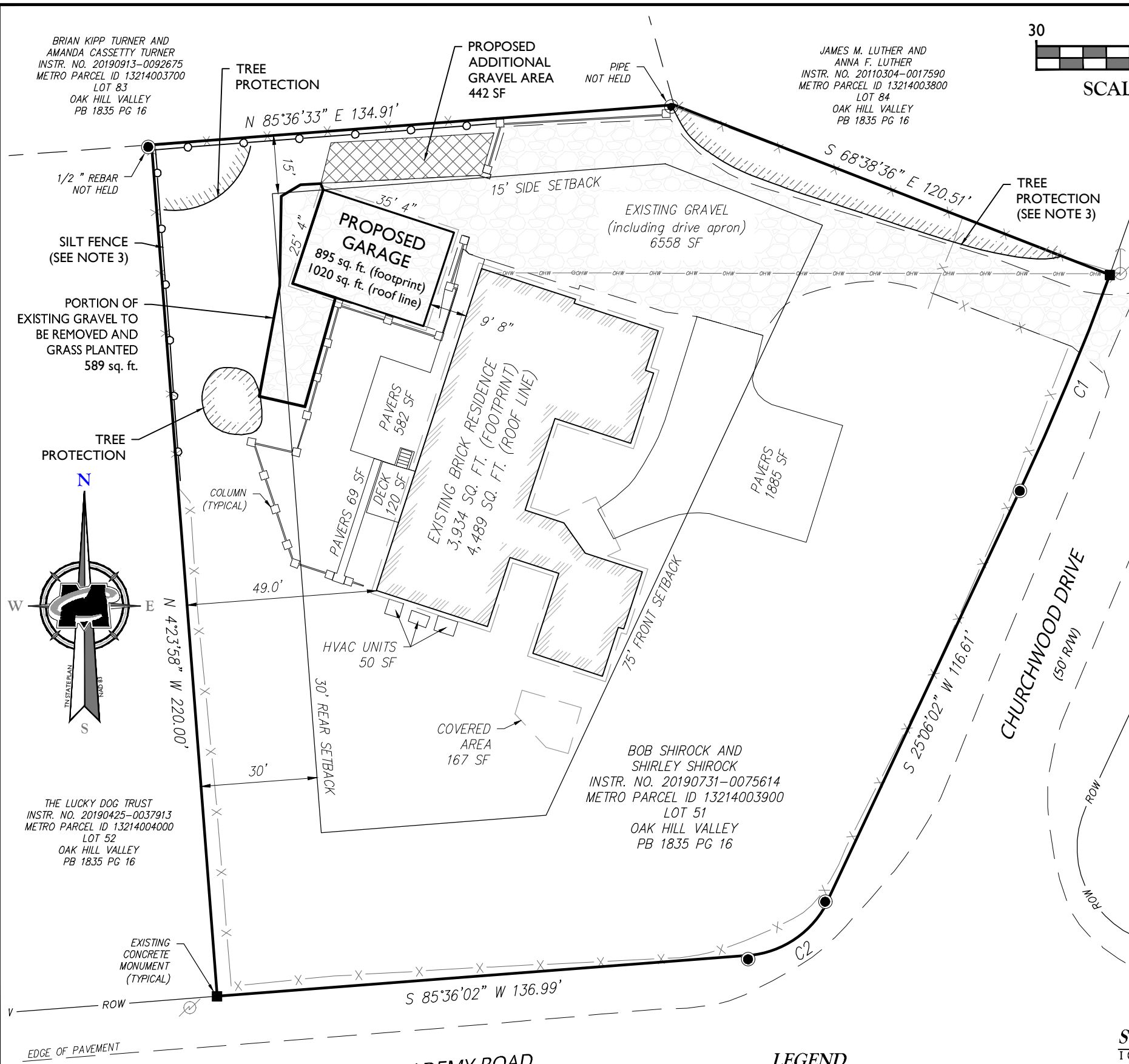
Status: Open

Assigned To: Steve Mallory

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
132140039004	707 CHURCHWOOD DR	LOT 51 OAK HILL	SHIROCK, BOB & SHIRLEY		

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

Setbacks for Accessory Structure
Front : behind the primary structure
Side: 15'
Rear: 30'

Total Property Area
43,173 sq. ft. or 0.991 acres more or less

Maximum Lot Coverage

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

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

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.

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

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'

Engineering & Design

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REV	DATE	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

Nathan J. Hart
TENNESSEE REGISTERED LAND SURVEYOR
LICENSE NUMBER: 3240
COLLIERS ENGINEERING & DESIGN, INC.
T.N. Firm Reg. #: 9242

SITE PLAN FOR SCOTT SHIROCK

4707 CHURCHWOOD DRIVE
CITY OF OAK HILL
DAVIDSON COUNTY
TENNESSEE

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

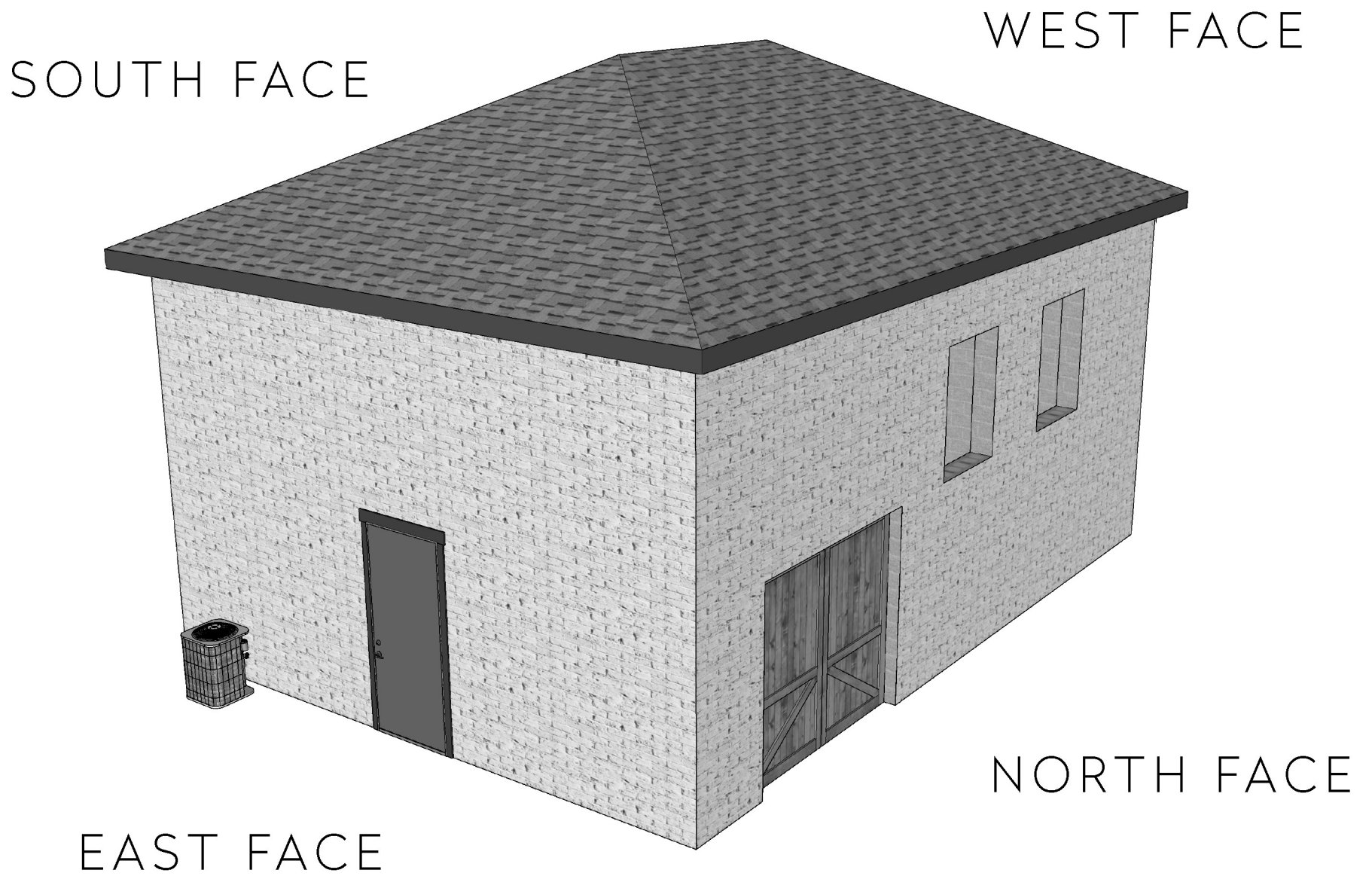
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
1"=30'	9/26/22	BB	NH

PROJECT NUMBER:	DRAWING NAME:
22001326C	4707 CHURCHWOOD DRIVE

SITE PLAN

SHEET NUMBER
1 of 1

Nathan J. Hart TN NO. 3240



TOTAL HEIGHT: 20FT
 TOTAL FOOTPRINT: 895 SQFT

