

DOCKET

5/16/2019

METROPOLITAN BOARD OF ZONING APPEALS
P O BOX 196300
METRO OFFICE BUILDING
NASHVILLE, TENNESSEE 37219-6300

Meetings held in the Sonny West Conference Center
Howard Office Building, 700 2nd Avenue South

MS. CYNTHIA CHAPPELL
MS. ASHONTI DAVIS
MS. CHRISTINA KARPYNEC
MR. ROSS PEPPER, Vice-Chair
MR. DAVID TAYLOR, Chairman
MS. ALMA SANFORD

Previously Heard Cases that failed to receive 4 affirmative votes Requiring Board Action:

Case 2019-137 (933 Warren Street)-Requesting a variance from setback requirements to construct two single-family residences. Previously heard on 4/18/19.

RESULT -

Case 2019-149 (2019 A 19th Ave. S) - Requesting a variance from sidewalk requirements to construct a single-family residence without building sidewalks or paying into the sidewalk fund. Previously heard on 4/18/19.

RESULT –

Case 2019-193 (114 B Taggart Ave.) - Requesting a variance from height requirements to construct a garage. Previously heard on 5/2/19.

RESULT –

CASE 2017-274 (Council District - 16)

CHIP HOWARTH, appellant and owner of the property located at **2926 FOSTER CREIGHTON DR**, requesting a variance from sidewalk requirements in the IR District, to construct a non-residential building without building sidewalks or paying into the sidewalk fund. Referred to the Board under Section 17.20.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Commercial

Map Parcel 11816004200

RESULT -

CASE 2019-079 (Council District - 20)

COLLINS, JAMES CHARLES, appellant and owner of the property located at **6503 PREMIER DR**, requesting a variance from lot size requirements in the R10 District, to construct a second house on the property. Referred to the Board under Section 17.12.020. A. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 10204007900

RESULT -

CASE 2019-085 (Council District - 19)

15TH AND CHURCH EQUITY INVESTORS, LLC, appellant and owner of the property located at **1506 CHURCH ST. #100**, requesting a variance from parking requirements in the MUI-A District, to construct condominiums. Referred to the Board under Section 17.20.030. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Residential

Map Parcel 09212034000

RESULT –Deferred 6/6/19

CASE 2019-097 (Council District - 16)

GHASEMNEZHAD, MAHMOOD & ASHRAF, appellants and owners of property located at **3601 NOLENSVILLE PIKE**, requesting a variance from size and material requirements on fencing for automotive sales in the CS District, to maintain an existing fence. Referred to the Board under Section 17.16.070.V.1. The appellants alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Car Sales

Map Parcel 13306003700

RESULT -

CASE 2019-098 (Council District - 5)

SCOTT NICODEMUS, appellant and **O.I.C. HOMES AT 915 RAMSEY STREET**, owner of the property located at **915 B RAMSEY ST**, requesting a special exception in the RM20 District, to construct a multi-family residence. Referred to the Board under Section 17.40.180.C and 17.12.035.D. The appellant alleged the Board would have jurisdiction under Section 17.40.180.

Use-Multi-Family

Map Parcel 082120Y90000CO

RESULT -

CASE 2019-121 (Council District - 16)

GRAY, BERNARD W. & ROBIN L., appellants and owners of the property located at **3020 NOLENSVILLE PIKE**, requesting variances from setback and height requirements in the CS District, to construct a chain link fence around the perimeter of the property. Referred to the Board under Section 17.12.040.E.26.B. The appellants alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Auto Sales

Map Parcel 11913032400

RESULT -

CASE 2019-131 (Council District - 7)

JACOB BENDER, appellant and **JACKSON VALLEY LAND PARTNERS, LLC**, owner of the property located at **1525 PRESTON DR**, requesting a variance from sidewalk requirements in the R10 District, to construct two single family houses without building sidewalks or paying into the sidewalk fund. Referred to the Board under Section 17.20.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Two-Family

Map Parcel 072161E00100CO

RESULT -

CASE 2019-145 (Council District - 29)

STERICYLE, appellant and **DUKE SECURED FINANCING 2009-UNM, LLC**, owner of the property located at **800 AIRPARK COMMERCE DR.# 801**, requesting variances from landscape buffer and setback requirements in the IWD District, to have a medical waste facility at this location. Referred to the Board under Section 17.16.110.B. The appellant alleged the Board would have jurisdiction under Section 17.40.18 B.

Use-Medical Waste

Map Parcel 121110A00200CO

RESULT -

CASE 2019-156 (Council District - 5)

PRATT, DYVEKE & JOHNSON, WAYNE, appellants and owners of the property located at **1016 DELMAS AVE**, requesting variances from size restrictions and setback requirements in the R6 District, to construct a garage. Referred to the Board under Section 17.12.020.A, 17.12.050.A. The appellants alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map Parcel 07209024400

RESULT -

CASE 2019-160 (Council District - 1)

SULLIVAN, MIYA V., appellant and owner of the property located at **117 HAYNES PARK DR**, requesting a variance from sidewalk requirements in the RS7.5 District, to construct a single family residence without building sidewalks or paying into the sidewalk fund. Referred to the Board under Section 17.12.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180.

Use-Single Family

Map Parcel 06904011000

RESULT -

CASE 2019-182 (Council District - 17)

ELLIOTT DEVELOPMENT, appellant and **BUCHANAN, SAMUEL ET AL**, owner of the property located at **16 CLAIBORNE ST**, requesting a variance from sidewalk requirements in the R6 District, to construct two single family houses without building sidewalks or paying into the sidewalk fund. Referred to the Board under Section 17.20.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Two Family

Map Parcel 10504001000

RESULT -

CASE 2019-188 (Council District - 14)

BLAIR SEYMOUR, appellant and **REGIONS BANK**, owner of the property located at **301 DONELSON PIKE**, requesting a variance from sidewalk requirements in the CL District, to renovate a bank without building sidewalks. Referred to the Board under Section 17.20.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Bank

Map Parcel 09609013300

RESULT -

CASE 2019-191 (Council District - 17)

GABRIAL SCOTT, appellant and **WARNER, TREGLOWN PATTON**, owner of the property located at **901 12TH AVE S**, requesting a variance from sidewalk requirements in the CS District, to convert an existing building into a restaurant without building sidewalks. Referred to the Board under Section 17.20.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Commercial

Map Parcel 10501008900

RESULT -

CASE 2019-192 (Council District - 20)

DIGNITY, LLC, appellant and owner of the property located at **545 WESTBORO DR** and **6300 THUNDERBIRD DR**, requesting a variance from sidewalk requirements in the R8 District, to construct two single family homes without building sidewalks or paying into the sidewalk fund. Referred to the Board under Section 17.20.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 090160I00200CO

RESULT -

Map Parcel 090160I00100CO

CASE 2019-198 (Council District - 14)

GARY BATSON, appellant and **PREVATT, RICHARD & RHONDA**, owners of the property located at **4014 LEBANON PIKE**, requesting a variance from sidewalk requirements in the CS District, to construct a service bay without building sidewalks or paying into the sidewalk fund. Referred to the Board under Section 17.20.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Auto-Repair

Map Parcel 07513024400

RESULT -

CASE 2019-211 (Council District - 25)

MICKEY HARLOW, appellant and **TUGGLE, WILLIAM C. & CHRISTIE W., TR.**, owners of the property located at **950 GLENDALE LN**, requesting a variance from side setback requirements in the R20 District, to construct two single family houses on one parcel.

Referred to the Board under Section.17.12.020.A The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 13205012500

RESULT -

CASE 2019-213 (Council District - 5)

ROB BENSHOOF, appellant and **STOCKELL ST, LLC**, owner of the property located at **907 STOCKELL ST**, requesting a variance from sidewalk requirements in the SP District, to build a single family residence without building sidewalks or paying into the sidewalk fund.

Referred to the Board under Section 17.20.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180.

Use-Single Family

Map Parcel 08203021500

RESULT -

CASE 2019-214 (Council District - 10)

PIRTLE, MILTON & KAREN, appellants and owners of the property located at **1997 PAULA DR**, requesting a variance from sidewalk requirements in the R20 District, to construct a single family house without building sidewalks or paying into the sidewalk fund. Referred to the Board under Section 17.20.120. The appellants alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 03407003300

RESULT -

CASE 2019-216 (Council District - 6)

KEVIN ANTOON, appellant and **1201 PORTER, LLC**, owner of the property located at **1201 PORTER RD**, requesting variances from parking and drive aisle width requirements in the CL District, to renovate an existing building for a bar. Referred to the Board under Section 17.20.03. The appellant alleged the Board would have jurisdiction under Section 17.40.180.

Use-Bar

Map Parcel 08303016000

RESULT -

CASE 2019-217 (Council District - 7)

EVANIAL JOHNSON, appellant and **WRAY, IRIS D.**, owner of the property located at **1704 PORTER RD**, requesting variances from lot size and sidewalk requirements in the R10 District, to construct a duplex without building sidewalks or paying into the sidewalk fund. Referred to the Board under Section 17.12.020.A, 17.20.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Two Family

Map Parcel 07215021600

RESULT -

CASE 2019-220 (Council District - 21)

FUQUA JOHN L., appellant and owner of the property located at **3107 ALAMEDA ST**, requesting a variance from sidewalk requirements in the R6 District, to construct the second unit of a duplex without building sidewalks or paying into the sidewalk fund. Referred to the Board under Section 17.20.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Two-Family

Map Parcel 09201011500

RESULT -

CASE 2019-221 (Council District - 15)

OLD HICKORY CREDIT UNION, appellant and owner of the property located at **410 DONELSON PIKE**, requesting a variance from sign requirements in the OL District, to display an LED sign. Referred to the Board under Section 17.32.050. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Financial Institution

Map Parcel 09609007400

RESULT -

CASE 2019-222 (Council District - 11)

OLD HICKORY CREDIT UNION, appellant and owner of the property located at **76 MONTCHANIN RD**, requesting a variance from sign requirements in the OL District, to display an LED sign. Referred to the Board under Section 17.32.050. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Financial Institution

Map Parcel 06401006200

RESULT -

CASE 2019-225 (Council District - 5)

ACUFF, STEPHEN & TIFFANY, appellants and owners of the property located at **812 N 5TH ST**, requesting an Item A appeal challenging the zoning administrator's denial of a permit to convert an existing detached structure into a detached accessory dwelling unit in the SP District, to convert the structure into a DADU. Referred to the Board under Section 17.40.010.A. The appellant alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Single Family

Map Parcel 08207041300

RESULT -

CASE 2019-226 (Council District - 5)

BEN KELLEY, appellant and **O.I.C. 334 QUEEN AVENUE RESIDENCES**, owner of the property located at **336 B QUEEN AVE**, requesting a variance from parking requirements to allow a front parking pad on a single family residence in the R6-A District. Referred to the Board under Section 17.12.020.B note 8. The appellant alleged the Board would have jurisdiction under Section 17.40.180.

Use-Single Family

Map Parcel 071080P90000CO

RESULT -

CASE 2019-227 (Council District - 3)

EVANIEL JOHNSON, appellant and **JEAN-PIERRE, QIANA**, owner of the property located at **1508 EMERALD BAY BLVD**, requesting a variance from setback requirements in the R10 District, to construct a rear addition to a house. Referred to the Board under Section 17.12.020. A. The appellant alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Single Family

Map Parcel 049120A04800CO

RESULT -

CASE 2019-229 (Council District - 2)

CARLOS F. PRESTON, appellant and **JONA DEVELOPMENT, LLC**, owner of the property located at **1212 KATIE AVE**, requesting a variance from sidewalk requirements in the RS5 District, to construct a single family residence without building sidewalks or paying into the sidewalk fund. Referred to the Board under Section 17.20.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 07110011100

RESULT -

CASE 2019-230 (Council District - 19)

JAMES CROCKET, appellant and **JAC INVESTMENTS, LLC**, owner of the property located at **1219 11TH AVE N**, requesting variances from setback and garage orientation requirements in the R6-A District, to construct a single family home. Referred to the Board under Section 17.12.30.C, 17.12.020.A, 17.12.40.670.A. The appellant alleged the Board would have jurisdiction under Section 17.40.180.

Use-Single Family

Map Parcel 08116012000

RESULT -

CASE 2019-231 (Council District - 5)

GREG SCRUGGS appellant and **O.I.C. HOMES AT 911 SPAIN**, owner of the property located at **911 A, B & C SPAIN AVE**, requesting a variance from sidewalk requirements in the R6 District, to construct two single family homes without building sidewalks or paying into the sidewalk fund. Referred to the Board under Section 17.12.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180.

Use-Two-Family

Map Parcel 072092X90000CO

RESULT -

Map Parcel 072092X00100CO

Map Parcel 072092X00200CO

CASE 2019-233 (Council District - 23)

JAY FULMER, appellant and **KOHL, JOHN & HELEN LIVING TRUST**, owner of the property located at **6922 HIGHWAY 70 S**, requesting an Item D appeal to allow the alteration of an existing non-conforming structure in the R40 District, to construct a dog daycare and boarding facility. Referred to the Board under Section 17.40.660. The appellant alleged the Board would have jurisdiction under Section 17.40.180.

Use-Boarding Facility

Map Parcel 14300003600

RESULT -

CASE 2019-235 (Council District - 4)

TYLER HAWKINS, appellant and **O.I.C. HOMES AT 15431 & 15433 OLD HICKORY**, owner of the property located at **15431 & 15433 B OLD HICKORY BLVD**, requesting a variance from sidewalk requirements in the R20 District, to construct two single family homes without building sidewalks or paying into the sidewalk fund. Referred to the Board under Section 17.12.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Two-Family

Map Parcel 161140E90000CO

RESULT -

Map Parcel 161140E00200CO

SHORT TERM RENTAL

CASE 2019-234 (Council District - 8)

PUNCH, MARK J., appellant and owner of the property located at **909 FREYWOOD DR**, requesting an Item A appeal challenging the zoning administrator's denial of a short term rental permit. Appellant operated after the issued STRP permit expired in the RS20 District. Referred to the Board under Section 17.16.250.E. The appellant alleged the Board would have jurisdiction under Section 17.40.180.

Use-Short Term Rental

Map Parcel 05103010300

RESULT -

CASE 2019-236 (Council District - 19)

PROCTOR, ROBERT, W JR & HOWARD, DANIEL, JACKSON, appellant and owner of the property located at **11 MUSIC SQ E 403**, requesting an Item A appeal challenging the zoning administrator's denial of a short term rental permit due to a court injunction prohibiting short term rental activity on unit on unit in the ORI District. Referred to the Board under Section 17.16.250.E. The appellant alleged the Board would have jurisdiction under Section 17.40.180.

Use-Short Term Rental

Map Parcel 093130A40300CO

RESULT -

Metropolitan Board of Zoning Appeals

Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY



Appellant: Anthony Eubanks Date: 2/15/19
Property Owner: Hamidulah Durani Case #: 2019-137
Representative: Anthony Eubanks Map & Parcel: 08116070200

Council District 19

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose:

TO CONSTRUCT 2 SINGLE FAMILY RESIDENCE ON A SINGLE PARCEL
REQUIRED 20 FT SIDE STREET SETBACK ON JACKSON ST,
NO PERMIT STARTED FOR CONSTRUCTION YET.

REQUESTING
10 FT
SETBACK.

Activity Type: NEW RESIDENTIAL CONSTRUCTION

Location: 933 WARREN ST

This property is in the RS 37.5 Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: STREET SETBACK VARIANCE

Section(s): 17.12.030

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection _____ Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

Anthony Eubanks
Appellant Name (Please Print)

Representative Name (Please Print)

1401-Hilton ave
Address

Address

Nashville Tn. 37216
City, State, Zip Code

City, State, Zip Code

615-400-4550
Phone Number

Phone Number

cookieeubcookie@hotmail.com
Email

Email

Zoning Examiner: UB

Appeal Fee: \$100



Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210



3604190

ZONING BOARD APPEAL / CAAZ - 20190009195
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification

PARCEL: 08116070200

APPLICATION DATE: 02/14/2019

SITE ADDRESS:

933 WARREN ST NASHVILLE, TN 37208
LOT 13 & PT LT 14 C M HOLT PLAN

PARCEL OWNER: DURANI, HAMIDULLAH

CONTRACTOR:

APPLICANT:**PURPOSE:**

17.12.030 Setback Variance request. 20 ft required side street setback on Jackson Street, requesting reduction to 10 ft. Proposed construction of 2 single family residences on parcel. No Permit Applications started for construction as of 2/14/2019. .

POC" Anthony Eubanks 615-400-4550

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

Inspection requirements may change due to changes during construction.

APPLICATION FOR A VARIANCE REQUEST

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members. So they will have a better ideal of the nature of your request. Zoning staff will notify the district council member of the hearing. You will be responsible for preparing the envelopes and notices for mailing to the owners of property within 600 feet pf the property at issue in the case. The envelopes must include the return address for the BZA and case number. Fold and insert notices into envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to Zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting, and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding, sign placement.)

The day of the public hearing, it will be your responsibility to convey to the Board the nature of the hardship in your request that makes it difficult/impossible for you to comply with the Zoning Code. **It would be to your benefit to let your neighbors know about your request prior to all notices being sent to them from our office.**

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order in the case is entered. **Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied.** You should also be aware that you have two (2) years to obtain the permit or you would have to re-file your request with the board.

Once your request is filed, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for hearing until complete.

Any correspondence to the Board must be submitted to our office by noon, the Monday prior to the public hearing to be included in the record. You must provide eight (8) copies of your information to staff.

We hope that this information will be of help to you in understanding the variance procedure and if our office can be of further assistance, please do not hesitate to contact us.

METROPOLITAN BOARD OF ZONING APPEALS (615) 862-6510

I am aware that I am responsible for posting and also removing the sign(s) after the public hearing.


APPELLANT

2/14/19
DATE

Standards for a Variance

The Metropolitan Board of Zoning Appeals may grant variances from the strict application of the provisions of the Zoning Code based upon findings of fact related to the standards in section 17.40.370. This Section is included as follows:

Physical Characteristics of the property- The exceptional narrowness, shallowness or shape of a specific piece of property, exceptional topographic condition, or other extraordinary and exceptional condition of such property would result in peculiar and exceptional practical difficulties to, or exceptional or undue hardship upon the owners of such property.

Unique characteristics- *The specific conditions cited are unique to the subject property and generally not prevalent to other properties in the general area.*

Hardship not self-imposed- The alleged difficulty or hardship has not been created by the previous actions of any person having an interest in the property after date of Zoning Code.

Financial gain not only bases- Financial gain is not the sole basis for granting the variance.

No injury to neighboring property- The granting of a variance will not be injurious to other property or improvements in the area, impair and adequate supply of light and air to adjacent property, or substantially diminish or impair property values within the area.

No harm to public welfare- *The granting of the variance will not be detrimental to the public welfare and will not substantially impair the intent and purpose of this Zoning Code.*

Integrity of Master Development Plan- *The granting of a variance will not compromise the design integrity or functional operation of activities or facilities within an approved Planned Unit Development.*

The Board shall not grant variances to the land use provisions of section 2.3, nor the density of Floor Area Ratio (FAR) standards of Tables 3-B and 2-C, nor the required size of residential lots approved by the Planning Commission under the authority of section 3.7 (Lot Averaging), section 3.8 (Cluster Lot Option) or Section 9. E.3 (PUD). Further the Board shall not act on a variance application within a Planned Unit Development (PUD), Urban Design Overlay or Institutional Overlay district without first considering a recommendation from the Planning Commission.

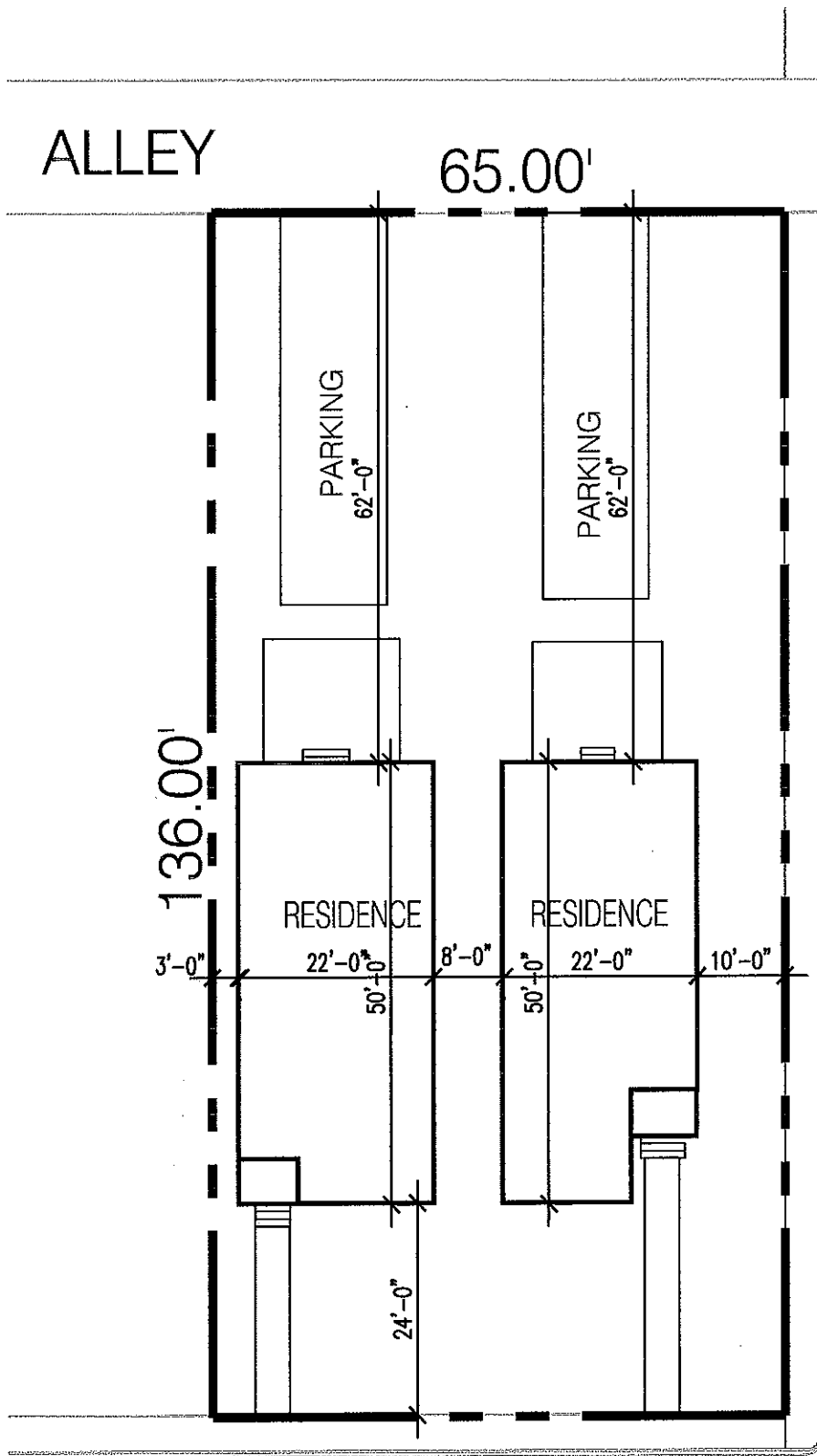
In Simple terms, for the Board to grant you a variance in the zoning ordinance, you must convey to the Board what your hardship is. Hardships are narrowness, shallowness, irregular shape, and topography of property. The Board can also consider other practical difficulties such as mature trees, easements, and location of disposal systems which can affect your plan. Consideration can be given to the characteristics of neighborhood and the way it is developed. One or more of these conditions must affect your inability to build or occupy the property to provide your case.

At the public hearing, please be prepared to tell the Board what your hardship is, why you cannot build in accordance with zoning without requesting a variance and why you feel you have legitimate hardship.

The Board cannot grant a variance based solely on inconvenience to the applicant or solely on a financial consideration. It is incumbent on you as the appellant to complete this form by conveying a **HARDSHIP** as outlined. At the meeting it is important that you explain this hardship as effectively as possible.

WHAT SPECIFIC AND UNIQUE CIRCUMSTANCES (HARDSHIP) EXIST THAT WOULD AUTHORIZE THE CONSIDERATION OF THE BOARD UNDER THE REVIEW STANDARDS AS OUTLINED?

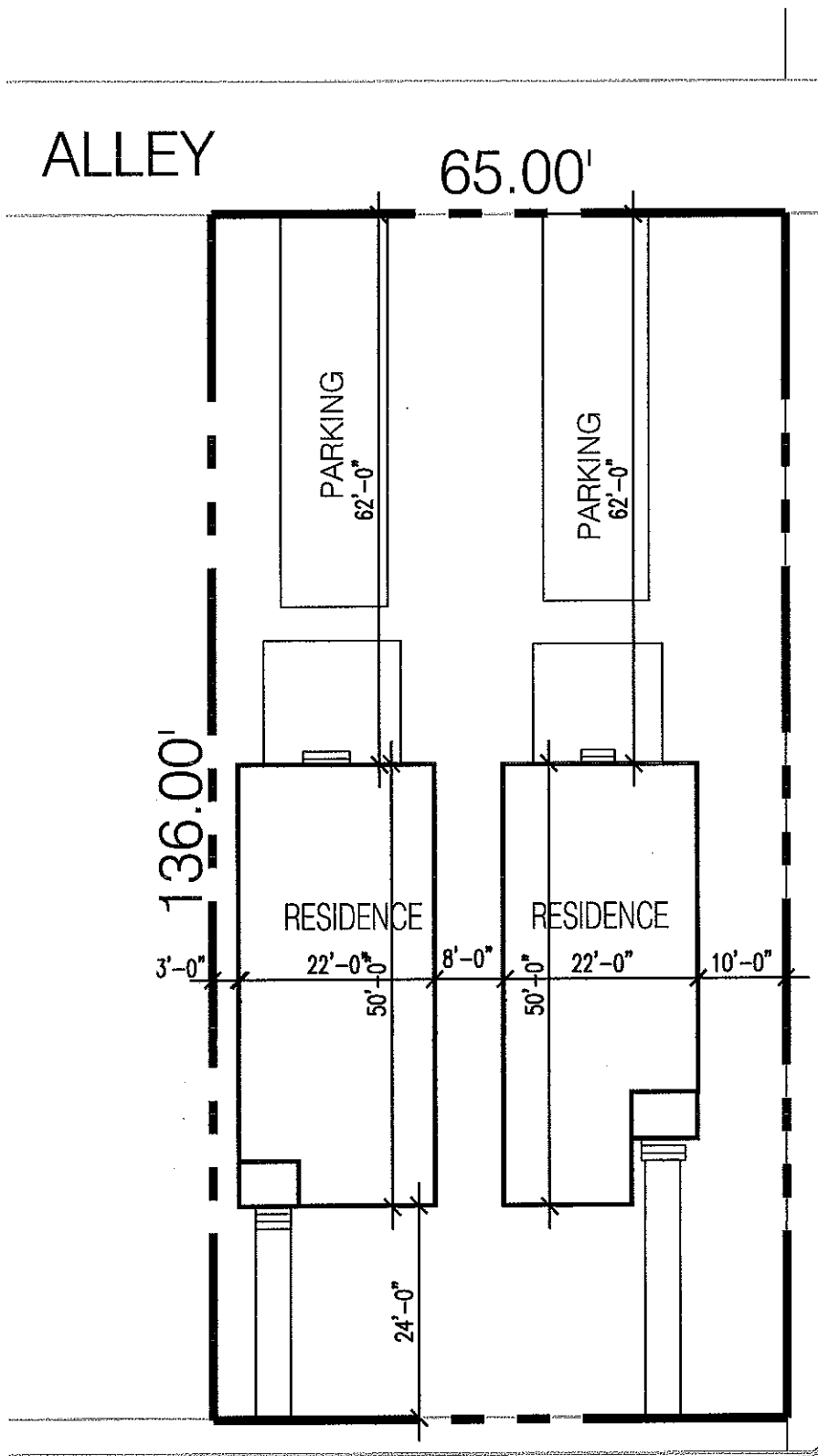
My name is Anthony E. Eubanks I live a 1401-
Lifton ave Nashville, TN. 37216. I am requesting a
side setback relocation at the property located
at 933 - Warren St. Nashville, TN. 37208 due to
the board approval to allow two (2) single family
homes to be built at 933 - Warren St. Nashville,
TN. 37208. The existing side setbacks, on
the Southside is three foot (3') and the North
side is twenty foot (20'), I am asking that the
South side setback remain three foot (3') and
the Northside setback be reset at Ten foot (10')



JACKSON STREET

WARREN STREET

SITE PLAN



JACKSON STREET

WARREN STREET

SITE PLAN

Metropolitan Board of Zoning Appeals

Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210



Appellant : DEJNY TAYLOR Date: 02/19/2019
Property Owner: DEJNY TAYLOR Case #: 2019- 149
Representative: HUNTER CONLEY Map & Parcel: 10412015700

Council District 17

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose: NEW CONSTRUCTION / SINGLE FAMILY / RESIDENTIAL

Activity Type: NEW CONSTRUCTION / SINGLE FAMILY
Location: 102 BERNARD AVE

This property is in the R6 Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: REQUEST NOT TO INSTALL SIDEWALKS NOT TO CONTRIBUTE

Section(s): 17.20.120

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection B Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

DEJNY TAYLOR
Appellant Name (Please Print)

HUNTER CONLEY
Representative Name (Please Print)

Address

1618 16TH AVE S
Address

City, State, Zip Code

NASHVILLE, TN
City, State, Zip Code

Phone Number

615.345.1010
Phone Number

Email

HCONLEY@ALLARDLAWP.COM
Email

Zoning Examiner: TC

Appeal Fee: \$ 100



**Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210**



3605429

**ZONING BOARD APPEAL / CAAZ - 20190010030
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification**

PARCEL: 10412015700

APPLICATION DATE: 02/19/2019

SITE ADDRESS:

2019 A 19TH AVE S NASHVILLE, TN 37212

PT LOT 29 BLAIR REV BELMONT HGTS

PARCEL OWNER: TAYLOR, H DENNY JR & JENNIFER

CONTRACTOR:

APPLICANT:**PURPOSE:**

PER 17.20.120 SIDEWALKS REQUIRED

REQUEST NOT TO INSTALL SIDEWALKS...NOT TO CONTRIBUTE

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

Inspection requirements may change due to changes during construction.



19 February 2019

Re: Application for Variance to Sidewalk Requirement at 1902 Bernard Avenue

Board of Zoning Appeals
Metro Government of Nashville and Davidson County

The homeowner of 1902 Bernard Avenue, Denny and Jennifer Taylor would like to formally request a variance from the sidewalk required by Section 17.20.120 of the Metropolitan Code of Laws. The property is currently under construction and requires sidewalk along both edges of the corner lot (please see site plan).

The subject property currently contains a fully compliant front sidewalk on the 19th Avenue side of the property (which is actually the front of the house, though the address is on Bernard Avenue). The homeowner would request relief from providing the sidewalk along Bernard Avenue as it puts an unfair financial burden on the owner that other neighbor's (who are not corner lots) do not have to contend with. Along with the expense of the sidewalk installation, it is not physically possible to provide a compliant sidewalk on that edge of the property as the grade will not allow it. The maximum slope allowed under Metro's guidelines is 2% grade, but the slope of the property is more than double that (over 4% slope).

Should the sidewalk be required to be installed, it is not possible to continue past the alley due to a retaining wall that encompasses the property on the other side of the alley. It would only be a sidewalk to the alley (which in itself has an even more extreme grade to contend with).

The financial burden and physical characteristics of this property do not make it conducive to having a sidewalk installed on the Bernard Avenue side and to require such would be an undue burden (hardship) on the owner.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tyler F. LeMarinel', written in a cursive style.

Tyler F. LeMarinel, AIA, NCARB
Partner
Allard Ward Architects
1618 16th Avenue South
Nashville, Tennessee 37212

APPLICATIONS FOR VARIANCE REQUESTS

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members so that they will have a better idea of the nature of your request. Zoning staff will notify the district councilmember of the hearing. You will be responsible for preparing the envelopes and notices for mailing to the owners of property within 600 feet of the property at issue in this case. The envelopes must include the return address for the BZA and the case number. Fold and insert the notices into envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to Zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting, and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding sign placement.)

The day of the public hearing, it will be your responsibility to convey to the Board the nature of the hardship in your request that makes it difficult/impossible for you to comply with the Zoning Code. It would be to your benefit to let your neighbors know about your request prior to all notices being sent to them from our office.

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order in the case is entered. Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied. You should also be aware that you have two (2) years to obtain the permit or you would have to re-file your request with the Board.

Once your request is filed, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for a hearing until complete.

Any correspondence to the Board must be submitted to our office by noon, the Monday prior to the public hearing to be included in the record. You must provide eight (8) copies of your information to staff.

We hope that this information will be of help to you in understanding the variance procedure and if our office can be of further assistance, please do not hesitate to contact us.

METROPOLITAN BOARD OF ZONING APPEALS (615) 862-6530

I am aware that I am responsible for posting and also removing the sign(s) after the public hearing.



APPELLANT

2.19.2019

DATE

STANDARDS FOR A VARIANCE

The Metropolitan Board of Zoning Appeals may grant variances from the strict application of the provisions of this Zoning Code based upon findings of fact related to the standards in Section 17.40.370. This Section is included as follows:

Physical characteristics of the property - The exceptional narrowness, shallowness or shape of a specific piece of property, exceptional topographic condition, or other extraordinary and exceptional condition of such property would result in peculiar and exceptional practical difficulties to, or exceptional or undue hardship upon the owner of such property.

Unique characteristics - The specific conditions cited are unique to the subject property and generally not prevalent to other properties in the general area.

Hardship not self-imposed - The alleged difficulty or hardship has not been created by the previous actions of any person having an interest in the property after the effective date of this Zoning Code.

Financial gain not only basis - Financial gain is not the sole basis for granting the variance.

No injury to neighboring property - The granting of the variance will not be injurious to other property or improvements in the area, impair an adequate supply of light and air to adjacent property, or substantially diminish or impair property values within the area.

No harm to public welfare - The granting of the variance will not be detrimental to the public welfare and will not substantially impair the intent and purpose of this Zoning Code.

Integrity of Master Development Plan - The granting of the variance will not compromise the design integrity or functional operation of activities or facilities within an approved Planned Unit Development.

The Board shall not grant variances to the land use provisions of Section 2.3, the density of Floor Area Ratio (FAR) standards of Tables 3-B and 3-C, nor the required size of residential lots approved by the Planning Commission under the authority of Section 3.7 (Lot Averaging), Section 3.8 (Cluster Lot Option) or Section 9.E.3 (PUD). Further the Board shall not act on a variance application within a Planned Unit Development (PUD), Urban Design Overlay or Institutional Overlay district without first considering a recommendation from the Planning Commission.

In simple terms, for the Board to grant you a variance in the zoning ordinance, you must convey to the Board what your hardship is. Hardships are narrowness, shallowness, irregular shape, and topography of property. The Board can also consider other practical difficulties such as mature trees, easements, and location of disposal systems which can affect your plan. Consideration can be given to the characteristics of the neighborhood and the way it is developed. One or more of these conditions MUST affect your inability to build or occupy the property to prove your case.

At the public hearing, please be prepared to tell the Board what your hardship is, why you can not build in accordance with zoning without requesting a variance and why you feel you have a legitimate hardship.

The Board can not grant a variance based solely on an inconvenience to the applicant nor solely on a financial consideration. It is incumbent on you as the appellant to complete this form by conveying a HARDSHIP as outlined. At the meeting it is important that you explain this hardship as effectively as possible.

WHAT SPECIFIC AND UNIQUE CIRCUMSTANCES (HARDSHIP) EXIST THAT WOULD AUTHORIZE THE CONSIDERATION OF THE BOARD UNDER THE REVIEW STANDARDS AS OUTLINED?

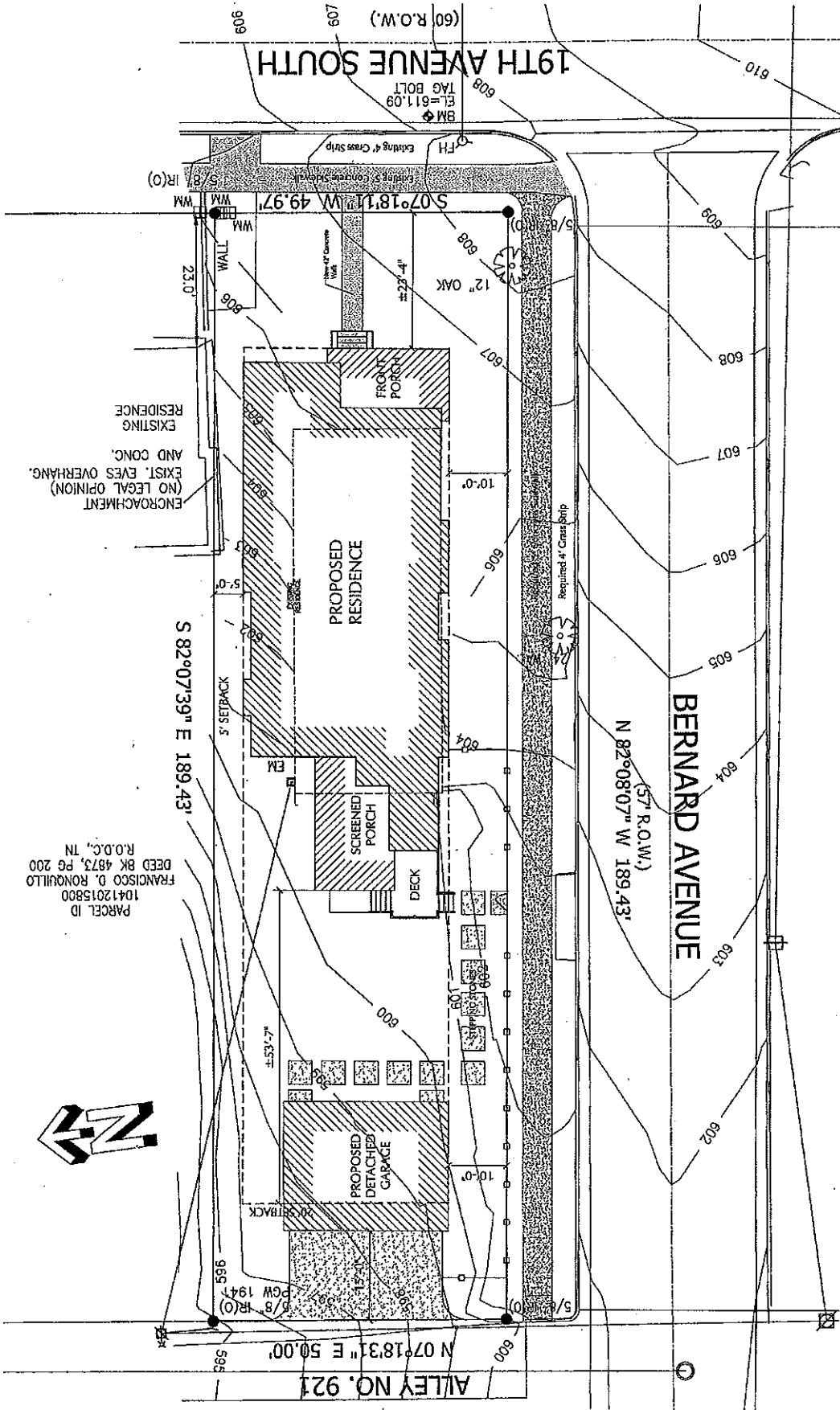
See Letter.

A1.0

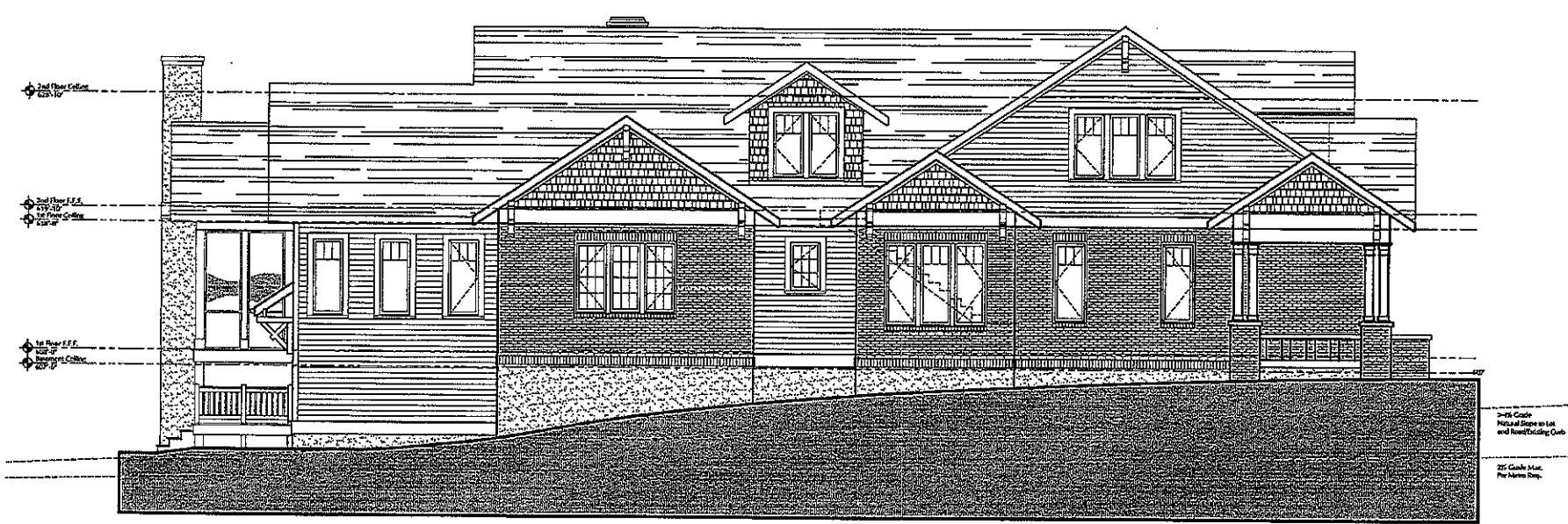
Drawings:	Site Layout Plan
Date:	02.19.19

A New Home for
The Taylor Residence
1902 Bernard Avenue
Nashville, Tennessee 37212

MHZC PRESERVATION PERMIT APPLICATION



Scale: 1/16" = 1'-0"
 1 Site Layout Plan



① Elevation: Site Section



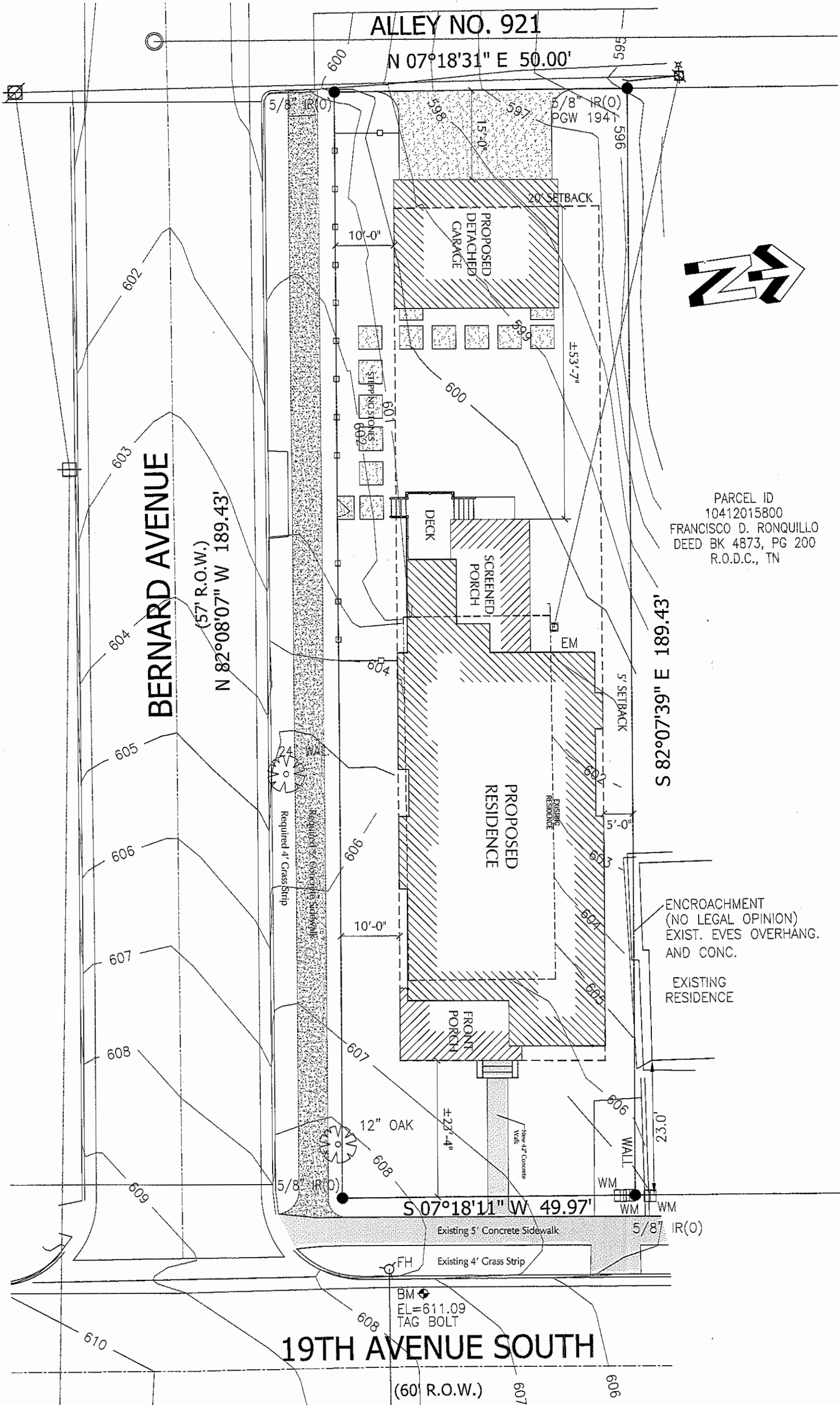
Scale: 1/8"=1'-0"

A New Home for:
The Taylor Residence
 1902 Bernard Avenue
 Nashville, Tennessee 37212



Drawings:	
Exterior Elevation	
Date:	02.19.19





PARCEL ID
10412015800
FRANCISCO D. RONQUILLO
DEED BK 4873, PG 200
R.O.D.C., TN

ENCROACHMENT
(NO LEGAL OPINION)
EXIST. EYES OVERHANG
AND CONC.

EXISTING
RESIDENCE

A1.0

Drawings:
Site Layout Plan

Date:
02.19.19



A New Home for:
The Taylor Residence
1902 Bernard Avenue
Nashville, Tennessee 37212



1 Elevation: Site Section

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

A New Home for:
The Taylor Residence
 1902 Bernard Avenue
 Nashville, Tennessee 37212

AW
 ALLARD WARD
 ARCHITECTS
 1618 Shrooeth Avenue South
 Nashville, Tennessee 37212
 Tel: 615.345.1010
 Fax: 615.345.1011

Drawings:
 Exterior Elevation
 Date:
 02.19.19

A2.0

PLANNING DEPARTMENT SIDEWALK VARIANCE RECOMMENDATION

BZA Case 2019-149 (1902 Bernard Avenue)

Metro Standard:	Bernard Avenue - 4' grass strip, 5' sidewalk, as defined by the Local Street standard 19 th Avenue South - 4' grass strip, 5' sidewalk, as defined by the Local Street standard
Requested Variance:	Not construct sidewalks along Bernard Avenue; not contribute in lieu (not eligible)
Zoning	R6-A
Community Plan Policy:	T4 NE (Urban Neighborhood Evolving)
MCSP Street Designation:	Local Street
Transit:	#4 – Shelby
Bikeway:	None existing; none planned

Planning Staff Recommendation: *Approve with conditions.*

Analysis: The applicant is constructing a new single family residence on the property, and requests a variance from constructing sidewalks due to slope and existing mature trees. Planning evaluated the following factors for the variance request:

- (1) The property has frontages on both Bernard Avenue and 19th Avenue South. However sidewalks meeting the Local Street standard exist on 19th Avenue South, and no variance is needed for that property frontage.
- (2) No sidewalk exists along the Bernard Avenue property frontage. Sidewalks exist on the opposite side of the street.
- (3) While it is very feasible to construct sidewalks along Bernard Avenue, at least two mature trees on the frontage will be removed. Contributing in lieu of construction is an acceptable alternative in this location to supplement Metro's annual sidewalk capital program.

Given the factors above, staff recommends **approval with conditions:**

1. The applicant shall contribute in-lieu of construction for the Bernard Avenue property frontage.
2. Maintain existing sidewalk conditions along 19th Avenue South in a state of good repair per Public Works final guidance. Any portion of the existing sidewalk along the property frontage that is not ADA compliant is to be removed and replaced in-kind with MPW Detail ST-210 sidewalk.
3. The applicant shall dedicate right-of-way along the Bernard Avenue property frontage to accommodate a future 4' grass strip and 5' sidewalk.

From: [ALI RAFATJOO](#)
To: [Board of Zoning Appeals \(Codes\)](#)
Subject: Appeal case 2019-149
Date: Wednesday, March 27, 2019 2:30:21 PM

Permit # 20190010030

I am a new homeowner in your state. I just moved into my home a few weeks ago and I received a zoning appeal notice to neighboring owners.

I am trying to figure out where this house is and how building a home to the edge of the street and eliminating an entire sidewalk would affect my home. It sounds visually unappealing and goes against the norm of the beautiful neighborhood where my home is located.

Thus I would like to object to this appeal and request that it not be granted.

Perhaps the builder or homeowner should go around and inform his/her neighbors of his/her plans and have a discussion with them rather than just "serve" them with a "zoning appeal"

Ali Rafatjoo
1906 Bernard Ave. unit B
Nashville TN 37212

Barbara A. Cloud
2105 20th Avenue South
Nashville, TN 37212-4311

March 12, 2019

Metro Dept of Codes
P.O. Box 196300
Nashville, TN 37210

Re: Appeal Case Number 2019-149
2019 A 19th Ave S
Map Parcel: 10412015700
Zoning Classification R6
Council District: 17

I oppose this appeal. I assume this is about a putting a sidewalk along Bernard Avenue. To have a sidewalk there would be wonderful. This is an opportunity for a bit of an upgrade to the neighborhood.

My neighbor and I take walks together every day. We often walk on that part of Bernard Avenue. We would enjoy a sidewalk there very much.

Sincerely,



Barbara Cloud

2019-149
OPPOSE

Board of Zoning Appeals
Metro Government of Nashville and Davidson County

re: Parcel 1041215700 Sidewalk Variance Request Case #2019-149

Dear Board Members,

Belmont-Hillsboro Neighbors, Inc encourages compliance with Metro Nashville's Sidewalk Requirements and ask that the Board of Zoning Appeals deny the sidewalk variance request issued by the appellant, Denny Taylor, Case #2019-149.

In regard to the Application for Variance to Sidewalk Requirement at 1902 Bernard Avenue (aka 2019 A 19th Ave, S), Nashville, TN 37212, Case #2019-149, Map & Parcel 10412015700, Belmont-Hillsboro Neighbors, Inc oppose the request to not install sidewalks nor contribute to the sidewalk fund. Belmont-Hillsboro Neighbors, Inc honors the sidewalk requirements provided by Metro Codes of Law Section 17.20.120. The sidewalk requirements set forth by Metro are consistent with BHN's standards and goals to promote safety and mobility for pedestrians within our neighborhood through construction and maintenance of our sidewalk infrastructure. The hardships stated by the appellant and his assigns do not constitute a valid reason for not contributing to our neighborhood through this ordinance.

Thank you for your continued support of our neighborhoods through thoughtful consideration of the ordinances and laws designed to grow our city in a well designed manner. We appreciate your consideration and ask that you deny this request.

Kind regards,

Cynthia J. Hicks, President
Belmont-Hillsboro Neighbors, Inc
615.347.0421 cell
cjhicks@mac.com

From: gerry.knab@att.net
To: [Board of Zoning Appeals \(Codes\)](#)
Subject: RE: Zoning appeal question
Date: Thursday, March 14, 2019 11:29:16 AM

Dear Board:

I received a "Notice To Neighboring Owners" letter about an appeal for **2019A 19th Ave S. permit # 20190010030**. I would like to express **opposition** to this request but cannot attend in person. I believe any new homes built in the urban core needs to have sidewalks. I believe this request is unacceptable.

Kind regards,

Gerry Knab
2207 18th Ave S
615-370-1319

From: [Linda Marini](#)
To: [Board of Zoning Appeals \(Codes\)](#)
Subject: Permit #20190010030
Date: Tuesday, March 19, 2019 10:20:45 AM

Hello

I oppose Denny Taylor's request for a sidewalk variance at 2019A 19th Ave S. We need sidewalks in the neighborhood and he should supply one at this residence.

Linda Marini
2007 20th Ave S, Nashville, TN 37212

Morton, Richard
2107 20th Ave S
Nashville TN 37212

615-498-1647

crsnmorton@gmail.com

3/29/2019

Dept of Codes and Building Safety
P.O. Box 196350
Nashville, TN 37219

Dear Sir or Madam

I am writing to oppose appeal case 2019-149. The builder of the new house on parcel 10412015700 should NOT receive a sidewalk variance. As a close neighbor, it is important for new buildings to follow the sidewalk code.

Sincerely,

Morton, Richard



2107 20th Ave S

From: [Robert E Patchin](#)
To: [Board of Zoning Appeals \(Codes\)](#)
Subject: Appeals Case Number 2019-149.
Date: Thursday, March 21, 2019 9:55:10 AM

I oppose Denny Taylor's requested variance from sidewalk requirements for the property at 2019A 19TH AVE S.

Sincerely Robert E Patchin. 2007 TH AVE S 37212

April 15, 2019

Metropolitan Board of Zoning Appeals
PO Box 196300
Metro Office Building
Nashville, TN 37219-6300

Re: Case # 2019-149

Ladies and Gentlemen:

I am writing to register my opposition to the variance from sidewalk requirements at the property located at 2019 A 19th Ave. So.

The Appellant has cited financial burden and the physical characteristics of the property as reasons for requesting this variance. I respond as follows:

Financial Burden:

This is new construction of a large and no doubt expensive home. The owners knew or should have known of this requirement and therefore could have figured the expense into their construction budget. Their architects and/or builders could/should have apprised their clients of this requirement and accounted for the costs before construction began.

Physical Characteristics:

It is accurate to say that there are issues with the terrain along Bernard Ave. Granted that I am not an engineer, however, I maintain that this could be mitigated with some infill material and a retaining wall. Again, a matter which could have been addressed in the initial stages of construction.

There has been reference to a property across the alley from 2019 19th Ave. The owner of that property has erected a fence across the sidewalk easement, which is a questionable situation.

This neighborhood is heavily trafficked by pedestrians. People walking pets, children in strollers, exercising, walking to schools and work. The block from Portland Ave. to Bernard Ave. is surrounded on three sides by sidewalk. This section of Bernard Ave. has one section of truncated sidewalk across from the property on the north side of Bernard. There is on-street parking on both sides of Bernard. Pedestrians are forced to walk on the street for most of the block between 19th and 20th Ave. **This is an unsafe situation.** Construction of a sidewalk on this property would not totally alleviate this situation, but it would provide motivation and impetus for completing the sidewalk around this block. As a sidewalk already exists from 21st. Ave. So. to 20th Ave. So., this would result in a continuous sidewalk from 21st Ave. So. To 19th Ave. So., greatly enhancing the walkability in the neighborhood.

In conclusion, I urge the Board to deny this appeal and require conformity to the ordinance requiring either construction of a sidewalk or payment in lieu of construction. **My preference is construction of the sidewalk.**

Sincerely,



William G. Wiggins
2009 20th Ave. So.
Nashville, TN 37212

Metropolitan Board of Zoning Appeals

Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY



Appellant: Benson Sloan
Property Owner: Benson Sloan
Representative: Matt Smith

Date: 3/18/19
Case #: 2019-193
Map & Parcel: 13005008100

Council District 34

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose:

TO CONSTRUCT GARAGE AND
BREEZEWAY

Activity Type: RESIDENTIAL CONSTRUCTION

Location: 114 TAGGART

This property is in the RS20 Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason:

VARIANCE TO GARAGE HEIGHT
MAXIMUM 16 FT OR 2 STORY, WHICHEVER IS LESS

Section(s): 17.12.060 B

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection B Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

Benson Sloan
Appellant Name (Please Print)

Matt Smith
Representative Name (Please Print)

15 Valley Forge
Address

7065 Moores Lane Suite 300
Address

Nashville, TN 37205
City, State, Zip Code

Brentwood, TN, 37027
City, State, Zip Code

615-414-2411
Phone Number

615-330-4897
Phone Number

BensonBSloan@gmail.com
Email

M.Smith@HarcySmith.com
Email

Zoning Examiner: L Butler

Appeal Fee: \$100



**Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210**



3627185

**APPLICATION FOR BUILDING RESIDENTIAL - NEW / CARN - T2019014431
THIS IS NOT A PERMIT**

PARCEL: 13005008100

APPLICATION DATE: 03/12/2019

SITE ADDRESS:

114 B TAGGART AVE NASHVILLE, TN 37205
LOT 6 BLK G 2 HIGHLANDS OF BELLE MEADE

PARCEL OWNER: SLOAN, BENSON, IV & CAROLINE RHETT

APPLICANT: HAURY & SMITH CONTRACTORS INC

BRENTWOOD, TN 37027 (615)383-9070

PURPOSE:

Exceeds maximum height allowed.

Demo Permit 2019014165 must be issued prior to approval on this New Construction Permit Application.

Permit to construct a garage and attached breezeway to rear of single family residence. Maximum height of one story or 16 ft in height, whichever is less. 775 sq ft garage and 323 sq ft of conditioned storage. Not to be used for living or commercial purposes. Restrictive Covenant required prior to any trade authorizations. ...70 ft minimum front setback, 10 ft minimum side setback, 20 ft rear setback..... Must conform with all easements on property.

For every 50 feet of site frontage, a double-sided sign 24" x 36" in size must be posted in English and Spanish that contains the information required by Ordinance No. 2017-835. No more than three signs are required.

*Before a building permit can be issued for this project, the following approvals are required.
The Applicant is responsible for providing any plans or other information to the individual agencies*

[A] Site Plan Review	REJECTED	(615) 862-4138 Lisa.Butler@nashville.gov
[A] Zoning Review	APPROVED	(615) 862-4138 Lisa.Butler@nashville.gov
[E] Sewer Availability Review For Bldg		862-7225 MWS.DevelopmentServicesCenter@nashville.gov
[E] Sewer Variance Approval For Bldg		862-7225 MWS.DevelopmentServicesCenter@nashville.gov
[E] Water Availability Review For Bldg		862-7225 MWS.DevelopmentServicesCenter@nashville.gov
[E] Water Variance Approval For Bldg		862-7225 MWS.DevelopmentServicesCenter@nashville.gov
[A] Bond & License Review On Bldg App		
[F] Address Review On Bldg App	APPROVED	615-880-2427 Sara.Cain@nashville.gov
[D] Grading Plan Review For Bldg App		(615) 862-6038 Logan.Bowman@nashville.gov

APPLICATION FOR A VARIANCE REQUEST

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members. So they will have a better ideal of the nature of your request. Zoning staff will notify the district council member of the hearing. You will be responsible for preparing the envelopes and notices for mailing to the owners of property within 600 feet of the property at issue in the case. The envelopes must include the return address for the BZA and case number. Fold and insert notices into envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to Zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting, and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding, sign placement.)

The day of the public hearing, it will be your responsibility to convey to the Board the nature of the hardship in your request that makes it difficult/impossible for you to comply with the Zoning Code. **It would be to your benefit to let your neighbors know about your request prior to all notices being sent to them from our office.**

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order in the case is entered. **Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied.** You should also be aware that you have two (2) years to obtain the permit or you would have to re-file your request with the board.

Once your request is filed, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for hearing until complete.

Any correspondence to the Board must be submitted to our office by noon, the Monday prior to the public hearing to be included in the record. You must provide eight (8) copies of your information to staff.

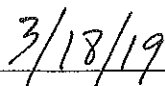
We hope that this information will be of help to you in understanding the variance procedure and if our office can be of further assistance, please do not hesitate to contact us.

METROPOLITAN BOARD OF ZONING APPEALS (615) 862-6510

I am aware that I am responsible for posting and also removing the sign(s) after the public hearing.



APPELLANT



DATE

In Simple terms, for the Board to grant you a variance in the zoning ordinance, you must convey to the Board what your hardship is. Hardships are narrowness, shallowness, irregular shape, and topography of property. The Board can also consider other practical difficulties such as mature trees, easements, and location of disposal systems which can affect your plan. Consideration can be given to the characteristics of neighborhood and the way it is developed. One or more of these conditions must affect your inability to build or occupy the property to provide your case.

At the public hearing, please be prepared to tell the Board what your hardship is, why you cannot build in accordance with zoning without requesting a variance and why you feel you have legitimate hardship.

The Board cannot grant a variance based solely on inconvenience to the applicant or solely on a financial consideration. It is incumbent on you as the appellant to complete this form by conveying a **HARDSHIP** as outlined. At the meeting it is important that you explain this hardship as effectively as possible.

WHAT SPECIFIC AND UNIQUE CIRCUMSTANCES (HARDSHIP) EXIST THAT WOULD AUTHORIZE THE CONSIDERATION OF THE BOARD UNDER THE REVIEW STANDARDS AS OUTLINED?

The home at 114 Taggart (just demolished) had a similar layout with a detached garage that was 16' tall. The narrowness of the lot suggests/demands a detached garage, as it did previously, and fits with the culture and character of the neighborhood as a detached garage is a common feature. This exemption would not harm the public welfare or negatively impact neighbors or the community, is not being requested for financial gain, and would fit with the historical and current character of the neighborhood.

17.12.040

25. Vehicular parking areas and associated driveways, except within landscape buffer yards or within the required street setback of the MUN, MUL, OR20 and OR40 districts;

26. Screening Walls or Fences. The maximum permitted height measured from finish grade level on the side of the wall or fence with the greatest vertical exposure shall be:

a. Two and one-half feet in height within ten feet of a street right-of-way. Open fences, such as chain link or those of a similar nature are permitted to be six feet in height,

b. Six feet in height within the remainder of the required front setback,

c. Eight feet in height within the required side or rear setback or within any platted common open space;

27. An uncovered deck that is located at least ten feet from the side setback lines and associated driveway, does not encroach on the side setback line, and does not exceed a maximum deck elevation of eight feet above finished first floor grade as established by the applicable zoning ordinance.

17.12.060

lines and associated driveway, does not encroach on the side setback line, and does not exceed a maximum deck elevation of eight feet above finished first floor grade as established by the applicable zoning ordinance.

ing fixtures and poles. 2009-586 § 1(Exh. A, § 3, 2007; Ord. BL2006-5-650 § 1, 2005; Ord. Ord. 2000-364 § 1 (part), 1998; amended during Ord. 2002-1015 § 3.4, 1997)

17.12.050 Accessory building floor area controls.

A. On all lots with a size of less than forty thousand square feet, the building coverage of an accessory structure located to the rear of the principal dwelling and complying with the district setbacks shall be limited to seven hundred square feet or fifty percent of the building coverage of the principal dwelling, whichever is greater, but in no case shall exceed two-thousand five-hundred square feet.

B. These floor area controls shall not apply to accessory structures proposed on lots where agricultural activities and domestic animals/wildlife are permitted. (Ord. BL2005-650 § 1, 2005; Ord. 2002-1015 § 1 (part), 2002)

17.12.060 Building height controls.

A. Height Controls Established. No building or other structure shall penetrate the height control plane except as permitted by this section. Height controls shall be imposed from:

1. All setback lines in AG, AR2a and residential districts;

2. All street setback lines in nonresidential districts;

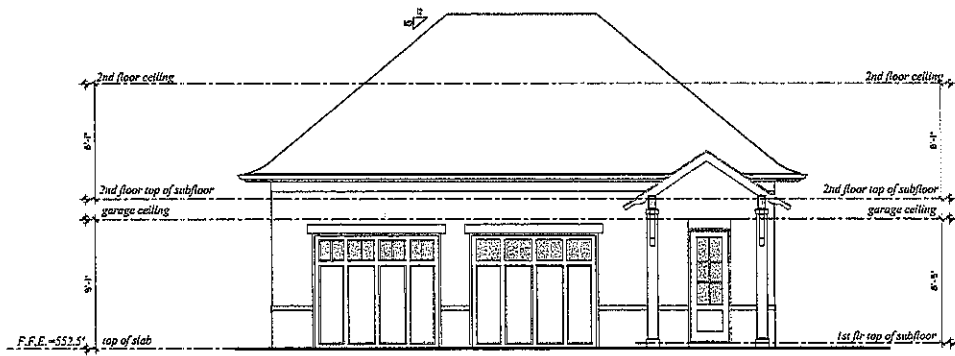
3. The boundary between an AG, AR2a, RS and RS-A, R and R-A, RM or MHP district and a nonresidential district;

B. Special Height Regulations For Single-Family and Two-Family Dwellings. Single-family and two-family dwellings shall not exceed three stories. In all districts with a minimum lot size of less than forty thousand square feet, accessory structures shall not exceed one story or sixteen feet in height, whichever is less. In all residential districts with a minimum lot size of at least forty thousand square feet, accessory structures located to the rear of the principal dwelling may be two stories or twenty-four feet in height, whichever is less, provided that the full side and rear setbacks required by the applicable district are provided and the lot has an area of at least forty thousand square feet. If not so established in historic overlay districts, the zoning administrator shall establish height regulations based upon the recommendation of the historic zoning commission.

C. Special Height Regulations for Single-Family and Two-Family Dwellings Within the Urban Zoning Overlay District.

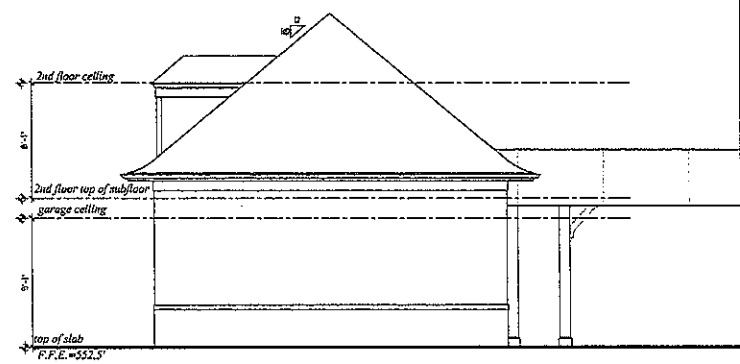
1. Single-family and two-family dwellings shall not exceed three stories to a maximum height of forty-five feet. Maximum height shall be measured from either the natural grade or, if present, from the ceiling of an exposed basement not more than seven feet above the natural grade. The natural grade shall be determined based on the average elevation of the four most exterior corners of the structure, to the eave or roof deck. Natural grade is the base ground elevation prior to grading.

2. In all districts with a minimum lot size of less than forty thousand square feet, an accessory structure located to the rear of the principal dwelling may have vertical walls rising no higher than sixteen feet from the side and rear setback lines. The roof on the structure shall rise from the side walls at a roof pitch no steeper than the predominant roof pitch of the principal dwelling, except that the vertical walls may extend to the underside of the roof at the gable end of a gabled roof. The top elevation of an accessory structure shall not exceed the top elevation of the principal dwelling.



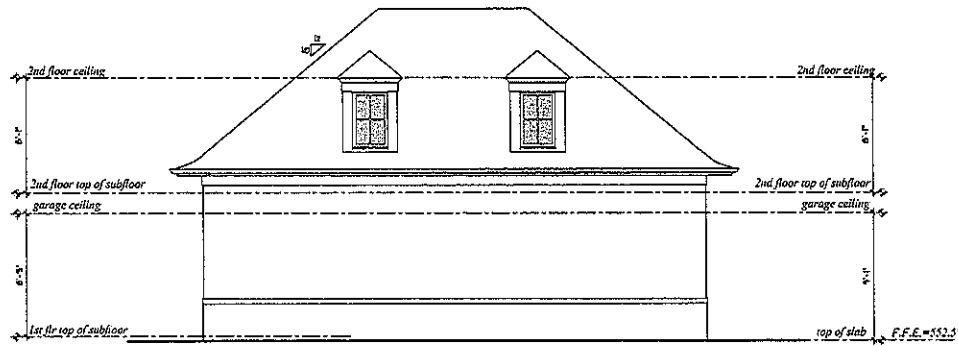
front elevation

scale: 1/4" = 1'-0"



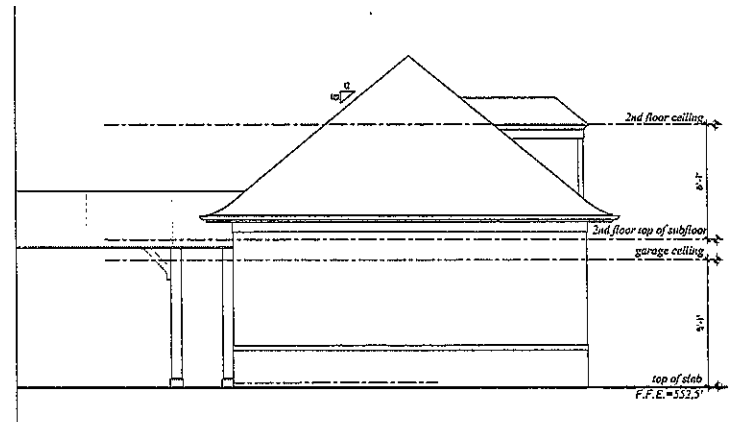
left side elevation

scale: 1/4" = 1'-0"



rear elevation

scale: 1/4" = 1'-0"



right side elevation

scale: 1/4" = 1'-0"

garage elevations

SLOAN RESIDENCE
1114 Taggart Avenue
NASHVILLE
TENNESSEE

EXTERIOR ELEVATIONS

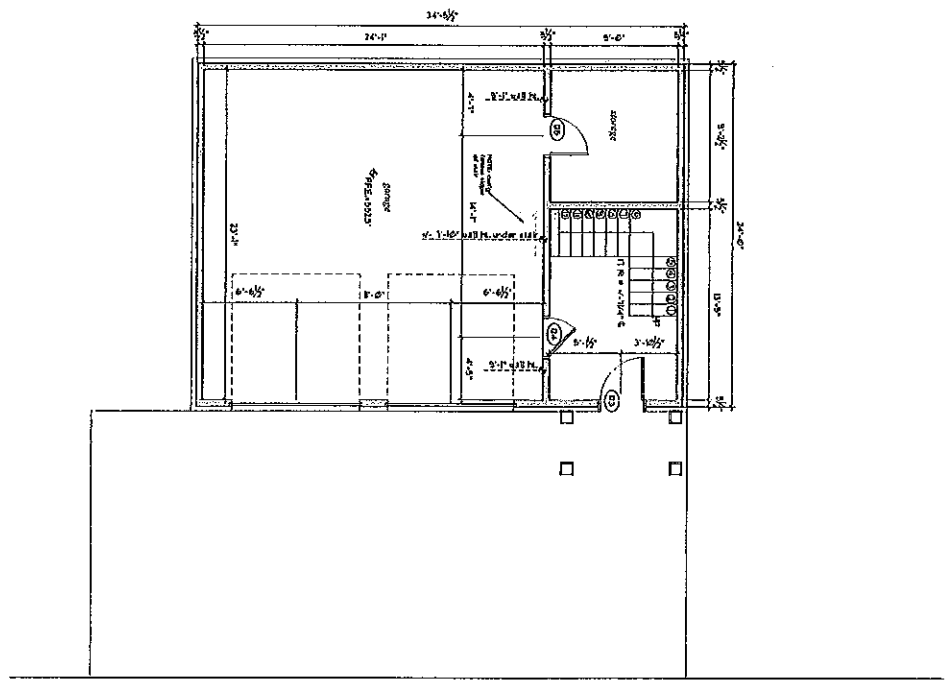


FARRIS
CONCEPTS IN
ARCHITECTURE

© FARRIS CONCEPTS IN ARCHITECTURE 2014
The sale hereof of these drawings is for the construction of
the residence as the same are shown. Any
reproduction or use of these drawings for any other
purpose is strictly prohibited.

A.2-3

DATE: 3-15-2019
DRAWN BY: tccm
REVISIONS:



garage first floor
plan

scale: 1/4" = 1'-0"

FIRST FLOOR PLAN

SLOAN RESIDENCE

114 Taggart Avenue

NASHVILLE

TENNESSEE

DATE: 11-15-2019
DRAWN BY: kcm
REVISIONS:

A.1-1

This document is the property of Farris Architecture, Inc. and is to be used only for the project and location specified. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Farris Architecture, Inc.

FARRIS
ARCHITECTURE



STORMWATER CALCULATIONS

PRE IMPERVIOUS AREA -
CREDIT FROM PREVIOUS HOUSE: DRIVE,
WALKS, ETC. = 4510 SF

PROPOSED IMPROVEMENTS
HOUSE, GARAGE, COVERED WALK, K - 5200 SF
DRIVE - 3794 SF
TOTAL I.A. = 8894 SF

POST I.A. = 8894 SF - 4510 SF (PRE I.A. CREDIT) =
NET I.A. 4464 SF

SITE IMPROVEMENTS

RAIN GARDEN
CONTRIBUTING DRAINAGE AREA = 5200 S.F.
DEPTH OF SOIL MEDIA = 24" INCHES
320 S.F. REQUIRED
340 S.F. PROVIDED
(SEE ATTACHED DETAIL SHEETS FOR
INSTALLATION)

SF = SQUARE FEET
I.A. = IMPERVIOUS AREA

Site Plan, Grading, & Drainage
BENSON & CAROLINE SLOAN
114 Taggart Avenue
Nashville, Davidson County, Tennessee

PROJECT BY
DANIELS & ASSOCIATES, INC.
LAND SURVEYING - LAND PLANNING - CONSULTING
4701 Trousdale Drive, Suite 121
Nashville, Tennessee 37220
615-837-3664 (c) emd@dan3623@aol.com

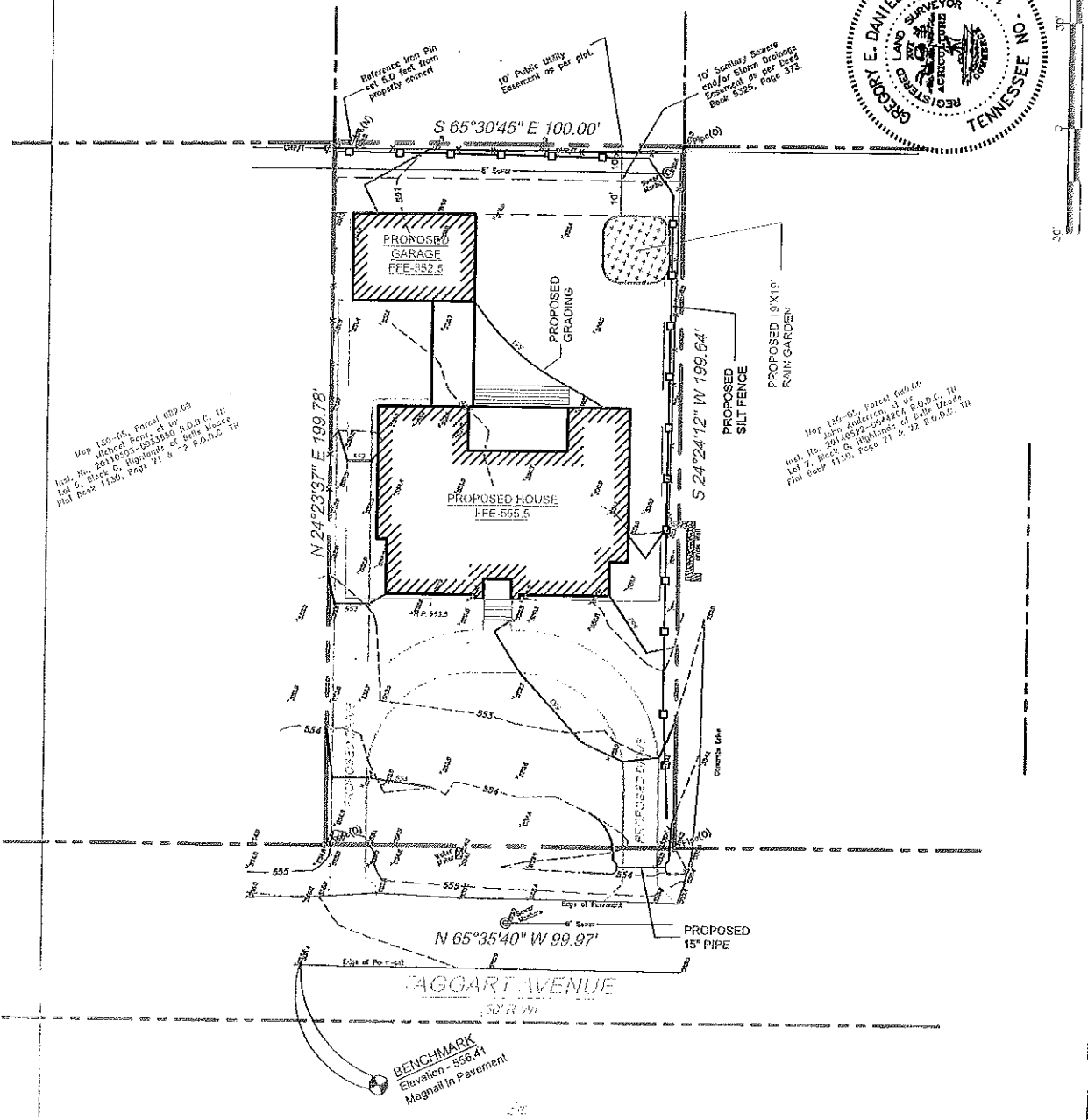
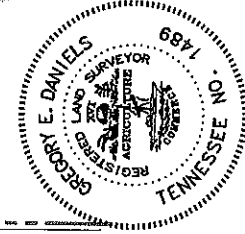
This plan is submitted in Federal Standard Form. You may not use, copy, modify, or reproduce the survey in whole or in part without express written permission. The survey is made in accordance with the laws of the State of Tennessee.

Date: January 10, 2019
Scale: 1" = 30'
Sheet No. 1 of 1
Project No.: 18-052

Map 150-05, Parcel 061.60
Incl. No. 20170025-002749 P.O.D.C. 11
Lot 27, Block G, Highlands of Belle Meade
Plat Book 1150, Page 71 & 72 P.O.D.C. 11

Map 150-05, Parcel 061.60
Refer to Subj. Tract P.O.D.C. 11
Incl. No. 201801-016008 P.O.D.C. 11
Lot 16, Block G, Highlands of Belle Meade
Plat Book 1150, Page 71 & 72 P.O.D.C. 11

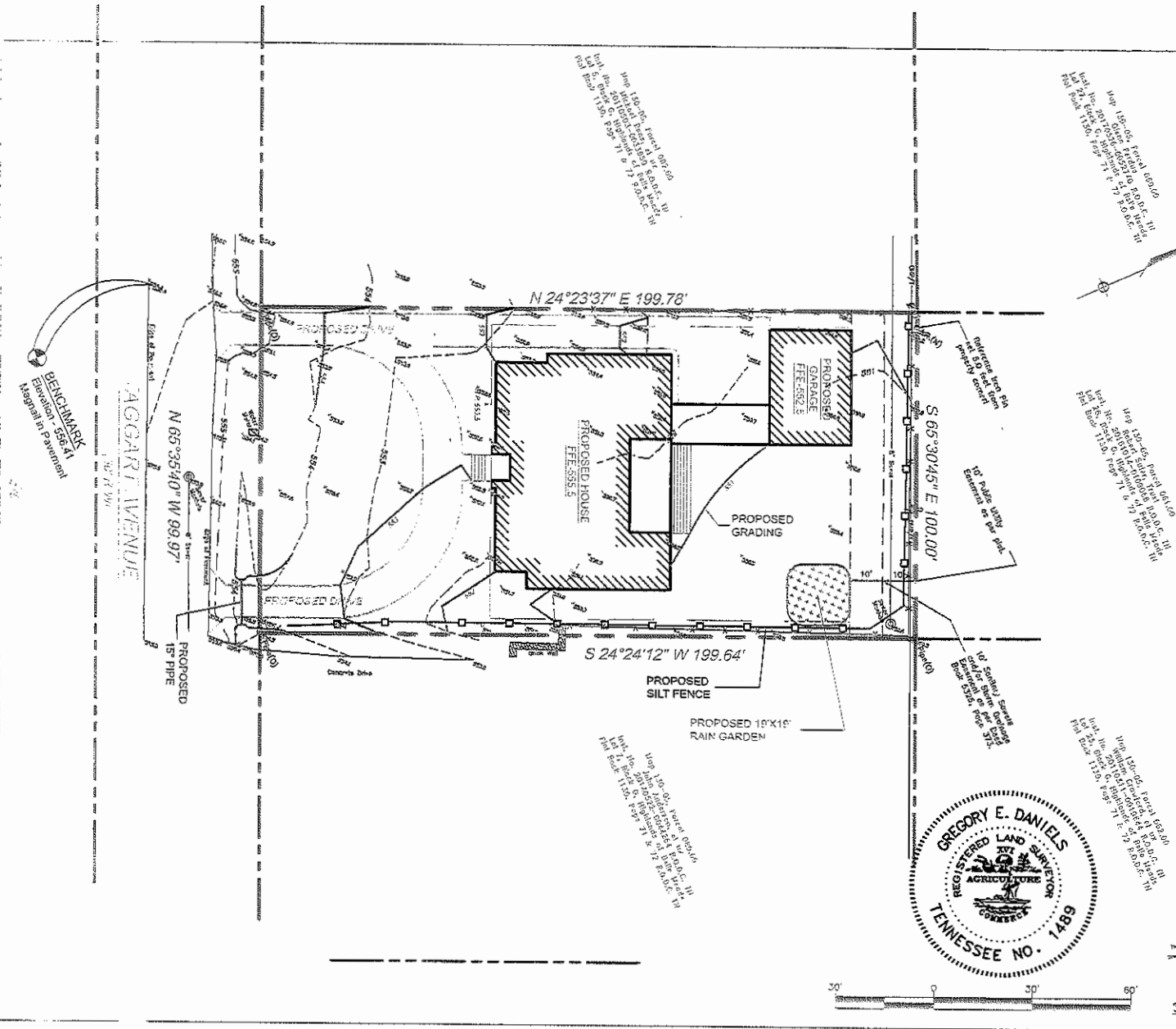
Map 150-05, Parcel 062.60
Refer to Subj. Tract P.O.D.C. 11
Incl. No. 201801-016008 P.O.D.C. 11
Lot 25, Block G, Highlands of Belle Meade
Plat Book 1150, Page 71 & 72 P.O.D.C. 11



Map 150-05, Parcel 062.60
Incl. No. 20170025-002749 P.O.D.C. 11
Lot 4, Block G, Highlands of Belle Meade
Plat Book 1150, Page 71 & 72 P.O.D.C. 11

Map 150-05, Parcel 062.60
Incl. No. 20170025-002749 P.O.D.C. 11
Lot 2, Block G, Highlands of Belle Meade
Plat Book 1150, Page 71 & 72 P.O.D.C. 11

Incl. No.
Lot 4, B.
Plat B.



STORMWATER CALCULATIONS

PRE IMPERVIOUS AREA -
CREDIT FROM PREVIOUS HOUSE DRIVE
WALKS, ETC. = 4510 SF

PROPOSED IMPROVEMENTS
HOUSE, GARAGE, COVERED WALK - 5200 SF
DRIVE - 3794 SF
TOTAL I.A. = 8994 SF

POST IA = 8994 SF - 4510 SF (PRE IA CREDIT) =
NET IA 4484 SF

SITE IMPROVEMENTS

RAIN GARDEN
CONTRIBUTING DRAINAGE AREA = 3200 S.F.
DEPTH OF SOIL MEDIA = 24 INCHES
320 S.F. required
340 S.F. provided
(SEE ATTACHED DETAIL SHEETS FOR
INSTALLATION)

SF = SQUARE FEET
IA = IMPERVIOUS AREA

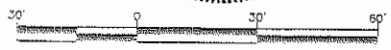
Site Plan, Grading, & Drainage
BENSON & CAROLINE SLOAN
114 Taggart Avenue
Nashville, Davidson County, Tennessee

prepared by:
DANIELS & ASSOCIATES, INC.
LAND SURVEYING - LAND PLANNING - CONSULTING
4701 Trousdale Drive, Suite 121
Nashville, Tennessee 37220
615-837-3664 (a) email: gdan3528@bellsouth.net



This survey is prepared by Federal Copyright laws. The floor and area, shown, modified, or transfer the whole or in part without written permission. DANIELS & ASSOCIATES, INC. retains all rights in any plan, drawing or reproduction in the survey no matter in what made.

Date: January 10, 2019 Scale: 1"=30'
Sheet No. 1 of 1 Project No.: 18-032



From: [Henderson, Angie \(Council Member\)](#)
To: [Lamb, Emily \(Codes\)](#); [Board of Zoning Appeals \(Codes\)](#)
Cc: [BensonBSloan@gmail.com](#); [Betsy Bernstein](#); [msmith@haurysmith.com](#)
Subject: Case 2019-193, 114B Taggart Avenue
Date: Thursday, May 2, 2019 10:10:37 AM

Ms. Lamb & Board Members,

I am not able to attend the BZA meeting this afternoon. I do not generally engage on minor setback and height variances within my district, unless I am contacted by a constituent with concerns. I have not been contacted with opposition to this case.

That said, having served as both a member and president of the board of the Belle Meade Highlands Neighborhood Association where this home is located, I am aware that the board has consistently opposed variances to setback and height requirements within the neighborhood without a true hardship, as defined in the Code. They have done so from a friendly position of empathy for applicants but also a position of fairness and consistency for the larger neighborhood--essentially holding all neighbors and builders to the same standard of the Code prevents the appearance of favoritism and prevents a slippery slope of exception seeking in the midst of our recent building boom.

As a council member, when I receive a BZA notice, if the property is within the boundaries of an established neighborhood association, I send it to association leadership with a brief explanation, and request their feedback.

Regarding the request for a height variance for the garage to be constructed at 114 B Taggart Avenue, the president of the Board of Belle Meade Highlands Neighborhood Association, copied here, conveyed the following yesterday evening:

"The board discussed and agrees with continued opposition to variances without hardship. We defer to the Board of Zoning Appeals' determination of whether a hardship exists in this case."

With thanks for your consideration,

Angie Emery Henderson
Metro Council, District 34
Newsletter Sign-up: www.angieforcouncil.org
www.facebook.com/angieforcouncil
twitter: [angienashville](#)
instagram: [angieforcouncil](#)
angie.henderson@nashville.gov
615-260-5530

2017-274

Metropolitan Board of Zoning Appeals

Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210

METROPOLITAN GOVERNMENT OF SHIPLEY AND DAVIDSON COUNTY



615-862-6530

Appellant: Stone + Howarth Date: 8/31/2017
Property Owner: CONDOS PARTNERS LLC Case #: 2017-274
Representative: TRIPD SMITH Map & Parcel: 118 16 42

Council District 14

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose:

REQUESTING A VARIANCE TO SIDEWALK
REQUIREMENT 17.20.120
DOES NOT WANT TO BUILD NEW SIDEWALKS

Activity Type:

Location: 2926 FOSTER CREIGHTON DR.

This property is in the IR Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: VARIANCE

Section(s): 17.20.120

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection B Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

Completed and witnessed, Date

tripp@stonehowarth.com

Print Applicant's e-mail address

chip@shgroupllc.com

TRIPD SMITH
Name (Please Print)

Chip Behr
Signature

2737 LARMOND AVE
Mailing Address

NASHVILLE, TN 37204
City, State, Zip Code

615-390-0139
Phone Number

This will also serve as a receipt of (cash) (check) to partly compensate for the expenses under this appeal.

Appeal Fee: \$ 200.00



**Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210**



**ZONING BOARD APPEAL / CAAZ - 20190017778
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification**

PARCEL: 11816004200

APPLICATION DATE: 03/27/2019

SITE ADDRESS:

2926 FOSTER CREIGHTON DR NASHVILLE, TN 37204

LOT 105 SEC 3 SIDCO

PARCEL OWNER: 2926 FOSTER, GP.

CONTRACTOR:

APPLICANT:

PURPOSE:

PERMIT TO CONSTRUCT NON-RESIDENTIAL BUILDING TO THE REAR OF EXISTING BUILDING ON SITE... ..OFFICE USE...
...TOTAL FLOOR AREA: 3,232 SQFT... ..20' MINIMUM REAR SETBACK... ..45' MAXIMUM HEIGHT AT SETBACK LINE WITH
1.5 TO 1 SLOPE OF HEIGHT CONTROL PLANE (V TO H)... ..

POC: PAMELA DANZY 615-992-1400

POC: ROBERT LUNNY 615-829-1911

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

Inspection requirements may change due to changes during construction.



**Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210**



3616561

**APPLICATION FOR BUILDING COMMERCIAL - NEW / CACN - T2019012310
THIS IS NOT A PERMIT**

PARCEL: 11816004200

APPLICATION DATE: 03/01/2019

SITE ADDRESS:

2926 FOSTER CREIGHTON DR NASHVILLE, TN 37204
LOT 105 SEC 3 SIDCO

PARCEL OWNER: 2926 FOSTER, GP.

APPLICANT:**PURPOSE:**

PERMIT TO CONSTRUCT NON-RESIDENTIAL BUILDING TO THE REAR OF EXISTING BUILDING ON SITE... OFFICE USE...
...TOTAL FLOOR AREA: 3,232 SQFT... 20' MINIMUM REAR SETBACK... 45' MAXIMUM HEIGHT AT SETBACK LINE WITH
1.5 TO 1 SLOPE OF HEIGHT CONTROL PLANE (V TO H)...

POC: PAMELA DANZY 615-992-1400

POC: ROBERT LUNNY 615-829-1911

*Before a building permit can be issued for this project, the following approvals are required.
The Applicant is responsible for providing any plans or other information to the individual agencies*

[A] Site Plan Review		
[A] Zoning Review		
CA - Zoning Sidewalk Requirement Review	SWREQUIRED	Thomas.Corcoran@nashville.gov
PW - Public Works Sidewalk Capital Project Coordinatic		615-862-6558 Jonathan.Honeycutt@nashville.gov
[B] Fire Life Safety Review On Bldg App	REJECTED	615-862-5230 Barbara.Demonbeun@nashville.gov
BZA Hearing on a BLDG Permit		
[B] Fire Sprinkler Requirement		615-862-5230 Barbara.Demonbeun@nashville.gov
[B] Building Plans Received	PAPERPLANS	615-862-6581 Teresa.Patterson@nashville.gov
[B] Building Plans Review		615-862-6519 Scott.Summerville@nashville.gov
[B] Plans Picked Up By Customer		615-880-2649 Ronya.Sykes@nashville.gov
[D] Grading Plan Review For Bldg App		(615) 862-6038 Logan.Bowman@nashville.gov
[E] Cross Connect Review For Bldg App		862-7225 MWS.DevelopmentServicesCenter@nashville.gov
[E] Grease Control Review On Bldg App		862-4590 ECO@nashville.gov
[E] Sewer Availability Review For Bldg		862-7225 MWS.DevelopmentServicesCenter@nashville.gov
[E] Sewer Variance Approval For Bldg		862-7225 MWS.DevelopmentServicesCenter@nashville.gov
[E] Water Availability Review For Bldg		862-7225 MWS.DevelopmentServicesCenter@nashville.gov
[E] Water Variance Approval For Bldg		862-7225 MWS.DevelopmentServicesCenter@nashville.gov
[F] Address Review On Bldg App		862-8781 bonnie.crumby@nashville.gov
[F] Ramps & Curb Cuts Review For Bldg A		862-8782 PWPermitsl@nashville.gov
[F] Solid Waste Review On Bldg App		862-8782
[A] Bond & License Review On Bldg App		
Landscaping & Tree Review		862-6488 stephan.kivett@nashville.gov

APPLICATIONS FOR VARIANCE REQUESTS

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members so that they will have a better idea of the nature of your request. Zoning staff will notify the district councilmember of the hearing. You will be responsible for preparing the envelopes and notices for mailing to the owners of property within 600 feet of the property at issue in this case. The envelopes must include the return address for the BZA and the case number. Fold and insert the notices into envelopes, seal the envelopes, and apply first class postage. These neighbor-notices must be delivered to Zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting, and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding sign placement.)

The day of the public hearing, it will be your responsibility to convey to the Board the nature of the hardship in your request that makes it difficult/impossible for you to comply with the Zoning Code. It would be to your benefit to let your neighbors know about your request prior to all notices being sent to them from our office.

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order in the case is entered. Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied. You should also be aware that you have two (2) years to obtain the permit or you would have to re-file your request with the Board.

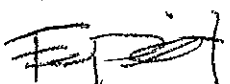
Once your request is filed, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for a hearing until complete.

Any correspondence to the Board must be submitted to our office by noon, the Monday prior to the public hearing to be included in the record. You must provide eight (8) copies of your information to staff.

We hope that this information will be of help to you in understanding the variance procedure and if our office can be of further assistance, please do not hesitate to contact us.

METROPOLITAN BOARD OF ZONING APPEALS (615) 862-6530

I am aware that I am responsible for posting and also removing the sign(s) after the public hearing.


FRANK P. SMITH, III
8/31/17

APPELLANT DATE

STANDARDS FOR A VARIANCE

The Metropolitan Board of Zoning Appeals may grant variances from the strict application of the provisions of this Zoning Code based upon findings of fact related to the standards in Section 17.40.370. This Section is included as follows:

Physical characteristics of the property - The exceptional narrowness, shallowness or shape of a specific piece of property, exceptional topographic condition, or other extraordinary and exceptional condition of such property would result in peculiar and exceptional practical difficulties to, or exceptional or undue hardship upon the owner of such property.

Unique characteristics - The specific conditions cited are unique to the subject property and generally not prevalent to other properties in the general area.

Hardship not self-imposed - The alleged difficulty or hardship has not been created by the previous actions of any person having an interest in the property after the effective date of this Zoning Code.

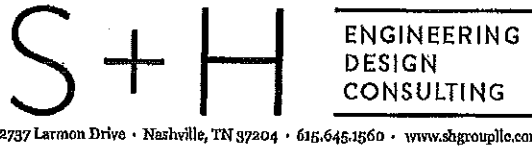
Financial gain not only basis - Financial gain is not the sole basis for granting the variance.

No injury to neighboring property - The granting of the variance will not be injurious to other property or improvements in the area, impair an adequate supply of light and air to adjacent property, or substantially diminish or impair property values within the area.

No harm to public welfare - The granting of the variance will not be detrimental to the public welfare and will not substantially impair the intent and purpose of this Zoning Code.

Integrity of Master Development Plan - The granting of the variance will not compromise the design integrity or functional operation of activities or facilities within an approved Planned Unit Development.

The Board shall not grant variances to the land use provisions of Section 2.3, the density of Floor Area Ratio (FAR) standards of Tables 3-B and 3-C, nor the required size of residential lots approved by the Planning Commission under the authority of Section 3.7 (Lot Averaging), Section 3.8 (Cluster Lot Option) or Section 9.B.3 (PUD). Further the Board shall not act on a variance application within a Planned Unit Development (PUD), Urban Design Overlay or Institutional Overlay district without first considering a recommendation from the Planning Commission.



August 31, 2017

Board of Zoning Appeals
800 2nd Ave S
Nashville, TN 37210

Re: 2926 Foster Creighton Drive
Parcel No. 11816004200

To Whom It May Concern:

On behalf of our client, we are submitting the referenced project for a Variance Request from Third Substitute Ordinance No. BL2016-493 amending Chapters 17.04, 17.20 and 17.40 of the Metropolitan Code pertaining to sidewalks (Proposal No. 2016Z-024TX-001). Due to the unique circumstance of an existing sidewalk along the property and the length of Foster Creighton Drive, which appears to be a relatively new installation, along with existing above ground utility and building sign conflicts, we are requesting the sidewalk requirement be reconsidered and a variance granted for this project and office expansion. Please consider this letter and the enclosed documents as our Variance Application. Please find our unique circumstance (hardship) description below and enclosed the following:

1. Eight (8) copies of the Site Plan
2. Site Photos at Street View
3. Board of Zoning Appeals Checklist
4. Application for Variance Request
5. Check in the amount of \$200.00 to Board of Zoning

Unique Circumstance (Hardship)

There are unique circumstances (hardships) that affect the property regarding the required sidewalk installation per the Major Collector and Street Plan (MCSP). The property currently has an existing sidewalk which abuts Foster Creighton Drive and appears to have been replaced within the last 3-4 years, if not more recently.

The installation of a new sidewalk to comply with the MCSP and replace the existing sidewalk would conflict with the existing monumental sign on the property and it would need to be relocated. Further, it is our understanding part of the intent of the 4-foot vegetation strip as part of the MCSP sidewalk requirement is to provide a space for utilities (power poles, meter boxes, hydrants, etc.) to reside within the public ROW, but outside of the sidewalk. If the installation of a new sidewalk to comply with MCSP was required, the existing power pole at the property would be located in the middle of the new sidewalk, impeding pedestrian traffic along the walk, or need to be relocated to reside within the vegetation strip. Additionally, given that the existing sidewalk appears to have been replaced recently and extends the length of Foster Creighton Drive, we feel the installation of a new sidewalk that did not align with the existing sidewalk would not meet the intent of the Ordinance or benefit current or future area pedestrian traffic, surrounding businesses, and the citizens of Metropolitan Davidson County.



2737 Larmon Drive • Nashville, TN 37204 • 615.645.1560 • www.shgroupinc.com

Due to the reasons cited above, we believe that a sidewalk variance is appropriate based on the site meeting the requirements of hardship from a physical characteristic of the property, unique characteristics of the property, hardship not self imposed, financial gain not only basis, no injury to neighboring property, and no harm to public welfare.

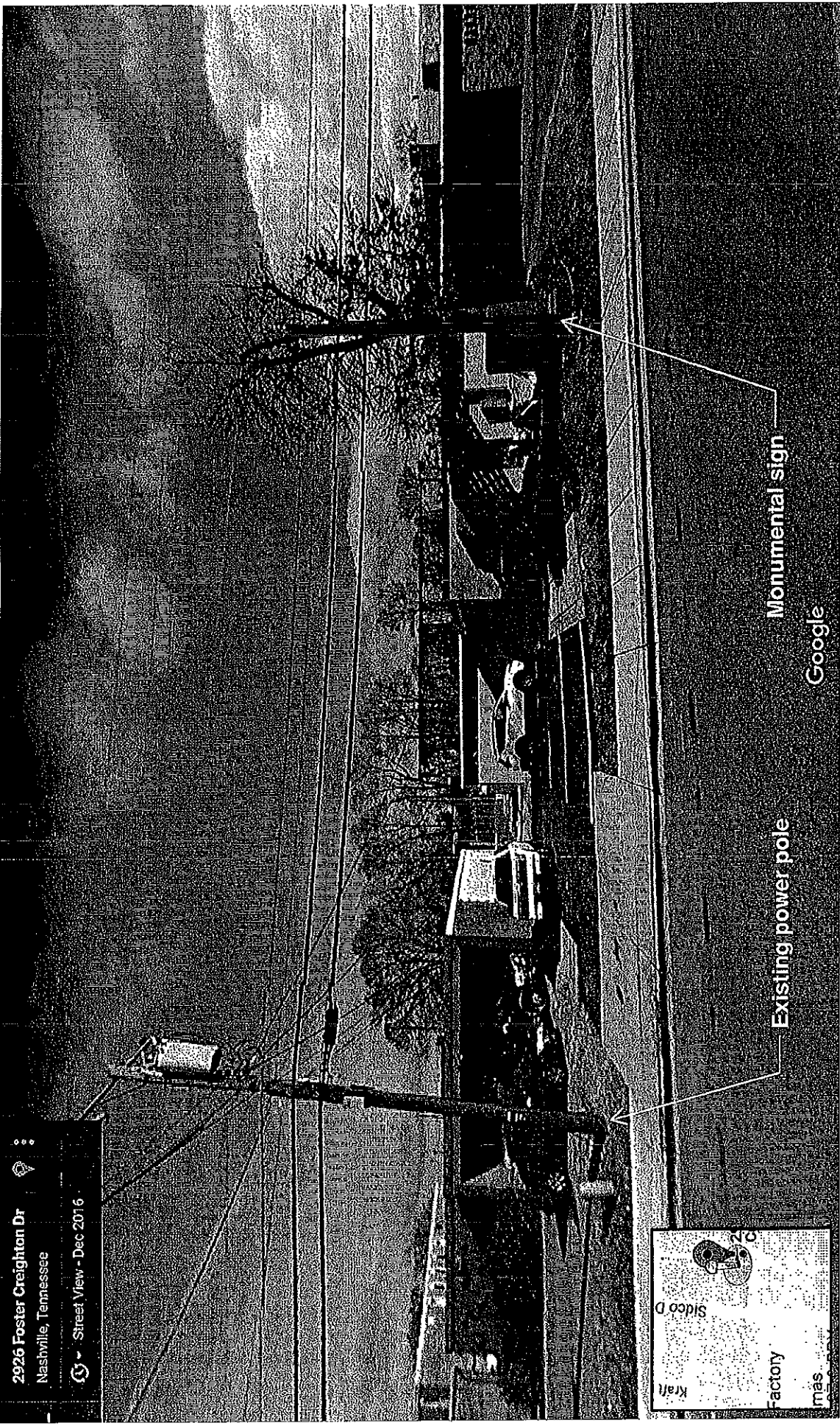
If you have any questions or concerns, please call or email me at 615-390-0139 and tripp@stonehoworth.com.

Sincerely,

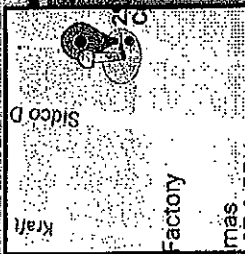
A handwritten signature in black ink, appearing to read 'Frank (Tripp) P. Smith, III'.

Frank (Tripp) P. Smith, III, PE
Principal, Director of Operations

cc: Chip Howorth, Principal



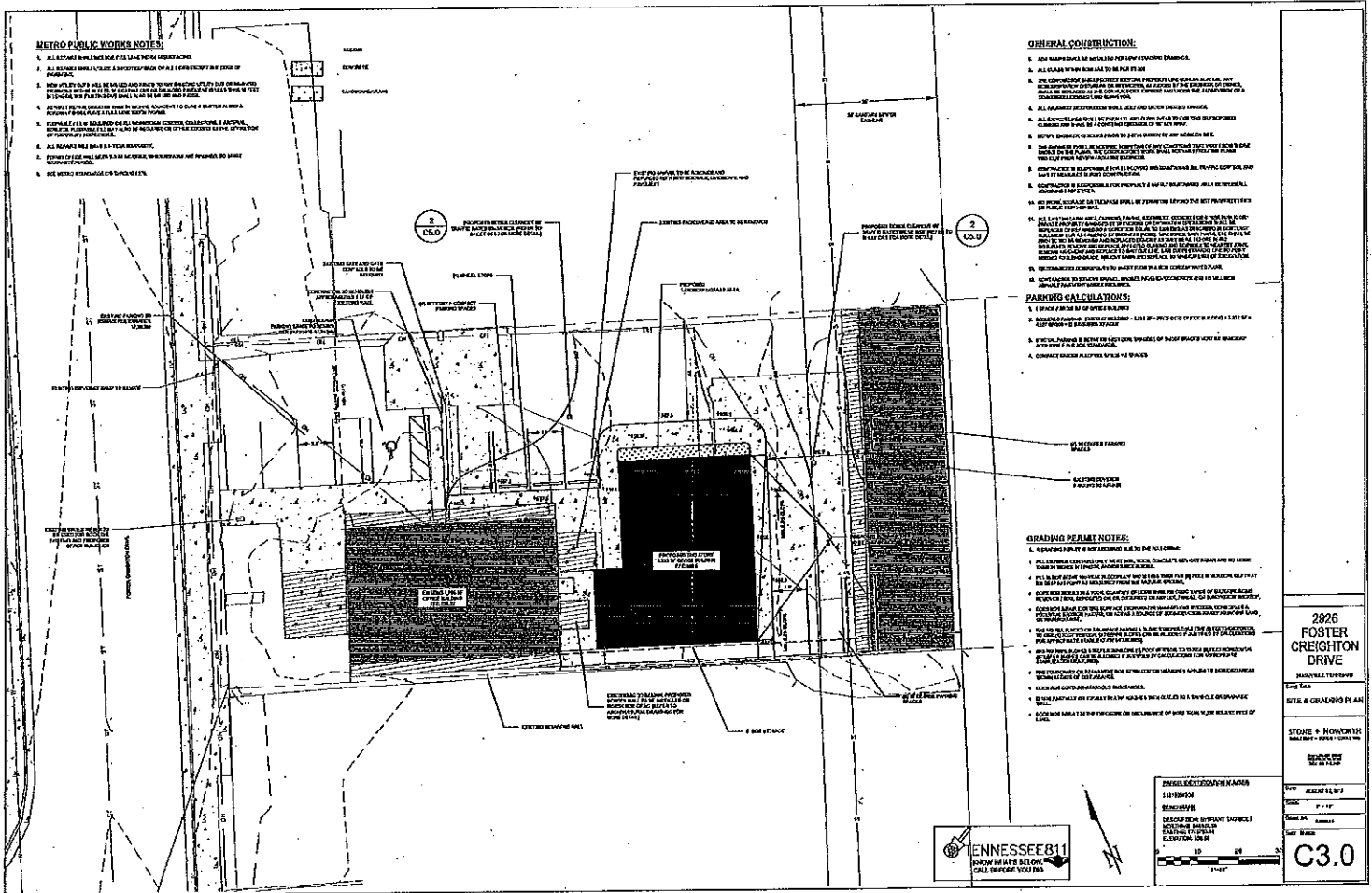
2926 Foster Creighton Dr
Nashville, Tennessee
Street View - Dec 2016



Monumental sign

Google

Existing power pole



2017-274

**2826
FOSTER
CREIGHTON
DRIVE**

2826 FOSTER CREIGHTON DRIVE
SITE & GRADING PLAN

STONE & HOWARTH
ENGINEERS & ARCHITECTS
1111 N. 10TH ST.
DENVER, CO 80202
TEL: 303.733.1111
WWW.STONEANDHOWARTH.COM

DATE: 11/15/17
SCALE: 1/8" = 1'-0"
SHEET: 03.0

C3.0



DESIGNER: STONE & HOWARTH
DATE: 11/15/17
SCALE: 1/8" = 1'-0"
SHEET: 03.0

PROJECT: 2826 FOSTER CREIGHTON DRIVE
SITE & GRADING PLAN

DATE: 11/15/17
SCALE: 1/8" = 1'-0"
SHEET: 03.0

Lifsey, Debbie (Codes)

From: Chip Howorth <chip@shgroupllc.com>
Sent: Wednesday, March 27, 2019 10:04 AM
To: Lifsey, Debbie (Codes)
Cc: Ryan Shields
Subject: Re: October 19th BZA Hearing Items - Request to Defer Case 2017-274 (2926 Foster Creighton)

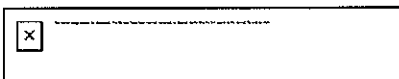
Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

We can send a new site plan but it hasn't changed. The owner just REALLY didn't want to pay for sidewalks back then. He now wants to pursue a variance to allow him to pay in lieu. Just took two years to get there...

Ryan, can you send Debbie a site plan?

Thanks Debbie!

Chip Howorth
S + H Group
2606 Eugenia
Suite D
Nashville, TN 37211
Office: 615.647.8775, Ext. 101
Cell: 615.419.4150

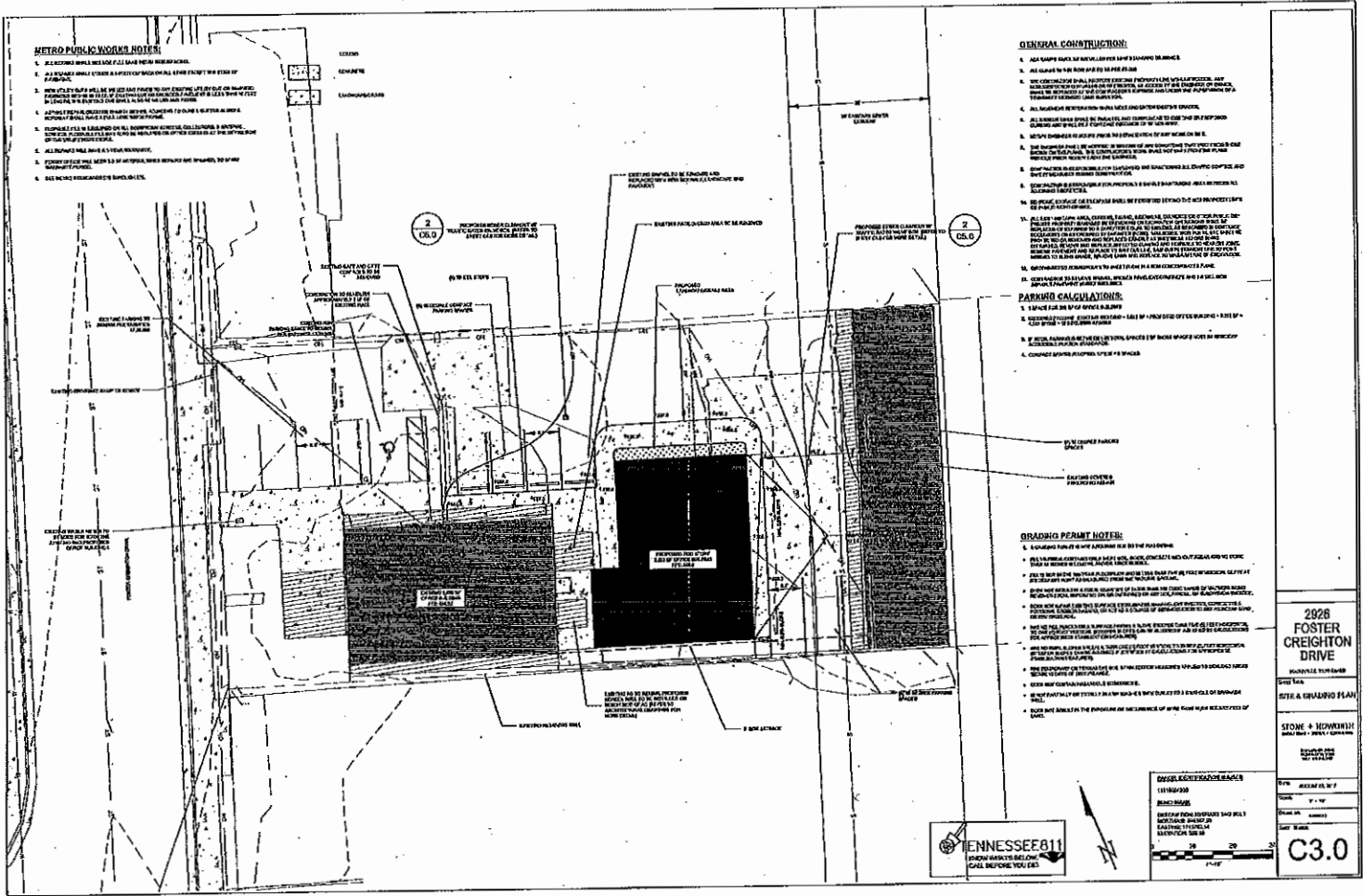


On Wed, Mar 27, 2019 at 10:02 AM Lifsey, Debbie (Codes) <Debbie.Lifsey@nashville.gov> wrote:

Permit 2017053707 will be two years in August and expired 7/6/2018 not sure which permit you need the appeal on. Looks like 2019012310 is the new permit just worded a little different. I assume we would need a new site plan.

Debbie

From: Chip Howorth <chip@shgroupllc.com>
Sent: Wednesday, March 27, 2019 9:53 AM
To: Lifsey, Debbie (Codes) <Debbie.Lifsey@nashville.gov>
Subject: Re: October 19th BZA Hearing Items - Request to Defer Case 2017-274 (2926 Foster Creighton)



2017-274

PLANNING DEPARTMENT SIDEWALK VARIANCE RECOMMENDATION

BZA Case 2017-274 (2926 Foster Creighton Drive)

Metro Standard:	4' grass strip, 5' sidewalk, as defined by the Metro Local Street standard
Requested Variance:	Not upgrade sidewalks
Zoning:	IR
Community Plan Policy:	T4 MU (Urban Mixed Use Neighborhood)
MCSP Street Designation:	Local Street
Transit:	Approximately 1,001' south of #77 – Thompson Connector; future Woodbine Connector crosstown route per nMotion
Bikeway:	None existing; none planned.

Planning Staff Recommendation: *Approve with conditions.*

Analysis: The applicant proposes to construct a 3,232 square foot general office building addition on the property and requests to not upgrade the existing sidewalks along their property frontage.

Planning evaluated the following factors for the variance request:

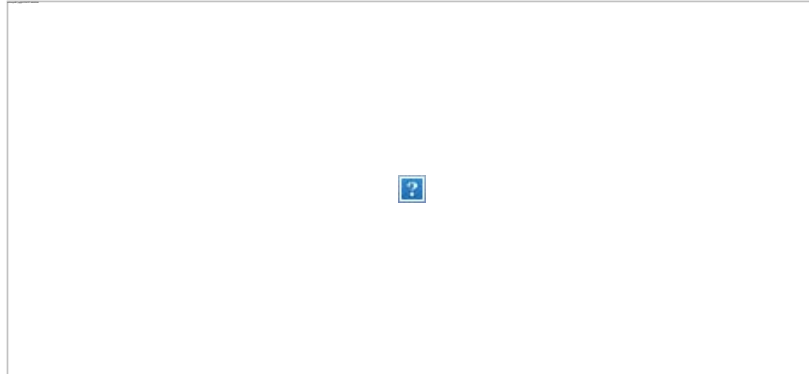
- (1) The sidewalk design along Foster Creighton Drive is consistently 6'-7' wide with no grass strip. Although there is not currently a grass strip, the existing sidewalks exceed the MCSP recommended sidewalk width. Therefore, this design is adequate given the sidewalk width and the context on a Local Street.
- (2) Overhead utilities are located at the back of the existing sidewalk and will present a challenge in moving utilities to accommodate a grass strip.

Given the factors above, staff recommends **approval with conditions:**

1. The applicant shall contribute in-lieu of construction for the property frontage.

From: [David Johnson](#)
To: [Board of Zoning Appeals \(Codes\)](#)
Subject: FW: Message from KM_C258
Date: Wednesday, May 1, 2019 9:07:12 AM
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[SKM_C25819050109340.pdf](#)

I am in complete disagreement with Mr. Howorth's request. I do not support his appeal. Thank you for the notification.



David Johnson GBA, RHU
Managing Partner
Virtus Benefits
t. 615-806-6293
w. www.virtusbenefits.com
w. www.aspirenashville.org
a. 2910 Sidco Drive, Nashville, 37204



If you have received this email in error please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

From: virtusbenefitsllc@gmail.com <virtusbenefitsllc@gmail.com>
Sent: Wednesday, May 1, 2019 9:35 AM
To: David Johnson <david@virtusbenefits.com>
Subject: Message from KM_C258

CAUTION: External Email.

May 1 2019

2017-274

I have NO objection allowing Metro to
grant the sidewalk variance

Michael Russell
215 Burnt Leaf Lane
Brentwood

615-300-7114

Metropolitan Board of Zoning Appeals

Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210



Appellant : James Collins
Property Owner: " "
Representative: " "

Date: 1/7/19
Case #: 2019-079
Map & Parcel: 102-04-0 079.00

Council District 20

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose:

Existing 9622# R10 parcel.
request Appeal to lot size to
allow 2nd House

Activity Type: S.F Duplex

Location: 6503 Premier Dr N.E. 37209

This property is in the R10 Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: Small Lot / To allow a 2nd House

Section(s): 17.12.020A

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection B Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

James Collins

Appellant Name (Please Print)

Representative Name (Please Print)

Address

Address

City, State, Zip Code

City, State, Zip Code

Phone Number

Phone Number

Email

Email

collins_jamie@hotmail.com

Appeal Fee: 100.00



**Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210**



3592179

ZONING BOARD APPEAL / CAAZ - 20190000894

Inspection Checklist for Use and Occupancy

This is not a Use and Occupancy Notification

PARCEL: 10204007900

APPLICATION DATE: 01/07/2019

SITE ADDRESS:

6503 PREMIER DR NASHVILLE, TN 37209

LOT 727 SEC 12 CHARLOTTE PARK

PARCEL OWNER: COLLINS, JAMES CHARLES

CONTRACTOR:

APPLICANT:

PURPOSE:

1...R10 ZONED PROPERTY....EST BY PLAT 1960...

2...PROPERTY AT 9622 SQFT.

3...EXISTING SINGLE FAMILY HOUSE.

4....IRR-SHAPED EASEMENT TO THE REAR OF THE PROPERTY.

5....IRR-SHAPED REAR LOT LINE.

6...NOT ZONED -A...SO PARKING ALLOWED IN FRONT OF EXISTING HOUSE...NEED 4 SPACES FOR TWO HOUSES.

7....not to be over the easement...

****THIS PERMIT REQUEST BZA TO ALLOW THE 2ND SINGLE FAMILY HOUSE ON THIS SMALL LOT.... 17.12.020 A....

POC: JAMES COLLINS 615-794-9461

Collins_jamie@hotmail.com

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

Inspection requirements may change due to changes during construction.

APPLICATION FOR A VARIANCE REQUEST

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members. So they will have a better idea of the nature of your request. Zoning staff will notify the district council member of the hearing. You will be responsible for preparing the envelopes and notices for mailing to the owners of property within 600 feet of the property at issue in the case. The envelopes must include the return address for the BZA and case number. Fold and insert notices into envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to Zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting, and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding, sign placement.)

The day of the public hearing, it will be your responsibility to convey to the Board the nature of the hardship in your request that makes it difficult/impossible for you to comply with the Zoning Code. **It would be to your benefit to let your neighbors know about your request prior to all notices being sent to them from our office.**

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order in the case is entered. **Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied.** You should also be aware that you have two (2) years to obtain the permit or you would have to re-file your request with the board.

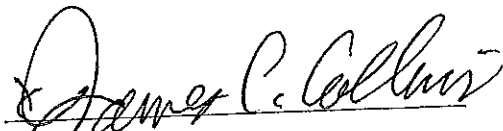
Once your request is filed, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for hearing until complete.

Any correspondence to the Board must be submitted to our office by noon, the Monday prior to the public hearing to be included in the record. You must provide eight (8) copies of your information to staff.

We hope that this information will be of help to you in understanding the variance procedure and if our office can be of further assistance, please do not hesitate to contact us.

METROPOLITAN BOARD OF ZONING APPEALS (615) 862-6510

I am aware that I am responsible for posting and also removing the sign(s) after the public hearing.


APPELLANT

11/2/19
DATE

Standards for a Variance

The Metropolitan Board of Zoning Appeals may grant variances from the strict application of the provisions of the Zoning Code based upon findings of fact related to the standards in section 17.40.370. This Section is included as follows:

Physical Characteristics of the property- The exceptional narrowness, shallowness or shape of a specific piece of property, exceptional topographic condition, or other extraordinary and exceptional condition of such property would result in peculiar and exceptional practical difficulties to, or exceptional or undue hardship upon the owners of such property.

Unique characteristics- *The specific conditions cited are unique to the subject property and generally not prevalent to other properties in the general area.*

Hardship not self-imposed- The alleged difficulty or hardship has not been created by the previous actions of any person having an interest in the property after date of Zoning Code.

Financial gain not only bases- Financial gain is not the sole basis for granting the variance.

No injury to neighboring property- The granting of a variance will not be injurious to other property or improvements in the area, impair and adequate supply of light and air to adjacent property, or substantially diminish or impair property values within the area.

No harm to public welfare- *The granting of the variance will not be detrimental to the public welfare and will not substantially impair the intent and purpose of this Zoning Code.*

Integrity of Master Development Plan- *The granting of a variance will not compromise the design integrity or functional operation of activities or facilities within an approved Planned Unit Development.*

The Board shall not grant variances to the land use provisions of section 2.3, nor the density of Floor Area Ratio (FAR) standards of Tables 3-B and 2-C, nor the required size of residential lots approved by the Planning Commission under the authority of section 3.7 (Lot Averaging), section 3.8 (Cluster Lot Option) or Section 9. E.3 (PUD). Further the Board shall not act on a variance application within a Planned Unit Development (PUD), Urban Design Overlay or Institutional Overlay district without first considering a recommendation from the Planning Commission.

In Simple terms, for the Board to gran you a variance in the zoning ordinance, you must convey to the Board what your hardship is. Hardships are narrowness, shallowness, irregular shape, and topography of property. The Board can also consider other practical difficulties such as mature trees, easements, and location of disposal systems which can affect your plan. Consideration can be given to the characteristics of neighborhood and the way it is developed. One or more of these conditions must affect your inability to build or occupy the property to provide your case.

At the public hearing, please be prepared to tell the Board what your hardship is, why you cannot build in accordance with zoning without requesting a variance and why you feel you have legitimate hardship.

The Board cannot grant a variance based solely on inconvenience to the applicant or solely on a financial consideration. It is incumbent on you as the appellant to complete this form by conveying a HARDSHIP as outlined. At the meeting it is important that you explain this hardship as effectively as possible.

WHAT SPECIFIC AND UNIQUE CIRCUMSTANCES (HARDSHIP) EXIST THAT WOULD AUTHORIZE THE CONSIDERATION OF THE BOARD UNDER THE REVIEW STANDARDS AS OUTLINED?

See Letter

Lined area for providing specific details of the hardship.

James Collins 6503 Premier Dr. Nashville, TN 37209

I request lot 727 of Charlotte Park be granted a variance from R-10 to R-8. Most lots in Charlotte Park are 10,000 sq. feet. Mine is not. Lot 727 is a few hundred sq. feet less due to the odd shaping, probably since 1960's. It is due to this hardship that I apply.

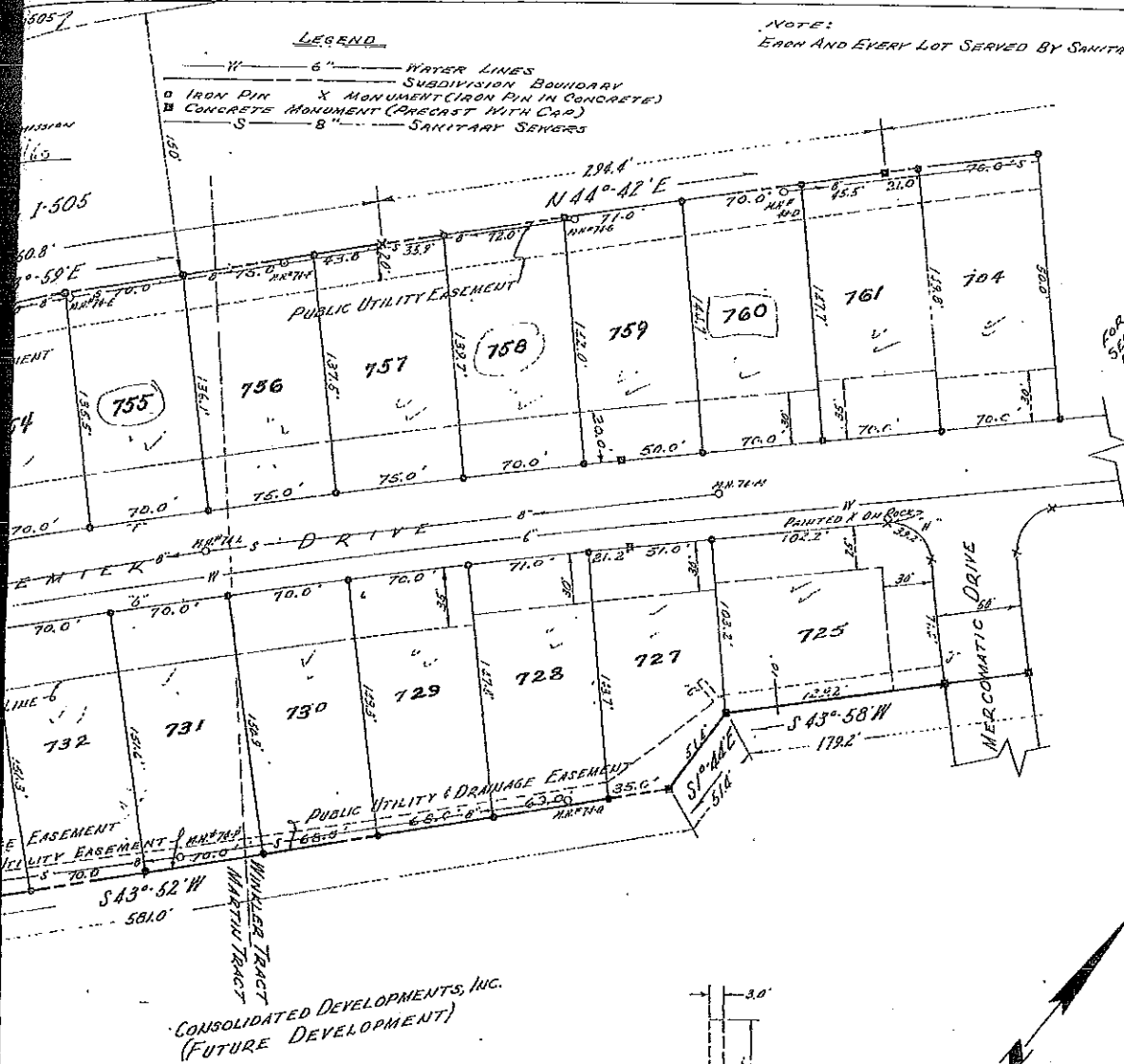
I would like to build a small 400-500 sq. foot, single story apartment which will be tied into my electrical, plumbing and water services. This variance causes no known injury, does not impair surrounding values or any access to light or air quality. I can see no known harm to public welfare or integrity to the rest of the area's zoning. There already exists a variety of home owners, rentals, apartments and duplexes nearby.

The variable size I mention is due to the easement complication. While I would be willing to comply with the 20 ft. of utility easements, I would like the board to consider granting me a variance with a 15 feet easement since the bizarre cut of my back line to the desired location of this apartment is about 18 feet. I already had Travis Shoemaker come out to the property, and he said NES would be ok with the 10 feet requirement. But I'll leave the final word with the board.

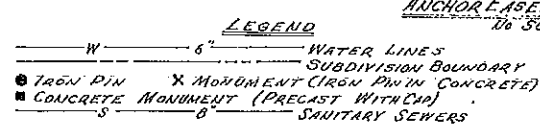
As far as the financial aspect of this, a small apartment would allow me to stay in my home when I retire in a few years, live independently as a viable member of our West Nashville community, rather than a burden on it. I doubt I would be able to survive on social security alone.

In any on sight research to this possible approval, please note - that there is an oak tree between this desired apartment location and my house. I will remove this and replant another in a different location.

Thank You for your consideration.



CONSOLIDATED DEVELOPMENTS, INC.
(FUTURE DEVELOPMENT)



CURVE DATA

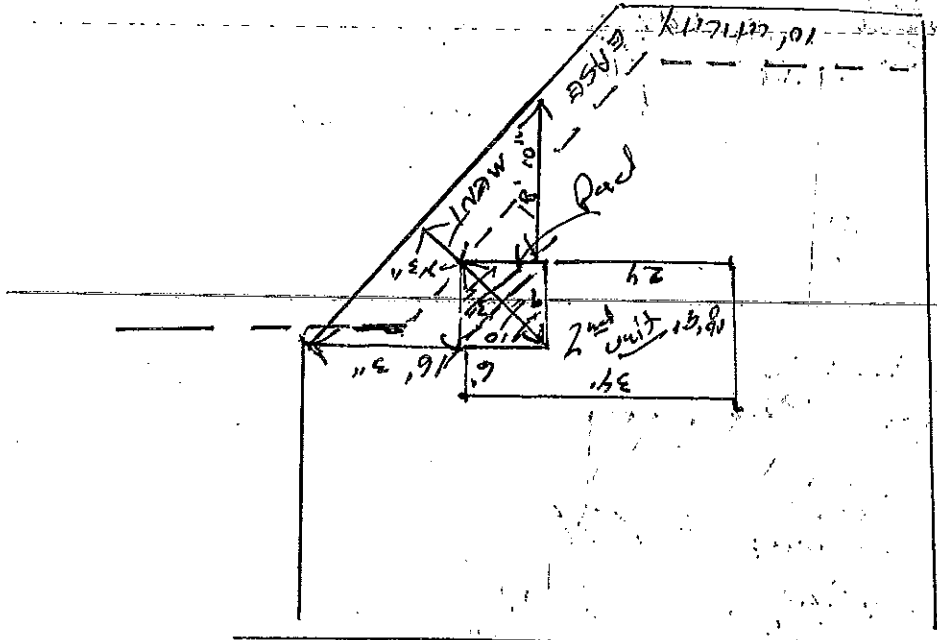
L	T	L	R	REMARKS
26.0'	40.2'	25.0'		
28.4'	37.6'	25.0'		
15.0'	22.8'	202.4'		INTERSECTION
26.2'	40.5'	25.0'		
23.0'	38.0'	25.0'		
200.0'	401.5'	411.0'		
192.2'	388.2'	411.8'		
21.8'	39.2'	25.0'		
35.8'	71.6'	147.6'		INTERSECTION

MASTER FILE

CHARLOTTE PARK
SECTION TWELVE

8TH CIVIL DISTRICT - DAVIDSON COUNTY, TENNESSEE
OWNERS AND DEVELOPERS - CONSOLIDATED DEVELOPMENTS, INC.
SCALE - 1" = 50'

TURNER ENGINEERING COMPANY
CONSULTING ENGINEERS
NASHVILLE, TENNESSEE



Detail of Shed pad.

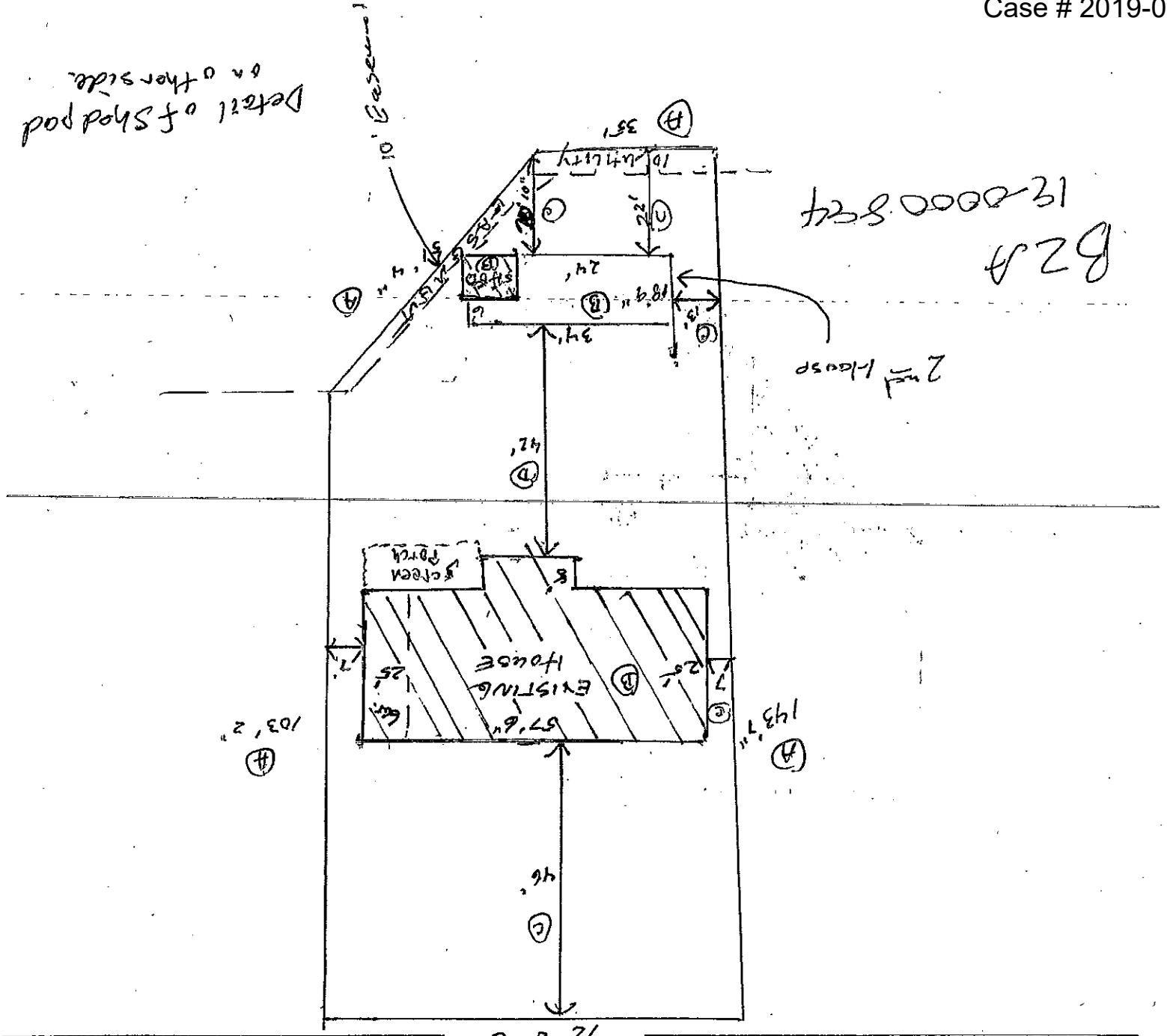
SHED IS US E L L S S . R U S T Y
 + H O L E S I N S I D E . I T W I L L B E
 R E M O V E D , T H E P O D W I L L S T A Y .

Detail of Shed pad:

Detail of Shop pod on other side.

B2A
120000824

2nd Floor

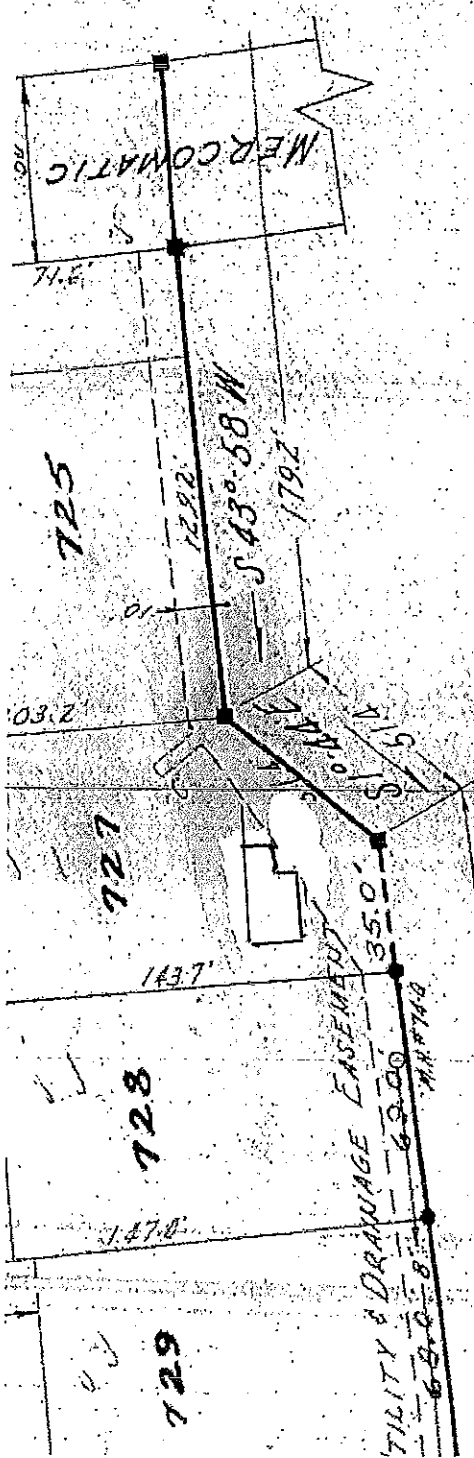


PREMIER DR.

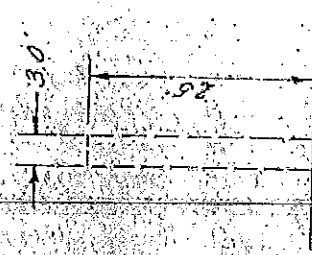
11' 25"



James Collins Co's Premier Dr
Lot 227 Charlotte Park



COMPONENTS, INC.
(MENT)



DETAIL
ANCHOR EASEMENT DETAIL
1/4" SCALE

LEGEND

- 6" - WATER LINES
- - - - - SUBDIVISION BOUNDARY
- - - - - MONUMENT (IRON PIN IN CONCRETE)
- 8" - MONUMENT (PRECAST WITH CAP)
- 8" - SANITARY SEWERS

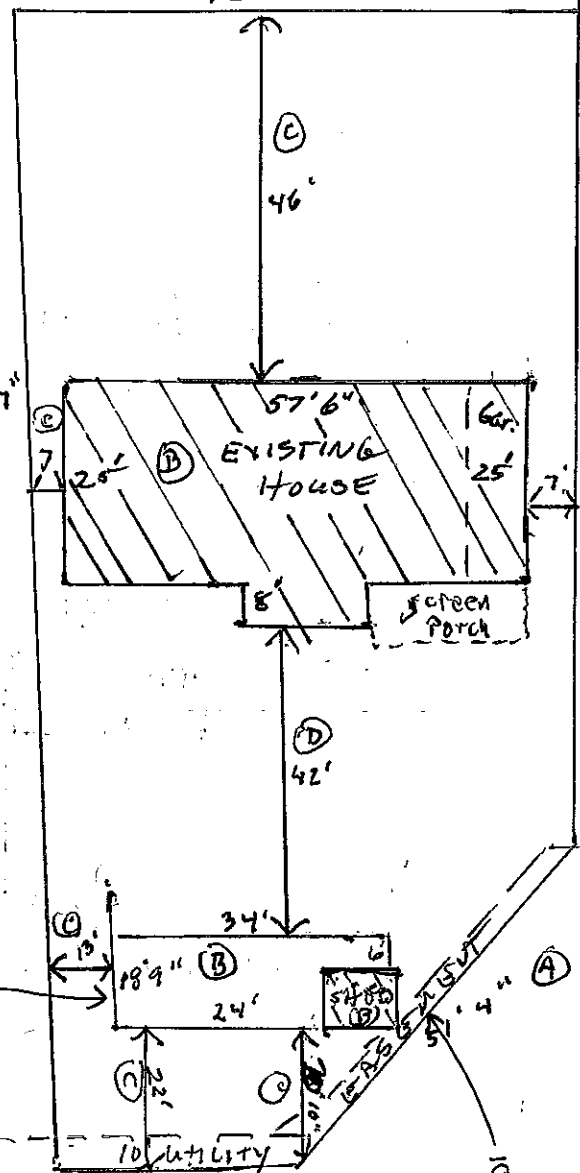
James Collins 6503 Premier Dr
Lot 727 Charlotte Park



1" = 25'
(F)

PREMIER DR

72' 2" (A)



BZA
19-0000894

Detail of Shed pad on other side.

James Collins Co's Premier W/C
Lot 727 Charlotte Park



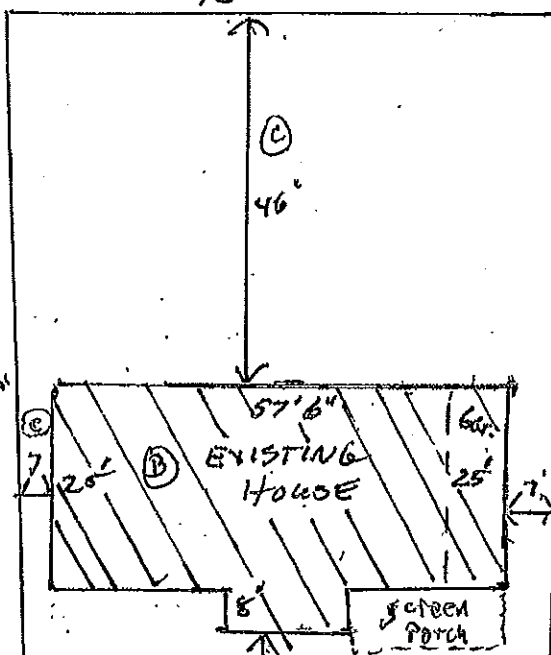
1" = 25'
(F)

PREMIER DR

72' 2" (A)

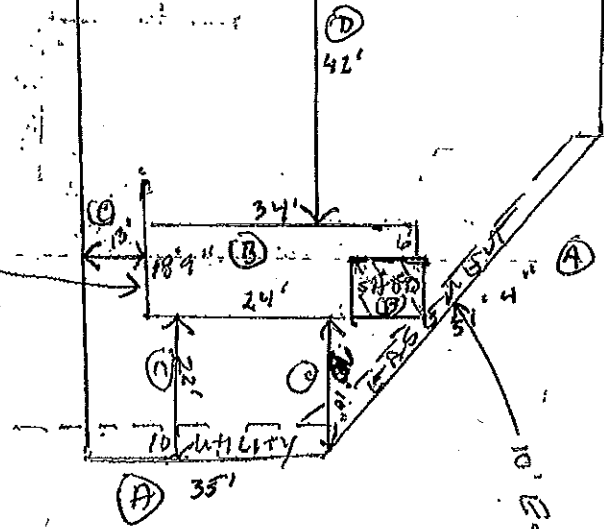
(A) 143' 7"

(A) 103' 2"



2nd House

BZA
19-0000844



Detail of Shed pad
on other side.

From: Mary Carolyn Roberts <marycarolynroberts@gmail.com>
Date: May 1, 2019 at 8:21:04 AM CDT
To: "Herbert, Bill (Codes)" <bill.herbert@nashville.gov>, Emily Lamb <emily.lamb@nashville.gov>, Chuck Smith <chuck@traviselectric.com>, "Jon Michael" <jon.michael@nashville.gov>
Subject: BZA applications

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Case # 2019-192	
Property Address / Location	6300 THUNDERBIRD DR 37209

Case # 2019-079	
Property Address / Location	6503 PREMIER DR 37209

The two cases above that you will hear tomorrow have neither one worked with my neighborhood association, nor have they any reason other than financial gain to want to do what they're proposing. Unfortunately, I cannot attend tomorrow's meeting but I ask that you please do not allow these to pass.

However, I'm in full support of:

Case #	2019-170
Property Address / Location	222 MARCIA AVE 37209

Thank you,



MaryCarolyn Roberts
 Village Real Estate
 615-977-9262 (c)
 615-383-6964 (w)
 Metro Council, District 20

[Sign Up for Future Newsletters](#)

[Contribute to Campaign](#)

Metropolitan Board of Zoning Appeals

Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY



Appellant: Mahmoud Ghaseemzadeh Date: 1-25-19
Property Owner: " " Case #: 2019-097
Representative: " " Map & Parcel: 133-6-37

Council District 16

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose: Requesting variance in fencing requirements to allow 5' chain link fence around perimeter of Automotive sales lot.

Activity Type: Car Sales

Location: 3601 Nolensville Rd.

This property is in the CS Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: Does not meet minimum requirements

Section(s): 17.16.070(V)

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection _____ Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

MAHMOUD GHASEEMZADEH
Appellant Name (Please Print)

Representative Name (Please Print)

3601 NOLENVILLE PIKE
Address

SAME
Address

NASHVILLE, TN 37215
City, State, Zip Code

SAME
City, State, Zip Code

615-479-3810
Phone Number

SAME
Phone Number

mahmoud9209@yahoo.com
Email

SAME
Email

Appeal Fee: \$100.00



Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210



3597846

ZONING BOARD APPEAL / CAAZ - 20190004899
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification

PARCEL: 13306003700

APPLICATION DATE: 01/25/2019

SITE ADDRESS:

3601 NOLENSVILLE PIKE NASHVILLE, TN 37211

LOT 18 AND 19 SUNRISE HGTS

PARCEL OWNER: GHASEMNEZHAD, MAHMOOD & ASHRAI

CONTRACTOR:

APPLICANT:**PURPOSE:**

requesting variance for size and material of required fencing for automotive sales. requesting 5' chain link fence around entire perimeter of lot.

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

Inspection requirements may change due to changes during construction.

APPLICATION FOR A VARIANCE REQUEST

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members. So they will have a better ideal of the nature of your request. Zoning staff will notify the district council member of the hearing. **You will be responsible for preparing the envelopes and notices for mailing to the owners of property within 600 feet of the property at issue in the case. The envelopes must include the return address for the BZA and case number.** Fold and insert notices into envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to Zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting, and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding, sign placement.)

The day of the public hearing, it will be your responsibility to convey to the Board the nature of the hardship in your request that makes it difficult/impossible for you to comply with the Zoning Code. **It would be to your benefit to let your neighbors know about your request prior to all notices being sent to them from our office.**

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order in the case is entered. **Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied.** You should also be aware that you have two (2) years to obtain the permit or you would have to re-file your request with the board.

Once your request is filed, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for hearing until complete.

Any correspondence to the Board must be submitted to our office by noon, the Monday prior to the public hearing to be included in the record. You must provide eight (8) copies of your information to staff.

We hope that this information will be of help to you in understanding the variance procedure and if our office can be of further assistance, please do not hesitate to contact us.

METROPOLITAN BOARD OF ZONING APPEALS (615) 862-6510

I am aware that I am responsible for posting and also removing the sign(s) after the public hearing.

MAHMOOD GAASEMNEZHAD

APPELLANT

1/25/2019

DATE

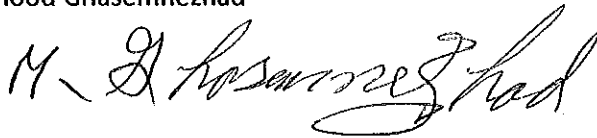
Car Trade Inc. Opened in 2001 and since we opened we have had lots of break ins and vandalism on our cars. This has cost the business loss of money and time to fix the cars and put them back on the lot for resale. Our Neighbors had the same problems on the left hand side, the 321 Dealership and also the right hand side and they came up with the solution of fencing to protect their assets and cars.

We have done the same thing. Once we have installed the fences, there hasn't been any vandalism on the cars. If the fences get any shorter we will face the same problems we had before.

My ask is, if we can be granted this existing fence minus the bob wire, it will help us tremendously to avoid damages to the cars.

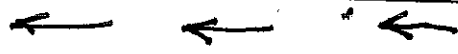
Sincerely yours,

Mahmood Ghasemnezhad

A handwritten signature in cursive script, appearing to read "M. Ghasemnezhad".

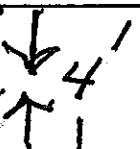


SCALE 1" = 20 FT



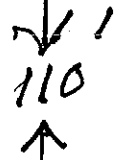
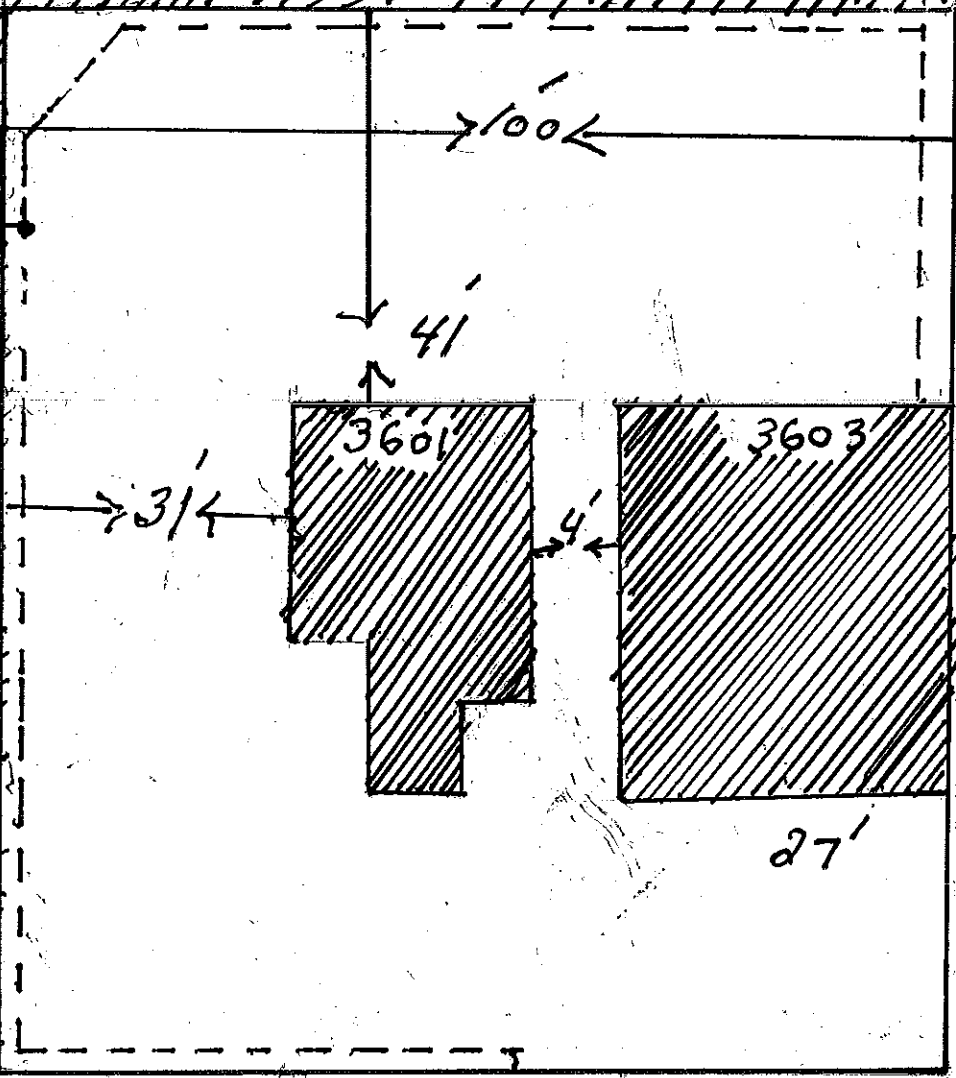
NOKENSVILLE PIKE → → →

SIDEWALK



EXISTING FENCE CHAIN LINK 5' HIGH

SIDE WALK



27'

From: [Freeman, Mike \(Council Member\)](#)
To: [Board of Zoning Appeals \(Codes\)](#)
Subject: CASE 2019-097
Date: Tuesday, March 19, 2019 6:26:50 PM

Board Members,

I will not be able to make it to the Thursday meeting; work requires me to be in Chattanooga for the rest of the week. I do want to let you guys know my feelings on Case 2019-097.

I submitted the property to the Codes Dept for having a fence that does not meet the current code. The following is taken from the regulation for Auto Repair and Used Auto Sales. As I told the business owner in an email "I'm working my through all of the related businesses on NoRo and will be reporting all that are not in compliance." Sadly some will be "Grandfathered" because they had fencing erected prior to 2011.

3. Chain link fence, barbed wire, razor wire or similar fencing is prohibited within 25 feet of a public right-of-way.
4. Fencing or walls within 25 feet of a public right-of-way shall not be more than 36 inches in height.

I hope that you guys will decide to uphold the current law. You'll have another case coming before you next month, and probably more in the future.

Metropolitan Board of Zoning Appeals

Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY



Appellant: Urban Development
Property Owner: Urban Development
Representative: Jeremy Walker

Date: 5.2.19
Case #: 2019-098
Map & Parcel: 82-12-4/900

Council District 5

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose: to construct a multi-family residential development

Activity Type: Multi-family Residential

Location: 915 Ramsey St.

This property is in the RM20 Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: Reduce the street setback from 30' to 10'

Section(s): 17.12.030B

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection B Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

Jeremy Walker
Appellant Name (Please Print)

P.O. Box 90288
Address

Nashville TN
City, State, Zip Code

615-506-7296
Phone Number

Email

Zoning Examiner: _____

Duane Cuthbertson
Representative Name (Please Print)

1806-A Allison Pl.
Address

Nashville, TN 37203
City, State, Zip Code

615.924.9618
Phone Number

dcuthber@gmail.com
Email

Appeal Fee: _____



Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210



3598058

ZONING BOARD APPEAL / CAAZ - 20190005046
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification

PARCEL: 082120Y90000CO

APPLICATION DATE: 01/25/2019

SITE ADDRESS:

915 B RAMSEY ST NASHVILLE, TN 37206

COMMON AREA HOMES AT 915 RAMSEY STREET

PARCEL OWNER: O.I.C. HOMES AT 915 RAMSEY STREET

CONTRACTOR:

APPLICANT:

PURPOSE:

TO CONSTRUCT RESIDENTIAL HPR... ..MULTI-FAMILY RESIDENCE..⁴/~~3~~ UNITS ATTACHED... ..REQUEST TO BUILD TO ^{10'}/~~20'~~ FRONT/STREET SETBACK LINE ALONG RAMSEY STREETREJECTED: 17.12.030B STREET SETBACKS FOR MULTI-FAMILY AND NON-RESIDENTIAL DISTRICTS... ..RM20 REQUIRES
30' FRONT/STREET SETBACK... ..

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

Inspection requirements may change due to changes during construction.

APPLICATION FOR A VARIANCE REQUEST

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members. So they will have a better ideal of the nature of your request. Zoning staff will notify the district council member of the hearing. **You will be responsible for preparing the envelopes and notices for mailing to the owners of property within 600 feet of the property at issue in the case. The envelopes must include the return address for the BZA and case number.** Fold and insert notices into envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to Zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting, and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding, sign placement.)

The day of the public hearing, it will be your responsibility to convey to the Board the nature of the hardship in your request that makes it difficult/impossible for you to comply with the Zoning Code. **It would be to your benefit to let your neighbors know about your request prior to all notices being sent to them from our office.**

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order in the case is entered. **Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied.** You should also be aware that you have two (2) years to obtain the permit or you would have to re-file your request with the board.


Once your request is filed, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for hearing until complete.

Any correspondence to the Board must be submitted to our office by noon, the Monday prior to the public hearing to be included in the record. You must provide eight (8) copies of your information to staff.

We hope that this information will be of help to you in understanding the variance procedure and if our office can be of further assistance, please do not hesitate to contact us.

METROPOLITAN BOARD OF ZONING APPEALS (615) 862-6510

I am aware that I am responsible for posting and also removing the sign(s) after the public hearing.



APPELLANT

1-25-19

DATE

Standards for a Variance

The Metropolitan Board of Zoning Appeals may grant variances from the strict application of the provisions of the Zoning Code based upon findings of fact related to the standards in section 17.40.370. This Section is included as follows:

Physical Characteristics of the property- The exceptional narrowness, shallowness or shape of a specific piece of property, exceptional topographic condition, or other extraordinary and exceptional condition of such property would result in peculiar and exceptional practical difficulties to, or exceptional or undue hardship upon the owners of such property.

Unique characteristics- *The specific conditions cited are unique to the subject property and generally not prevalent to other properties in the general area.*

Hardship not self-imposed- The alleged difficulty or hardship has not been created by the previous actions of any person having an interest in the property after date of Zoning Code.

Financial gain not only bases- Financial gain is not the sole basis for granting the variance.

No injury to neighboring property- The granting of a variance will not be injurious to other property or improvements in the area, impair and adequate supply of light and air to adjacent property, or substantially diminish or impair property values within the area.

No harm to public welfare- *The granting of the variance will not be detrimental to the public welfare and will not substantially impair the intent and purpose of this Zoning Code.*

Integrity of Master Development Plan- *The granting of a variance will not compromise the design integrity or functional operation of activities or facilities within an approved Planned Unit Development.*

The Board shall not grant variances to the land use provisions of section 2.3, nor the density of Floor Area Ratio (FAR) standards of Tables 3-B and 2-C, nor the required size of residential lots approved by the Planning Commission under the authority of section 3.7 (Lot Averaging), section 3.8 (Cluster Lot Option) or Section 9. E.3 (PUD). Further the Board shall not act on a variance application within a Planned Unit Development (PUD), Urban Design Overlay or Institutional Overlay district without first considering a recommendation from the Planning Commission.

In Simple terms, for the Board to gran you a variance in the zoning ordinance, you must convey to the Board what your hardship is. Hardships are narrowness, shallowness, irregular shape, and topography of property. The Board can also consider other practical difficulties such as mature trees, easements, and location of disposal systems which can affect your plan. Consideration can be given to the characteristics of neighborhood and the way it is developed. One or more of these conditions must affect your inability to build or occupy the property to provide your case.

At the public hearing, please be prepared to tell the Board what your hardship is, why you cannot build in accordance with zoning without requesting a variance and why you feel you have legitimate hardship.

The Board cannot grant a variance based solely on inconvenience to the applicant or solely on a financial consideration. It is incumbent on you as the appellant to complete this form by conveying a **HARDSHIP** as outlined. At the meeting it is important that you explain this hardship as effectively as possible.

WHAT SPECIFIC AND UNIQUE CIRCUMSTANCES (HARDSHIP) EXIST THAT WOULD AUTHORIZE THE CONSIDERATION OF THE BOARD UNDER THE REVIEW STANDARDS AS OUTLINED?

The lot is very narrow and corner lot
And its difficult to include parking
with the 30' suggested set back

Appeal 2019-098

Please find attached exhibits supporting our request for a Special Exception to reduce the side street setback in the RM zoning district along Ramsey Street.

We are asking to bring the side street setback from 30' to 10' in order to permit a building envelope consistent with the surrounding context and supportive of the goals that create more engaging and walkable communities. The request will also allow us to ensure we place parking in the rear of the building whereas if stuck with the 30' setback we'll invariably have to place parking access along Ramsey. We will comply with all other zoning requirements.

We are open to design conditions such as:

- materials exclusions (vinyl siding, EIFS...),
- parking in the rear / access from the alley,
- raised foundation of 18",
- primary entrance facing Ramsey, and
- minimum 25% glazing.

Please let me know if I can provide you with any further information.

Duane Cuthbertson

BZA 2019-098

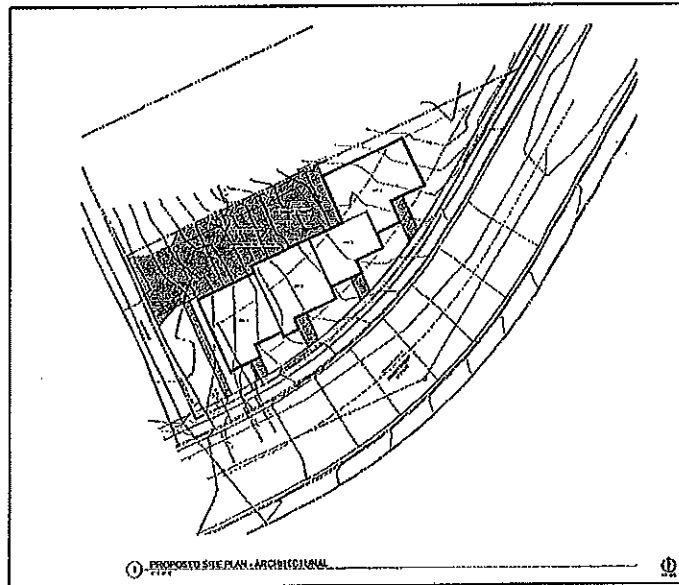
5/16/19

915 Ramsey Street

Request: Special Exception to reduce the street setback along Ramsey Street from 30' to 10'; to permit a multi-family development for up to 4 units in the RM20 zoning district.

915 Ramsey Street consists of 0.19 acres zoned RM20. The zoning allows up to 4 units. The zoning will permit townhomes or a small apartment building wedged into the odd shaped lot. The building can be 30' in height at the setback then an additional 2' in height for each foot of setback from all sides. The center of the building can be as tall as 45' – 50'.

The request to reduce the street setback applies only to the frontage along Ramsey Street and will not bring the buildings closer to Myrtle Street to the east than existing buildings fronting Myrtle.



Ramsey Street is effectively a side street for this property. While the unique shape does not give it frontage on Myrtle it is part of a block that fronts Myrtle Street.

In traditional neighborhoods, side street setbacks are typically more shallow than the front street setback. In R and RS zoning districts the standard 20' street setback can be reduced by 50% along the side street. A similar reduction is not available in the RM zoning district.

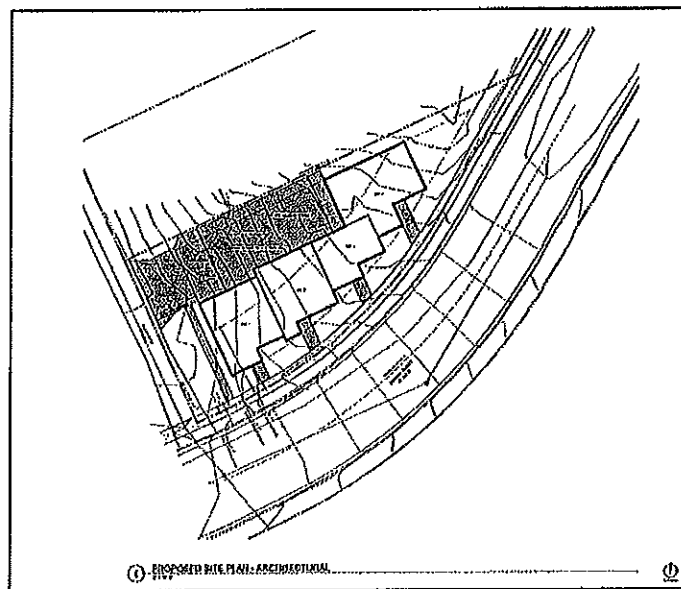
The subject property is located within an Urban Neighborhood Evolving policy area. If the property were rezoned it is likely it would be required to utilize the A district which would require street 'build-to' standards ensuring buildings are placed closer (0' – 15') and oriented to adjoining streets. As the street setback is the only element of relief sought in order to redevelop the site in

a manner consistent with the intent of the community plan, the bza was determined the appropriate avenue.

The requested reduced street setback along Ramsey will:

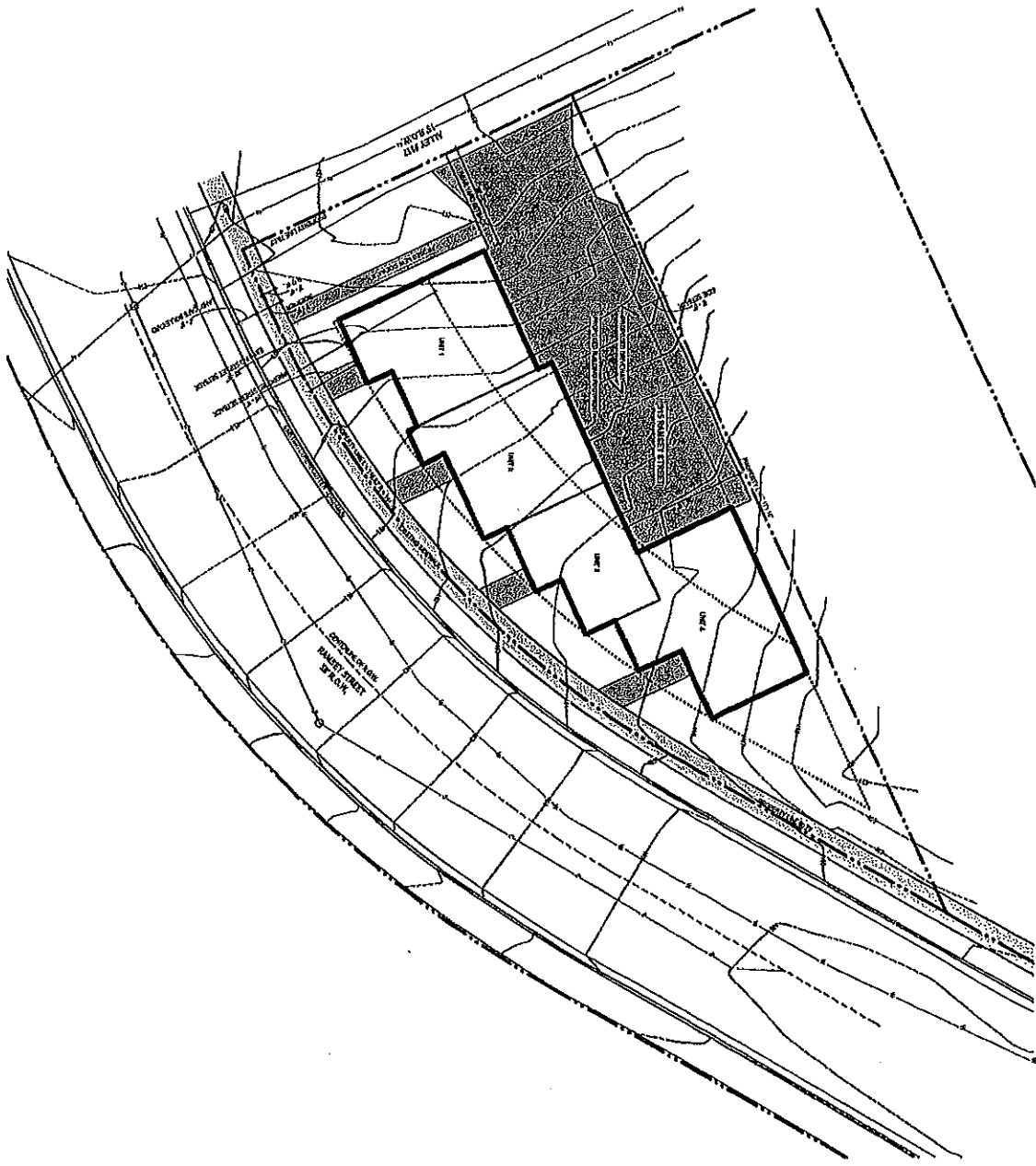
- Allow the applicant to construct 4 dwellings on the property as permitted however in a building form and orientation that is consistent with the neighborhood character evolving in the surrounding RM district.
- Allow for a comfortable and engaging relationship between proposed buildings and the sidewalk – improving the pedestrian experience;
- align with and allow for consistency in the streetscape with the neighboring property to the west.
- ensure parking is placed behind the buildings and access is gained from the alley – under traditional zoning parking could be provided within a deeper street setback.

The buildings will comply with the Code's building height limit of 30' at the street setback (3 stories with roof deck).



As it stands, the owner could squeeze 4 dwellings on the property in a modified form however we feel that type of development would be grossly incompatible with the surrounding neighborhood character and terribly inconsistent with the goals provided in the community plan.

Per BZA rules, a community meeting was held. Notices advertising the community meeting were mailed to property owners within 600' of the subject property. The meeting was held at the East Community Center on 4/10 at 6:00pm. No members of the community attended the community meeting. Communication with the Councilmember has also occurred. The Councilmember supports the request.



1 PROPOSED SITE PLAN - ARCHITECTURAL
1" = 30'-0"



SITE PLAN LEGEND
 - - - - - PROPOSED
 - - - - - EXISTING
 - - - - - ADJACENT
 - - - - - CITY OF NASHVILLE

EXISTING UTILITIES
 - - - - - WATER
 - - - - - SEWER
 - - - - - STORMWATER

PROPOSED UTILITIES
 - - - - - WATER
 - - - - - SEWER
 - - - - - STORMWATER

CONSTRUCTION
 - - - - - EXISTING
 - - - - - PROPOSED
 - - - - - ADJACENT
 - - - - - CITY OF NASHVILLE

LEGEND
 - - - - - EXISTING
 - - - - - PROPOSED
 - - - - - ADJACENT
 - - - - - CITY OF NASHVILLE

LOT INFORMATION
 LOT 1 - 4,765 SF
 LOT 2 - 4,842 SF
 LOT 3 - 4,842 SF
 LOT 4 - 4,842 SF
 LOT 5 - 4,842 SF
 TOTAL - 24,174 SF

LEGAL DESCRIPTION
 LOT 1 & 2, 3 & 4, 5 & 6, 7 & 8, 9 & 10, 11 & 12, 13 & 14, 15 & 16, 17 & 18, 19 & 20, 21 & 22, 23 & 24, 25 & 26, 27 & 28, 29 & 30, 31 & 32, 33 & 34, 35 & 36, 37 & 38, 39 & 40, 41 & 42, 43 & 44, 45 & 46, 47 & 48, 49 & 50, 51 & 52, 53 & 54, 55 & 56, 57 & 58, 59 & 60, 61 & 62, 63 & 64, 65 & 66, 67 & 68, 69 & 70, 71 & 72, 73 & 74, 75 & 76, 77 & 78, 79 & 80, 81 & 82, 83 & 84, 85 & 86, 87 & 88, 89 & 90, 91 & 92, 93 & 94, 95 & 96, 97 & 98, 99 & 100, 101 & 102, 103 & 104, 105 & 106, 107 & 108, 109 & 110, 111 & 112, 113 & 114, 115 & 116, 117 & 118, 119 & 120, 121 & 122, 123 & 124, 125 & 126, 127 & 128, 129 & 130, 131 & 132, 133 & 134, 135 & 136, 137 & 138, 139 & 140, 141 & 142, 143 & 144, 145 & 146, 147 & 148, 149 & 150, 151 & 152, 153 & 154, 155 & 156, 157 & 158, 159 & 160, 161 & 162, 163 & 164, 165 & 166, 167 & 168, 169 & 170, 171 & 172, 173 & 174, 175 & 176, 177 & 178, 179 & 180, 181 & 182, 183 & 184, 185 & 186, 187 & 188, 189 & 190, 191 & 192, 193 & 194, 195 & 196, 197 & 198, 199 & 200, 201 & 202, 203 & 204, 205 & 206, 207 & 208, 209 & 210, 211 & 212, 213 & 214, 215 & 216, 217 & 218, 219 & 220, 221 & 222, 223 & 224, 225 & 226, 227 & 228, 229 & 230, 231 & 232, 233 & 234, 235 & 236, 237 & 238, 239 & 240, 241 & 242, 243 & 244, 245 & 246, 247 & 248, 249 & 250, 251 & 252, 253 & 254, 255 & 256, 257 & 258, 259 & 260, 261 & 262, 263 & 264, 265 & 266, 267 & 268, 269 & 270, 271 & 272, 273 & 274, 275 & 276, 277 & 278, 279 & 280, 281 & 282, 283 & 284, 285 & 286, 287 & 288, 289 & 290, 291 & 292, 293 & 294, 295 & 296, 297 & 298, 299 & 300, 301 & 302, 303 & 304, 305 & 306, 307 & 308, 309 & 310, 311 & 312, 313 & 314, 315 & 316, 317 & 318, 319 & 320, 321 & 322, 323 & 324, 325 & 326, 327 & 328, 329 & 330, 331 & 332, 333 & 334, 335 & 336, 337 & 338, 339 & 340, 341 & 342, 343 & 344, 345 & 346, 347 & 348, 349 & 350, 351 & 352, 353 & 354, 355 & 356, 357 & 358, 359 & 360, 361 & 362, 363 & 364, 365 & 366, 367 & 368, 369 & 370, 371 & 372, 373 & 374, 375 & 376, 377 & 378, 379 & 380, 381 & 382, 383 & 384, 385 & 386, 387 & 388, 389 & 390, 391 & 392, 393 & 394, 395 & 396, 397 & 398, 399 & 400, 401 & 402, 403 & 404, 405 & 406, 407 & 408, 409 & 410, 411 & 412, 413 & 414, 415 & 416, 417 & 418, 419 & 420, 421 & 422, 423 & 424, 425 & 426, 427 & 428, 429 & 430, 431 & 432, 433 & 434, 435 & 436, 437 & 438, 439 & 440, 441 & 442, 443 & 444, 445 & 446, 447 & 448, 449 & 450, 451 & 452, 453 & 454, 455 & 456, 457 & 458, 459 & 460, 461 & 462, 463 & 464, 465 & 466, 467 & 468, 469 & 470, 471 & 472, 473 & 474, 475 & 476, 477 & 478, 479 & 480, 481 & 482, 483 & 484, 485 & 486, 487 & 488, 489 & 490, 491 & 492, 493 & 494, 495 & 496, 497 & 498, 499 & 500, 501 & 502, 503 & 504, 505 & 506, 507 & 508, 509 & 510, 511 & 512, 513 & 514, 515 & 516, 517 & 518, 519 & 520, 521 & 522, 523 & 524, 525 & 526, 527 & 528, 529 & 530, 531 & 532, 533 & 534, 535 & 536, 537 & 538, 539 & 540, 541 & 542, 543 & 544, 545 & 546, 547 & 548, 549 & 550, 551 & 552, 553 & 554, 555 & 556, 557 & 558, 559 & 560, 561 & 562, 563 & 564, 565 & 566, 567 & 568, 569 & 570, 571 & 572, 573 & 574, 575 & 576, 577 & 578, 579 & 580, 581 & 582, 583 & 584, 585 & 586, 587 & 588, 589 & 590, 591 & 592, 593 & 594, 595 & 596, 597 & 598, 599 & 600, 601 & 602, 603 & 604, 605 & 606, 607 & 608, 609 & 610, 611 & 612, 613 & 614, 615 & 616, 617 & 618, 619 & 620, 621 & 622, 623 & 624, 625 & 626, 627 & 628, 629 & 630, 631 & 632, 633 & 634, 635 & 636, 637 & 638, 639 & 640, 641 & 642, 643 & 644, 645 & 646, 647 & 648, 649 & 650, 651 & 652, 653 & 654, 655 & 656, 657 & 658, 659 & 660, 661 & 662, 663 & 664, 665 & 666, 667 & 668, 669 & 670, 671 & 672, 673 & 674, 675 & 676, 677 & 678, 679 & 680, 681 & 682, 683 & 684, 685 & 686, 687 & 688, 689 & 690, 691 & 692, 693 & 694, 695 & 696, 697 & 698, 699 & 700, 701 & 702, 703 & 704, 705 & 706, 707 & 708, 709 & 710, 711 & 712, 713 & 714, 715 & 716, 717 & 718, 719 & 720, 721 & 722, 723 & 724, 725 & 726, 727 & 728, 729 & 730, 731 & 732, 733 & 734, 735 & 736, 737 & 738, 739 & 740, 741 & 742, 743 & 744, 745 & 746, 747 & 748, 749 & 750, 751 & 752, 753 & 754, 755 & 756, 757 & 758, 759 & 760, 761 & 762, 763 & 764, 765 & 766, 767 & 768, 769 & 770, 771 & 772, 773 & 774, 775 & 776, 777 & 778, 779 & 780, 781 & 782, 783 & 784, 785 & 786, 787 & 788, 789 & 790, 791 & 792, 793 & 794, 795 & 796, 797 & 798, 799 & 800, 801 & 802, 803 & 804, 805 & 806, 807 & 808, 809 & 810, 811 & 812, 813 & 814, 815 & 816, 817 & 818, 819 & 820, 821 & 822, 823 & 824, 825 & 826, 827 & 828, 829 & 830, 831 & 832, 833 & 834, 835 & 836, 837 & 838, 839 & 840, 841 & 842, 843 & 844, 845 & 846, 847 & 848, 849 & 850, 851 & 852, 853 & 854, 855 & 856, 857 & 858, 859 & 860, 861 & 862, 863 & 864, 865 & 866, 867 & 868, 869 & 870, 871 & 872, 873 & 874, 875 & 876, 877 & 878, 879 & 880, 881 & 882, 883 & 884, 885 & 886, 887 & 888, 889 & 890, 891 & 892, 893 & 894, 895 & 896, 897 & 898, 899 & 900, 901 & 902, 903 & 904, 905 & 906, 907 & 908, 909 & 910, 911 & 912, 913 & 914, 915 & 916, 917 & 918, 919 & 920, 921 & 922, 923 & 924, 925 & 926, 927 & 928, 929 & 930, 931 & 932, 933 & 934, 935 & 936, 937 & 938, 939 & 940, 941 & 942, 943 & 944, 945 & 946, 947 & 948, 949 & 950, 951 & 952, 953 & 954, 955 & 956, 957 & 958, 959 & 960, 961 & 962, 963 & 964, 965 & 966, 967 & 968, 969 & 970, 971 & 972, 973 & 974, 975 & 976, 977 & 978, 979 & 980, 981 & 982, 983 & 984, 985 & 986, 987 & 988, 989 & 990, 991 & 992, 993 & 994, 995 & 996, 997 & 998, 999 & 1000

45
 ARCHITECTURE
 THE NASHVILLE FIRM
 215 BRYANT STREET, SUITE 200
 NASHVILLE, TN 37203
 TEL: 615.259.1234
 WWW.NASHVILLEFIRM.COM

RAMSEY STREET TOWNHOMES
 915 RAMSEY ST., NASHVILLE, TN 37206

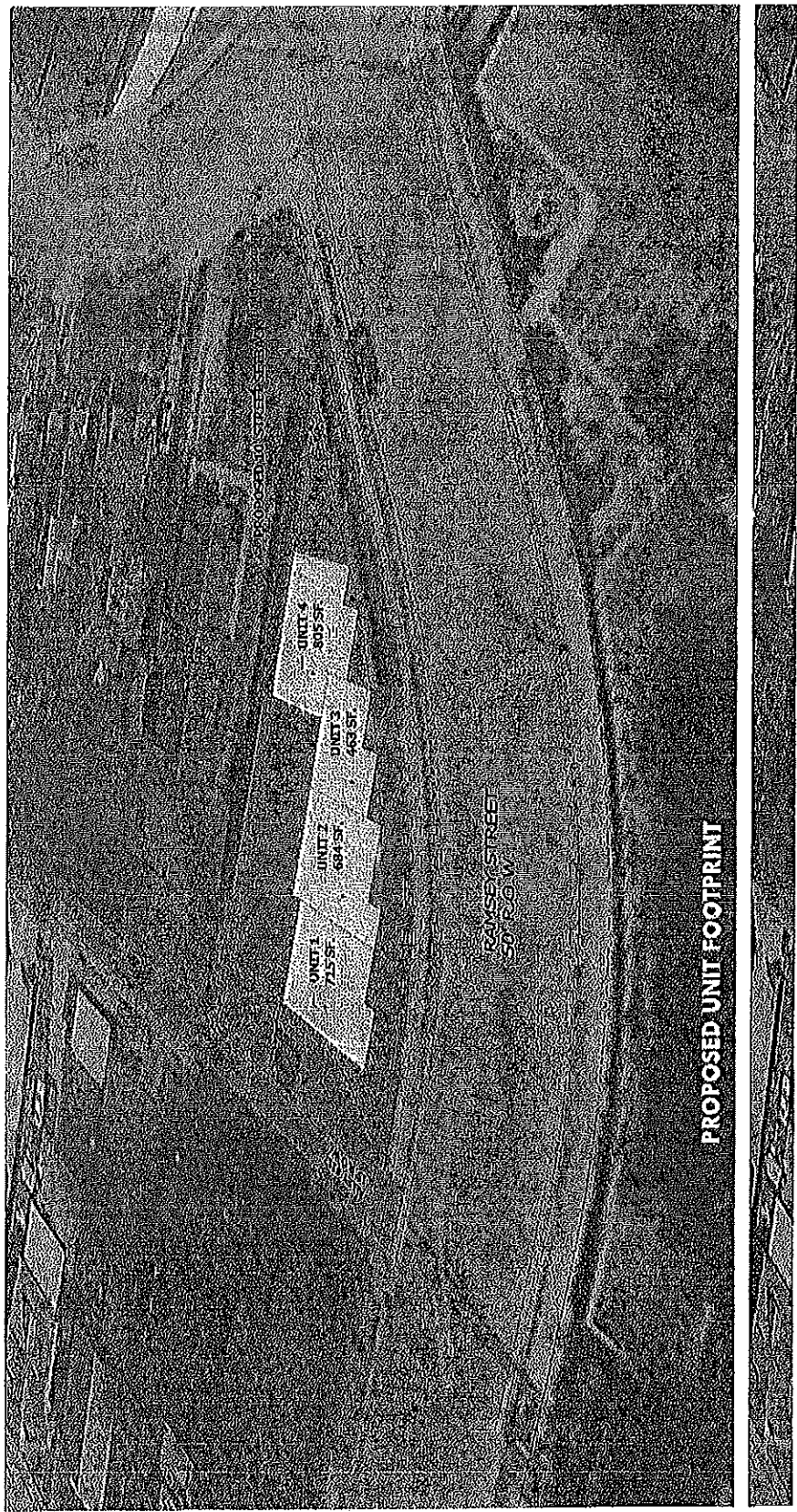
NOT FOR CONSTRUCTION

AS-101
 ARCHITECTURAL SITE PLAN

Download

RAMSEY STREET TOWN

from Tanner Skelton (AS Architecture)



1/2

915 RAMSEY STREET DESIGN INSPIRATION

Zoning = RM20

Maximum Stories = 3 + Roof Access

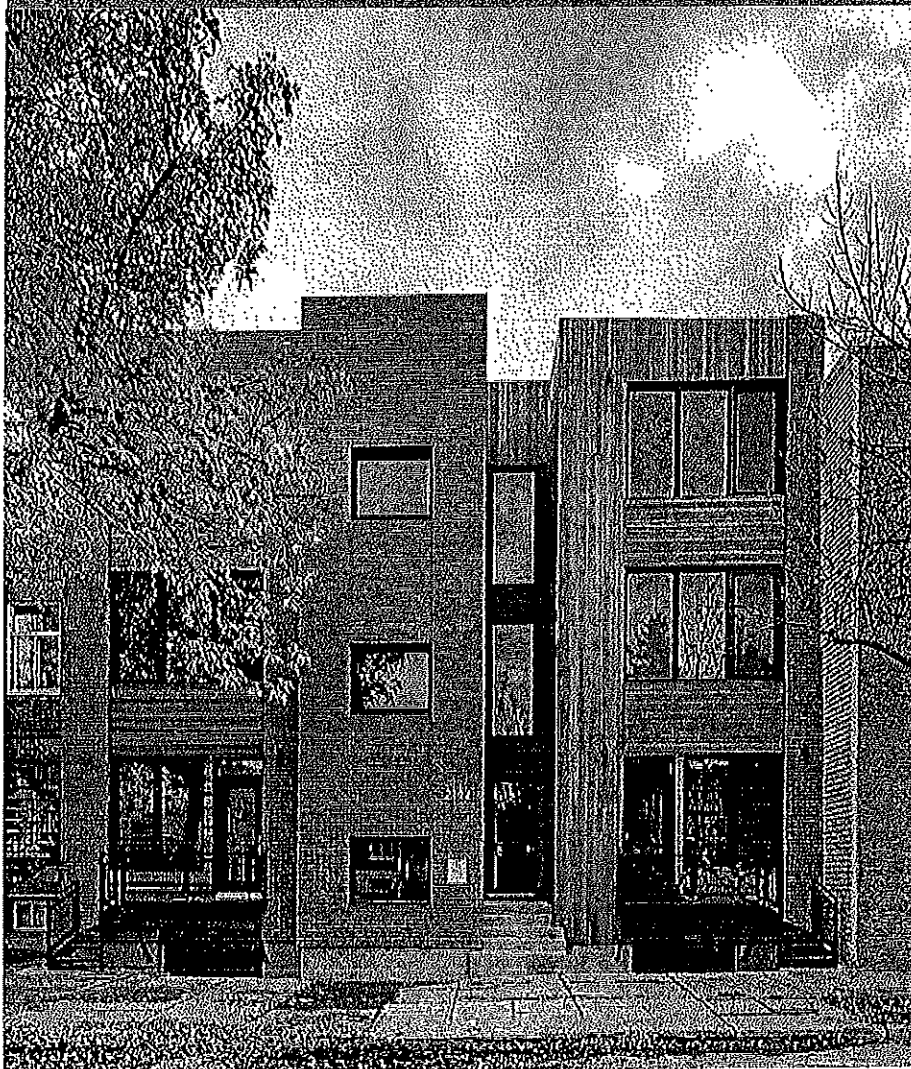
Maximum Height at Setback = 30'

Slope of Height Control Plane = 2:1

Exterior Material Options:

- Brick
- Composite Smooth Lap Siding
- Composite Smooth Panels
- Fine Line Wood Ship Lap Siding
- Hot Rolled Steel Accents
- Painted Steel Accents

Design Inspiration #1



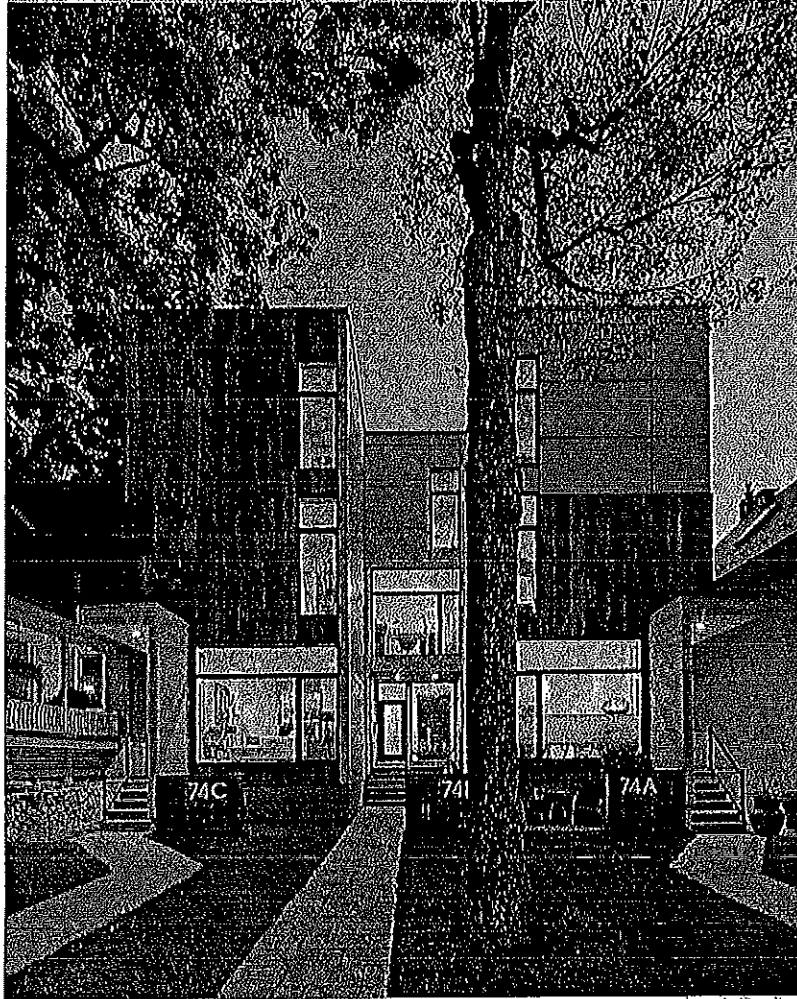
Design Inspiration #1

Project Bercy
Designed by Knights Bridge

Exterior Material Used

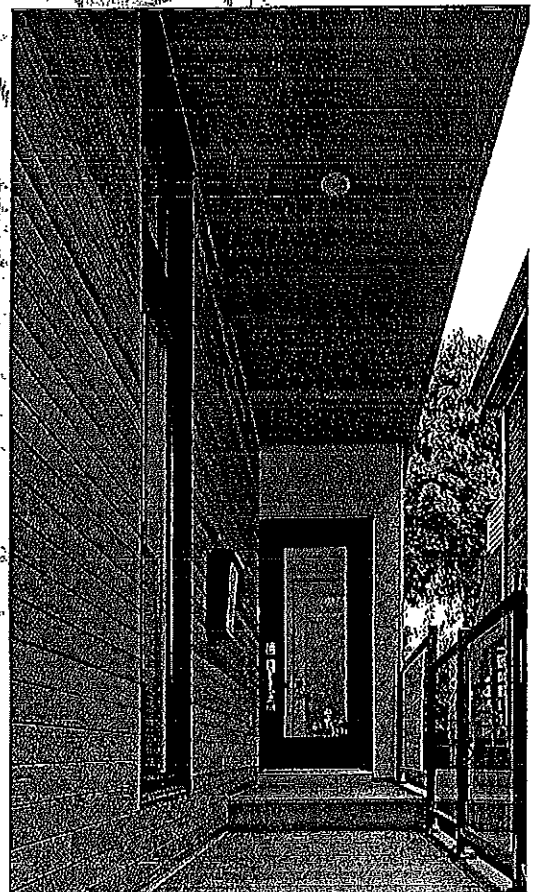
- Brick
- Fine Line Wood Ship Lap Siding
- Painted Steel Accents

Design Inspiration #2



Bayswater Townhomes
Designed by Christopher Simmonds
Architect

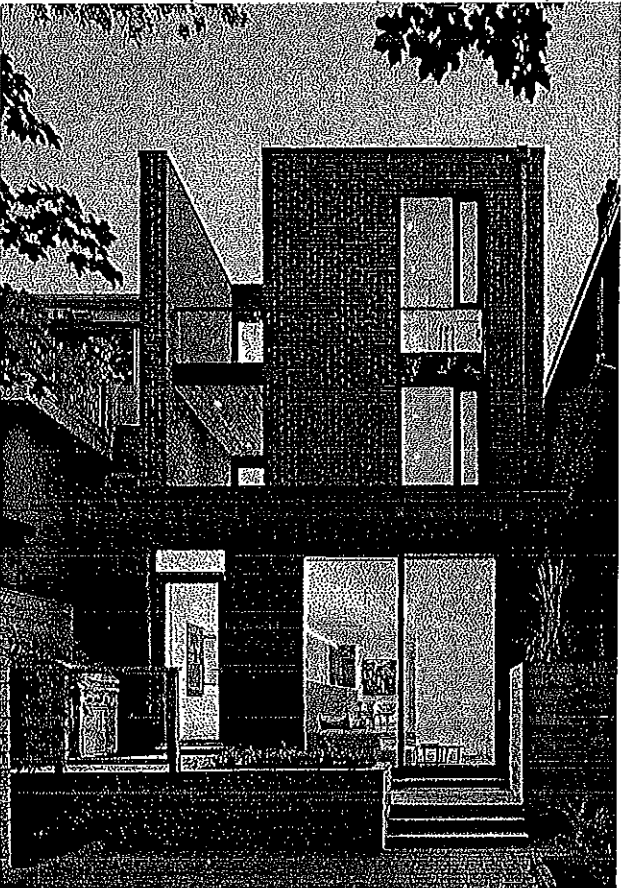
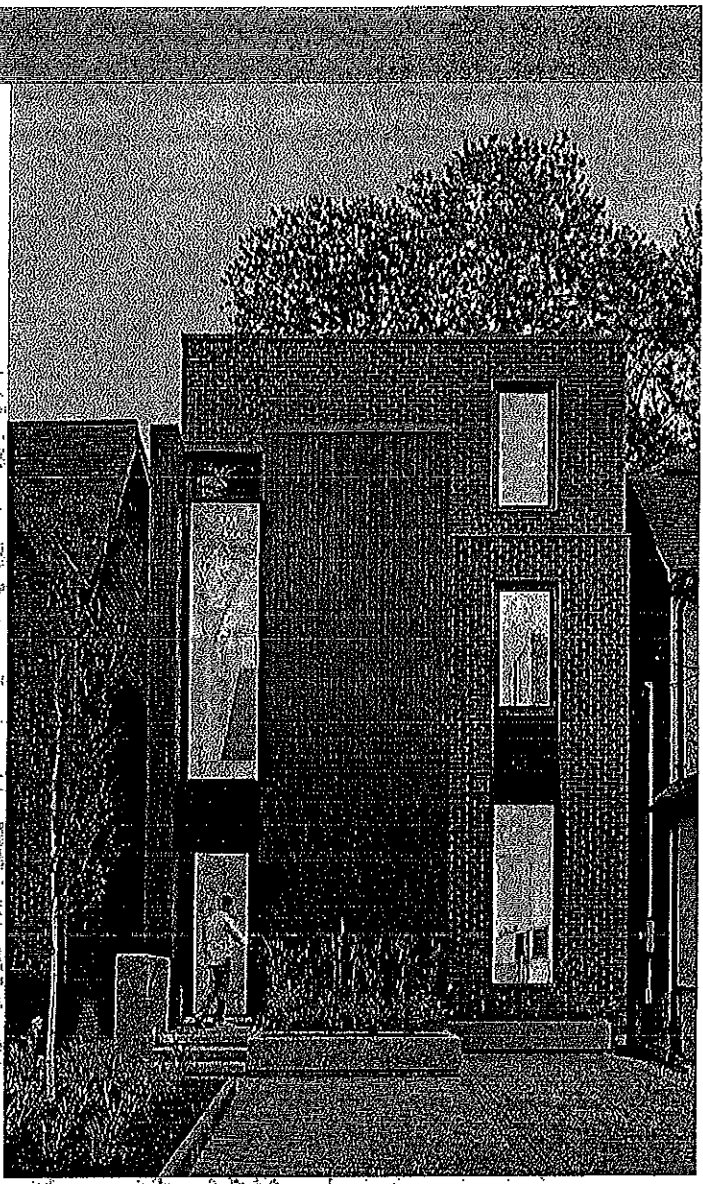
- Exterior Material Options:**
- Composite Smooth Panels
 - Fine Line Wood Ship Lap Siding
 - Painted Steel Accents



Design Inspiration #3

Summerhill House
Designed by Atelier Kastelic Buffey

- Exterior Material Options:**
- Brick
 - Fine Line Wood Ship Lap Siding



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY
Planning Department
Metro Office Building
800 Second Avenue South
Nashville, Tennessee 37201
615.862.7150
615.862.7209

Memo

To: Metropolitan Nashville Board of Zoning Appeals
From: Metropolitan Nashville Planning Department
CC: Emily Lamb
Date: May 16, 2019
BZA Hearing Date: May 7, 2019
Re: Planning Department Recommendation for Special Exception Cases

Pursuant to Section 17.40.300 of the Metro Zoning Code, the Metropolitan Planning Department is providing recommendations on the following Special Exception case:

Case 2019-098 (915 Ramsey Street) –Setback Special Exception

Request: To reduce the required building setback along Ramsey Street.

Zoning: Multi-Family Residential (RM20) is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre.

Land Use Policy: T4 Urban Neighborhood Evolving (T4 NE) is intended to create and enhance urban residential neighborhoods that provide more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate to high density development patterns with shallow setbacks and minimal spacing between buildings. T4 NE areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. T4 NE policy may be applied either to undeveloped or substantially under-developed “greenfield” areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network and block structure and proximity to centers and corridors.

Existing Context: The property is approximately 8,700 square feet (0.2 acres) and located at the southwest corner of Ramsey Street and Myrtle Street in East Nashville. The proposed development would permit four attached residential units. The parcels to the north and east along Ramsey Street are primarily single family residential. The parcels to the south of Ramsey Street are two story

attached units which transition to higher intensity multi-family use along Main Street. There are sidewalks along Ramsey Street and Myrtle Street.

Planning Department Analysis:

The applicant is requesting one exception:

- Reduce the minimum required 30 foot building setback along Ramsey Street. The applicant is proposing a 10 foot setback along Ramsey Street.

The site serves as a transition between traditional single family style development to the north and the higher density multi-family and commercial area to the south. This proposal is consistent with Urban Neighborhood Evolving Policy to have higher densities with a broader range and integrated mixture of housing types. The policy provides the following guidance on setbacks, “building setbacks are shallow and regular, providing some distinction between the public realm of the sidewalk and the private realm of the residence,” in order to create interaction between the two realms and to create a pedestrian-friendly environment. The proposed development is in accordance with the policy guidance.

Planning Recommendation: Approve

Metropolitan Board of Zoning Appeals

Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210



Appellant: Bernard Gray
Property Owner: " "
Representative: " "

Date: 2-11-19
Case #: 2019-121
Map & Parcel: 119-13-324

Council District 16

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose: Requesting variance to allow 6' chain link fence around perimeter of the property and to allow fence within 25' of public ROW

Activity Type: Auto sales

Location: 3020 Nolensville Pl.

This property is in the CS Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: 17.12.040(E) 26(b)
Section(s): Does not meet height or setback requirement

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection _____ Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

BERNARD GRAY
Appellant Name (Please Print)

BERNARD GRAY
Representative Name (Please Print)

9333 ANSLEY LANE
Address

9333 ANSLEY LANE
Address

BRENTWOOD TN 37027
City, State, Zip Code

BRENTWOOD TN 37027
City, State, Zip Code

615-708-9031
Phone Number

615-708-9031
Phone Number

GRAYBW@AOL.COM
Email

GRAYBW@AOL.COM
Email

Zoning Examiner: _____

Appeal Fee: \$ 200.00



Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210



3602774

ZONING BOARD APPEAL / CAAZ - 20190008264
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification

PARCEL: 11913032400

APPLICATION DATE: 02/11/2019

SITE ADDRESS:

3020 NOLENSVILLE PIKE NASHVILLE, TN 37211
LOT 1 PT 2 RESUB PLEASANT VIEW MCCOMB

PARCEL OWNER: GRAY, BERNARD W. & ROBIN L.

CONTRACTOR:

APPLICANT:**PURPOSE:**

requesting variance to allow 6' chain link fence around perimeter of the property and to allow fence within 25' of public ROW.

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

Inspection requirements may change due to changes during construction.

APPLICATION FOR A VARIANCE REQUEST

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members. So they will have a better ideal of the nature of your request. Zoning staff will notify the district council member of the hearing. You will be responsible for preparing the envelopes and notices for mailing to the owners of property within 600 feet of the property at issue in the case. The envelopes must include the return address for the BZA and case number. Fold and insert notices into envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to Zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting, and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding, sign placement.)

The day of the public hearing, it will be your responsibility to convey to the Board the nature of the hardship in your request that makes it difficult/impossible for you to comply with the Zoning Code. **It would be to your benefit to let your neighbors know about your request prior to all notices being sent to them from our office.**

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order in the case is entered. **Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied.** You should also be aware that you have two (2) years to obtain the permit or you would have to re-file your request with the board.

Once your request is filed, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for hearing until complete.

Any correspondence to the Board must be submitted to our office by noon, the Monday prior to the public hearing to be included in the record. You must provide eight (8) copies of your information to staff.

We hope that this information will be of help to you in understanding the variance procedure and if our office can be of further assistance, please do not hesitate to contact us.

METROPOLITAN BOARD OF ZONING APPEALS (615) 862-6510

I am aware that I am responsible for posting and also removing the sign(s) after the public hearing.

BERNARD GRAY

APPELLANT

FEB. 11, 2019

DATE

In Simple terms, for the Board to grant you a variance in the zoning ordinance, you must convey to the Board what your hardship is. Hardships are narrowness, shallowness, irregular shape, and topography of property. The Board can also consider other practical difficulties such as mature trees, easements, and location of disposal systems which can affect your plan. Consideration can be given to the characteristics of neighborhood and the way it is developed. One or more of these conditions must affect your inability to build or occupy the property to provide your case.

At the public hearing, please be prepared to tell the Board what your hardship is, why you cannot build in accordance with zoning without requesting a variance and why you feel you have legitimate hardship.

The Board cannot grant a variance based solely on inconvenience to the applicant or solely on a financial consideration. It is incumbent on you as the appellant to complete this form by conveying a **HARDSHIP** as outlined. At the meeting it is important that you explain this hardship as effectively as possible.

WHAT SPECIFIC AND UNIQUE CIRCUMSTANCES (HARDSHIP) EXIST THAT WOULD AUTHORIZE THE CONSIDERATION OF THE BOARD UNDER THE REVIEW STANDARDS AS OUTLINED?

THE INSTALLATION OF THE FENCE WAS APPROVED BY MR. TERRY COBB OF THE CODES DEPARTMENT WHEN IT WAS INSTALLED IN LATE 2016. MR. MICHAEL SMITH OF RG FENCE COMPANY MET WITH MR. COBB AT THAT TIME AND GOT APPROVAL FOR THE PLANS AND WAS TOLD THAT THEY MET CODE. WE WERE TOLD BY THE POLICE DEPARTMENT AT THAT TIME THAT A FENCE WOULD BE THE BEST WAY TO PREVENT THE NUMEROUS VEHICLE BREAKINS THAT WERE OCCURRING.

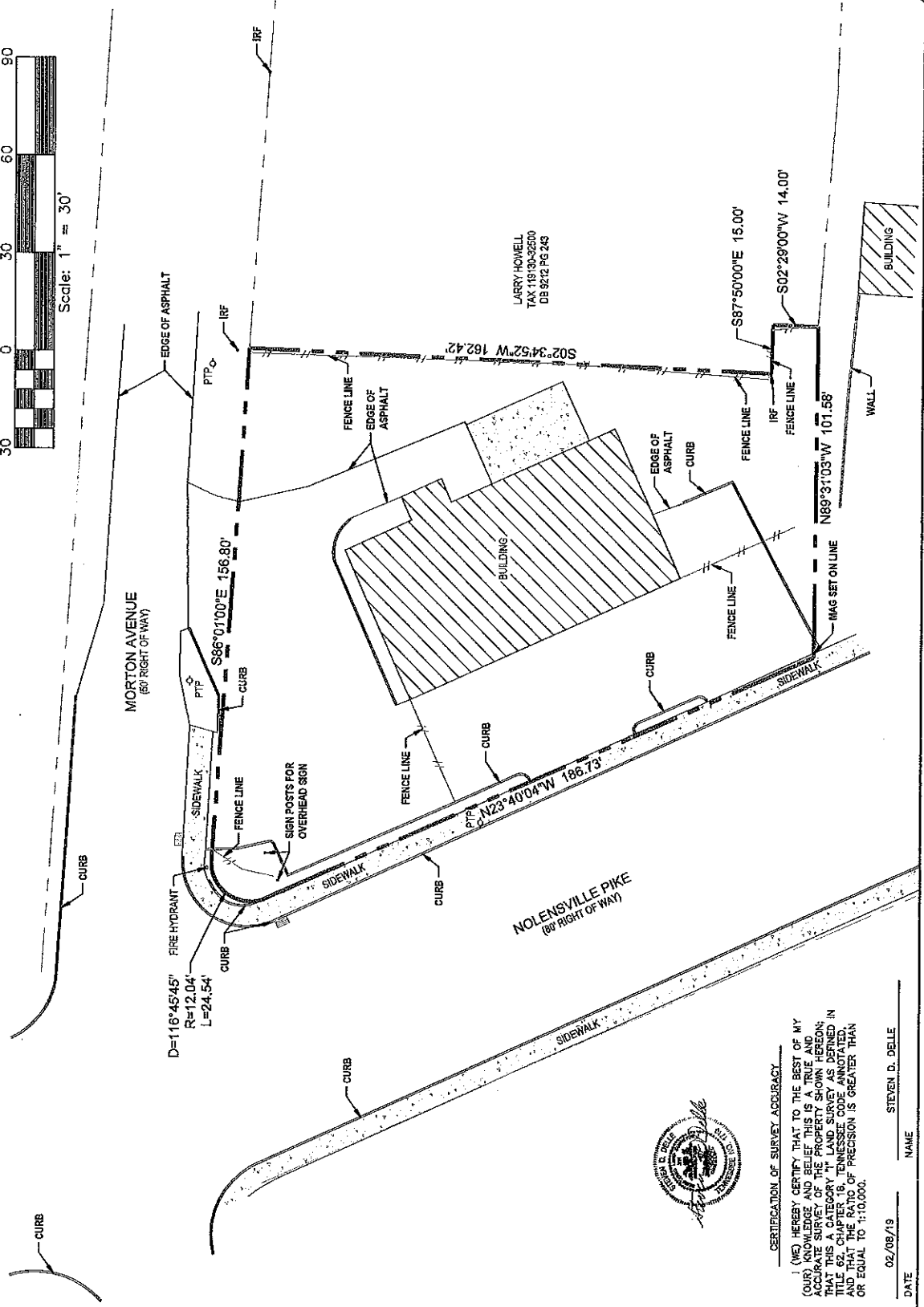
DRAWN BY: KSA
DATE: 02/08/19
REV: 1
JOB #



3020 NOLENSVILLE PIKE BOUNDARY SURVEY

TAX MAP 119130-32500
NASHVILLE, TENNESSEE

Deleland Surveying
1104 Parkside Road
Memphis, Tennessee 37015
(901) 642-9146

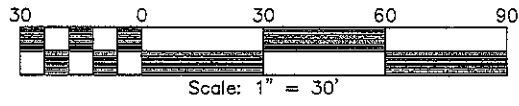
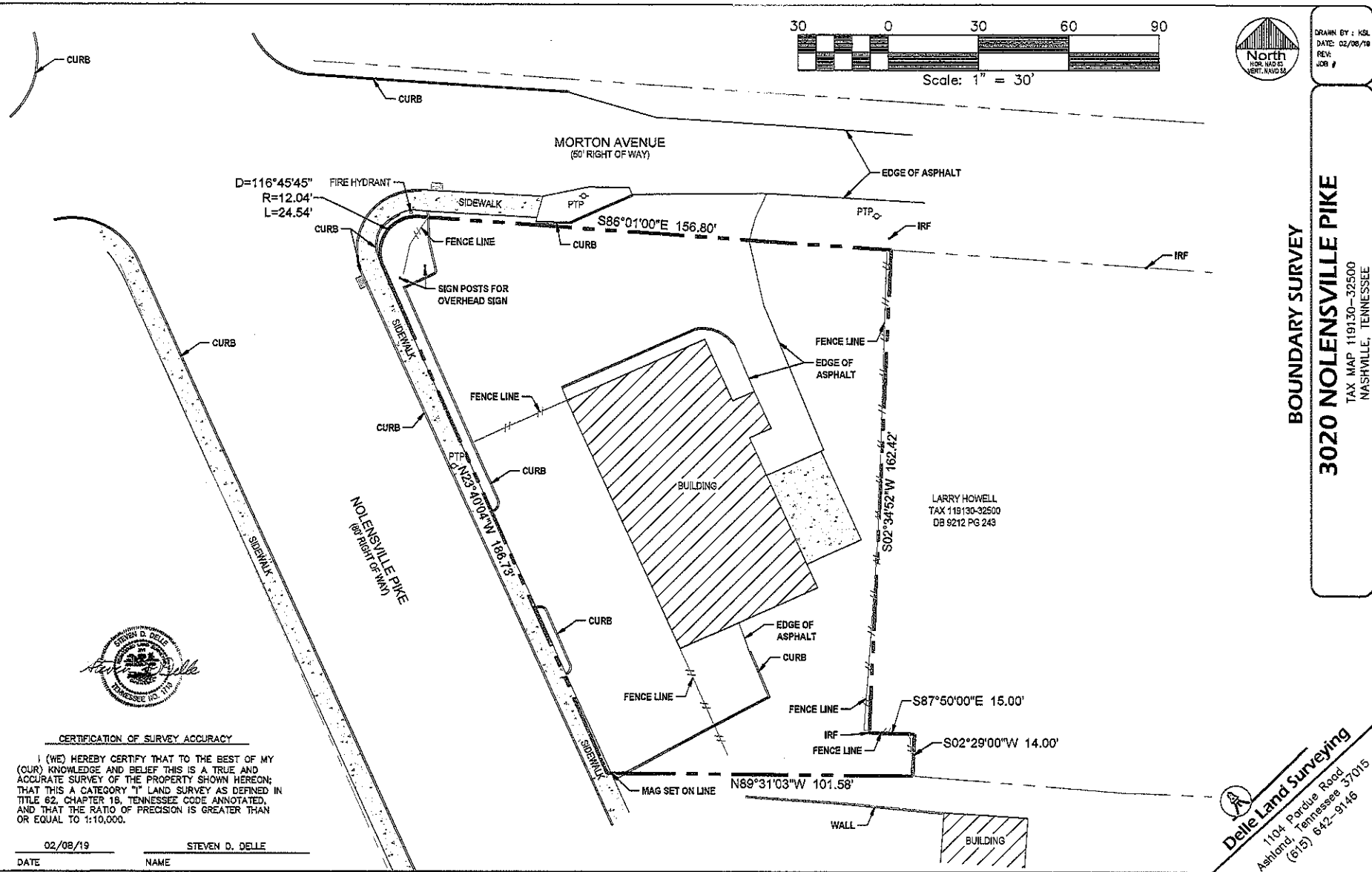


LARRY HOWELL
TAX 119130-32500
DB 9212 PG 243



CERTIFICATION OF SURVEY ACCURACY
I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS A CATEGORY 1 LAND SURVEY AS DEFINED IN THE 2012 CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATE OF PRECISION IS GREATER THAN OR EQUAL TO 1:10,000.

DATE: 02/08/19
NAME: STEVEN D. BELLE



DRAWN BY: KSL
 DATE: 02/08/19
 REV: JDE #

BOUNDARY SURVEY
3020 NOLENSVILLE PIKE
 TAX MAP 119130-32500
 NASHVILLE, TENNESSEE

LARRY HOWELL
 TAX 119130-32500
 DB 9212 PG 243



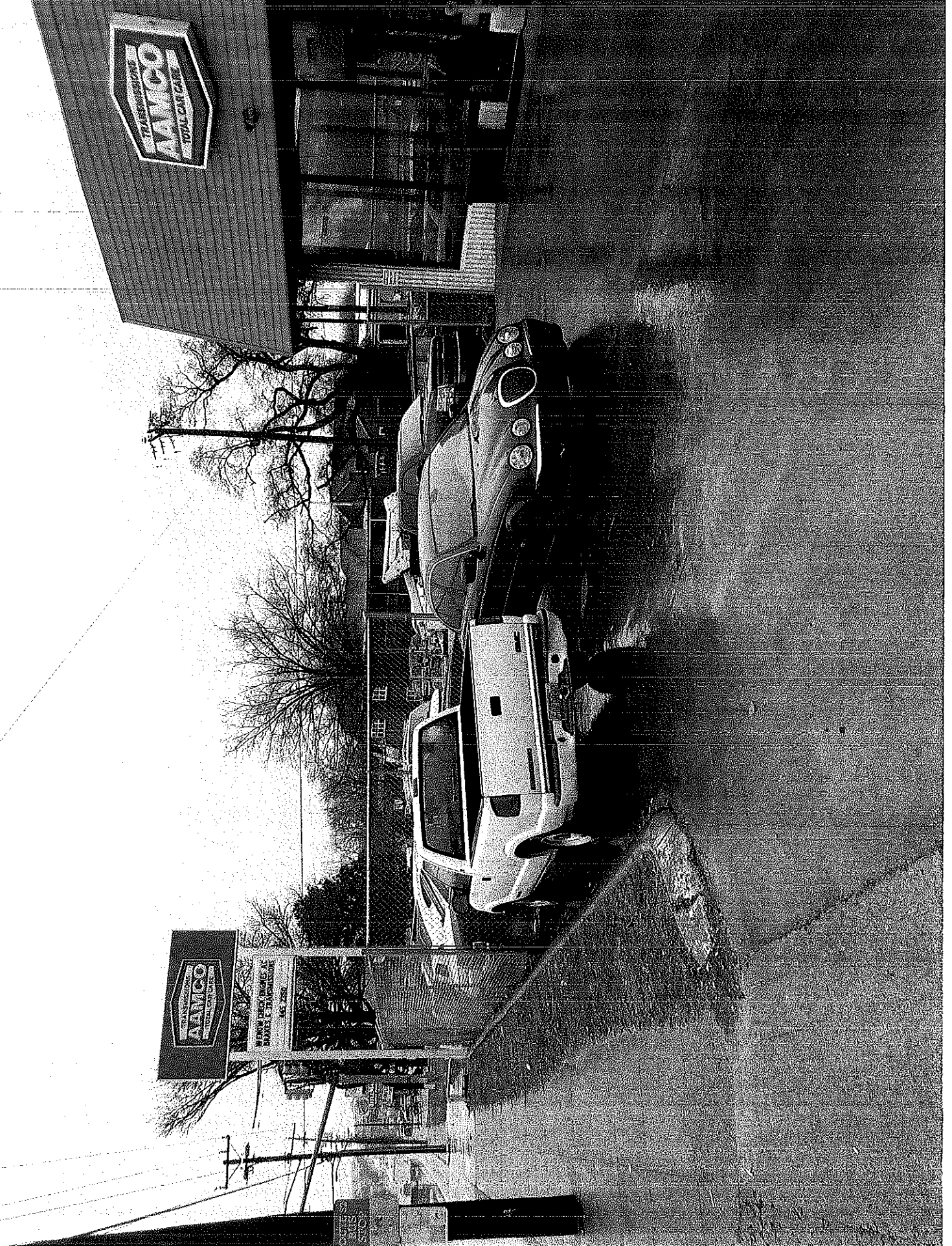
CERTIFICATION OF SURVEY ACCURACY

I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS A CATEGORY "I" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10,000.

02/08/19 STEVEN D. DELLE
 DATE NAME

Delle Land Surveying
 1104 Pardee Road
 Ashland, Tennessee 37015
 (615) 642-9146

171-16102



Metropolitan Board of Zoning Appeals

Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210

METROPOLITAN GOVERNMENT OF WASHINGTON, DEALE AND DAVIDSON COUNTY



Appellant : Jacob Bender

Date: 2-13-19

Property Owner: Jackson valley Land Partners

Case #: 2019-131

Representative: Jacob Bender

Map & Parcel: 07261E00100C0

Council District 1

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose:

Proposed HPR

Activity Type: _____

Location: 1525 Preston Drive 1527 Preston Dr.

This property is in the R10 Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: a variance from sidewalk requirements

Section(s): 17.20.120

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection _____ Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

Jacob Bender
Appellant Name (Please Print)

Same
Representative Name (Please Print)

6121 Nolensville Pike
Address

Address

Nashville TN 37211
City, State, Zip Code

City, State, Zip Code

615-831-3900
Phone Number

Phone Number

Jacob@TouchStonebuildersInc.com
Email

Email

ZE: WM

Appeal Fee: \$100



**Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210**



3603876

**ZONING BOARD APPEAL / CAAZ - 20190008980
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification**

PARCEL: 072161E00100CO

APPLICATION DATE: 02/13/2019

SITE ADDRESS:

1525 PRESTON DR NASHVILLE, TN 37206
UNIT A PRESTON DRIVE COTTAGES

PARCEL OWNER: JACKSON VALLEY LAND PARTNERS, LLC

CONTRACTOR:**APPLICANT:****PURPOSE:**

requesting a sidewalk variance for proposed HPR duplex per METZO section 17.20.120.

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

Inspection requirements may change due to changes during construction.

APPLICATION FOR A VARIANCE REQUEST

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members. So they will have a better ideal of the nature of your request. Zoning staff will notify the district council member of the hearing. You will be responsible for preparing the envelopes and notices for mailing to the owners of property within 600 feet pf the property at issue in the case. The envelopes must include the return address for the BZA and case number. Fold and insert notices into envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to Zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting, and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding, sign placement.)

The day of the public hearing, it will be your responsibility to convey to the Board the nature of the hardship in your request that makes it difficult/impossible for you to comply with the Zoning Code. **It would be to your benefit to let your neighbors know about your request prior to all notices being sent to them from our office.**

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order in the case is entered. **Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied.** You should also be aware that you have two (2) years to obtain the permit or you would have to re-file your request with the board.

Once your request is filed, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for hearing until complete.

Any correspondence to the Board must be submitted to our office by noon, the Monday prior to the public hearing to be included in the record. You must provide eight (8) copies of your information to staff.

We hope that this information will be of help to you in understanding the variance procedure and if our office can be of further assistance, please do not hesitate to contact us.

METROPOLITAN BOARD OF ZONING APPEALS (615) 862-6510

I am aware that I am responsible for posting and also removing the sign(s) after the public hearing.


APPELLANT

2-8-19
DATE

Standards for a Variance

The Metropolitan Board of Zoning Appeals may grant variances from the strict application of the provisions of the Zoning Code based upon findings of fact related to the standards in section 17.40.370. This Section is included as follows:

Physical Characteristics of the property- The exceptional narrowness, shallowness or shape of a specific piece of property, exceptional topographic condition, or other extraordinary and exceptional condition of such property would result in peculiar and exceptional practical difficulties to, or exceptional or undue hardship upon the owners of such property.

Unique characteristics- *The specific conditions cited are unique to the subject property and generally not prevalent to other properties in the general area.*

Hardship not self-imposed- The alleged difficulty or hardship has not been created by the previous actions of any person having an interest in the property after date of Zoning Code.

Financial gain not only bases- Financial gain is not the sole basis for granting the variance.

No injury to neighboring property- The granting of a variance will not be injurious to other property or improvements in the area, impair and adequate supply of light and air to adjacent property, or substantially diminish or impair property values within the area.

No harm to public welfare- *The granting of the variance will not be detrimental to the public welfare and will not substantially impair the intent and purpose of this Zoning Code.*

Integrity of Master Development Plan- *The granting of a variance will not compromise the design integrity or functional operation of activities or facilities within an approved Planned Unit Development.*

The Board shall not grant variances to the land use provisions of section 2.3, nor the density of Floor Area Ratio (FAR) standards of Tables 3-B and 2-C, nor the required size of residential lots approved by the Planning Commission under the authority of section 3.7 (Lot Averaging), section 3.8 (Cluster Lot Option) or Section 9. E.3 (PUD). Further the Board shall not act on a variance application within a Planned Unit Development (PUD), Urban Design Overlay or Institutional Overlay district without first considering a recommendation from the Planning Commission.

In Simple terms, for the Board to gran you a variance in the zoning ordinance, you must convey to the Board what your hardship is. Hardships are narrowness, shallowness, irregular shape, and topography of property. The Board can also consider other practical difficulties such as mature trees, easements, and location of disposal systems which can affect your plan. Consideration can be given to the characteristics of neighborhood and the way it is developed. One or more of these conditions must affect your inability to build or occupy the property to provide your case.

At the public hearing, please be prepared to tell the Board what your hardship is, why you cannot build in accordance with zoning without requesting a variance and why you feel you have legitimate hardship.

The Board cannot grant a variance based solely on inconvenience to the applicant or solely on a financial consideration. It is incumbent on you as the appellant to complete this form by conveying a HARDSHIP as outlined. At the meeting it is important that you explain this hardship as effectively as possible.

WHAT SPECIFIC AND UNIQUE CIRCUMSTANCES (HARDSHIP) EXIST THAT WOULD AUTHORIZE THE CONSIDERATION OF THE BOARD UNDER THE REVIEW STANDARDS AS OUTLINED?

NES Power poles are in the sidewalks. It is impossible to move one pole alone, NES engineer says it has to be all poles. Attached letter goes into more detail.

Handwritten response area consisting of several horizontal lines for additional text.

Zoning appeal.

Metro board of zoning appeals,

At the address stated, 1525 and 1527 Preston Drive Nashville TN, we believe that the construction of sidewalks at the public right of way per each house are not necessary due to NES power pole hardship locations, along with the presence of sidewalks on the other side of the street and the nonexistent sidewalks on our side of the street.

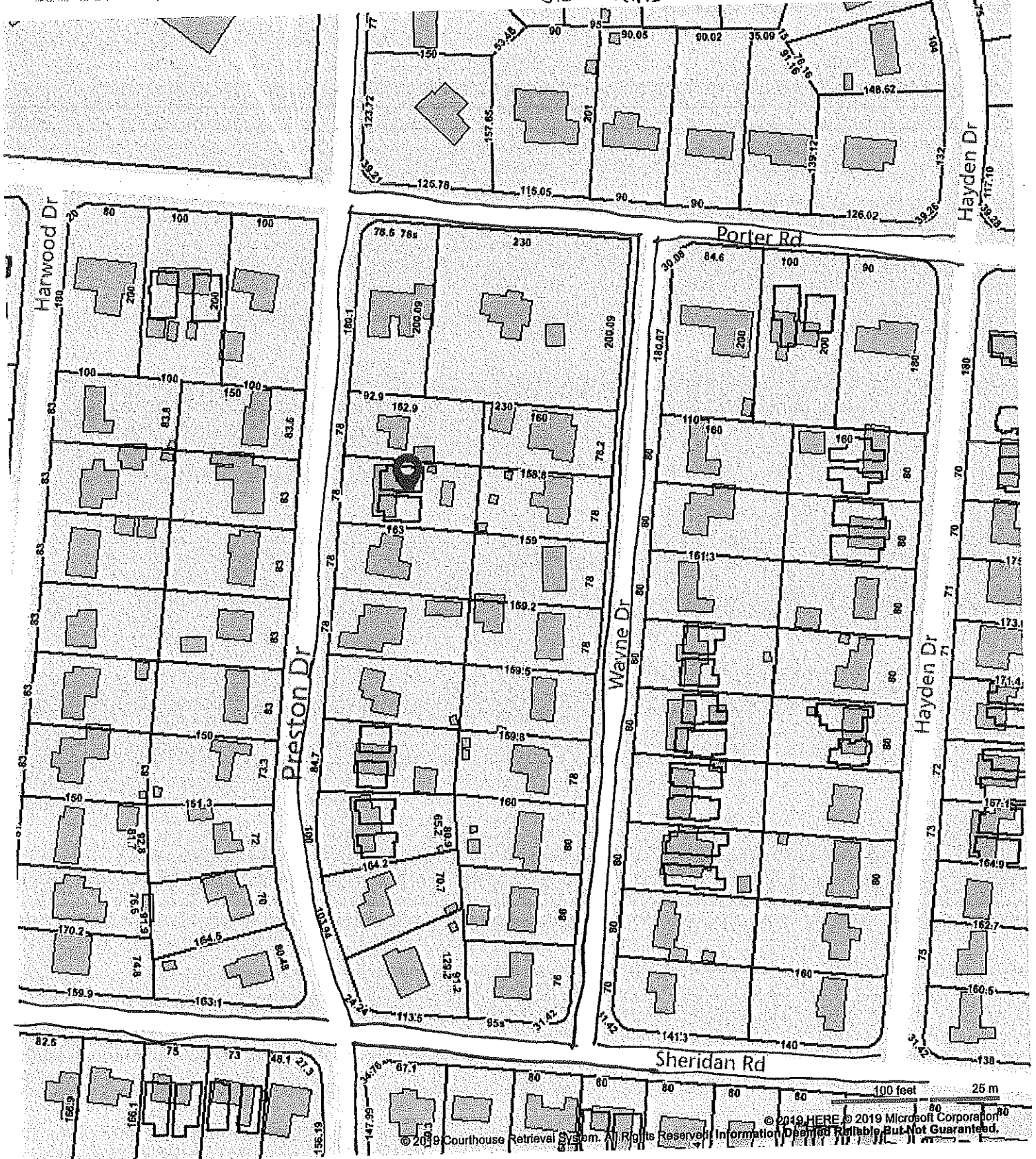
Our houses sit on the East side of Preston Drive, on this street the way NES has installed the power poles that service both sides of Preston Drive is a row of power poles that line the street. While pulling our permits on the construction of our houses, public works wants sidewalks installed at the front of our houses. Public works wants us to install curb and gutter, along with a grass strip, sidewalk and another grass strip. If this is to be done according to the standards set by public works one of the NES power poles will have to be moved. I have discussed this with an NES Engineer, Tim Ramey, and in his opinion, it cannot be done. In order to move one pole on this side of the street, all power poles on this side of the street along with poles on the other side of the street would have to be moved. This is due to the nature of how the poles are aligned to service the houses along with the lack of slack in the power lines. Moving one pole alone cannot be done according to the NES engineer.

Also, there are currently already sidewalks built and established on the west side of Preston drive along with the west side Stratford avenue.

Map for Parcel Address: 1525 Preston Dr Nashville, TN 37206-1237 Parcel ID: 072-16-0-180.00

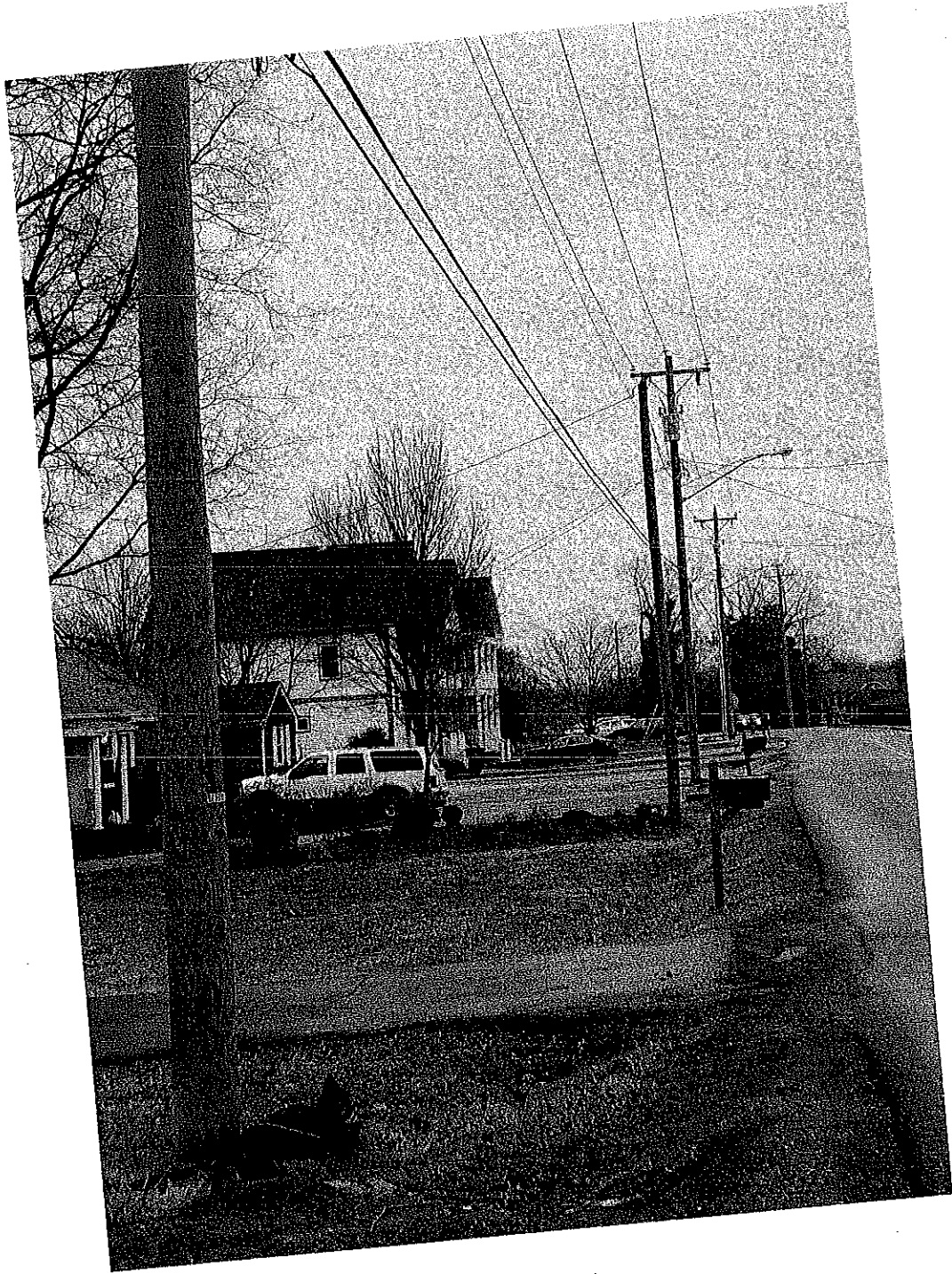


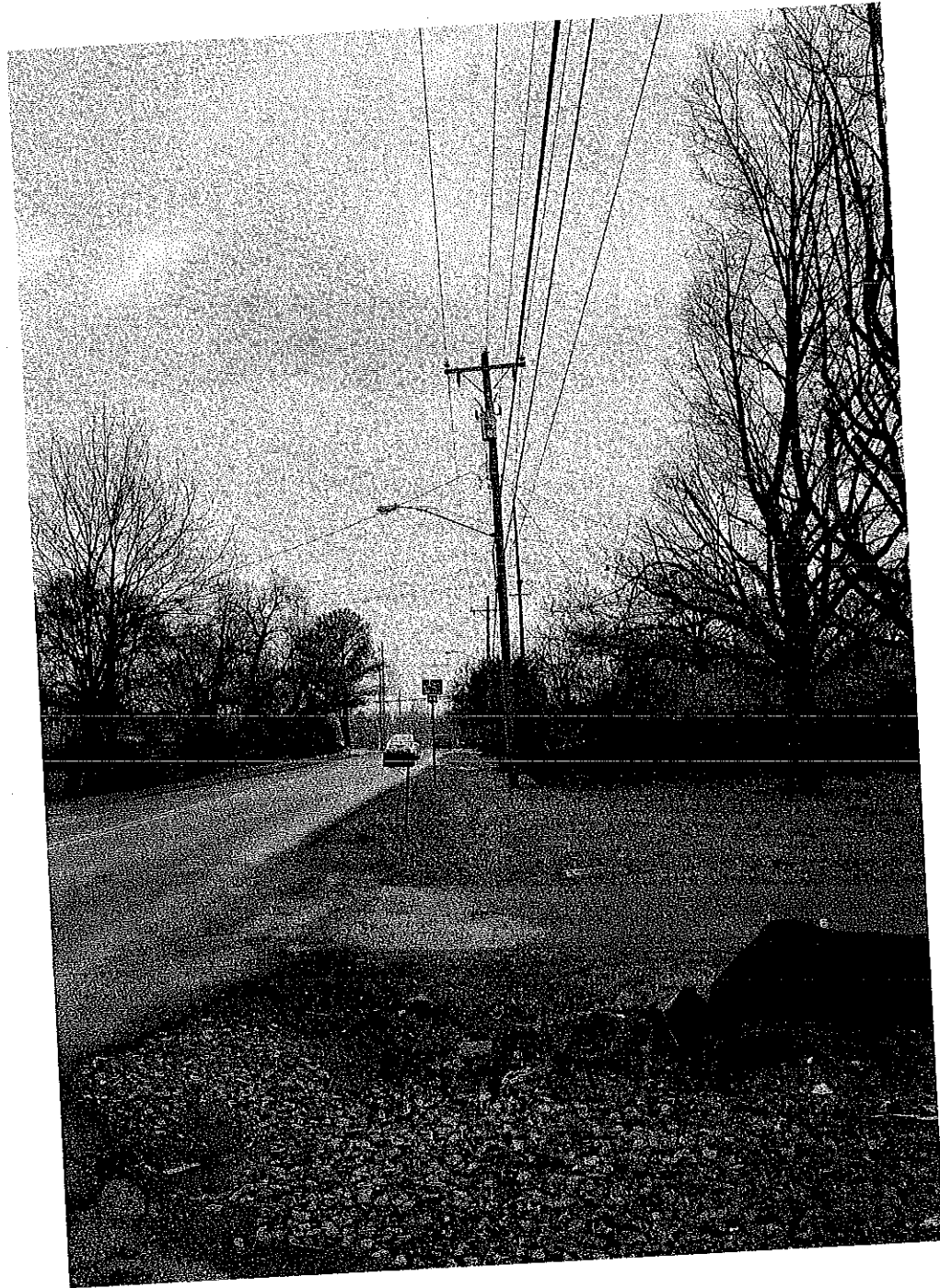
■ - No Sidewalks
□ - Sidewalks



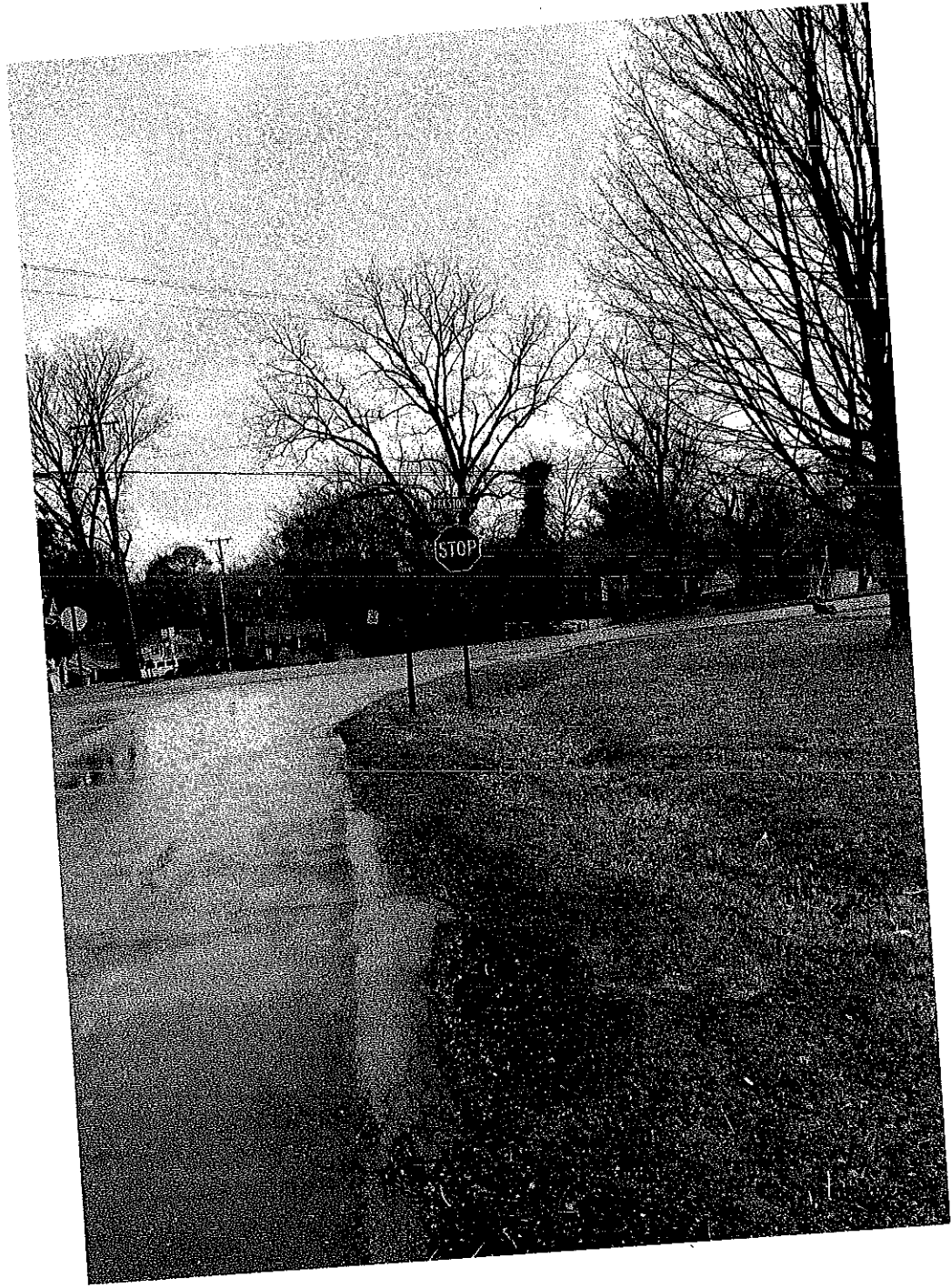
© 2019 Courthouse Retrieval System. All Rights Reserved. Information Deemed Reliable But Not Guaranteed.

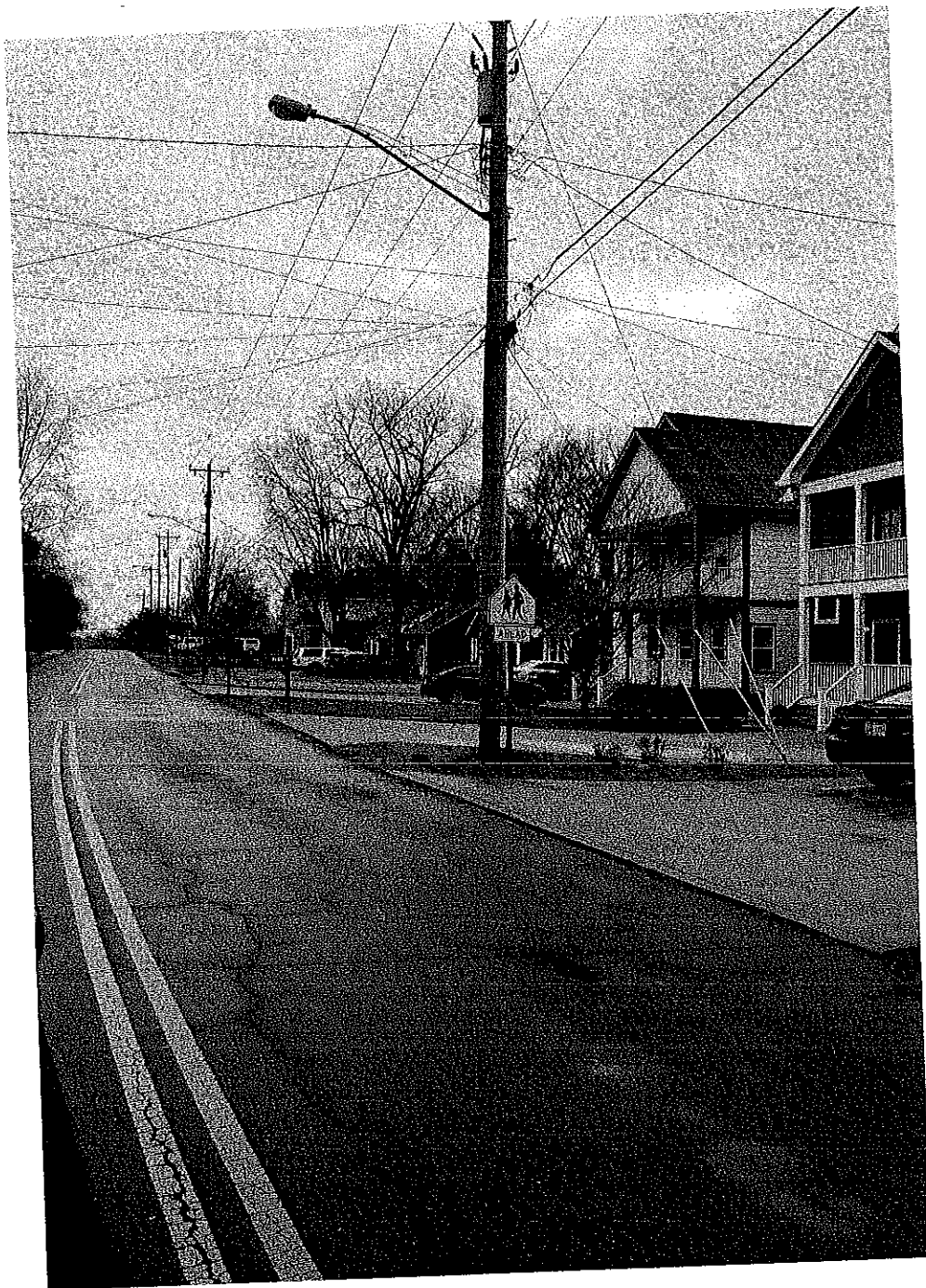
© 2019 HERE © 2019 Microsoft Corporation
Information Deemed Reliable But Not Guaranteed.

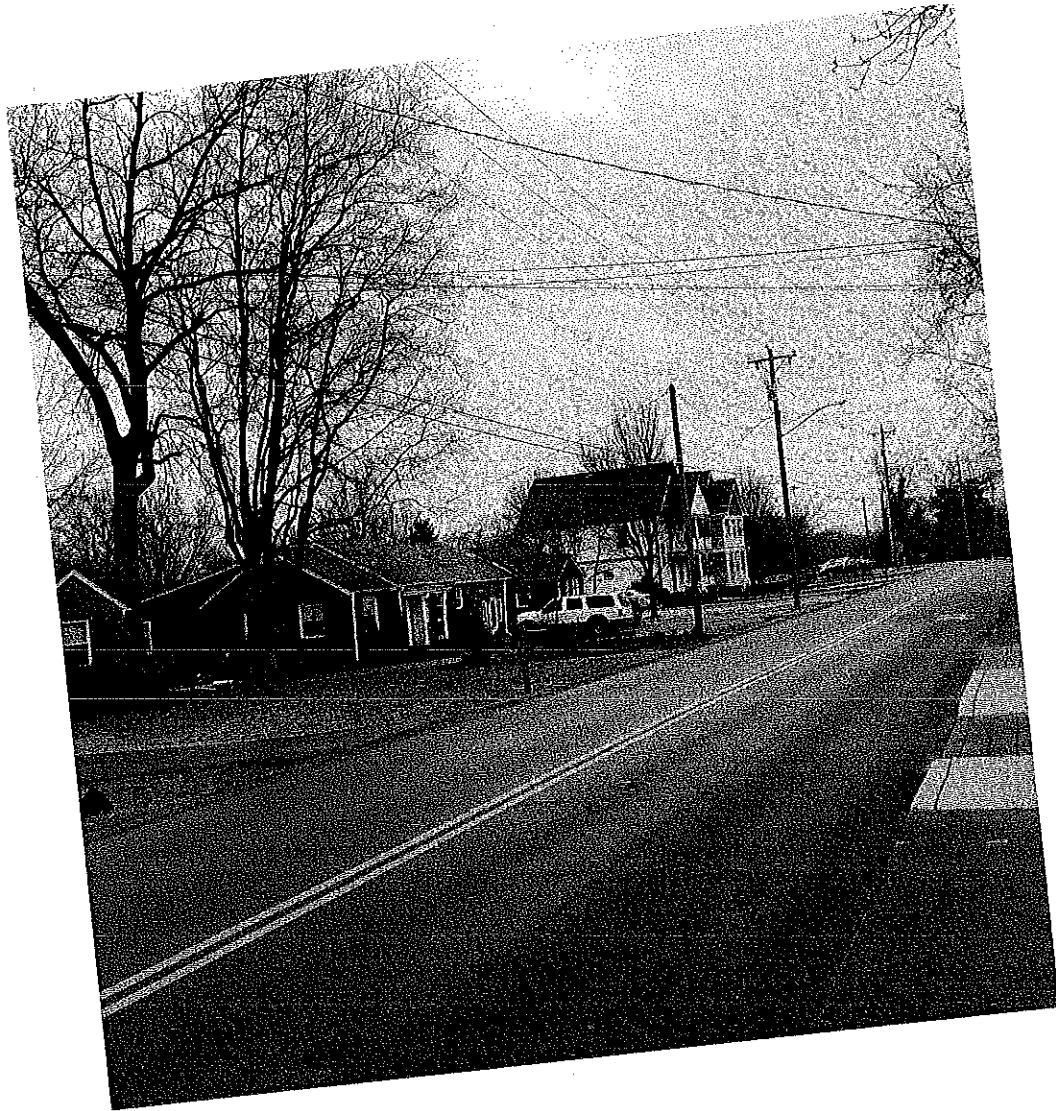


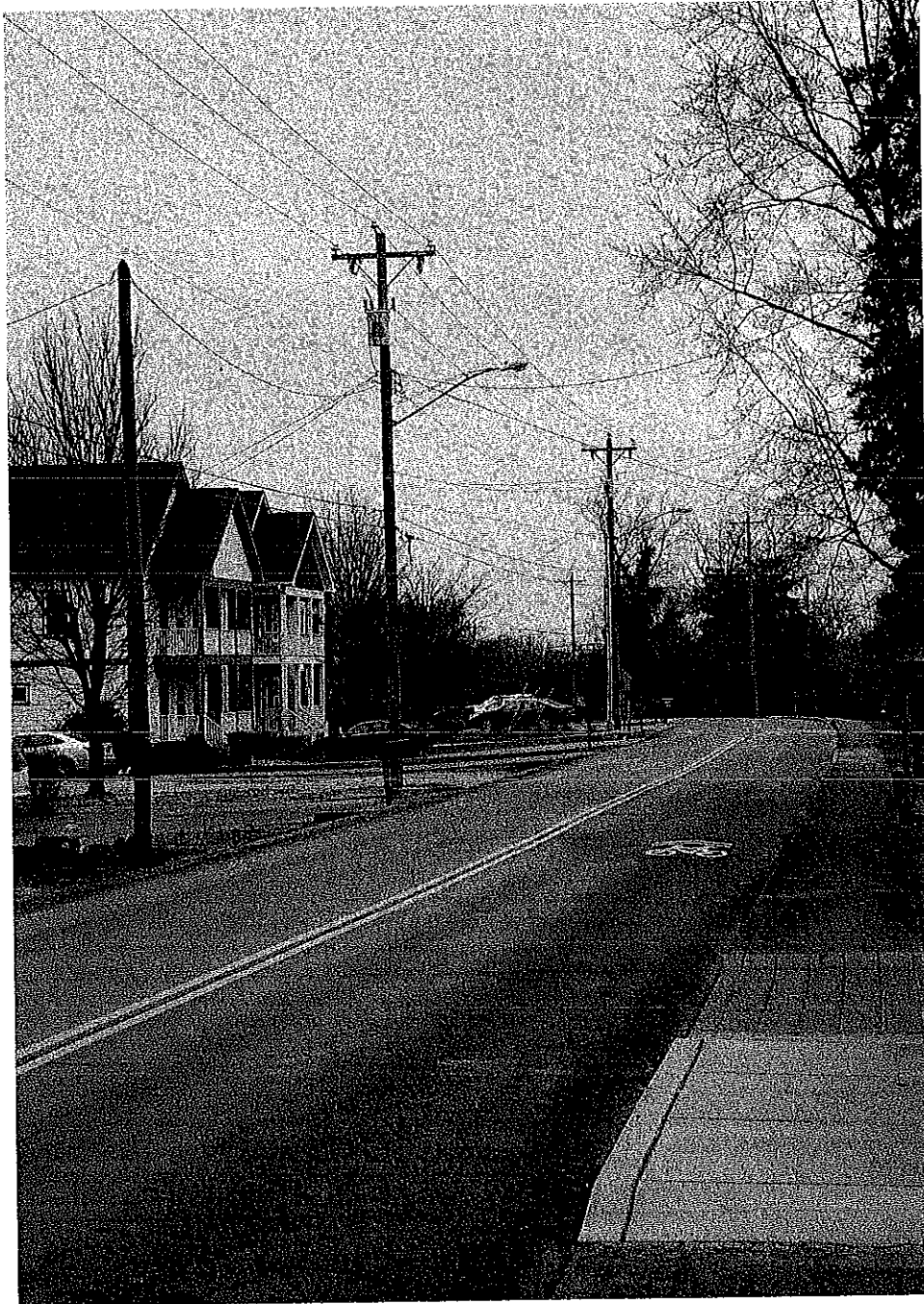


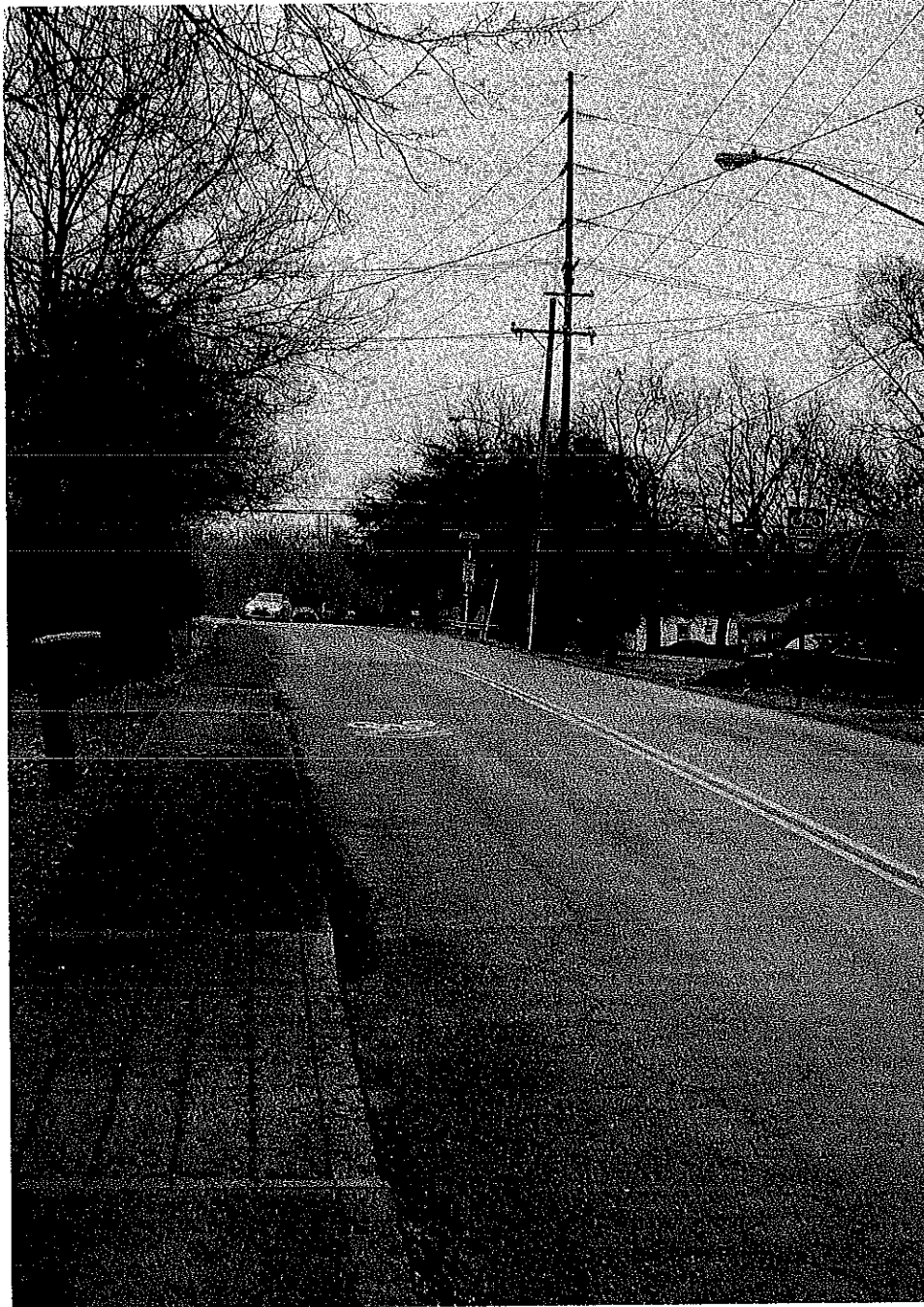












STANDARD EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR SHALL BE SUBJECT TO AND FOLLOW ANY STATE, COUNTY OR CITY STORM WATER ORDINANCES FOR GRADING, EROSION AND SEDIMENT CONTROL FOR THE UNPAVED AREAS OR STATED ON THIS PLAN.
2. CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PROTECTED FROM THE ONSET OF ANY STORM. CONSTRUCTION SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WINTER MONTHS PRIOR TO OCTOBER 1.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL INSURVED AREAS ARE RESTORED TO THEIR ORIGINAL EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DISCRETION OF A REPRESENTATIVE OF THE APPROPRIATE GOVERNING DEPARTMENT.
4. DUE TO UNANTICIPATED FIELD CONDITIONS, THIS PLAN MAY NOT COVER ALL SITUATIONS THAT ARISE DURING CONSTRUCTION. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OR AT THE DISCRETION OF A REPRESENTATIVE OF THE APPROPRIATE GOVERNING DEPARTMENT.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES, AS WELL AS ANY CORRECTIVE CHANGES TO EROSION AND SEDIMENT CONTROL MEASURES OF EROSION AND SEDIMENT CONTROL PLAN.
7. IN AREAS WHERE SOIL IS EXPOSED, PROMPT REPLANTING WITH NATIVE OR COMPATIBLE BRIGHT-LIGHT VEGETATION SHALL BE PERFORMED. NO AREAS WILL BE LEFT EXPOSED OVER THE WINTER SEASON.
8. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE THE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE UNTIL THE ROAD BASE WORK IS COMPLETED.
9. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEEP AT THE END OF EACH WORKING DAY OR AS NECESSARY.
10. CONSTRUCTION SHALL PLACE EROSION CONTROL MEASURES AROUND ALL NEW DRAINAGE STRUCTURE OPENINGS IMMEDIATELY AFTER THE STRUCTURE OPENING IS CONSTRUCTED. THESE EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
11. CONTRACTOR SHALL IMPLEMENT HOUSEKEEPING PRACTICES AS FOLLOWS:
 - A. CONCRETE WASTE: PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT TO BE USED FOR CONCRETE TRUCK WASHING. CONCRETE TRUCKS SHALL WASH THEIR WHEELS AT NO TIME SHALL A CONCRETE TRUCK LEAVE THE SITE WITH CONCRETE ON THE TIRE. CLEAN UP AND WASH THE TIRE WITH A WATER CANNON. INSPECT DAILY TO CONTROL RUMBLE AND WEEKLY FOR REMOVAL OF HARDENED CONCRETE.
 - B. PAINT AND PAINTING SUPPLIES: PROVIDE RESTRICTIONS TO DRIVERS AND SUBCONTRACTORS REGARDING THE REMOVAL OF POLLUTANTS INCLUDING MATERIAL STORAGE, USE AND CLEAN UP. RESPECT "NO PAINT" SIGNS AND WEAR PROTECTIVE GEAR.
 - C. HAZARDOUS WASTE MANAGEMENT: PROVIDE RESTRICTIONS TO DRIVERS AND SUBCONTRACTORS REGARDING THE REMOVAL OF POLLUTANTS INCLUDING HAZARDOUS WASTE PRODUCTS SUCH AS SOLVENTS, PAINTS, OILS, GREASES, FERTILIZERS, HERBICIDES & PESTICIDES, SOIL STABILIZATION PRODUCTS, ASPHALT PRODUCTS AND CONCRETE CURING PRODUCTS.
12. STABILIZATION MEASURES MUST BE INSTALLED WITHIN SEVEN (7) DAYS OR PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND WITHIN FIFTEEN (15) DAYS AFTER FINAL GRADING OR OTHER FINISHING. PERMANENT STABILIZATION WITH PERENNIAL VEGETATION (USING NATIVE PERENNIALS AND WOODY PLANTS WHERE PRACTICABLE) OR OTHER PERMANENTLY STABLE, NON-ERODING SURFACE SHALL REPLACE ANY TEMPORARY MEASURES AS SOON AS PRACTICABLE. STABILIZATION MEASURES MAY INCLUDE: TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOIL STABILIZATION AND OTHER APPROPRIATE MEASURES.
13. STRUCTURAL PRACTICES TO DIVERT OR STORE FLOWS FROM AREAS OF LAND DISTURBANCE OR OTHERWISE LEAST RISKY AND THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE, MUST BE IMPLEMENTED. SUCH PRACTICES MAY INCLUDE BUT NOT BE LIMITED TO: DICES, DITCHES OR SWALES, SEDIMENT TRAPS, CHECK DAMS, GROUND SURFACE DRAINAGE, PIPE SLOPE DRAINS, STORM DRAIN INLET PROTECTION, ROCK OUTLET PROTECTION, REINFORCED SOIL RETAINING SYSTEMS, AND SLOTTING.
14. INSPECTIONS OF ALL CONTROL MEASURES AND DISTURBED AREAS MUST BE PERFORMED BEFORE ANTICIPATED STORM EVENTS (OR SERIES OF STORM EVENTS SUCH AS INTERMITTENT SHOWERS OVER THE COURSE OF SEVERAL DAYS), AND WITHIN 24 HOURS AFTER THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER, AND AT LEAST ONCE EVERY FOURTEEN (14) CALENDAR DAYS. INSPECTIONS MUST BE CONDUCTED AND INCLUDE: THE SCOPE OF THE INSPECTION; THE DATE(S); THE QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION; THE DATES OF THE INSPECTION; MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE CONTROL MEASURES (INCLUDING THE LOCATION(S) OF DISBURSURES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE AND OF ANY CONTROL DEVICE THAT FAILED TO OPERATE AS DESCRIBED ON PROVIDED INDICATORS FOR A PARTICULAR LOCATION); BASIS ON THE RESULTS OF THE INSPECTION, ANY NECESSARY CONTROL MEASURES OR CONTROL MEASURES IN ADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN ADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN ADEQUATE CONTROL MEASURES. BUT IN NO CASE MORE THAN SEVEN (7) DAYS AFTER THE NEED IS IDENTIFIED.

POST CONSTRUCTION AND SLOPE STABILIZATION NOTES

- 1.1 SLOPES SHOWN HEREON TO BE SEeded FOR STABILIZATION
 - 2.1 SLOPES SHOWN HEREON TO BE STABILIZED WITH NORTH AMERICAN GRASS SEED THROUGH CONTROL CHANNEL OR APPROVED SUBSTITUTE STRIPS PERMANENT
- HOUSE EXTRA MEASURES MAY BE NEEDED IF YOUR SITE:
- IS WITHIN 300 FEET OF A STREAM OR WETLAND
 - IS WITHIN 1,000 FEET OF A LAKE
 - IS STEEP (SLOPE OF 15% OR MORE)
 - RECEIVES RUN OFF FROM 10,000 SQ. FT. OR MORE OF ADJACENT LAND.
 - HAS MORE THAN AN ACRE OF DISTURBED GROUND

PRESERVING EXISTING VEGETATION NOTES

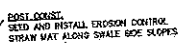
1. WHENEVER POSSIBLE, PRESERVE EXISTING TREES, SHRUBS, AND OTHER VEGETATION NEAR TREES MARKED FOR PRESERVATION
2. TO PREVENT ROOT DAMAGE, DO NOT GRADE, PLACE SOIL PILES, OR PARK VEHICLES NEAR TREES MARKED FOR PRESERVATION

REVEGETATION NOTES

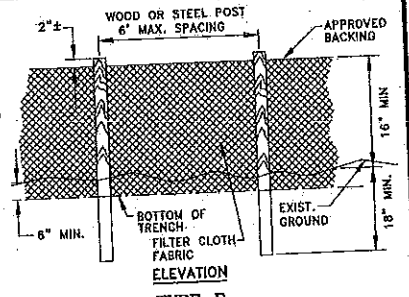
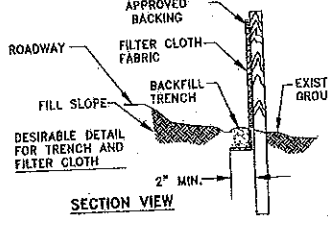
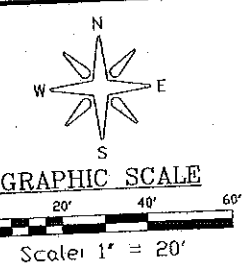
- DISTURBED SOILS SHALL BE STABILIZED AS QUICK AS PRACTICABLE WITH TEMPORARY VEGETATION ANY/OR MULCHING TO PROTECT EXPOSED SOILS, AREAS DURING DEVELOPMENT. TEMPORARY MULCH IS TO BE APPLIED AT THE RATE OF 2-3 BALES OF STRAW PER 1,000 SQ. FT.
- * NOT REQUIRED, BUT HIGHLY RECOMMENDED
 - * INSTALL AS SOON AS OUTLETS AND DOWN SPOUTS ARE COMPLETED
 - * ROUTE WATER TO A GRASSED AREA
 - * MAINTAIN UNTIL A LAWN IS ESTABLISHED
- EXISTING TREES OUTSIDE LIMITS OF GRADING TO REMAIN
- POST: ALL DISTURBED AREA TO BE SEeded AND STRAWED OR SOO APPLIED.

FRONT SETBACK AVERAGE

LOT #75.....	44.83
LOT #73.....	44.75
LOT #72.....	41.03
LOT #71.....	44.08
AVERAGE	43.87



TYPICAL SWALE SECTION



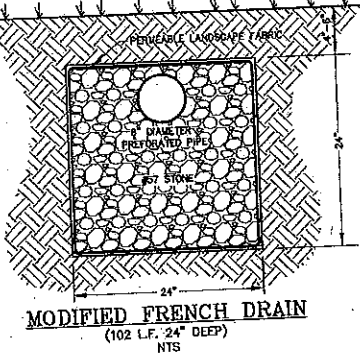
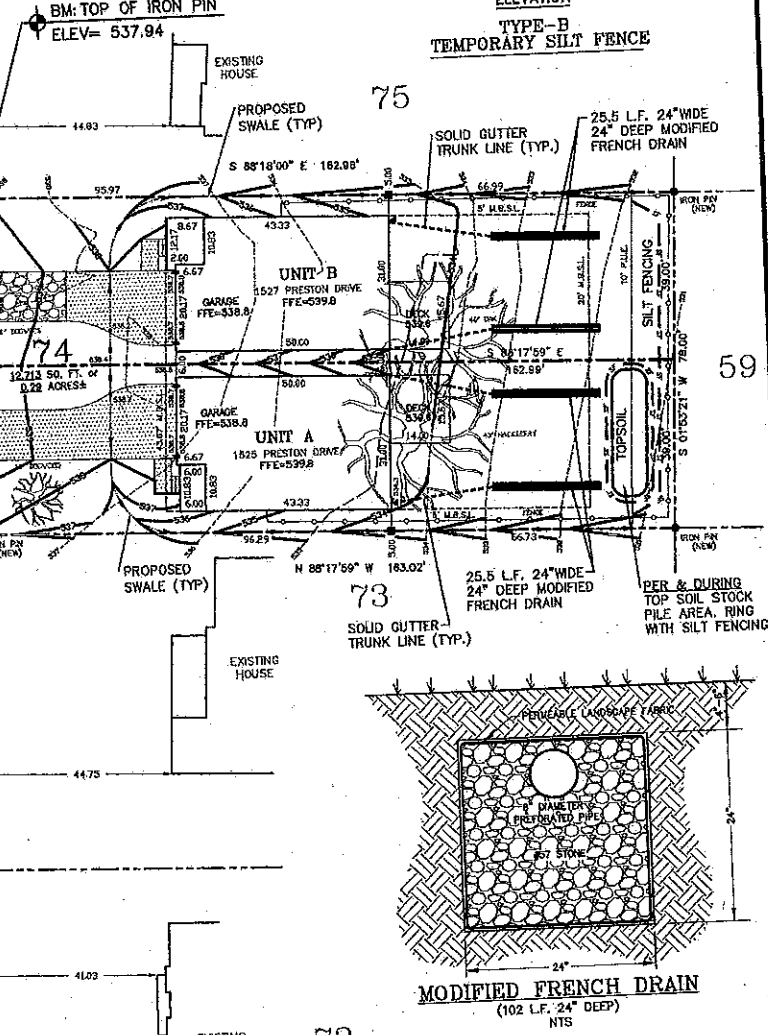
PRE & DURING TEMPORARY CONST. ENTRANCE

PROPOSED DRIVE RAMP METRO ST-322

PROPOSED CURB & GUTTER METRO ST-200

PROPOSED DRIVE RAMP METRO ST-322

PROPOSED 5' SIDEWALK METRO ST-210



PROPOSED LAYOUT

SITE INFORMATION	
TOTAL SITE AREA	12,713 SQ.FT. OR 0.29 ACRES
PROPOSED IMPERVIOUS DATA	
HOUSES/DECKS	3,580 S.F.
DRIVES/WALKS	1,325 S.F.
TOTAL	4,685 S.F. OR 38.4%
EXISTING IMPERVIOUS DATA	
TOTAL IMPERVIOUS	2,785 S.F. OR 21.7%
NET IMPERVIOUS AREA	2,120 S.F.



SITE GRADING PLAN LOT NO. 74 PART TWO

PORTER HEIGHTS SUBDIVISION

1525 PRESTON DRIVE
7th COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37206

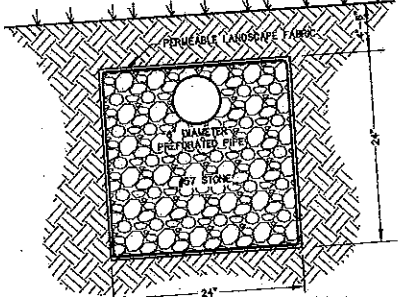
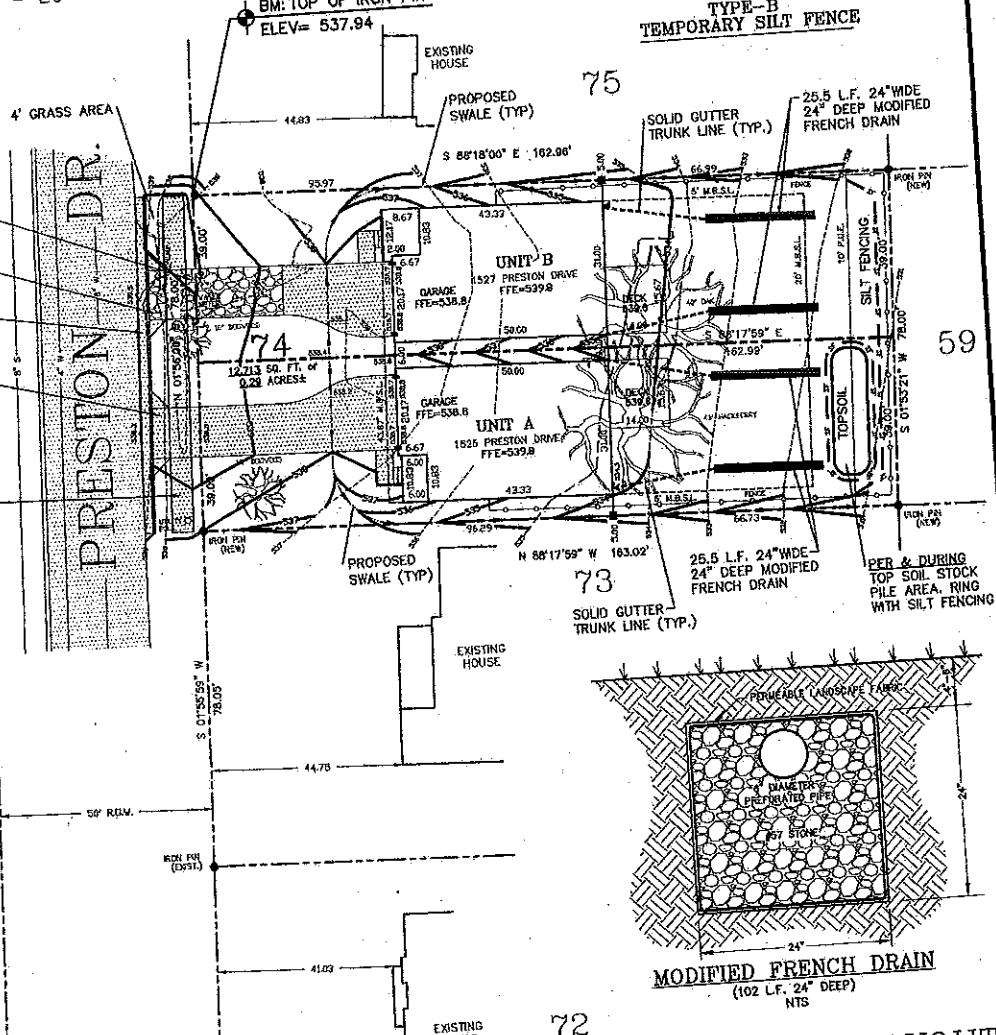
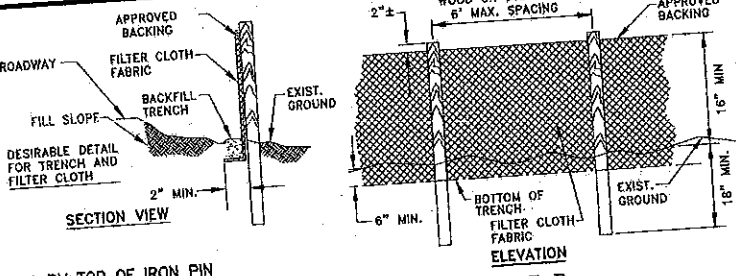
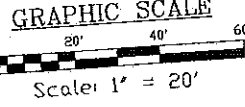
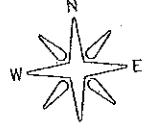


7121 Crossroads Blvd., Brentwood, TN 37027
PHONE: (615) 850-3501

SCALE: 1" = 20'	DRAWN BY: YOC	DATE: 9-5-18	DRAWING NO.
CHECKED BY: BSL	DESIGNED BY: BSL	APP. NO. 18-007P-1525	1 OF 2

STANDARD EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR SHALL BE SUBJECT TO AND FOLLOW ANY STATE, COUNTY OR CITY STREAM WATER QUALITY ACTS FOR GRADING, EROSION AND SEDIMENT CONTROL. FOR THE MEASURES SHOWN OR STATED ON THIS PLAN.
2. CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WINTER MONTHS PRIOR TO OCTOBER 1.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE APPROPRIATE GOVERNING DEPARTMENT.
4. DUE TO UNANTICIPATED FIELD CONDITIONS, THIS PLAN MAY NOT COVER ALL SITUATIONS THAT ARISE DURING CONSTRUCTION. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF AT THE DIRECTION OF A REPRESENTATIVE OF THE APPROPRIATE GOVERNING DEPARTMENT.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES. AS WELL AS ANY CORRECTIVE CHANGES TO EROSION AND SEDIMENT CONTROL MEASURES OR EROSION AND SEDIMENT CONTROL PLAN.
7. IN AREAS WHERE SOIL IS EXPOSED, PROMPT REPLANTING WITH NATIVE OR COMPARABLE DROUGHT-RESISTANT VEGETATION SHALL BE PERFORMED. NO AREAS WILL BE LEFT EXPOSED OVER THE WINTER SEASON.
8. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED.
9. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEEP AT THE END OF EACH WORKING DAY OR AS NECESSARY.
10. CONTRACTOR SHALL PLACE EROSION CONTROL MEASURES AROUND ALL NEW BRUSHING STRUCTURE OPERATIONS IMMEDIATELY AFTER THE STRUCTURE OPERATIONS HAVE COMPLETED THESE EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
11. CONTRACTOR SHALL MAINTAIN HOUSEKEEPING PRACTICES AS FOLLOWS:
 - A. CONCRETE WASTE: THE CONTRACTOR SHALL PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT TO BE USED FOR PROVIDE A DESIGNATED AREA FOR THE STORAGE OF EXCESS CONCRETE. EXCESS CONCRETE SHALL BE STORED IN THIS WASTE PIT. AT NO TIME SHALL A CONCRETE MIXER OR TRUCK AND CLEAN UP THIS WASTE INTO THE CITY STREET DRAINS VIA CURB AND GUTTER. ALL WASTE SHALL BE STORED IN THIS WASTE PIT UNTIL REMOVAL OF HANDED CONCRETE.
 - B. PAINT AND PAINTING SUPPLIES: PROVIDE PROTECTION TO EMPLOYEES AND SUBCONTRACTORS REGARDING PROTECTIVE EQUIPMENT TO EMPLOYEES AND SUBCONTRACTORS. USE AND REDUCTION OF POLLUTANTS FROM PAINT STORAGE, USE AND REDUCTION OF POLLUTANTS FROM PAINT APPLICATION, AND CLEAN UP. KEEP UP NEXT TOY FOR EVIDENCE OF PROPER DISPOSAL.
 - C. HAZARDOUS WASTE MANAGEMENT: PREVENT THE RELEASE OF POLLUTANTS FROM HAZARDOUS WASTE TO THE ENVIRONMENT THROUGH PROPER WASTE USE. WASTE STORAGE AND TRAILING OF EMPLOYEES. HAZARDOUS WASTE PRODUCTS, COLOURS, SOLVENTS, PAINTS, FERTILIZERS, PESTICIDES, AND OTHER TOXIC SUBSTANCES SHALL BE STORED IN A SECURE, LOCKED, AND PROTECTED AREA. SOIL STABILIZATION PRODUCTS, ASPHALT PRODUCTS, POLYURETHANE, AND OTHER PRODUCTS.
12. STABILIZATION MEASURES MUST BE WEARED WITHIN SEVEN (7) DAYS OR PERIODS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND WITHIN FIFTEEN (15) DAYS AFTER FINAL GRADING OR OTHER SEPARATION. PERMANENT STABILIZATION WITH PERMANENT VEGETATION (SHOULD HAVE PERMANENTLY STABLE, HIGH-EROSION SURFACE) SHALL REPLACE ANY TEMPORARY MEASURES AS SOON AS PRACTICABLE. STABILIZATION MEASURES MAY INCLUDE: TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOIL STABILIZATION AND OTHER APPROPRIATE MEASURES.
13. STRUCTURAL PRACTICES TO PREVENT OR STOP FLOWS FROM AREAS OF LAND DISTURBANCE OR OTHERWISE LAST PARTY AND THE DISPENSURE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE MUST BE IMPLEMENTED. SUCH PRACTICES MAY INCLUDE: SILT FENCES, EARTH DICES, DRAINAGE SWALES, SEDIMENT TRAPS, CHECK DAMS, SUBSURFACE DRAIN, PIPE SLOPE PROTECTION, STORM DRAIN INLET PROTECTION, ROCK OUTLET PROTECTION, REINFORCED SOIL, RETAINING SYSTEMS, AND GASOLIN.
14. INSPECTIONS OF ALL CONTROL MEASURES AND DISTURBED AREAS MUST BE PERFORMED BEFORE ANTICIPATED STORM EVENTS (OR SERIES OF STORM EVENTS SUCH AS INTERMITTENT SHOWERS OVER ONE OR MORE DAYS), AND WITHIN 24 HOURS AFTER THE END OF A STORM EVENT OF ONE INCH OR GREATER, AND AT LEAST ONCE EACH FOURTEEN (14) CALENDAR DAYS. INSPECTIONS MUST BE DOCUMENTED AND INCLUDE: GUIDELINES OF PERSONNEL, NATURE OF THE INSPECTION, THE DATES OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE CONTROL MEASURES (INCLUDING THE LOCATION OF ANY CONTROL MEASURE THAT FAILED TO OPERATE AS DESIGNED OR PROVIDED INADEQUATE FOR A PARTICULAR LOCATION), BASED ON THE RESULTS OF THE INSPECTION, ANY MAJOR CONTROL MEASURES OR CONTROL MEASURES IN ADEQUATE REPAIR MUST BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE NEXT RAIN EVENT IF POSSIBLE, BUT IN NO CASE MORE THAN SEVEN (7) DAYS AFTER THE NEED IS IDENTIFIED.

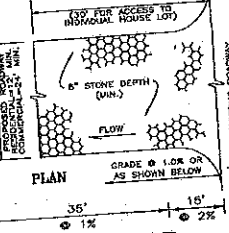


POST CONSTRUCTION AND SLOPE STABILIZATION NOTES

- 31 SLOPES SHOWN HEREIN TO BE STABILIZED WITH NORTH AMERICAN GREEN SOYBEAN STRAW CONTROL BLANKET OR APPROVED SUBSTITUTE STAPLE PATTERNS "D".
- NOISE EXTRA MEASURES MAY BE NEEDED IF:
 - IS WITHIN 300 FEET OF A STREAM OR WETLAND
 - IS WITHIN 1,000 FEET OF A LAKE
 - IS STEEP (SLOPE OF 12% OR MORE)
 - RECEIVES RUN OFF FROM 10,000 SQ. FT. OR MORE OF ADJACENT LAND.
 - HAS MORE THAN AN ACRE OF DISTURBED GROUND.

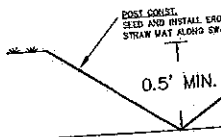
PRESERVING EXISTING VEGETATION NOTES

1. WHEREVER POSSIBLE, PRESERVE EXISTING TREES, SHRUBS, AND OTHER VEGETATION NEAR TREES MARKED FOR PRESERVATION.
 2. TO PREVENT ROOT DAMAGE, DO NOT GRADE, PLACE SOIL PILES, OR PARK VEHICLES NEAR TREES MARKED FOR PRESERVATION.
- REVEGETATION NOTES**
DISTURBED SOILS SHALL BE STABILIZED AS QUICK AS PRACTICABLE WITH TEMPORARY VEGETATION AND/OR MULCHING TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT. TEMPORARY MULCH IS TO BE APPLIED AT THE RATE OF 2-3 BALES OF STRAW PER 1,000 SQ. FT.
- * NOT REQUIRED, BUT HIGHLY RECOMMENDED
 - * INSTALL AS SOON AS CUTTERS AND DOWN SPOUTS ARE COMPLETED
 - * ROUTE WATER TO A GRASSED AREA
 - * MAINTAIN UNTIL A LAWN IS ESTABLISHED
- EXISTING TREES OUTSIDE LIMITS OF GRADING TO REMAIN EXPOSED AREAS TO BE SEEDING AND STRAWED OR SOG APPLIED.



FRONT SETBACK AVERAGE

LOT #75.....	44.83
LOT #73.....	44.75
LOT #72.....	41.03
LOT #71.....	44.08
<hr/>	
	174.69/4=43.67



SITE GRADING PLAN LOT NO. 74 PART TWO

PORTER HEIGHTS SUBDIVISION

1525 PRESTON DRIVE
7th COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37208

SITE INFORMATION

TOTAL SITE AREA	12,713 SQ.FT. OR 0.29 ACRES
PROPOSED IMPERVIOUS DATA	
HOUSES/DECKS.....	3,560 S.F.
DRIVES/WALKS.....	1,325 S.F.
<hr/>	
TOTAL 4,885 S.F. OR 38.4%	
EXISTING IMPERVIOUS DATA	
TOTAL IMPERVIOUS.....	2,785 S.F. OR 21.7%
<hr/>	
NET IMPERVIOUS AREA	2,120 S.F.



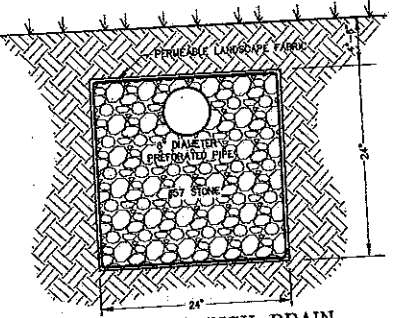
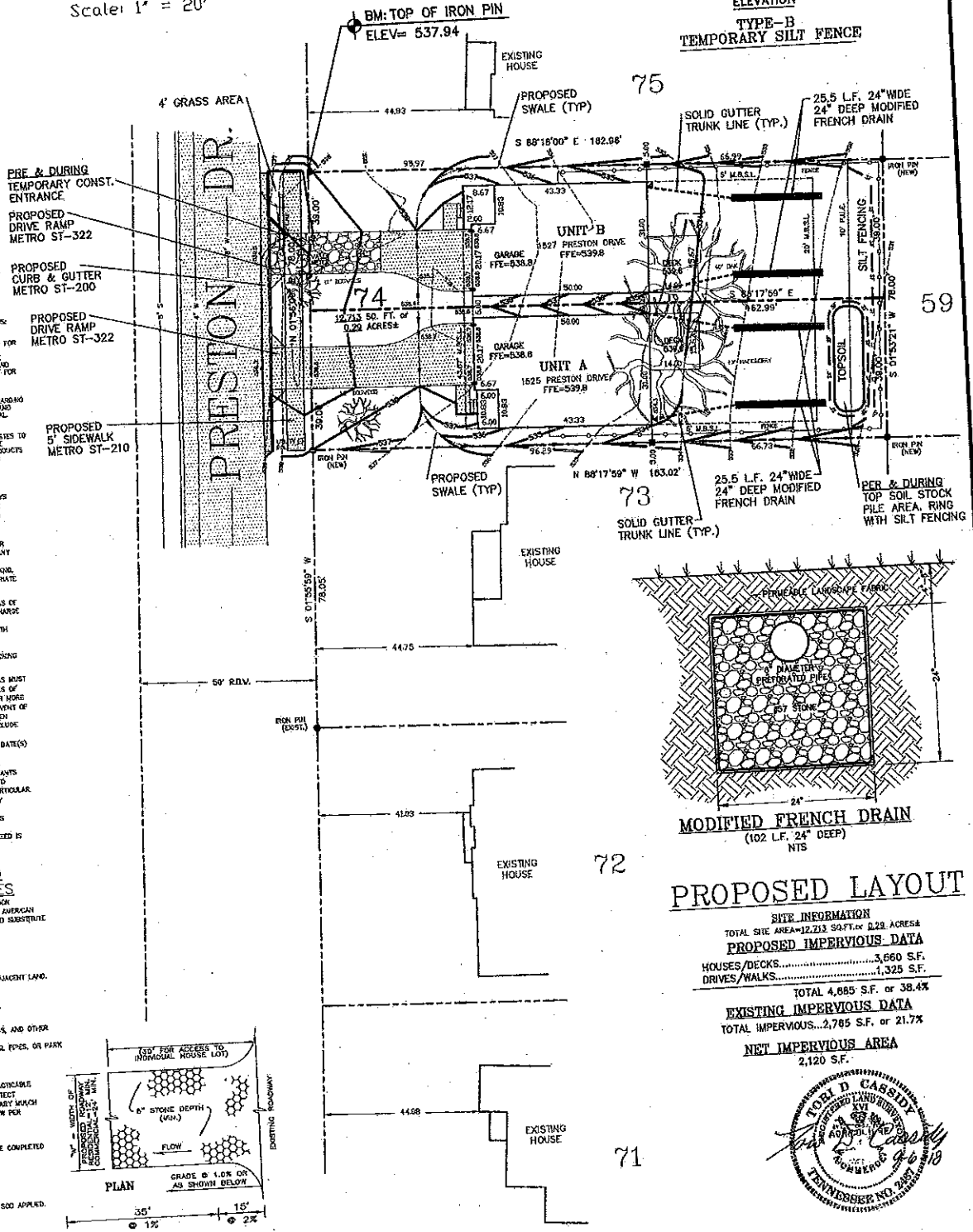
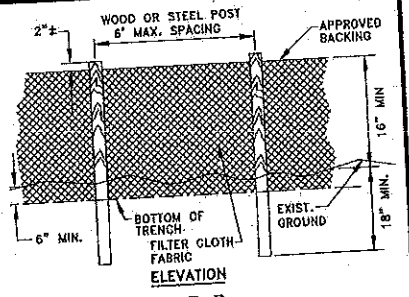
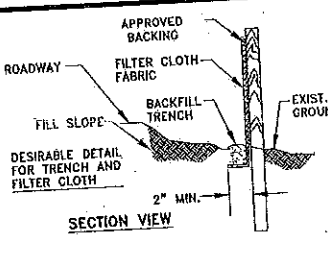
Delta Associates INCORPORATED
Design - Surveying

7121 Crossroads Blvd., Brentwood, TN 37027
PHONE: (615) 850-3501

SCALE: 1" = 20'	DRAWN BY: TDC	DATE: 8-5-18	DRAWING NO.:
	CHECKED BY: BOL	JOB NO.: 18-0770-1825	1 OF 2

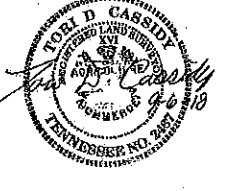
STANDARD EROSION AND SEDIMENT CONTROL NOTES

- THE CONTRACTOR SHALL BE SUBJECT TO AND FOLLOW ANY STATE, COUNTY OR CITY EROSION WATER ORDINANCE FOR GRADING, EROSION AND SEDIMENT CONTROL. FOR THE WEAKERS SHOWN ON STATED ON THIS PLAN.
- CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE GOING OF ANY INITIAL CONSTRUCTION SHALL MAKE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WATER MONTHS PRIOR TO OCTOBER 1.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO THE DESIGN OF THE CONTRACTOR'S ONLY WITH THE APPROVAL OF OR AT THE DISCRETION OF A REPRESENTATIVE OF THE APPROPRIATE COVERING DEPARTMENT.
- DOE TO UNANTICIPATED FIELD CONDITIONS, THIS PLAN MAY NOT COVER ALL SITUATIONS THAT ARISE DURING CONSTRUCTION. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF OR AT THE DISCRETION OF A REPRESENTATIVE OF THE APPROPRIATE COVERING DEPARTMENT.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A LOG AT THE SITE OF ALL INSPECTIONS OR MONITORING OF EROSION AND SEDIMENT CONTROL MEASURES. AS WELL AS, ANY CORRECTIVE CHANGES TO EROSION AND SEDIMENT CONTROL MEASURES OR EROSION AND SEDIMENT CONTROL PLAN.
- IN AREAS WHERE SOIL IS EXPOSED, PROMPT REPLANTING WITH NATIVE & COMPATIBLE DROUGHT-PERSISTENT VEGETATION SHALL BE PERFORMED. NO AREAS WILL BE LEFT BARREN OVER THE WINTER SEASON.
- THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE WILL BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION MATERIALS INCLUDING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED.
- ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEEP AT THE END OF EACH WORKING DAY OR AS NECESSARY.
- CONTRACTOR SHALL PLACE EROSION CONTROL MEASURES AROUND ALL NEW DRAINAGE STRUCTURE OPERATIONS IMMEDIATELY AFTER THE STRUCTURE GRADING IS COMPLETED. THESE EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
- CONTRACTOR SHALL IMPLEMENT HOUSEKEEPING PRACTICES AS FOLLOWS:
 - CONCRETE WASTE: PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT TO BE USED FOR CONCRETE BRICK WASTES. DISPOSE OF WASTES IMMEDIATELY. NO WASTE DEPOSITED AT THE SITE. WASTE SHALL BE CLEANED UP AND GUTTER BLENDS, CURBS SHALL BE CLEANED. WASTE SHALL BE REMOVED FOR RECYCLING OR DISPOSAL.
 - PAINT AND PAINTING SUPPLIES: PROVIDE RESTRICTION TO EMPLOYEES AND SUBCONTRACTORS REGARDING POSITION OF PAINTS, PAINTING MATERIALS STORAGE, USE AND CLEAN UP. INSPECT WEEKLY FOR EVIDENCE OF IMPROPER DISPOSAL.
 - HAZARDOUS WASTE MANAGEMENT: PREVENT THE RELEASE OF POLLUTANTS FROM HAZARDOUS WASTES TO THE DRAINAGE SYSTEMS THROUGH PROHIBIT MATERIALS (OIL, WASTE OIL, PAINTS, SOLVENTS, ACETONE, GASOLINE, ANTIFREEZE, BATTERY ACIDS, SOLVENTS, PETROLEUM PRODUCTS, FERTILIZERS, PESTICIDES, AND OTHER TOXIC SUBSTANCES) FROM DRIPPING, LEAKING, SPILLING AND CONCRETE DURING PRODUCTS.
- STABILIZATION MEASURES MUST BE INSTALLED WITHIN SEVEN (7) DAYS ON PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND WITHIN FIFTEEN (15) DAYS AFTER FINAL GRADING OR OTHER EROSION. PERMANENT STABILIZATION WITH PERENNIAL VEGETATION (ORNS) OR OTHER PERENNIALS AND WOOLY PLANTS (WHERE PRACTICABLE) OR OTHER PERMANENTLY STABLE, NON-ERODING SURFACE SHALL REPLACE ANY TEMPORARY MEASURES AS SOON AS PRACTICABLE. STABILIZATION PRACTICES MAY INCLUDE: TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, COVERS, SOIL STABILIZATION AND OTHER APPROPRIATE MEASURES.
- STRUCTURAL PRACTICES TO OVERTOP OR STORE FLOWS FROM AREAS OF LAND IMPROVEMENT OR EXISTING ROOF AND THE OCCURRENCE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE MUST BE IMPLEMENTED. SUCH PRACTICES MAY INCLUDE: SOFT EROSION, EARTH INDEX, DRAINAGE SWALES, SEDIMENT TRAPS, CHECK DAMS, SURFACE GRATING, PINE SLIP DRUMS, STORM DRAIN BUILT PROTECTION, ROCK OUTLET PROTECTION, REINFORCED SOIL RETAINING SYSTEMS, AND GABIONS.
- INSPECTIONS OF ALL CONTROL MEASURES AND DISTURBED AREAS MUST BE PERFORMED BEFORE ANTICIPATED STORM EVENTS (OR BEFORE A STORM EVENT) AS INTERMITTENT SHOWERS OVER ONE (1) HOUR. INSPECTIONS SHALL BE MADE AT LEAST ONCE EVERY FORTY-EIGHT (48) HOURS OR OPERATING AT LEAST ONCE EVERY FORTY-EIGHT (48) HOURS. INSPECTIONS MUST BE DOCUMENTED AND INCLUDE: THE SCOPE OF THE INSPECTIONS, MAP(S) AND TITLE OR QUANTIFICATION OF PERSONNEL INVOLVED IN THE INSPECTION, THE DATE(S) OF THE INSPECTION, WATER OBSERVATIONS RELATING TO THE REPRESENTATION OF THE CONTROL MEASURES (INCLUDING THE LOCATION(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE AND OF ANY CONTROL DEVICE THAT FAILED TO OPERATE AS INTENDED OR PROVIDED INADEQUATE FOR A PARTICULAR LOCATION), BASED ON THE RESULTS OF THE INSPECTION, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN NECESSARY. BEFORE THE NEXT RAIN EVENT IF NECESSARY. BEFORE THE NEXT RAIN EVENT IF NECESSARY. BUT IN NO CASE MORE THAN SEVEN (7) DAYS AFTER THE NEED IS IDENTIFIED.



SITE INFORMATION

TOTAL SITE AREA=12,713 SQ.F.T. OR 0.29 ACRES
PROPOSED IMPERVIOUS DATA
HOUSES/DECKS.....3,660 S.F.
DRIVES/WALKS.....1,325 S.F.
TOTAL 4,985 S.F. OR 38.4%
EXISTING IMPERVIOUS DATA
TOTAL IMPERVIOUS...2,785 S.F. OR 21.7%
NET IMPERVIOUS AREA
2,120 S.F.



Delta Associates
INCORPORATED
Design - Surveying
7121 Crossroads Blvd., Brentwood, TN 37027
PHONE: (615) 850-3501

SCALE: 1" = 20'	DRAWN BY: TDC	DATE: 8-5-18	DRAWING NO.:
CHECKED BY: PDL	ROB NO. 15-05763-1526		1 OF 2

SITE GRADING PLAN
LOT NO. 74
PART TWO
PORTER HEIGHTS SUBDIVISION
1525 PRESTON DRIVE
7th COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37206

POST CONSTRUCTION AND SLOPE STABILIZATION NOTES

- SLOPES BROWN HORIZON TO BE SEED FOR STABILIZATION
- SLOPES BROWN HORIZON TO BE STABILIZED WITH NORTH AMERICAN GREEN SEEDS EROSION CONTROL, BLENNETT OR APPROVED SUBSTITUTE STAPLE PATTERNS TO:

NOTE: EXTRA WEAKERS MAY BE NEEDED IF YOUR SITE:

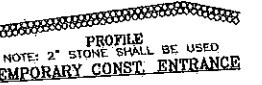
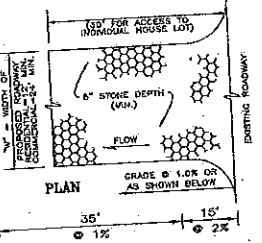
- IS WITHIN 300 FEET OF A STREAM OR WETLAND
- IS WITHIN 1,000 FEET OF A LAKE
- IS STEEP (GRADE OF 10% OR MORE)
- RECEIVES RUN OFF FROM 10,000 SQ. FT. OR MORE OF ADJACENT LAND.
- HAS MORE THAN AN ACRE OF DISTURBED GROUND.

PRESERVING EXISTING VEGETATION NOTES

- WHenever possible, preserve existing trees, shrubs, and other
- TO PREVENT ROOT DAMAGE, DO NOT GRADE, PLACE SOIL PILES, OR PARK NEARBY TREES MARKED FOR PRESERVATION

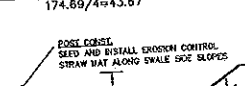
REVEGETATION NOTES

- DISTURBED SOILS SHALL BE STABILIZED AS QUICK AS PRACTICABLE WITH TEMPORARY VEGETATION AND/OR MACHING TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT. TEMPORARY MACHING IS TO BE APPLIED AT THE RATE OF 2-3 BALES OF STRAW PER 1,000 SQ. FT.
- * NOT REQUIRED, BUT HIGHLY RECOMMENDED
 - * INSTALL AS SOON AS OUTLETS AND DOWN SPOUTS ARE COMPLETED
 - * ROUTE WATER TO A GRASSY AREA
 - * MAINTAIN UNTIL A LAWN IS ESTABLISHED
- DO NOT REMOVE EXISTING TREES OUTSIDE LOTS OF GRADING TO REMAIN
- POST: ALL DISTURBED AREA TO BE SEEDING AND STRAWED OR SOO APPLIED.



FRONT SETBACK AVERAGE

LOT #75.....44.83
LOT #73.....44.75
LOT #72.....41.03
LOT #71.....44.18
174.89/4=43.67



STANDARD EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR SHALL BE SUBJECT TO AND FOLLOW ANY STATE, COUNTY OR CITY STORM WATER ORDINANCE FOR EROSION AND SEDIMENT CONTROL. FOR THE MEASURES SHOWN OR STATED ON THIS PLAN.
2. CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE CASSET OF ANY STORM. CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WINTER MONTHS PRIOR TO OCTOBER 1.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL RESTORED AREAS ARE STABILIZED. CONSTRUCTION OF EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DISCRETION OF A REPRESENTATIVE OF THE APPROPRIATE GOVERNING DEPARTMENT.
4. DUE TO UNANTICIPATED FIELD CONDITIONS, THIS PLAN MAY NOT COVER ALL SITUATIONS THAT ARISE DURING CONSTRUCTION. MEASURES MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF AT THE DISCRETION OF A REPRESENTATIVE OF THE APPROPRIATE GOVERNING DEPARTMENT.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES, AS WELL AS, ANY CORRECTIVE CHANGES TO EROSION AND SEDIMENT CONTROL MEASURES OR EROSION AND SEDIMENT CONTROL PLAN.
7. IN AREAS WHERE SOIL IS EXPOSED, PROMPT REPLANTING WITH NATIVE 1 COMPATIBLE DROUGHT-RESISTANT VEGETATION SHALL BE PERFORMED. NO AREAS WILL BE LEFT EXPOSED OVER THE WINTER SEASON.
8. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE DETERMINED BY THE CONTRACTOR TO MEET THE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC DURING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED.
9. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEPT AT THE END OF EACH WORKING DAY OR AS NECESSARY.
10. CONTRACTOR SHALL PLACE EROSION CONTROL MEASURES AROUND ALL NEW GARAGE STRUCTURE CONSTRUCTION IMMEDIATELY AFTER THE STRUCTURE OPENING IS COMPLETED. THESE EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REPAIR IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
11. CONTRACTOR SHALL IMPLEMENT HOUSEKEEPING PRACTICES AS FOLLOWS:
 - A. CONCRETE WASTE: PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT TO BE USED FOR CONCRETE TRUCK WASHOUT PRIOR TO THE CONSTRUCTION OF THE CONCRETE CURB. AT NO TIME SHALL A CONCRETE TRUCK CARRY WASTE AND CLEAN ITS TIRE AND CITY STREET CURB AND GUTTER INLETS. INSPECT DAILY TO CONTROL RUNOFF AND WASHOUT FOR REMOVAL OF HARDENED CONCRETE.
 - B. PAINT AND PAINTING SUPPLIES: PROVIDE RESTRICTION TO EMPLOYEES AND SUBCONTRACTORS REGARDING REMOVAL OF POLLUTANTS INCLUDING MATERIAL STORAGE, USE AND CLEAN UP. INSPECT WASTY EVIDENCE OF MATERIALS DISPOSAL.
 - C. HAZARDOUS WASTE MANAGEMENT: PREVENT THE DISPENSURE OF POLLUTANTS FROM HAZARDOUS WASTES TO THE DRAINAGE SYSTEMS THROUGH PROPER HANDLING, USE, WASTE DISPOSAL AND TRAINING OF EMPLOYEES. HAZARDOUS WASTE PRODUCTS INCLUDING FLAMMABLES, ACIDS, BUT NOT LIMITED TO PAINTS & SOLVENTS, PETROLEUM PRODUCTS, PESTICIDES, HERBICIDES & PESTICIDES, SOIL STABILIZING PRODUCTS, ASPHALT PRODUCTS AND CONCRETE CURING PRODUCTS.
12. STABILIZATION MEASURES MUST BE INSTALLED WITHIN SEVEN (7) DAYS OF PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND WITHIN FIFTEEN (15) DAYS AFTER FINAL GRADING OR OTHER FINISHING. PERMANENT STABILIZATION WITH PERENNIAL VEGETATION (SUDDERBERRY, HERBACEOUS AND WOODY PLANTS WHERE PRACTICABLE) OR OTHER PERMANENTLY STABLE, NON-ERODING SURFACE SHALL REPLACE ANY TEMPORARY MEASURES AS SOON AS PRACTICABLE. STABILIZATION PRACTICES MAY INCLUDE: TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOIL STABILIZATION AND OTHER APPROPRIATE MEASURES.
13. EROSIONAL PRACTICES TO EXPORT OR STORE FLOWS FROM AREAS OF LAND DISTURBANCE OR OTHERWISE LIMIT RUNOFF AND THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE MUST BE IMPLEMENTED. SUCH PRACTICES MAY INCLUDE: SALT FENCES, BATH DIGETS, DRAINAGE SWALES, SEDIMENT TRAPS, CHECK DAMS, SURFACE DRAIN, PIPE SLOPE DRAIN, STORM DRAIN INLET PROTECTION, ROCK OUTLET PROTECTION, REINFORCED SOIL RETAINING SYSTEMS, AND GABIONS.
14. INSPECTIONS OF ALL CONTROL MEASURES AND DISTURBED AREAS MUST BE PERFORMED BEFORE ANTICIPATED STORM EVENTS (OR SERIES OF STORM EVENTS SUCH AS PRECIPITATION SHOWERS OVER ONE OR MORE DAYS), AND WITHIN 24 HOURS AFTER THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER, AND AT LEAST ONCE EVERY FOURTEEN (14) CALENDAR DAYS. INSPECTIONS MUST BE DOCUMENTED AND INCLUDE THE SCOPE OF THE INSPECTIONS, MEASURES (AND THE TYPE OR QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION), THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE CONTROL MEASURES (INCLUDING THE LOCATION(S) OF OBSERVATIONS OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE AND OF ANY CONTROL DEVICE THAT FAILED TO OPERATE AS DESIGNATED OR PROVIDED INADEQUATE FOR A PARTICULAR LOCATION), BASED ON THE RESULTS OF THE INSPECTION, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES BE REPAIRED MUST BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE NEXT RAIN EVENT IF POSSIBLE, BUT IN NO CASE MORE THAN SEVEN (7) DAYS AFTER THE NEED IS IDENTIFIED.

POST CONSTRUCTION AND SLOPE STABILIZATION NOTES

- 3:1 SLOPES SHOWN HEREON TO BE SOODED FOR STABILIZATION
 - 2:1 SLOPES SHOWN HEREON TO BE STABILIZED WITH NORTH AMERICAN GRASS SOON EROSION CONTROL, BLANKET OR APPROVED SUBSTITUTE STABLE PATTERN "D".
- NOTE: EXTRA MEASURES MAY BE NEEDED IF YOUR SITE:
- IS WITHIN 300 FEET OF A STREAM OR WETLAND
 - IS WITHIN 1,000 FEET OF A LAKE
 - IS STEEP (SLOPE OF 12% OR MORE)
 - RECEIVES RUN OFF FROM 10,000 SQ. FT. OR MORE OF ADJACENT LAND.
 - HAS MORE THAN AN ACRE OF DISTURBED GROUND.

PRESERVING EXISTING VEGETATION NOTES

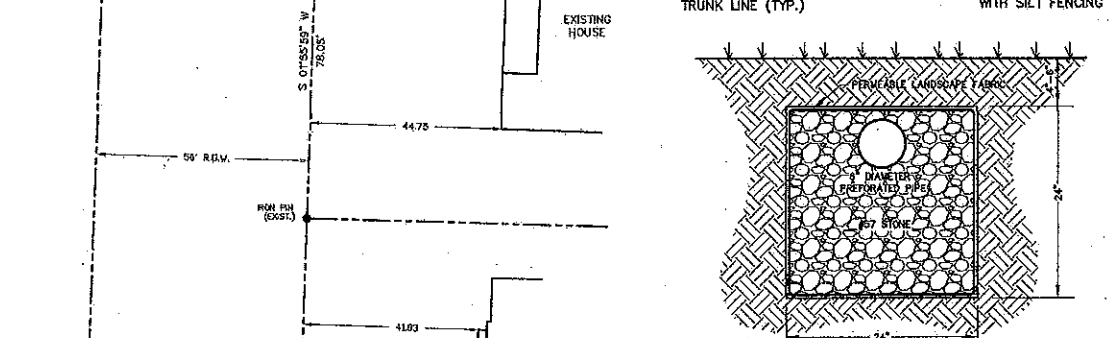
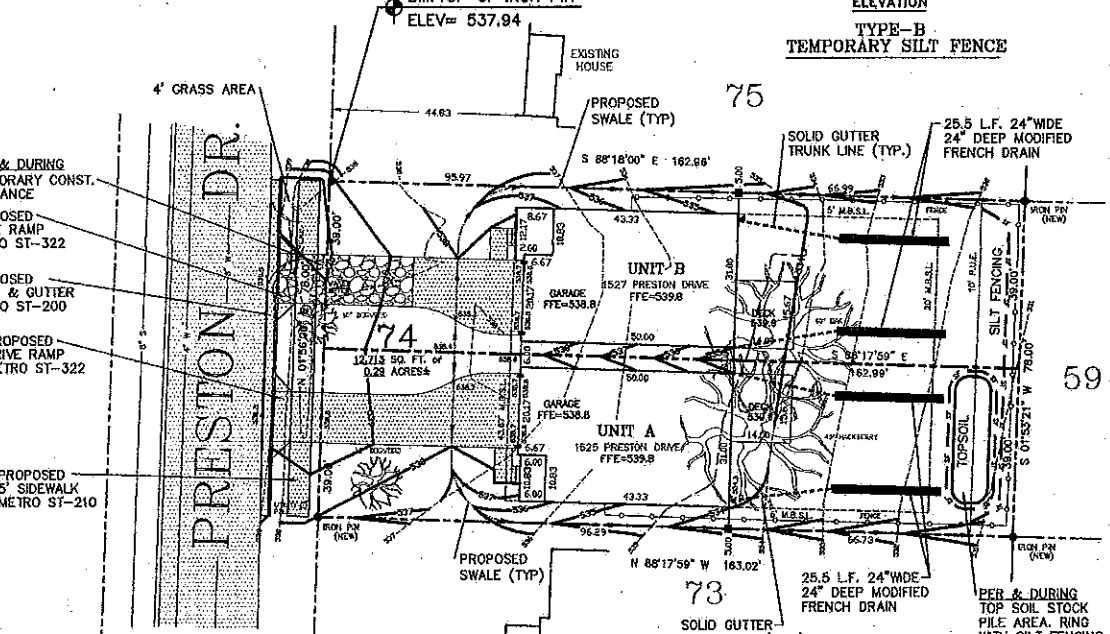
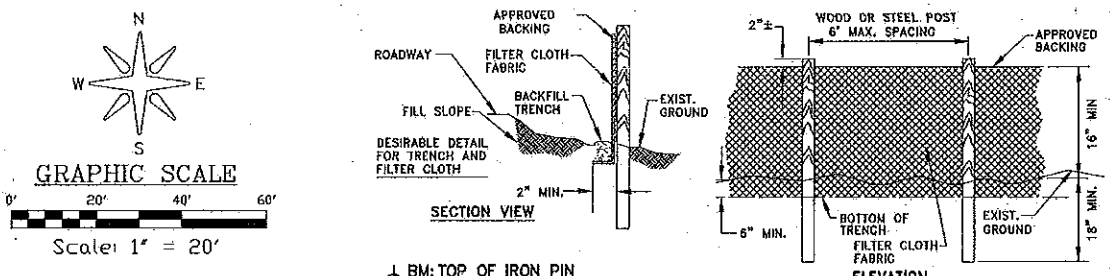
1. WHENEVER POSSIBLE, PRESERVE EXISTING TREES, SHRUBS, AND OTHER VEGETATION. MARK TREES FOR PRESERVATION.
2. TO PREVENT ROOT DAMAGE, DO NOT GRADE, PLACE SOIL PIPES, OR PANK VEHICLES NEAR TREES MARKED FOR PRESERVATION.

REVEGETATION NOTES

- DISTURBED SOILS SHALL BE STABILIZED AS QUICK AS PRACTICABLE WITH TEMPORARY VEGETATION AND/OR MULCHING TO PREVENT EXPOSED CRACKS. AREAS EXPOSED TO EROSION, TEMPORARY MULCH IS TO BE APPLIED AT THE RATE OF 2-3 BALES OF STRAW PER 1,000 SQ. FT.
- * NOT REQUIRED, BUT HIGHLY RECOMMENDED
 - * INSTALL AS SOON AS CUTTERS AND DOWN SPOUTS ARE COMPLETED
 - * PERTE WATER TO A GRASSY AREA
 - * MAINTAIN UNTIL A LAMN IS ESTABLISHED
- NOTE: EXISTING TREES OUTSIDE LIMITS OF GRADING TO REMAIN EXIST.
- ALL DISTURBED AREA TO BE SEEDED AND STRAWED OR SOO APPLIED.

FRONT SETBACK AVERAGE

LOT #75.....	44.83
LOT #71.....	44.75
LOT #72.....	41.03
LOT #71.....	44.08
174.69/4=43.67	



SITE INFORMATION

TOTAL SITE AREA=12,713 SQ. FT. @ 0.28 ACRES

PROPOSED IMPERVIOUS DATA

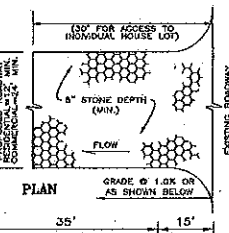
HOUSES/DECKS.....	3,560 S.F.
DRIVES/WALKS.....	1,326 S.F.
TOTAL 4,886 S.F. or 38.4%	

EXISTING IMPERVIOUS DATA

TOTAL IMPERVIOUS.....	2,785 S.F. or 21.7%
-----------------------	---------------------

NET IMPERVIOUS AREA

2,120 S.F.



NOTE: 2\"/>

**SITE GRADING PLAN
LOT NO. 74
PART TWO**

**PORTER HEIGHTS SUBDIVISION
1525 PRESTON DRIVE**

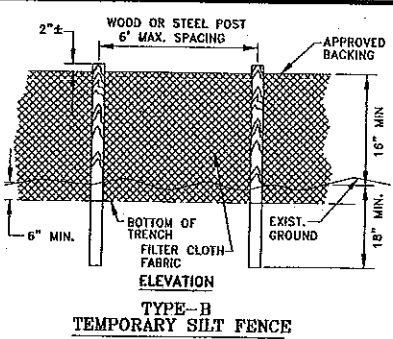
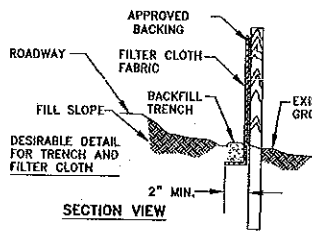
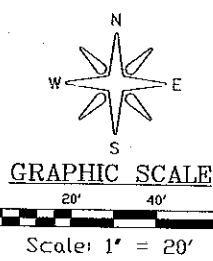


Delta Associates
INCORPORATED
Design - Surveying

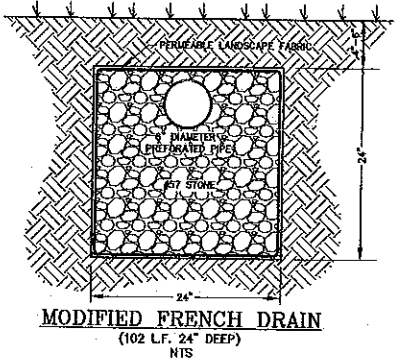
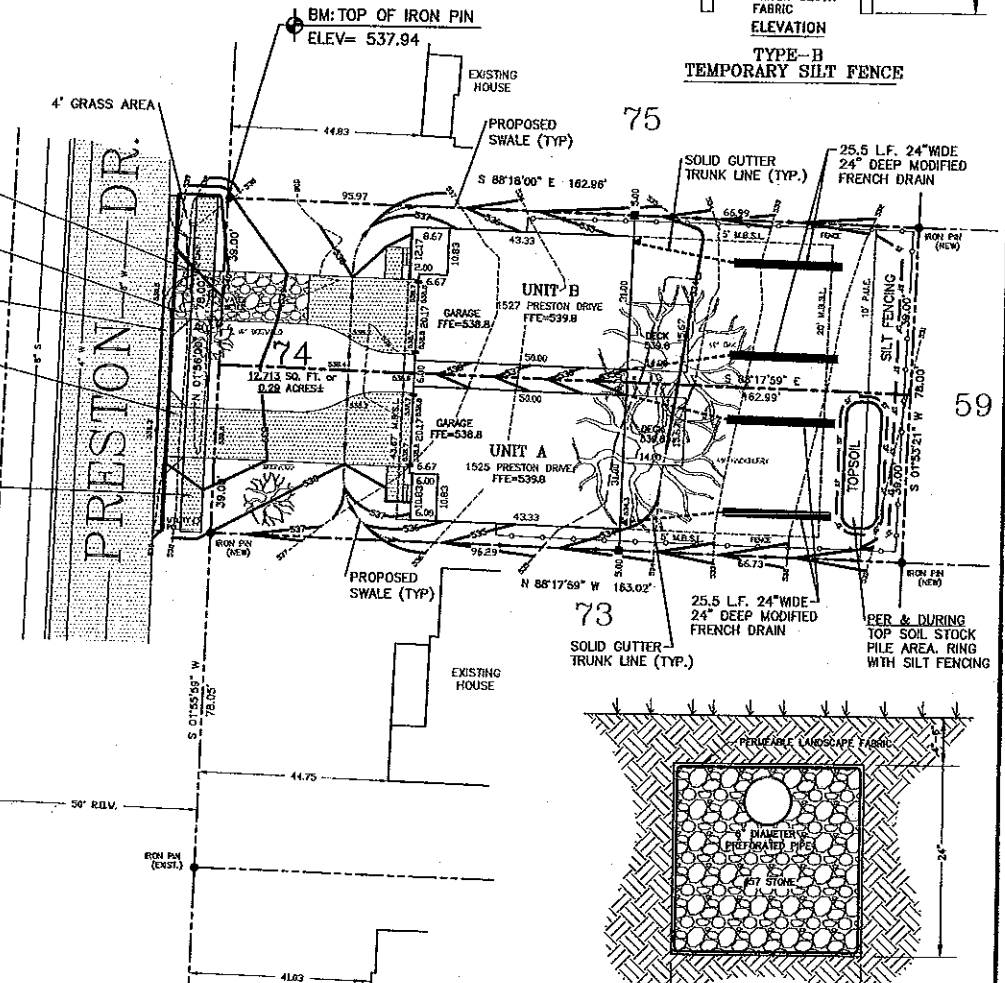
7121 Crossroads Blvd., Brentwood, TN 37027
PHONE: (615) 850-3501

STANDARD EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR SHALL BE SUBJECT TO AND FOLLOW ANY STATE, COUNTY OR CITY STORM WATER DRAINAGE, EROSION AND SEDIMENT CONTROL FOR THE MEASURES SHOWN OR STATED ON THIS PLAN.
2. CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WINTER MONTHS PRIOR TO OCTOBER 1.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE REQUEST OF A REPRESENTATIVE OF THE APPROPRIATE GOVERNING DEPARTMENT.
4. DUE TO UNANTICIPATED FIELD CONDITIONS, THIS PLAN MAY NOT COVER ALL SITUATIONS THAT ARISE DURING CONSTRUCTION. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF OR AT THE REQUEST OF A REPRESENTATIVE OF THE APPROPRIATE GOVERNING DEPARTMENT.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES, AS WELL AS ANY CORRECTIVE CHANGES TO EROSION AND SEDIMENT CONTROL MEASURES OR EROSION AND SEDIMENT CONTROL PLAN.
7. IN AREAS WHERE SOIL IS EXPOSED, PROMPT REPLANTING WITH NATIVE OR COMPARABLE ENDURANT-RESISTANT VEGETATION SHALL BE PERFORMED. NO AREAS SHALL BE LEFT EXPOSED OVER WINTER SEASON.
8. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED.
9. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SHEPT AT THE END OF EACH WORKING DAY OR AS NECESSARY.
10. CONTRACTOR SHALL PLACE EROSION CONTROL MEASURES AROUND ALL NEW DRAINAGE STRUCTURE OPENINGS IMMEDIATELY AFTER THE STRUCTURE OPENING IS CONSTRUCTED. THESE EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
11. CONTRACTOR SHALL IMPLEMENT HOUSEKEEPING PRACTICES AS FOLLOWS:
 - A. CONCRETE WASTE: PROVIDE A DESIGNATED AREA FOR A TEMPORARY PILE TO BE USED FOR CONCRETE TRUCK WASHOUT DISPOSE OF HARDENED CONCRETE GUTTERS, AT NO LATER THAN 12 HOURS AFTER PLACEMENT AND CLEAN ITS TRUCK INTO THE CITY STORM DRAINS VIA CURB AND CUTTER TRUCKS. INSPECT DAILY TO CONTROL, MONITOR AND NOTIFY FOR REMOVAL OF HARDENED CONCRETE.
 - B. PAINT AND PAINTING SUPPLIES: PROVIDE INSTRUCTION TO EMPLOYEES AND SUBCONTRACTORS REGARDING REDUCTION OF POLLUTANTS INCLUDING MATERIAL STORAGE, USE AND CLEAN UP. INSPECT WEEKLY FOR EVIDENCE OF IMPROPER DISPOSAL.
 - C. HAZARDOUS WASTE MANAGEMENT: PREVENT THE DISCHARGE OF POLLUTANTS FROM HAZARDOUS WASTE TO THE DRAINAGE SYSTEMS THROUGH IMPROPER MATERIAL USE, WASTE STORAGE AND STORAGE. EMPLOYEES HAZARDOUS WASTE PRODUCTS COMMONLY FOUND ON-SITE ARE, BUT NOT LIMITED TO PAINTS & SOLVENTS, FERTILIZERS, PESTICIDES, FUELS, OILS, GREASE, RESTORERS, SOIL STABILIZATION PRODUCTS, ASPHALT PRODUCTS AND CONCRETE CURING PRODUCTS.
12. STABILIZATION MEASURES MUST BE INITIATED WITHIN SEVEN (7) DAYS ON PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND WITHIN FIFTEEN (15) DAYS AFTER FINAL GRADING OR OTHER EARTHWORK. PERMANENT STABILIZATION WITH PERENNIAL VEGETATION (USING NATIVE HERBACEOUS AND WOODY PLANTS WHERE FEASIBLE) OR OTHER PERMANENTLY STABLE, NON-ERODING SURFACE SHALL REPLACE ANY TEMPORARY MEASURES AS SOON AS PRACTICABLE. STABILIZATION PRACTICES MAY INCLUDE: TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOIL STABILIZATION AND OTHER APPROPRIATE MEASURES.
13. STRUCTURAL PRACTICES TO PREVENT OR STORE FLOWS FROM AREAS OF LAND DISTURBANCE OR DRAINAGE (EARTHWORK) AND THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE MUST BE IMPLEMENTED. SUCH PRACTICES MAY INCLUDE SILT FENCES, EARTH DIVERS, DRAINAGE SWALES, SEDIMENT TRAPS, CHECK DAMS, SURFACE DRAINS, PIPE SLOPE DRAINS, STRIKE DRUM PILE PROTECTION, ROCK OUTLET PROTECTION, REINFORCED SOIL RETAINING SYSTEMS, AND GABIONS.
14. INSPECTIONS OF ALL CONTROL MEASURES AND DISTURBED AREAS MUST BE PERFORMED BEFORE ANTICIPATED STORM EVENTS (OR SEVEN (7) DAYS AFTER THE END OF ANY STORM EVENT OVER ONE (1) OR MORE DAYS), AND WITHIN 24 HOURS AFTER THE END OF A STORM EVENT OF 0.8 INCHES OR GREATER, AND AT LEAST ONCE EVERY FOURTEEN (14) CALENDAR DAYS. INSPECTIONS MUST BE DOCUMENTED AND INCLUDE THE SCOPE OF THE INSPECTIONS, NAME(S) AND TITLE OR QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAP(S) OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE CONTROL MEASURES (INCLUDING THE LOCATION(S) OF IMPROVEMENTS OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE AND OF ANY CONTROL DEVICE THAT FAILED TO OPERATE AS DESIGNATED OR PROVIDED INADEQUATE FOR A PARTICULAR LOCATION). BASED ON THE RESULTS OF THE INSPECTION, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR MUST BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE NEXT RAIN EVENT IF POSSIBLE, BUT IN NO CASE MORE THAN SEVEN (7) DAYS AFTER THE NEED IS IDENTIFIED.



- PREF & DURING TEMPORARY CONST. ENTRANCE**
- PROPOSED DRIVE RAMP METRO ST-322
 - PROPOSED CURB & GUTTER METRO ST-200
 - PROPOSED DRIVE RAMP METRO ST-322
 - PROPOSED 5' SIDEWALK METRO ST-210



POST CONSTRUCTION AND SLOPE STABILIZATION NOTES

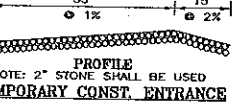
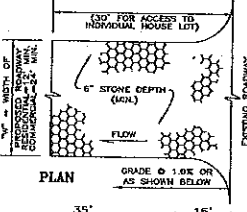
- 3.1 SLOPES SHOWN HEREON TO BE SLOPED FOR STABILIZATION
 - 2.1 SLOPES SHOWN HEREON TO BE STABILIZED WITH NORTH AMERICAN GREEN SCS50 EROSION CONTROL BLANKET OR APPROVED SUBSTITUTE STRIKE PATTERN "X"
- NOTICE EXTRA MEASURES MAY BE NEEDED IF YOUR SITE:
- IS NEAR 300 FEET OF A STREAM OR WETLAND
 - IS WITHIN 3,000 FEET OF A LAKE
 - IS STEEP (SLOPE OF 12% OR MORE)
 - RECEIVES RUN OFF FROM 10,000 SQ. FT. OR MORE OF ADJACENT LAND.
 - HAS MORE THAN AN ACRE OF DISTURBED GROUND.

PRESERVING EXISTING VEGETATION NOTES

1. WHENEVER POSSIBLE, PRESERVE EXISTING TREES, SHRUBS, AND OTHER VEGETATION.
2. TO PREVENT ROOT DAMAGE, DO NOT GRAZE, PLACE SOIL TUBES, OR PAK NEAR TREES MARKED FOR PRESERVATION.

REVEGETATION NOTES

- DISTURBED SOILS SHALL BE STABILIZED AS QUICK AS PRACTICABLE WITH TEMPORARY VEGETATION AND/OR MULCHING TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT. TEMPORARY MULCH IS TO BE APPLIED AT THE RATE OF 2-3 BALE(S) OF STRAW PER 1,000 SQ. FT.
- * NOT REQUIRED, BUT HIGHLY RECOMMENDED
 - * INSTALL AS SOON AS GUTTERS AND DOWN SPOUTS ARE COMPLETED
 - * ROUTE WATER TO A GRASSED AREA
 - * MAINTAIN UNTIL A LAWN IS ESTABLISHED
- NOTE: EXISTING TREES OUTSIDE LIMITS OF GRADING TO REMAIN
- NOTE: ALL DISTURBED AREA TO BE SEEDED AND STRAWED OR SOIL APPLIED.



FRONT SETBACK AVERAGE

LOT #75.....	44.83
LOT #73.....	44.75
LOT #72.....	41.03
LOT #71.....	44.08
AVERAGE	174.69/4=43.67

SITE GRADING PLAN

LOT NO. 74

PART TWO

PORTER HEIGHTS SUBDIVISION

1525 PRESTON DRIVE
7th COUNCIL DISTRICT

PROPOSED LAYOUT

SITE INFORMATION

TOTAL SITE AREA=12,713 SQ.FT. OR 0.28 ACRE

PROPOSED IMPERVIOUS DATA

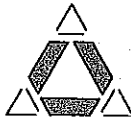
HOUSES/DECKS.....	3,560 S.F.
DRIVES/WALKS.....	1,325 S.F.
TOTAL	4,885 S.F. OR 38.4%

EXISTING IMPERVIOUS DATA

TOTAL IMPERVIOUS.....	2,785 S.F. OR 21.7%
------------------------------	----------------------------

NET IMPERVIOUS AREA

2,120 S.F.

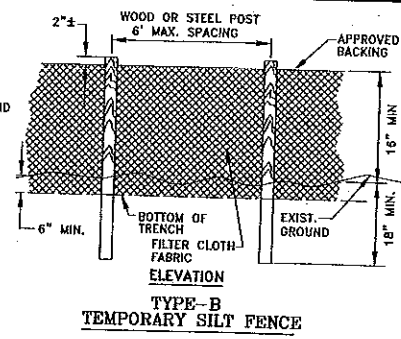
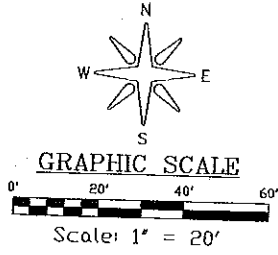


Delta Associates
INCORPORATED
Design - Surveying

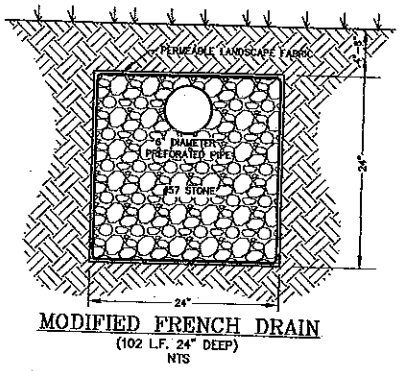
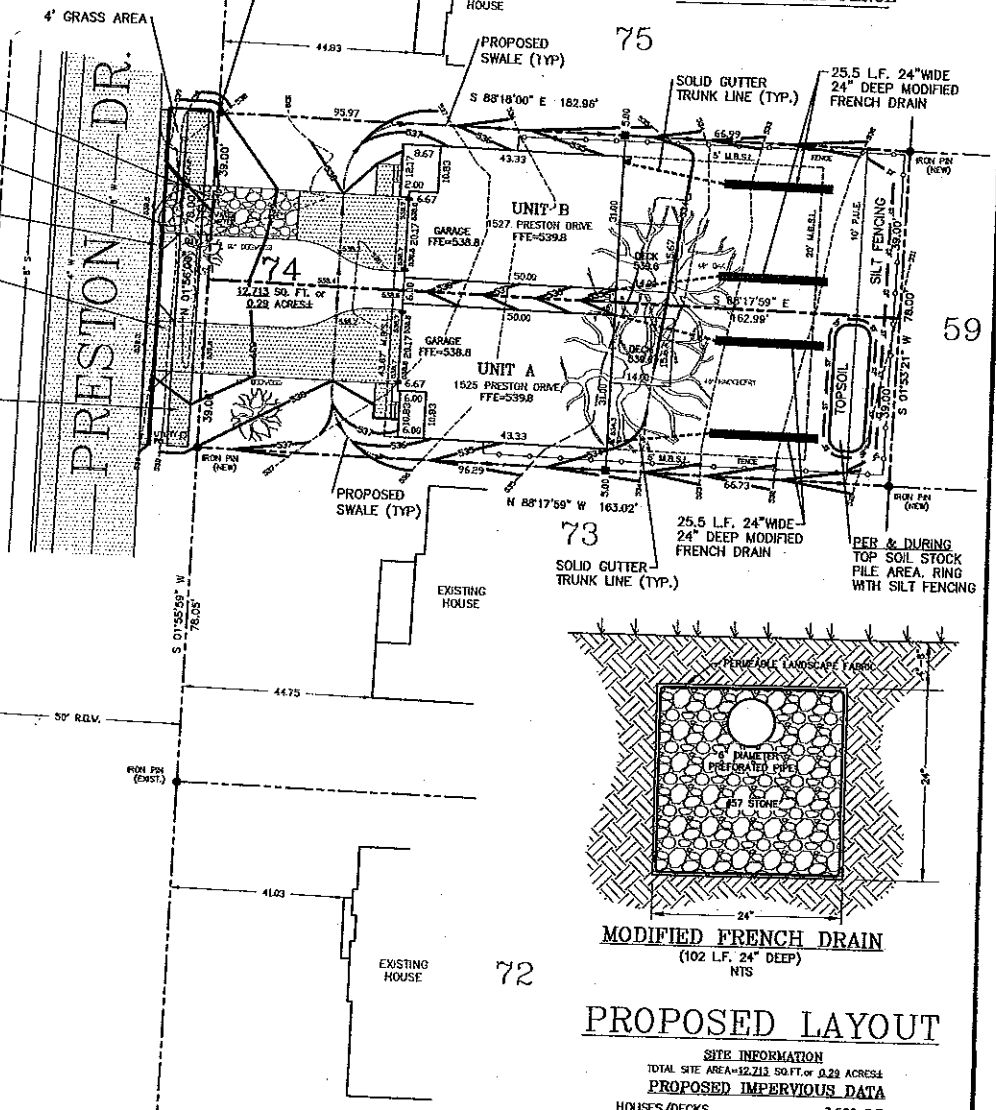
7121 Crossroads Blvd., Brentwood, TN 37027
PHONE: (615) 850-3501

STANDARD EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR SHALL BE SUBJECT TO AND FOLLOW ANY STATE, COUNTY OR CITY STORM WATER ORDINANCE FOR GRADING, EROSION AND SEDIMENT CONTROL FOR THE MEASURES SHOWN OR STATED ON THIS PLAN.
2. CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. CONSTRUCTION SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE INITIAL RAINFALL PRIOR TO OCTOBER 1.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF US AT THE DISCRETION OF A REPRESENTATIVE OF THE APPROPRIATE GOVERNING DEPARTMENT.
4. DUE TO UNANTICIPATED FIELD CONDITIONS, THIS PLAN MAY NOT COVER ALL SITUATIONS THAT ARISE DURING CONSTRUCTION. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OR GOVERNING DEPARTMENT.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES, AS WELL AS ANY CORRECTIVE CHANGES TO EROSION AND SEDIMENT CONTROL MEASURES OR EROSION AND SEDIMENT CONTROL PLAN.
7. IN AREAS WHERE SOIL IS EXPOSED, PROMPT REVEGETATION WITH NATIVE, COMPATIBLE DROUGHT-RESISTANT VEGETATION SHALL BE REQUIRED. NO AREAS WILL BE LEFT EXPOSED OVER THE WINTER SEASON.
8. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED.
9. ALL SEDIMENT DEPOSITED ON PAVED ROADS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY OR AS NECESSARY.
10. CONTRACTOR SHALL PLACE EROSION CONTROL MEASURES AROUND ALL NEW OR EXISTING STRUCTURE OPENINGS IMMEDIATELY AFTER THE STRUCTURE OPENING IS CONSTRUCTED. THESE EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
11. CONTRACTOR SHALL IMPLEMENT HOUSEKEEPING PRACTICES AS FOLLOWS:
 - A. CONCRETE WASTE: PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT TO BE USED FOR CONCRETE TRUCK WASHING AND WASTE. WASTE SHALL BE STORED IN A DESIGNATED AREA. AT NO TIME SHALL A CONCRETE TRUCK DUMP ITS WASTE AND CLEAN ITS TRUCK INTO THE CURB AND GUTTER AREAS, EXCEPT DAILY TO CONTROL RHEUM AND READY FOR REMOVAL OF HAZARDOUS CONCRETE.
 - B. PLANT AND PAINTING SUPPLIES: PROVIDE INSTRUCTIONS TO EMPLOYEES AND SUBCONTRACTORS REGARDING PROTECTION OF POLLUTANTS INCLUDING MATERIAL STORAGE, USE AND CLEAN UP. RESPECT FULLY FOR EVIDENCE OF IMPROPER DISPOSAL.
 - C. HAZARDOUS WASTE MANAGEMENT: PREVENT THE DISCHARGE OF POLLUTANTS FROM HAZARDOUS WASTES TO THE ENVIRONMENT. HAZARDOUS WASTES SHALL BE STORED IN A DESIGNATED AREA. HAZARDOUS WASTE PRODUCTS INCLUDING PAINTS, SOLVENTS, PETROLEUM PRODUCTS, FERTILIZERS, PESTICIDES & FERTILIZERS, SOL STABILIZATION PRODUCTS, ASPHALT PRODUCTS AND CONCRETE CURING PRODUCTS.
12. STABILIZATION MEASURES MUST BE INSTALLED WITHIN SEVEN (7) DAYS OF PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND WITHIN FIFTEEN (15) DAYS AFTER FINAL GRADING OR OTHER SEPARATE STABILIZATION MEASURES WITH PERENNIAL VEGETATION (SEED OR NATIVE HERBACEOUS AND WOODY PLANTS WHERE PRACTICABLE) OR OTHER PERMANENTLY STABLE, NON-ERODING SURFACE SHALL REPLACE ANY TEMPORARY MEASURES AS SOON AS PRACTICABLE. STABILIZATION MEASURES MAY INCLUDE: TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOIL STABILIZATION AND OTHER APPROPRIATE MEASURES.
13. STRUCTURAL PRACTICES TO PREVENT OR STOP FLOWS FROM AREAS OF LAND DISTURBANCE OR OVERSEEN LIMIT RAINFALL AND THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE MUST BE IMPLEMENTED. SUCH PRACTICES MAY INCLUDE SILT FENCES, EARTH Dikes, DRAINAGE SWALES, SEDIMENT TRAPS, CHECK DAMS, SAND/SILT TRAPS, ROCK SLOPE DRAINS, STORM DRAIN INLET PROTECTION, ROCK OUTLET PROTECTION, REINFORCED SOIL RETAINING SYSTEMS, AND GABIONS.
14. INSPECTIONS OF ALL CONTROL MEASURES AND DISTURBED AREAS MUST BE PERFORMED BEFORE ANTICIPATED STORM EVENTS (OR SERIES OF STORM EVENTS SUCH AS STRONG WINDS) OVER ONE OR MORE DAYS, AND WITHIN 24 HOURS AFTER THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER, AND AT LEAST ONCE EVERY FOURTEEN (14) CALENDAR DAYS. INSPECTIONS MUST BE DOCUMENTED AND INCLUDE THE SCOPE OF THE INSPECTIONS, NAMES AND TITLE OR QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTIONS, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE CONTROL MEASURES (INCLUDING THE LOCATIONS) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE AND OF ANY CONTROL DEVICE THAT FAILED TO OPERATE, AS DESCRIBED OR PROVIDED HEREON FOR A PARTICULAR LOCATION. BASED ON THE RESULTS OF THE INSPECTION, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN GENERAL MUST BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE NEXT RAIN EVENT IF POSSIBLE, BUT IN NO CASE MORE THAN SEVEN (7) DAYS AFTER THE NEED IS KNOWN.



- PRE & DURING TEMPORARY CONST. ENTRANCE**
- PROPOSED DRIVE RAMP METRO ST-322
 - PROPOSED CURB & GUTTER METRO ST-200
 - PROPOSED DRIVE RAMP METRO ST-322
 - PROPOSED 5' SIDEWALK METRO ST-210



PROPOSED LAYOUT

SITE INFORMATION

TOTAL SITE AREA=12,212 SQ.FT. OR 0.28 ACRES

PROPOSED IMPERVIOUS DATA

HOUSES/DECKS	3,560 S.F.
DRIVES/WALKS	1,325 S.F.
TOTAL	4,885 S.F. or 38.4%

EXISTING IMPERVIOUS DATA

TOTAL IMPERVIOUS	2,765 S.F. or 21.7%
------------------	---------------------

NET IMPERVIOUS AREA

2,120 S.F.



POST CONSTRUCTION AND SLOPE STABILIZATION NOTES

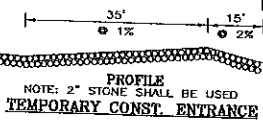
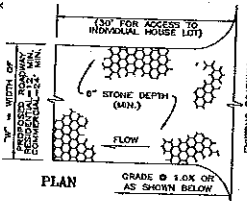
- 2.1 SLOPES SHOWN HEREON TO BE SLOTTED FOR STABILIZATION
 - 2.2 SLOPES SHOWN HEREON TO BE STABILIZED WITH NORTH AMERICAN GREEN SCISSOR EROSION CONTROL BLANKET OR APPROVED SUBSTITUTE STAPLE PATTERN 'D'.
- ADDITIONAL MEASURES MAY BE NEEDED IF YOUR SITE:
- IS WITHIN 500 FEET OF A STREAM OR WETLAND
 - IS WITHIN 1000 FEET OF A LAKE
 - IS STEEP (SLOPE OF 12% OR MORE)
 - RECEIVES RUN OFF FROM ROAD AND SOIL FT. OR MORE OF ADJACENT LAND.
 - HAS MORE THAN AN ACRE OF DISTURBED GROUND.

PRESERVING EXISTING VEGETATION NOTES

1. WHENEVER POSSIBLE, PRESERVE EXISTING TREES, SHRUBS, AND OTHER VEGETATION. NEAR TREES MARKED FOR PRESERVATION
2. TO PREVENT ROOT DAMAGE, DO NOT GRADE, PLACE SOIL PILES, OR PARK VEHICLES NEAR TREES MARKED FOR PRESERVATION

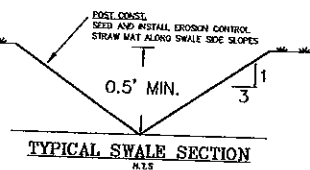
REVEGETATION NOTES

- DISTURBED SITES SHALL BE STABILIZED AS QUICK AS PRACTICABLE WITH TEMPORARY VEGETATION AND/OR MULCHING TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT. TEMPORARY MULCH IS TO BE APPLIED AT THE RATE OF 2-3 BAGES OF STRAW PER 1,000 SQ. FT.
- * NOT REQUIRED, BUT HIGHLY RECOMMENDED
 - * INSTALL AS SOON AS GUTTERS AND DOWN SPOUTS ARE COMPLETED
 - * ROUTE WATER TO A GRASSY AREA
 - * MAINTAIN UNTIL A LAWN IS ESTABLISHED
- DESIGN EXISTING TREES OUTSIDE LIMITS OF GRADING TO REMAIN POST
- ALL DISTURBED AREA TO BE SEEDED AND STRAWED OR SOIL APPLIED.



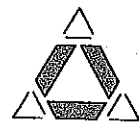
FRONT SETBACK AVERAGE

LOT #75	44.83
LOT #73	44.75
LOT #72	41.03
LOT #71	44.08
AVERAGE	43.67



SITE GRADING PLAN LOT NO. 74 PART TWO

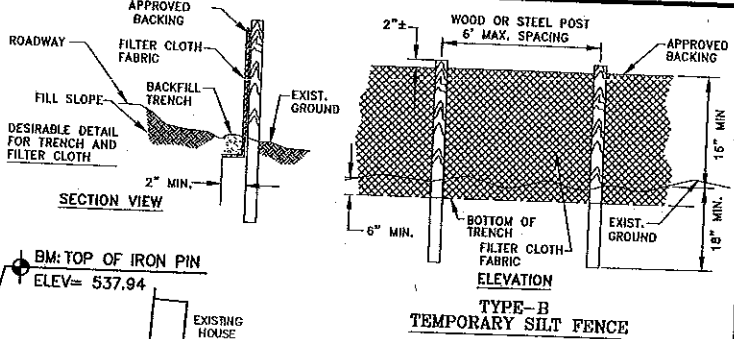
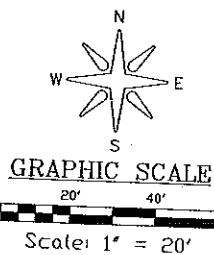
PORTER HEIGHTS SUBDIVISION
 1525 PRESTON DRIVE
 7th COUNCIL DISTRICT



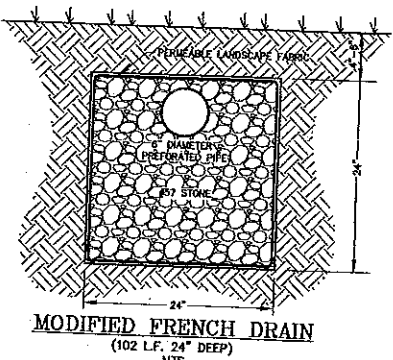
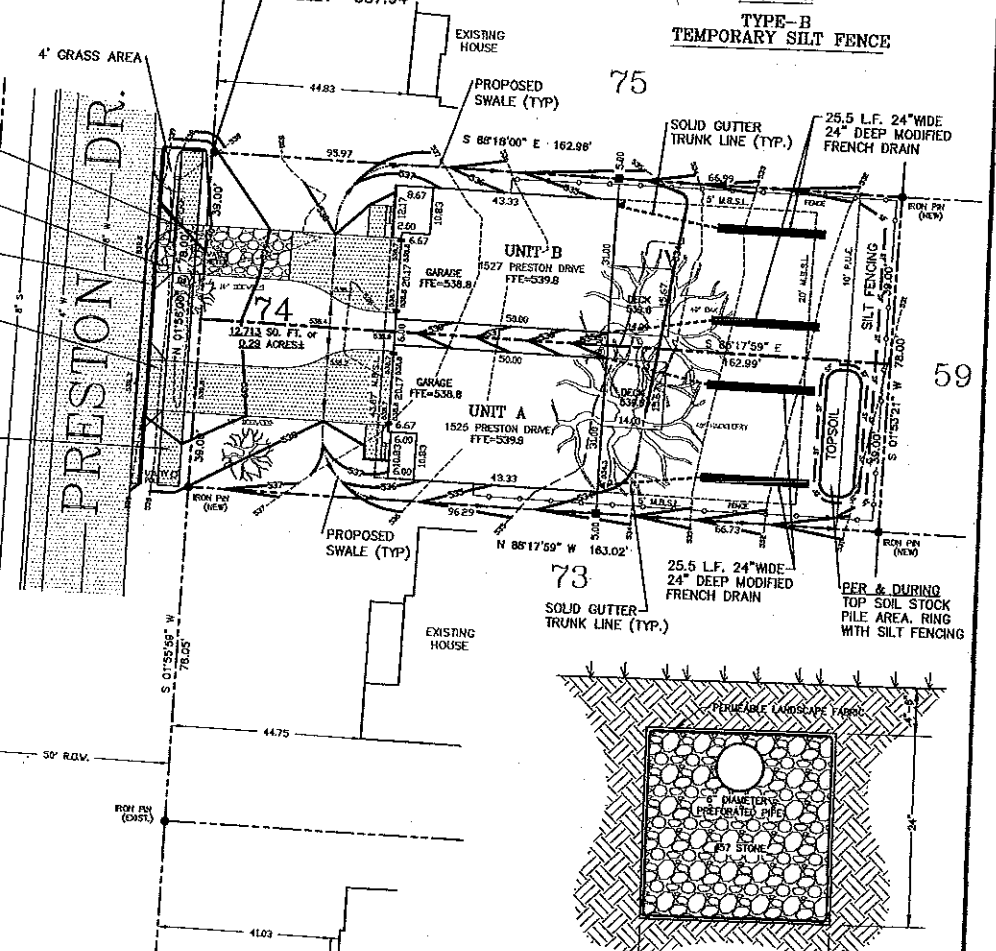
Delta Associates
 INCORPORATED
 Design - Surveying
 7121 Crossroads Blvd., Brentwood, TN 37027
 PHONE: (615) 850-3501

STANDARD EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR SHALL BE SUBJECT TO AND FOLLOW ANY STATE, COUNTY OR CITY STORM WATER ORDINANCE FOR EROSION AND SEDIMENT CONTROL, FOR THE MEASURES SHOWN OR STATED ON THIS PLAN.
2. CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. CONSTRUCTION SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WHOLE MONTHS FROM OCTOBER 1.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION CONTROL PLAN SHALL BE MADE TO MEET SUCH CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DISCRETION OF A REPRESENTATIVE OF THE APPROPRIATE GOVERNING DEPARTMENT.
4. DUE TO UNANTICIPATED FIELD CONDITIONS, THIS PLAN MAY NOT COVER ALL SITUATIONS THAT CAN OCCUR IN THE FIELD SUBJECT TO THE APPROVAL OF A REPRESENTATIVE OF THE APPROPRIATE GOVERNING DEPARTMENT.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES, AS WELL AS, ANY CORRECTIVE CHANGES TO EROSION AND SEDIMENT CONTROL MEASURES OR EROSION AND SEDIMENT CONTROL PLAN.
7. IN AREAS WHERE SOIL IS EXPOSED, PROMPT REPLANTING WITH NATIVE 1 COMPATIBLE DROUGHT-RESISTANT VEGETATION SHALL BE PERFORMED. NO AREAS WILL BE LEFT EXPOSED OVER THE WINTER SEASON.
8. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED TO ACCOMMODATE THE CONSTRUCTION OR FACILITATE THE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED.
9. ALL SEDIMENT DEPOSITED ON PAVED ROADS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY OR AS NECESSARY.
10. CONTRACTOR SHALL PLACE EROSION CONTROL MEASURES AROUND ALL NEW DRAINAGE STRUCTURE OPENINGS IMMEDIATELY AFTER THE STRUCTURE OPENING IS CONSTRUCTED. THESE EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
11. CONTRACTOR SHALL IMPLEMENT HOUSEKEEPING PRACTICES AS FOLLOWS:
 - A. CONCRETE WASTE: PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT TO BE USED FOR CONCRETE TRUCK WASHOUT. WASTE CONCRETE SHALL BE USED FOR CONCRETE PATCHES OR OTHER USES. WASTE CONCRETE SHALL BE CLEANED UP AND DISPOSED OF AT AN APPROVED LOCATION. GUTTER RIFTS, INSPECT DAILY TO CONTROL RUNOFF AND NOTIFY FOR REMOVAL OF HAZARDOUS MATERIAL.
 - B. PAINT AND PAINTING SUPPLIES: PROVIDE INSTRUCTION TO EMPLOYEES AND SUBCONTRACTORS REGARDING REDUCTION OF POLLUTANTS INCLUDING MATERIAL STORAGE, USE AND CLEAN UP. INSPECT REGULARLY FOR EVIDENCE OF IMPROPER DISPOSAL.
 - C. HAZARDOUS WASTE MANAGEMENT: PREVENT THE DISCHARGE OF POLLUTANTS FROM HAZARDOUS WASTES TO THE ENVIRONMENT AND EMPLOYEES. HAZARDOUS WASTES INCLUDE: SOLVENTS, PETROLEUM PRODUCTS, FERTILIZERS, PAINTS & PAINTS, SOLVENTS, SOIL, STABILIZATION PRODUCTS, ASPHALT PRODUCTS AND CONCRETE CURING PRODUCTS.
12. STABILIZATION MEASURES MUST BE INITIATED WITHIN SEVEN (7) DAYS ON PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND WITHIN FIFTEEN (15) DAYS AFTER FINAL GRADING OR OTHER GRADING. PERMANENT STABILIZATION WITH PERENNIAL VEGETATION (USDA NATIVE HERBACEOUS AND WOODY PLANTS WHERE PRACTICABLE) OR OTHER PERMANENT STABILIZATION MEASURES SHALL REPLACE ANY TEMPORARY MEASURES AS SOON AS PRACTICABLE. STABILIZATION MEASURES MAY INCLUDE: TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOIL STABILIZATION AND OTHER APPROPRIATE MEASURES.
13. STRUCTURAL PRACTICES TO DIVERT OR STORE FLOWS FROM AREAS OF LAND DISTURBANCE OR OTHERWISE LIMIT RUNOFF AND THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE MUST BE IMPLEMENTED. SUCH PRACTICES MAY INCLUDE: SIX FEET HIGH EARTH DAMS, DRAINAGE SWALES, SEDIMENT TRAPS, CHECK DAMS, SURFACE DRAINAGE, PIPE SLOPE DRAINAGE, STORM DRAIN INLET PROTECTION, ROCK OUTLET PROTECTION, REINFORCED SOIL RETAINING SYSTEMS, AND GABIONS.
14. INSPECTIONS OF ALL CONTROL MEASURES AND DISTURBED AREAS MUST BE PERFORMED BEFORE ANTICIPATED STORM EVENTS (OR SERIES OF STORM EVENTS) SUCH AS PREDETERMINED SHOWERS OVER ONE OR MORE 24 HOUR PERIODS, AND AT LEAST ONCE EVERY FOURTEEN (14) CALENDAR DAYS. INSPECTIONS MUST BE DOCUMENTED AND INCLUDE THE SCOPE OF THE INSPECTIONS, NAMES AND TITLE OR EQUIVALENTS OF PERSONNEL MAKING THE INSPECTIONS, THE DATE(S) OF THE INSPECTIONS, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE CONTROL MEASURES (INCLUDING THE LOCATION(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE AND OF ANY CONTROL DEVICE THAT FAILED TO OPERATE AS DESIGNATED OR PROVIDED ADEQUATE FOR A PARTICULAR LOCATION), BASED ON THE RESULTS OF THE INSPECTIONS, ANY ADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR MUST BE REPLACED OR REPAIRED, OR REPAIRED AS NECESSARY, BEFORE THE NEXT RAIN EVENT IF POSSIBLE, BUT IN NO CASE MORE THAN SEVEN (7) DAYS AFTER THE NEED IS IDENTIFIED.



- PRE & DURING TEMPORARY CONST. ENTRANCE
- PROPOSED DRIVE RAMP METRO ST-322
- PROPOSED DRIVE RAMP METRO ST-200
- PROPOSED DRIVE RAMP METRO ST-322
- PROPOSED 5' SIDEWALK METRO ST-210



POST CONSTRUCTION AND SLOPE STABILIZATION NOTES

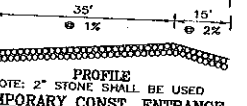
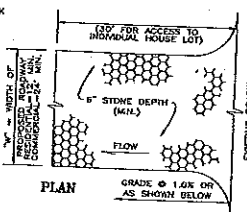
- 2.1 SLOPES SHOWN HEREON TO BE SEEDING FOR STABILIZATION
- 2.1 SLOPES SHOWN HEREON TO BE STABILIZED WITH NORTH AMERICAN GREEN SETSO EROSION CONTROL BLANKET OR APPROVED SUBSTITUTE STABLE PATTERN "X".

PRESERVING EXISTING VEGETATION NOTES

1. WHENEVER POSSIBLE, PRESERVE EXISTING TREES, SHRUBS, AND OTHER VEGETATION.
2. TO PREVENT ROOT DAMAGE, DO NOT GRADE, PLACE SOIL PILES, OR PARK VEHICLES NEAR TREES MARKED FOR PRESERVATION.

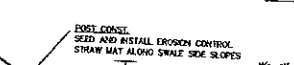
REVEGETATION NOTES

- DISTURBED SOILS SHALL BE STABILIZED AS QUICK AS PRACTICABLE WITH TEMPORARY VEGETATION AND/OR MULCHING TO PROMOTE DEVELOPMENT OF PERMANENT VEGETATION. TEMPORARY MULCH IS TO BE APPLIED AT THE RATE OF 2-3 BALS OF STRAW FOR 1,000 SQ. FT.
- NOT REQUIRED, BUT HIGHLY RECOMMENDED
- INSTALL AS SOON AS GUTTERS AND DOWN SPOUTS ARE COMPLETED
- ROUTE WATER TO A GRASSED AREA
- MAINTAIN UNTIL A LAWN IS ESTABLISHED



FRONT SETBACK AVERAGE

LOT #75.....	44.83
LOT #73.....	44.75
LOT #72.....	41.03
LOT #71.....	44.08
174.89/4=43.67	



SITE GRADING PLAN

LOT NO. 74

PART TWO

PORTER HEIGHTS SUBDIVISION

1525 PRESTON DRIVE
7th COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37206

PROPOSED LAYOUT

SITE INFORMATION
TOTAL SITE AREA=12.713 SQ.FT. OR 0.28 ACRE

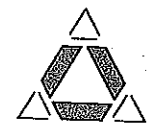
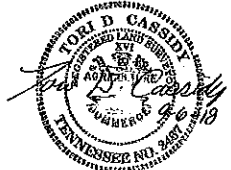
PROPOSED IMPERVIOUS DATA

HOUSES/DECKS.....	3,560 S.F.
DRIVES/WALKS.....	1,325 S.F.
TOTAL 4,885 S.F. OR 38.4%	

EXISTING IMPERVIOUS DATA

TOTAL IMPERVIOUS...2,765 S.F. OR 21.7%	
--	--

NET IMPERVIOUS AREA
2,120 S.F.

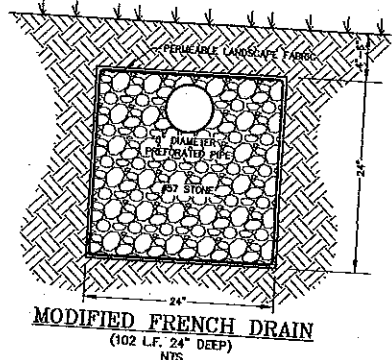
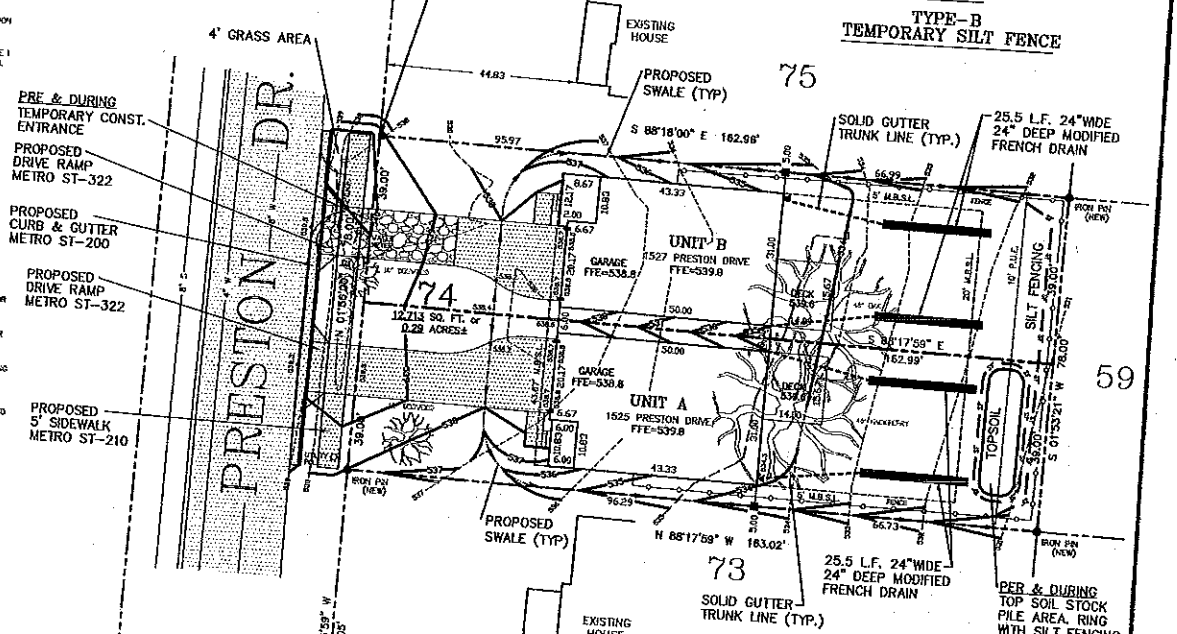
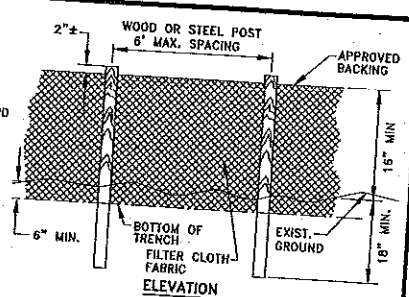
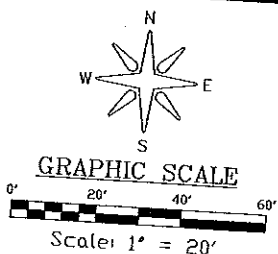


Delta Associates
INCORPORATED
Design - Surveying

7121 Crossroads Blvd., Brentwood, TN 37027
PHONE: (615) 850-3501

STANDARD EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR SHALL BE SUBJECT TO AND FOLLOW ANY STATE, COUNTY OR CITY STORM WATER ORDINANCE FOR GRADING, EROSION AND SEDIMENT CONTROL FOR THE MEASURES SHOWN OR STATED ON THIS PLAN.
2. CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. CONSTRUCTION SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WINTER MONTHS FROM TO OCTOBER 1.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DISCRETION OF A REPRESENTATIVE OF THE APPROPRIATE GOVERNING DEPARTMENT.
4. DUE TO UNANTICIPATED FIELD CONDITIONS, THIS PLAN MAY NOT COVER ALL SITUATIONS THAT ARISE DURING CONSTRUCTION. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF A REPRESENTATIVE OF THE APPROPRIATE GOVERNING DEPARTMENT.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES, AS WELL AS ANY CORRECTIVE CHANGES TO EROSION AND SEDIMENT CONTROL MEASURES OR EROSION AND SEDIMENT CONTROL PLAN.
7. IN AREAS WHERE SOIL IS EXPOSED, PROMPT REPLANTING WITH NATIVE, COMPATIBLE DROUGHT-RESISTANT VEGETATION SHALL BE PERFORMED. NO AREAS WILL BE LEFT EXPOSED OVER THE WINTER SEASON.
8. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE FROM TO COMPLETION OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC DURING THE STABILIZED CONSTRUCTION PERIOD SHALL REMAIN IN PLACE UNTIL THE ROAD BASE/POCK COURSE IS COMPLETED.
9. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEPT AT THE END OF EACH WORKING DAY OR AS NECESSARY.
10. CONTRACTOR SHALL PLACE EROSION CONTROL MEASURES AROUND ALL NEW DRAINAGE STRUCTURE OPENINGS IMMEDIATELY AFTER THE STRUCTURE OPENING IS CONSTRUCTED. THESE EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
11. CONTRACTOR SHALL IMPLEMENT HOUSEKEEPING PRACTICES AS FOLLOWS:
 - A. CONCRETE WASTE:
 - 1. PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT TO BE USED FOR CONCRETE. THE PIT SHALL BE FENCED OFF AND THE CONCRETE SHALL BE CLEANED UP AND DISPOSED AT AN APPROVED LOCATION.
 - 2. CONCRETE SHALL NOT BE LEFT TO DRY ON THE SITE.
 - B. PAINT AND PAINTING WASTE:
 - 1. PROVIDE INSTRUCTIONS TO EMPLOYEES AND SUBCONTRACTORS REGARDING PROTECTION OF POLLUTANTS INCLUDING MATERIAL STORAGE, USE, AND CLEAN UP. INSPECT REGULARLY FOR EVIDENCE OF IMPROPER DISPOSAL.
 - C. HAZARDOUS WASTE MANAGEMENT:
 - 1. PROVIDE INSTRUCTIONS TO EMPLOYEES AND SUBCONTRACTORS REGARDING PROTECTION OF POLLUTANTS INCLUDING MATERIAL STORAGE, USE, AND CLEAN UP. INSPECT REGULARLY FOR EVIDENCE OF IMPROPER DISPOSAL.
12. STABILIZATION MEASURES MUST BE INSTALLED WITHIN SEVEN (7) DAYS AFTER PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND WITHIN FIFTEEN (15) DAYS AFTER FINAL GRADING OR OTHER EARTHWORK. PERMANENT STABILIZATION WITH PERENNIAL VEGETATION (GRASS) OR PERMANENTLY STABLE, NON-ERODING SURFACE SHALL REPLACE ANY TEMPORARY MEASURES AS SOON AS PRACTICABLE. STABILIZATION MEASURES MAY INCLUDE: TEMPORARY SEEDING, PERMANENT SEEDING, MACHINING, SOIL STABILIZATION AND OTHER APPROPRIATE MEASURES.
13. STRUCTURAL PRACTICES TO PREVENT OR REDUCE FLOWS FROM AREAS OF LAND DISTURBANCE OR OTHERWISE LIMIT FLOWS AND THE DISCHARGE OF POLLUTANTS FROM DISTURBED AREAS OF THE SITE MUST BE IMPLEMENTED. SUCH PRACTICES MAY INCLUDE: SILT FENCES, EARTH SURFACE DRAINAGE, SWALES, SEDIMENT TRAPS, CHECK DAMS, SUBSURFACE DRAINAGE, PIPE SLOPE DRAINS, STORM DRAIN INLET PROTECTION, ROCK OR PIPE SLOPE PROTECTION, REINFORCED SOIL RETAINING SYSTEMS, AND GABIONS.
14. INSPECTIONS OF ALL CONTROL MEASURES AND DISTURBED AREAS MUST BE PERFORMED BEFORE ANTICIPATED STORM EVENTS (ON SERIES OF STORM EVENTS SUCH AS INTERMITTENT SHOWERS OVER ONE OR MORE DAYS), AND WITHIN 24 HOURS AFTER THE END OF A STORM EVENT OF CALIBER DATE INSPECTIONS MUST BE DOCUMENTED AND INCLUDE THE SCOPE OF THE INSPECTIONS, NAMES AND TITLE OF QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MARK OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE CONTROL MEASURES (INCLUDING THE LOCATION(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE AND OF ANY CONTROL DEVICE THAT FAILED TO OPERATE AS DESIGNED OR PROVIDED INADEQUATE FOR A PARTICULAR LOCATION, BASED ON THE RESULTS OF THE INSPECTION. ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES WHICH DEEMED TO BE DEFICIENT OR DAMAGED, OR REPAIRED AS NECESSARY, BEFORE THE NEXT STORM EVENT IF POSSIBLE, BUT IN NO CASE MORE THAN SEVEN (7) DAYS AFTER THE NEED IS IDENTIFIED.



POST CONSTRUCTION AND SLOPE STABILIZATION NOTES

- 2.1 SLOPES SHOWN HEREON TO BE SODDED FOR STABILIZATION.
 - 2.1 SLOPES SHOWN HEREON TO BE STABILIZED WITH NORTH AMERICAN GREEN SOLO EROSION CONTROL BLANKET OR APPROVED SUBSTITUTE STRAPLE PATTERN "D".
- NOTE: EXTRA MEASURES MAY BE NEEDED IF YOUR SITE:
- IS WITHIN 300 FEET OF A STREAM OR WETLAND
 - IS WITHIN 1,000 FEET OF A LAKE
 - IS STEEP (GRADE OF 12% OR MORE)
 - RECEIVES RUN OFF FROM 10,000 SQ. FT. OR MORE OF ADJACENT LAND.
 - HAS MORE THAN AN ACRE OF DISTURBED GRASSING.

PRESERVING EXISTING VEGETATION NOTES

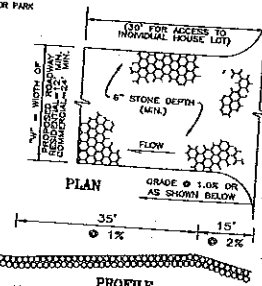
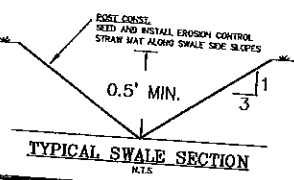
1. WHENEVER POSSIBLE, PRESERVE EXISTING TREES, SHRUBS, AND OTHER VEGETATION NEAR TREES PLANNED FOR PRESERVATION.

REVEGETATION NOTES

- DISTURBED SOILS SHALL BE STABILIZED AS SOON AS PRACTICABLE WITH TEMPORARY VEGETATION AND/OR MEASURES TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT. TEMPORARY MARCH IS TO BE APPLIED AT THE RATE OF 2-3 BALS OF STRAW PER 1,000 SQ. FT.
- * NOT REQUIRED, BUT HIGHLY RECOMMENDED
 - * INSTALL AS SOON AS OUTRIGS AND BURN SPOTS ARE COMPLETED
 - * ROUTE WATER TO A GRASSED AREA
 - * MAINTAIN UNTIL A LAWN IS ESTABLISHED
- EXISTING TREES OUTSIDE LIMITS OF GRASSING TO REMAIN MUST BE PROTECTED.
- ALL DISTURBED AREA TO BE SEEDED AND STRAWED OR SOD APPLIED.

FRONT SETBACK AVERAGE

LOT #75.....	44.83
LOT #73.....	44.75
LOT #72.....	41.03
LOT #71.....	44.08
174.69/4=	43.67



NOTE: 2" STONE SHALL BE USED
TEMPORARY CONST. ENTRANCE

SITE GRADING PLAN

LOT NO. 74 PART TWO

PORTER HEIGHTS SUBDIVISION

1525 PRESTON DRIVE
7th COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37206

PROPOSED LAYOUT

SITE INFORMATION

TOTAL SITE AREA=12,711 SQ.FEET OR 0.28 ACRES

PROPOSED IMPERVIOUS DATA

HOUSES/DECKS.....	3,560 S.F.
DRIVES/WALKS.....	1,325 S.F.
TOTAL 4,885 S.F. or 38.4%	

EXISTING IMPERVIOUS DATA

TOTAL IMPERVIOUS.....	2,785 S.F. or 21.7%
------------------------------	----------------------------

NET IMPERVIOUS AREA

2,120 S.F.

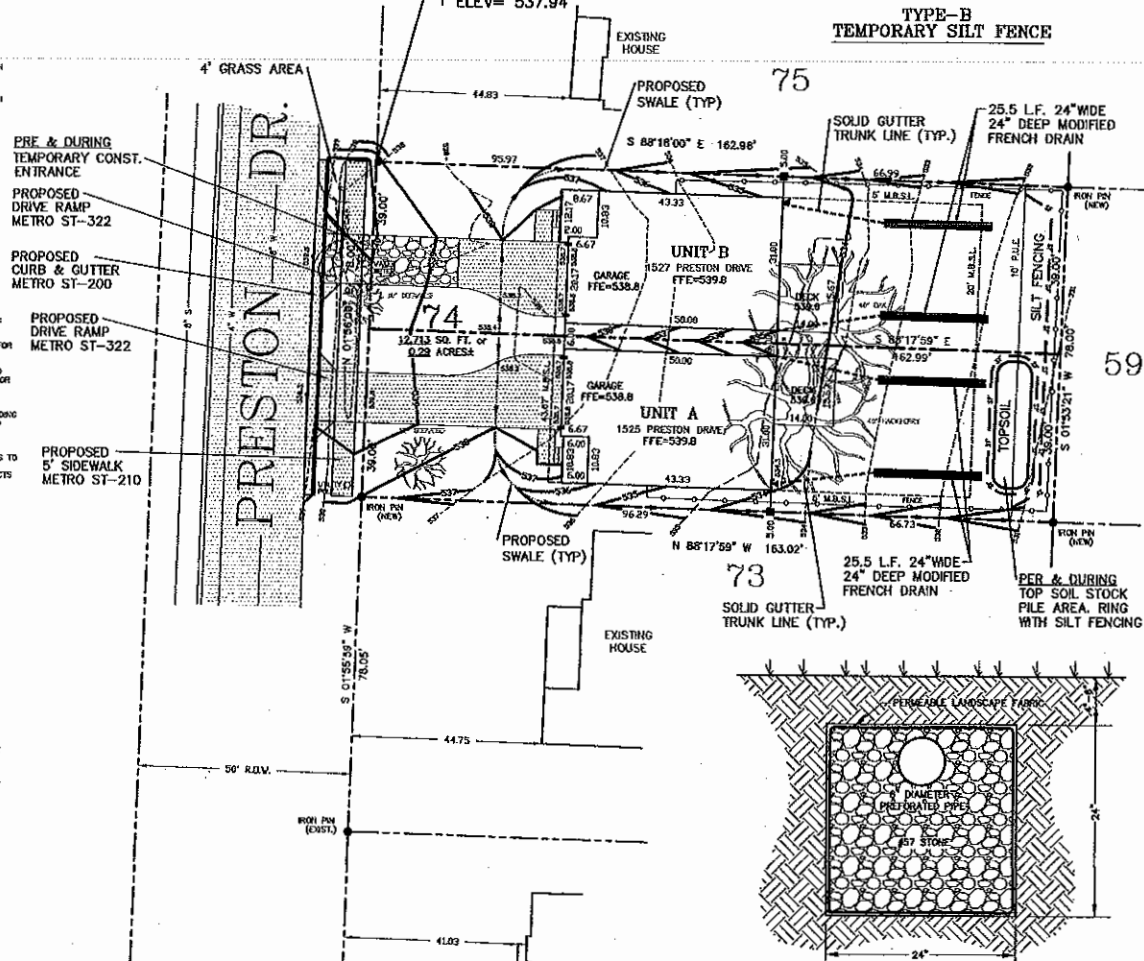
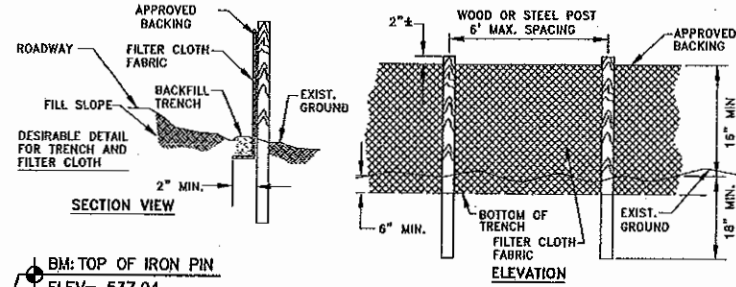
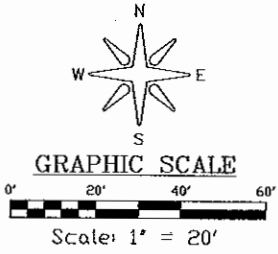


Delta Associates
INCORPORATED
Design - Surveying

7121 Crossroads Blvd., Brentwood, TN 37027
PHONE: (615) 850-3501

STANDARD EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR SHALL BE SUBJECT TO AND FOLLOW ANY STATE, COUNTY OR CITY EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WATER MONTHS FROM OCTOBER 1 TO OCTOBER 31.
2. CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PROTECTED FROM THE ONSET OF ANY STORM. CONSTRUCTION SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WATER MONTHS PRIOR TO OCTOBER 1.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS. ONLY WITH THE APPROVAL OF OR IN THE PRESENCE OF A REPRESENTATIVE OF THE APPROPRIATE GOVERNING DEPARTMENT.
4. DUE TO UNANTICIPATED FIELD CONDITIONS, THIS PLAN MAY NOT COVER ALL SITUATIONS THAT ARISE DURING CONSTRUCTION. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OR AT THE DISCRETION OF A REPRESENTATIVE OF THE APPROPRIATE GOVERNING DEPARTMENT.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES, AS WELL AS ANY CORRECTIONS OR CHANGES TO EROSION AND SEDIMENT CONTROL MEASURES OR EROSION AND SEDIMENT CONTROL PLAN.
7. IN AREAS WHERE SOIL IS EXPOSED, PROMPT REPLANTING WITH NATIVE OR COMPANIBLE EROSION-RESISTANT VEGETATION SHALL BE PERFORMED. NO AREAS WILL BE LEFT EXPOSED OVER THE WINTER SEASON.
8. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE COMMENCEMENT OF GRADING OPERATIONS. THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED.
9. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY OR AS NECESSARY.
10. CONSTRUCTION SHALL PLACE EROSION CONTROL MEASURES AROUND ALL NEW GRADING STRUCTURE OPERATIONS IMMEDIATELY AFTER THE STRUCTURE GRADING IS COMPLETED. THESE EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
11. CONTRACTOR SHALL IMPLEMENT HOUSEKEEPING PRACTICES AS FOLLOWS:
 - A. CONCRETE WASTE: PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT TO BE USED FOR CONCRETE. TRUCK WASHOUT DEPOSIT OF HARDBOARD CONCRETE DEBRIS. AT THE END OF THE DAY, ALL CONCRETE DEBRIS AND CLEAN UP ITS TRUCK INTO THE CITY STREET DRAINAGE MAINT CURB AND GUTTER BELTS. INSPECT ONLY EROSION CONTROL, PUMP AND WEEKLY FOR REMOVAL OF HARDBOARD CONCRETE.
 - B. PAINT AND PAINTING SUPPLIES: PROVIDE INSTRUCTION TO EMPLOYEES AND SUBCONTRACTORS REGARDING PROTECTION OF POLLUTANTS INCLUDING MATERIALS STORAGE, USE AND CLEAN UP. RESPECT WEEKLY FOR EVIDENCE OF IMPROPER DISPOSAL.
 - C. HAZARDOUS WASTE MANAGEMENT: PREVENT THE ESCAPE OF POLLUTANTS FROM HAZARDOUS WASTES TO THE DRAINAGE SYSTEMS THROUGH PROPER NATURAL USE. WASTE DISPOSAL AND TREATMENT OF HAZARDOUS WASTE PRODUCTS COMMONLY FOUND ON-SITE ARE, BUT NOT LIMITED TO PAINTS & SOLVENTS, FERTILIZERS, PESTICIDES, HERBICIDES, PESTICIDES, SOLID STABILIZATION PRODUCTS, ASPHALT PRODUCTS AND CONCRETE CURING PRODUCTS.
12. STABILIZATION MEASURES MUST BE INSTALLED WITHIN SEVEN (7) DAYS ON PORTIONS OF THE SOIL WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND WITHIN FIFTEEN (15) DAYS AFTER FINAL GRADING OR OTHER LANDFORMING. PERMANENT STABILIZATION WITH PERENNIAL VEGETATION (SUCH AS NATIVE HERBACEOUS AND WOODY PLANTS WHERE FEASIBLE) OR OTHER PERMANENTLY STABLE, NON-ERODING SURFACE SHALL REPLACE ANY TEMPORARY MEASURES AS SOON AS PRACTICABLE. STABILIZATION PRACTICES MAY INCLUDE: TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOIL STABILIZATION AND OTHER APPROPRIATE MEASURES.
13. STRUCTURAL PRACTICES TO PREVENT OR STORE FLOWS FROM AREAS OF LAND DISTURBANCE OR DRAINAGE UNIT NUMBER AND THE DISCHARGE OF POLLUTANTS FROM DISTURBED AREAS OF THE SITE MUST BE IMPLEMENTED. SUCH PRACTICES MAY INCLUDE SILT FENCES, EARTH DICES, BRUSHWOOD SWALES, SEDIMENT TRAPS, CHECK DAMS, SUBSURFACE DRAINS, PIPE SLOPE GRASS, STORM DRAIN INLET PROTECTION, FLOOD OUTLET PROTECTION, REINFORCED SOIL RETAINING SYSTEMS, AND GABIONS.
14. INSPECTIONS OF ALL CONTROL MEASURES AND DISTURBED AREAS MUST BE PERFORMED BEFORE ANY STORM EVENTS OR SERIES OF STORM EVENTS SUCH AS INTERMITTENT SHOWERS OVER ONE OR MORE DAYS, AND WITHIN 24 HOURS AFTER THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER, AND AT LEAST ONCE EVERY FOURTEEN CALENDAR DAYS. INSPECTIONS MUST BE DOCUMENTED AND INCLUDE THE SCOPE OF THE INSPECTIONS, NAME(S) AND TITLE OR QUALIFICATION OF PERSONNEL MAKING THE INSPECTION, THE DATES OF THE INSPECTIONS, MAJOR OBSERVATIONS RELATED TO THE IMPLEMENTATION OF THE CONTROL MEASURES (INCLUDING THE LOCATION(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE AND IF ANY CONTROL DEVICE THAT FAILED TO OPERATE AS DESIGNATED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION), BASED ON THE RESULTS OF THE INSPECTION, ANY NECESSARY CONTROL MEASURES OR CONTROL MEASURES BE REPAIR OR MAINTENANCE OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE NEXT RAIN EVENT IF POSSIBLE, BUT IN NO CASE MORE THAN SEVEN (7) DAYS AFTER THE NEED IS DETERMINED.



POST CONSTRUCTION AND SLOPE STABILIZATION NOTES

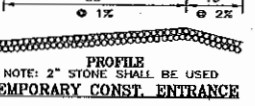
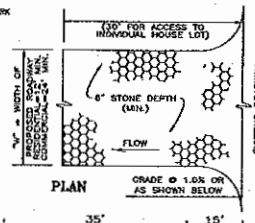
1. SLOPES SHOWN HEREIN TO BE SEEDS FOR STABILIZATION
 2. SLOPES SHOWN HEREIN TO BE STABILIZED WITH NORTH AMERICAN GREEN SCISSOR EROSION CONTROL BLANKET OR APPROVED SUBSTITUTE SIMILAR PATTERN "C".
- NOTE: EXTRA MEASURES MAY BE NEEDED IF YOUR SITE:
- IS WITHIN 300 FEET OF A STREAM OR WETLAND
 - IS WITHIN 1,000 FEET OF A LAKE
 - IS STEEP (SLOPE OF 10% OR MORE)
 - RECEIVES RUN OFF FROM 10,000 SQ. FT. OR MORE OF ADJACENT LAND.
 - HAS MORE THAN AN ACRE OF DISTURBED GROUND.

PRESERVING EXISTING VEGETATION NOTES

1. WHENEVER POSSIBLE, PRESERVE EXISTING TREES, SHRUBS, AND OTHER VEGETATION.
2. TO PREVENT ROOT DAMAGE, DO NOT GRADE, PLACE SOIL PIPES, OR PARK VEHICLES NEAR TREES MARKED FOR PRESERVATION.

REVEGETATION NOTES

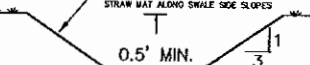
- DISTURBED SOILS SHALL BE STABILIZED AS QUICK AS PRACTICABLE WITH TEMPORARY VEGETATION AND/OR MULCHING TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT. TEMPORARY MULCH IS TO BE APPLIED AT THE RATE OF 2-3 BULKES OF STRAW PER 1,000 SQ. FT.
- * NOT REQUIRED, BUT HIGHLY RECOMMENDED
 - * INSTALL AS SOON AS CUTTERS AND DOWN SPOUTS ARE COMPLETED
 - * FERTILIZER WATER TO A GRASSY AREA
 - * MAINTAIN UNDER A LAWN IS ESTABLISHED
- DURING EXISTING TREES OUTSIDE LIMITS OF GRADING TO REMAIN FIRST ALL DISTURBED AREA TO BE SEEDS AND STRAW OR SOIL APPLIED.



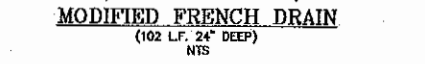
FRONT SETBACK AVERAGE

LOT #75.....	44.83
LOT #73.....	44.75
LOT #72.....	41.03
LOT #71.....	44.08
174.69/4=43.67	

TYPICAL SWALE SECTION



TEMPORARY CONST. ENTRANCE



PROPOSED LAYOUT

SITE INFORMATION
TOTAL SITE AREA=12,713 SQ. FT. OR 0.29 ACRES

PROPOSED IMPERVIOUS DATA

HOUSES/DECKS.....	3,580 S.F.
DRIVES/WALKS.....	1,325 S.F.
TOTAL 4,885 S.F. OR 38.4%	

EXISTING IMPERVIOUS DATA
TOTAL IMPERVIOUS...2,785 S.F. OR 21.7%

NET IMPERVIOUS AREA
2,120 S.F.



SITE GRADING PLAN
LOT NO. 74
PART TWO
PORTER HEIGHTS SUBDIVISION
1525 PRESTON DRIVE
7th COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37206

Delta Associates
INCORPORATED
Design - Surveying
7121 Crossroads Blvd., Brentwood, TN 37027
PHONE: (615) 850-3501

SCALE: 1" = 20'
DRAWN BY: TDC
CHECKED BY: ROL
DATE: 9-8-18
JOB NO.: 18-0070-1525
DRAWING NO.: 1 OF 2

PLANNING DEPARTMENT SIDEWALK VARIANCE RECOMMENDATION**BZA Case 2019-131 (1525 Preston Drive)**

Metro Standard:	6' grass strip, 6' sidewalk, as defined by the Major and Collector Street Plan standard
Requested Variance:	Not construct sidewalks
Zoning	R10
Community Plan Policy:	T3 NM (Suburban Neighborhood Maintenance)
MCSP Street Designation:	T3-R-CA2
Transit:	#4 – Shelby
Bikeway:	Existing bikeway for experienced cyclists

Planning Staff Recommendation: *Disapprove.*

Analysis: The applicant is constructing two residential units on this parcel, and requests a variance from constructing sidewalks due to relocating utility poles to provide a clear sidewalk path along Preston Drive. Per the Zoning Ordinance, the applicant is eligible to contribute in lieu of construction. Electing to make the contribution in lieu of construction supplements Metro's annual sidewalk capital program by increasing sidewalk construction funds for areas surrounding this property, within one of Metro's sixteen pedestrian benefit zones. Staff finds no unique hardship for the property.

Given the factors above, staff recommends **disapproval as the applicant has the option to contribute in-lieu of construction.** The applicant shall also dedicate right-of-way for future sidewalk construction.

March 25, 2019


Board of Zoning Appeals
Metro Office Bldg.,
800 Second Ave South
P.O.Box 196300
Nashville, T 37219-6300
Case #2019-131

Reference letter of February 26, 2019 – Jacob Bender's appeal.

I respectfully request that the Board deny this request because the construction of a two single family houses would not be in keeping with the ambience of the Neighborhood; in addition, Mr. would not be paying his fair share as a participant in the sidewalk fund.

Your consideration in this matter is appreciated.

Sincerely,


(Mrs.) Martha J. Benet-Holt
195 Indian Lake Blvd Apt 3422
Hendersonville, TN 37075
(615)319-4993

Metropolitan Board of Zoning Appeals

Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210



Appellant: Stericycle

Date: 2-19-19

Property Owner: Duke LLC

Case #: 2019- 145

Representative: _____

Map & Parcel: 121110 A0020000

Council District 29

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose:

To occupy current space in Suite 801
for use as medical waste facility

Activity Type: USE AS MEDICAL WASTE BUSINESS

Location: 800 AIRPARK COMMERCE DR, SUITE 801

This property is in the IND Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: VARIANCE TO PC 17.16.110B #3 SETBACK FROM OWNED
SECTION

Section(s): #4 "D" LANDSCAPE BUFFER

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection _____ Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

AND PARK
PROPERTY
136 UNA
RECREATION
PARK

Stericycle
Appellant Name (Please Print)

Representative Name (Please Print)

800 Airpark Commerce Drive
Address

Address

Nashville TN 37217
City, State, Zip Code

City, State, Zip Code

615-838-5423
Phone Number

Phone Number

Mark.rose@stericycle.com
Email

Email

Zoning Examiner: _____

Appeal Fee: _____

APPLICATION FOR A VARIANCE REQUEST

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members. So they will have a better idea of the nature of your request. Zoning staff will notify the district council member of the hearing. You will be responsible for preparing the envelopes and notices for mailing to the owners of property within 600 feet of the property at issue in the case. The envelopes must include the return address for the BZA and case number. Fold and insert notices into envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to Zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting, and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding, sign placement.)

The day of the public hearing, it will be your responsibility to convey to the Board the nature of the hardship in your request that makes it difficult/impossible for you to comply with the Zoning Code. **It would be to your benefit to let your neighbors know about your request prior to all notices being sent to them from our office.**

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order in the case is entered. **Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied.** You should also be aware that you have two (2) years to obtain the permit or you would have to re-file your request with the board.

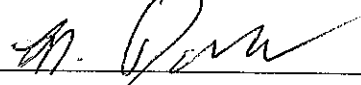
Once your request is filed, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for hearing until complete.

Any correspondence to the Board must be submitted to our office by noon, the Monday prior to the public hearing to be included in the record. You must provide eight (8) copies of your information to staff.

We hope that this information will be of help to you in understanding the variance procedure and if our office can be of further assistance, please do not hesitate to contact us.

METROPOLITAN BOARD OF ZONING APPEALS (615) 862-6510

I am aware that I am responsible for posting and also removing the sign(s) after the public hearing.

Stenicyde


APPELLANT

2/19/19

DATE

Standards for a Variance

The Metropolitan Board of Zoning Appeals may grant variances from the strict application of the provisions of the Zoning Code based upon findings of fact related to the standards in section 17.40.370. This Section is included as follows:

Physical Characteristics of the property- The exceptional narrowness, shallowness or shape of a specific piece of property, exceptional topographic condition, or other extraordinary and exceptional condition of such property would result in peculiar and exceptional practical difficulties to, or exceptional or undue hardship upon the owners of such property.

Unique characteristics- *The specific conditions cited are unique to the subject property and generally not prevalent to other properties in the general area.*

Hardship not self-imposed- The alleged difficulty or hardship has not been created by the previous actions of any person having an interest in the property after date of Zoning Code.

Financial gain not only bases- Financial gain is not the sole basis for granting the variance.

No injury to neighboring property- The granting of a variance will not be injurious to other property or improvements in the area, impair and adequate supply of light and air to adjacent property, or substantially diminish or impair property values within the area.

No harm to public welfare- *The granting of the variance will not be detrimental to the public welfare and will not substantially impair the intent and purpose of this Zoning Code.*

Integrity of Master Development Plan- *The granting of a variance will not compromise the design integrity or functional operation of activities or facilities within an approved Planned Unit Development.*

The Board shall not grant variances to the land use provisions of section 2.3, nor the density of Floor Area Ratio (FAR) standards of Tables 3-B and 2-C, nor the required size of residential lots approved by the Planning Commission under the authority of section 3.7 (Lot Averaging), section 3.8 (Cluster Lot Option) or Section 9. E.3 (PUD). Further the Board shall not act on a variance application within a Planned Unit Development (PUD), Urban Design Overlay or Institutional Overlay district without first considering a recommendation from the Planning Commission.

In Simple terms, for the Board to gran you a variance in the zoning ordinance, you must convey to the Board what your hardship is. Hardships are narrowness, shallowness, irregular shape, and topography of property. The Board can also consider other practical difficulties such as mature trees, easements, and location of disposal systems which can affect your plan. Consideration can be given to the characteristics of neighborhood and the way it is developed. One or more of these conditions must affect your inability to build or occupy the property to provide your case.

At the public hearing, please be prepared to tell the Board what your hardship is, why you cannot build in accordance with zoning without requesting a variance and why you feel you have legitimate hardship.

The Board cannot grant a variance based solely on inconvenience to the applicant or solely on a financial consideration. It is incumbent on you as the appellant to complete this form by conveying a **HARDSHIP** as outlined. At the meeting it is important that you explain this hardship as effectively as possible.

WHAT SPECIFIC AND UNIQUE CIRCUMSTANCES (HARDSHIP) EXIST THAT WOULD AUTHORIZE THE CONSIDERATION OF THE BOARD UNDER THE REVIEW STANDARDS AS OUTLINED?

See attached letter



February 18, 2019

To Whom It May Concern
 Department of Codes and Building Safety
 Metro Office Building
 800 2nd Ave S.
 Nashville, TN 37210

RE: Stericycle Proposed Use of 800 Airpark Commerce Drive

Gentlemen:

We are seeking to secure a zoning variance as a tenant of the building located at 800 Airpark Commerce Drive in Nashville. We have met with Mr. Jon Michael of your department recently, who has instructed us to appear at the department and work with a Zoning Examiner to determine what variances may be needed.

Our proposed use, as a Medical Waste facility, is listed as a permitted use with conditions in Zone IWD, according to Section 17.16.110.B of the zoning code. There are five conditions listed that must be met for this land use. We believe the facility, site, and our operations will meet two of these conditions, are willing to perform mitigative or corrective actions as needed to meet another, and need confirmation of two others, as outlined below.

B. Medical Waste.

1. Lot Size. The minimum site area shall be five acres.

MEET CONDITION (Lot is 13.956 acres and we will occupy approx. ½ of it)

2. Street Standard. Driveway access can be from any local street, provided that street is not bounded by any residential zoning district from the driveway access point to the street's intersection with a collector street or a street designated on the major street plan.

STATUS UNCERTAIN – MAY REQUIRE VARIANCE

3. Setback. All buildings, structures, storage containers and areas, and vehicle loading/unloading areas shall be located a minimum of one hundred feet from any property line, two hundred fifty feet from any residential zoning district boundary, and five hundred feet from any residential structure, and further, the facility shall not be located less than two thousand feet from the property line of any school or park.

STATUS UNCERTAIN – MAY REQUIRE VARIANCE

4. Landscape Buffer Yard. Along all residential zone districts and districts permitting residential use, screening in the form of landscape buffer yard Standard D shall be applied. In addition, the entire facility shall be enclosed by a chain-link-type fence at least eight feet in height. The fence shall be patrolled each day to remove all windblown debris captured by the fence.

DO NOT MEET CONDITION BUT CAN MODIFY SITE TO INCLUDE FENCE AND MODIFY LANDSCAPING AS NEEDED TO COMPLY

5. All loading, unloading, compacting, sorting, processing or storage shall take place within a completely enclosed building.

MEET CONDITION (all of the above operations will take place inside the building)



Please review the forgoing, and advise of your opinion, or any direction you may have in this matter. Please do not hesitate to contact the undersigned or Mr. Mark Rose, at 615-862-6500, or Ms. Cassie Bittorf, at 905-330-6194, if you should have any questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Nold", with a horizontal line extending to the right.

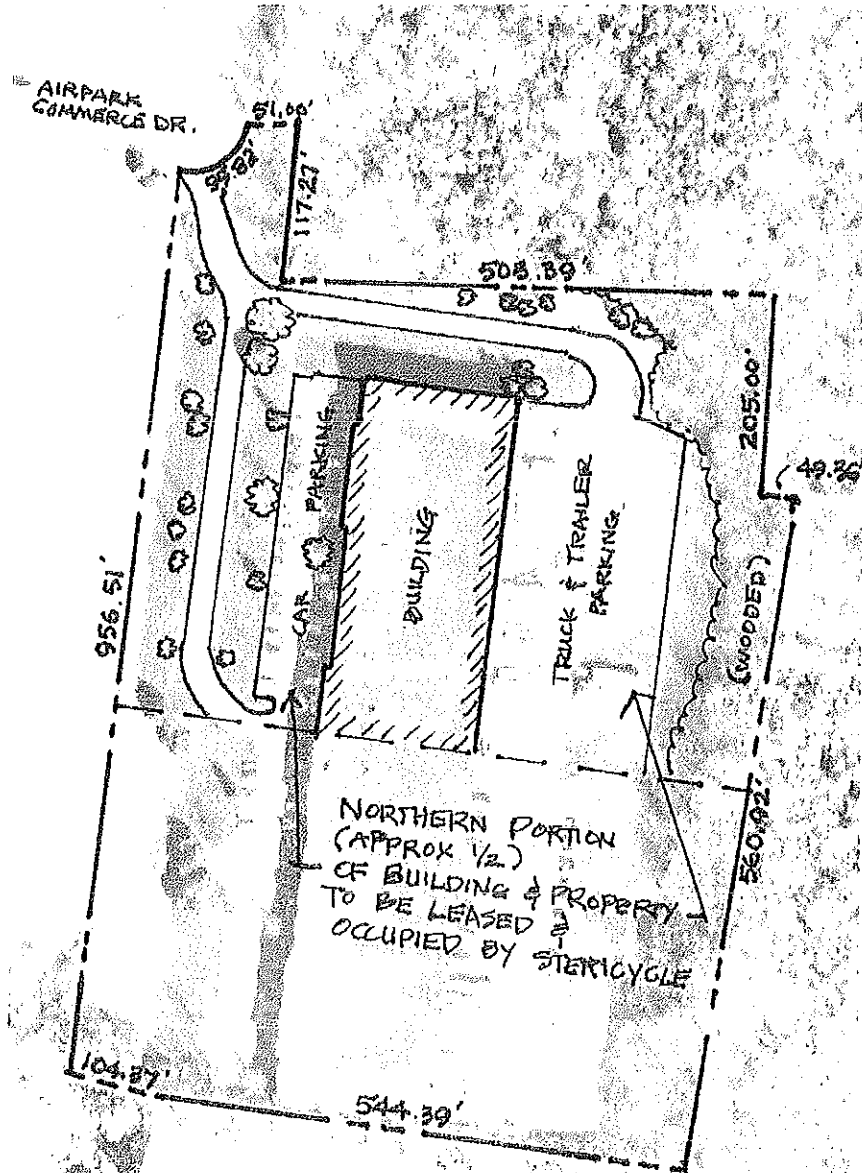
James W. Nold
Director of Engineering
Stericycle, Inc.
618-781-6625

SITE PLAN

PROPERTY TO BE LEASED BY STERICYCLE

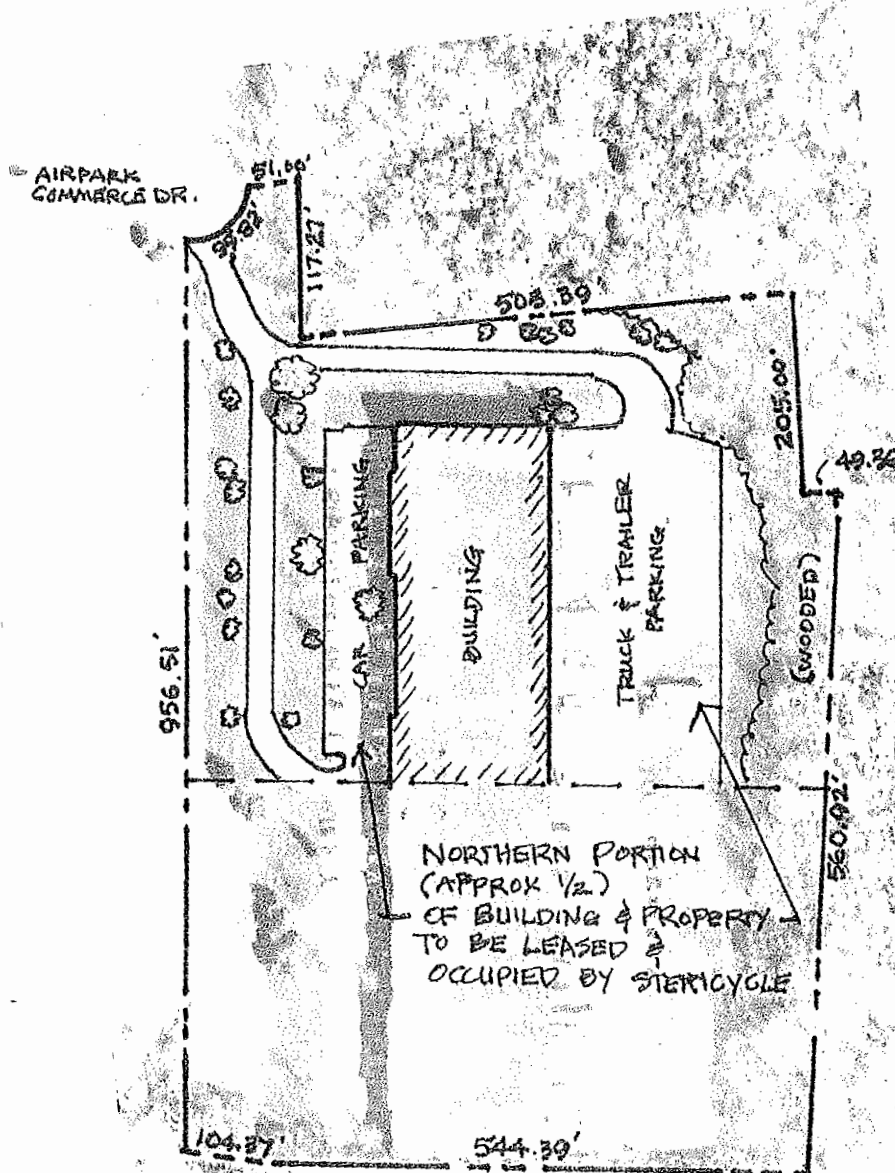
801 AIRPARK COMMERCE DRIVE

NASHVILLE, TN 37217



SCALE: 1" = 200'

SITE PLAN
PROPERTY TO BE LEASED BY STERICYCLE
801 AIRPARK COMMERCE DRIVE
NASHVILLE, TN 37217



N
SCALE: 1" = 200'



March 28, 2019

To Whom It May Concern

Department of Codes and Building Safety
Metro Office Building
800 2nd Ave S.
Nashville, TN 37210

RE: Stericycle Proposed Use of 800 Airpark Commerce Drive

To Community Stakeholders:

Stericycle has made an application to the Metropolitan Board of Zoning Appeals (BZA) to secure a zoning variance as a tenant of the building located at 800 Airpark Commerce Drive in Nashville. We have met with a Zoning Examiner to determine what variances may be needed. Attached is the worksheet and application from that meeting.

Stericycle has been a leader in medical waste management and related services for 30 years, and is committed to providing safe, environmentally-sound disposal services to our customers in the Nashville area and surrounding region.

Part of those services include providing secure collection, destruction, and recycling services for confidential documents. We have been performing this service at the current location at 800 Airpark Commerce Drive for the last 8 years. We occupy the northern portion of the warehouse building at this location, and employ 35 team members and 20 trucks currently. Attached is a slide presentation describing our facility and use, and outlining the conditions that apply.

We are seeking to expand our services by combining our document destruction and recycling operation with the transfer of medical waste. We would have 55 total team members and 30 trucks and trailers going forward at this location. We are permitted to do this under the zoning ordinance and code, under the IWD zoning classification, but we require a variance to some of the conditions regarding the location. Those conditions requiring a variance include:

- Setback from residential structures of 500' (we are set back 480')
- Setback from any school or park property of 2000' (we are set back 1600')
- A chain link fence surrounding the property (we are willing to erect a fence and/or modify the existing landscape buffer if required)



We have made the required applications, paid the specified fees, and provided the required notices to the community, including the posting of a sign at the property about the BZA process.

We will be attending the hearing on April 4th as required, and look forward to answering any questions you may have, and to continuing to operate and grow our business in the community as a good neighbor and good corporate citizen.

Should any questions arise, please do not hesitate at any time to contact me at the number or email below. Thank you in advance for your consideration.

A handwritten signature in black ink, appearing to read "J. Nold", with a horizontal line extending to the right.

James W. Nold

Engineering Manager
Stericycle, Inc.
618-781-6625
jnold@stericycle.com



Stericycle Facility
800 Airpark Commerce Drive
Nashville, TN

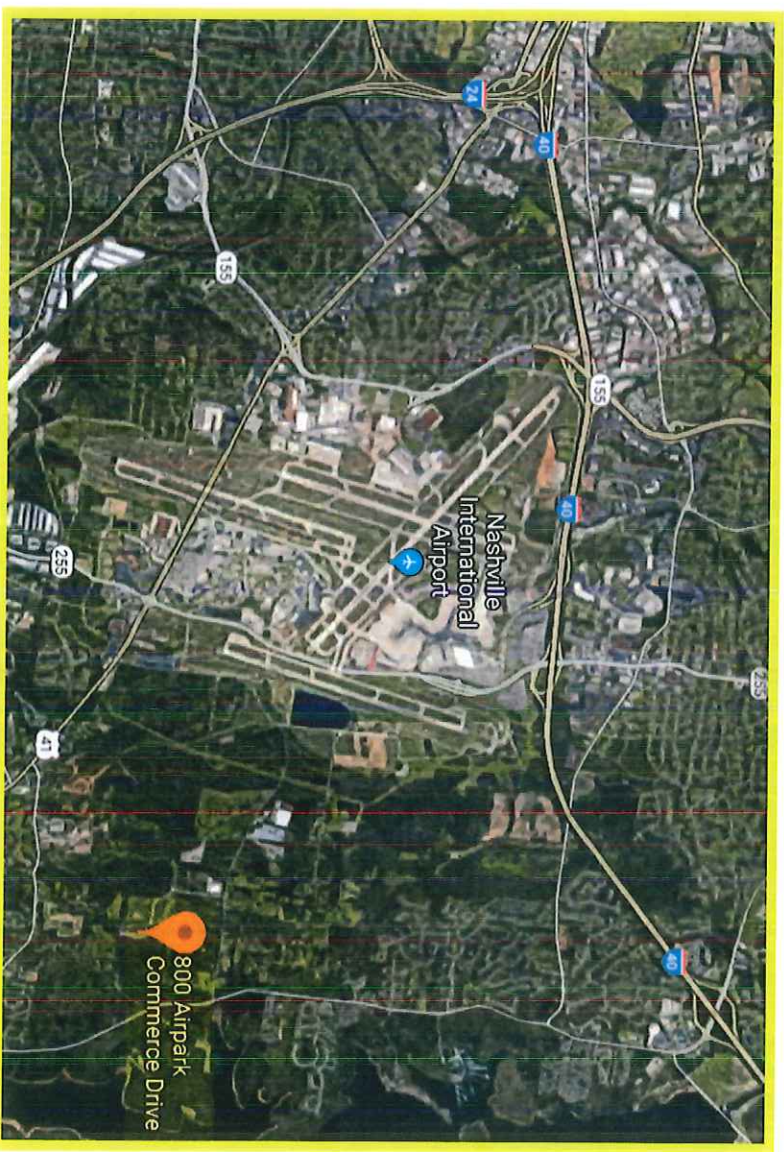
Metropolitan Board of Zoning Appeals

BZA Hearing
April 4, 2019



Strategically and Appropriately Located

- Future Stericycle & Shred-it combined facility – at 800 Airpark Commerce Drive, Nashville TN
- Good truck access from I-24, I-40 and state highways
- Nearby compatible light industrial uses
- Proximity to airport enables efficient customer service for airport generated APHIS wastes requiring transfer and treatment



We protect what matters.



Current Facility

Document

Destruction Process

- Includes shredding and baling documents collected on local routes
- Features specially designed equipment for secure information destruction
- Places highest priorities on security and safety. NAID certified.
- Trucks, equipment, and team members represent about two thirds of total facility operations



We protect what matters.



Documents are routed back to the facility where they are shredded and baled for transport to a local licensed recycler.



We protect what matters.

Document Destruction Equipment

- Equipment includes Vecoplan (or similar) Shredder, baler, dust mitigation fans, and fire suppression systems incorporated for safe and secure processing.



Proposed Additional Use

Regulated Medical Waste Transfer

Waste Packaging requirements are stipulated by the US DOT. Stericycle provides every customer with Waste Packaging Guidelines and training.

PACKAGING PROCEDURES FOR MEDICAL WASTE DISPOSAL • Reusable Containers and Corrugated Boxes

SET UP



CORRUGATED BOXES:

- Tear open and seal bottom flap with tape
- Adhesive tape boxes, remove bottom flap. No part to remain for Reusable Containers

STEP 1

LINE CONTAINER OR BOX WITH RED BAG*



STEP 2

TIE BAG WHEN BOX OR CONTAINER IS FULL

STEP 3



CORRUGATED BOXES:

- Seal top of box with tape
- Add packing space, remove top flaps

REUSABLE CONTAINERS:

- Secure all container lids
- Ensure all container labels remain intact and legible

STEP 4



CHECK MARKINGS

- Federal markings (see section above)
- Additional state and local regulations may apply
- Apply bar code label where available

UNACCEPTABLE



SHARPS

- Sharp materials ("sharps") must be placed in a puncture-resistant container designed for "sharp" waste. "Sharps" include needles, syringes, brain pins, scalpel, culture sticks, culture dishes, broken capillary tubes, sternal pins, probes and exposed ends of dental wires.
- All sharps containers should be properly closed before being placed into secondary containers.
- No loose sharps are permitted outside of sharps containers.

*Instructions not applicable for reusable sharps containers. The maximum weight for sharps containers is 50 lbs. and the maximum volume is 2000 ml. Additional state and local regulations may apply. For more information, contact Stericycle at (866) 338-5120.

All containers labeled here have a maximum weight of 50 lbs. and a maximum volume of 2000 ml. Additional state and local regulations may apply. For more information, contact Stericycle at (866) 338-5120.

We protect what matters.



Proposed Transfer Operations



- All wastes are packaged according to DOT regulations.
- Each transport vehicle is supplied with load securement devices.
- Waste containers are transferred from local route trucks to trailers utilizing hand carts or wheeled carts.
- Containers are sealed and can not be opened during transfer or during transportation by law.

We protect what matters.



Transport Vehicles

- ✓ Once waste containers are removed from the local route truck they are directly transferred to a trailer.
- ✓ Transfer of containers occurs on a dock and within the building.
- ✓ Cargo is re-secured and the trailer locked.
- ✓ Cargo is not removed from the trailer until it reaches the treatment facility

Different Handling Procedures



Collection Truck

TYPICAL SOLID WASTE
TRANSFER STATION



Loaded into Transfer Trailer



Collection Truck

MEDICAL WASTE
TRANSFER STATION



Loaded into Transfer Trailer

Waste Container Tracking



- ✓ Each container of medical or non-hazardous Rx waste must be labeled with Generator & Transporter information as required by the **US DOT & the TDEC**
- ✓ Stericycle utilizes proprietary tracking software to track each container from source of generation to disposal.
- ✓ Stericycle documents all transfers by each generator.

Proposed Facility Staffing & Equipment

- ✓ This facility will employ 55 Team Members
- ✓ We will have approximately 30 local collection vehicles (shown to right) on site.
- ✓ We will have 2 to 3 tractors on site.
- ✓ We will have approximately 6 trailers on site.
- ✓ Normal hours of operations will be from 5 AM to 12 AM. Monday through Friday
- ✓ We will typically move 4 trailers a day to distant treatment sites.
- ✓ Materials transferred will include Regulated Medical Waste in sealed containers, and secure documents and information shredded and baled for recycling



Existing Zoning is IWD-Industrial Warehousing/Distribution

in which **Medical Waste** is a Permitted Use with **Conditions**

The screenshot displays the 'Parcel Viewer' interface for parcel 121110A00200C0. The top right corner shows the Nashville Planning Department contact information: 800 2nd Ave S, P.O. Box 196300, Nashville, TN 37219-6300. The main content area is divided into several sections:

- General Information:** Includes ownership history and property history.
- Zoning History:** Shows the current zoning code as IWD (Industrial Warehousing/Distribution).
- Zone Description:** States that the zone is intended for a wide range of industrial uses, including warehousing and bulk distribution.
- Effective Date:** 7/24/2010.
- Case Number:** 992-154.
- Status:** Current.
- Assessment History:** Stormwater - Elevation Certificate.

Below the text is a map showing the parcel highlighted in red. A pop-up window provides details for the selected parcel: Parcel ID: 121110A00200C0, Address: 800 AIRPARK COMMERCE DR, 2009 JUNE, LLC. The map also shows surrounding parcels and zoning codes like AR2A.

At the bottom, a search table lists the parcel details:

Parcel ID	Owner	Address	Description	Acres
121110A00200C0	DUKE SECURED FINANCING 2009 - UNM, LLC	800 AIRPARK COMMERCE DR, NASHVILLE, TN 37217	LOT 2 AIRPARK EAST PH 1-A	12.96

We protect what matters.



Nashville Zoning Code – Medical Waste (conditions for permitted use)

- **Medical Waste.**
 - 1. Lot Size. The minimum site area shall be **five** acres.
 - 2. Street Standard. Driveway access can be from any local street, provided that street is not bounded by any residential zoning district from the driveway access point to the street's intersection with a collector street or a street designated on the major street plan.
 - 3. Setback. All buildings, structures, storage containers and areas, and vehicle loading/unloading areas shall be located a minimum of one hundred feet from any property line, two hundred fifty feet from any residential zoning district boundary, and **five hundred feet from any residential structure**, and further, the facility shall not be located less than **two thousand feet from the property line of any school or park**.
 - 4. Landscape Buffer Yard. Along all residential zone districts and districts permitting residential use, screening in the form of landscape buffer yard Standard D shall be applied. **In addition, the entire facility shall be enclosed by a chain-link-type fence at least eight feet in height.** The fence shall be patrolled each day to remove all windblown debris captured by the fence.
 - 5. All loading, unloading, compacting, sorting, processing or storage shall take place within a completely enclosed building.

Condition #1

1. **Lot Size.** The minimum site area shall be **five acres.**

The subject lot is **13.96 acres, which meets this condition**

Parcel Viewer



Nashville Planning Department
800 2nd Ave S
P.O. Box 196300
Nashville, TN 37219-6300

gnrc@asthville.gov
[Comments or Questions](#)

General Information

Parcel ID:	121110A02000CO
	View in ArcGISPro
Parcel Address:	800 AIRPARK COMMERCE DR NASHVILLE, TN 37217
Owner:	DUKE SECURED FINANCING 2009-UNK, LLC
Acquired Date:	3/17/2009
Sale Price:	\$ 0.00
Sale Instrument:	SC-20090402_0029970
Mailing Address:	P O BOX 40509 C/O DUKE REALTY REYA INDIANAPOLIS, IN 46240
Legal Description:	LOT 2 AIRPARK EAST PH 1-A
Acres:	13.96
Frontage Dimension:	0
Side Dimension:	0
Parcel Instrument:	P-20011120_0122724
Parcel Instrument Date:	11/20/2001
Census Tract:	37015612
Tax District:	USD
Council District:	29
Ownership History	
Property History	
Zoning History	
Assessment History	
Permit History	
Stormwater - Elevation Certificate	

We protect what matters.



Condition #2

2. Street Standard. Driveway access can be from any local street, provided that street is not bounded by any residential zoning district from the driveway access point to the street's intersection with a collector street or a street designated on the major street plan.

Driveway of subject property is off the cul-de-sac of Airpark Commerce Drive, which connects to Airpark Center E,, which connects to Couchville Pike, labeled on the streets map as "T3-M-AB3".
Airpark Center E,, is bordered on both sides between Couchville Pike and the subject property by IWD zones, which meets this condition.

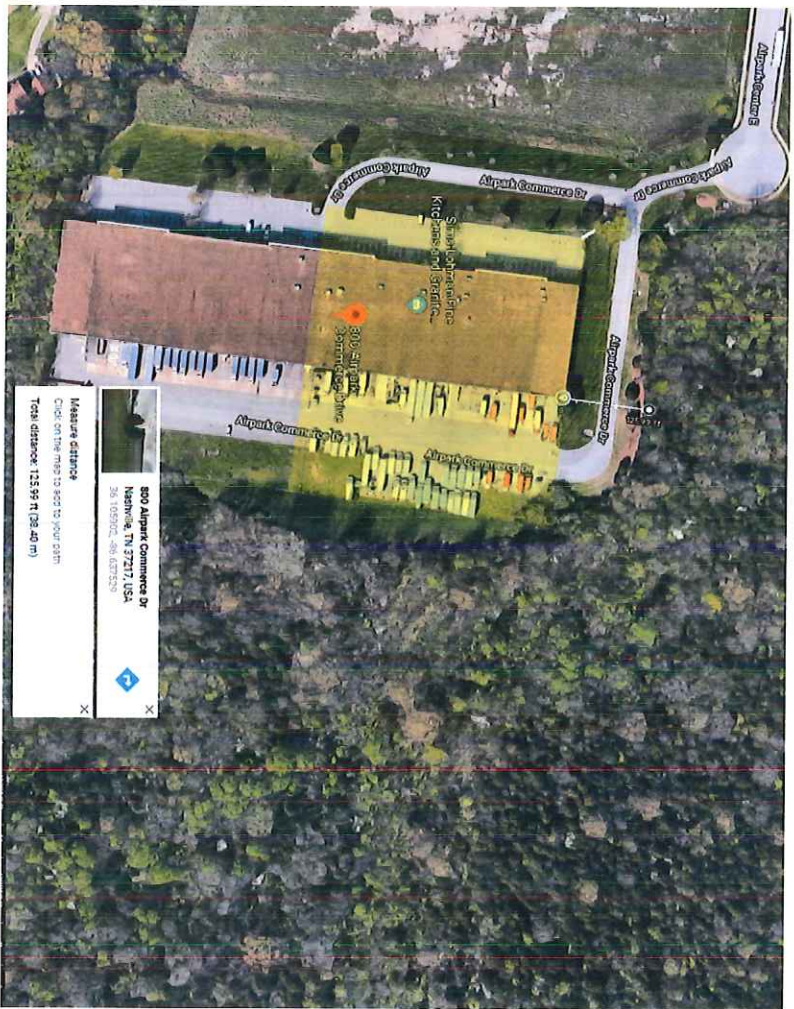


We protect what matters.



Condition #3

3. Setback. All buildings, structures, storage containers and areas, and vehicle loading/unloading areas shall be located a minimum of one hundred feet from any property line, two hundred fifty feet from any residential zoning district boundary, and five hundred feet from any residential structure, and further, the facility shall not be located less than two thousand feet from the property line of any school or park.



We protect what matters.



Condition #3

3. Setback. All buildings, structures, storage containers and areas, and vehicle loading/unloading areas shall be located a minimum of **one hundred feet from any property line**, two hundred fifty feet from any residential zoning district boundary, and five hundred feet from any residential structure, and further, the facility shall not be located less than two thousand feet from the property line of any school or park.

The subject building is approx. 125 feet from the nearest property line, which meets this condition.



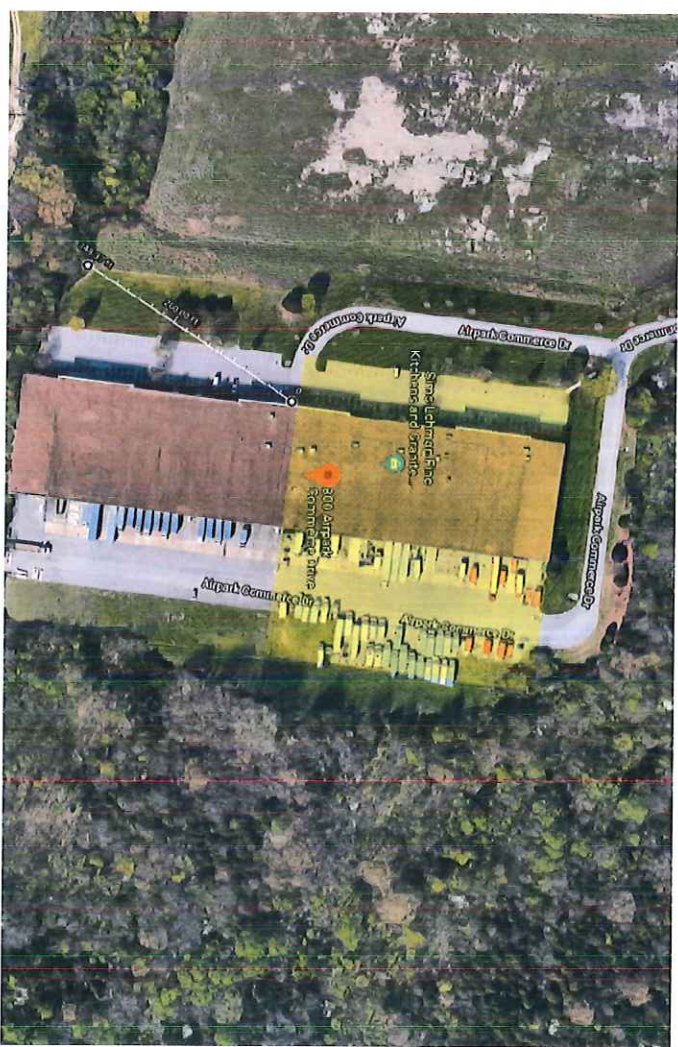
We protect what matters.



Condition #3

3. Setback. All buildings, structures, storage containers and areas, and vehicle loading/unloading areas shall be located a minimum of one hundred feet from any property line. **two hundred fifty feet from any residential zoning district boundary**, and five hundred feet from any residential structure, and further, the facility shall not be located less than two thousand feet from the property line of any school or park.

The subject building is approx. 350 feet from the nearest residential zoning district boundary (measured from the nearest corner of the proposed occupancy which is the north half of the building), which meets this condition.



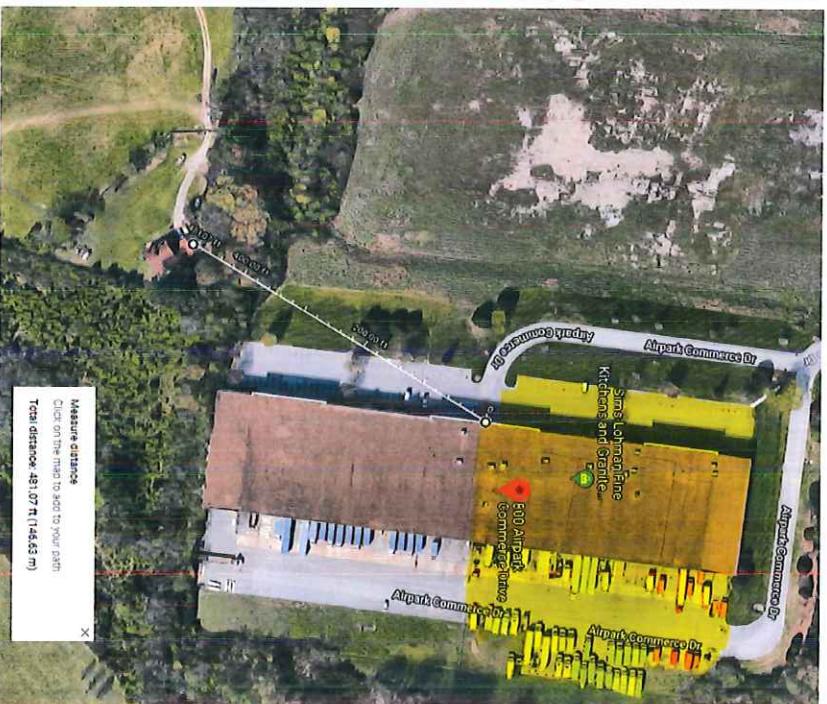
We protect what matters.



Condition #3

3. Setback. All buildings, structures, storage containers and areas, and vehicle loading/unloading areas shall be located a minimum of one hundred feet from any property line, two hundred fifty feet from any residential zoning district boundary, and **five hundred feet from any residential structure,** and further, the facility shall not be located less than two thousand feet from the property line of any school or park.

The subject building is approx. 480 feet from the nearest residential structure (taken from the nearest corner of the proposed occupancy which is the north half of the building). A variance from this condition is requested.



Condition #3

3. Setback. All buildings, structures, storage containers and areas, and vehicle loading/unloading areas shall be located a minimum of one hundred feet from any property line, two hundred fifty feet from any residential zoning district boundary, and five hundred feet from any residential structure, and further, **the facility shall not be located less than two thousand feet from the property line of any school or park.**

The subject building is approx. 1600 feet from the nearest school or park (taken from the nearest corner of the proposed occupancy which is the north half of the building). A variance from this condition is requested.



We protect what matters.

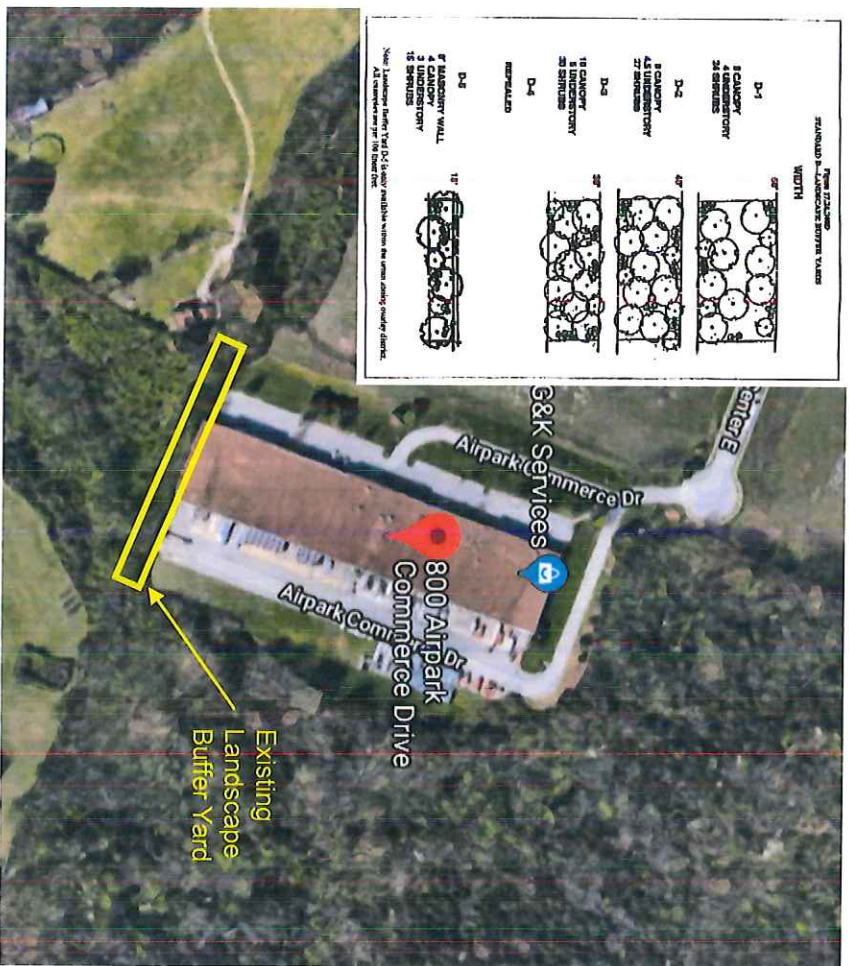


Condition #4

4. Landscape Buffer Yard. Along all residential zone districts and districts permitting residential use, screening in the form of landscape buffer yard Standard D shall be applied. In addition, the entire facility shall be enclosed by a chain-link-type fence at least eight feet in height. The fence shall be patrolled each day to remove all windblown debris captured by the fence.

Standard D is shown at right, and requires a dense packing of vegetative screening between 30 and 50 feet wide. The subject property meets this condition along the southern R-20 zoned border as it is naturally surrounded by dense woods.

The fence requirement appears to be specified for litter control, which will not be an issue with the proposed use due to no loose waste or debris occurring (see previous slides on Transfer Operations, Vehicle Loading, and Different Operations). Nevertheless, the applicant is willing to install fencing on the northern half of the property intended for transfer use if required.



We protect what matters.



Condition #5

5. All loading, unloading, compacting, sorting, processing or storage shall take place within a completely enclosed building.

The proposed use will restrict all loading, unloading, and temporary storage to the areas inside the building. There will be no sorting, processing, or compacting at this facility. This meets this condition.



We protect what matters.





Thank you.

Metropolitan Board of Zoning Appeals

Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY



Appellant: Wayne Johnson
Property Owner: Wayne Johnson
Representative: Wayne Johnson

Date: 3/4/2019
Case #: 2019-156
Map & Parcel: 07209024400

Council District 05

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose:

RESIDENTIAL
CONSTRUCT 40'x24' GARAGE

Activity Type: RESIDENTIAL / GARAGE

Location: 1016 Delmas Ave.

This property is in the R6 Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: REQUEST 3' SIDE SETBACK AND 3' REAR SETBACK

Section(s): 17.12.020A MIN. SIDE(S) AND REAR(20) SETBACKS

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection B Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

Wayne Johnson
Appellant Name (Please Print)

Wayne Johnson
Representative Name (Please Print)

1016 Delmas Ave
Address

1016 Delmas Ave
Address

Nashville, TN 37216
City, State, Zip Code

Nashville, TN 37216
City, State, Zip Code

615-804-3939
Phone Number

615-804-3939
Phone Number

PlanetWJ@Gmail.com
Email

PlanetWJ@Gmail.com
Email

Zoning Examiner: Tom Coreoran

Appeal Fee: \$100



Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210



3618460

ZONING BOARD APPEAL / CAAZ - 20190012520
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification

PARCEL: 07209024400

APPLICATION DATE: 03/04/2019

SITE ADDRESS:

1016 DELMAS AVE NASHVILLE, TN 37216
PT OF LOT 40 EAST HILL ADDN

PARCEL OWNER: PRATT, DYVEKE & JOHNSON, WAYNE

CONTRACTOR:

APPLICANT:

PURPOSE:

CONSTRUCT 40'X24' GARAGE TO REAR OF EXISTING SINGLE FAMILY RESIDENCE...

REQUEST 3' SIDE SETBACK

REJECTED: PER 17.12.020A REQUIRE 5' MINIMUM SIDE SETBACK

REQUEST 3' REAR SETBACK

REJECTED: PER 17.12.020A REQUIRE 20' MINIMUM REAR SETBACK

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

Inspection requirements may change due to changes during construction.

Standards for a Variance

The Metropolitan Board of Zoning Appeals may grant variances from the strict application of the provisions of the Zoning Code based upon findings of fact related to the standards in section 17.40.370. This Section is included as follows:

Physical Characteristics of the property- The exceptional narrowness, shallowness or shape of a specific piece of property, exceptional topographic condition, or other extraordinary and exceptional condition of such property would result in peculiar and exceptional practical difficulties to, or exceptional or undue hardship upon the owners of such property.

Unique characteristics- *The specific conditions cited are unique to the subject property and generally not prevalent to other properties in the general area.*

Hardship not self-imposed- The alleged difficulty or hardship has not been created by the previous actions of any person having an interest in the property after date of Zoning Code.

Financial gain not only bases- Financial gain is not the sole basis for granting the variance.

No injury to neighboring property- The granting of a variance will not be injurious to other property or improvements in the area, impair and adequate supply of light and air to adjacent property, or substantially diminish or impair property values within the area.

No harm to public welfare- *The granting of the variance will not be detrimental to the public welfare and will not substantially impair the intent and purpose of this Zoning Code.*

Integrity of Master Development Plan- *The granting of a variance will not compromise the design integrity or functional operation of activities or facilities within an approved Planned Unit Development.*

The Board shall not grant variances to the land use provisions of section 2.3, nor the density of Floor Area Ratio (FAR) standards of Tables 3-B and 2-C, nor the required size of residential lots approved by the Planning Commission under the authority of section 3.7 (Lot Averaging), section 3.8 (Cluster Lot Option) or Section 9. E.3 (PUD). Further the Board shall not act on a variance application within a Planned Unit Development (PUD), Urban Design Overlay or Institutional Overlay district without first considering a recommendation from the Planning Commission.

In Simple terms, for the Board to grant you a variance in the zoning ordinance, you must convey to the Board what your hardship is. Hardships are narrowness, shallowness, irregular shape, and topography of property. The Board can also consider other practical difficulties such as mature trees, easements, and location of disposal systems which can affect your plan. Consideration can be given to the characteristics of neighborhood and the way it is developed. One or more of these conditions must affect your inability to build or occupy the property to provide your case.

At the public hearing, please be prepared to tell the Board what your hardship is, why you cannot build in accordance with zoning without requesting a variance and why you feel you have legitimate hardship.

The Board cannot grant a variance based solely on inconvenience to the applicant or solely on a financial consideration. It is incumbent on you as the appellant to complete this form by conveying a **HARDSHIP** as outlined. At the meeting it is important that you explain this hardship as effectively as possible.

WHAT SPECIFIC AND UNIQUE CIRCUMSTANCES (HARDSHIP) EXIST THAT WOULD AUTHORIZE THE CONSIDERATION OF THE BOARD UNDER THE REVIEW STANDARDS AS OUTLINED?

See attached letter.

HARDSHIP LETTER FOR VARIANCE REQUEST

Homeowners:
Wayne Johnson &
Dyveke Pratt

1016 Delmas Avenue
Nashville, TN 37216

615-804-3939

March 3, 2019

Board of Zoning Appeals
Department of Codes Administration
P.O. Box 196350
Nashville, TN 37219

To the Board of Zoning Appeals,

We are submitting an application for a hardship variance request for our property, 1016 Delmas Avenue, Nashville, TN 37216.

Specifically we are asking for a setback exception.

Our plan is to build a 960 sq ft garage in the rear of our property with a 3 ft setback from the back and side fences. Currently on the property, there is a house (with attached porch and back deck), a side deck, and a tool shed. The lot is 50'W x 191' L and therefore is quite narrow, limiting our options. There are also two very large, mature trees (at least 100ft tall each) in the backyard between the house and the proposed garage (see Site Plans).

Although we are currently allowed to build a 750 sq ft garage, this size is inadequate for our needs to park our vehicles and provide storage. Our home has no usable basement or attic.

Under the current zoning, we are only able to build a larger structure if it is setback 20 ft from the back fence and 5ft from the side fences. Doing this would place the garage too close to the house and would necessitate cutting down both mature trees and removing the side deck. We are asking for a setback exception to allow construction with a 3 ft setback from both the back fence as well as side fences. There are no easements that would affect the proposed build site.

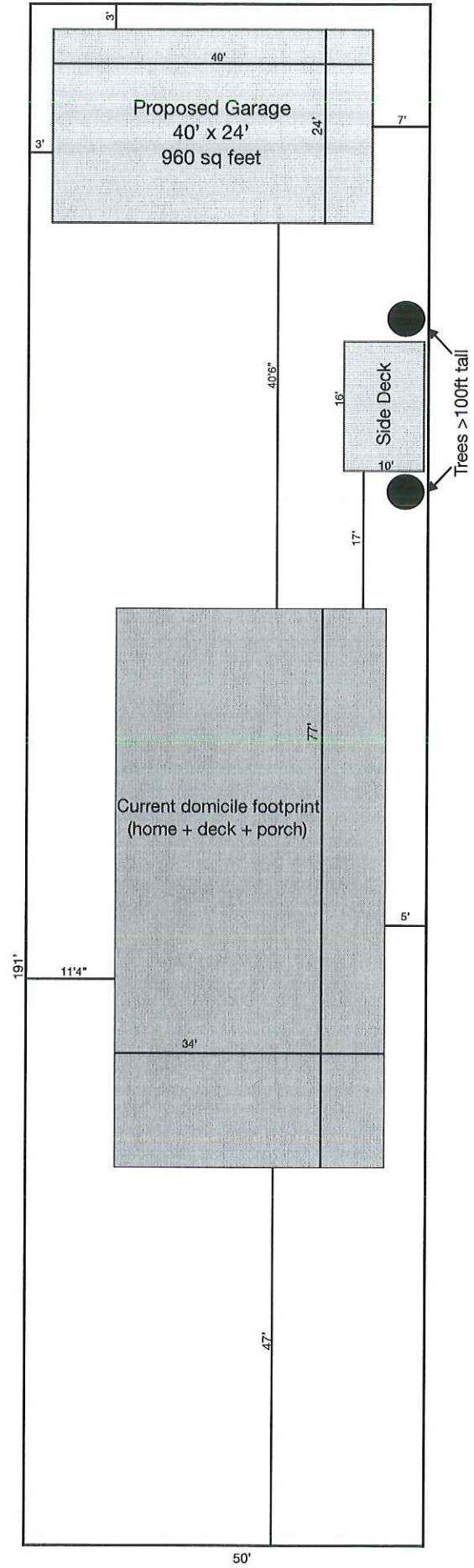
Please see the attached Site Plans, one which demonstrates our current property and one with the proposed project.

We appreciate in advance your assistance with this request. Please do not hesitate to contact us with any questions or concerns.

Sincerely yours,

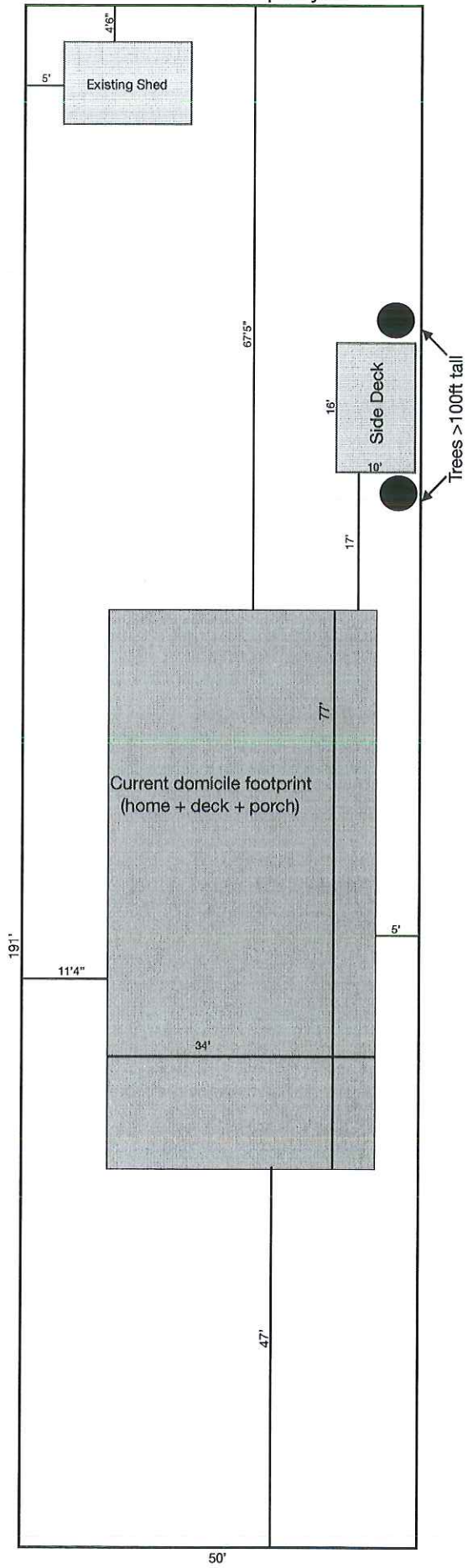

Wayne Johnson & Dyveke Pratt

Proposed Construction



Delmas Avenue
1/20 scale

Current Property



Delmas Avenue
1/20 scale

APPLICATION FOR A VARIANCE REQUEST

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members. ~~So they will have a better idea of the nature of your request. Zoning staff will notify the district council member of the hearing.~~ You will be responsible for preparing the envelopes and notices for mailing to the owners of property within 600 feet of the property at issue in the case. The envelopes must include the return address for the BZA and case number. Fold and insert notices into envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to Zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting, and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding, sign placement.)

The day of the public hearing, it will be your responsibility to convey to the Board the nature of the hardship in your request that makes it difficult/impossible for you to comply with the Zoning Code. **It would be to your benefit to let your neighbors know about your request prior to all notices being sent to them from our office.**

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order in the case is entered. **Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied.** You should also be aware that you have two (2) years to obtain the permit or you would have to re-file your request with the board.


Once your request is filed, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for hearing until complete.

Any correspondence to the Board must be submitted to our office by noon, the Monday prior to the public hearing to be included in the record. You must provide eight (8) copies of your information to staff.

We hope that this information will be of help to you in understanding the variance procedure and if our office can be of further assistance, please do not hesitate to contact us.

METROPOLITAN BOARD OF ZONING APPEALS (615) 862-6510

I am aware that I am responsible for posting and also removing the sign(s) after the public hearing.

Wayne W. John 
APPELLANT

3/4/2019
DATE

I have no problem with Wayne building a garage.

DAVID BRILEY
MAYOR

3/29/19

*Don Sawyer
1022 Fairview
Nashville, TN 37216*



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

DEPARTMENT OF CODES & BUILDING SAFETY

March 12, 2019

OFFICE ADDRESS
METRO OFFICE BUILDING--3rd FLOOR
800 SECOND AVENUE, SOUTH
NASHVILLE, TENNESSEE 37210

MAILING ADDRESS
POST OFFICE BOX 196300
NASHVILLE, TENNESSEE 37219-6300
TELEPHONE (615) 862-6500
FACSIMILE (615) 862-6514
www.nashville.gov/codes

ZONING APPEAL: NOTICE TO NEIGHBORING OWNERS

RE: Appeal Case Number: 2019-156
 1016 DELMAS AVE
 Map Parcel: 07209024400
 Zoning Classification: R6
 Council District: 5

This is to inform you that Wayne Johnson filed an appeal for the property at the above referenced location. The appellant requested variances from side and rear setback requirements. Should this request be approved, it would allow the applicant to construct a garage.

*******THIS IS NOT A ZONE CHANGE REQUEST*******

You are hereby notified that the Board of Zoning Appeals will conduct public hearings on THURSDAY 4/18/2019, **beginning at 1:00 p.m.** in the Sonny West Conference Center of the Howard Office Building, 700 2nd Avenue South. If you wish to show support or opposition to your neighbor's request, you may do so in person. In lieu of a personal appearance, you may submit written communication to the Board prior to the scheduled board meeting date. **We cannot guarantee written communication to be a part of the record unless it is received no later than Noon the Monday before the meeting date.**

This letter is being sent to you because you are the owner of property located within 600' of the subject location. This request is only for the property at the above location. We are required by law to notify you of what your neighbor wishes to do on his/her property.

Should you have questions or require special accommodations (handicap accessibility), you may email us at BZA@nashville.gov. You can view this case at epermits.nashville.gov and search by permit # 20190012520 or search by the address.

METROPOLITAN BOARD OF ZONING APPEALS

Metropolitan Board of Zoning Appeals

Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210



Appellant: Miya Sullivan
Property Owner: " "
Representative: " "

Date: 3-4-19
Case #: 2019-160
Map & Parcel: 69-4-110

Council District 1

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose: Requesting variance from sidewalk requirement

Activity Type: New Construction-Residential

Location: 117 Haynes Park Dr.

This property is in the RS2.5 Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: 17-12-120

Section(s): Requesting variance from sidewalk requirement

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection _____ Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

Miya V. Sullivan
Appellant Name (Please Print)

Representative Name (Please Print)

lot → 117 Haynes Park Dr.
Address

710 W. Nocturne Dr. → contact
Address

Nashville, TN 37218
City, State, Zip Code

Nashville, TN 37207
City, State, Zip Code

314-363-6402
Phone Number

314-363-6402
Phone Number

sullivanmb4@gmail.com
Email

sullivanmb4@gmail.com
Email

Zoning Examiner: CHA

Appeal Fee: \$ 100.00

no site plan



**Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210**



3619297

**ZONING BOARD APPEAL / CAAZ - 20190012723
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification**

PARCEL: 06904011000**APPLICATION DATE:** 03/04/2019**SITE ADDRESS:**

117 HAYNES PARK DR NASHVILLE, TN 37218

LOT 191 HAYNES PARK SUB SEC 1

PARCEL OWNER: SULLIVAN, MIYA V.**CONTRACTOR:****APPLICANT:****PURPOSE:**

requesting variance from sidewalk requirements

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

Inspection requirements may change due to changes during construction.

APPLICATION FOR A VARIANCE REQUEST

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members. So they will have a better ideal of the nature of your request. Zoning staff will notify the district council member of the hearing. You will be responsible for preparing the envelopes and notices for mailing to the owners of property within 600 feet of the property at issue in the case. The envelopes must include the return address for the BZA and case number. Fold and insert notices into envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to Zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting, and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding, sign placement.)

The day of the public hearing, it will be your responsibility to convey to the Board the nature of the hardship in your request that makes it difficult/impossible for you to comply with the Zoning Code. **It would be to your benefit to let your neighbors know about your request prior to all notices being sent to them from our office.**

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order in the case is entered. **Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied.** You should also be aware that you have two (2) years to obtain the permit or you would have to re-file your request with the board.

Once your request is filed, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for hearing until complete.

Any correspondence to the Board must be submitted to our office by noon, the Monday prior to the public hearing to be included in the record. You must provide eight (8) copies of your information to staff.

We hope that this information will be of help to you in understanding the variance procedure and if our office can be of further assistance, please do not hesitate to contact us.

METROPOLITAN BOARD OF ZONING APPEALS (615) 862-6510

I am aware that I am responsible for posting and also removing the sign(s) after the public hearing.

Miya V. Sullivan
APPELLANT

3/4/19
DATE

In Simple terms, for the Board to grant you a variance in the zoning ordinance, you must convey to the Board what your hardship is. Hardships are narrowness, shallowness, irregular shape, and topography of property. The Board can also consider other practical difficulties such as mature trees, easements, and location of disposal systems which can affect your plan. Consideration can be given to the characteristics of neighborhood and the way it is developed. One or more of these conditions must affect your inability to build or occupy the property to provide your case.

At the public hearing, please be prepared to tell the Board what your hardship is, why you cannot build in accordance with zoning without requesting a variance and why you feel you have legitimate hardship.

The Board cannot grant a variance based solely on inconvenience to the applicant or solely on a financial consideration. It is incumbent on you as the appellant to complete this form by conveying a **HARDSHIP** as outlined. At the meeting it is important that you explain this hardship as effectively as possible.

WHAT SPECIFIC AND UNIQUE CIRCUMSTANCES (HARDSHIP) EXIST THAT WOULD AUTHORIZE THE CONSIDERATION OF THE BOARD UNDER THE REVIEW STANDARDS AS OUTLINED?

- 1) Older subdivision that is developed and no current sidewalks anywhere in this neighborhood. Possible disgruntled neighbors and a eye sore for neighborhood being the only house w/ a sidewalk
- 2) There a couple of utility boxes (Cable fibers, electrical) at the left corner of my property line that has been marked off that can not and will not be removed. No way to conveniently build or put a sidewalk along the required length in front of house w/o complications.

PLANNING DEPARTMENT SIDEWALK VARIANCE RECOMMENDATION

BZA Case 2019-160 (117 Haynes Park Drive)

Metro Standard:	4' grass strip, 5' sidewalk, as defined by the Metro Local Street Standard
Requested Variance:	Not construct sidewalks; not contribute in-lieu of construction (eligible)
Zoning:	RS7.5
Community Plan Policy:	T3 NM (Suburban Neighborhood Maintenance)
MCSP Street Designation:	Local Street
Transit:	#22 – Bordeaux
Bikeway:	None existing; none planned

Planning Staff Recommendation: *Disapprove.*

Analysis: The applicant proposes to construct a single family dwelling and requests a variance from constructing sidewalks due to lack of sidewalks in the area and potential impacts to existing utility boxes. Planning evaluated the following factors for the variance request:

- (1) No sidewalk exists along the property's frontage, which is consistent with the adjacent properties to the east and west along the block face.
- (2) Electing to make the contribution in lieu of construction supplements Metro's annual sidewalk capital program by increasing sidewalk construction funds for areas surrounding this property, within one of Metro's sixteen pedestrian benefit zones. Staff finds no unique hardship for the property.

Given the factors above, staff recommends **disapproval as the applicant has the option to contribute in-lieu of construction.** The applicant shall also dedicate right-of-way for future sidewalk construction.

Metropolitan Board of Zoning Appeals

Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210



Appellant: ELLIOTT DEVELOPMENT Date: 3/13/19
Property Owner: SAMUEL BUCHANAN Case #: 2019- 182
Representative: MICHAEL ELLIOTT Map & Parcel: 10504001000

Council District 17

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose: HPR DUPLEX
NEW CONSTRUCTION
Activity Type: HPR
Location: 16 CLAIBORNE ST.

This property is in the R6 Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: REQUEST NOT TO INSTALL SIDEWALKS & NOT CONTRIBUTE

Section(s): 17.20.120

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection B Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

ELLIOTT DEVELOPMENT Appellant Name (Please Print) MICHAEL ELLIOTT Representative Name (Please Print)
3844 S MOUNT JULIET RD Address
HERMITAGE, TN 37076 City, State, Zip Code
615-405-3577 Phone Number
MICHAEL@ELLIOTTGROUP.TN.COM Email
Zoning Examiner: K Appeal Fee: _____



Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210



3628404

ZONING BOARD APPEAL / CAAZ - 20190014743
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification

PARCEL: 10504001000

APPLICATION DATE: 03/13/2019

SITE ADDRESS:

16 CLAIBORNE ST NASHVILLE, TN 37210
LOT 407 MAURY & CLAIBORNE PLAN

PARCEL OWNER: BUCHANAN, SAMUEL ET AL

CONTRACTOR:

APPLICANT:**PURPOSE:**

NEW CONSTRUCTION RESIDENTIAL HPR

PER: 17.20.120 SIDEWALKS REQUIRED

REQUEST TO NOT INSTALL SIDEWALKS AND NOT CONTRIBUTE

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

Inspection requirements may change due to changes during construction.



Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210



3628404

ZONING BOARD APPEAL / CAAZ - 20190014743
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification

PARCEL: 10504001000

APPLICATION DATE: 03/13/2019

SITE ADDRESS:

16 CLAIBORNE ST NASHVILLE, TN 37210
LOT 407 MAURY & CLAIBORNE PLAN

PARCEL OWNER: BUCHANAN, SAMUEL ET AL

CONTRACTOR:

APPLICANT:**PURPOSE:**

NEW CONSTRUCTION RESIDENTIAL HPR

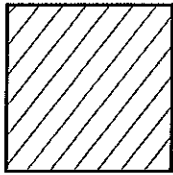
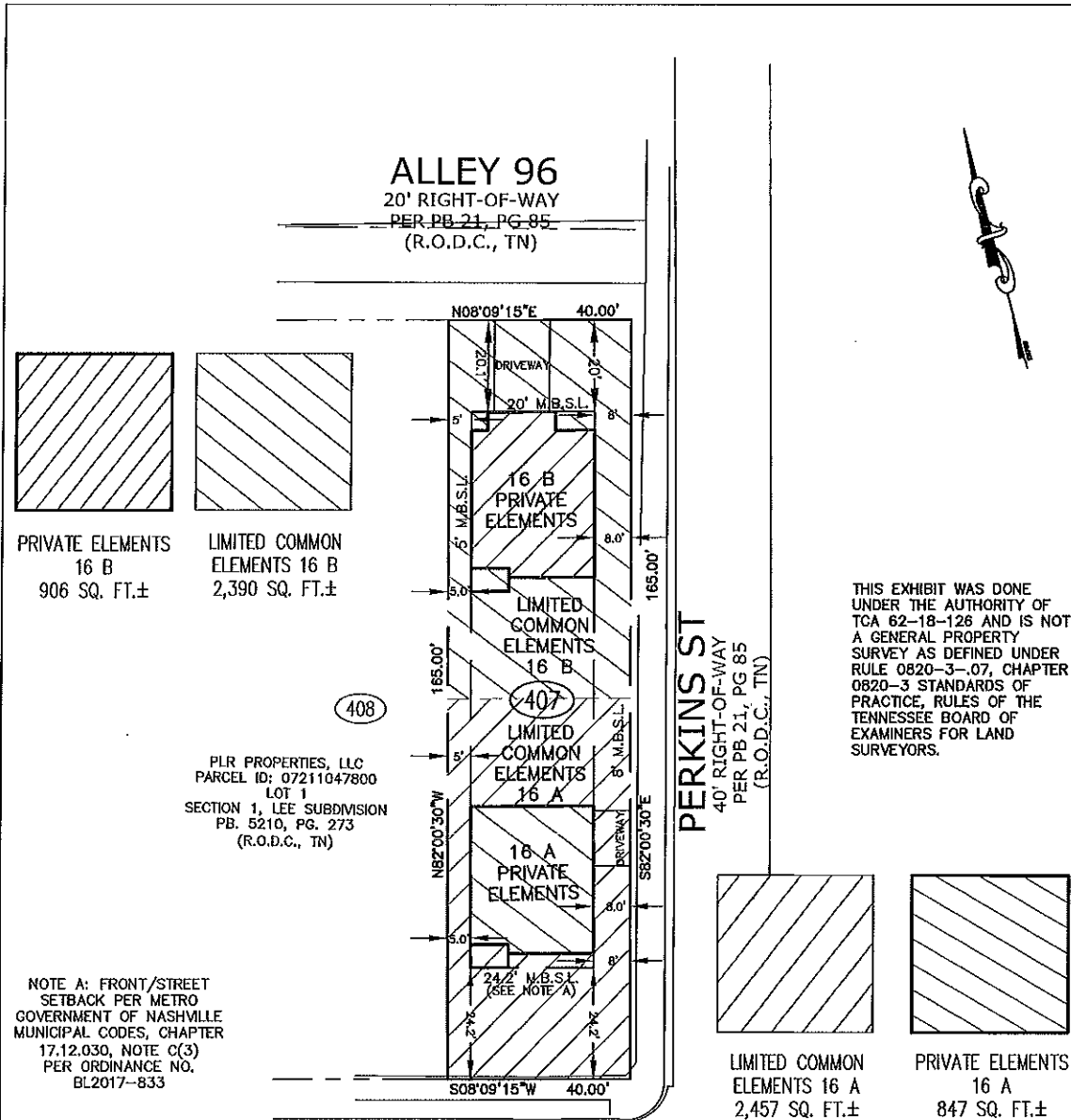
PER: 17.20.120 SIDEWALKS REQUIRED

REQUEST TO NOT INSTALL SIDEWALKS AND NOT CONTRIBUTE

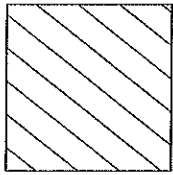
*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

Inspection requirements may change due to changes during construction.



PRIVATE ELEMENTS
16 B
906 SQ. FT.±



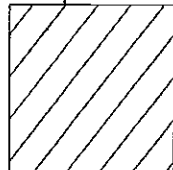
LIMITED COMMON
ELEMENTS 16 B
2,390 SQ. FT.±

408

PLR PROPERTIES, LLC
PARCEL ID: 07211047800
LOT 1
SECTION 1, LEE SUBDIVISION
PB. 5210, PG. 273
(R.O.D.C., TN)

NOTE A: FRONT/STREET
SETBACK PER METRO
GOVERNMENT OF NASHVILLE
MUNICIPAL CODES, CHAPTER
17.12.030, NOTE C(3)
PER ORDINANCE NO.
BL2017-833

THIS EXHIBIT WAS DONE
UNDER THE AUTHORITY OF
TCA 62-18-126 AND IS NOT
A GENERAL PROPERTY
SURVEY AS DEFINED UNDER
RULE 0820-3-.07, CHAPTER
0820-3 STANDARDS OF
PRACTICE, RULES OF THE
TENNESSEE BOARD OF
EXAMINERS FOR LAND
SURVEYORS.



LIMITED COMMON
ELEMENTS 16 A
2,457 SQ. FT.±

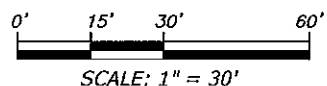


PRIVATE ELEMENTS
16 A
847 SQ. FT.±

STREET SETBACK TABLE	
ADDRESS	SETBACK
#14 CLAIBORNE ST	28.8'
#12 CLAIBORNE ST	27.4'
#10 CLAIBORNE ST	25.6'
#2 CLAIBORNE ST	15.0'
AVERAGE SETBACK = 24.2'	

SETBACKS
FRONT/STREET: SEE NOTE A
SIDE: 5'/8' STREET
REAR: 20'

CLAIBORNE ST
50' RIGHT-OF-WAY
PER PB 21, PG 85
(R.O.D.C., TN)

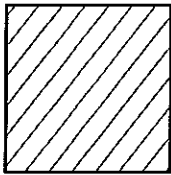
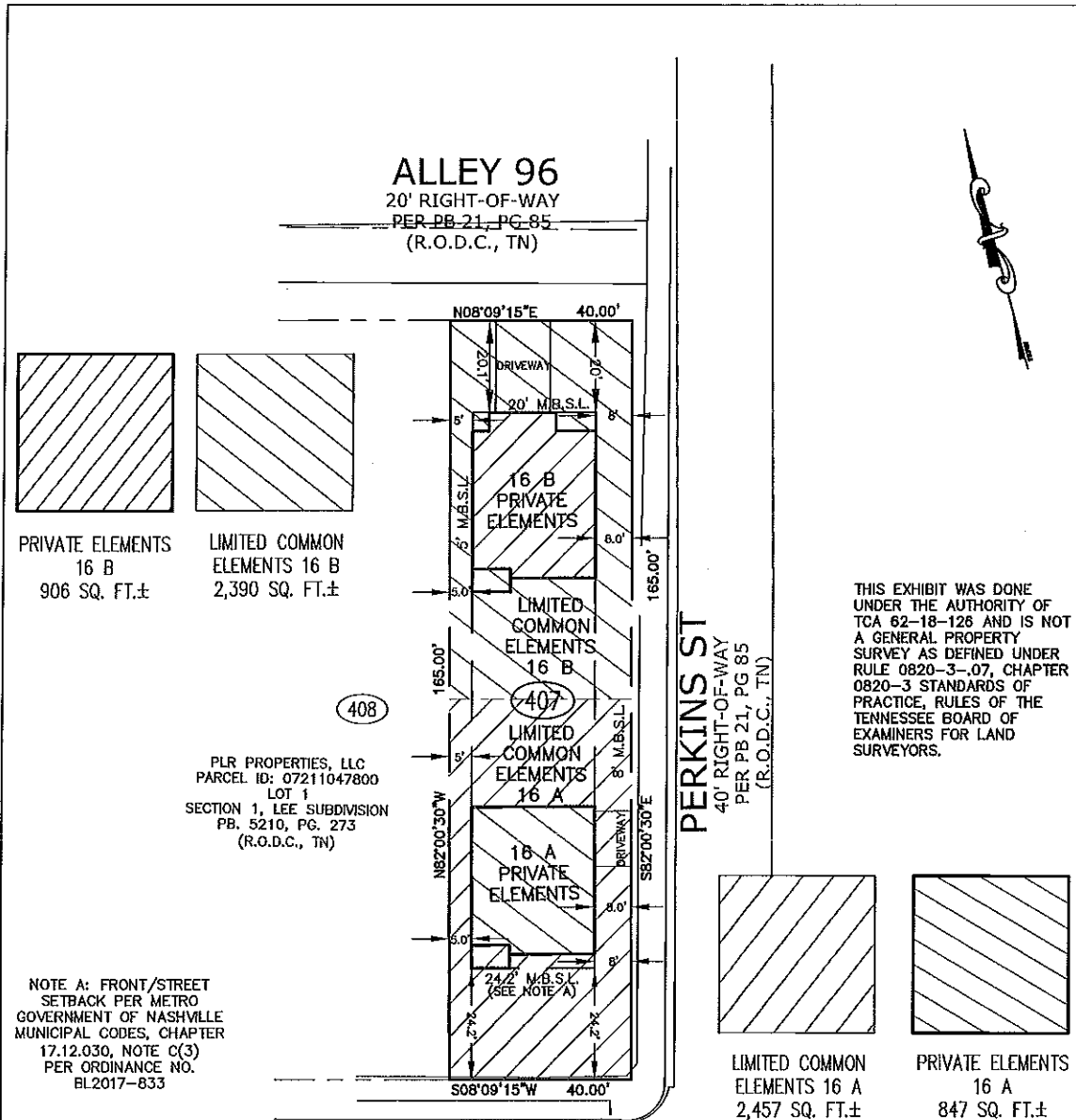


**A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS
EXHIBIT MAP**

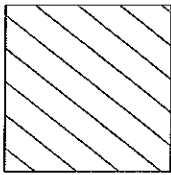
OWNER: JOSH HELLMER
 ADDRESS: 16 CLAIBORNE STREET
 CITY: NASHVILLE, DAVIDSON COUNTY, TENNESSEE
 LOT #407
 SUBD. MAURY AND CLAIBORNE ADDITION
 PLAT: PLAT BOOK 21, PAGE 85
 RECORD: INSTRUMENT# 20180417-0036213 (R.O.D.C., TN)
 SCALE: 1"=30' DATE: AUGUST 21, 2018
 MAP: 105-04 PARCEL: 10.00

16 A: 27.00'X35.00'
 16 B: 27.00'X39.00'
 16 A AREA: 3,304 SQ. FT.± OR 0.08 AC.±
 16 B AREA: 3,296 SQ. FT.± OR 0.07 AC.±
 LOT AREA: 6,600 SQ. FT.± OR 0.15 AC.±
 DWG PATH: Drawings\2018-0493\dlpra\2018-0493_HPR.dwg

H & H LAND SURVEYING INC.
 612 A FITZHUGH BLVD.
 SMYRNA, TENNESSEE 37167
 PHONE: 615-355-6905 EMAIL: handhland@bellsouth.net
 JOB: 2018-0493 DRAWN BY: ACB



PRIVATE ELEMENTS
16 B
906 SQ. FT.±



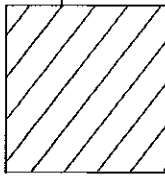
LIMITED COMMON
ELEMENTS 16 B
2,390 SQ. FT.±

408

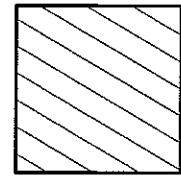
PLR PROPERTIES, LLC
PARCEL ID: 07211047800
LOT 1
SECTION 1, LEE SUBDIVISION
PB. 5210, PG. 273
(R.O.D.C., TN)

NOTE A: FRONT/STREET
SETBACK PER METRO
GOVERNMENT OF NASHVILLE
MUNICIPAL CODES, CHAPTER
17.12.030, NOTE C(3)
PER ORDINANCE NO.
BL2017-833

THIS EXHIBIT WAS DONE
UNDER THE AUTHORITY OF
TCA 62-18-126 AND IS NOT
A GENERAL PROPERTY
SURVEY AS DEFINED UNDER
RULE 0820-3-.07, CHAPTER
0820-3 STANDARDS OF
PRACTICE, RULES OF THE
TENNESSEE BOARD OF
EXAMINERS FOR LAND
SURVEYORS.



LIMITED COMMON
ELEMENTS 16 A
2,457 SQ. FT.±

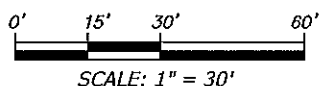


PRIVATE ELEMENTS
16 A
847 SQ. FT.±

STREET SETBACK TABLE	
ADDRESS	SETBACK
#14 CLAIBORNE ST	28.8'
#12 CLAIBORNE ST	27.4'
#10 CLAIBORNE ST	25.6'
#2 CLAIBORNE ST	15.0'
AVERAGE SETBACK = 24.2'	

CLAIBORNE ST
50' RIGHT-OF-WAY
PER PB 21, PG 85
(R.O.D.C., TN)

SETBACKS
FRONT/STREET: SEE NOTE A
SIDE: 5'/8' STREET
REAR: 20'



A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS
EXHIBIT MAP

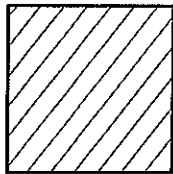
OWNER: JOSH HELLMER
ADDRESS: 16 CLAIBORNE STREET
CITY: NASHVILLE, DAWDSON COUNTY, TENNESSEE
LOT #407
SUBD. MAURY AND CLAIBORNE ADDITION
PLAT: PLAT BOOK 21, PAGE 85
RECORD: INSTRUMENT# 20180417-0036213 (R.O.D.C., TN)
SCALE: 1"=30' DATE: AUGUST 21, 2018
MAP: 105-04 PARCEL: 10.00
16 A: 27.00'X35.00'
16 B: 27.00'X39.00'
16 A AREA: 3,304 SQ. FT.± OR 0.08 AC.±
16 B AREA: 3,296 SQ. FT.± OR 0.07 AC.±
LOT AREA: 6,600 SQ. FT.± OR 0.15 AC.±
DWG PATH: Drawings\2018-0493\ldt\prof\2018-0493_HPR.dwg

H & H LAND SURVEYING INC.
612 A FITZHUGH BLVD.
SMYRNA, TENNESSEE 37167
PHONE: 615-355-6905 EMAIL: handhland@bellsouth.net
JOB: 2018-0493 DRAWN BY: ACB

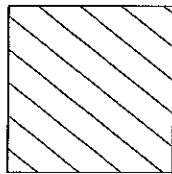


ALLEY 96

20' RIGHT-OF-WAY
PER PB 21, PG 85
(R.O.D.C., TN)



PRIVATE ELEMENTS
16 B
906 SQ. FT.±



LIMITED COMMON
ELEMENTS 16 B
2,390 SQ. FT.±

(408)

PLR PROPERTIES, LLC
PARCEL ID: 07211047800
LOT 1
SECTION 1, LEE SUBDMISION
PB. 5210, PG. 273
(R.O.D.C., TN)

NOTE A: FRONT/STREET
SETBACK PER METRO
GOVERNMENT OF NASHVILLE
MUNICIPAL CODES, CHAPTER
17.12.030, NOTE C(3)
PER ORDINANCE NO.
BL2017-833

STREET SETBACK TABLE	
ADDRESS	SETBACK
#14 CLAIBORNE ST	28.8'
#12 CLAIBORNE ST	27.4'
#10 CLAIBORNE ST	25.6'
#2 CLAIBORNE ST	15.0'
AVERAGE SETBACK = 24.2'	

SETBACKS

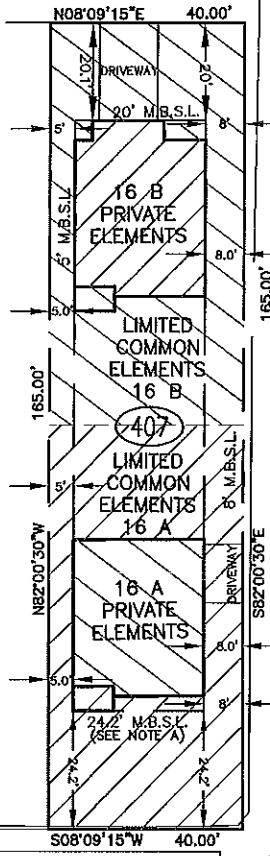
FRONT/STREET: SEE NOTE A

SIDE: 5'/8' STREET

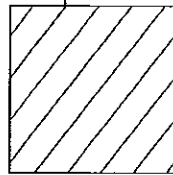
REAR: 20'

CLAIBORNE ST

50' RIGHT-OF-WAY
PER PB 21, PG 85
(R.O.D.C., TN)



PERKINS ST
40' RIGHT-OF-WAY
PER PB 21, PG 85
(R.O.D.C., TN)

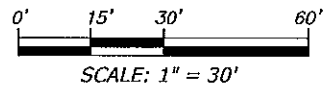


LIMITED COMMON
ELEMENTS 16 A
2,457 SQ. FT.±



PRIVATE ELEMENTS
16 A
847 SQ. FT.±

THIS EXHIBIT WAS DONE
UNDER THE AUTHORITY OF
TCA 62-18-126 AND IS NOT
A GENERAL PROPERTY
SURVEY AS DEFINED UNDER
RULE 0820-3-.07, CHAPTER
0820-3 STANDARDS OF
PRACTICE, RULES OF THE
TENNESSEE BOARD OF
EXAMINERS FOR LAND
SURVEYORS.

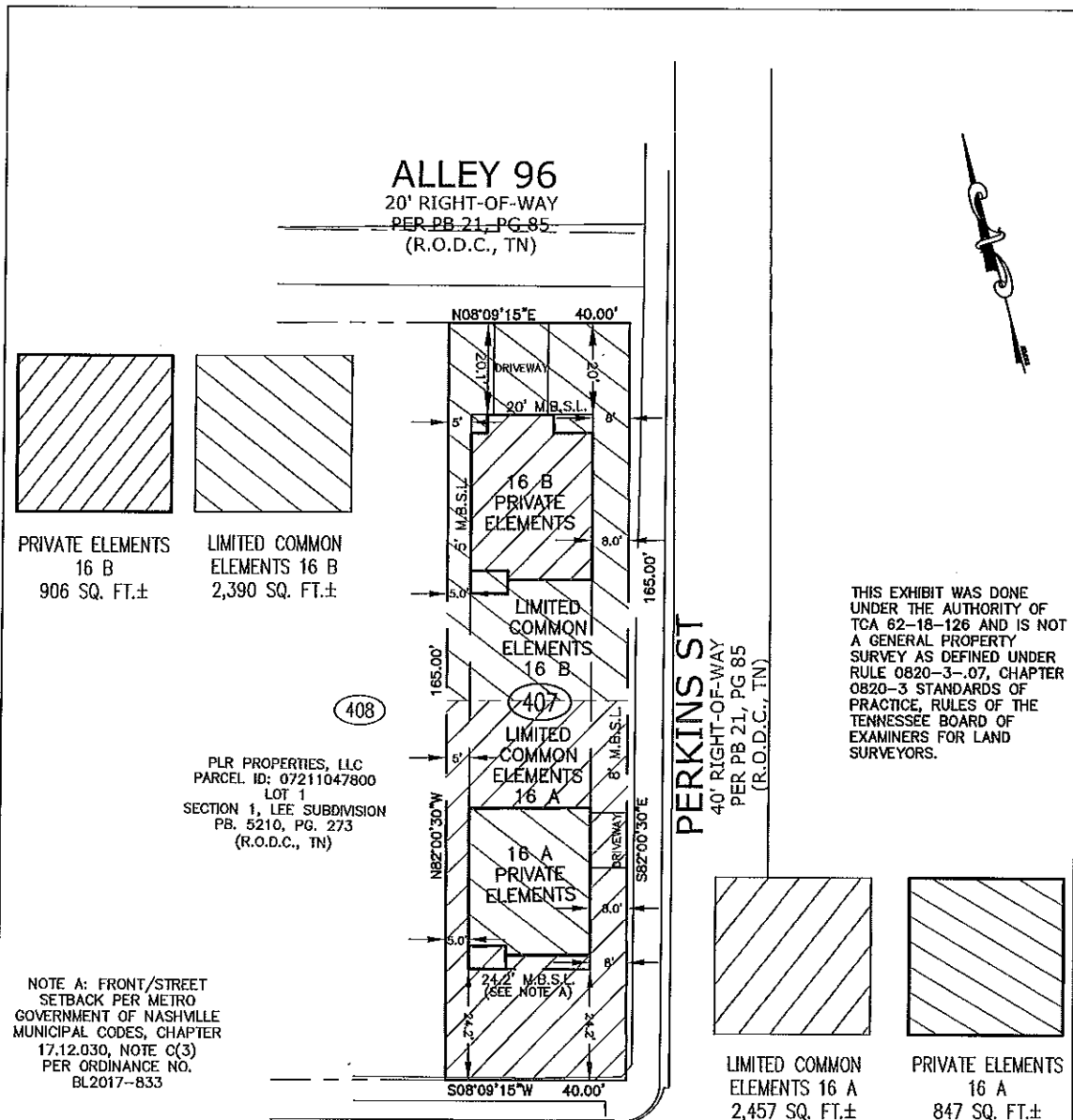


**A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS
EXHIBIT MAP**

OWNER: JOSH HELLMER
ADDRESS: 16 CLAIBORNE STREET
CITY: NASHVILLE, DAVIDSON COUNTY, TENNESSEE
LOT #407
SUBD. MAURY AND CLAIBORNE ADDITION
PLAT: PLAT BOOK 21, PAGE 85
RECORD: INSTRUMENT# 20180417-0036213 (R.O.D.C., TN)
SCALE: 1"=30' DATE: AUGUST 21, 2018
MAP: 105-04 PARCEL: 10.00
16 A: 27.00'X35.00'
16 B: 27.00'X39.00'
16 A AREA: 3,304 SQ. FT.± OR 0.08 AC.±
16 B AREA: 3,296 SQ. FT.± OR 0.07 AC.±
LOT AREA: 6,600 SQ. FT.± OR 0.15 AC.±
DWG PATH: Drawings\2018-0493\tdlprof\2018-0493_HPR.dwg

H & H LAND SURVEYING INC.
612 A FITZHUGH BLVD.
SMYRNA, TENNESSEE 37167
PHONE: 615-355-6905 EMAIL: handhland@bellsouth.net
JOB: 2018-0493 DRAWN BY: ACB



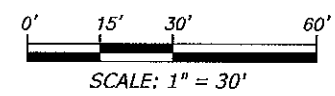


408

PLR PROPERTIES, LLC
PARCEL ID: 07211047800
LOT 1
SECTION 1, LEE SUBDIVISION
PB. 5210, PG. 273
(R.O.D.C., TN)

STREET SETBACK TABLE	
ADDRESS	SETBACK
#14 CLAIBORNE ST	28.8'
#12 CLAIBORNE ST	27.4'
#10 CLAIBORNE ST	25.6'
#2 CLAIBORNE ST	15.0'
AVERAGE SETBACK = 24.2'	

SETBACKS
FRONT/STREET: SEE NOTE A
SIDE: 5'/8' STREET
REAR: 20'



A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS
EXHIBIT MAP

OWNER: JOSH HELLMER
ADDRESS: 16 CLAIBORNE STREET
CITY: NASHVILLE, DAVIDSON COUNTY, TENNESSEE
LOT #407
SUBD. MAURY AND CLAIBORNE ADDITION
PLAT: PLAT BOOK 21, PAGE B5
RECORD: INSTRUMENT# 20180417-0036213 (R.O.D.C. TN)
SCALE: 1"=30' DATE: AUGUST 21, 2018
MAP: 105-04 PARCEL: 10.00

16 A: 27.00'x35.00'
16 B: 27.00'x39.00'
16 A AREA: 3,304 SQ. FT.± OR 0.08 AC.±
16 B AREA: 3,298 SQ. FT.± OR 0.07 AC.±
LOT AREA: 6,600 SQ. FT.± OR 0.15 AC.±
DWG PATH: Drawings\2018-0493\dlproj\2018-0493_HPR.dwg

H & H LAND SURVEYING INC.
612 A FITZHUGH BLVD.
SMYRNA, TENNESSEE 37167
PHONE: 615-355-6905 EMAIL: handhland@bellsouth.net
JOB: 2018-0493 DRAWN BY: ACB

2019-182

APPLICATION FOR A VARIANCE REQUEST

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members. So they will have a better ideal of the nature of your request. Zoning staff will notify the district council member of the hearing. You will be responsible for preparing the envelopes and notices for mailing to the owners of property within 600 feet pf the property at issue in the case. The envelopes must include the return address for the BZA and case number. Fold and insert notices into envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to Zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting, and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding, sign placement.)

The day of the public hearing, it will be your responsibility to convey to the Board the nature of the hardship in your request that makes it difficult/impossible for you to comply with the Zoning Code. **It would be to your benefit to let your neighbors know about your request prior to all notices being sent to them from our office.**

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order in the case is entered. **Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied.** You should also be aware that you have two (2) years to obtain the permit or you would have to re-file your request with the board.

Once your request is filed, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for hearing until complete.

Any correspondence to the Board must be submitted to our office by noon, the Monday prior to the public hearing to be included in the record. You must provide eight (8) copies of your information to staff.

We hope that this information will be of help to you in understanding the variance procedure and if our office can be of further assistance, please do not hesitate to contact us.

METROPOLITAN BOARD OF ZONING APPEALS (615) 862-6510

I am aware that I am responsible for posting and also removing the sign(s) after the public hearing.

ELLIOTT DEVELOPMENT

APPELLANT

3 | 13 | 19

DATE

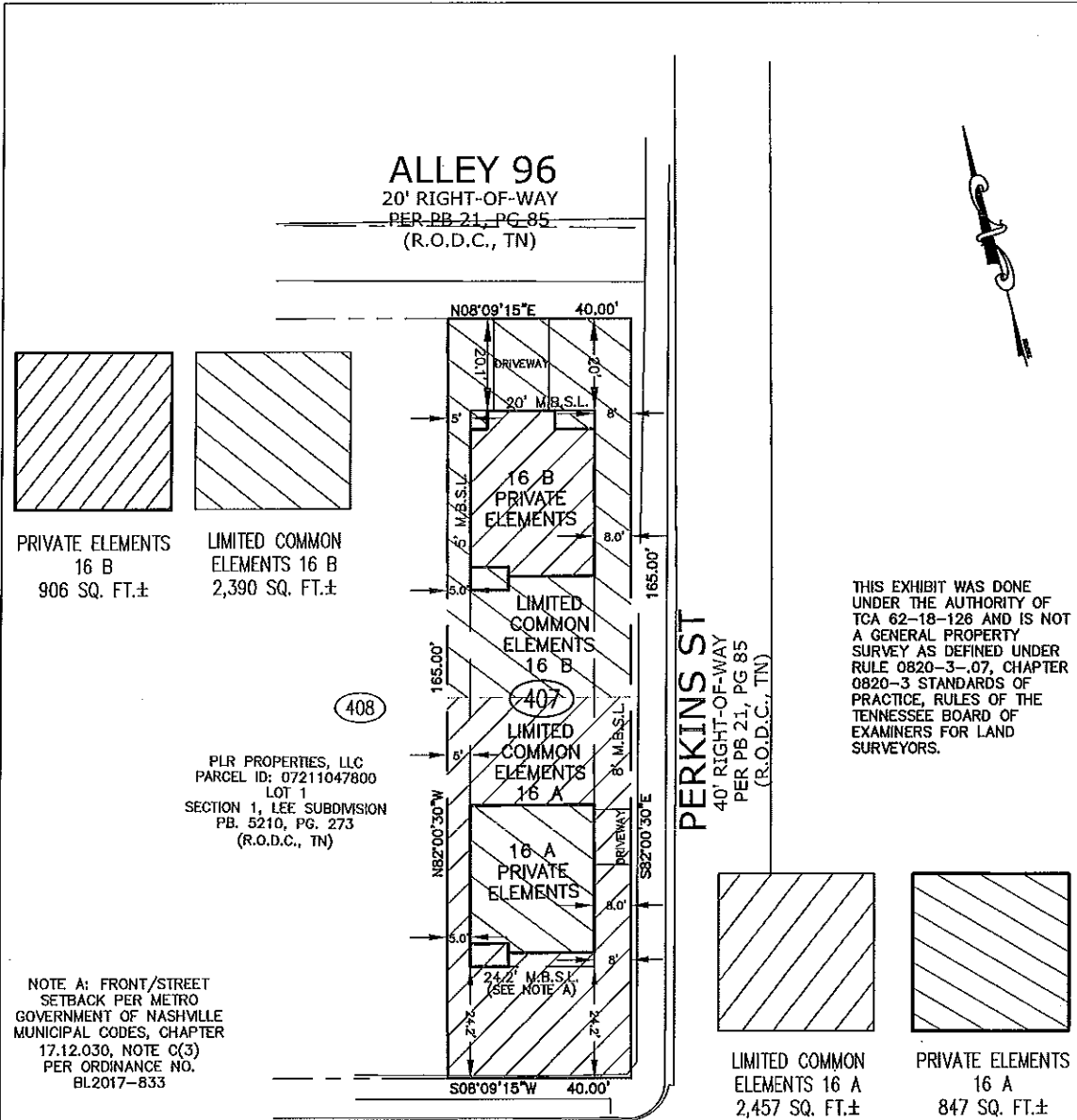
In Simple terms, for the Board to gran you a variance in the zoning ordinance, you must convey to the Board what your hardship is. Hardships are narrowness, shallowness, irregular shape, and topography of property. The Board can also consider other practical difficulties such as mature trees, easements, and location of disposal systems which can affect your plan. Consideration can be given to the characteristics of neighborhood and the way it is developed. One or more of these conditions must affect your inability to build or occupy the property to provide your case.

At the public hearing, please be prepared to tell the Board what your hardship is, why you cannot build in accordance with zoning without requesting a variance and why you feel you have legitimate hardship.

The Board cannot grant a variance based solely on inconvenience to the applicant or solely on a financial consideration. It is incumbent on you as the appellant to complete this form by conveying a **HARDSHIP** as outlined. At the meeting it is important that you explain this hardship as effectively as possible.

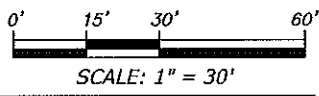
WHAT SPECIFIC AND UNIQUE CIRCUMSTANCES (HARDSHIP) EXIST THAT WOULD AUTHORIZE THE CONSIDERATION OF THE BOARD UNDER THE REVIEW STANDARDS AS OUTLINED?

CORNER LOT. WE WILL MODIFY / BUILD THE
EXISTING SIDEWALKS ON CLAIRBORNE, BUT WERE
ASKING TO NOT BUILD OR PAY IN FOR THE
SIDEWALKS ON PERKINS, AS THEY ALREADY
EXIST. WE WILL FIX ANY THAT NEED
REPLACING. THANKS.



STREET SETBACK TABLE	
ADDRESS SETBACK	
#14 CLAIBORNE ST	28.8'
#12 CLAIBORNE ST	27.4'
#10 CLAIBORNE ST	25.6'
#2 CLAIBORNE ST	15.0'
AVERAGE SETBACK = 24.2'	

SETBACKS
FRONT/STREET: SEE NOTE A
SIDE: 5'/8' STREET
REAR: 20'



**A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS
EXHIBIT MAP**

OWNER: JOSH HELLMER
ADDRESS: 16 CLAIBORNE STREET
CITY: NASHVILLE, DAVIDSON COUNTY, TENNESSEE
LOT #407
SUBD. MAURY AND CLAIBORNE ADDITION
PLAT: PLAT BOOK 21, PAGE 85
RECORD: INSTRUMENT# 20180417-0036213 (R.O.D.C., TN)
SCALE: 1"=30' DATE: AUGUST 21, 2018
MAP: 105-04 PARCEL: 10.00
16 A: 27.00'X35.00'
16 B: 27.00'X39.00'
16 A AREA: 3,304 SQ. FT.± OR 0.08 AC.±
16 B AREA: 3,296 SQ. FT.± OR 0.07 AC.±
LOT AREA: 6,600 SQ. FT.± OR 0.15 AC.±
DWG PATH: Drawings\2018-0493\dlprof\2018-0493_HPR.dwg

H & H LAND SURVEYING INC.
612 A FITZHUGH BLVD.
SMYRNA, TENNESSEE 37167
PHONE: 615-355-6905 EMAIL: handhland@bellsouth.net
JOB: 2018-0493 DRAWN BY: ACB

PLANNING DEPARTMENT SIDEWALK VARIANCE RECOMMENDATION

BZA Case 2019-182 (16 Claiborne Street)

Metro Standard:	Claiborne Street – 4' grass strip, 5' sidewalk, as defined by the Metro Local Street Standard
	Perkins Street – 4' grass strip, 5' sidewalk, as defined by the Metro Local Street Standard
Requested Variance:	Not upgrade sidewalks along Claiborne Street; Construct alternative sidewalk design along Perkins Street
Zoning:	R6
Community Plan Policy:	T4 NE (Urban Neighborhood Evolving)
MCSP Street Designation:	Claiborne Street – Local Street
	Perkins Street – Local Street
Transit:	Property 190' east from #25 – Midtown; Planned Rapid Bus per nMotion
Bikeway:	None existing; none planned

Planning Staff Recommendation: *Approve with conditions.*

Analysis: The applicant proposes to construct a two family dwelling and requests a variance due to the presence of existing sidewalks along the frontage of the site. Planning evaluated the following factors for the variance request:

- (1) A 3' grass strip and 5' wide sidewalk exists along Claiborne Street. While the existing sidewalk does not meet the Local Street standard, at this location the 3' grass strip provides adequate buffer from traffic and space for obstructions.
- (2) A 5' sidewalk without a grass strip is located along the Perkins Street frontage. There are two utility poles within the sidewalk space, approximately three feet from the back of curb. This condition is consistent across several properties along this block face. While providing a new grass strip and sidewalks to the Local Street standard is not optimal given the limited width of the parcel, staff finds no significant hardship in expanding the sidewalk width to provide sufficient space for ADA compliance and for people walking.

Given the factors above, staff recommends **approval with conditions:**

1. The applicant shall coordinate with Metro Public Works to expand the sidewalks along Perkins Street to reduce utility obstructions and ensure ADA compliance.
2. Maintain existing sidewalk conditions along Claiborne Street in a state of good repair per Public Works final guidance. Any portion of the existing sidewalk along the property frontage that is not ADA compliant is to be removed and replaced in-kind with MPW Detail ST-210 sidewalk.

DAVID BRILEY
MAYOR

I AM OPPOSED TO THE APPROVAL OF THIS
VARIANCE. ITS NOT FAIR TO OTHER

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY



PROPERTY OWNERS IN
THE AREA AND MAKES THE ROADWAY MORE DANGEROUS
FOR PEDESTRIANS.
March 25, 2019

DEPARTMENT OF CODES & BUILDING SAFETY

OFFICE ADDRESS
METRO OFFICE BUILDING - 3rd FLOOR
800 SECOND AVENUE, SOUTH
NASHVILLE, TENNESSEE 37210

MAILING ADDRESS
POST OFFICE BOX 196300
NASHVILLE, TENNESSEE 37219-6300
TELEPHONE (615) 862-6500
FACSIMILE (615) 862-6514
www.nashville.gov/codes

ZONING APPEAL: NOTICE TO NEIGHBORING OWNERS

RE: Appeal Case Number: 2019-182
16 CLAIBORNE ST
Map Parcel: 10504001000
Zoning Classification: R6
Council District: 17

BRYCE CARLOCK
133 LAFAYETTE ST
37210

This is to inform you that Elliott Development filed an appeal for the property at the above referenced location. The appellant requested a variance from sidewalk requirements. Should this request be approved, it would allow the applicant to construct two single family houses without building sidewalks or paying into the sidewalk fund.

*******THIS IS NOT A ZONE CHANGE REQUEST*******

You are hereby notified that the Board of Zoning Appeals will conduct public hearings on THURSDAY 5/2/2019, beginning at 1:00 p.m. in the Sonny West Conference Center of the Howard Office Building, 700 2nd Avenue South. If you wish to show support or opposition to your neighbor's request, you may do so in person. In lieu of a personal appearance, you may submit written communication to the Board prior to the scheduled board meeting date. We cannot guarantee written communication to be a part of the record unless it is received no later than Noon the Monday before the meeting date.

This letter is being sent to you because you are the owner of property located within 600' of the subject location. This request is only for the property at the above location. We are required by law to notify you of what your neighbor wishes to do on his/her property.

Should you have questions or require special accommodations (handicap accessibility), you may email us at BZA@nashville.gov. You can view this case at permits.nashville.gov and search by permit # 20190014743 or search by the address.

METROPOLITAN BOARD OF ZONING APPEALS

Metropolitan Board of Zoning Appeals

Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210



Appellant: Blair Seymour
Property Owner: Regions Bank
Representative: Phillip Piercy

Date: 3-18-19
Case #: 2019- 188
Map & Parcel: 09609013300 +
09609013400

Council District 14

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose: construct bank "Regions"

Activity Type: Commercial

Location: 301 Oanelson Pike

This property is in the CL Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: SideWalk Variance

Section(s): 17.20.120

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection B Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

Blair Seymour
Appellant Name (Please Print)

Phillip Piercy
Representative Name (Please Print)

5016 Centennial Blvd
Address

5016 Centennial Blvd
Address

Nashville, TN, 37209
City, State, Zip Code

Nashville, TN, 37209
City, State, Zip Code

(605) 592-0613
Phone Number

(615) 476-7238
Phone Number

bseymow@catalyst-dg.com
Email

ppiercy@catalyst-dg.com
Email

Zoning Examiner: RB

Appeal Fee: _____



Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210



3631177

ZONING BOARD APPEAL / CAAZ - 20190015512
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification

PARCEL: 09609013300

APPLICATION DATE: 03/18/2019

SITE ADDRESS:

301 DONELSON PIKE NASHVILLE, TN 37214
PT. LOT 4 DONELSON HGTS.

PARCEL OWNER: REGIONS BANK

CONTRACTOR:

APPLICANT:**PURPOSE:**

construct REGIONS BANK sidewalk variance is not eligible to contribute 17.20.120
POC PHILLIP PERCY 615-476-7238
NEED TO COMBINE PARCELS 096090133 AND 09609013400

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

Inspection requirements may change due to changes during construction.



March 15, 2019

Ms. Jessica Shepherd
Metro Nashville Codes Department
800 Second Avenue South
Nashville, TN 37210

**Re: Regions Donelson
301 Donelson Pike**

Dear Jessica,

Please find attached a copy of a plan for the above referenced site. Regions Bank currently occupies this site for branch bank and offices. They are proposing to renovate the building for a specialized office and add a secure facility for armored truck, and new bank drive thru lane and ATM's. The renovation of the bank will initiate the requirement to upgrade the sidewalks along the road frontage to current standards. The requirements include a 6' grass strip and 8' sidewalk along Donelson Pike and McCampbell Avenue and 4' grass strip and 5' sidewalk on Surrey Road.

Since much of the existing site pavement is proposed to remain in place the required sidewalk on McCampbell Avenue significantly impacts the site. The required sidewalk will extend into the site to be nearly adjacent to the existing parking lot. Currently the parking lot drains through a curb cut into a swale along the property line. Extending the sidewalk will remove this swale and not provide a method of draining the sidewalk. In addition, because the sidewalk will be installed at the height of the roadway curb, it will be higher than the existing pavement, requiring some type of pedestrian guardrail on the public sidewalk to prevent someone from falling off the sidewalk.

We feel that this condition provides a significant hardship on the development of the site that could be elevated with a small change. We proposed to provide the required sidewalks on Donelson Pike and Surrey Drive, but a smaller sidewalk and grass strip on McCampbell. Along McCampbell we propose a 4' grass strip and 5' sidewalk on the McCampbell frontage. The nearest sidewalk along McCampbell is on the other side of the street and over 1,300 feet away. That sidewalk appears to be a 5' sidewalk and 4' grass strip like we propose.

Therefore, we are requesting the Board of Zoning Appeals review of our request to provide the 4' grass stripe and 5' sidewalk along McCampbell instead of the 6' grass stripe and 8' sidewalk that is required.

Please place this request on the May 2 BZA agenda.

Please let me know if you need additional information or have any questions.

Best Regards,

Catalyst Design Group

A handwritten signature in black ink, appearing to read "D. Phillip Piercy".

D. Phillip Piercy, PE

APPLICATIONS FOR VARIANCE REQUESTS

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members so that they will have a better idea of the nature of your request. Zoning staff will notify the district councilmember of the hearing. You will be responsible for preparing the envelopes and notices for mailing to the owners of property within 600 feet of the property at issue in this case. The envelopes must include the return address for the BZA and the case number. Fold and insert the notices into envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to Zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting, and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding sign placement.)

The day of the public hearing, it will be your responsibility to convey to the Board the nature of the hardship in your request that makes it difficult/impossible for you to comply with the Zoning Code. It would be to your benefit to let your neighbors know about your request prior to all notices being sent to them from our office.

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order in the case is entered. Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied. You should also be aware that you have two (2) years to obtain the permit or you would have to re-file your request with the Board.

Once your request is filed, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for a hearing until complete.

Any correspondence to the Board must be submitted to our office by noon, the Monday prior to the public hearing to be included in the record. You must provide eight (8) copies of your information to staff.

We hope that this information will be of help to you in understanding the variance procedure and if our office can be of further assistance, please do not hesitate to contact us.

METROPOLITAN BOARD OF ZONING APPEALS (615) 862-6530

I am aware that I am responsible for posting and also removing the sign(s) after the public hearing.



APPELLANT

3-15-19

DATE

STANDARDS FOR A VARIANCE

The Metropolitan Board of Zoning Appeals may grant variances from the strict application of the provisions of this Zoning Code based upon findings of fact related to the standards in Section 17.40.370. This Section is included as follows:

Physical characteristics of the property - The exceptional narrowness, shallowness or shape of a specific piece of property, exceptional topographic condition, or other extraordinary and exceptional condition of such property would result in peculiar and exceptional practical difficulties to, or exceptional or undue hardship upon the owner of such property.

Unique characteristics - The specific conditions cited are unique to the subject property and generally not prevalent to other properties in the general area.

Hardship not self-imposed - The alleged difficulty or hardship has not been created by the previous actions of any person having an interest in the property after the effective date of this Zoning Code.

Financial gain not only basis - Financial gain is not the sole basis for granting the variance.

No injury to neighboring property - The granting of the variance will not be injurious to other property or improvements in the area, impair an adequate supply of light and air to adjacent property, or substantially diminish or impair property values within the area.

No harm to public welfare - The granting of the variance will not be detrimental to the public welfare and will not substantially impair the intent and purpose of this Zoning Code.

Integrity of Master Development Plan - The granting of the variance will not compromise the design integrity or functional operation of activities or facilities within an approved Planned Unit Development.

The Board shall not grant variances to the land use provisions of Section 2.3, the density of Floor Area Ratio (FAR) standards of Tables 3-B and 3-C, nor the required size of residential lots approved by the Planning Commission under the authority of Section 3.7 (Lot Averaging), Section 3.8 (Cluster Lot Option) or Section 9.B.3 (PUD). Further the Board shall not act on a variance application within a Planned Unit Development (PUD), Urban Design Overlay or Institutional Overlay district without first considering a recommendation from the Planning Commission.

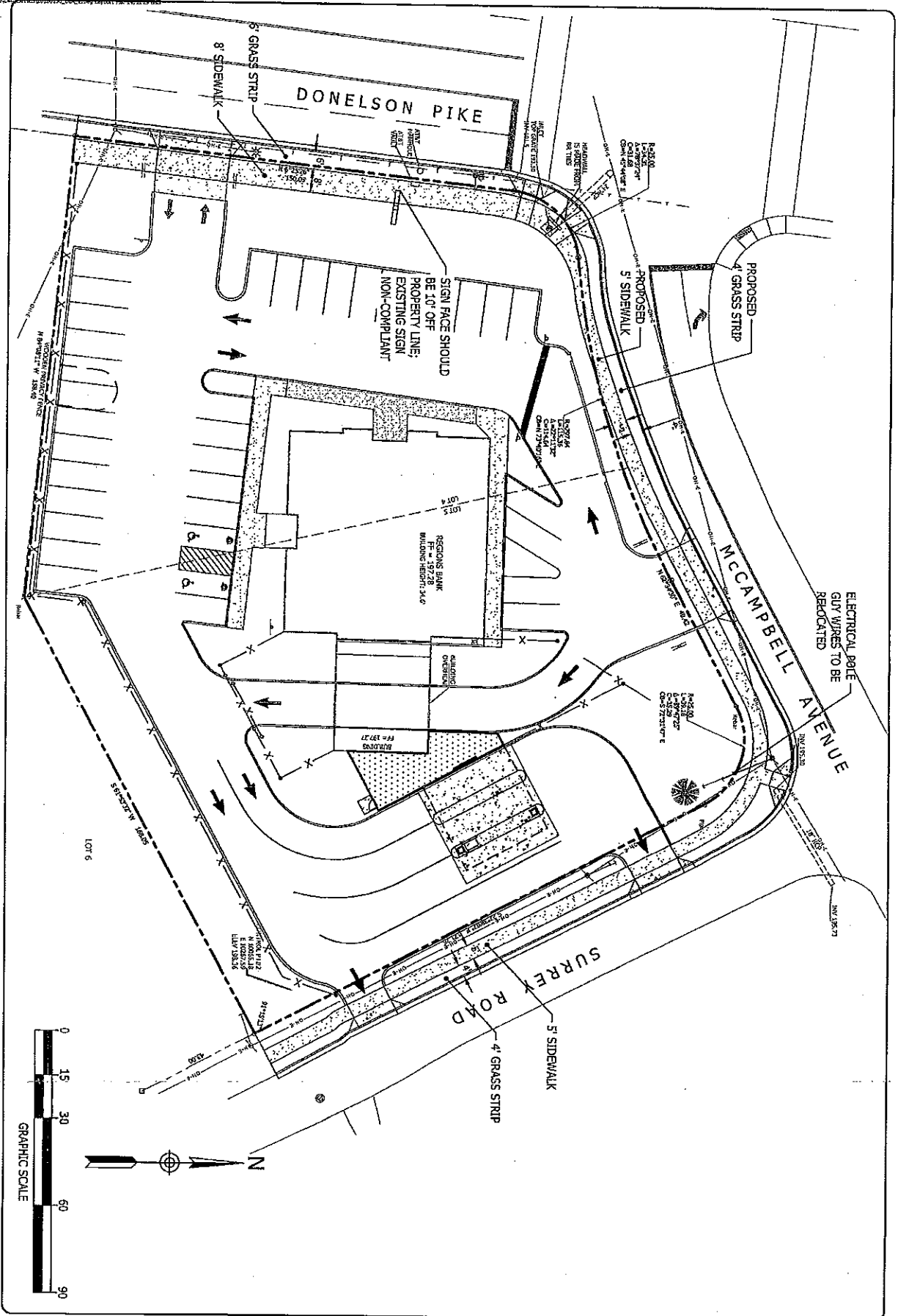
In simple terms, for the Board to grant you a variance in the zoning ordinance, you must convey to the Board what your hardship is. Hardships are narrowness, shallowness, irregular shape, and topography of property. The Board can also consider other practical difficulties such as mature trees, easements, and location of disposal systems which can affect your plan. Consideration can be given to the characteristics of the neighborhood and the way it is developed. One or more of these conditions **MUST** affect your inability to build or occupy the property to prove your case.

At the public hearing, please be prepared to tell the Board what your hardship is, why you can not build in accordance with zoning without requesting a variance and why you feel you have a legitimate hardship.

The Board can not grant a variance based solely on an inconvenience to the applicant nor solely on a financial consideration. It is incumbent on you as the appellant to complete this form by conveying a **HARDSHIP** as outlined. At the meeting it is important that you explain this hardship as effectively as possible.

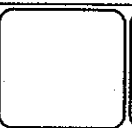
WHAT SPECIFIC AND UNIQUE CIRCUMSTANCES (HARDSHIP) EXIST THAT WOULD AUTHORIZE THE CONSIDERATION OF THE BOARD UNDER THE REVIEW STANDARDS AS OUTLINED?

This is an existing building that will be renovated and expanded. The existing perimeter has sidewalks but not constructed to the current standards. The standards would require a 6' grass strip and 8' sidewalk along McCampbell frontage which would extend into the site to point nearly adjacent to the existing pavement the grade difference between the pavement and sidewalk would require a railing along the sidewalk to prevent someone from falling off.



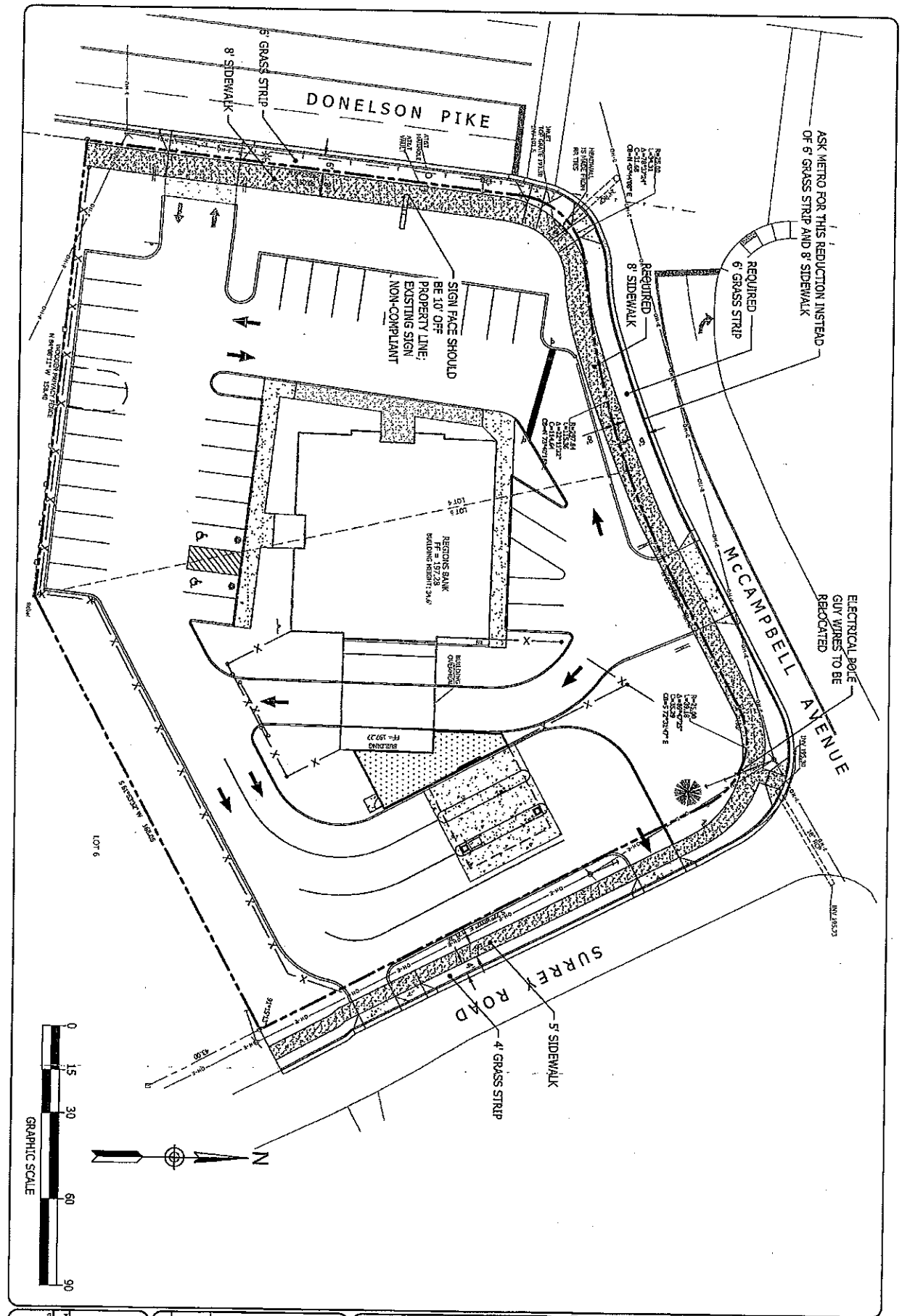
PROJECT NUMBER 183029ER	DRAWING TITLE PROPOSED SIDEWALKS	NO.	DATE	DESCRIPTION

82A SUBMITTAL
REGIONS FINANCIAL CORPORATION
 DONELSON BRANCH
 301 DONELSON PIKE
 NASHVILLE, TENNESSEE 37214
 REGIONS NUMBER TNMD183029ER

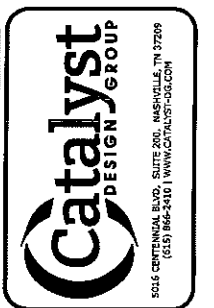
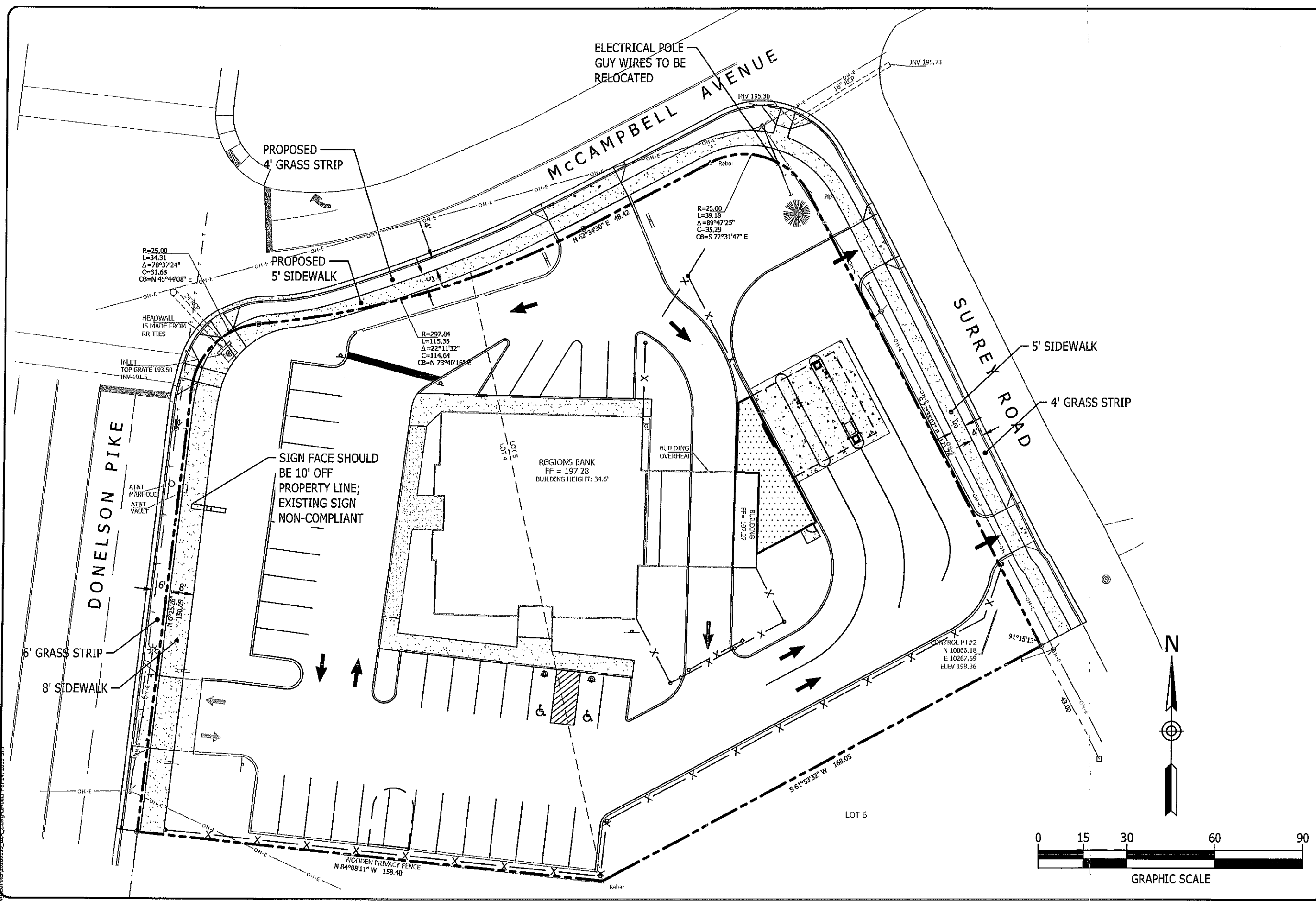


Catalyst
 DESIGN GROUP
505 CENTRAL BLVD, SUITE 200, NASHVILLE, TN 37219
 (615) 994-3411 | WWW.CATALYST-DG.COM

EX2



EX1 REGIONAL BANK DONELSON BRANCH COMMERCIAL	NO. _____ DATE _____ DESCRIPTION _____	BZA SUBMITTAL REGIONS FINANCIAL CORPORATION DONELSON BRANCH 301 DONELSON PIKE NASHVILLE, TENNESSEE 37214 REGIONS NUMBER TNMD183029ER	Catalyst DESIGN GROUP <small>914 CENTRAL BLVD. SUITE 300 BIRMINGHAM, AL 35202 (205) 916-5113 WWW.CATALYSTDC.COM</small>
	ASK METRO FOR THIS REDUCTION INSTEAD OF 6' GRASS STRIP AND 8' SIDEWALK		



BZA SUBMITTAL
REGIONS FINANCIAL CORPORATION
DONELSON BRANCH
301 DONELSON PIKE
NASHVILLE, TENNESSEE 37214
REGIONS NUMBER TNMD183029ER

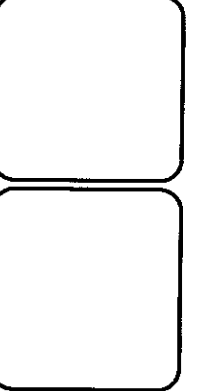
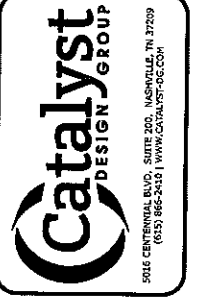
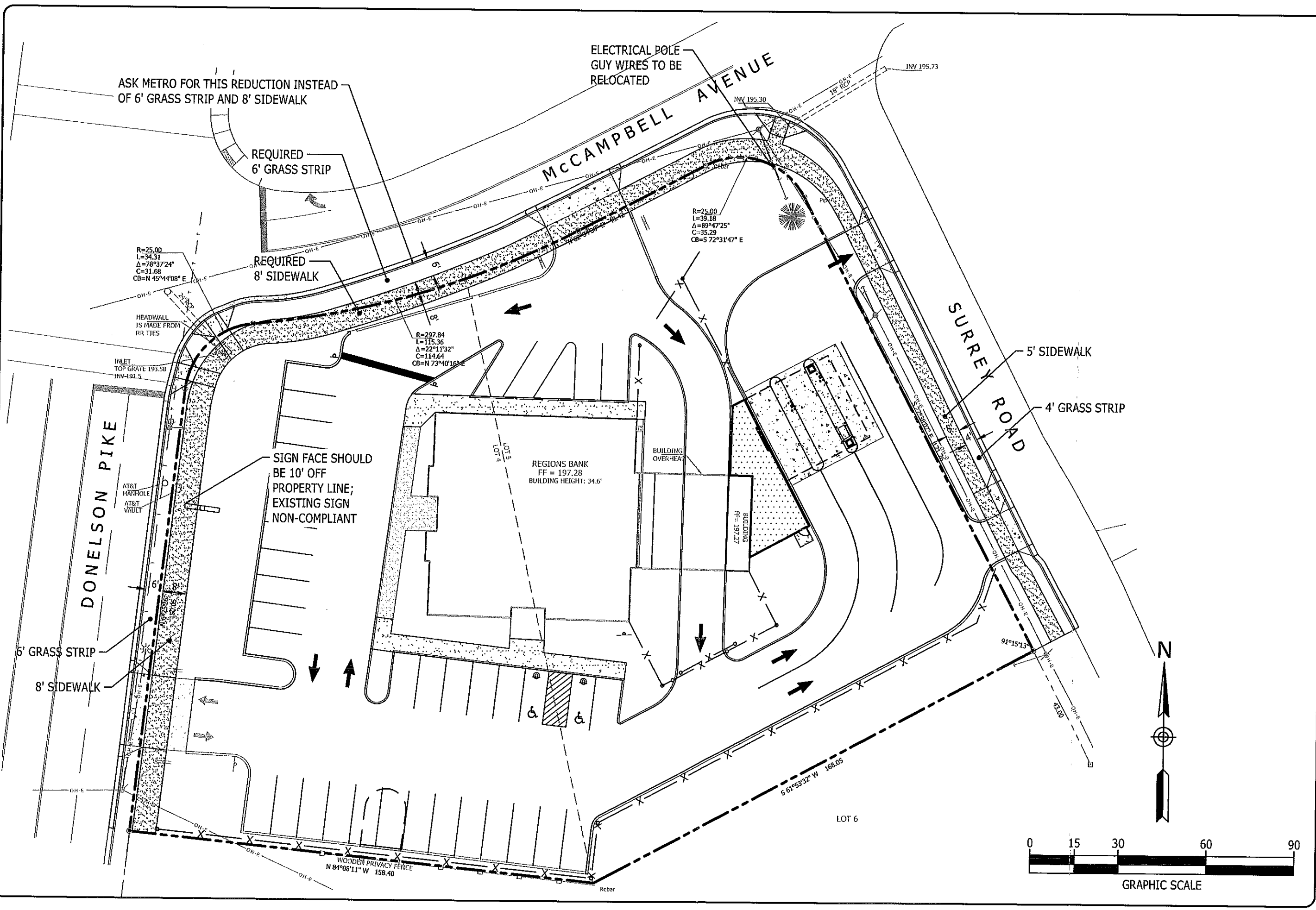
NO.	DATE	DESCRIPTION

DRAWING TITLE
PROPOSED SIDEWALKS

PROJECT NUMBER
20180150

DRAWING NUMBER
EX2

180150.dwg



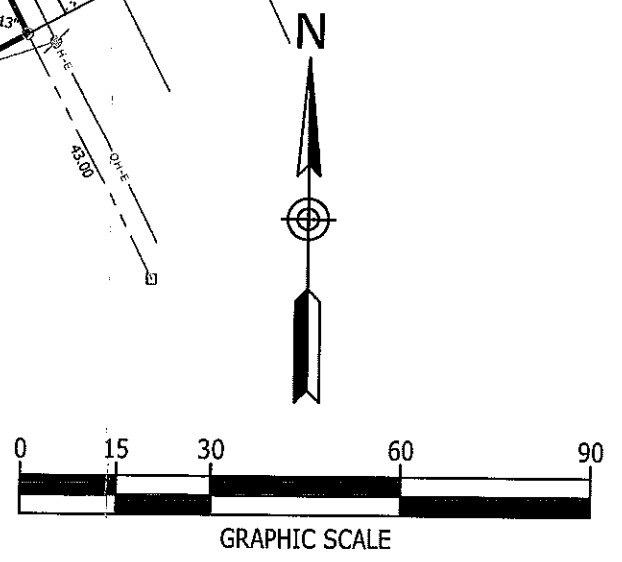
BZA SUBMITTAL
 REGIONS FINANCIAL CORPORATION
 DONELSON BRANCH
 301 DONELSON PIKE
 NASHVILLE, TENNESSEE 37214
 REGIONS NUMBER TNMD183029ER

NO.	DATE	DESCRIPTION

DRAWING TITLE
REQUIRED SIDEWALKS

PROJECT NUMBER
 20180150

DRAWING NUMBER
EX1



PLANNING DEPARTMENT SIDEWALK VARIANCE RECOMMENDATION

BZA Case 2019-188 (301 Donelson Pike)

Metro Standard:	Donelson Pike – 6' grass strip, 8' sidewalk, as defined by the Major and Collector Street Plan
	McC Campbell Avenue – 6' grass strip, 8' sidewalk, as defined by the Major and Collector Street Plan
	Surrey Road – 4' grass strip, 5' sidewalk, as defined by the Metro Local Street standard
Requested Variance:	Construct alternate sidewalk design along McC Campbell Avenue property frontage
Zoning:	CL
Community Plan Policy:	T3 CM (Suburban Mixed Use Corridor)
MCSP Street Designation:	Donelson Pike – T3-M-AB5-LM
	McC Campbell Avenue – T3-M-CA2
	Surrey Road – Local Street
Transit:	0.56 miles south of Music City Star Commuter Rail
Bikeway:	None existing; none planned

Planning Staff Recommendation: *Approve with conditions.*

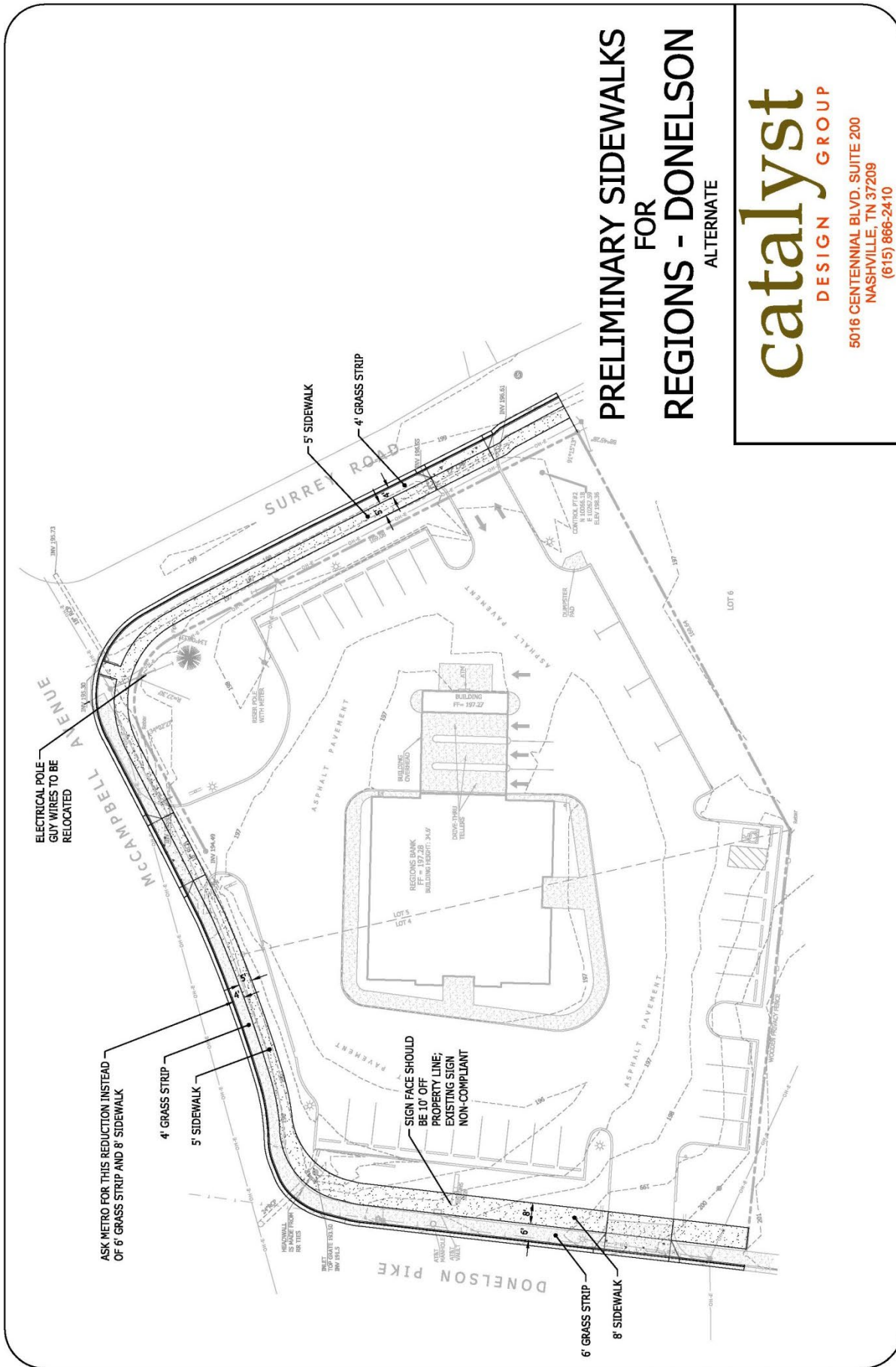
Analysis: The applicant proposes renovations to an existing financial institution use and requests to construct an alternate sidewalk design along McC Campbell Avenue. Planning evaluated the following factors for the variance request:

- (1) The applicant proposes to construct a 6' grass strip and 8' sidewalk along Donelson Pike as well as a 4' grass strip and 5' sidewalk along Surrey Road, which meet the Metro standards along both streets.
- (2) A 5' sidewalk without a grass strip exists along the McC Campbell Avenue property frontage. The applicant proposes to construct a 4' grass and 5' sidewalk rather than the 6' grass strip and 8' sidewalk identified by the Major and Collector Street Plan due to the existing drainage swale currently located to the rear of the sidewalk. Constructing sidewalks to meet the Major and Collector Street Plan standard along McC Campbell will impact stormwater drainage facilities and surface parking along the frontage.

Given the factors above, staff recommends **approval with conditions:**

1. The applicant shall construct sidewalks along Donelson Pike, McC Campbell Avenue, and Surrey Road per the attached site plan.

301 Donelson Pike – Site Plan Depicting Alternative Sidewalk Design along McCampbell Avenue



From: [Don Pickert](#)
To: [Board of Zoning Appeals \(Codes\)](#)
Subject: Appeal case Number 2019-188, map parcel 09609013300, permit number 20190015512
Date: Saturday, May 11, 2019 11:14:04 AM

(I left the permit number off my previous sent email. Attached here now.)

RE: Appeal case Number 2019-188, map parcel 09609013300, permit number 20190015512
Zoning classification: CL
Council District: 14

Dear Board of Zoning Appeals,

I am writing as a Council District 14 resident and close neighbor in the Cloverhill neighborhood in which this property is part of.

I oppose the request for a variance from the sidewalk requirement.

Granting such a request will not only not improve the sidewalks in our neighborhood, which are severely lacking now, but this property is on a main road, Donelson Pike, which NEEDS to have sidewalks.

Approving this variance would be a slippery sloop, in which future businesses/residents along main corridors like Donelson Pike, may also request variances to NOT improve sidewalks along Donelson Pike and any other roads for that matter.

With the need for transit improvements in the entire Nashville-Metro area, this is counter productive to desperately needed, and way overdue, infrastructure improvements, like sidewalks.

I also feel it is in bad stewardship for such an individual to request this variance, so they can RENOVATE the building on the property.

I walk down in front of that corner, Donelson Pike and McCampbell Ave. often, and it is bad enough not having sidewalks on the sides streets, but to not have them on a main corridor, just does not make sense and shows little regard for neighbors in the area who use the sidewalks.

I have lived in this neighborhood for 9 years now and the lack of sidewalks along main roads, in some spots, and lack of ADA compliant sidewalks, discriminates against not only handicapped individuals, but also discourages walking by families or anyone wishing to do so. At a time when we should be encouraging walking and biking and less reliance on automobile travel, this appeal should not be granted in my opinion.

Please consider NOT granting this variance.

Sincerely,
Donald J. Pickert
2913 Ironwood Drive
Nashville, TN 37214
615-336-8780

Metropolitan Board of Zoning Appeals

Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210



Appellant: GABRIAL SCOTT
Property Owner: TREG WARNER
Representative: SCOTT MCKINNEY

Date: 3-19-19
Case #: 2019-191
Map & Parcel: 10501008900

Council District 17

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose: CONVERTING EXISTING BUILDING INTO A FULL SERVICE RESTAURANT

Activity Type: COMMERCIAL RENOVATION

Location: 901 12TH AVE S.

This property is in the CS Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: SIDEWALK VARIANCE

Section(s): 17.20.120

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection B Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

GABRIAL SCOTT
Appellant Name (Please Print)

Scott McKinney
Representative Name (Please Print)

928 S. DOUGLAS AVE
Address

1513 Paris Avenue
Address

NASHVILLE TN 37204
City, State, Zip Code

Nashville, TN, 37212
City, State, Zip Code

615-335-4223
Phone Number

(352) 538-9686
Phone Number

thegabescott@gmail.com
Email

Scott.McKinney@Foundrycommercial.com
Email

Zoning Examiner: B

Appeal Fee: _____



**Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210**



3632585

**ZONING BOARD APPEAL / CAAZ - 20190015965
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification**

PARCEL: 10501008900**APPLICATION DATE:** 03/19/2019**SITE ADDRESS:**

901 12TH AVE S NASHVILLE, TN 37203
LOTS 6, 7 PT. LOT 1 BOYD ADDN SUB AMENT.

PARCEL OWNER: WARNER, TREGLOWN PATTON**CONTRACTOR:****APPLICANT:****PURPOSE:**

BZA Appeal requesting Variance from 17.20.120 Sidewalk requirements. Sidewalks ARE required for this project because this parcel is within the USD. You are NOT eligible to contribute to the Pedestrian Benefit Zone in-lieu of construction because the parcel is within the UZO. Requesting to not replace sidewalks.

POC: Gabe Scott 615-335-4223

No Permit Application started for Renovations to convert building to a Full Service Restaurant.

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

Inspection requirements may change due to changes during construction.

APPLICATION FOR A VARIANCE REQUEST

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members. So they will have a better ideal of the nature of your request. Zoning staff will notify the district council member of the hearing. You will be responsible for preparing the envelopes and notices for mailing to the owners of property within 600 feet of the property at issue in the case. The envelopes must include the return address for the BZA and case number. Fold and insert notices into envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to Zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting, and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding, sign placement.)

The day of the public hearing, it will be your responsibility to convey to the Board the nature of the hardship in your request that makes it difficult/impossible for you to comply with the Zoning Code. **It would be to your benefit to let your neighbors know about your request prior to all notices being sent to them from our office.**

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order in the case is entered. **Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied.** You should also be aware that you have two (2) years to obtain the permit or you would have to re-file your request with the board.

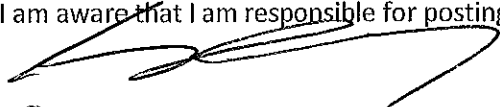
Once your request is filed, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for hearing until complete.

Any correspondence to the Board must be submitted to our office by noon, the Monday prior to the public hearing to be included in the record. You must provide eight (8) copies of your information to staff.

We hope that this information will be of help to you in understanding the variance procedure and if our office can be of further assistance, please do not hesitate to contact us.

METROPOLITAN BOARD OF ZONING APPEALS (615) 862-6510

I am aware that I am responsible for posting and also removing the sign(s) after the public hearing.


GABRIAL SCOTT
 APPELLANT

3-19-19
 DATE

Standards for a Variance

The Metropolitan Board of Zoning Appeals may grant variances from the strict application of the provisions of the Zoning Code based upon findings of fact related to the standards in section 17.40.370. This Section is included as follows:

Physical Characteristics of the property- The exceptional narrowness, shallowness or shape of a specific piece of property, exceptional topographic condition, or other extraordinary and exceptional condition of such property would result in peculiar and exceptional practical difficulties to, or exceptional or undue hardship upon the owners of such property.

Unique characteristics- *The specific conditions cited are unique to the subject property and generally not prevalent to other properties in the general area.*

Hardship not self-imposed- The alleged difficulty or hardship has not been created by the previous actions of any person having an interest in the property after date of Zoning Code.

Financial gain not only bases- Financial gain is not the sole basis for granting the variance.

No injury to neighboring property- The granting of a variance will not be injurious to other property or improvements in the area, impair and adequate supply of light and air to adjacent property, or substantially diminish or impair property values within the area.

No harm to public welfare- *The granting of the variance will not be detrimental to the public welfare and will not substantially impair the intent and purpose of this Zoning Code.*

Integrity of Master Development Plan- *The granting of a variance will not compromise the design integrity or functional operation of activities or facilities within an approved Planned Unit Development.*

The Board shall not grant variances to the land use provisions of section 2.3, nor the density of Floor Area Ratio (FAR) standards of Tables 3-B and 2-C, nor the required size of residential lots approved by the Planning Commission under the authority of section 3.7 (Lot Averaging), section 3.8 (Cluster Lot Option) or Section 9. E.3 (PUD). Further the Board shall not act on a variance application within a Planned Unit Development (PUD), Urban Design Overlay or Institutional Overlay district without first considering a recommendation from the Planning Commission.

In Simple terms, for the Board to gran you a variance in the zoning ordinance, you must convey to the Board what your hardship is. Hardships are narrowness, shallowness, irregular shape, and topography of property. The Board can also consider other practical difficulties such as mature trees, easements, and location of disposal systems which can affect your plan. Consideration can be given to the characteristics of neighborhood and the way it is developed. One or more of these conditions must affect your inability to build or occupy the property to provide your case.

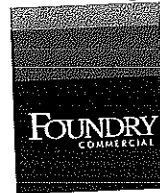
At the public hearing, please be prepared to tell the Board what your hardship is, why you cannot build in accordance with zoning without requesting a variance and why you feel you have legitimate hardship.

The Board cannot grant a variance based solely on inconvenience to the applicant or solely on a financial consideration. It is incumbent on you as the appellant to complete this form by conveying a HARDSHIP as outlined. At the meeting it is important that you explain this hardship as effectively as possible.

WHAT SPECIFIC AND UNIQUE CIRCUMSTANCES (HARDSHIP) EXIST THAT WOULD AUTHORIZE THE CONSIDERATION OF THE BOARD UNDER THE REVIEW STANDARDS AS OUTLINED?

SEE ATTACHED LETTER

Lined area for providing details, currently empty.



150 3rd Ave S, Suite 1420
Nashville, TN 37210
Scott.McKinney@foundrycommercial.com

**Metropolitan Board of Zoning Appeals
Department of Codes and Administration
Metro Office Building
700 2nd Avenue South, Nashville, TN**

Subject: 901 12th Avenue South

Zoning Variance Request Letter

This letter provides a summary of the project requirements, the site considerations, and the subsequent request for a variance to the City of Nashville Board of Zoning Appeals to allow the property improvements and the renovations to the existing building at 901 12th Ave S to be converted from a family medical center to a full-service restaurant, Lady Bird Taco.

The existing building is located at 901 12th Avenue S, City of Nashville, County of Davidson, State of Tennessee. The site is bounded by 12th Avenue S to the east, South Street to the north, a metro alley to the west, and a full-service restaurant to the south. The subject site currently consists of an existing 2,649 SF building developed in 1970. The total site area is +/- 0.46 AC or 20,037.60 SF in size. The project will consist of an extensive interior remodel and updating the existing yard area for an outdoor patio area.

Per sub-section C.1 of Ordinance No. BL2016-493., Public Sidewalk Installation, the construction of new sidewalks is required along the property frontage when the property lies along a street in the Major and Collector Street Plan. For this requirement, the sidewalk design standards on section C.2. require that "sidewalk dimensions and required elements shall comply with the Major and Collector Street Plan." 12th Avenue S is classified as Arterial-Boulevard and identified as T4-M-AB4 which specifically requires a Pedestrian Travelway (Sidewalk) of 8 feet, a planting strip of 4 feet, a frontage zone of 4 feet, and a bike zone of 6 feet. Similarly, South Street is classified as a Collector-Avenue and identified as T4-R-CA2 which specifically requires a Pedestrian Travelway (Sidewalk) of 6 feet, a planting strip of 6 feet, and a bike zone of 8 feet.

The site's most unique characteristic are the parking spaces on the premise. They sit within close proximity to the entrance of the building and are perpendicular to both corridors. In order to comply with the Major and Collector Street Plan, a portion of the site must be dedicated as public right-of-way for 12th Avenue South and South Street. The amount of right-of-way required to be dedicated will in turn remove 100% of the existing parking spaces as it is today. Due to this fact and the already small size of the lot, the business owner is unable to forfeit any property over and above the portion along 12th Avenue South. The construction of a new parking lot in the existing green area would not only be cost prohibitive for Lady Bird Taco to move forward, but it would also completely replace the outdoor seating feature of the business.



150 3rd Ave S. Suite 1420
Nashville, TN 37210
Scott.McKinney@foundrycommercial.com

In order to comply with the spirit and intent of the code, the owner and Lady Bird Taco propose to make the required improvements along 12th Avenue South.

Project planning and due diligence has been on-going, and because a cross parking easement over 4 spaces will not be accepted by the owner of the property and removal of the outdoor seating area is at hand, the approval of this variance request is crucial to the success of the project.

Lady Bird Taco is a new concept being brought to town by way of a partnership between a local successful musician, Gabriel Scott and a very well accomplished Austin hospitality group, Edgewise Hospitality. This variance will allow this famed restaurant group from Nashville's sister city to bring a concept of fare that simply doesn't exist yet in town, the breakfast taco. Their vision is to capture people across all demographics in to a welcoming, airy, well designed spaced focused on service, quality, equality and culinary creativity. The hardship imposed by the ordinance in place is certainly a result of the unique nature of the placement of the building on the lot but is compounded by the placement of the parking spaces.

Should you have any questions or concerns, please do not hesitate to contact me at 615-324-0796.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott McKinney".

FOUNDRY COMMERCIAL, LLC.
Scott McKinney
Senior Associate / Broker

ACCORDING TO METRO GIS MAPS PROPERTY IS ZONED CS SETBACKS AND PERMITTED USES FOR THE CS ZONING DISTRICT ARE AVAILABLE IN THE DISTRICT BULK TABLES TITLE 17 "ZONING" CHAPTER 17.12 METRO ZONING ORDINANCE VERIFY SETBACKS WITH CODES BEFORE DESIGN OR CONSTRUCTION DECISIONS ARE MADE.

BY GRAPHIC SCALING FROM THE LATEST F.E.M.A. / FLOOD INSURANCE RATE MAP THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. / F.I.R.M SPECIAL FLOOD HAZARD AREA PROPERTY IS LOCATED IN ZONE "X" UNSHADED MAP 470040 PANEL 0243 H EFFECTIVE DATE = 4-15-17

CONTOURS SCALED FROM METRO GIS MAPS

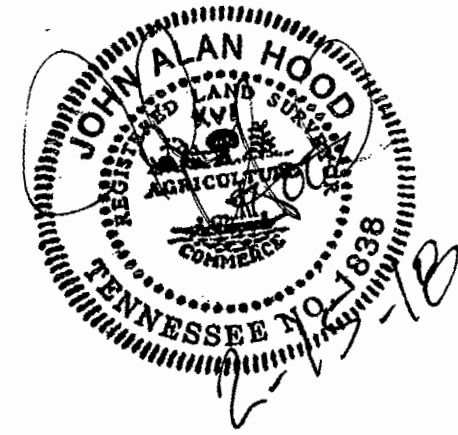
PREPARED BY: CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC. P.O. BX. 41153 NASHVILLE, TN, 37204 PH. 615-298-2424 FAX 615-297-2828 EMAIL cmas@att.net

THIS SURVEY WAS PREPARED FROM THE LATEST RECORDED DEED DESCRIPTION. THIS SURVEY IS SUBJECT TO THE FINDINGS OF A CURRENT TITLE EXAMINATION. NO TITLE REPORT WAS FURNISHED PRIOR TO THE SURVEY.

UTILITIES SHOWN WERE TAKEN FROM PUBLIC AS-BUILT RECORDS & FIELD LOCATION. THERE MAY BE UTILITIES OR EASEMENTS PRESENT THAT ARE NOT SHOWN ON THIS SURVEY. CONTACT THE TENNESSEE ONE CALL SYSTEM PRIOR TO ANY CONSTRUCTION OR DIGGING.

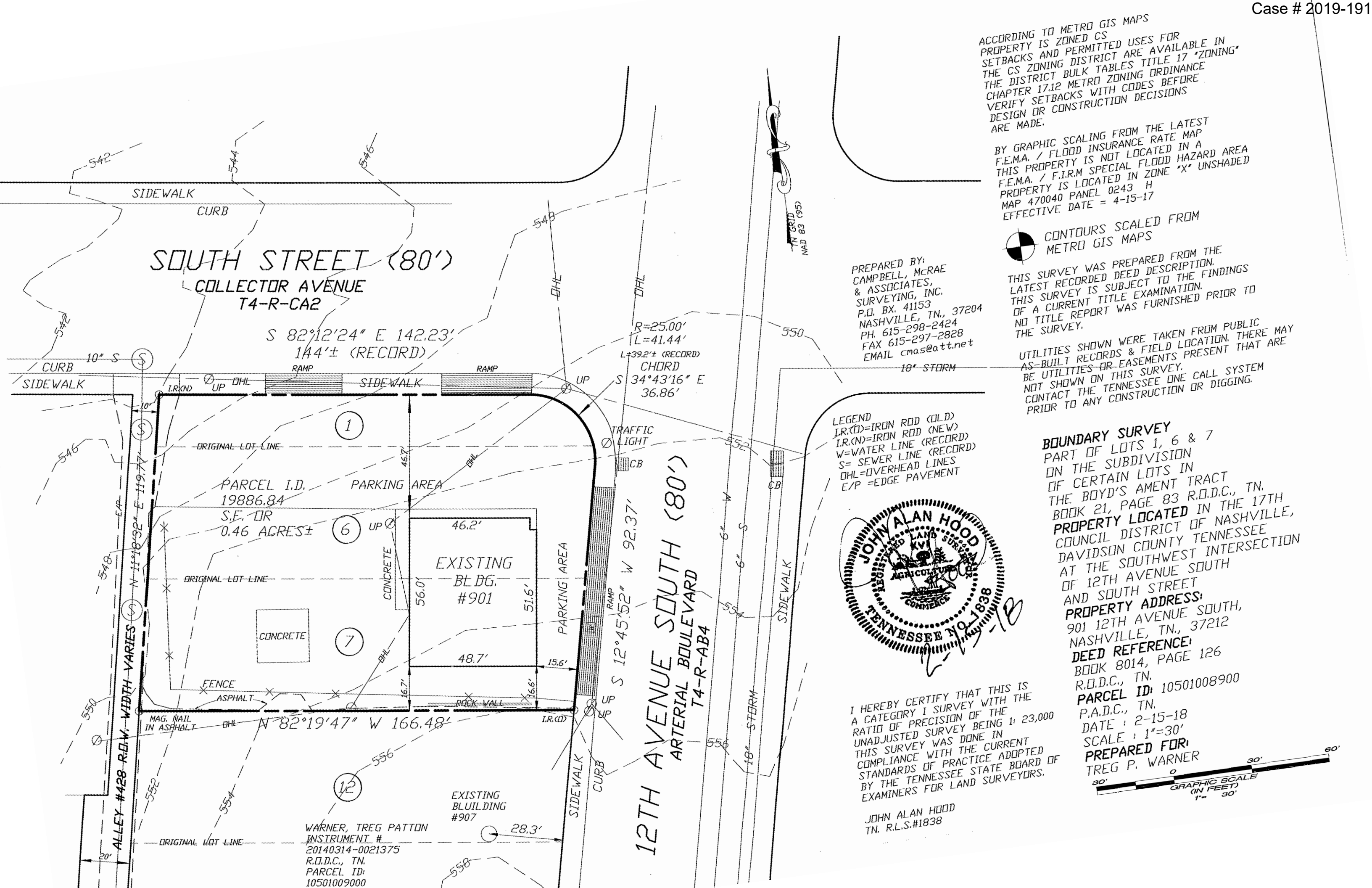
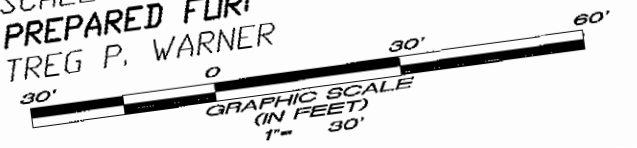
BOUNDARY SURVEY
PART OF LOTS 1, 6 & 7 ON THE SUBDIVISION OF CERTAIN LOTS IN THE BOYD'S AMENT TRACT BOOK 21, PAGE 83 R.O.D.C., TN. PROPERTY LOCATED IN THE 17TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY TENNESSEE AT THE SOUTHWEST INTERSECTION OF 12TH AVENUE SOUTH AND SOUTH STREET
PROPERTY ADDRESS:
901 12TH AVENUE SOUTH, NASHVILLE, TN., 37212
DEED REFERENCE:
BOOK 8014, PAGE 126 R.O.D.C., TN.
PARCEL ID: 10501008900
P.A.D.C., TN.
DATE: 2-15-18
SCALE: 1"=30'
PREPARED FOR:
TREG P. WARNER

LEGEND
I.R.(D)=IRON ROD (OLD)
I.R.(N)=IRON ROD (NEW)
W=WATER LINE (RECORD)
S=SEWER LINE (RECORD)
DHL=OVERHEAD LINES
E/P =EDGE PAVEMENT



I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY WITH THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY BEING 1: 23,000 THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT STANDARDS OF PRACTICE ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

JOHN ALAN HOOD
TN. R.L.S.#1838



WARNER, TREG PATTON
INSTRUMENT #
20140314-0021375
R.O.D.C., TN.
PARCEL ID:
10501009000

From: [Gabe Scott](#)
To: [Board of Zoning Appeals \(Codes\)](#)
Subject: 901 12th ave south
Date: Friday, April 26, 2019 1:59:55 PM

Dear Board Members,

My name is Gabe Scott and I'll be presenting as part of the agenda for the upcoming May 2nd appeals meeting (**CASE 2019-191 (Council District - 17)**).

As next week approaches, I wanted to reach out and give you an update on progress concerning 901 12th ave as well as reiterate my position and compromise for the future of this property. I sent my proposal to Colby Sledge (district 17 council member) as well and he responded saying I have his full support. I'm hoping for yours as well.

Speaking not as an owner but simply a potential lessee of this property:

I'm a longtime musician/songwriter but currently in the process of trying to open an austin-style breakfast taco shop. We're calling it Ladybird Taco. My family and I live on S. Douglas ave just a mile from the above property. It was just sold by It's longtime owner a few months back to the current landlord is a nice property with a really great green space including a few trees. It has a lot of potential.

After speaking with multiple civil engineers, I learned that.....

-pulling a permit to renovate this building for restaurant use will trigger Metro's sidewalk ordinance for the UZO 8' sidewalks and 5' grass strips

-if new sidewalks were built out to code as part of the major and collector street plan, we would then lose the right of way to 100% of the current parking on property (20 spaces)

-even with parking allowances for UZO transit route, we will still need at least 15 parking spaces to meet code

-this property isn't zoned for paying into the sidewalk fund.

-it would most likely be too cost prohibitive for us to cover the entire amount even if allowed to contribute as we will already be spending a very large sum to improve the building

So I got to work trying to find any reasonable solutions that would honor city planning and where Nashville is headed while still being a viable option for our startup business to operate. A helpful meeting downtown with Elwyn Gonzalez (transportation planner) revealed the ideal scenario from the perspective of Public Works which was:

Build 12th ave sidewalks to code, Build South street sidewalks of 5' and grass strip of 2', build a barrier of some sort between sidewalk and parking, build curb up to close both entrance ramps to parking lot and have customers enter through the alley on the west side of parking lot.

I can see that this plan would be great for city planning, and it does have a small compromise with the 5' sidewalk, its just too many variables stacked against a small local business like mine.

This is cutting the property to a single entrance/exit through an alley. And the alley is a single lane. There is no ability for a pass-by lane for cars to enter and exit at the same time. I believe its a formula for congestion, confusion, and probably fender benders.

I also had a very helpful meeting with Jon Michael and Emily Lamb to get their thoughts and advice on the situation. We all agreed that paving over the existing green space to accommodate the parking requirement would be an unfortunate remedy for everyone. That would also make it a non-start for our particular concept, eliminating the possibility of any outdoor seating/green space.

After much discussion/brainstorming, this is the proposal i see as most balanced and usable between the city, Ladybird, and the property. It's what I'll propose next thursday.

- Building out new sidewalks & grass strip along the 12th ave side of the building and surrendering the 7 current parking spaces located on that side
- Getting a variance to leave the south street side as is with the sidewalks that are currently there (7' wide) which would salvage 13 parking spaces
- Sign a cross parking easement with owner of the neighboring lot for an additional 4 spaces. Getting us to 17 total (a couple more than the 15 required).
- Both properties have the same owner and he has agreed to granting this parking easement.
- Dedicating the right of way on South Street to the city for future sidewalk improvements

This plan results in an improvement of 12th ave sidewalks, as well as retaining the green space and trees in the back, getting us the parking we need to meet codes, makes entering the property more straight forward, and keeps the financials within the feasible/viable range for us to proceed.

This email is quite lengthy. Thank you for your time! I look forward to speaking with you next week.

Gabe

PLANNING DEPARTMENT SIDEWALK VARIANCE RECOMMENDATION

BZA Case 2019-191 (901 12th Avenue South)

Metro Standard:	12 th Avenue South – 4’ grass strip, 8’ sidewalk, as defined by the Major and Collector Street Plan
	South Street – 4’ grass strip, 8’ sidewalk, as defined by the Major and Collector Street Plan
Requested Variance:	Not upgrade sidewalks along South Street
Zoning:	CS
Community Plan Policy:	T4 CM (Urban Mixed Use Corridor)
MCSP Street Designation:	12 th Avenue South – T4-M-AB4
	South Street – T4-M-CA2
Transit:	#2 – Belmont; #17 – 12 th Avenue South; #93 – Music City Star West End Shuttle; Future Rapid Bus per nMotion
Bikeway:	Major separated bikeway on 12 th Avenue South; existing low stress bikeway on South Street

Planning Staff Recommendation: *Approve with conditions.*

Analysis: The applicant proposes to repurpose an existing 2,649 square foot building for a future restaurant use and requests a variance from upgrading sidewalks along the South Street property frontage. Planning evaluated the following factors for the variance request:

- (1) A 7’ sidewalk without a grass strip exists along the 12th Avenue South property frontage which is consistent with adjacent properties to the south along the block face. The applicant proposes to construct a 4’ grass strip and 8’ sidewalk along 12th Avenue South, which meets the Major and Collector Street Plan standard.
- (2) A 7’ sidewalk without a grass strip exists along the South Street property frontage. Along the property to the immediate west of the subject site and alley #428, a 2’ grass strip and 5’ sidewalk exists along the block face.
- (3) Two vehicular driveways are located along the South Street frontage. While the sidewalk design does not meet the Major and Collector Street Plan standard, closure of the driveway closest to the 12th Avenue South intersection and construction of a 2’ grass strip and 5’ sidewalk will provide adequate space for an existing utility pole and reduce additional vehicular conflicts at the signalized intersection. This design will also avoid further impacts to the applicant’s existing parking lot.

Given the factors above, staff recommends **approval with conditions:**

1. The applicant shall construct 4’ grass strip and 8’ sidewalks along the 12th Avenue South property frontage, which meets the Major and Collector Street Plan standard.
2. Coordinate with Metro Public Works with regards to the closure of the northeast driveway along South Street to be replaced in-kind with MPW Detail ST-210 for a 2’ grass strip and 5’ sidewalk.

Metropolitan Board of Zoning Appeals

Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210



Appellant: Dignity LLC
Property Owner: Dignity LLC
Representative: Semih Guler Hp.
Joey Hargis

Date: 3-19-19
Case #: 2019-192
Map & Parcel: 090160I0020000
090160I0020000

Council District 20

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose:

TO CONSTRUCT 2 SINGLE
FAMILY RESIDENCE
PERMIT APPLICATIONS 2018034163/2018034154

Activity Type: RESIDENTIAL CONSTRUCTION

Location: 545 WESTBORO / 6300 THUNDERBIRD

This property is in the R8 Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason:

SIDEWALK VARIANCE

Section(s): 17.20.120

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection _____ Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

Semih Guler Hp (Dignity LLC)
Appellant Name (Please Print)

Dignity - Semih Guler Hp
Representative Name (Please Print)

1048 singing springs Rd.
Address

1048 singing springs Rd
Address

ME - Juliet TN 37122
City, State, Zip Code

ME Juliet TN 37122
City, State, Zip Code

6158668042
Phone Number

6158668042
Phone Number

Sates1td@gmail.com
Email

info @ Dignityconstruction.com
Email

Zoning Examiner: [Signature]

Appeal Fee: _____



**Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210**



3632616

**ZONING BOARD APPEAL / CAAZ - 20190015987
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification**

PARCEL: 090160I00200CO

APPLICATION DATE: 03/19/2019

SITE ADDRESS:

545 WESTBORO DR NASHVILLE, TN 37209
UNIT B HOMES AT WESTBORO & THUNDERBIRD

PARCEL OWNER: DIGNITY, LLC

CONTRACTOR:

APPLICANT:**PURPOSE:**

BZA Sidewalk Appeal 2019-192 requesting to not construct sidewalks nor contribute in lieu of construction.

HPR 2 Houses on Parcel:545 Westboro Drive and 6300 Thunderbird Drive
Permit Applications 2018034163 and 2018034154

POC: Sam Gulertip 615-866-8042

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

Inspection requirements may change due to changes during construction.

APPLICATION FOR A VARIANCE REQUEST

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members. So they will have a better ideal of the nature of your request. Zoning staff will notify the district council member of the hearing. You will be responsible for preparing the envelopes and notices for mailing to the owners of property within 600 feet pf the property at issue in the case. The envelopes must include the return address for the BZA and case number. Fold and insert notices into envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to Zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting, and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding, sign placement.)

The day of the public hearing, it will be your responsibility to convey to the Board the nature of the hardship in your request that makes it difficult/impossible for you to comply with the Zoning Code. **It would be to your benefit to let your neighbors know about your request prior to all notices being sent to them from our office.**

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order in the case is entered. **Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied.** You should also be aware that you have two (2) years to obtain the permit or you would have to re-file your request with the board.

Once your request is filed, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for hearing until complete.

Any correspondence to the Board must be submitted to our office by noon, the Monday prior to the public hearing to be included in the record. You must provide eight (8) copies of your information to staff.

We hope that this information will be of help to you in understanding the variance procedure and if our office can be of further assistance, please do not hesitate to contact us.

METROPOLITAN BOARD OF ZONING APPEALS (615) 862-6510

I am aware that I am responsible for posting and also removing the sign(s) after the public hearing.

Dignity LLC
Semih Gulertip

APPELLANT

3/19/2019

DATE

Standards for a Variance

The Metropolitan Board of Zoning Appeals may grant variances from the strict application of the provisions of the Zoning Code based upon findings of fact related to the standards in section 17.40.370. This Section is included as follows:

Physical Characteristics of the property- The exceptional narrowness, shallowness or shape of a specific piece of property, exceptional topographic condition, or other extraordinary and exceptional condition of such property would result in peculiar and exceptional practical difficulties to, or exceptional or undue hardship upon the owners of such property.

Unique characteristics- *The specific conditions cited are unique to the subject property and generally not prevalent to other properties in the general area.*

Hardship not self-imposed- The alleged difficulty or hardship has not been created by the previous actions of any person having an interest in the property after date of Zoning Code.

Financial gain not only bases- Financial gain is not the sole basis for granting the variance.

No injury to neighboring property- The granting of a variance will not be injurious to other property or improvements in the area, impair and adequate supply of light and air to adjacent property, or substantially diminish or impair property values within the area.

No harm to public welfare- *The granting of the variance will not be detrimental to the public welfare and will not substantially impair the intent and purpose of this Zoning Code.*

Integrity of Master Development Plan- *The granting of a variance will not compromise the design integrity or functional operation of activities or facilities within an approved Planned Unit Development.*

The Board shall not grant variances to the land use provisions of section 2.3, nor the density of Floor Area Ratio (FAR) standards of Tables 3-B and 2-C, nor the required size of residential lots approved by the Planning Commission under the authority of section 3.7 (Lot Averaging), section 3.8 (Cluster Lot Option) or Section 9. E.3 (PUD). Further the Board shall not act on a variance application within a Planned Unit Development (PUD), Urban Design Overlay or Institutional Overlay district without first considering a recommendation from the Planning Commission.

In Simple terms, for the Board to grant you a variance in the zoning ordinance, you must convey to the Board what your hardship is. Hardships are narrowness, shallowness, irregular shape, and topography of property. The Board can also consider other practical difficulties such as mature trees, easements, and location of disposal systems which can affect your plan. Consideration can be given to the characteristics of neighborhood and the way it is developed. One or more of these conditions must affect your inability to build or occupy the property to provide your case.

At the public hearing, please be prepared to tell the Board what your hardship is, why you cannot build in accordance with zoning without requesting a variance and why you feel you have legitimate hardship.

The Board cannot grant a variance based solely on inconvenience to the applicant or solely on a financial consideration. It is incumbent on you as the appellant to complete this form by conveying a **HARDSHIP** as outlined. At the meeting it is important that you explain this hardship as effectively as possible.

WHAT SPECIFIC AND UNIQUE CIRCUMSTANCES (HARDSHIP) EXIST THAT WOULD AUTHORIZE THE CONSIDERATION OF THE BOARD UNDER THE REVIEW STANDARDS AS OUTLINED?

- 1- We have hired an engineering firm for our 545 Westboro Dr, Nashville, TN 37207 property to draw the plans for approval of sidewalks and drainage construction by Nashville Water Services as required to pull the building permits.
2. We have lost so much time, since this procedure has taken almost six months as the plans needed to be submitted several times due to different reasons each time. We have finally got our plans approved on 02/25/19 which clearly show a strong hardship regarding storm water issues besides relocating power poles of NES removal of guardrails of Metro Pw etc.
- 3- There are no sidewalks in the area as there is no foot traffic to schools, daycares, places of employment, retail services, churches or public places etc. Therefore our sidewalks will have dead ends at both sides of this corner lot.



**Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210**



3524329

**APPLICATION FOR BUILDING RESIDENTIAL - NEW / CARN - T2018034163
THIS IS NOT A PERMIT**

PARCEL: 090160I00200CO

APPLICATION DATE: 06/13/2018

SITE ADDRESS:

545 WESTBORO DR NASHVILLE, TN 37209
UNIT B HOMES AT WESTBORO & THUNDERBIRD

PARCEL OWNER: DIGNITY, LLC

APPLICANT: DIGNITY LLC

MT JULIET, TN 37122 6153515892

PURPOSE:

BZA Sidewalk Appeal 2019-192 requesting to not construct sidewalks nor contribute in lieu of construction. To construct 545 Westboro Drive. of new HPR/duplex family residence with 2196 sq ft of living space, 420 sq ft of garage, and 180 sq ft of porches and decks. Minimum 5 ft side setback along adjacent parcel, 50 ft platted setback on Westboro Drive, minimum front setback at 42 ft per avg and 20 ft minimum rear setback. Minimum 6 ft between structures. Must conform to all easements on property. Maximum height of 1.5 to width ratio from natural grade. Maximum building coverage on total parcel not to exceed 45%..... Pursuant # 2006-1263 Metro Code of Laws, I (holder OF permit) hereby certify that all construction & demolition waste generated by any & all activities governed by this permit shall be disposed of in an approved landfill. Further, I certify that no construction & demolition waste shall be stored on the property in violation of any provision of Metro Code.; For every 30 feet of street frontage, or fraction thereof, one 2 inch caliper tree as listed in the Urban Forestry approved tree list shall be planted on the subject property. Sidewalks ARE required for this project because this parcel is within the UZO. You are eligible to contribute to the Pedestrian Benefit Zone in-lieu of construction.

*Before a building permit can be issued for this project, the following approvals are required.
The Applicant is responsible for providing any plans or other information to the individual agencies*

[A] Site Plan Review	APPROVED	(615) 862-4138 Lisa.Butler@nashville.gov
[A] Zoning Review	APPROVED	(615) 862-4138 Lisa.Butler@nashville.gov
[B] Fire Life Safety Review On Bldg App	IGNORE	615-862-5421 Patricia.Reynolds@nashville.gov
CA - Zoning Sidewalk Requirement Review	BZAVARAPP	(615) 862-4138 Lisa.Butler@nashville.gov
[E] Sewer Availability Review For Bldg	COND	615-862-7170 Shawna.Rodriguez@nashville.gov
[E] Sewer Variance Approval For Bldg	N/A	615-862-7170 Shawna.Rodriguez@nashville.gov
[E] Water Availability Review For Bldg	COND	615-862-7170 Shawna.Rodriguez@nashville.gov
[E] Water Variance Approval For Bldg	N/A	615-862-7170 Shawna.Rodriguez@nashville.gov
[A] Bond & License Review On Bldg App	APPROVED	(615) 862-4138 Lisa.Butler@nashville.gov
[F] Address Review On Bldg App	APPROVED	615-862-8781 Bonnie.Crumby@nashville.gov
[D] Grading Plan Review For Bldg App		(615) 862-6038 Logan.Bowman@nashville.gov
[F] Ramps & Curb Cuts Review For Bldg A	COND	615-880-1678 Christopher.Gregory@nashville.gov
[F] Sidewalk Review For Bldg App	COND	615-880-1678 Christopher.Gregory@nashville.gov



**Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210**



**APPLICATION FOR BUILDING RESIDENTIAL - NEW / CARN - T2018034154
THIS IS NOT A PERMIT**

PARCEL: 090160I00100CO

APPLICATION DATE: 06/13/2018

SITE ADDRESS:

6300 THUNDERBIRD DR NASHVILLE, TN 37209
UNIT A HOMES AT WESTBORO & THUNDERBIRD

PARCEL OWNER: DIGNITY, LLC

APPLICANT: DIGNITY LLC

MT JULIET, TN 37122 6153515892

PURPOSE:

BZA Sidewalk Appeal 2019-192 requesting to not construct sidewalks nor contribute in lieu of construction. To construct 6300 Thunderbird Ave. of new HPR/duplex family residence with 2410 sq ft of living space, 430 sq ft of garage, and 288 sq ft of porches and decks. Minimum 5 ft side setback along adjacent parcel, 50 ft platted setback on Westboro Drive, minimum front setback at 42 ft per avg and 20 ft minimum rear setback. Minimum 6 ft between structures. Must conform to all easements on property. Maximum height of 1.5 to width ratio from natural grade. Maximum building coverage on total parcel not to exceed 45%..... Pursuant # 2006-1263 Metro Code of Laws, I (holder OF permit) hereby certify that all construction & demolition waste generated by any & all activities governed by this permit shall be disposed of in an approved landfill. Further, I certify that no construction & demolition waste shall be stored on the property in violation of any provision of Metro Code.; For every 30 feet of street frontage, or fraction thereof, one 2 inch caliper tree as listed in the Urban Forestry approved tree list shall be planted on the subject property. Sidewalks ARE required for this project because this parcel is within the UZO. You are eligible to contribute to the Pedestrian Benefit Zone in-lieu of construction.

*Before a building permit can be issued for this project, the following approvals are required.
The Applicant is responsible for providing any plans or other information to the individual agencies*

[A] Site Plan Review	APPROVED	(615) 862-4138 Lisa.Butler@nashville.gov
[A] Zoning Review	APPROVED	(615) 862-4138 Lisa.Butler@nashville.gov
[B] Fire Life Safety Review On Bldg App	IGNORE	615-862-5421 Patricia.Reynolds@nashville.gov
CA - Zoning Sidewalk Requirement'Review	BZAVARAPP	(615) 862-4138 Lisa.Butler@nashville.gov
[E] Sewer Availability Review For Bldg	COND	615-862-7170 Shawna.Rodriguez@nashville.gov
[E] Sewer Variance Approval For Bldg	N/A	615-862-7170 Shawna.Rodriguez@nashville.gov
[E] Water Availability Review For Bldg	COND	615-862-7170 Shawna.Rodriguez@nashville.gov
[E] Water Variance Approval For Bldg	N/A	615-862-7170 Shawna.Rodriguez@nashville.gov
[A] Bond & License Review On Bldg App	APPROVED	(615) 862-4138 Lisa.Butler@nashville.gov
[F] Address Review On Bldg App	APPROVED	615-862-8781 Bonnie.Crumby@nashville.gov
[D] Grading Plan Review For Bldg App		(615) 862-6038 Logan.Bowman@nashville.gov
[F] Ramps & Curb Cuts Review For Bldg A	COND	615-880-1678 Christopher.Gregory@nashville.gov
[F] Sidewalk Review For Bldg App	COND	615-880-1678 Christopher.Gregory@nashville.gov

2019-192

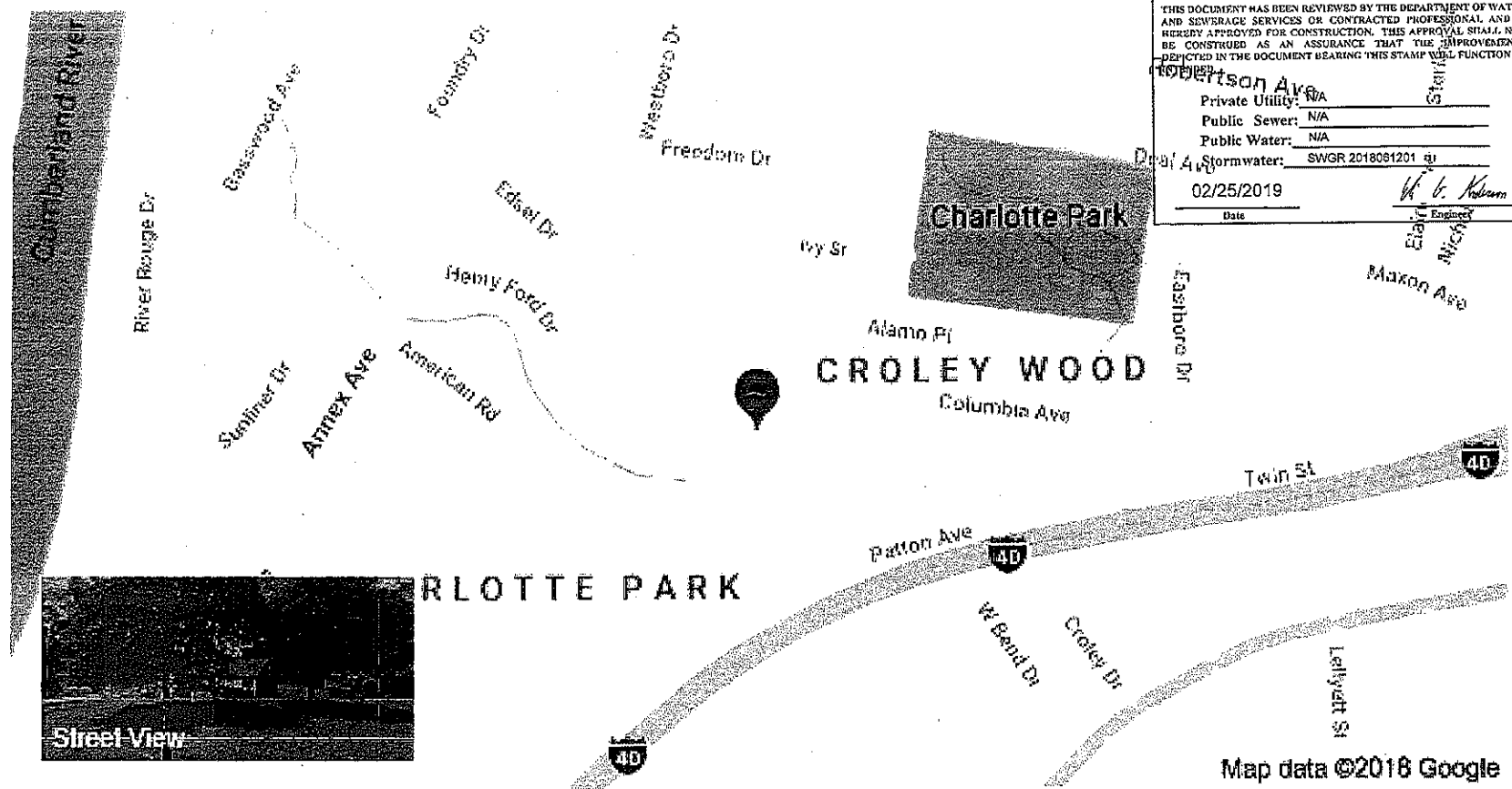
METRO WATER SERVICES - NASHVILLE, TN
 - APPROVED FOR CONSTRUCTION -

THIS DOCUMENT HAS BEEN REVIEWED BY THE DEPARTMENT OF WATER AND SEWERAGE SERVICES OR CONTRACTED PROFESSIONAL AND IS HEREBY APPROVED FOR CONSTRUCTION. THIS APPROVAL SHALL NOT BE CONSTRUED AS AN ASSURANCE THAT THE IMPROVEMENTS DEPICTED IN THE DOCUMENT BEARING THIS STAMP WILL FUNCTION AS INTENDED.

Private Utility: N/A
 Public Sewer: N/A
 Public Water: N/A
 Stormwater: SWGR 2018061201

02/25/2019
 Date

W. G. Holman
 Engineer



545 Westboro Dr
 Nashville, TN 37209


 DIRECTIONS

Prepared By:
 Ashfaq Memon, PE
 Brentwood, TN
 amemon1167@aol.com
 (615) 4291294

Project No. 2018-01
 Scale: As Shown
 File Name: SW-1
 Date: Rev2-Nov.15, 2018, June312018

Prepared For:
 American Eagle Construction Co.
 Nolensville, Tennessee
 Waleed.seder@gmail.com

Site Vicinity Map
 Proposed Residential Development - Grading Permit # SWGR#2018061201
 545 Westboro Drive - Map 90-16, new Parcel 090160100200C0
 Nashville, Tennessee

Figure
 1 of 5

Case # 2019-192

APPROVED FOR CONSTRUCTION

THIS DOCUMENT IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY THAT MAY OCCUR AS A RESULT OF THE USE OF THIS DOCUMENT.

Private Utility: NA
 Public Utility: NA
 Traffic Water: NA
 Stormwater: SWGR 2018061201

02/25/2019 *G. W. Northcut*

Surveyor's Notes:

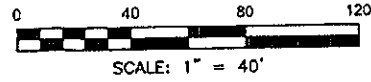
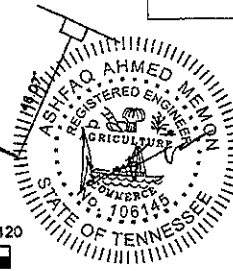
1. All bearings are magnetic and do not necessarily match a previously recorded plat.
2. This property may be subject to easements either recorded or unrecorded not available to this surveyor at the time of this survey but which may be revealed by a thorough title search.
3. Before construction or excavation is done, the contractor or owner must call Tennessee One Call to locate any underground utilities.
4. (XX) Denotes parcel number from Tax Map 90-16.

Concrete Wash Down Note:

- Contractor shall provide an area for concrete wash down and equipment fueling in accordance with Metro CP-10 and CP-13, respectively. Contractor to coordinate exact location with NPDES department during preconstruction meeting. Control of other site wastes such as discarded building materials, chemicals, litter and sanitary wastes that may cause adverse impacts to water quality is also required by the grading permittee.
- All temporary or permanent stabilization must be completed no later than 15 days (7 days for steep slopes) after construction activity in that portion of the site has temporarily or permanently ceased.
- All perimeter erosion and sediment control measures must be in place before starting grading.

Applicant/Owner: Dignity, LLC
Contact: Semih Gulertip
 615 351 5892 satesltd@gmail.com
 1048 Singing Springs Rd,
 Mt. Juliet, TN 37122

AS-BUILT FOR:
 DIGNITY, LLC
 545 WESTBROOK ROAD
 NASHVILLE, TN 37209
 MAP 90-16 PARCEL 97
 DB # 20170213-0015045
 DATE: JUNE 12, 2018



EXISTING SITE LAYOUT PLAN BASED ON SITE SURVEY PREPARED BY TN LICENSED LAND SURVEYOR GAYLON W. NORTHCUT

Existing 18" CMP Culvert Pipe beneath Newly Constructed Driveway

Existing 15" CMP Culvert Pipe beneath existing driveway (to be removed during driveway construction)

REMOVE EXISTING BUILDING AND DRIVEWAY

REMOVE EXISTING GUARD RAIL AND RETURN IT TO METRO PW

ADJUST WATER METER SURFACE ELEVATION AS DEEMED NECESSARY FOR SIDEWALK CONSTRUCTION PER METRO WATER DEPT. SPECIFICATIONS

BM=476.22
 Top Soil
 Fire Hydrant
 Per Surveyor: BM Datum is based on NAVD 1988

RELOCATE EXISTING STOP SIGN IN PROPOSED GRASS STRIP AS DEEMED NECESSARY FOR NEW CURB/GUTTER CONSTRUCTION

RELOCATE EXISTING POWER POLE OUTSIDE THE PROPOSED SIDEWALK PER NES

Gaylon W. Northcut
 2807 Forest View Dr
 Antioch, TN 37013
 TN RLS # 1529
 615-406-9761

Prepared By:
 Ashfaq Memon, PE
 Brentwood, TN
amemon1167@aol.com
 (615) 4291294

Project No.	2018-01
Scale	As Shown
File Name	SW-1
Date	02/25/2019
Revision	12, 2019, June 31 2018

Prepared For:
 American Eagle Construction Co.
 Nolensville, Tennessee
Waleed.sader@gmail.com

Proposed Demolition and Erosion Control Plan
 Proposed Residential Development - Grading Permit # SWGR#2018061201
 545 Westboro Drive - Map 90-16, Parcel 090160100200C
 Nashville, Tennessee

Figure
 2 of 5

LEGEND

- Proposed Corrugated Metal Pipe (CMP)
- Proposed Catch Basin w/Curb Inlet
- Proposed Sidewalk
- Proposed Spot Elevation
- Proposed Grade (Contour)

DRIVEWAY RAMP (ST-322)
(SEE SHEET 5 FOR DETAILS)

5' SIDEWALK (ST-210)
4' GRASS AREA
CURB & GUTTER (ST-200)
(SEE SHEET 5 FOR DETAILS)

DRAINAGE DESIGN DETAILS

Code	From	To	Grade %	Pipe Size (inches)	Length (ft)	Flow Required (cfs)	Flow Provided (cfs)	Pipe Material
L-1	HW#1	CB#1	1.0	18	25	1.8	5.7	CMP 1
L-2	CB#1	CB#2	1.3	18	86	1.7	6.5	CMP 1
L-3	CB#2	CB#3	6.5	18	58	1.9	14.4	CMP 1
L-4	CB#3	HW	3.3	18	73	2.1	>8	CMP 1

All pipes should be corrugated metal with aluminumized steel Type 2 Coating. All pipes shall be installed and trench backfill placed per metro guidelines. The fill placed above pipes shall be compacted engineered fill. All catch basin grates shall be per metro det. ST-506b (see sheet 5a)

Drainage Structure	Rim Elev.	Invert Elevation	Remarks
HW#1	-	478.00	Winged Concrete Headwall w/riprap
HW#2	-	469.85	Winged Concrete Headwall w/riprap
CB#1	481.0	477.75 (IN, OUT)	Precast Conc.
CB#2	479.8	476.6 (IN, OUT)	Precast Conc.
CB#3	475.35	472.25 (IN, OUT)	Precast Conc.

HANDICAP RAMP (ADA COMPLIANT)
(ST-320)
(SEE SHEET 5 FOR DETAILS)

GENERAL NOTES

CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY INCLUDING COMPLIANCE WITH ALL APPLICABLE OSHA REGULATIONS.

ALL SIDEWALKS SHALL HAVE MAX. 2% CROSS SLOPE. SIDEWALKS SLOPES ALONG THE LENGTH SHALL NOT EXCEED 5%.

CONTRACTOR SHALL ASSURE THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.

ALL CONSTRUCTION MUST CONFORM TO METRO STANDARDS AND SPECIFICATIONS.

NOTIFY THE INSPECTOR TWENTY-FOUR (24) HOURS PRIOR TO CONSTRUCTION.

CURB, SIDEWALK AND DRIVEWAY CONCRETE SHALL BE 3,500 PSI.

CONTRACTOR MUST CALL TN-ONE CALL #1-800-351-1111 FOR UTILITY LOCATIONS 72-HOURS PRIOR TO ANY EXCAVATION.

AS-BUILT NOTE

In accordance with the Metro Stormwater Management Manual, Volume 1, Section 3.9, As-Built Certifications, MWS Stormwater Division must approve the following as-builts prior to issuance of the Use & Occupancy Permit:

- Underground detention and water quality infrastructure
- Above ground detention and water quality infrastructure
- Public storm sewer infrastructure
- Cut & fill in the floodplain
- Sinkhole alterations

The engineer shall contact Stormwater Development Review staff for submittal requirements.

METRO WATER SERVICES-NASHVILLE, TN
-APPROVED FOR CONSTRUCTION-

THIS DOCUMENT IS REVIEWED BY THE DEPARTMENT OF PUBLIC WORKS AND ADVISORY SERVICES OF CONTRACTED PROFESSIONAL ENGINEERS IS READY FOR CONSTRUCTION. THIS APPROVAL DOES NOT BE CONSIDERED AN ASSURANCE THAT THE PROJECT MEETS ALL REQUIREMENTS OF THE DOCUMENT BEARING THIS SEAL. THE ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

Private Utility: N/A
Public Sewer: N/A
Public Water: N/A
Stormwater: SWGR 2018061201

02/25/2019

SEE SHEET 5 FOR DETAILS)

6' SIDEWALK (ST-210)
6' GRASS AREA
CURB & GUTTER (ST-200)

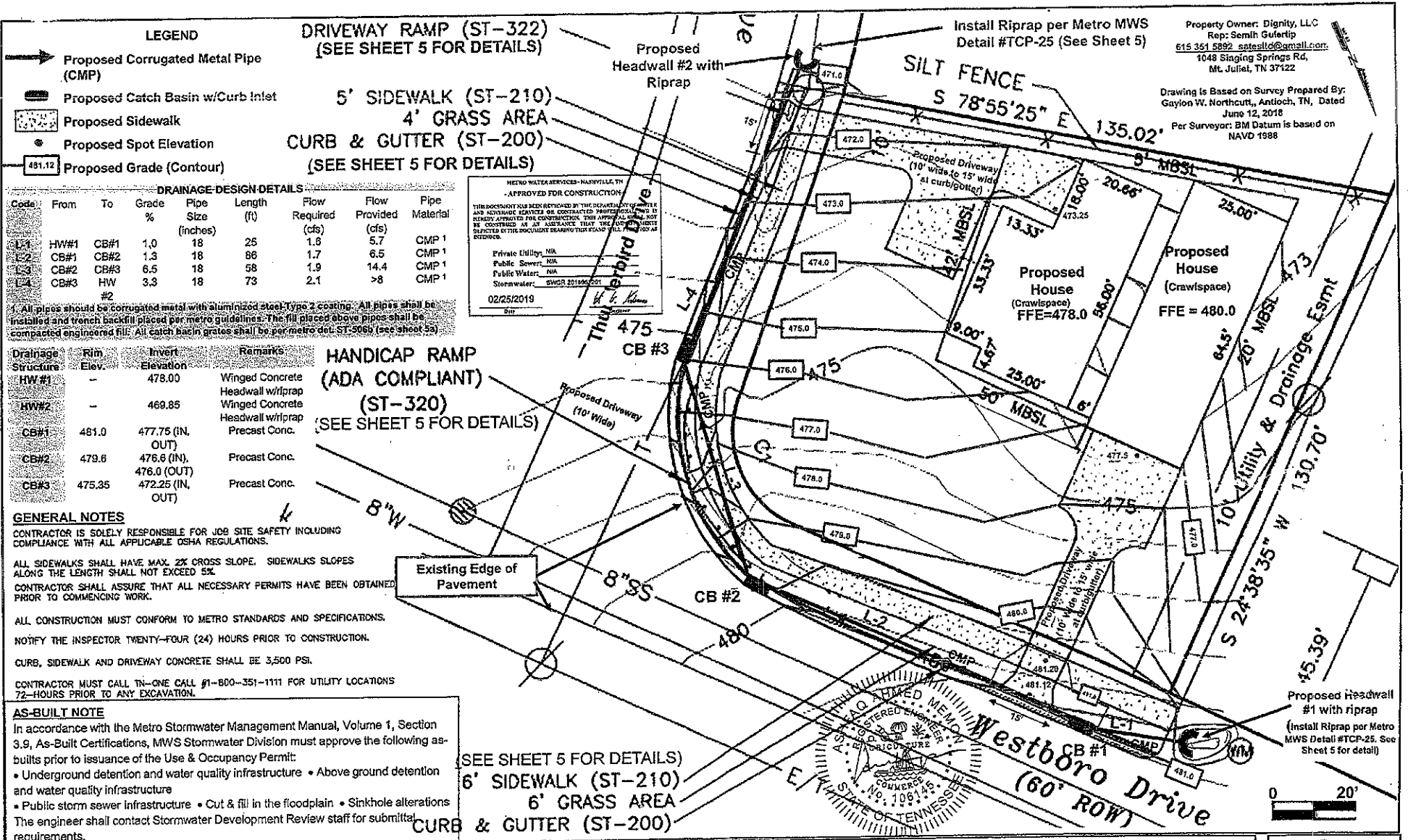
Prepared By:
Ashfaq Memon, PE
Brentwood, TN
amemon1167@aol.com
615 4291294

Project No.	2018-01
Scale	As Shown
File Name	SW-1
Date	June 22, 2018, Rev 4 Feb 22, 2018

Prepared For:
American Eagle Construction Company
Nolensville, Tennessee
Waleed.seder@gmail.com

Proposed Sidewalks and Drainage Construction Plan
Proposed Residential Development - Grading Permit # SWGR#2018061201
545 Westboro Drive - Map 90-16, New Parcel 090160100200C0
Nashville, Tennessee

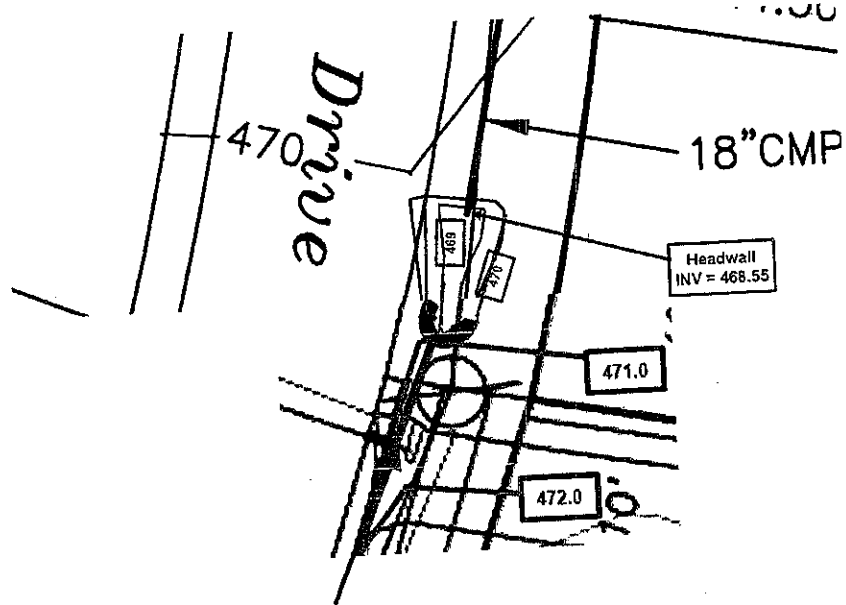
Figure
3 of 5



LEGEND

→ Proposed Corrugated Metal Pipe (CMP)

476 Proposed Grade (Contour)



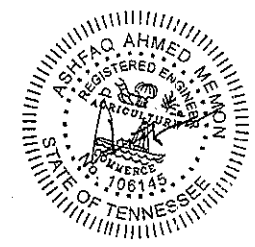
METRO WATER SERVICES - NASHVILLE, TN
 - APPROVED FOR CONSTRUCTION -

THIS DOCUMENT HAS BEEN REVIEWED BY THE DEPARTMENT OF WATER AND SEWERAGE SERVICES OR CONTRACTED PROFESSIONAL AND IS HEREBY APPROVED FOR CONSTRUCTION. THIS APPROVAL SHALL NOT BE CONSTRUED AS AN ASSURANCE THAT THE IMPROVEMENTS DEPICTED IN THE DOCUMENT BEARING THIS STAMP WILL FUNCTION AS INTENDED.

Private Utility: N/A
 Public Sewer: N/A
 Public Water: N/A
 Stormwater: SWGR 2018061201

02/25/2019 *W. G. Anderson*
 Date Engineer

ENLARGED VIEW OF GRADING PLAN SHOWING PROPOSED CONTOURS AROUND EXISTING CULVERT BENEATH DRIVEWAY ON ADJACENT DOWNSTREAM PROPERTY TO THE SOUTH ALONG THUNDERBIRD DRIVE



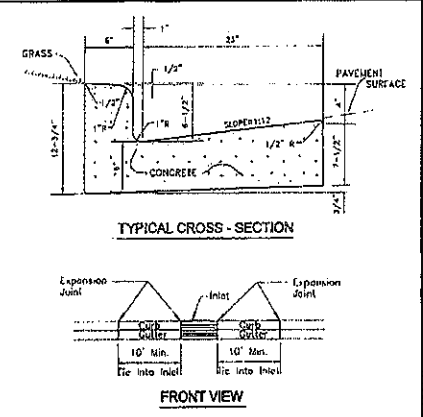
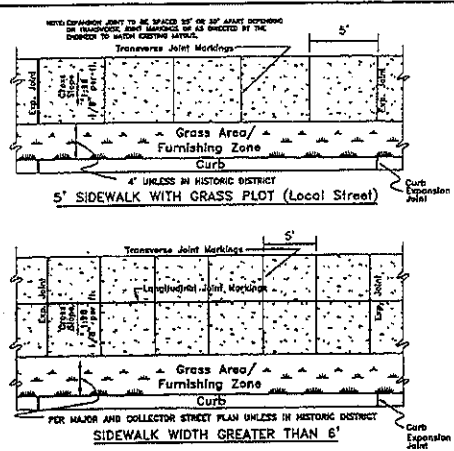
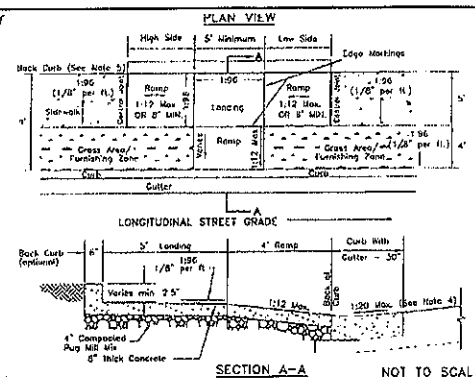
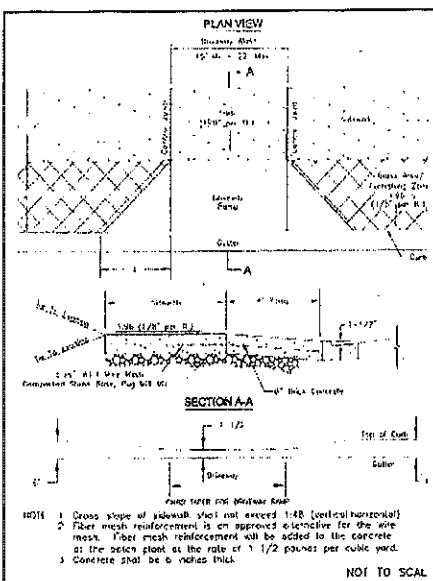
Prepared By:
 Ashfaq Memon, PE
 Brentwood, TN
 amemon1167@aol.com
 6154291294

Project No. 2018-01
 Scale: As Shown
 File Name: SW-1
 Date: Jan12, Rev Feb12, 2019

Prepared For:
 American Eagle Construction Co.
 Nolensville, Tennessee
 Waleed.seder@gmail.com

Proposed Sidewalks and Drainage Construction Plan
 Proposed Residential Development - Grading Permit # SWGR#2018061201
 545 Westboro Drive - Map 90-16, New Parcel 090160100200C0
 Nashville, Tennessee

Figure
 4 of 5



GENERAL NOTES

- Ramp shall be flush with the gutter or edge of pavement.
- Cross-slope of landing and of sidewalk shall not exceed 1:48 (vertical/horizontal).
- Surface texture of the curb ramp shall be stable, firm, and slip-resistant. The surface shall be coarse broomed "white" concrete finish transverse to the slope of the ramp.
- The normal gutter slope of 1:12 (vertical/horizontal) shall be reduced to 1:20 (vertical/horizontal) at the ramp when the curb and gutter is poured before the ramp, or the gutter at the ramp must be cut out, removed, and repoured when the ramp is poured.
- Back curb shall be constructed of the direction of Public Works, and if required, back curb height along ramp shall transition from 3 inches at expansion joints to the proposed height of back curb of landing and shall be a constant height through landing. Detention of back curb requires approval of Inspector. Removal to be noted in project file and on inspection reports.
- High side and low side ramps shall have a maximum slope of 1:12 (vertical/horizontal) or shall be 8 feet (96 inches) minimum in length.

GENERAL NOTES

- SIDEWALK SHALL BE A MINIMUM OF 4 INCHES IN THICKNESS.
- MAXIMUM CROSS SLOPE FOR SIDEWALKS SHALL NOT EXCEED 1:48 (VERTICAL/HORIZONTAL).
- IN HISTORIC DISTRICTS THE STANDARD SHALL BE THE PREVALENT CHARACTERISTIC OF THE BLOCK FACE.
- SIDEWALK SHALL BE CONSTRUCTED OF WHITE CONCRETE, BRICK, OR EXPOSED AGGREGATE PER METRO DEPARTMENT OF PUBLIC WORKS TECHNICAL SPECIFICATIONS, SECTION 02522.
- IF APPROVED THE FURNISHING ZONE MAY CONTAIN HARBORCASTE MATERIALS SUCH AS CONCRETE, BRICK, OR PAVEMENT.
- COMPLETED STONE BASE, PUG MILL MIX, 4" THICK SHALL BE APPLIED TO SUB GRADE PRIOR TO INSTALLING SIDEWALK.
- FURNISHING ZONE IS AN AREA FOR OBSTRUCTIONS IN THE SIDEWALK. EXAMPLES ARE OUTDOOR CAFES, POWER POLES, FIRE HYDRANTS, SIGNS, ETC.
- IN THE EVENT OF ANY CONFLICT, OMBUDSMAN, OR INCONSISTENCY AMONG THE PLANS AND THESE STANDARD DETAILS, THE REQUIREMENTS OF THE STANDARD DETAILS SHALL GOVERN.

GENERAL NOTES

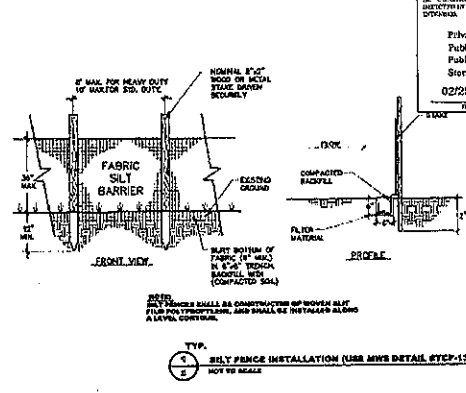
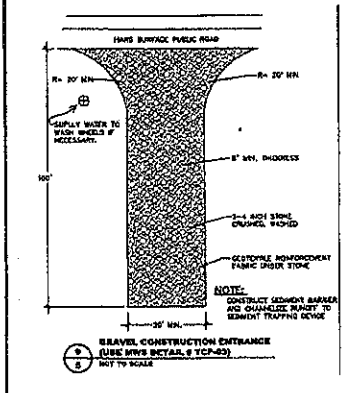
- Expansion joints to be spaced a maximum of 100 feet apart or as directed by the Engineer.
- Expansion joints will also be required at tangent points, ramps, and inlets.
- Contraction joints are to be cut into curb and gutter every 10 feet to a depth of D/4, where D equals the thickness of the section. The spacing of 10 feet may be reduced at obstructions but no section of curb and gutter shall be less than 10 feet.
- There will be a minimum of 10 feet tie in at curb inlets on each side of the inlet. An expansion joint will be used on each side of the tie in.
- Cost of contraction joints to be included in the unit bid price for concrete curb with gutter.

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS
 NEW CONSTRUCTION RESIDENTIAL DRIVEWAY RAMP
 DIR. OF ENG. Mark May DATE: 9/12/03
 DWG. NO. ST-322
 REVISED: 02/25/03
 05/04/03

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS
 NEW CONSTRUCTION CURB RAMP
 DIR. OF ENG. Mark May DATE: 5/16/03
 DWG. NO. ST-322C
 REVISED: 02/25/03
 05/04/03

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS
 SIDEWALK CONSTRUCTION
 DIR. OF ENG. D. P. J. DATE: 9/12/07
 DWG. NO. ST-210
 REVISED: 02/02/03
 11/24/03
 01/25/04
 06/11/17

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS
 STANDARD CURB WITH GUTTER
 DIR. OF ENG. Mark May DATE: 5/12/03
 DWG. NO. ST-200
 REVISED: 01/31/00
 05/01/03

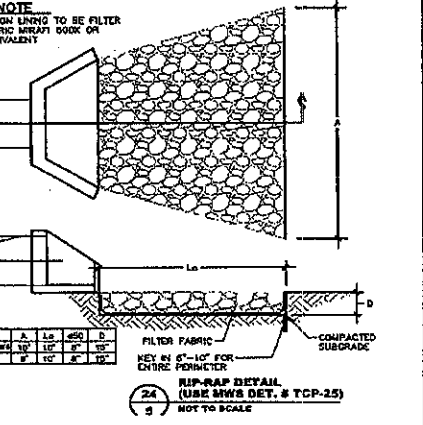
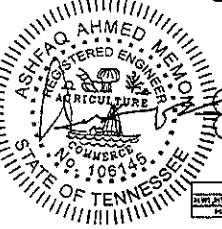


REVISIONS

NO.	DATE	DESCRIPTION
1	02/25/2019	AS SHOWN

Private Utility: N/A
 Public Sewer: N/A
 Public Water: N/A
 Stormwater: SWGR 2018061201

SIZE	W	D	H	W	D	H
A	12"	12"	12"	12"	12"	12"
B	18"	18"	18"	18"	18"	18"
C	24"	24"	24"	24"	24"	24"
D	30"	30"	30"	30"	30"	30"
E	36"	36"	36"	36"	36"	36"
F	42"	42"	42"	42"	42"	42"
G	48"	48"	48"	48"	48"	48"
H	54"	54"	54"	54"	54"	54"
I	60"	60"	60"	60"	60"	60"
J	66"	66"	66"	66"	66"	66"
K	72"	72"	72"	72"	72"	72"
L	78"	78"	78"	78"	78"	78"
M	84"	84"	84"	84"	84"	84"
N	90"	90"	90"	90"	90"	90"
O	96"	96"	96"	96"	96"	96"
P	102"	102"	102"	102"	102"	102"
Q	108"	108"	108"	108"	108"	108"
R	114"	114"	114"	114"	114"	114"
S	120"	120"	120"	120"	120"	120"
T	126"	126"	126"	126"	126"	126"
U	132"	132"	132"	132"	132"	132"
V	138"	138"	138"	138"	138"	138"
W	144"	144"	144"	144"	144"	144"
X	150"	150"	150"	150"	150"	150"
Y	156"	156"	156"	156"	156"	156"
Z	162"	162"	162"	162"	162"	162"



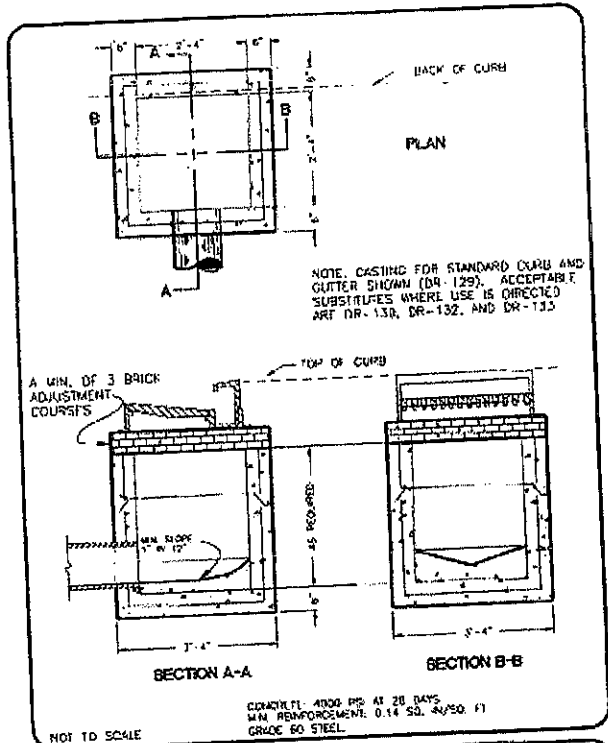
Prepared By:
 Ashfaq Memon, PE
 Brentwood, TN
 amemon1167@aol.com
 6154291294

Project No. 2018-01
 Scale: As Shown
 File Name: SW-1
 Date: August 19 2016, Rev. Jan 12 2019

Prepared For:
 American Eagle Construction Co.
 Nolensville, Tennessee
 Waleed.seder@gmail.com

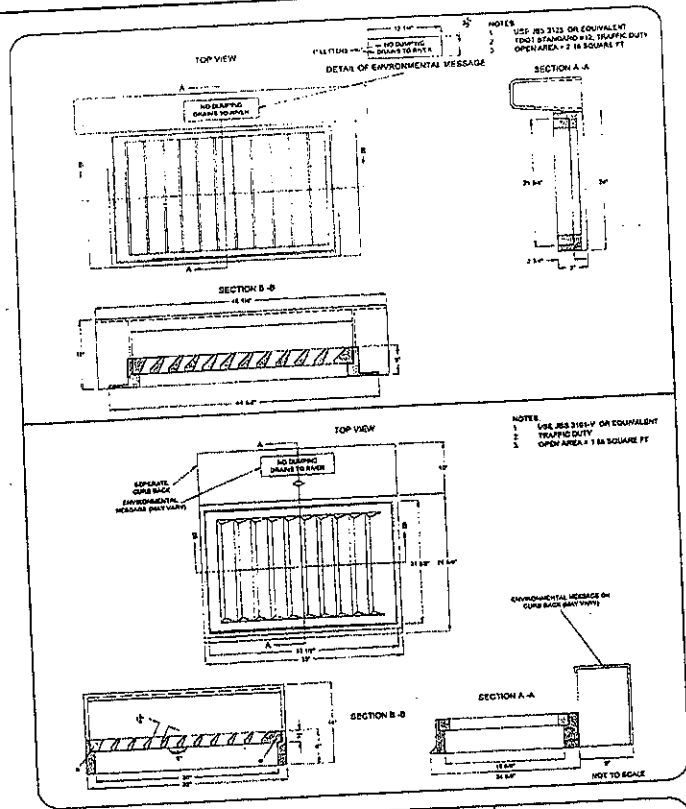
Proposed Construction Details
 Proposed Residential Development - Grading Permit # SWGR#2018061201
 545 Westboro Drive - Map 90-16, New Parcel 090160100200C0
 Nashville, Tennessee

Figure
 5 of 5



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	SINGLE INLET (PRECAST)	DWG. NO. DR-105
ASST. DIR. PRO: <i>[Signature]</i> DATE: <i>1/17/19</i>	REVISOR: <i>[Signature]</i> DATE: <i>2/14/19</i>	REVISED: 02/08/00

Single Catch Basin Detail



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	BIKE FRIENDLY GRATE STANDARD	DWG. NO. ST-506b
DIR. OF ENG. <i>[Signature]</i> DATE: <i>7/26/19</i>	REVISOR: <i>[Signature]</i> DATE: <i>7/26/19</i>	REVISED: <i>[Signature]</i> DATE: <i>7/26/19</i>

Bike Friendly Grate Detail

NOTE: ALL CATCH BASINS AND GRATES USED AT THE SITE SHALL BE PER METRO PW STANDARDS AS SHOWN ABOVE

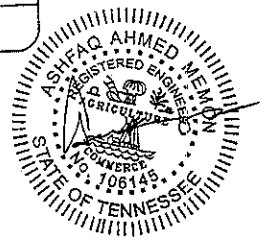
APPROVED FOR CONSTRUCTION

STATE OF TENNESSEE

COMMERCIAL

NO. 70614-B

02/25/2019



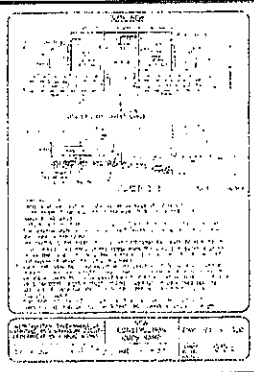
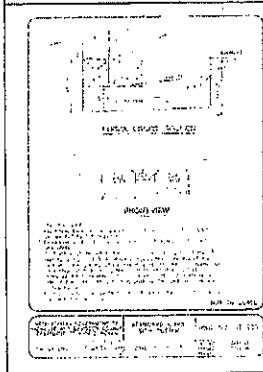
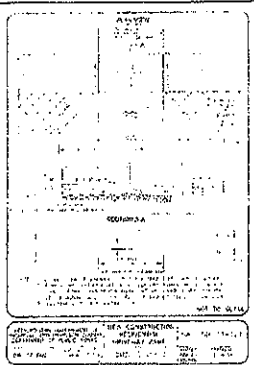
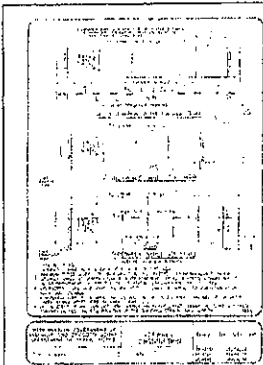
Prepared By:
Ashfaq Memon, PE
Brentwood, TN
amemon1167@aol.com
6154291294

Project No.	2018-01
Scale	As Shown
File Name	SW-1
Date	November 16 2018

Prepared For:
American Eagle Construction Co.
Nolensville, Tennessee
Waleed.seder@gmail.com

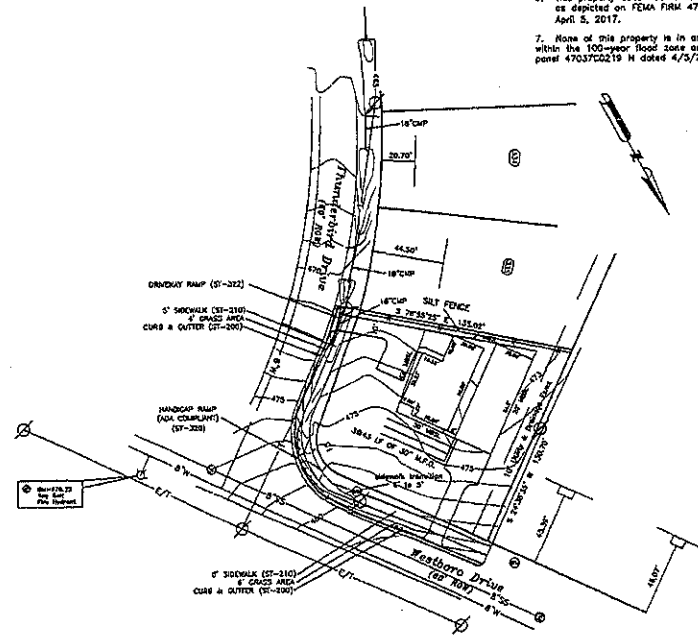
Proposed Construction Details
Proposed Residential Development - Grading Permit # SWGR#2018061201
545 Westboro Drive - Map 90-16, New Parcel 090160100200C0
Nashville, Tennessee

Figure
5a



ALTRU WATER SERVICES-NASHVILLE, TN
- APPROVED FOR CONSTRUCTION -
 THIS DOCUMENT HAS BEEN REVIEWED BY THE DEPARTMENT OF WATER AND WASTEWATER SERVICES (DWWS) CONTRACTOR PROFESSIONAL AND IS HEREBY APPROVED FOR CONSTRUCTION. THIS APPROVAL SHALL NOT BE CONSIDERED AN INSURANCE THAT THE UNDERTAKINGS SPECIFIED IN THE DOCUMENT BEARING THIS STAMP WILL PROCEED AN INTENSIVE.
 Private Utility: N/A
 Public Sewer: N/A
 Public Water: N/A
 Stormwater: SDWR 2019041201
 02/25/2019 *H. C. Kellum*
 Date Engineer

- Surveyor's Notes:
- All bearings are magnetic and do not necessarily match a previously recorded plat.
 - This property may be subject to easements either recorded or unrecorded not available to this surveyor at the time of this survey but which may be revealed by a thorough title search.
 - Before construction or excavation is done, the contractor or owner must call Tennessee One Call to locate any underground utilities.
 - ⓧ Denotes parcel number from Tax Map 30-16.
 - B.M. = vertical datum taken from top of manhole casing from Metro Sewer plans.
 - This property does not lie in a special flood hazard as depicted on FEMA FIRM 47037C0219H dated April 5, 2017.
 - None of this property is in an area designated within the 100-year flood zone as evidenced on FEMA panel 47037C0219 H dated 4/5/2017.



PARCEL 97 FRONT SETBACK

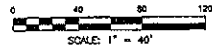
44.50'
30.10'
31.10'
167.70'
41.83'

ADDITIONAL AREAS DATA TABLE

PRE-IMPROVEMENT AREA = 1745 sf
 POST-IMPROVEMENT AREA = 3548 sf
 INCREASED IA = 3548 sf
 150 LF IMPROVED FRONT YARD REQUIRED
 30' REDUCE COPIH

CURVATURE

CURVE	RADIUS	LOCAL ANGLE	CHORD	CHORD BEARING	CHORD LENGTH
1	14.50'	162.87°	12.50'	S 201.54° W	13.50'



PLOT PLAN FOR:
 DIGNITY, LLC
 545 WESTBORO DRIVE
 NASHVILLE, TN 37208
 MAP 30-16 PARCEL 97
 DB # 20170213-0015045
 DATE: JUNE 12, 2018



Gaylon W. Northcutt
 2607 Forest View Drive
 Antioch, TN 37013
 TN REG. #11029
 615-406-8781

C-1:
 R=436.54'
 DELTA=9°50'37"
 L=75.00'

C-2:
 R=24.52'
 DELTA=89°46'38"
 L=38.42'

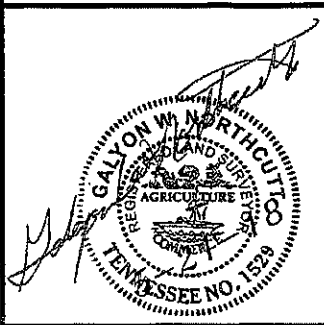
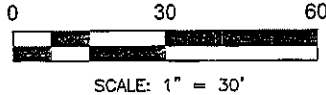
Advanced Equity, LLC
 6302 Thunderbird Drive
 Parcel ID# 09016033500
 Inst.# 20170808-0081057
 Lot 2-A, Re-Sub of Lot 2,
 of the Re-Sub of Lot 112
 of Westboro Subdivision Section 2
 Plat Book 6200, Page 543
 (R.O.D.C., TN.)

Patricia Anne Wilson
 549 Westboro Drive
 Parcel ID# 09016009800
 Inst.# 20111117-0090042
 Lot 113, Section 2
 Westboro Subdivision
 Plat Book 1424, Page 60
 (R.O.D.C., TN.)

AREA:
 14,451.0 sq.ft. or 0.33 Ac.

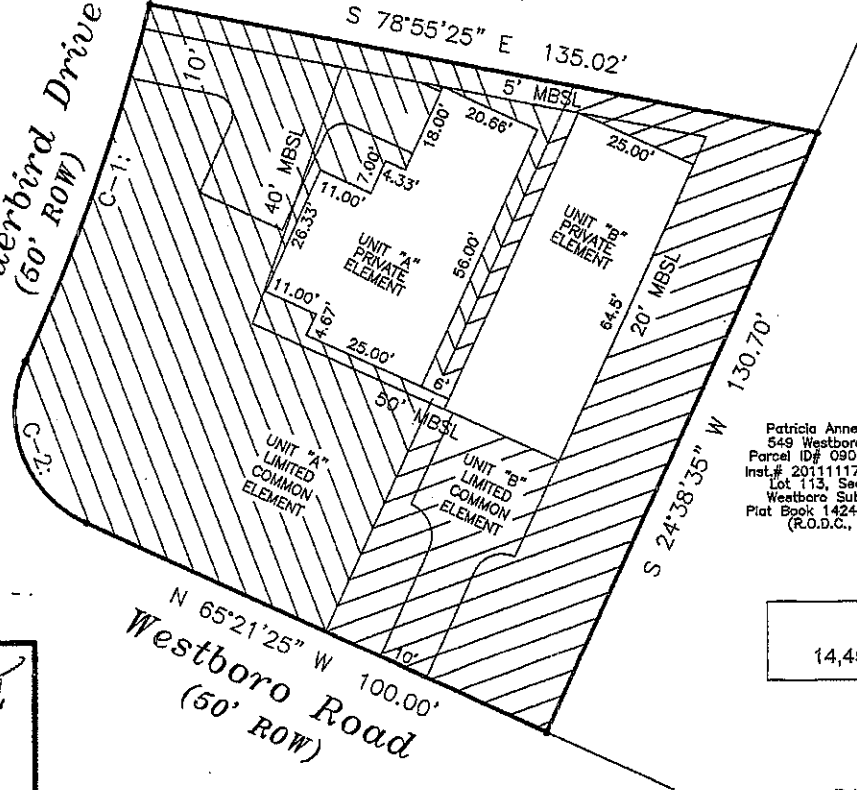
EXHIBIT MAP
 545 WESTBORO ROAD
 METRO PARCEL ID# 09016009700
 20TH CIVIL DISTRICT
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE
 SCALE: 1" = 30' DATE: 5/21/18

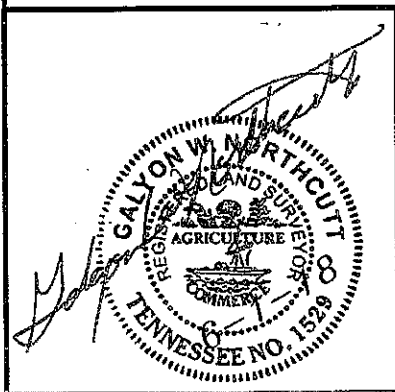
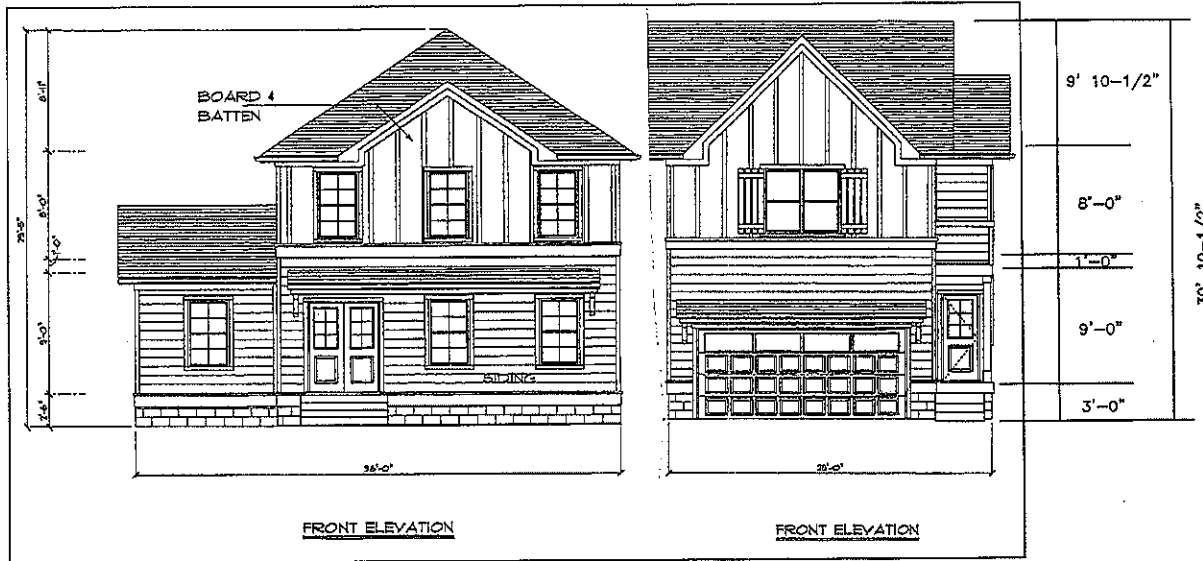
Galyon W. Northcutt
 2607 Forest View Drive
 Antioch, TN 37013
 TN RLS #1529
 615-406-9761



Thunderbird Drive
 (50' ROW)

Westboro Road
 (50' ROW)





Galyon W. Northcutt
 2607 Forest View Drive
 Antioch, TN 37013
 TN RLS #1529
 615-406-9761

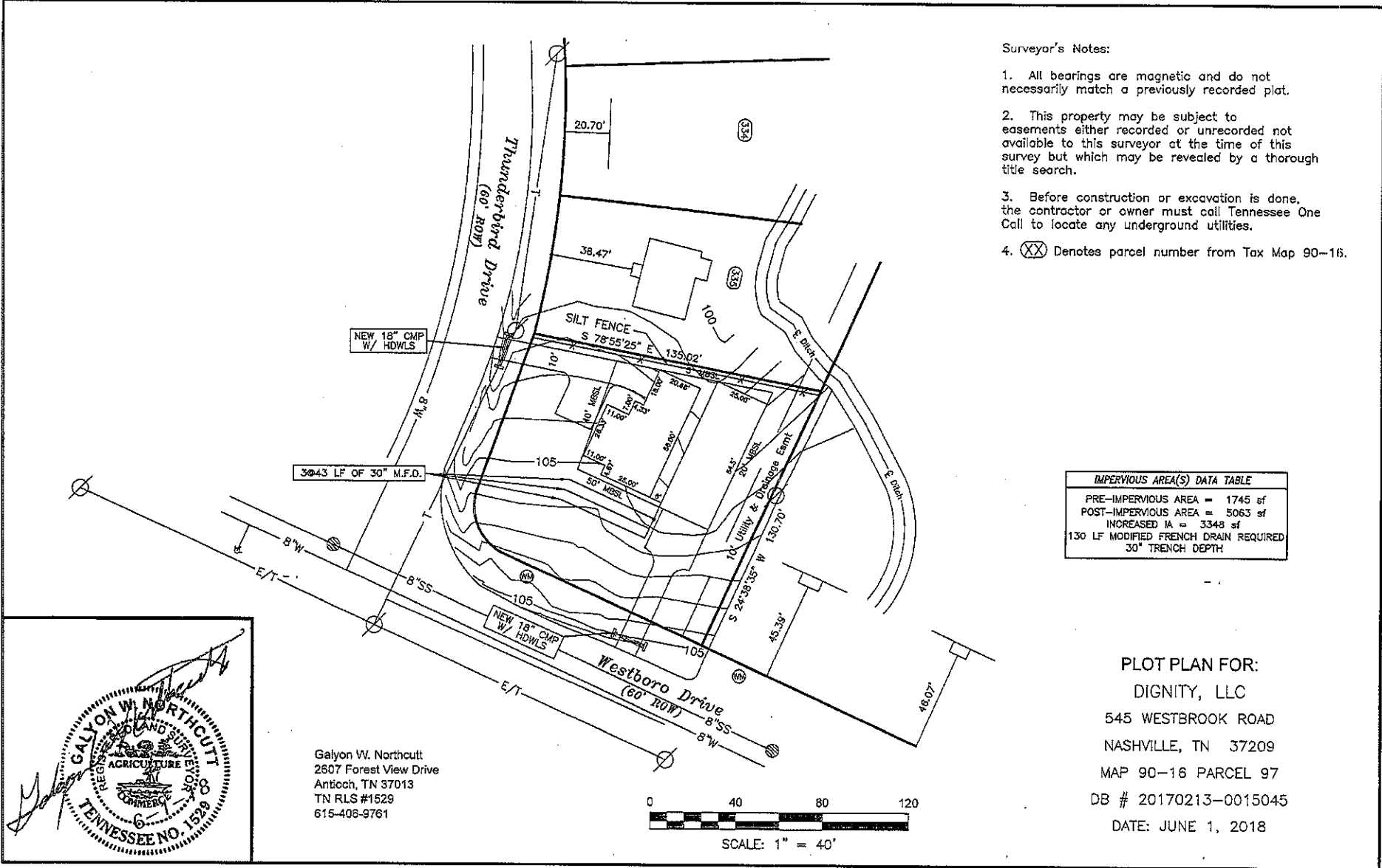
FRONT ELEVATION FOR:
 DIGNITY, LLC
 545 WESTBORO DRIVE
 NASHVILLE, TN 37209
 MAP 90-16, PARCEL 97
 INST # 20170809-0081538
 DATE: JUNE 1, 2018

Surveyor's Notes:

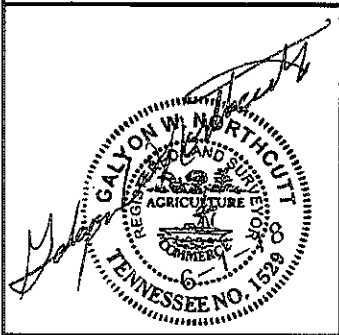
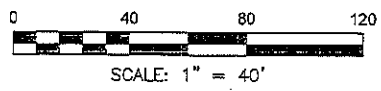
1. All bearings are magnetic and do not necessarily match a previously recorded plat.
2. This property may be subject to easements either recorded or unrecorded not available to this surveyor at the time of this survey but which may be revealed by a thorough title search.
3. Before construction or excavation is done, the contractor or owner must call Tennessee One Call to locate any underground utilities.
4. (XX) Denotes parcel number from Tax Map 90-16.

IMPERVIOUS AREA(S) DATA TABLE	
PRE-IMPERVIOUS AREA	= 1745 sf
POST-IMPERVIOUS AREA	= 5063 sf
INCREASED IA	= 3348 sf
130 LF MODIFIED FRENCH DRAIN REQUIRED 30" TRENCH DEPTH	

PLOT PLAN FOR:
 DIGNITY, LLC
 545 WESTBROOK ROAD
 NASHVILLE, TN 37209
 MAP 90-16 PARCEL 97
 DB # 20170213-0015045
 DATE: JUNE 1, 2018



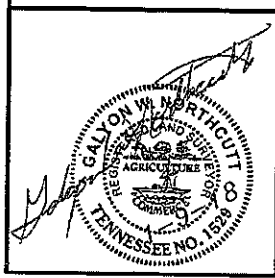
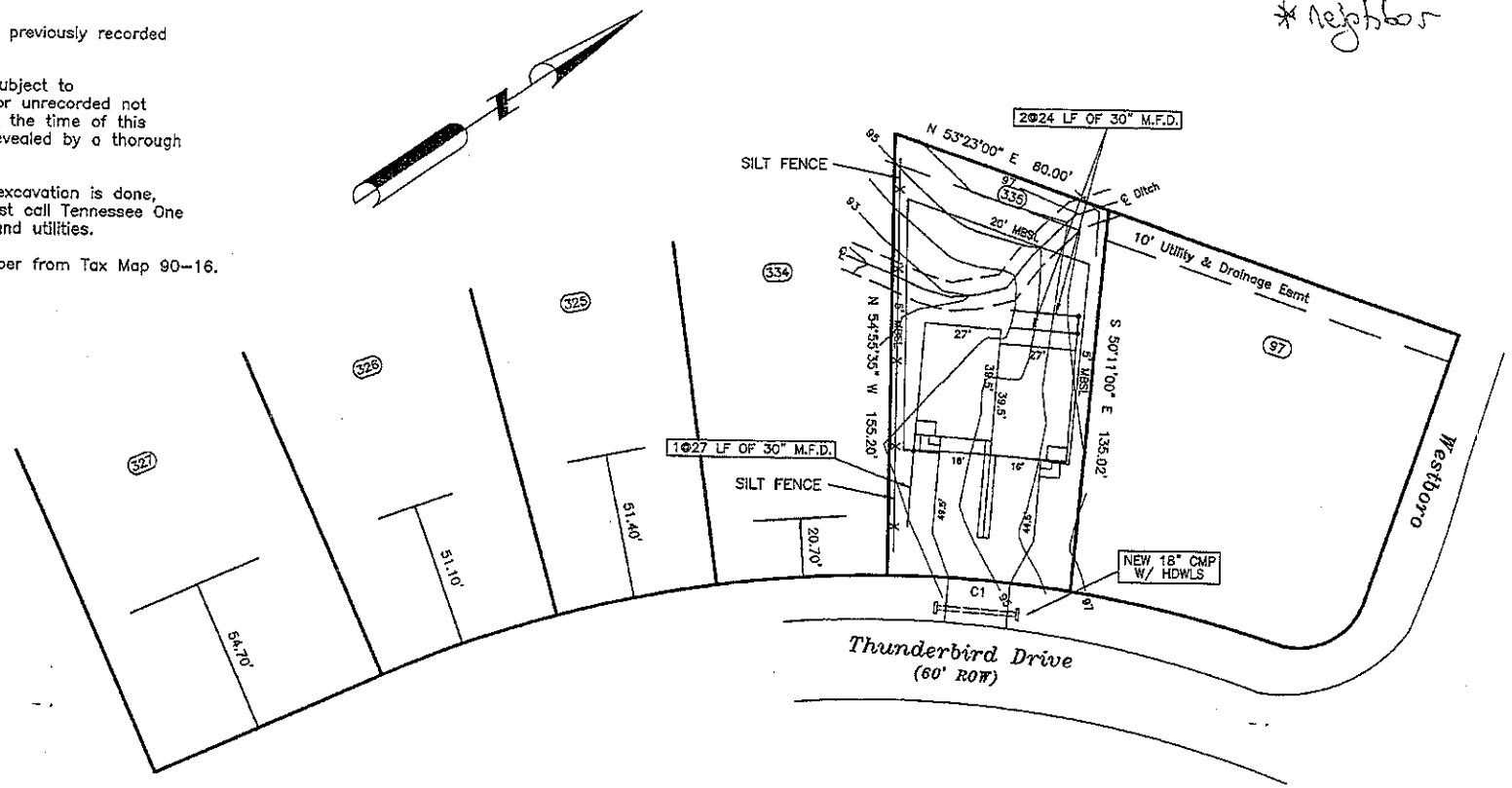
Galyon W. Northcutt
 2607 Forest View Drive
 Antioch, TN 37013
 TN RLS #1529
 615-408-9761



Surveyor's Notes:

1. All bearings are from a previously recorded plat.
2. This property may be subject to easements either recorded or unrecorded not available to this surveyor at the time of this survey but which may be revealed by a thorough title search.
3. Before construction or excavation is done, the contractor or owner must call Tennessee One Call to locate any underground utilities.
4. (XX) Denotes parcel number from Tax Map 90-16.

* Neighbor

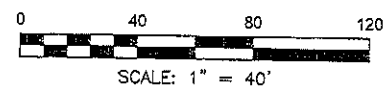


Galyon W. Northcutt
 2607 Forest View Drive
 Antioch, TN 37013
 TN RLS #1529
 615-406-9761

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	436.54'	8°31'53"	65.00'	IN 85°52'20" W	64.94'

IMPERVIOUS AREA(S) DATA TABLE	
PRE-IMPERVIOUS AREA	= 1844 sf
POST-IMPERVIOUS AREA	= 3701 sf
INCREASED IA	= 1857 sf
75 LF MODIFIED FRENCH DRAIN REQUIRED 30" TRENCH DEPTH	

PARCEL 335 FRONT SETBACK	
20.70'	
51.40'	
51.10'	
54.70'	
177.9'	
+ 4	
44.5'	



PLOT PLAN FOR:
 ADVANCED EQUITY, LLC
 6302 THUNDERBIRD DRIVE
 NASHVILLE, TN 37209
 MAP 90-16 PARCEL 335
 INST # 20170808-0081057
 DATE: JANUARY 9, 2018

2019-192

METRO WATER SERVICES - NASHVILLE, TN

- APPROVED FOR CONSTRUCTION -

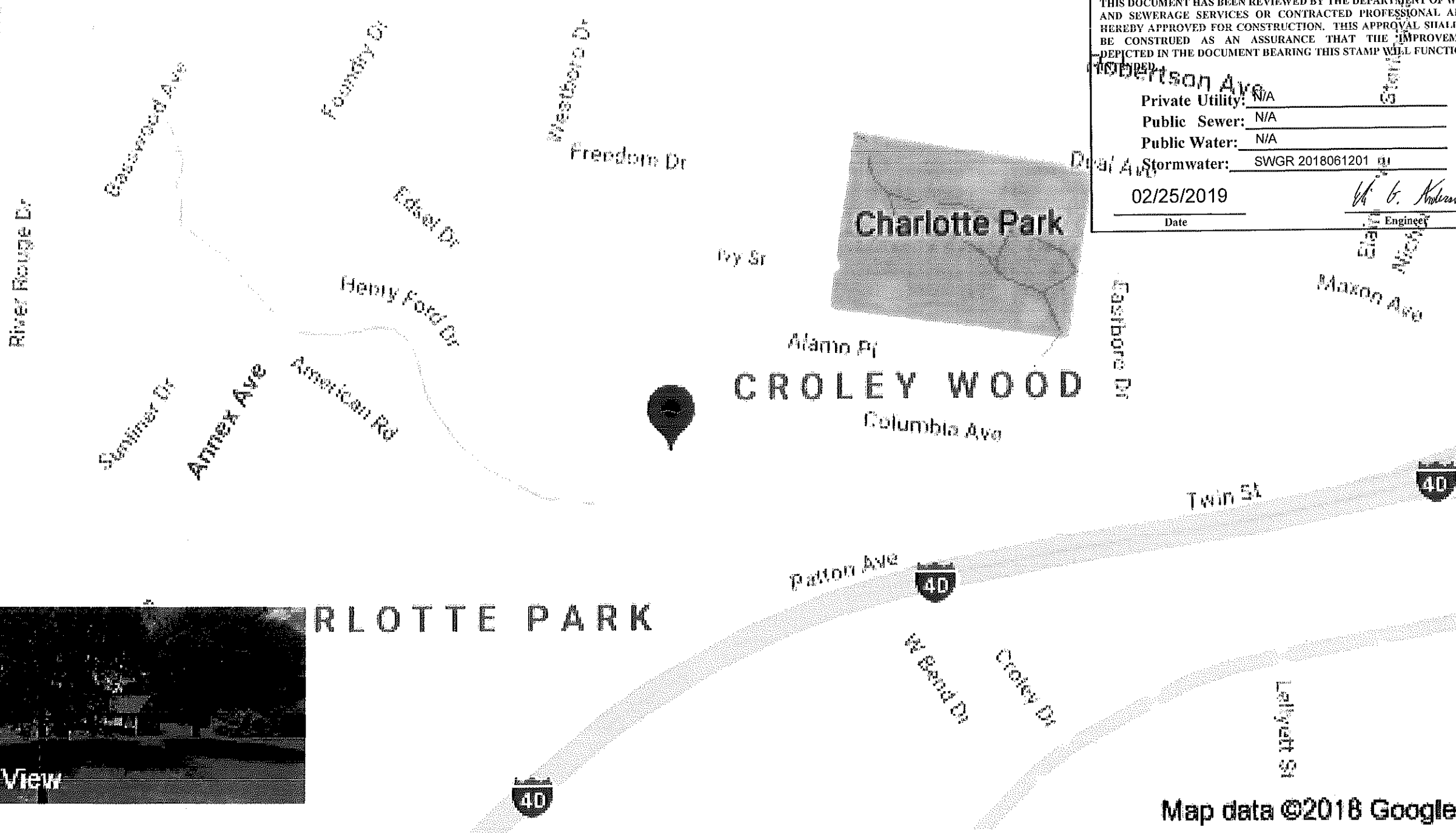
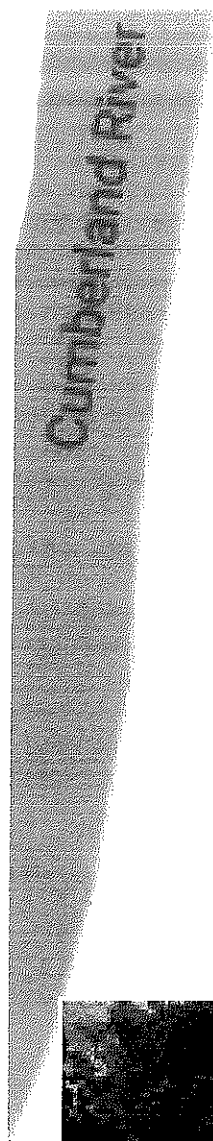
THIS DOCUMENT HAS BEEN REVIEWED BY THE DEPARTMENT OF WATER AND SEWERAGE SERVICES OR CONTRACTED PROFESSIONAL AND IS HEREBY APPROVED FOR CONSTRUCTION. THIS APPROVAL SHALL NOT BE CONSTRUED AS AN ASSURANCE THAT THE IMPROVEMENTS DEPICTED IN THE DOCUMENT BEARING THIS STAMP WILL FUNCTION AS INTENDED.

Robertson Ave	
Private Utility:	N/A
Public Sewer:	N/A
Public Water:	N/A
Stormwater:	SWGR 2018061201

02/25/2019

Date

V. G. Kulkarni
Engineer



Street View

Map data ©2018 Google



DIRECTIONS

545 Westboro Dr
Nashville, TN 37209

Prepared By: Ashfaq Memon, PE Brentwood, TN amemon1167@aol.com (615) 4291294	Project No. 2018-01	Prepared For: American Eagle Construction Co. Nolensville, Tennessee Waleed.seder@gmail.com	Site Vicinity Map Proposed Residential Development – Grading Permit # SWGR#2018061201 545 Westboro Drive – Map 90-16, new Parcel 090160100200C0 Nashville, Tennessee		Figure
	Scale: As Shown		1 of 5		
	File Name: SW-1				
	Date: Rev2-Nov.15, 2018, June312018				

EXISTING SITE LAYOUT PLAN BASED ON SITE SURVEY PREPARED BY TN LICENSED LAND SURVEYOR GAYLON W. NORTHCUT

METRO WATER SERVICES - NASHVILLE, TN
 - APPROVED FOR CONSTRUCTION -
 THIS DOCUMENT HAS BEEN REVIEWED BY THE DEPARTMENT OF WATER AND SEWERAGE SERVICES OR CONTRACTED PROFESSIONAL AND IS HEREBY APPROVED FOR CONSTRUCTION. THIS APPROVAL SHALL NOT BE CONSTRUED AS AN ASSURANCE THAT THE IMPROVEMENTS DEPICTED IN THE DOCUMENT BEARING THIS STAMP WILL FUNCTION AS INTENDED.
 Private Utility: N/A
 Public Sewer: N/A
 Public Water: N/A
 Stormwater: SWGR 2018061201
 02/25/2019
 Date
 W. G. Kellum
 Engineer

Surveyor's Notes:

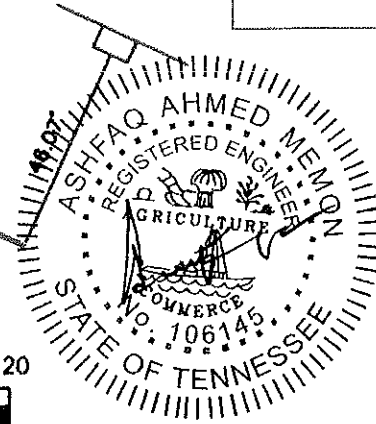
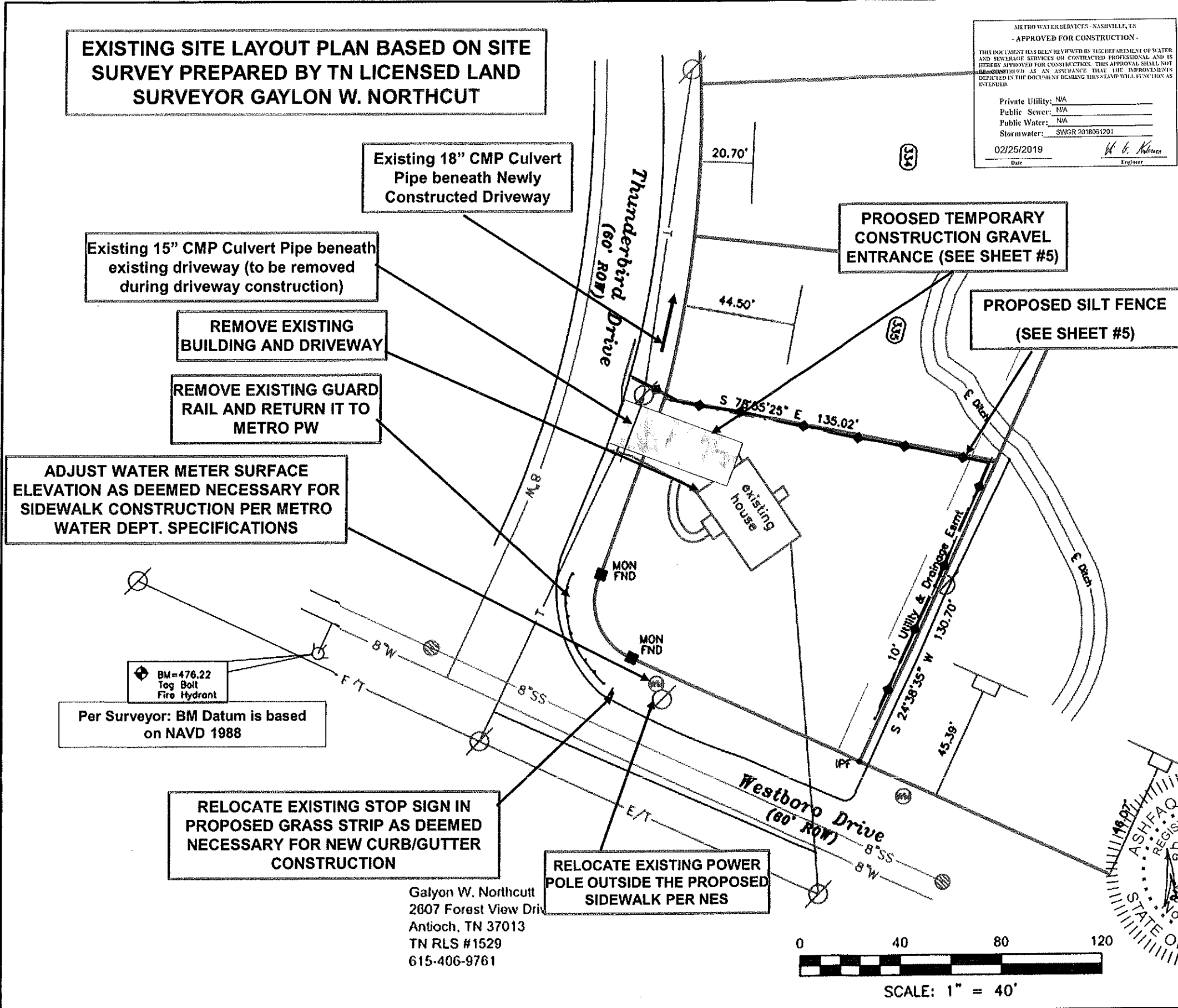
1. All bearings are magnetic and do not necessarily match a previously recorded plat.
2. This property may be subject to easements either recorded or unrecorded not available to this surveyor at the time of this survey but which may be revealed by a thorough title search.
3. Before construction or excavation is done, the contractor or owner must call Tennessee One Call to locate any underground utilities.
4. (XX) Denotes parcel number from Tax Map 90-16.

Concrete Wash Down Note:

- Contractor shall provide an area for concrete wash down and equipment fueling in accordance with Metro CP-10 and CP-13, respectively. Contractor to coordinate exact location with NPDES department during preconstruction meeting. Control of other site wastes such as discarded building materials, chemicals, litter and sanitary wastes that may cause adverse impacts to water quality is also required by the grading permittee.
- All temporary or permanent stabilization must be completed no later than 15 days (7 days for steep slopes) after construction activity in that portion of the site has temporarily or permanently ceased.
- All perimeter erosion and sediment control measures must be in place before starting grading.

Applicant/Owner: Dignity, LLC
Contact: Semih Gulertip
615 351 5892 satesltd@gmail.com
1048 Singing Springs Rd,
Mt. Juliet, TN 37122

AS-BUILT FOR:
DIGNITY, LLC
545 WESTBROOK ROAD
NASHVILLE, TN 37209
MAP 90-16 PARCEL 97
DB # 20170213-0015045
DATE: JUNE 12, 2018



Gaylon W. Northcutt
 2607 Forest View Dr
 Antioch, TN 37013
 TN RLS #1529
 615-406-9761

Prepared By:
 Ashfaq Memon, PE
 Brentwood, TN
 amemon1167@aol.com
 (615) 4291294

Project No. 2018-01
 Scale: As Shown
 File Name: SW-1
 Date: Rev Jan 12, 2019, June 31 2018

Prepared For:
American Eagle Construction Co.
 Nolensville, Tennessee
 Waleed.seder@gmail.com

Proposed Demolition and Erosion Control Plan
Proposed Residential Development – Grading Permit # SWGR#2018061201
 545 Westboro Drive – Map 90-16, Parcel 090160100200C0
 Nashville, Tennessee

Figure
2 of 5

LEGEND

- Proposed Corrugated Metal Pipe (CMP)
- Proposed Catch Basin w/Curb Inlet
- Proposed Sidewalk
- Proposed Spot Elevation
- Proposed Grade (Contour)

DRIVEWAY RAMP (ST-322)
(SEE SHEET 5 FOR DETAILS)

5' SIDEWALK (ST-210)
4' GRASS AREA
CURB & GUTTER (ST-200)
(SEE SHEET 5 FOR DETAILS)

DRAINAGE DESIGN DETAILS

Code	From	To	Grade %	Pipe Size (inches)	Length (ft)	Flow Required (cfs)	Flow Provided (cfs)	Pipe Material
L-1	HW#1	CB#1	1.0	18	25	1.6	5.7	CMP 1
L-2	CB#1	CB#2	1.3	18	86	1.7	6.5	CMP 1
L-3	CB#2	CB#3	6.5	18	58	1.9	14.4	CMP 1
L-4	CB#3	HW #2	3.3	18	73	2.1	>8	CMP 1

1. All pipes should be corrugated metal with aluminized steel-Type 2 coating. All pipes shall be installed and trench backfill placed per metro guidelines. The fill placed above pipes shall be compacted engineered fill. All catch basin grates shall be per metro det. ST-506b (see sheet 5a)

Drainage Structure	Rim Elev.	Invert Elevation	Remarks
HW #1	-	478.00	Winged Concrete Headwall w/riprap
HW#2	-	469.85	Winged Concrete Headwall w/riprap
CB#1	481.0	477.75 (IN, OUT)	Precast Conc.
CB#2	479.6	476.6 (IN), 476.0 (OUT)	Precast Conc.
CB#3	475.35	472.25 (IN, OUT)	Precast Conc.

GENERAL NOTES

- CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY INCLUDING COMPLIANCE WITH ALL APPLICABLE OSHA REGULATIONS.
- ALL SIDEWALKS SHALL HAVE MAX. 2% CROSS SLOPE. SIDEWALKS SLOPES ALONG THE LENGTH SHALL NOT EXCEED 5%.
- CONTRACTOR SHALL ASSURE THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
- ALL CONSTRUCTION MUST CONFORM TO METRO STANDARDS AND SPECIFICATIONS.
- NOTIFY THE INSPECTOR TWENTY-FOUR (24) HOURS PRIOR TO CONSTRUCTION.
- CURB, SIDEWALK AND DRIVEWAY CONCRETE SHALL BE 3,500 PSI.
- CONTRACTOR MUST CALL TN-ONE CALL #1-800-351-1111 FOR UTILITY LOCATIONS 72-HOURS PRIOR TO ANY EXCAVATION.

AS-BUILT NOTE

In accordance with the Metro Stormwater Management Manual, Volume 1, Section 3.9, As-Built Certifications, MWS Stormwater Division must approve the following as-builts prior to issuance of the Use & Occupancy Permit:

- Underground detention and water quality infrastructure
- Above ground detention and water quality infrastructure
- Public storm sewer infrastructure
- Cut & fill in the floodplain
- Sinkhole alterations

The engineer shall contact Stormwater Development Review staff for submittal requirements.

METRO WATER SERVICES-NASHVILLE, TN
- APPROVED FOR CONSTRUCTION

THIS DOCUMENT HAS BEEN REVIEWED BY THE DEPARTMENT OF WATER AND SEWERAGE SERVICES OR CONTRACTED PROFESSIONAL ENGINEER AND IS HEREBY APPROVED FOR CONSTRUCTION. THIS APPROVAL DOES NOT BE CONSTRUED AS AN ASSURANCE THAT THE IMPROVEMENTS DEPICTED IN THE DOCUMENT BEARING THIS STAMP WILL FUNCTION AS INTENDED.

Private Utility: N/A
Public Sewer: N/A
Public Water: N/A
Stormwater: SWGR 2018061201

02/25/2019
Date

W. G. Nelson
Engineer

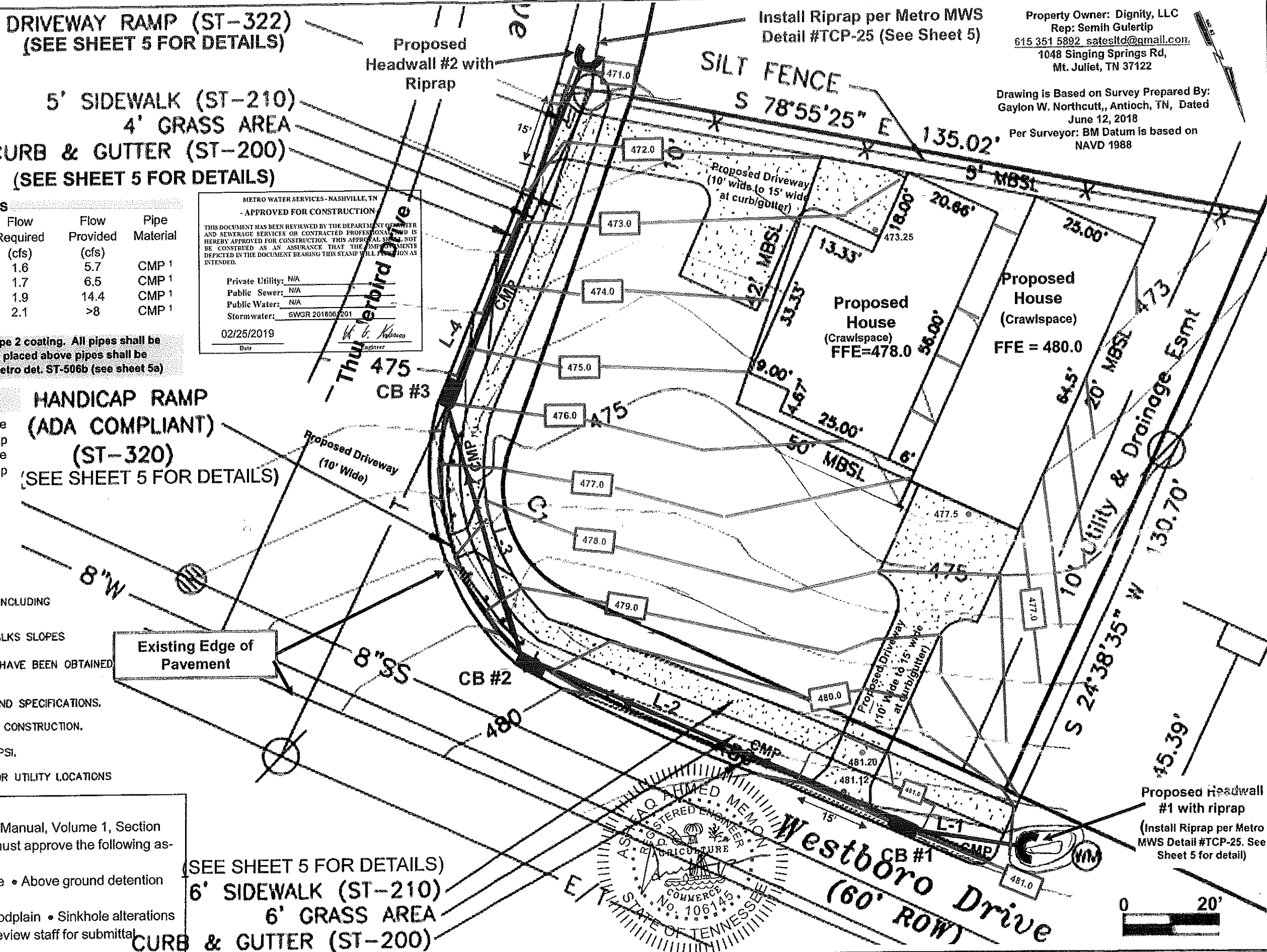
HANDICAP RAMP (ADA COMPLIANT)
(ST-320)
(SEE SHEET 5 FOR DETAILS)

(SEE SHEET 5 FOR DETAILS)
6' SIDEWALK (ST-210)
6' GRASS AREA
CURB & GUTTER (ST-200)

Install Riprap per Metro MWS Detail #TCP-25 (See Sheet 5)

Property Owner: Dignity, LLC
Rep: Semih Gulertip
615 351 5892 satesltd@gmail.com
1048 Singing Springs Rd,
Mt. Juliet, TN 37122

Drawing is Based on Survey Prepared By:
Gaylon W. Northcutt, Antioch, TN, Dated
June 12, 2018
Per Surveyor: BM Datum is based on
NAVD 1988



ASHFAQ AHMED MEMON
REGISTERED ENGINEER
A.S. 106145
COMMERCIAL
STATE OF TENNESSEE



Prepared By: Ashfaq Memon, PE Brentwood, TN amemon1167@aol.com 615 4291294	Project No. 2018-01	Prepared For: American Eagle Construction Company Nolensville, Tennessee Waleed.seder@gmail.com	Proposed Sidewalks and Drainage Construction Plan Proposed Residential Development – Grading Permit # SWGR#2018061201 545 Westboro Drive – Map 90-16, New Parcel 090160100200C0 Nashville, Tennessee	Figure
	Scale: As Shown			3 of 5
	File Name: SW-1			
	Date: June 31 2018, Rev 4 Feb 22, 2019			

THIS DOCUMENT HAS BEEN REVIEWED BY THE DEPARTMENT OF WATER AND SEWERAGE SERVICES OR CONTRACTED PROFESSIONAL AND IS HEREBY APPROVED FOR CONSTRUCTION. THIS APPROVAL SHALL NOT BE CONSTRUED AS AN ASSURANCE THAT THE IMPROVEMENTS DEPICTED IN THE DOCUMENT BEARING THIS STAMP WILL FUNCTION AS INTENDED.

Private Utility: N/A
Public Sewer: N/A
Public Water: N/A
Stormwater: SWGR 2018061201

02/25/2019

Date

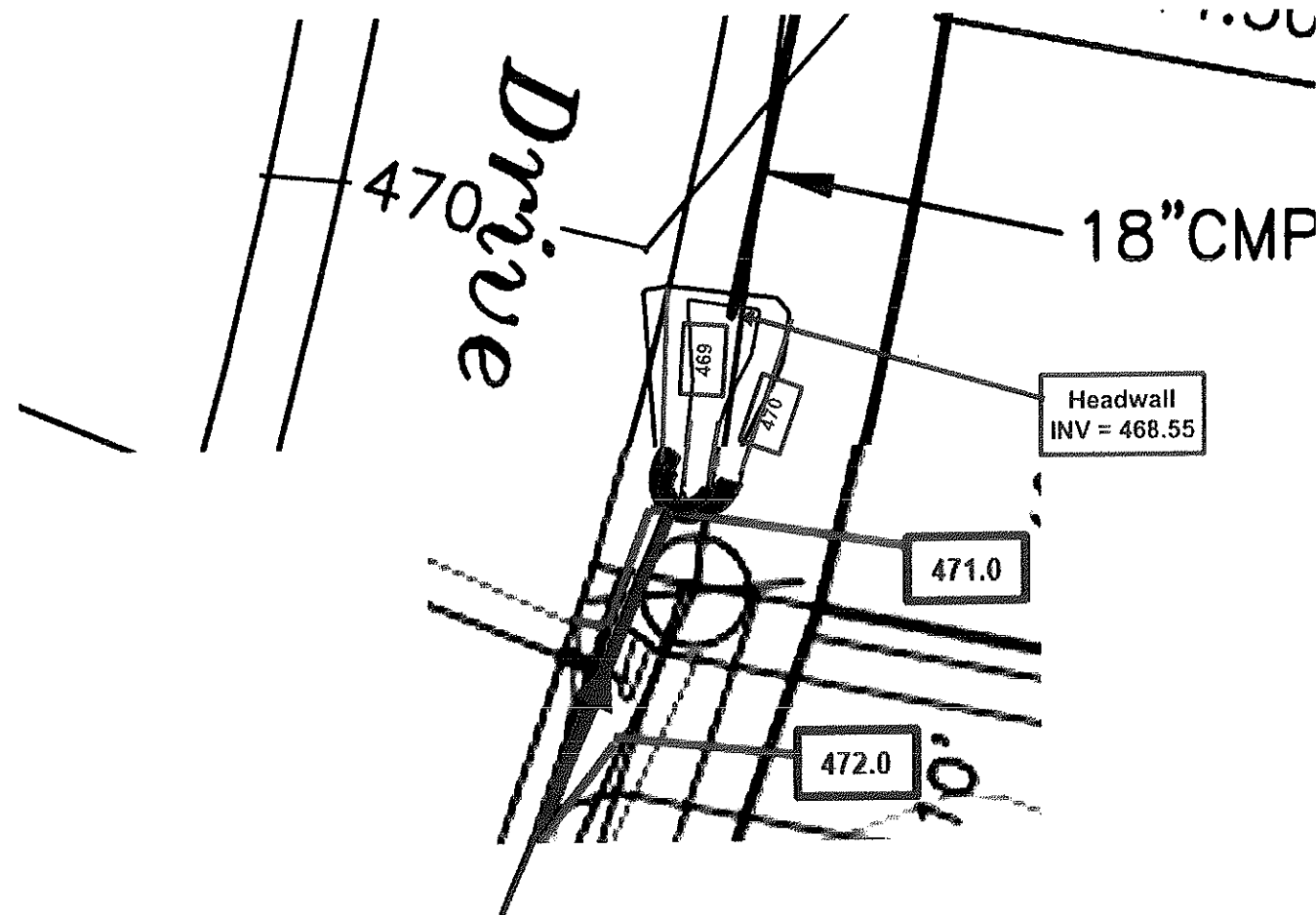
W. G. Anderson

Engineer

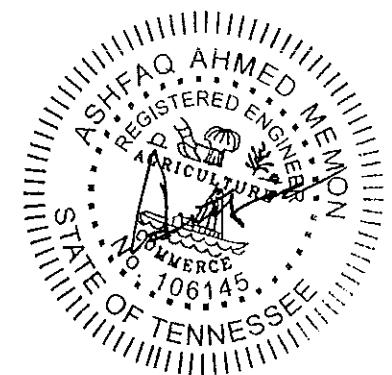
LEGEND

 Proposed Corrugated Metal Pipe (CMP)

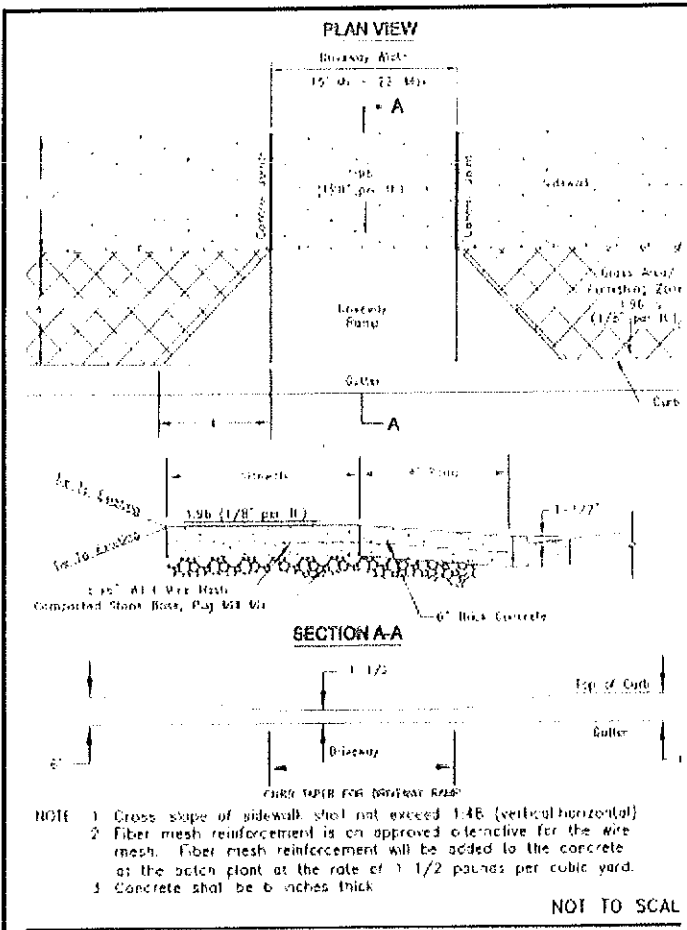
 Proposed Grade (Contour)



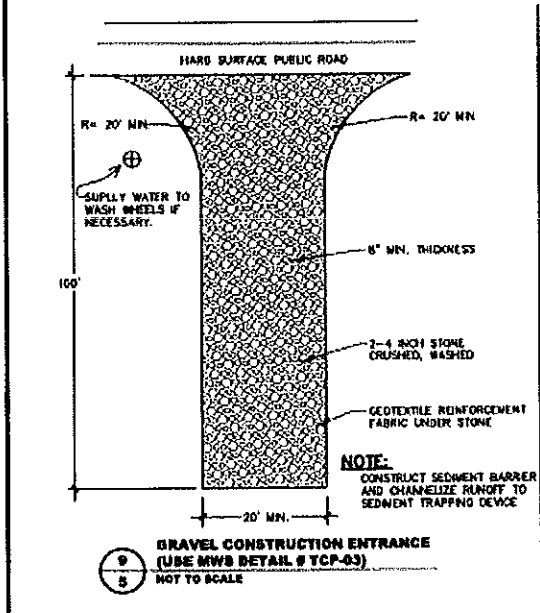
ENLARGED VIEW OF GRADING PLAN SHOWING PROPOSED CONTOURS AROUND EXISTING CULVERT BENEATH DRIVEWAY ON ADJACENT DOWNSTREAM PROPERTY TO THE SOUTH ALONG THUNDERBIRD DRIVE



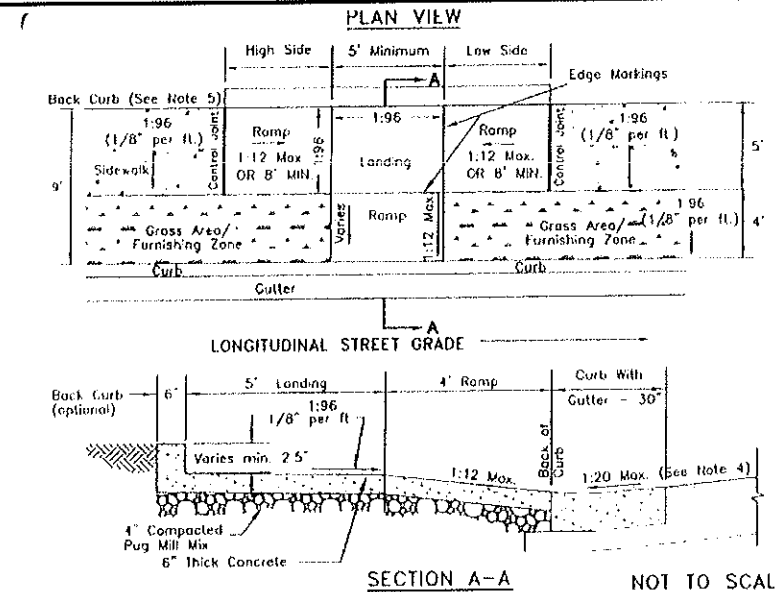
Prepared By: Ashfaq Memon, PE Brentwood, TN amemon1167@aol.com 6154291294	Project No. 2018-01 Scale: As Shown File Name: SW-1 Date: Jan12, Rev Feb12, 2019	Prepared For: American Eagle Construction Co. Nolensville, Tennessee Waleed.seder@gmail.com	Proposed Sidewalks and Drainage Construction Plan Proposed Residential Development – Grading Permit # SWGR#2018061201 545 Westboro Drive – Map 90-16, New Parcel 090160100200C0 Nashville, Tennessee	Figure 4 of 5
---	---	---	---	-------------------------



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	NEW CONSTRUCTION RESIDENTIAL DRIVEWAY RAMP	DWG. NO. ST-222
SIR. OF ENG. Mark May	DATE: 5/12/03	REVISED: 07/21/02 05/03/03



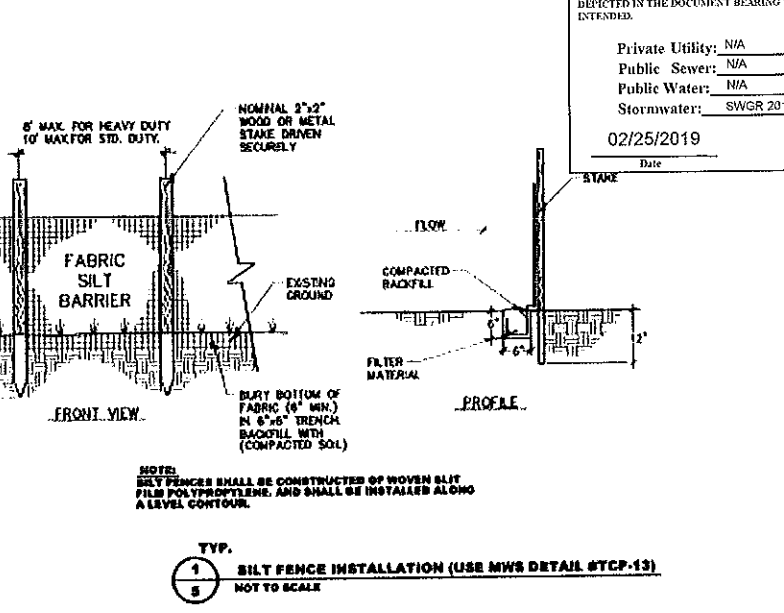
Prepared By: Ashfaq Memon, PE Brentwood, TN amemon1167@aol.com 6154291294	Project No. 2018-01 Scale: As Shown File Name: SW-1 Date: August 19 2018, Rev. Jan12, 2019
---	---



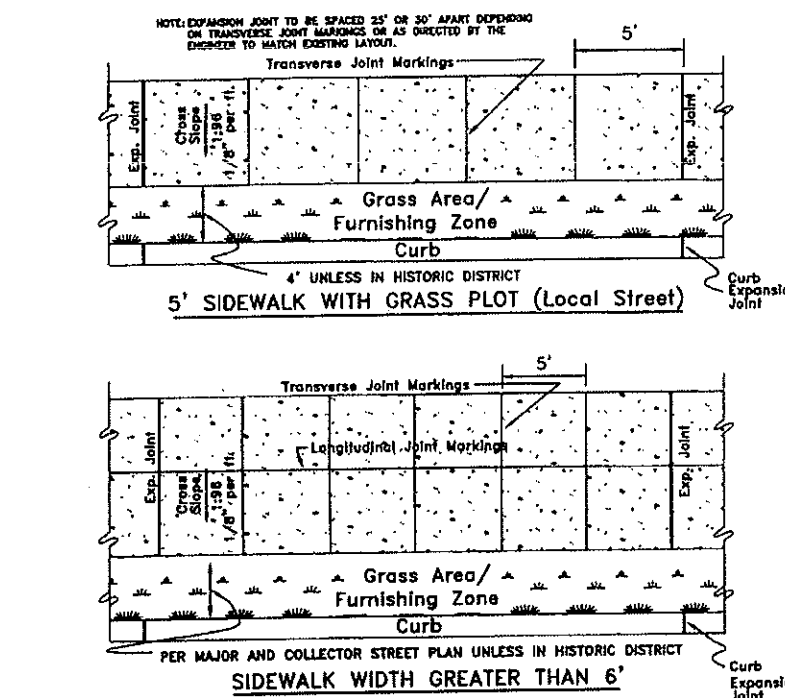
GENERAL NOTES

- Ramp shall be flush with the gutter or edge of pavement.
- Cross-slope of landing and of sidewalk shall not exceed 1:48 (vertical:horizontal).
- Surface texture of the curb ramp shall be stable, firm, and slip-resistant. The surface shall be coarse broomed "white" concrete finish transverse to the slope of the ramp.
- The normal gutter slope of 1:12 (vertical:horizontal) shall be reduced to 1:20 (vertical:horizontal) at the ramp when the curb and gutter is poured before the ramp, or the gutter of the ramp must be cut out, removed, and repoured when the ramp is poured.
- Back curb shall be constructed at the direction of Public Works, and if required, back curb height along ramp shall transition from 0 inches at expansion joints to the proposed height of back curb at landing and shall be a constant height through landing. Deletion of back curb requires approval of inspector. Removal to be noted in project file and an inspection report.
- High side and low side ramps shall have a maximum slope of 1:12 (vertical:horizontal) or shall be 8 feet (96 inches) minimum in length.

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	NEW CONSTRUCTION CURB RAMP	DWG. NO. ST-220
SIR. OF ENG. Mark May	DATE: 5/12/03	REVISED: 07/21/02 05/03/03



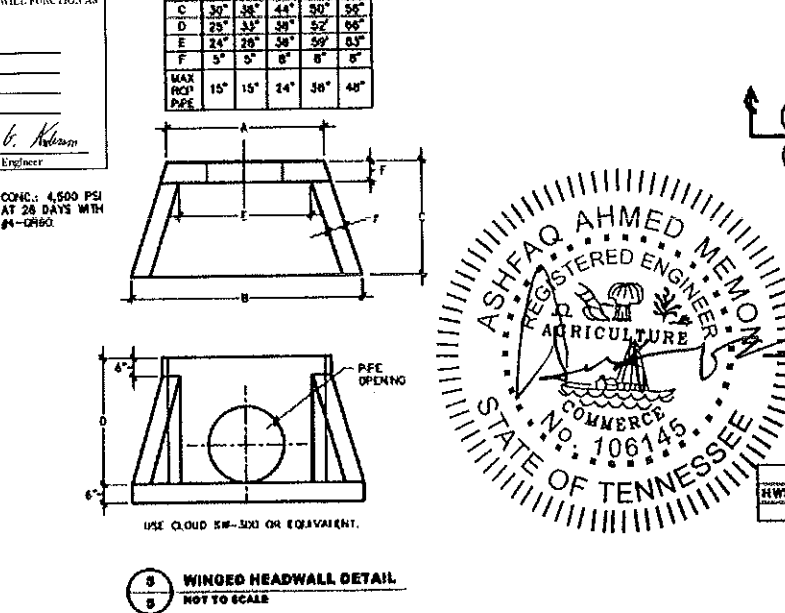
Prepared For: American Eagle Construction Co. Nolensville, Tennessee Waleed.seder@gmail.com	Project No. 2018-01 Scale: As Shown File Name: SW-1 Date: August 19 2018, Rev. Jan12, 2019
--	---



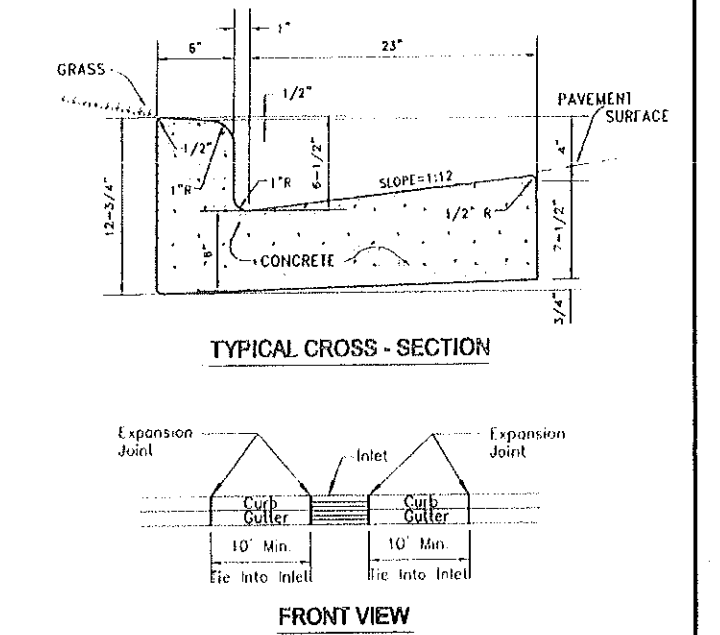
GENERAL NOTES

- SIDEWALKS SHALL BE A MINIMUM OF 4 INCHES IN THICKNESS.
- MAXIMUM CROSS SLOPE FOR SIDEWALKS SHALL NOT EXCEED 1:48 (VERTICAL:HORIZONTAL).
- IN HISTORIC DISTRICTS THE STANDARD SHALL BE THE PREVAILING CHARACTERISTIC OF THE BLOCK FACE.
- SIDEWALK SHALL BE CONSTRUCTED OF WHITE CONCRETE, BRICK, OR EXPOSED AGGREGATE PER METRO DEPARTMENT OF PUBLIC WORKS TECHNICAL SPECIFICATIONS, SECTION 02522.
- IF APPROVED THE FURNISHING ZONE MAY CONTAIN HARDSCAPE MATERIALS SUCH AS CONCRETE, BRICK, OR PAVERS.
- COMPACTED STONE BASE, PUG MILL MIX, 4" THICK SHALL BE APPLIED TO SUB GRADE PRIOR TO INSTALLING SIDEWALK.
- FURNISHING ZONE IS AN AREA FOR OBSTRUCTIONS IN THE SIDEWALK. EXAMPLES ARE OUTDOOR CAFES, POWER POLES, FIRE HYDRANTS, SIGNS, ETC.
- IN THE EVENT OF ANY CONFLICT, DISCREPANCY, OR INCONSISTENCY AMONG THE PLANS AND THESE STANDARD DETAILS, THE REQUIREMENTS OF THE STANDARD DETAILS SHALL GOVERN.

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	SIDEWALK CONSTRUCTION	DWG. NO. ST-210
SIR. OF ENG. D.P. [Signature]	DATE: 9/12/17	REVISED: 05/02/03 11/24/03 06/23/04 09/11/17



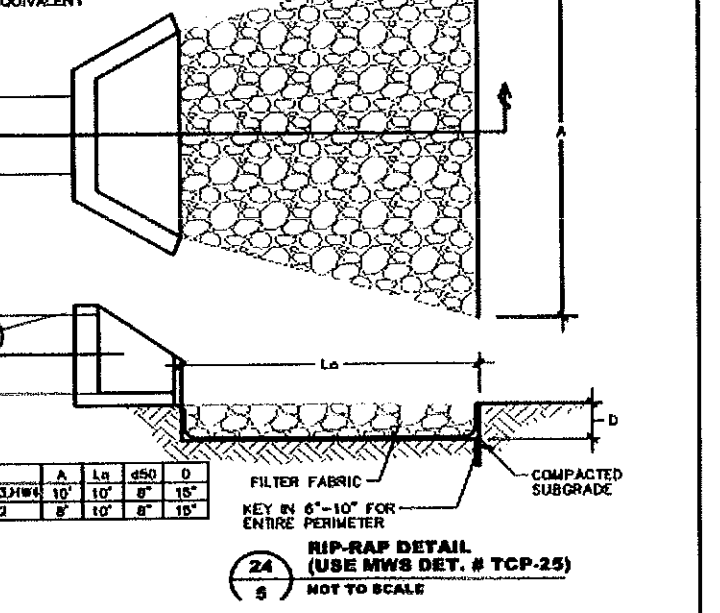
Prepared For: Proposed Residential Development - Grading Permit # SWGR#2018061201 545 Westboro Drive - Map 90-16, New Parcel 090160100200C0 Nashville, Tennessee	Project No. 2018-01 Scale: As Shown File Name: SW-1 Date: August 19 2018, Rev. Jan12, 2019
---	---



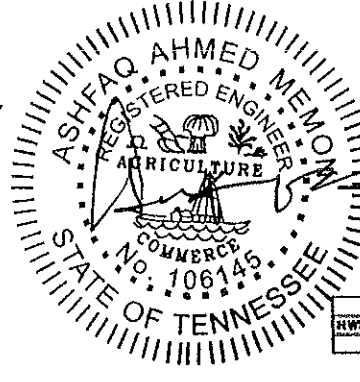
GENERAL NOTES

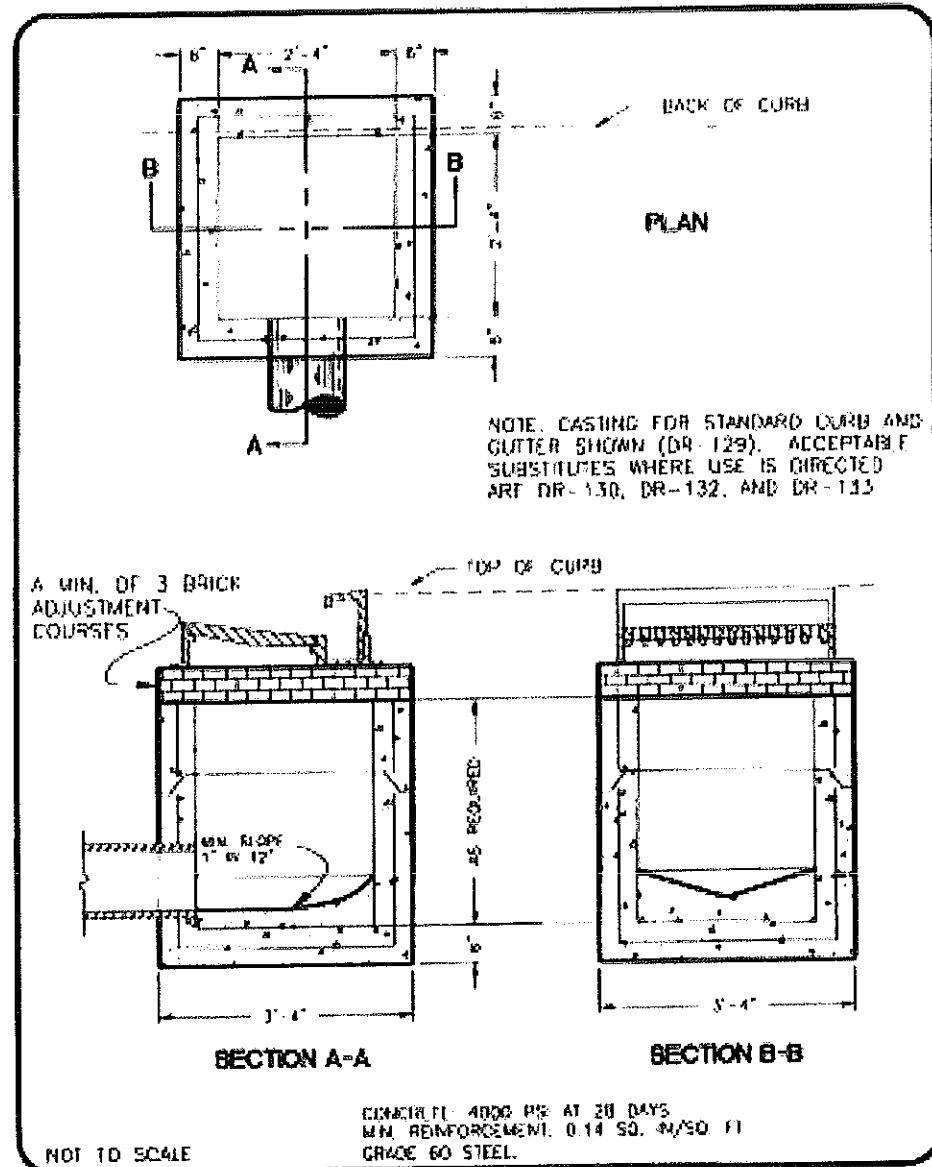
- Expansion joints to be spaced a maximum of 100 feet apart or as directed by the Engineer.
- Expansion joints will also be required at tangent points, ramps, and inlets.
- Contraction joints are to be cut into curb and gutter every 10 feet to a depth of D/4, where D equals the thickness of the section. The spacing of 10 feet may be reduced at closures but no section of curb and gutter shall be less than 10 feet.
- There will be a minimum of 10 feet tie in at curb inlets on each side of the inlet. An expansion joint will be used on each side of the tie in.
- Cost of contraction joints to be included in the unit bid price for concrete curb with gutter.

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	STANDARD CURB WITH GUTTER	DWG. NO. ST-200
SIR. OF ENG. Mark May	DATE: 5/12/03	REVISED: 07/21/00 05/02/03



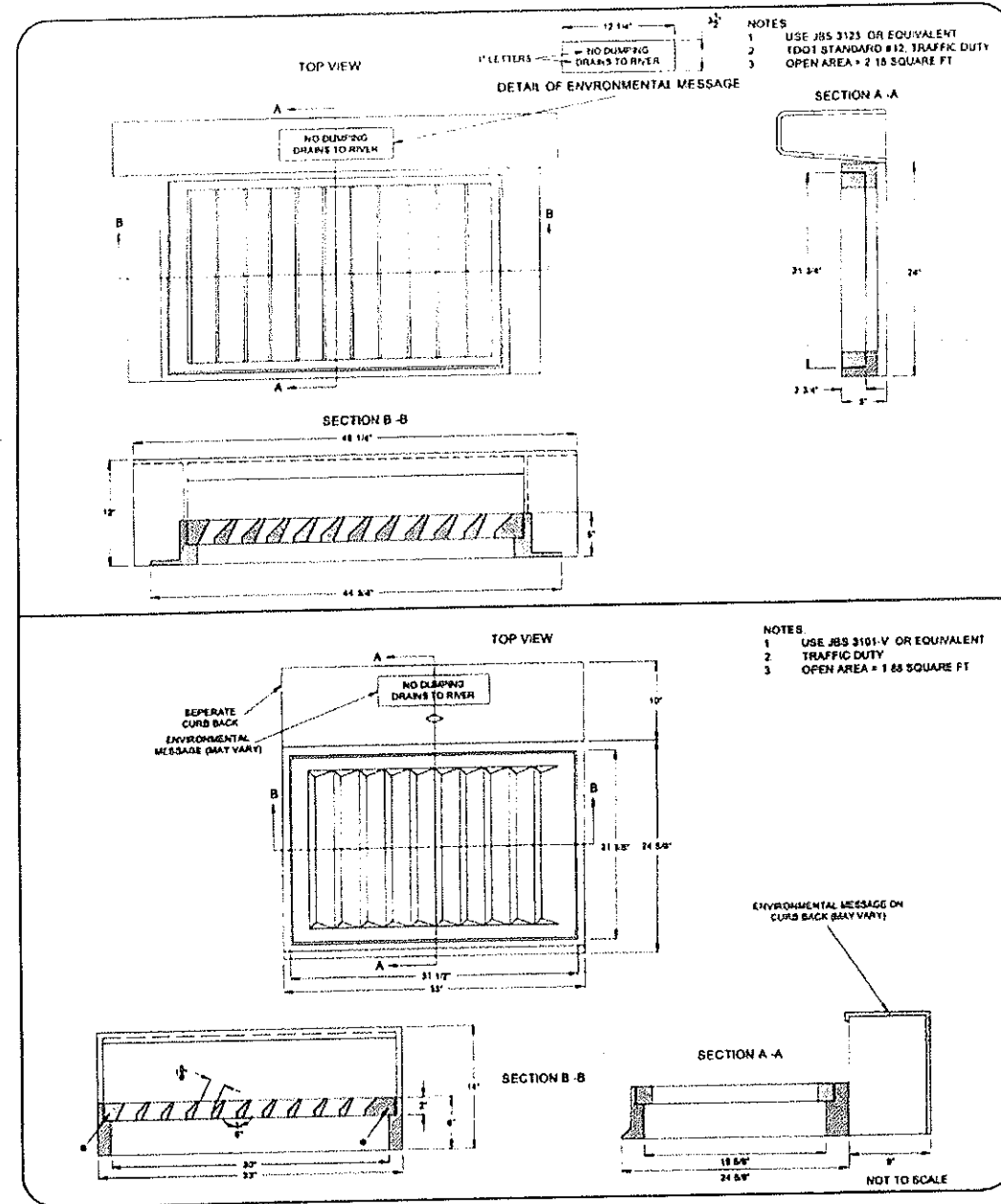
Prepared For: Proposed Residential Development - Grading Permit # SWGR#2018061201 545 Westboro Drive - Map 90-16, New Parcel 090160100200C0 Nashville, Tennessee	Project No. 2018-01 Scale: As Shown File Name: SW-1 Date: August 19 2018, Rev. Jan12, 2019
---	---





METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	SINGLE INLET (PRECAST)	DWG. NO. DR-105
ASST. DIR. <i>[Signature]</i> DIRECTOR: <i>[Signature]</i>	DATE: 2/1/00 DATE: 2/14/00	REVISED: 02/08/00

Single Catch Basin Detail



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	BIKE FRIENDLY GRATE STANDARD	DWG. NO. ST-506b
DIR. OF ENG. <i>[Signature]</i>	DATE: 2/10/00	REVISED: REVISED: REVISED:

Bike Friendly Grate Detail

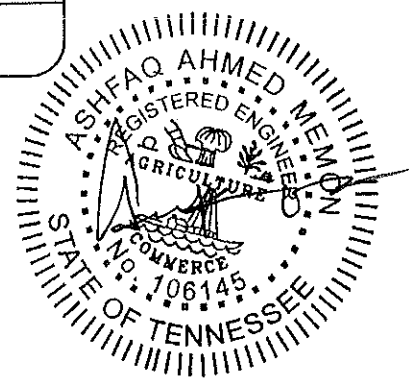
NOTE: ALL CATCH BASINS AND GRATES USED AT THE SITE SHALL BE PER METRO PW STANDARDS AS SHOWN ABOVE

METRO WATER SERVICES - NASHVILLE, TN
- APPROVED FOR CONSTRUCTION -

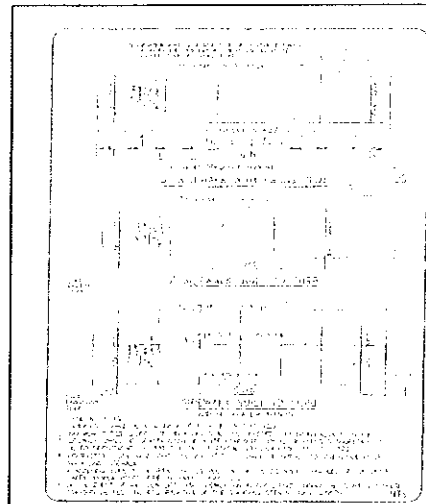
THIS DOCUMENT HAS BEEN REVIEWED BY THE DEPARTMENT OF WATER AND SEWERAGE SERVICES OR CONTRACTED PROFESSIONAL AND IS HEREBY APPROVED FOR CONSTRUCTION. THIS APPROVAL SHALL NOT BE CONSIDERED AS AN ASSURANCE THAT THE IMPROVEMENTS DEPICTED IN THE DOCUMENT BEARING THIS STAMP WILL FUNCTION AS INTENDED.

Private Utility: NA
Public Sewer: NA
Public Water: NA
Stormwater: SINGR 2018061201

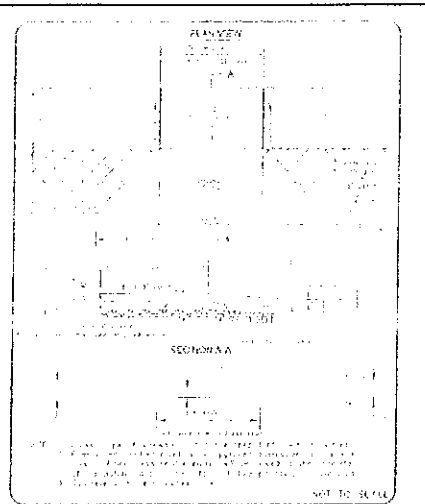
02/25/2019
Date *[Signature]*
State Engineer



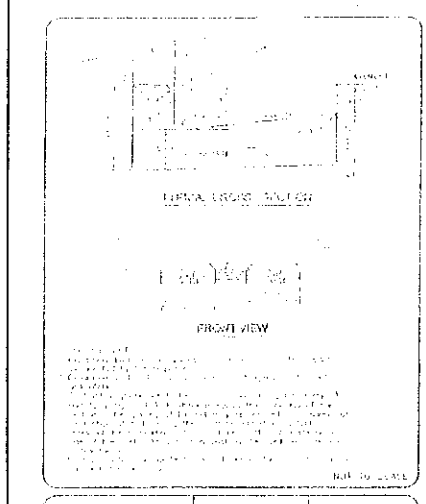
Prepared By: Ashfaq Memon, PE Brentwood, TN amemon1167@aol.com 6154291294	Project No. 2018-01	Prepared For: American Eagle Construction Co. Nolensville, Tennessee Waleed.seder@gmail.com	Proposed Construction Details		Figure
	Scale: As Shown		Proposed Residential Development – Grading Permit # SWGR#2018061201 545 Westboro Drive – Map 90-16, New Parcel 090160100200C0 Nashville, Tennessee	5a	
File Name: SW-1	Date: November 16 2018				



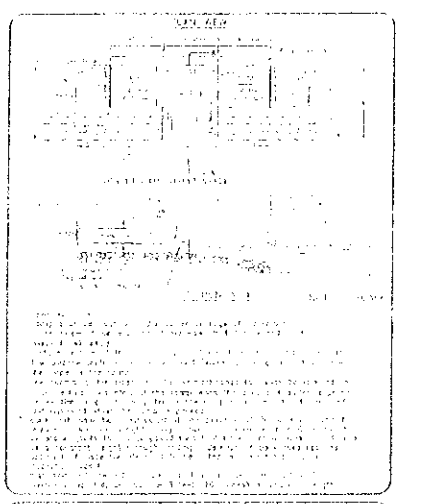
STANDARD	DATE	BY
18" CMP	02/25/2019	W. G. Northcutt
4" GRASS AREA		
5' SIDEWALK		
6" GRASS AREA		
8" GRASS AREA		
18" CMP		



STANDARD	DATE	BY
18" CMP	02/25/2019	W. G. Northcutt
4" GRASS AREA		
5' SIDEWALK		
6" GRASS AREA		
8" GRASS AREA		
18" CMP		



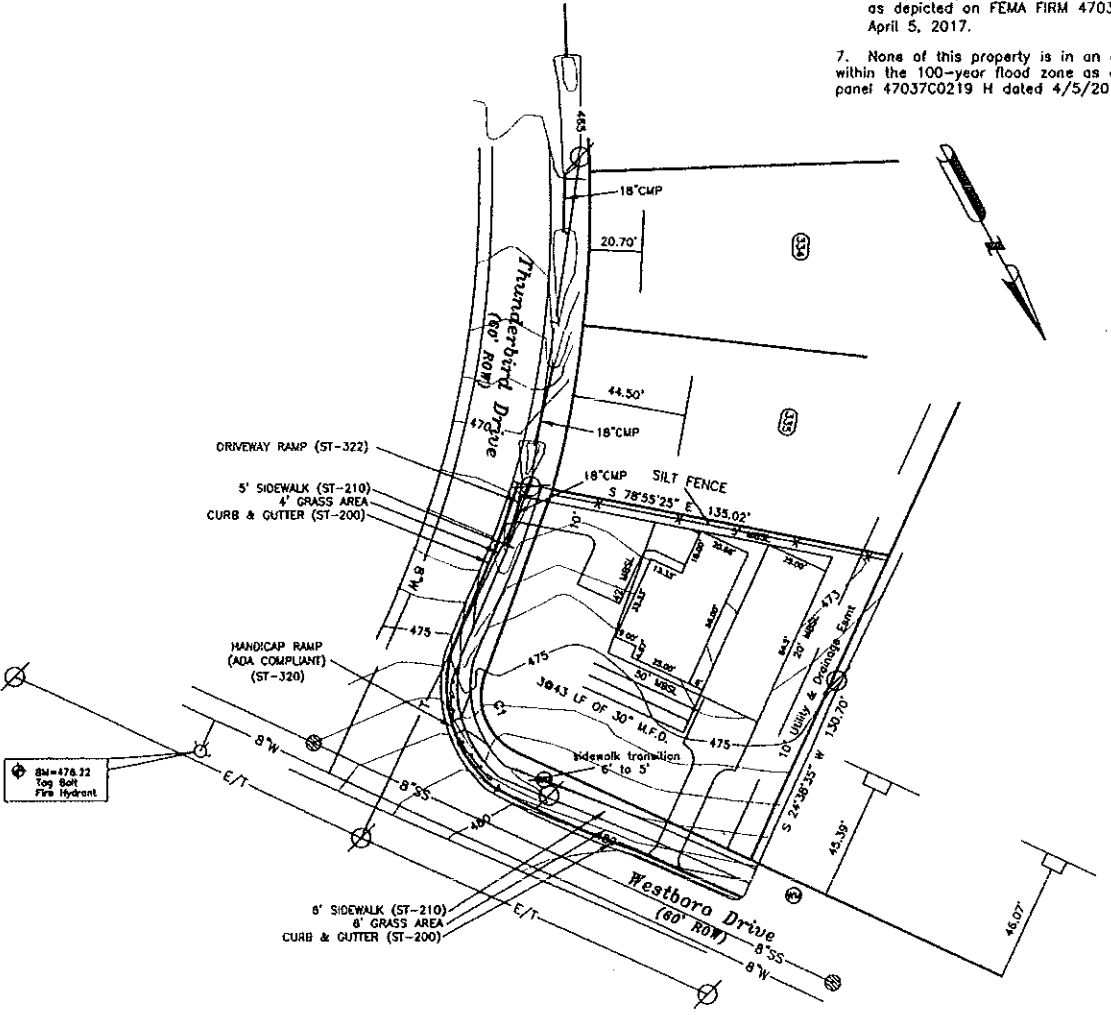
STANDARD	DATE	BY
18" CMP	02/25/2019	W. G. Northcutt
4" GRASS AREA		
5' SIDEWALK		
6" GRASS AREA		
8" GRASS AREA		
18" CMP		



STANDARD	DATE	BY
18" CMP	02/25/2019	W. G. Northcutt
4" GRASS AREA		
5' SIDEWALK		
6" GRASS AREA		
8" GRASS AREA		
18" CMP		

METRO WATER SERVICES - NASHVILLE, TN
- APPROVED FOR CONSTRUCTION -
 THIS DOCUMENT HAS BEEN REVIEWED BY THE DEPARTMENT OF WATER AND SEWERAGE SERVICES OR CONTRACTED PROFESSIONAL AND IS HEREBY APPROVED FOR CONSTRUCTION. THIS APPROVAL SHALL NOT BE CONSTRUED AS AN ASSURANCE THAT THE IMPROVEMENTS DEPICTED IN THE DOCUMENT BEARING THIS STAMP WILL FUNCTION AS INTENDED.
 Private Utility: N/A
 Public Sewer: N/A
 Public Water: N/A
 Stormwater: SWGR 2018061201
 Date: 02/25/2019
 Engineer: W. G. Northcutt

- Surveyor's Notes:
- All bearings are magnetic and do not necessarily match a previously recorded plat.
 - This property may be subject to easements either recorded or unrecorded not available to this surveyor at the time of this survey but which may be revealed by a thorough title search.
 - Before construction or excavation is done, the contractor or owner must call Tennessee One Call to locate any underground utilities.
 - ⓧ Denotes parcel number from Tax Map 90-16.
 - BM = vertical datum taken from top of manhole casting from Metro Sewer plans.
 - This property does not lie in a special flood hazard as depicted on FEMA FIRM 47037C0219H dated April 5, 2017.
 - None of this property is in an area designated within the 100-year flood zone as evidenced on FEMA panel 47037C0219 H dated 4/5/2017.



PARCEL 97 FRONT SETBACK

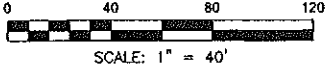
44.50'
20.70'
51.40'
51.10'
187.70'
+ 4'
41.93'

IMPERVIOUS AREA(S) DATA TABLE

PRE-IMPERVIOUS AREA = 1745 sf
POST-IMPERVIOUS AREA = 5063 sf
INCREASED IA = 3318 sf
130 LF MODIFIED FRENCH DRAIN REQUIRED 30" TRENCH DEPTH

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
CT	24.52'	92°20'41"	39.52'	N 20°12'19" W	35.38'



Galton W. Northcutt
 2607 Forest View Drive
 Antioch, TN 37013
 TN RLS #1529
 615-406-9761

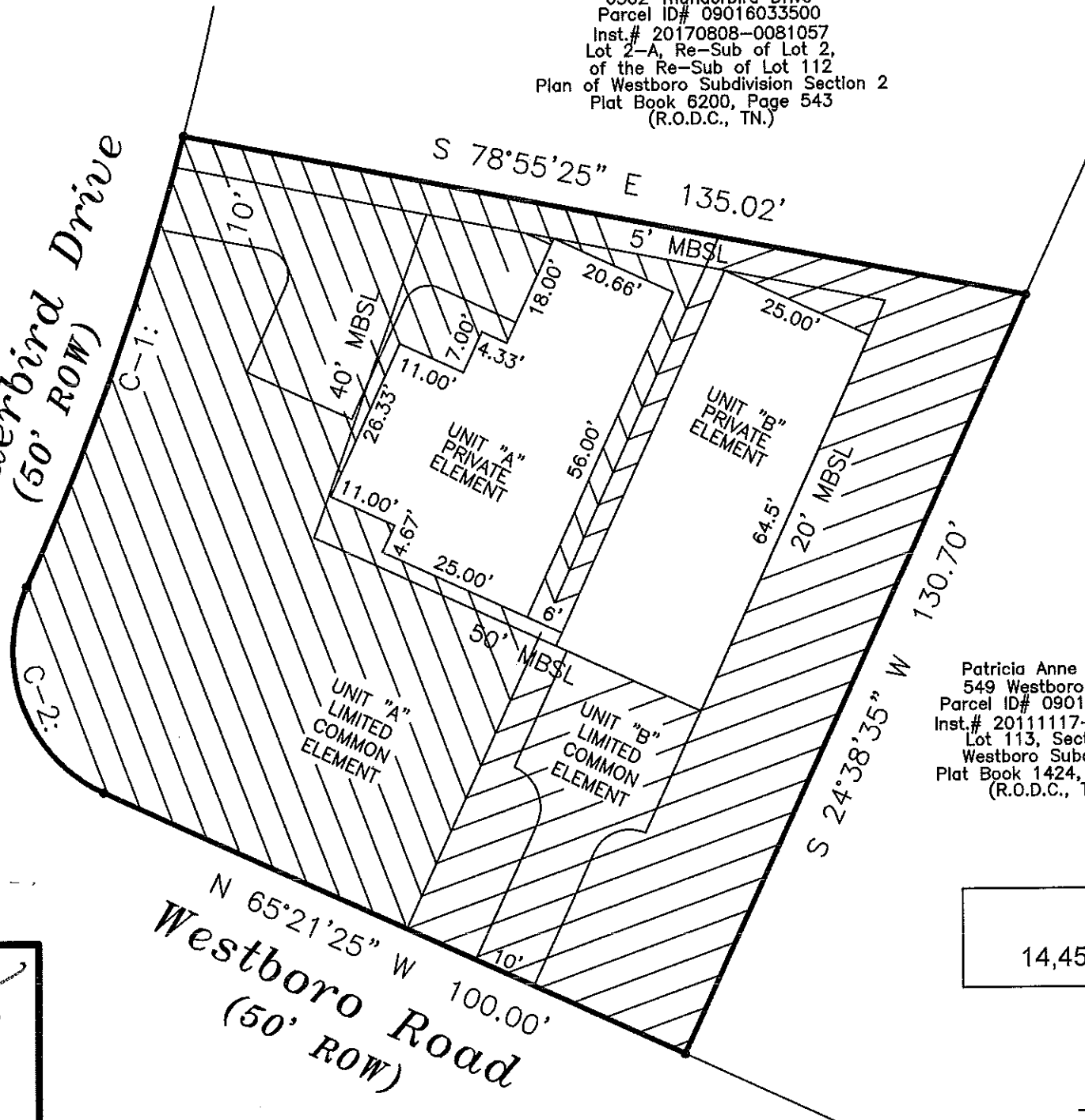
PLOT PLAN FOR:
 DIGNITY, LLC
 545 WESTBORO DRIVE
 NASHVILLE, TN 37209
 MAP 90-16 PARCEL 97
 DB # 20170213-0015045
 DATE: JUNE 12, 2018

C-1:
 R=436.54'
 DELTA=9°50'37"
 L=75.00'

C-2:
 R=24.52'
 DELTA=89°46'38"
 L=38.42'

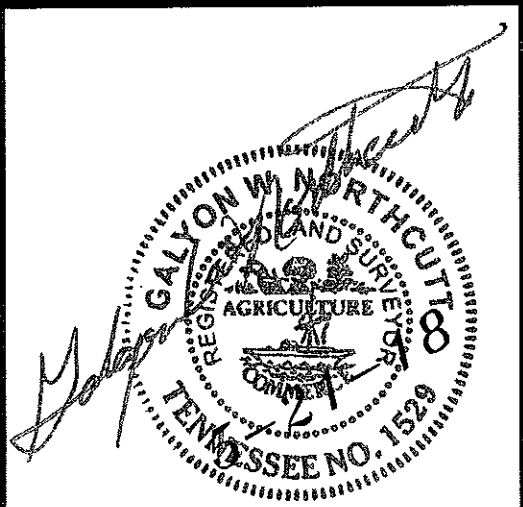
Advanced Equity, LLC
 6302 Thunderbird Drive
 Parcel ID# 09016033500
 Inst.# 20170808-0081057
 Lot 2-A, Re-Sub of Lot 2,
 of the Re-Sub of Lot 112
 Plan of Westboro Subdivision Section 2
 Plat Book 6200, Page 543
 (R.O.D.C., TN.)

Thunderbird Drive
 (50' ROW)



Patricia Anne Wilson
 549 Westboro Drive
 Parcel ID# 09016009800
 Inst.# 20111117-0090042
 Lot 113, Section 2
 Westboro Subdivision
 Plat Book 1424, Page 60
 (R.O.D.C., TN.)

AREA:
 14,451.0 sq.ft. or 0.33 Ac.



Galyon W. Northcutt
 2607 Forest View Drive
 Antioch, TN 37013
 TN RLS #1529
 615-406-9761

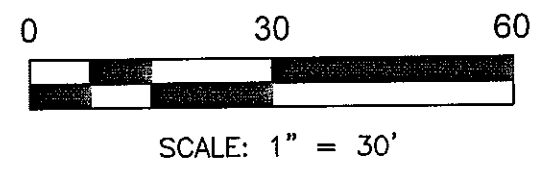
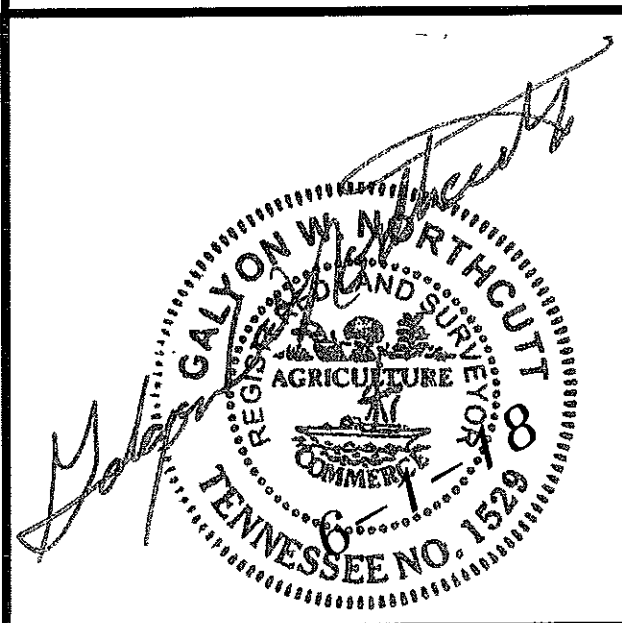


EXHIBIT MAP
 545 WESTBORO ROAD
 METRO PARCEL ID# 09016009700
 20TH CIVIL DISTRICT
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE
 SCALE: 1" = 30' DATE: 5/21/18



Galyon W. Northcutt
 2607 Forest View Drive
 Antioch, TN 37013
 TN RLS #1529
 615-406-9761

FRONT ELEVATION FOR:

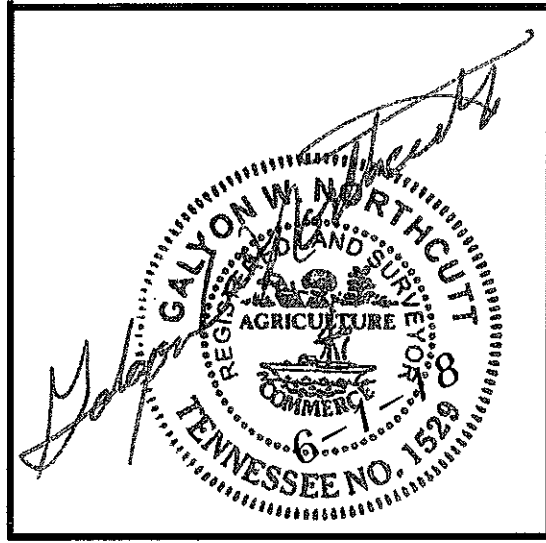
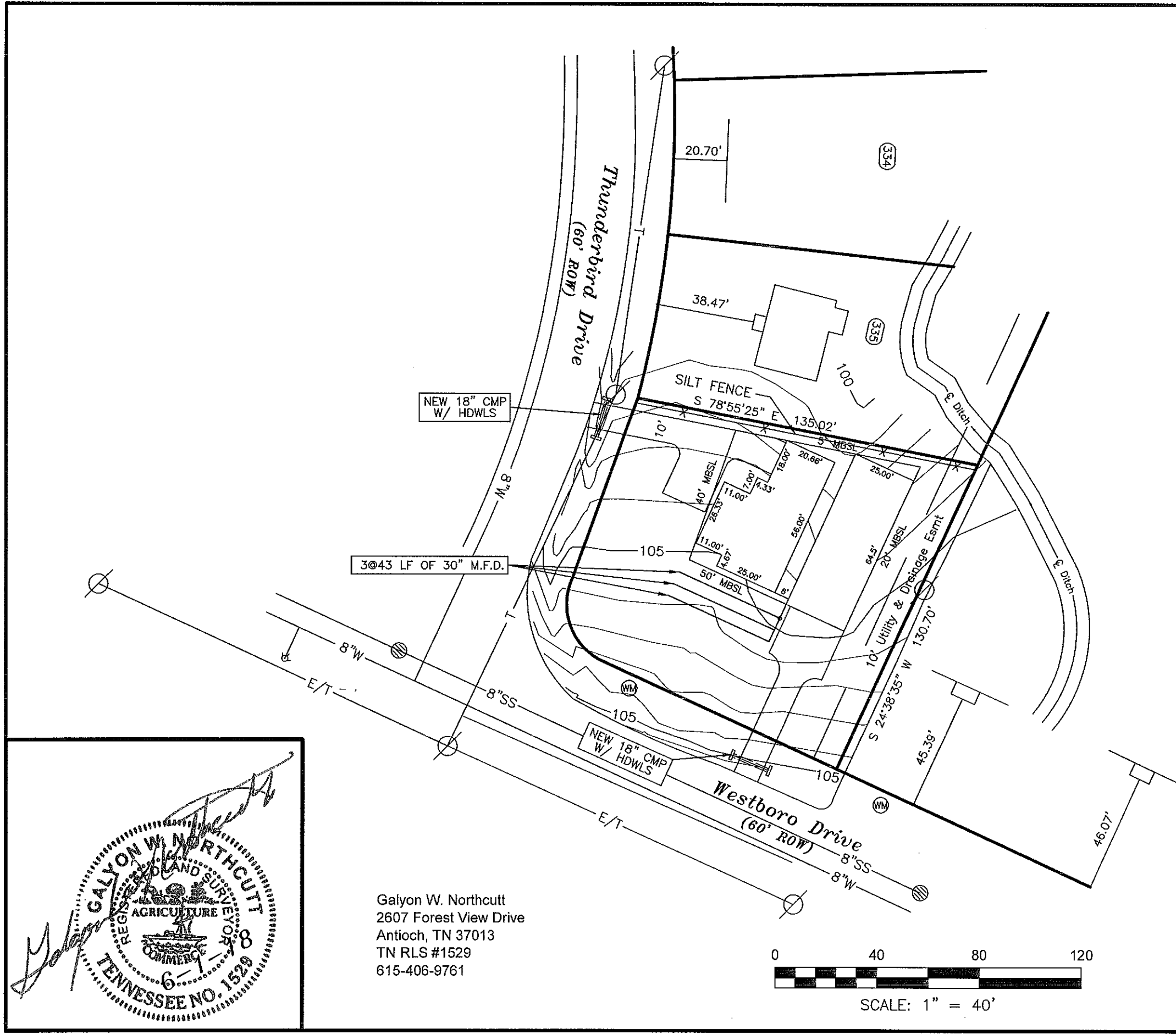
DIGNITY, LLC
 545 WESTBORO DRIVE
 NASHVILLE, TN 37209
 MAP 90-16, PARCEL 97
 INST # 20170809-0081538
 DATE: JUNE 1, 2018

Surveyor's Notes:

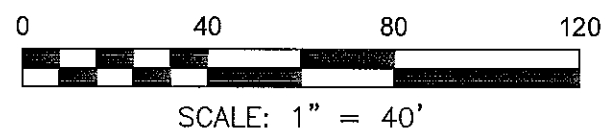
1. All bearings are magnetic and do not necessarily match a previously recorded plat.
2. This property may be subject to easements either recorded or unrecorded not available to this surveyor at the time of this survey but which may be revealed by a thorough title search.
3. Before construction or excavation is done, the contractor or owner must call Tennessee One Call to locate any underground utilities.
4. (XX) Denotes parcel number from Tax Map 90-16.

IMPERVIOUS AREA(S) DATA TABLE	
PRE-IMPERVIOUS AREA	= 1745 sf
POST-IMPERVIOUS AREA	= 5063 sf
INCREASED IA	= 3348 sf
130 LF MODIFIED FRENCH DRAIN REQUIRED 30" TRENCH DEPTH	

PLOT PLAN FOR:
 DIGNITY, LLC
 545 WESTBROOK ROAD
 NASHVILLE, TN 37209
 MAP 90-16 PARCEL 97
 DB # 20170213-0015045
 DATE: JUNE 1, 2018



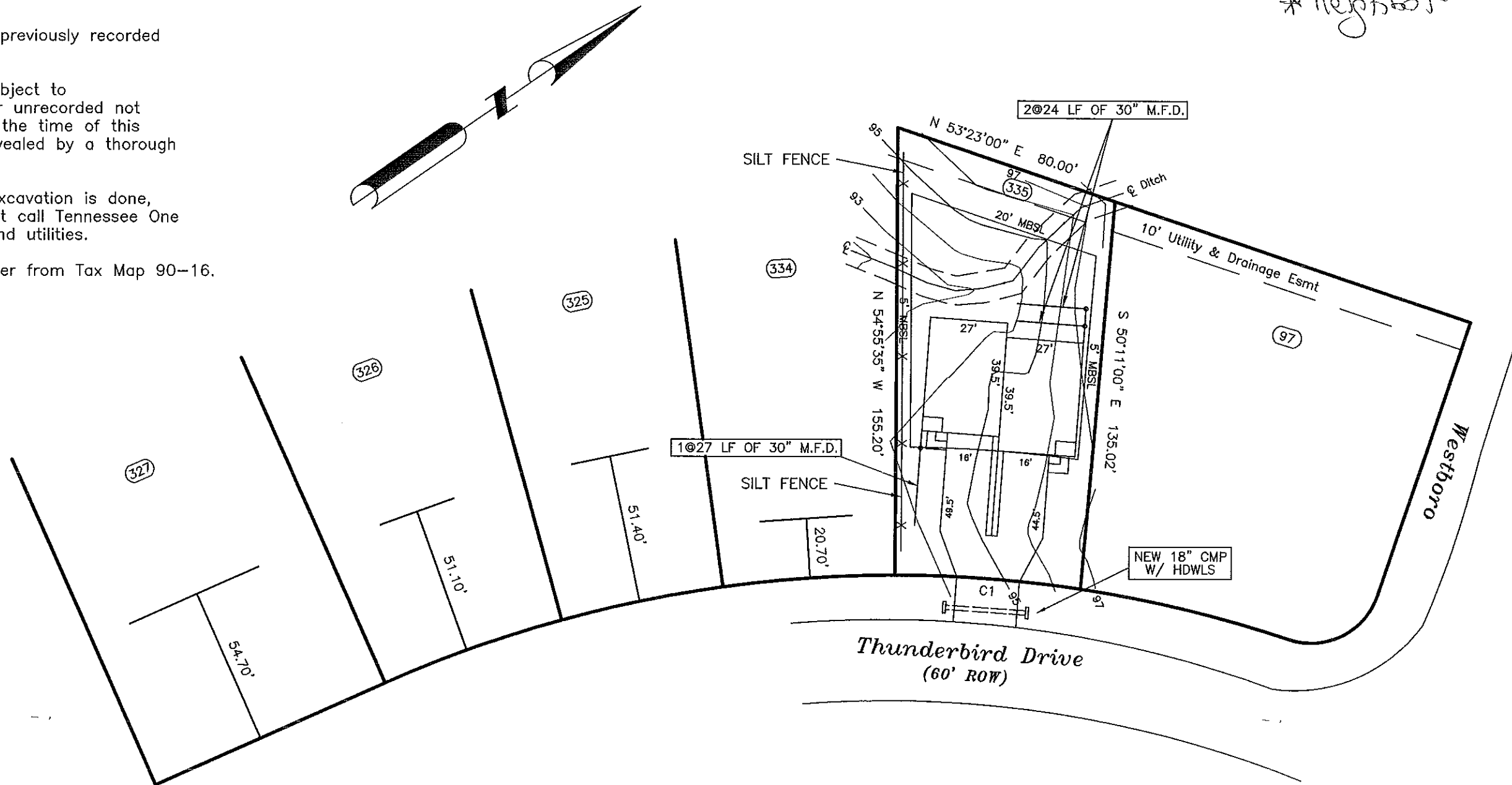
Galyon W. Northcutt
 2607 Forest View Drive
 Antioch, TN 37013
 TN RLS #1529
 615-406-9761



Surveyor's Notes:

1. All bearings are from a previously recorded plat.
2. This property may be subject to easements either recorded or unrecorded not available to this surveyor at the time of this survey but which may be revealed by a thorough title search.
3. Before construction or excavation is done, the contractor or owner must call Tennessee One Call to locate any underground utilities.
4. (XX) Denotes parcel number from Tax Map 90-16.

* Neighbor



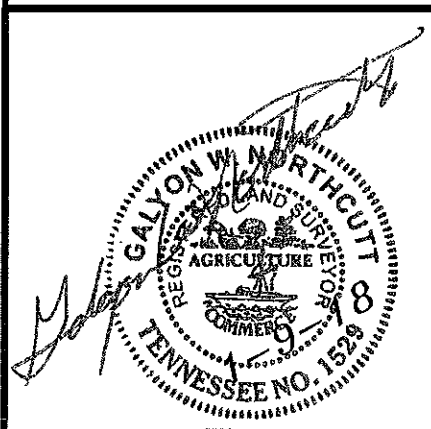
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	436.54'	8°31'53"	65.00'	N 85°52'20" W	64.94'

IMPERVIOUS AREA(S) DATA TABLE	
PRE-IMPERVIOUS AREA	= 1844 sf
POST-IMPERVIOUS AREA	= 3701 sf
INCREASED IA	= 1857 sf
75 LF MODIFIED FRENCH DRAIN REQUIRED	
30" TRENCH DEPTH	

PARCEL 335 FRONT SETBACK	
20.70'	
51.40'	
51.10'	
54.70'	
177.9'	
÷ 4	
44.5'	



SCALE: 1" = 40'



Galyon W. Northcutt
2607 Forest View Drive
Antioch, TN 37013
TN RLS #1529
615-406-9761

PLOT PLAN FOR:
ADVANCED EQUITY, LLC
6302 THUNDERBIRD DRIVE
NASHVILLE, TN 37209
MAP 90-16 PARCEL 335
INST # 20170808-0081057
DATE: JANUARY 9, 2018

PLANNING DEPARTMENT SIDEWALK VARIANCE RECOMMENDATION

BZA Case 2019-192 (545 Westboro Drive)

Metro Standard:	Westboro Drive - 6' grass strip, 6' sidewalk, as defined by the Major and Collector Street Plan
	Thunderbird Drive - 4' grass strip, 5' sidewalk, as defined by the Metro Local Street Standard
Requested Variance:	Not construct sidewalks, not contribute in-lieu of construction (eligible)
Zoning:	R8
Community Plan Policy:	T3 NM (Suburban Neighborhood Maintenance)
MCSP Street Designation:	Westboro Drive – T3-R-CA2
	Thunderbird Drive - Local Street
Transit:	None existing; none planned
Bikeway:	None existing; neighborway planned on both frontages per WalknBike

Planning Staff Recommendation: *Approve with conditions.*

Analysis: The applicant proposes to construct two single family dwellings on the property and requests not to construct a sidewalk or contribute in lieu of constructing sidewalks on both property frontages. Planning evaluated the following factors for the variance request:

- (1) No sidewalks exist on either frontage.
- (2) Dedicating right-of-way will allow Metro to construct a sidewalk in the future without having to acquire additional property.
- (3) Electing to make the contribution in lieu of construction supplements Metro's annual sidewalk capital program by increasing sidewalk construction funds for areas surrounding this property, within one of Metro's sixteen pedestrian benefit zones. Staff finds no unique hardship for the property.

Given the factors above, staff recommends **approval with conditions:**

1. The applicant shall contribute in-lieu of construction for the Westboro Drive property frontage.
2. The applicant shall dedicate right-of-way along both property frontages to accommodate future sidewalks per the Major and Collector Street Plan standard and Local Street standard, respectively.

From: Mary Carolyn Roberts <marycarolynroberts@gmail.com>
Date: May 1, 2019 at 8:21:04 AM CDT
To: "Herbert, Bill (Codes)" <bill.herbert@nashville.gov>, Emily Lamb <emily.lamb@nashville.gov>, Chuck Smith <chuck@traviselectric.com>, "Jon Michael" <jon.michael@nashville.gov>
Subject: BZA applications

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Case # 2019-192	
Property Address / Location	6300 THUNDERBIRD DR 37209

Case # 2019-079	
Property Address / Location	6503 PREMIER DR 37209

The two cases above that you will hear tomorrow have neither one worked with my neighborhood association, nor have they any reason other than financial gain to want to do what they're proposing. Unfortunately, I cannot attend tomorrow's meeting but I ask that you please do not allow these to pass.

However, I'm in full support of:

Case #	2019-170
Property Address / Location	222 MARCIA AVE 37209

Thank you,



MaryCarolyn Roberts
 Village Real Estate
 615-977-9262 (c)
 615-383-6964 (w)
 Metro Council, District 20

[Sign Up for Future Newsletters](#)

[Contribute to Campaign](#)

Steve E & Sharon S Griffin
6202 Henry Ford Drive
Nashville, TN 37209
Cell #615/533-9496 – Sharon
Cell #615/207-8645 - Steve
Home #615/353-8515

April 15, 2019

Metropolitan Government of Nashville & Davidson Count
Department of Codes & Building Safety
PO Box 196300
Nashville, TN 37219-6300

RE: Appeal Case Number 2019-192
6300 Thunderbird Drive

As we will not be able to attend appeal hearing on May 2, we are writing to register our disagreement with the zoning appeal.

Developer should, at the very least, contribute to sidewalk fund. This is a corner lot fairly close to Charlotte Park Elementary School and sidewalks are NEEDED.

Thank you for considering our requests as a property owner close to this building site.

Regards,


Steve & Sharon Griffin

Steve E & Sharon S Griffin

6202 Henry Ford Drive

Nashville, TN 37209

Cell #615/533-9496 – Sharon

Cell #615/207-8645 - Steve

Home #615/353-8515

April 15, 2019

Metropolitan Government of Nashville & Davidson Count
Department of Codes & Building Safety
PO Box 196300
Nashville, TN 37219-6300

RE: Appeal Case Number 2019-192
545 Westboro Drive

As we will not be able to attend appeal hearing on May 2, we are writing to register our disagreement with the zoning appeal.

Developer should, at the very least, contribute to sidewalk fund. This is a corner lot fairly close to Charlotte Park Elementary School and sidewalks are NEEDED.

Thank you for considering our requests as a property owner close to this building site.

Regards,



Steve & Sharon Griffin

Metropolitan Board of Zoning Appeals

Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210



Appellant: Gregory M. Batsan
Property Owner: PREVATT, Richard & Rhonda
Representative: Gregory M. Batsan

Date: 3/20/19
Case #: 2019-198
Map & Parcel: 75-13 249.00

Council District 14

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose: sidewalk appeal - Hardship

Activity Type: Sidewalk Appeal

Location: 4014 Lebanon Pike Hermitage TN

This property is in the C5 Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: Typo. effects Drive, Building, Steep slope with Rock

Section(s): 17.20.120

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection _____ Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

Gregory M Batsan
Appellant Name (Please Print)

Representative Name (Please Print)

5150 Remington Dr.
Address

Address

Brentwood, TN 37027
City, State, Zip Code

City, State, Zip Code

615-424-4840
Phone Number

Phone Number

Gatsonengineering@comcast.net
Email

Batsanengineering@comcast.net
Email

Zoning Examiner: WALTER WOLKA

Appeal Fee: _____

APPLICATION FOR A VARIANCE REQUEST

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members. So they will have a better ideal of the nature of your request. Zoning staff will notify the district council member of the hearing. **You will be responsible for preparing the envelopes and notices for mailing to the owners of property within 600 feet of the property at issue in the case. The envelopes must include the return address for the BZA and case number. Fold and insert notices into envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to Zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting, and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding, sign placement.)**

The day of the public hearing, it will be your responsibility to convey to the Board the nature of the hardship in your request that makes it difficult/impossible for you to comply with the Zoning Code. **It would be to your benefit to let your neighbors know about your request prior to all notices being sent to them from our office.**

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order in the case is entered. **Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied.** You should also be aware that you have two (2) years to obtain the permit or you would have to re-file your request with the board.

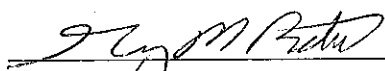
Once your request is filed, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for hearing until complete.

Any correspondence to the Board must be submitted to our office by noon, the Monday prior to the public hearing to be included in the record. You must provide eight (8) copies of your information to staff.

We hope that this information will be of help to you in understanding the variance procedure and if our office can be of further assistance, please do not hesitate to contact us.

METROPOLITAN BOARD OF ZONING APPEALS (615) 862-6510

I am aware that I am responsible for posting and also removing the sign(s) after the public hearing.



 APPELLANT

3/20/19

 DATE

Gregory M. Watson
 615-424-4840
 watsoneng@comcast.net

Standards for a Variance

The Metropolitan Board of Zoning Appeals may grant variances from the strict application of the provisions of the Zoning Code based upon findings of fact related to the standards in section 17.40.370. This Section is included as follows:

Physical Characteristics of the property- The exceptional narrowness, shallowness or shape of a specific piece of property, exceptional topographic condition, or other extraordinary and exceptional condition of such property would result in peculiar and exceptional practical difficulties to, or exceptional or undue hardship upon the owners of such property.

Unique characteristics- *The specific conditions cited are unique to the subject property and generally not prevalent to other properties in the general area.*

Hardship not self-imposed- The alleged difficulty or hardship has not been created by the previous actions of any person having an interest in the property after date of Zoning Code.

Financial gain not only bases-Financial gain is not the sole basis for granting the variance.

No injury to neighboring property- The granting of a variance will not be injurious to other property or improvements in the area, impair and adequate supply of light and air to adjacent property, or substantially diminish or impair property values within the area.

No harm to public welfare- *The granting of the variance will not be detrimental to the public welfare and will not substantially impair the intent and purpose of this Zoning Code.*

Integrity of Master Development Plan- *The granting of a variance will not compromise the design integrity or functional operation of activities or facilities within an approved Planned Unit Development.*

The Board shall not grant variances to the land use provisions of section 2.3, nor the density of Floor Area Ratio (FAR) standards of Tables 3-B and 2-C, nor the required size of residential lots approved by the Planning Commission under the authority of section 3.7 (Lot Averaging), section 3.8 (Cluster Lot Option) or Section 9. E.3 (PUD). Further the Board shall not act on a variance application within a Planned Unit Development (PUD), Urban Design Overlay or Institutional Overlay district without first considering a recommendation from the Planning Commission.

In Simple terms, for the Board to gran you a variance in the zoning ordinance, you must convey to the Board what your hardship is. Hardships are narrowness, shallowness, irregular shape, and topography of property. The Board can also consider other practical difficulties such as mature trees, easements, and location of disposal systems which can affect your plan. Consideration can be given to the characteristics of neighborhood and the way it is developed. One or more of these conditions must affect your inability to build or occupy the property to provide your case.

At the public hearing, please be prepared to tell the Board what your hardship is, why you cannot build in accordance with zoning without requesting a variance and why you feel you have legitimate hardship.

The Board cannot grant a variance based solely on inconvenience to the applicant or solely on a financial consideration. It is incumbent on you as the appellant to complete this form by conveying a **HARDSHIP** as outlined. At the meeting it is important that you explain this hardship as effectively as possible.

WHAT SPECIFIC AND UNIQUE CIRCUMSTANCES (HARDSHIP) EXIST THAT WOULD AUTHORIZE THE CONSIDERATION OF THE BOARD UNDER THE REVIEW STANDARDS AS OUTLINED?

Topo of the Area - EXISTING Steep Slope

EXISTING Driveway that will be affected and cannot be steepened

EXISTING Rock



Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210



3633607

ZONING BOARD APPEAL / CAAZ - 20190016374
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification

PARCEL: 07513024400

APPLICATION DATE: 03/20/2019

SITE ADDRESS:

4014 LEBANON PIKE HERMITAGE, TN 37076

LOT 4 HERMITAGE HILLS COMM. AREA #3 RESUB LOTS 4 & 5

PARCEL OWNER: PREVATT, RICHARD & RHONDA

CONTRACTOR:

APPLICANT:

PURPOSE:

Requesting a sidewalk variance per METZO section 17.20.120 for proposed addition and renovation to existing non-res building.

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

Inspection requirements may change due to changes during construction.

HERMITAGE HILLS BRAKES AND AUTO ADDITION

SITE PLAN 4014 LEBANON ROAD NASHVILLE, TENNESSEE

CASE NO.

GENERAL SITE NOTES:

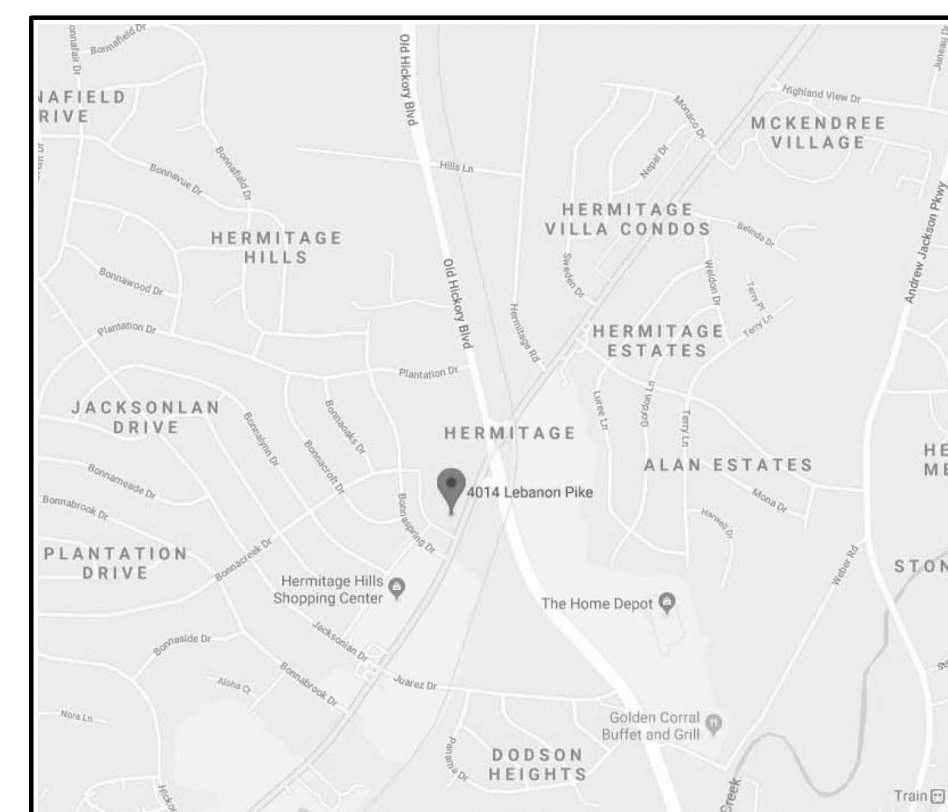
- DIMENSIONS SHOWN ARE TO THE FACE-OF-CURB UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRY LOCATIONS, PORCHES, RAMPS, SIDEWALKS, AND PRECISE BUILDING DIMENSIONS.
- ALL CURB RETURN RADII TO BE A MINIMUM OF 4 FEET UNLESS NOTED OTHERWISE HEREON.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEBRIS, MATERIAL AND RUBBISH RESULTING FROM THE PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL PROCEDURES SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE LOCATION OF ALL PROPERTY LINES AND EXISTING UTILITIES, THE LEGAL DESCRIPTION, TOPOGRAPHIC CONTOURS, AND SPOT ELEVATIONS, AND ALL PHYSICAL FEATURES INCLUDING STRUCTURE LOCATIONS WERE PROVIDED BY METRO GIS.
- THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES (INCLUDING STORM DRAINAGE PIPES OR STRUCTURES) BEFORE COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY AGC OF AMERICA, INC., AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
- CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS.

EXEMPTION FOR EXCAVATION OR FILL NOTE:

- FILL MATERIAL CONTAINS ONLY INERT SOIL, ROCK, CONCRETE WITHOUT REBAR AND NO MORE THAN 24 INCHES IN LENGTH, AND / OR BRICK RUBBLE.
- FILL IS NOT IN THE 100 YEAR FLOODPLAIN AND IS LESS THAN FIVE (5) FEET IN VERTICAL DEPTH AT ITS DEEPEST POINT AS MEASURED FROM THE NATURAL GROUND.
- DOES NOT RESULT IN A TOTAL QUANTITY OF MORE THAN 100 CUBIC YARDS OF MATERIAL BEING REMOVED FROM, DEPOSITED ON, OR DISTURBED ON ANY LOT, PARCEL, OR SUBDIVISION THEREOF.
- DOES NOT IMPAIR EXISTING SURFACE STORMWATER MANAGEMENT SYSTEMS, CONSTITUTE A POTENTIAL EROSION HAZARD, OR ACT AS A SOURCE OF SEDIMENTATION TO ANY ADJACENT LAND OR WATERCOURSE.
- HAS NO FILL PLACED ON A SURFACE HAVING A SLOPE STEEPER THAN FIVE (5) FEET HORIZONTAL TO ONE (1) FOOT VERTICAL (STEEPER SLOPES CAN BE ALLOWED IF JUSTIFIED BY CALCULATIONS FOR APPROPRIATE STABILIZATION MEASURES).
- HAS NO FINAL SLOPES STEEPER THAN ONE (1) FOOT VERTICAL TO THREE (3) FEET HORIZONTAL (STEEPER SLOPES CAN BE ALLOWED IF JUSTIFIED BY CALCULATIONS FOR APPROPRIATE STABILIZATION MEASURES).
- HAS TEMPORARY OR PERMANENT SOIL STABILIZATION MEASURES APPLIED TO DENUDED AREAS WITHIN 15 DAYS OF DISTURBANCE.
- DOES NOT CONTAIN HAZARDOUS SUBSTANCES.
- IS NOT PARTIALLY OR TOTALLY IN A WATERSHED WITH OUTLET TO A SINKHOLE OR DRAINAGE WELL.
- DOES NOT RESULT IN THE EXPOSURE OR DISTURBANCE OF MORE THAN 10,000 SQUARE FEET OF LAND.

SHEET INDEX

- C-1 SITE DEMOLITION, LAYOUT, GRADING PLANS
C-2 STANDARD DETAILS



VICINITY MAP
SCALE: 1" = 1,000'

MAP: 75-13 PARCEL: 244.00



BATSON & ASSOCIATES
Civil Engineering Consultants

5150 REMINGTON DRIVE
BRENTWOOD, TENNESSEE 37027
(615) 424-4840 • FAX (615) 370-9363

ISSUE DATE: 6 NOV 2018
REVISED: 7 MAR 2019

AS-BUILT NOTE

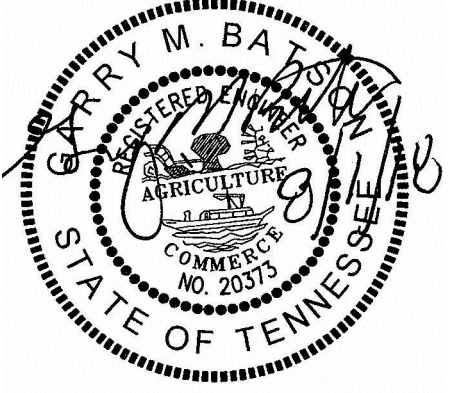
IN ACCORDANCE WITH THE METRO STORMWATER MANAGEMENT MANUAL, VOLUME 1, SECTION 3.9, AS-BUILT CERTIFICATIONS, MWS STORMWATER DIVISION MUST APPROVE THE FOLLOWING AS-BUILTS PRIOR TO ISSUANCE OF THE USE & OCCUPANCY PERMIT:

- A CERTIFICATION LETTER FROM TN REGISTERED P.E. STATING THAT THE SITE HAS BEEN INSPECTED AND THAT THE STORMWATER MANAGEMENT SYSTEM AND STORMWATER CONTROL MEASURES (BOTH STRUCTURAL AND NON-STRUCTURAL) ARE COMPLETE AND FUNCTIONAL IN ACCORDANCE WITH THE PLANS APPROVED BY MWS.
 - AN AS-BUILT LID SPREADSHEET.
 - HYDROLOGIC AND HYDRAULIC CALCULATIONS FOR AS-BUILT CONDITIONS, AS REQUIRED.
 - AS-BUILT DRAWINGS SHOWING FINAL TOPOGRAPHIC FEATURES OF ALL THESE FACILITIES. THIS SHALL INCLUDE INVERT ELEVATIONS OF OUTLET CONTROL STRUCTURES.
 - ANY DEVIATIONS FROM THE APPROVED PLANS SHALL BE NOTED ON AS-BUILT DRAWINGS SUBMITTED.
 - COPY OF AS-BUILT PLAN CAD FILE ON A CD AND SHOULD BE REGISTERED TO THE TN STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83). DATA SHOULD BE PLACED IN SEPARATE LAYERS AND SHOULD BE LABELED / NAMED FOR EASY IDENTIFICATION.
 - CUT AND FILL BALANCE CERTIFICATION FOR FLOODPLAIN AND SINKHOLE ALTERATIONS.
 - WATER QUALITY BUFFERS SHALL BE SURVEYED AND INCLUDED WITH THE AS-BUILT SUBMITTAL.
 - ANY PUBLIC (TO BECOME THE RESPONSIBILITY OF METRO TO MAINTAIN) STORMWATER INFRASTRUCTURE SHALL BE VIDEO-INSPECTED TO VERIFY PROPER INSTALLATION WITH THE VIDEO RECORDING AND ANY ASSOCIATED INSPECTION REPORT SUBMITTED AS PART OF AS-BUILT RECORD.
 - ADDITIONAL TESTING MAY BE REQUIRED AS/IF WARRANTED BY VIDEO INSPECTION.
- THE ENGINEER SHALL CONTACT STORMWATER DEVELOPMENT REVIEW STAFF FOR SUBMITTAL REQUIREMENTS.



BATSON & ASSOCIATES
Civil Engineering Consultants

5150 REMINGTON DRIVE
BRENTWOOD, TENNESSEE 37027
(615) 424-4840 • FAX (615) 370-9363



**HERMITAGE HILLS
BRAKES AND AUTO
ADDITION**
4014 LEBANON ROAD
NASHVILLE, TN

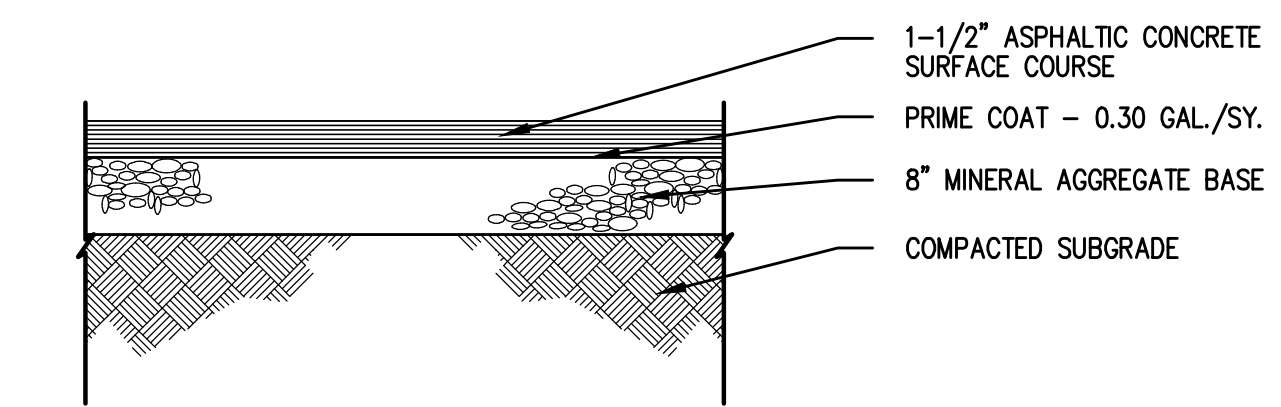
MAP: 75-13 PARCEL: 244.00

DESCRIPTION	DATE
COMMENT	1 7 MAR 2019

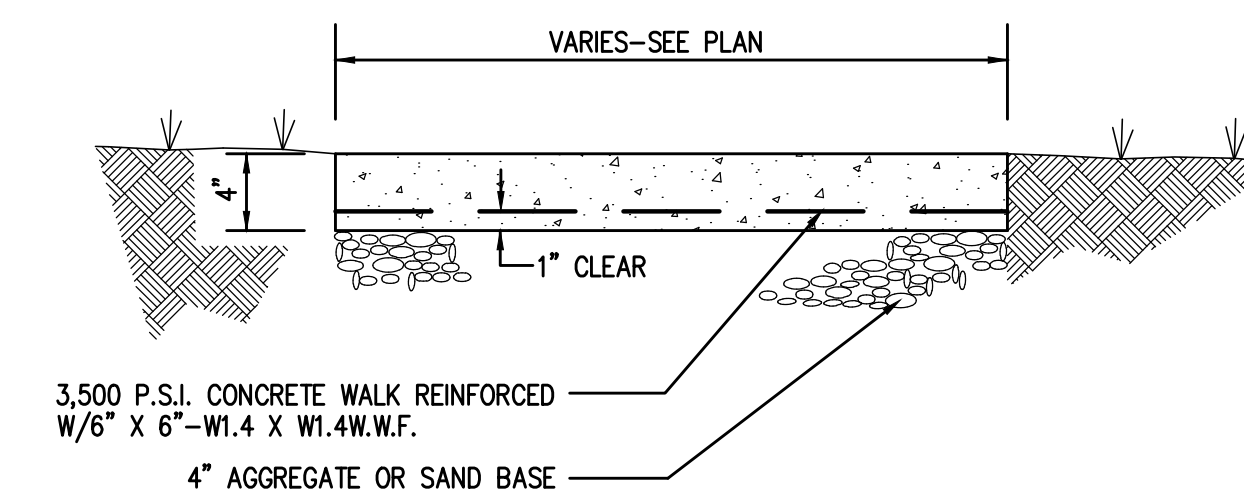
PROJECT NO. -
DATE 6 NOV 2018
DRAWN BY NN
CHECKED BY GMB

STANDARD
DETAILS

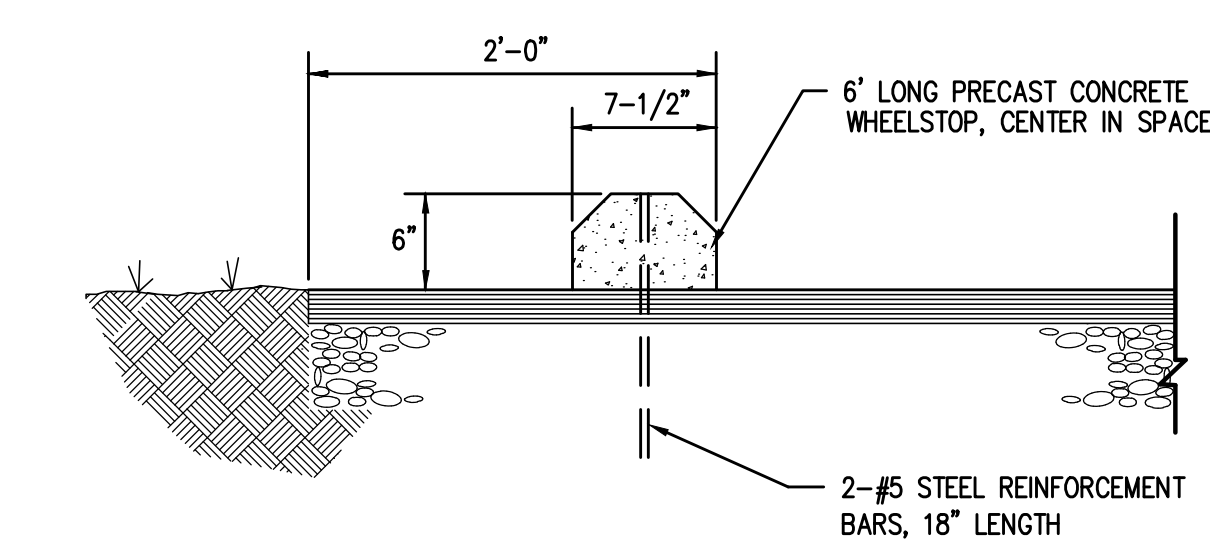
C-2



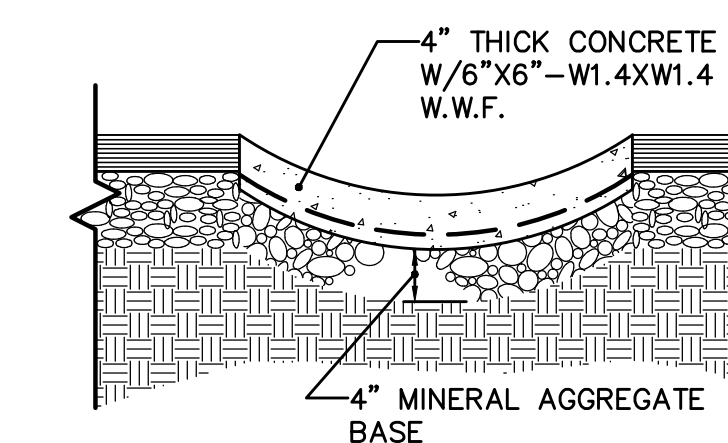
1 REGULAR DUTY ASPHALT PAVEMENT
NOT TO SCALE



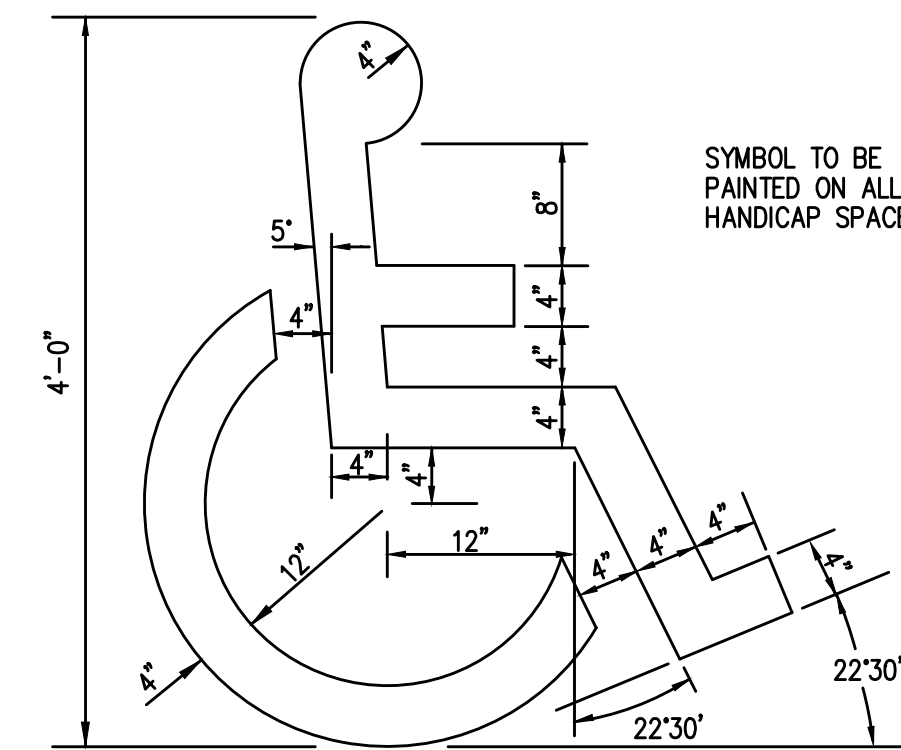
2 CONCRETE PAD
NOT TO SCALE



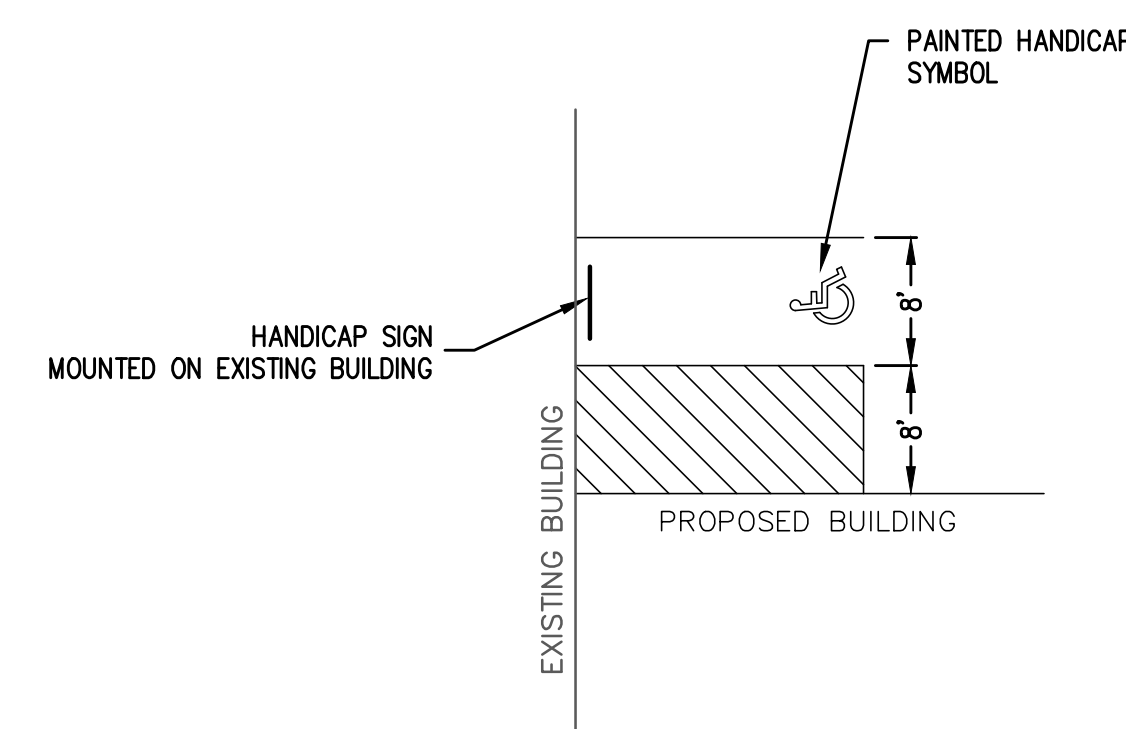
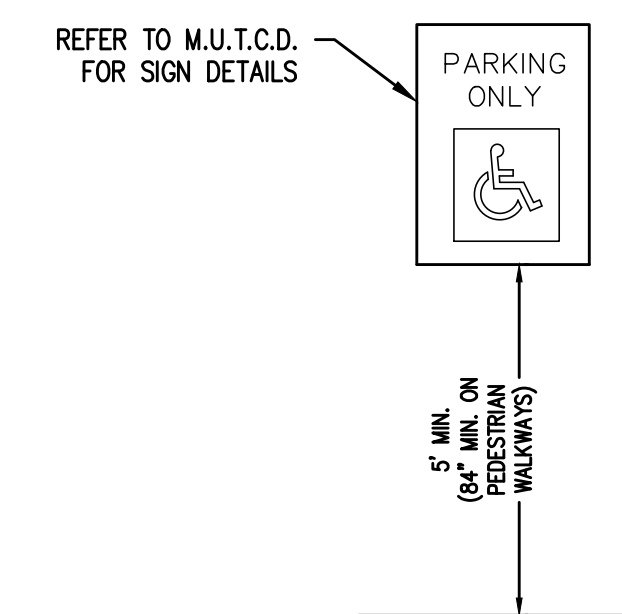
3 PRECAST CONCRETE WHEELSTOP
NOT TO SCALE



4 CONCRETE ROUND BOTTOM SWALE
NOT TO SCALE



5 HANDICAP SYMBOL
NOT TO SCALE



6 TYPICAL HANDICAP PARKING AND SIGN
NOT TO SCALE

PLANNING DEPARTMENT SIDEWALK VARIANCE RECOMMENDATION

BZA Case 2019-198 (4014 Lebanon Pike)

Metro Standard:	6' grass strip, 8' sidewalk, as defined by the Major and Collector Street Plan standard
Requested Variance:	Not upgrade sidewalks
Zoning:	CS
Community Plan Policy:	T3 CC (Suburban Community Center)
MCSP Street Designation:	T3-M-AB5-IM
Transit:	#6 – Lebanon Pike; BRT Lite planned per nMotion
Bikeway:	Existing bikeway for experienced cyclists

Planning Staff Recommendation: *Approve with conditions.*

Analysis: The applicant proposes renovating an existing auto repair store and requests a variance due to topographic constraints along the site frontage. Planning evaluated the following factors for the variance request:

- (1) A 5' sidewalk without a grass strip exists along the property frontage, which is consistent with adjacent properties to the east and west. Constructing sidewalks to meet the Major and Collector Street Plan standard will require the installation of retaining walls and will likely prohibit driveway access. The slope of the existing driveway is steep, so complete reconstruction of this portion of Lebanon Pike will be necessary to achieve improved sidewalk conditions.

Given the factors above, staff recommends **approval with conditions:**

1. Prior to the issuance of building permits, dedicate right-of-way along the Lebanon Pike property frontage to accommodate future sidewalks per the Major and Collector Street Plan Standard.

Board of Zoning Appeals: 2019-198

Regarding the attached letter, we do not think a variance from sidewalk requirements should be approved. Anyone building on that property or any other property should be required to go by the rules and laws.

We hope you will not allow the variance.
Thank you.

Raymond E. Carter
Rose M. Carter

AND DAVIDSON COUNTY

DEPARTMENT OF CODES & BUILDING SAFETY

OFFICE ADDRESS
METRO OFFICE BUILDING - 3rd FLOOR
800 SECOND AVENUE, SOUTH
NASHVILLE, TENNESSEE 37210

TERS

MAILING ADDRESS
POST OFFICE BOX 196350
NASHVILLE, TENNESSEE 37219-6300
TELEPHONE (615) 862-6500
FACSIMILE (615) 862-6514
www.nashville.gov/codes

RE: Appeal Case Number: 2019-198
4014 LEBANON PIKE
Map Parcel: 07513024400
Zoning Classification: CS
Council District: 14

This is to inform you that Gary Batson filed an appeal for the property at the above referenced location. The appellant requested a variance from sidewalk requirements. Should this request be approved, it would allow the applicant to construct a service bay without building sidewalks or paying into the sidewalk fund.

*******THIS IS NOT A ZONE CHANGE REQUEST*******

You are hereby notified that the Board of Zoning Appeals will conduct public hearings on **THURSDAY 5/16/2019, beginning at 1:00 p.m.** in the Sonny West Conference Center of the Howard Office Building, 700 2nd Avenue South. If you wish to show support or opposition to your neighbor's request, you may do so in person. In lieu of a personal appearance, you may submit written communication to the Board prior to the scheduled board meeting date. **We cannot guarantee written communication to be a part of the record unless it is received no later than Noon the Monday before the meeting date.**

This letter is being sent to you because you are the owner of property located within 600' of the subject location. This request is only for the property at the above location. We are required by law to notify you of what your neighbor wishes to do on his/her property.

Should you have questions or require special accommodations (handicap accessibility), you may email us at BZA@nashville.gov. You can view this case at epermits.nashville.gov and search by permit # **20190016374** or search by the address.

METROPOLITAN BOARD OF ZONING APPEALS

April 10, 2019

Metropolitan Board of Zoning Appeals

Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY



Appellant: Mickey Harlow
Property Owner: Mickey Harlow
Representative: JIM McLEAN

Date: 3-26-19
Case #: 2019- 211
Map & Parcel: 13205012500

Council District 25

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose:

To construct 2 single family houses on 1 parcel

Activity Type:

RESIDENTIAL CONSTRUCTION

Location:

950 GLENDALE LN

This property is in the R20 Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason:

SIDE SETBACK VARIANCE
REQUESTING 5 FT SIDE SETBACK, 10 FT REQUIRED.

Section(s):

17-12.020 A

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection _____ Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

Mickey Harlow
Appellant Name (Please Print)

JIM McLEAN
Representative Name (Please Print)

1139 Battery LN
Address

319 PLUS PARK BLVD.
Address

Nashville TN 37220
City, State, Zip Code

Nashville TN
City, State, Zip Code

901.826.9294
Phone Number

615-394-2220
Phone Number

mickeyharlow12@gmail.com
Email

JIM@JAKBUILDERS.COM
Email

Zoning Examiner: _____

Appeal Fee: _____



**Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210**



3637147

**ZONING BOARD APPEAL / CAAZ - 20190017501
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification**

PARCEL: 13205012500

APPLICATION DATE: 03/26/2019

SITE ADDRESS:

950 GLENDALE LN NASHVILLE, TN 37204
LOT 62 SEC 2 GLENDALE PK

PARCEL OWNER: TUGGLE, WILLIAM C. & CHRISTIE W., TR.

CONTRACTOR:

APPLICANT:

PURPOSE:

Variance request of 17.12.020A required 10 ft side setbacks, requesting to allow for 5 ft side setbacks.
Proposed construction of 2 single family residence on one Parcel (HPR)
No Permit Applications started at this point.

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

Inspection requirements may change due to changes during construction.

APPLICATION FOR A VARIANCE REQUEST

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members. So they will have a better idea of the nature of your request. Zoning staff will notify the district council member of the hearing. You will be responsible for preparing the envelopes and notices for mailing to the owners of property within 600 feet of the property at issue in the case. The envelopes must include the return address for the BZA and case number. Fold and insert notices into envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to Zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting, and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding, sign placement.)

The day of the public hearing, it will be your responsibility to convey to the Board the nature of the hardship in your request that makes it difficult/impossible for you to comply with the Zoning Code. **It would be to your benefit to let your neighbors know about your request prior to all notices being sent to them from our office.**

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order in the case is entered. **Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied.** You should also be aware that you have two (2) years to obtain the permit or you would have to re-file your request with the board.

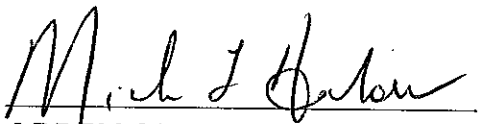
Once your request is filed, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for hearing until complete.


Any correspondence to the Board must be submitted to our office by noon, the Monday prior to the public hearing to be included in the record. You must provide eight (8) copies of your information to staff.

We hope that this information will be of help to you in understanding the variance procedure and if our office can be of further assistance, please do not hesitate to contact us.

METROPOLITAN BOARD OF ZONING APPEALS (615) 862-6510

I am aware that I am responsible for posting and also removing the sign(s) after the public hearing.


 APPELLANT


 DATE

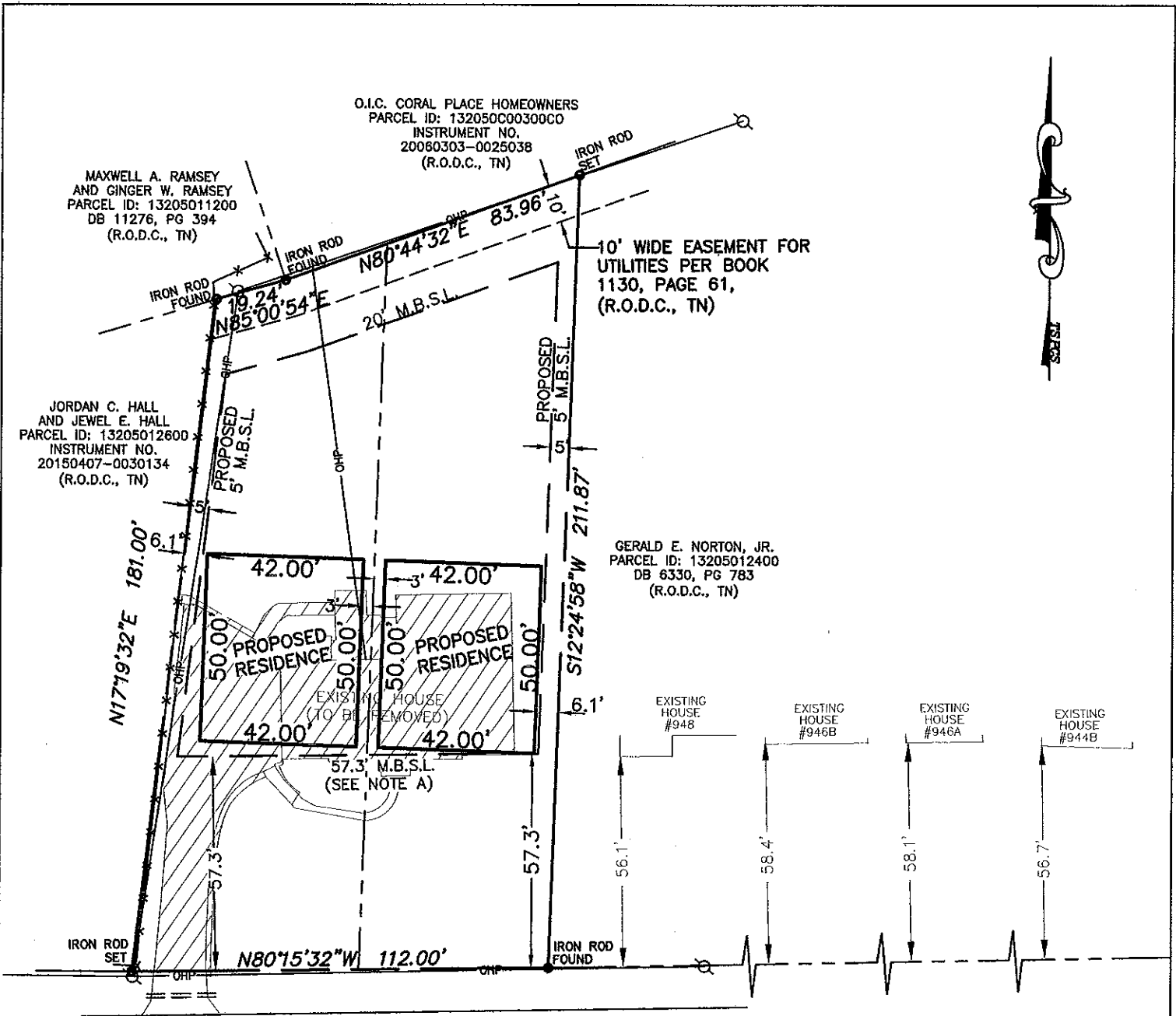
In Simple terms, for the Board to gran you a variance in the zoning ordinance, you must convey to the Board what your hardship is. Hardships are narrowness, shallowness, irregular shape, and topography of property. The Board can also consider other practical difficulties such as mature trees, easements, and location of disposal systems which can affect your plan. Consideration can be given to the characteristics of neighborhood and the way it is developed. One or more of these conditions must affect your inability to build or occupy the property to provide your case.

At the public hearing, please be prepared to tell the Board what your hardship is, why you cannot build in accordance with zoning without requesting a variance and why you feel you have legitimate hardship.

The Board cannot grant a variance based solely on inconvenience to the applicant or solely on a financial consideration. It is incumbent on you as the appellant to complete this form by conveying a **HARDSHIP** as outlined. At the meeting it is important that you explain this hardship as effectively as possible.

WHAT SPECIFIC AND UNIQUE CIRCUMSTANCES (HARDSHIP) EXIST THAT WOULD AUTHORIZE THE CONSIDERATION OF THE BOARD UNDER THE REVIEW STANDARDS AS OUTLINED?

The lot to be built on is
an irregular shape and narrow's at
it goes back on the east side.



GLENDALE LANE

50' RIGHT-OF-WAY

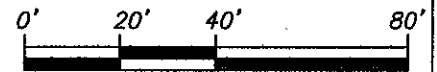
STREET SETBACK TABLE	
ADDRESS	SETBACK
#944B GLENDALE LN	56.7'
#946A GLENDALE LN	58.1'
#946B GLENDALE LN	58.4'
#948 GLENDALE LN	56.1'
AVERAGE SETBACK = 57.3'	

NOTE A: FRONT/STREET SETBACK PER METRO GOVERNMENT OF NASHVILLE MUNICIPAL CODES, CHAPTER 17.12.030, NOTE C(3) PER ORDINANCE NO. BL2017-833

SETBACKS

FRONT/STREET: SEE NOTE A
 SIDE: 10' (5' PROPOSED)
 REAR: 20'

NOTE:
 CONTRACTOR ASSUMES SOLE RESPONSIBILITY TO ENSURE THAT CONSTRUCTION ADHERES TO M.B.S.L.'S



SCALE: 1" = 40'

THE BUILDER IS SOLELY RESPONSIBLE FOR CONFORMING TO ALL ZONING REGULATIONS INCLUDING BUT NOT LIMITED TO BUILDING SETBACK LINES, EASEMENTS AND OTHER BUILDING, IMPROVEMENTS AND PROPERTY RESTRICTIONS AS WELL AS ANY OTHER CONDITIONS AS SET FORTH OR NOTED ON THE SUBDIVISION PLAT AND OTHER LOCAL, STATE OR FEDERAL POLICIES, REGULATIONS AND ORDINANCES THAT MAY APPLY TO THE SUBJECT PROPERTY. THIS PLOT PLAN WAS GENERATED FROM THE FOUNDATION PLAN AS PROVIDED BY OTHERS. THE BUILDER IS RESPONSIBLE FOR VERIFYING ALL BUILDING DIMENSIONS SHOWN AND SHALL REPORT ANY DISCREPANCIES TO H&H LAND SURVEYING BEFORE BEGINNING CONSTRUCTION. THE SHAPE, SIZE AND PLACEMENT OF THE PROPOSED STRUCTURE AND IMPROVEMENTS MAY CHANGE DUE TO LOT CONDITIONS OR OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY. ALL LOT AND UTILITY INFORMATION SHOWN IS PER PLAT. THE LOCATION OF THE HOUSE AND IMPROVEMENTS SHOWN HEREON IS AS SPECIFIED AND DIRECTED BY THE BUILDER/CONTRACTOR. THE SUBJECT PROPERTY AND IMPROVEMENTS SHOWN HEREON ARE SUBJECT TO SUCH STATE OF FACT AS AN ACCURATE TITLE SEARCH, FLOOD STUDY, COMPREHENSIVE SURVEY, GEOLOGIC AND SOILS STUDY MAY REVEAL. THIS DOCUMENT IS NOT AUTHORIZED FOR USE IN DETERMINING ANY MATTERS RELATED TO ANY FLOOD ASSESSMENTS OF THE SUBJECT PROPERTY AND IMPROVEMENTS.

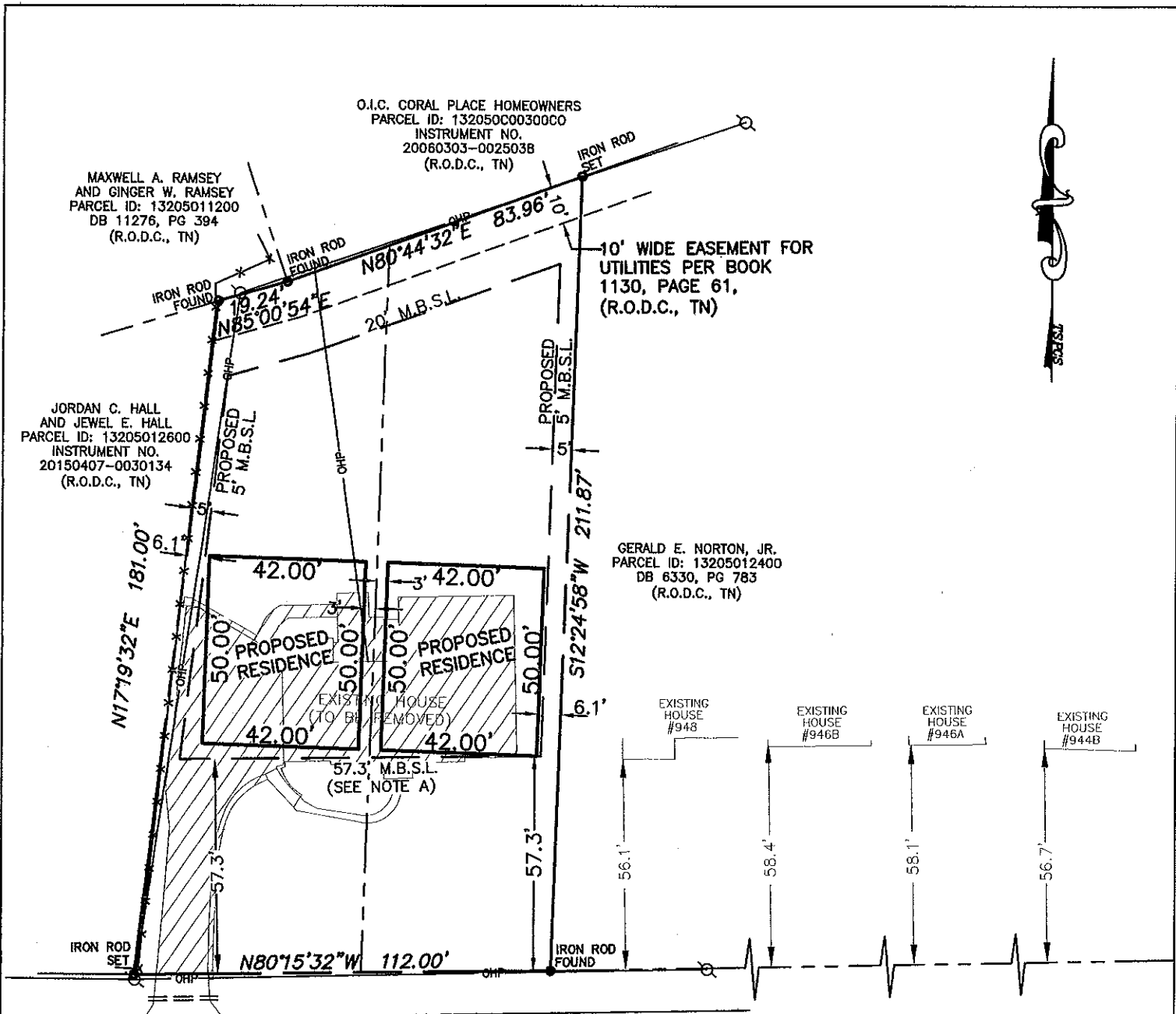
O.I.C. CORAL PLACE HOMEOWNERS
 PARCEL ID: 132050C00300C0
 INSTRUMENT NO.
 20060303-002503B
 (R.O.D.C., TN)

MAXWELL A. RAMSEY
 AND GINGER W. RAMSEY
 PARCEL ID: 13205011200
 DB 11276, PG 394
 (R.O.D.C., TN)

JORDAN C. HALL
 AND JEWEL E. HALL
 PARCEL ID: 13205012600
 INSTRUMENT NO.
 20150407-0030134
 (R.O.D.C., TN)

10' WIDE EASEMENT FOR
 UTILITIES PER BOOK
 1130, PAGE 61,
 (R.O.D.C., TN)

GERALD E. NORTON, JR.
 PARCEL ID: 13205012400
 DB 6330, PG 783
 (R.O.D.C., TN)



GLENDALE LANE

50' RIGHT-OF-WAY

STREET SETBACK TABLE	
ADDRESS	SETBACK
#944B GLENDALE LN	56.7'
#946A GLENDALE LN	58.1'
#946B GLENDALE LN	58.4'
#948 GLENDALE LN	56.1'
AVERAGE SETBACK = 57.3'	

NOTE A: FRONT/STREET
 SETBACK PER METRO
 GOVERNMENT OF NASHVILLE
 MUNICIPAL CODES, CHAPTER
 17.12.030, NOTE C(3)
 PER ORDINANCE NO.
 BL2017-833

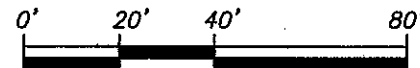
SETBACKS

FRONT/STREET: SEE NOTE A

SIDE: 10' (5' PROPOSED)

REAR: 20'

NOTE:
 CONTRACTOR ASSUMES SOLE
 RESPONSIBILITY TO ENSURE THAT
 CONSTRUCTION ADHERES TO M.B.S.L.'S



SCALE: 1" = 40'

THE BUILDER IS SOLELY RESPONSIBLE FOR CONFORMING TO ALL ZONING REGULATIONS INCLUDING BUT NOT LIMITED TO BUILDING SETBACK LINES, EASEMENTS AND OTHER BUILDING, IMPROVEMENTS AND PROPERTY RESTRICTIONS AS WELL AS ANY OTHER CONDITIONS AS SET FORTH OR NOTED ON THE SUBDIVISION PLAT AND OTHER LOCAL, STATE OR FEDERAL POLICIES, REGULATIONS AND ORDINANCES THAT MAY APPLY TO THE SUBJECT PROPERTY. THIS PLOT PLAN WAS GENERATED FROM THE FOUNDATION PLAN AS PROVIDED BY OTHERS. THE BUILDER IS RESPONSIBLE FOR VERIFYING ALL BUILDING DIMENSIONS SHOWN AND SHALL REPORT ANY DISCREPANCIES TO H&H LAND SURVEYING BEFORE BEGINNING CONSTRUCTION. THE SHAPE, SIZE AND PLACEMENT OF THE PROPOSED STRUCTURE AND IMPROVEMENTS MAY CHANGE DUE TO LOT CONDITIONS OR OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY. ALL LOT AND UTILITY INFORMATION SHOWN IS PER PLAT. THE LOCATION OF THE HOUSE AND IMPROVEMENTS SHOWN HEREON IS AS SPECIFIED AND DIRECTED BY THE BUILDER/CONTRACTOR. THE SUBJECT PROPERTY AND IMPROVEMENTS SHOWN HEREON ARE SUBJECT TO SUCH STATE OF FACT AS AN ACCURATE TITLE SEARCH, FLOOD STUDY, COMPREHENSIVE SURVEY, GEOLOGIC AND SOILS STUDY MAY REVEAL. THIS DOCUMENT IS NOT AUTHORIZED FOR USE IN DETERMINING ANY MATTERS RELATED TO ANY FLOOD ASSESSMENTS OF THE SUBJECT PROPERTY AND IMPROVEMENTS.

May 6, 2019

Dear Metro Government People,

Re: Appeal Case # 2019-211
950 Glendale Lane
Map Parcel 1320 501 2500, zoning classification R20

Vote "NO" on this appeal ! !

Metro Nashville has been criminally negligent in promoting development while ignoring infrastructure needs necessary to the health and safety of Nashville citizens.

We watch developers place 2 huge houses on lots formerly zoned for single homes. In areas which flooded seven years ago, we see no provision for water run-off. Now, of course, there is almost no space for water to soak into soil.

On our street, we now have twice as many homes but twenty times as much traffic and half as much on-street parking space. Lots which formerly had 1 or 2 cars now sport 4 or more. It's not unusual for our driveway to be blocked by parked cars.

What about fire and police protection? Are these services staffed for increased population? What will happen in the next community-emergency?

We oppose permission to develop 2 homes at 950 Glendale until you have addressed these basic issues, the negligence of which threatens us and our property.

Ralph and Laura K. McKenzie

909 Coral Road (within 600 feet
of 950 Glendale)

Ralph K. McKenzie
Laura K. McKenzie

Lifsey, Debbie (Codes)

From: Ginger Ramsey <ram1993@comcast.net>
Sent: Thursday, May 2, 2019 3:10 PM
To: Board of Zoning Appeals (Codes)
Subject: 950 Glendale Lane 2019-211

To the Metropolitan Board of Zoning Appeals,

My name is Ginger Ramsey. My husband, Andrew, and I have lived at 4320 Lealand Lane for twenty years. Our property adjoins 950 Glendale Lane at the back corner of our property. We enjoyed a close relationship with our neighbors at this address. The previous owner, Christie Tuggle, informed me when her property sold. Unfortunately, she was under the impression her home of many decades would be remodeled, not demolished.

Regardless, I would encourage you to not support a side setback variance by the new owners. I have attached photos of the backyard of the property. The property is fairly level and is not narrow. I see of absolutely no hardship in regard to constructing two homes of reasonable size. In my opinion, reasonable size should be good enough. Moreover, any further loss of green space will adversely affect storm runoff for us and our neighbors at 4322 Lealand Lane. We are already forced to undertake a storm runoff mitigation project this Spring from house built directly behind us and further up Glendale.

The new owners have not bothered to reach out to us regarding their plans. Nevertheless, I would not agree to any change to the setback. Please take our opinion into consideration and do not support this variance.

Thank you,

Ginger Ramsey
4320 Lealand Lane
Nashville, TN 37204

Page 1
Date: 10/10/2019
Time: 10:10:10 AM
To: Mr. [Name]
From: [Name]
Subject: [Subject]







001 000 000 000

From: [Ginger Byrn](#)
To: [Board of Zoning Appeals \(Codes\)](#); [Lifsey, Debbie \(Codes\)](#)
Subject: Fwd: Appeal Case Number: 2019-211 at 950 Glendale Lane
Date: Monday, May 13, 2019 10:04:02 AM

Hi,

Please include my email in the Board member packet for the May 16th meeting. I noticed that it's not included in the packet on the BZA website now.

Thank you.

Virginia Byrn

Begin forwarded message:

From: Ginger Byrn <gbyrn@comcast.net>
Subject: Appeal Case Number: 2019-211 - 950 Glendale Lane
Date: May 8, 2019 at 10:01:27 AM CDT
To: bza@nashville.gov
Cc: "Pulley, Russ (Council Member)" <Russ.Pulley@nashville.gov>

Dear Board of Zoning Appeals Members:

I'm writing in opposition to the side setback variance request for 950 Glendale Lane.

The shape of the lot is not a hardship. It does not prevent the new owners/builder from adding on to the existing house, building a new single family house or building two-family dwellings. Two-family dwellings have been built on smaller lots in our neighborhood, and I don't recall any requests for setback variances. The shape of the lot is only a hardship to the owners/builder because they want to build houses that are too big for that lot. Perhaps, so they can make more money on the sale of the houses? If they wanted to build bigger, they should have purchased another bigger lot.

The real hardship is for my neighbors at 4320 and 4322 Lealand Lane. When the existing house (a very nice house) is torn down and building begins, my neighbors, who are next to and downhill from 950 Glendale Lane, will have to live with the construction and with some big, beautiful trees and green space being replaced by new houses and increased storm water runoff. The owners of 4322 had just moved into their new home when the variance notice was mailed. Not a great welcome to the neighborhood. Really, a 10-ft. side setback is not enough in this situation, but it's better than 5 feet.

Please don't make a bad situation worse by approving this variance request.

Thank you for your consideration.

Virginia Byrn
4323 Lealand Lane
Nashville, TN 37204

May 10, 2018

VIA E-MAIL

Metropolitan Board of Zoning Appeals
Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210

*Re: Request for Side Setback Variance at 950 Glendale Lane
Case No. 2019-211
Map & Parcel No. 13205012500*

Dear Metropolitan Board of Zoning Appeals,

My name is Nathan Sanders, and my wife, Rachel, and I are writing to oppose the variance requested by the owner of 950 Glendale Lane, Mr. Mickey Harlow. Rachel and I recently purchased a home located at 4322 Leland Lane, which shares a side boundary with 950 Glendale Lane. We are opposed to the variance because the construction of a new residence within five feet of our property line will diminish the privacy of our home and create drainage issues.

The documents filed by Mr. Harlow with the Board of Zoning Appeals indicate that he is planning to build two homes on the lot at 950 Glendale Lane that are 42 feet wide and set back five feet from the lot's side boundaries. Because our lot shares a side boundary with 950 Glendale Lane, one of the proposed residences will be located within feet of our property line. We have serious concerns about the effect that this new residence will have on the privacy of our home. Our home sits on a slightly lower elevation than 950 Glendale Lane, and our master bedroom is located near the shared boundary. In the likely event that Mr. Harlow builds residences at 950 Glendale Lane that are more than one story high, a new residence within five feet of our boundary will tower over our master bedroom and our back yard.

We are also concerned that the construction of a multi-story residence within five feet of our boundary line will create drainage issues for our property. We have spoken to Maxwell and Ginger Ramsey—our neighbors to the north of our property who also share a boundary with 950 Glendale Lane—and they are opposed to Mr. Harlow's variance request because the construction of two residences on the lot immediately east of their home has created recurring drainage problems. Given the fact that our home sits on a lower elevation than 950 Glendale Lane, my wife and I are concerned that we will experience similar issues if a multi-story residence is constructed within five feet of our boundary line.

More importantly, we have reviewed Mr. Harlow's application, and we do not believe there is any hardship that justifies the requested variance. The only alleged hardship identified in Mr. Harlow's application is that "[t]he lot to be built on is an irregular shape and narrows as it goes back on the east side." However, there is nothing about the shape of the lot that prevents Mr. Harlow from (a) renovating the single-family home that is already located on the property, (b)

Metropolitan Board of Zoning Appeals
Page 2

building a new single-family home, or (c) building two homes that are smaller than 42 feet wide and comply with the ten-foot setback requirement. As demonstrated by the building plans included with Mr. Harlow's application—which show a considerable distance between the northern walls of the proposed residences and the northern boundary line—there is ample room to build before the lot begins to “narrow.”

It seems to us that the only “hardship” faced by Mr. Harlow is that he cannot build (and then sell) two larger residences on his lot without obtaining a variance to the side-setback requirement. While we do not fault Mr. Harlow for trying to maximize his return on investment, this is not the type of hardship that justifies a variance. As the Board's application form makes clear, it “cannot grant a variance based solely on inconvenience to the applicant or solely on financial consideration.”

My wife and I support responsible development in Nashville and, indeed, believe it is necessary to address the housing shortages caused by our city's tremendous growth. Responsible development can occur at 950 Glendale Lane without violating the side setback requirements established by the city.

Thank you for considering this letter, and we look forward to seeing you at next Thursday's hearing.

Sincerely,

Nathan and Rachel Sanders

Metropolitan Board of Zoning Appeals

Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY



Appellant: Rob Benshoof
Property Owner: Stockell St, LLC
Representative: Rob Benshoof

Date: 3/27/19
Case #: 2019- 213
Map & Parcel: 08203021500

Council District 05

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose: PROPOSED SINGLE FAMILY RESIDENCE.

NO PERMIT APPLICATION

Activity Type: RESIDENTIAL CONSTRUCTION

Location: 907 STOCKELL

This property is in the RSS Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: VARIANCE TO SIDEWALK REQUIREMENTS REQUIRED TO BUILD, REQUESTING TO KEEP EXISTING.

Section(s): 17.20.120

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection B Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

Rob Benshoof
Appellant Name (Please Print)

Representative Name (Please Print)

916 14TH AVE SOUTH
Address

Address

NASHVILLE TN 37212
City, State, Zip Code

City, State, Zip Code

(615) 631-5903
Phone Number

Phone Number

Rob82b@gmail.com
Email

Email

Zoning Examiner: [Signature]

Appeal Fee:



Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210



3638316

ZONING BOARD APPEAL / CAAZ - 20190017787
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification

PARCEL: 08203021500

APPLICATION DATE: 03/27/2019

SITE ADDRESS:

907 STOCKELL ST NASHVILLE, TN 37207
E SIDE STOCKELL ST S OF VAUGHN ST & PT CLOSED ALLEY

PARCEL OWNER: STOCKELL ST, LLC

CONTRACTOR:

APPLICANT:**PURPOSE:**

Requesting Variance to 17.20.120 Sidewalks requirements. Proposed new construction requires to build sidewalks.
Requesting to keep existing.

POC: Rob Benhoof 615-631-5903

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

Inspection requirements may change due to changes during construction.

APPLICATION FOR A VARIANCE REQUEST

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members. So they will have a better ideal of the nature of your request. Zoning staff will notify the district council member of the hearing. You will be responsible for preparing the envelopes and notices for mailing to the owners of property within 600 feet pf the property at issue in the case. The envelopes must include the return address for the BZA and case number. Fold and insert notices into envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to Zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting, and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding, sign placement.)

The day of the public hearing, it will be your responsibility to convey to the Board the nature of the hardship in your request that makes it difficult/impossible for you to comply with the Zoning Code. **It would be to your benefit to let your neighbors know about your request prior to all notices being sent to them from our office.**

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order in the case is entered. **Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied.** You should also be aware that you have two (2) years to obtain the permit or you would have to re-file your request with the board.

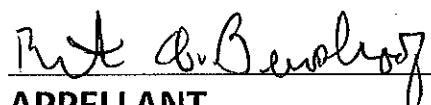
Once your request is filed, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for hearing until complete.

Any correspondence to the Board must be submitted to our office by noon, the Monday prior to the public hearing to be included in the record. You must provide eight (8) copies of your information to staff.

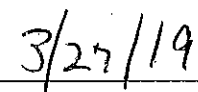
We hope that this information will be of help to you in understanding the variance procedure and if our office can be of further assistance, please do not hesitate to contact us.

METROPOLITAN BOARD OF ZONING APPEALS (615) 862-6510

I am aware that I am responsible for posting and also removing the sign(s) after the public hearing.



APPELLANT



DATE

Standards for a Variance

The Metropolitan Board of Zoning Appeals may grant variances from the strict application of the provisions of the Zoning Code based upon findings of fact related to the standards in section 17.40.370. This Section is included as follows:

Physical Characteristics of the property- The exceptional narrowness, shallowness or shape of a specific piece of property, exceptional topographic condition, or other extraordinary and exceptional condition of such property would result in peculiar and exceptional practical difficulties to, or exceptional or undue hardship upon the owners of such property.

Unique characteristics- *The specific conditions cited are unique to the subject property and generally not prevalent to other properties in the general area.*

Hardship not self-imposed- The alleged difficulty or hardship has not been created by the previous actions of any person having an interest in the property after date of Zoning Code.

Financial gain not only bases- Financial gain is not the sole basis for granting the variance.

No injury to neighboring property- The granting of a variance will not be injurious to other property or improvements in the area, impair and adequate supply of light and air to adjacent property, or substantially diminish or impair property values within the area.

No harm to public welfare- *The granting of the variance will not be detrimental to the public welfare and will not substantially impair the intent and purpose of this Zoning Code.*

Integrity of Master Development Plan- *The granting of a variance will not compromise the design integrity or functional operation of activities or facilities within an approved Planned Unit Development.*

The Board shall not grant variances to the land use provisions of section 2.3, nor the density of Floor Area Ratio (FAR) standards of Tables 3-B and 2-C, nor the required size of residential lots approved by the Planning Commission under the authority of section 3.7 (Lot Averaging), section 3.8 (Cluster Lot Option) or Section 9. E.3 (PUD). Further the Board shall not act on a variance application within a Planned Unit Development (PUD), Urban Design Overlay or Institutional Overlay district without first considering a recommendation from the Planning Commission.

In Simple terms, for the Board to grant you a variance in the zoning ordinance, you must convey to the Board what your hardship is. Hardships are narrowness, shallowness, irregular shape, and topography of property. The Board can also consider other practical difficulties such as mature trees, easements, and location of disposal systems which can affect your plan. Consideration can be given to the characteristics of neighborhood and the way it is developed. One or more of these conditions must affect your inability to build or occupy the property to provide your case.

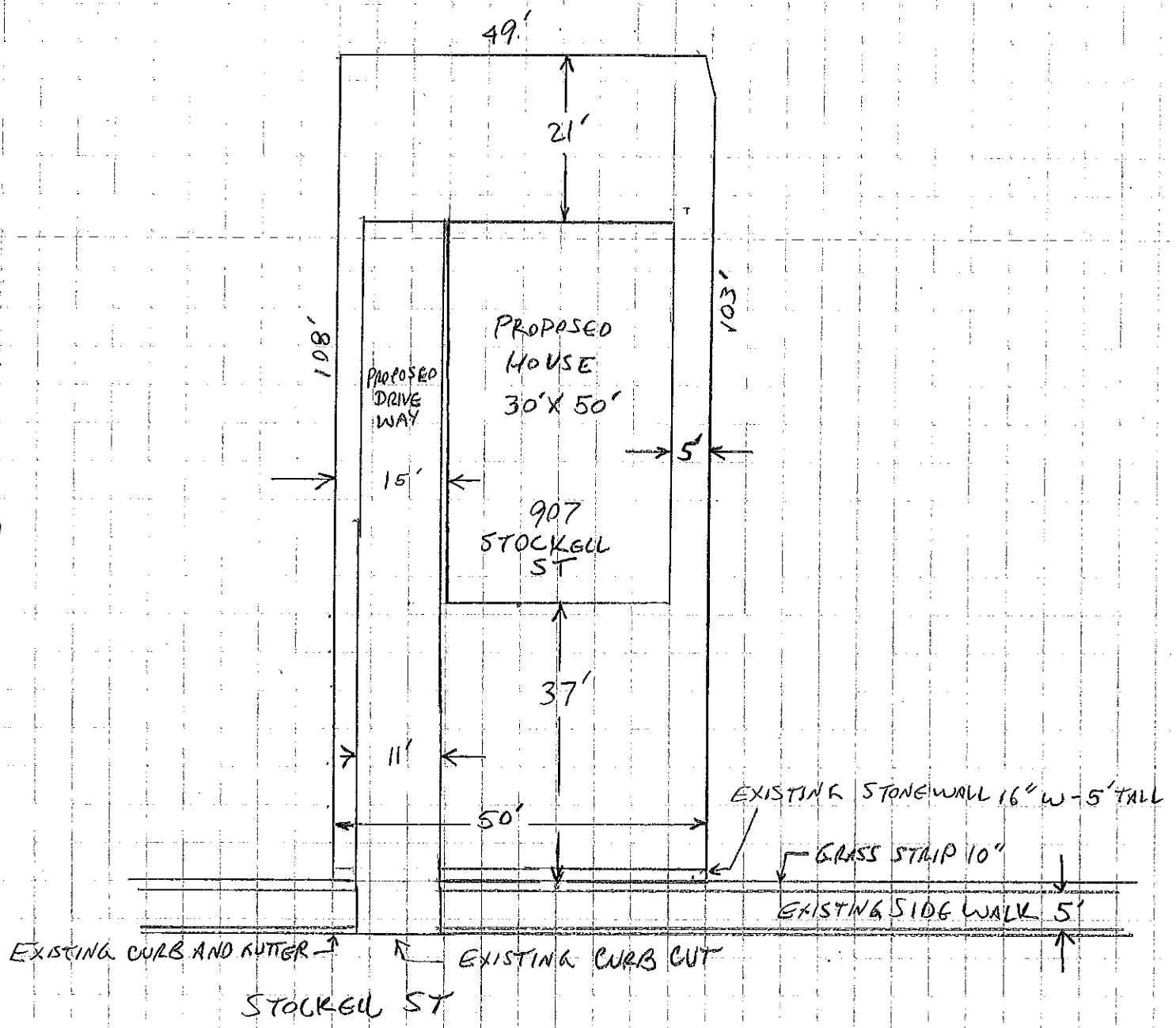
At the public hearing, please be prepared to tell the Board what your hardship is, why you cannot build in accordance with zoning without requesting a variance and why you feel you have legitimate hardship.

The Board cannot grant a variance based solely on inconvenience to the applicant or solely on a financial consideration. It is incumbent on you as the appellant to complete this form by conveying a **HARDSHIP** as outlined. At the meeting it is important that you explain this hardship as effectively as possible.

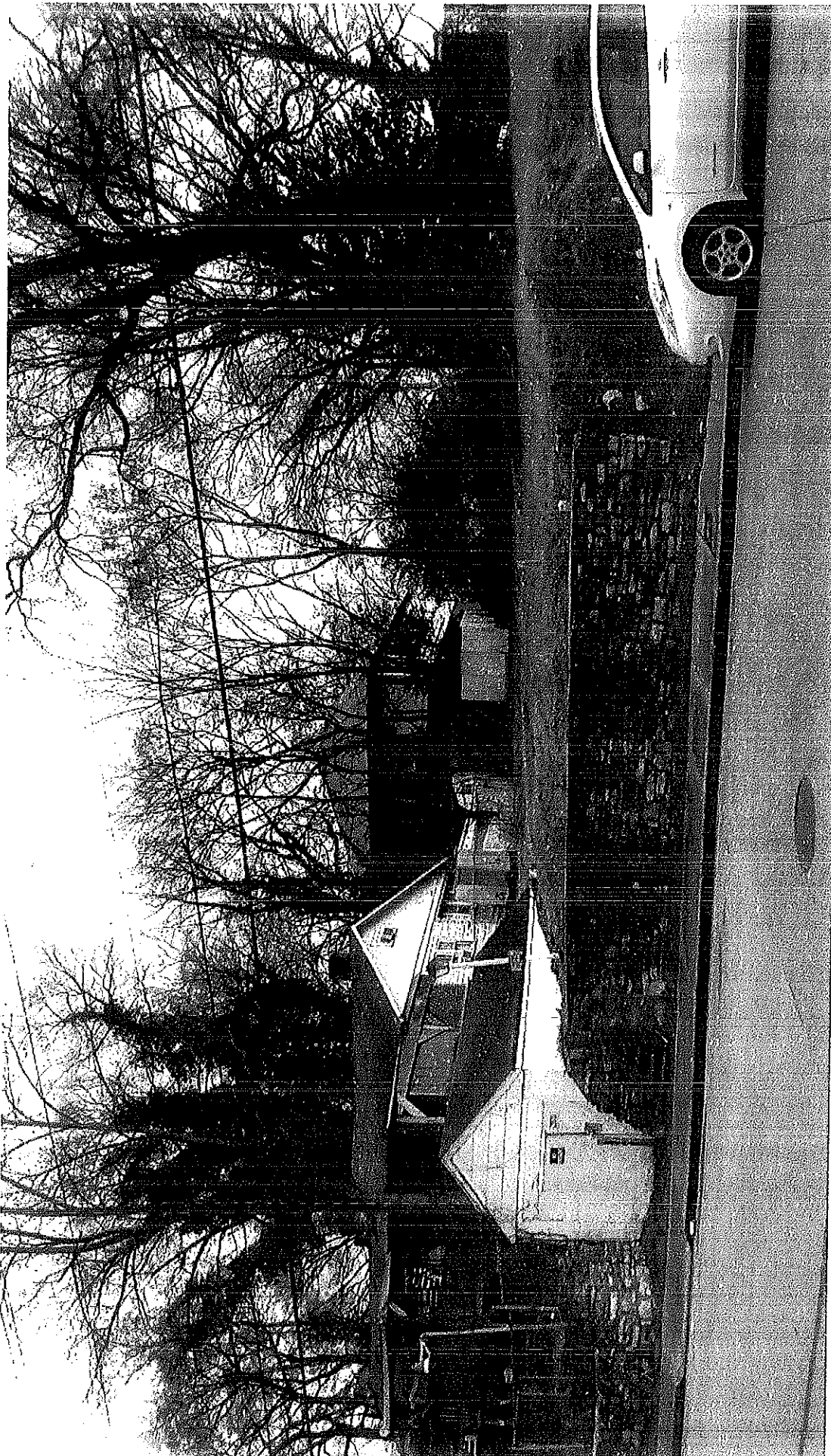
WHAT SPECIFIC AND UNIQUE CIRCUMSTANCES (HARDSHIP) EXIST THAT WOULD AUTHORIZE THE CONSIDERATION OF THE BOARD UNDER THE REVIEW STANDARDS AS OUTLINED?

The Proposed sidewalk by Metro Codes Requirements would require the removal of a 5ft+ retaining wall. A new wall would need to be constructed roughly 5' into my lot. This wall would need to be substantially taller and thicker. The Metro Codes Required sidewalk would not match the existing sidewalk on either side. This lot is also in a historic area. I request to keep the existing sidewalk as-is.

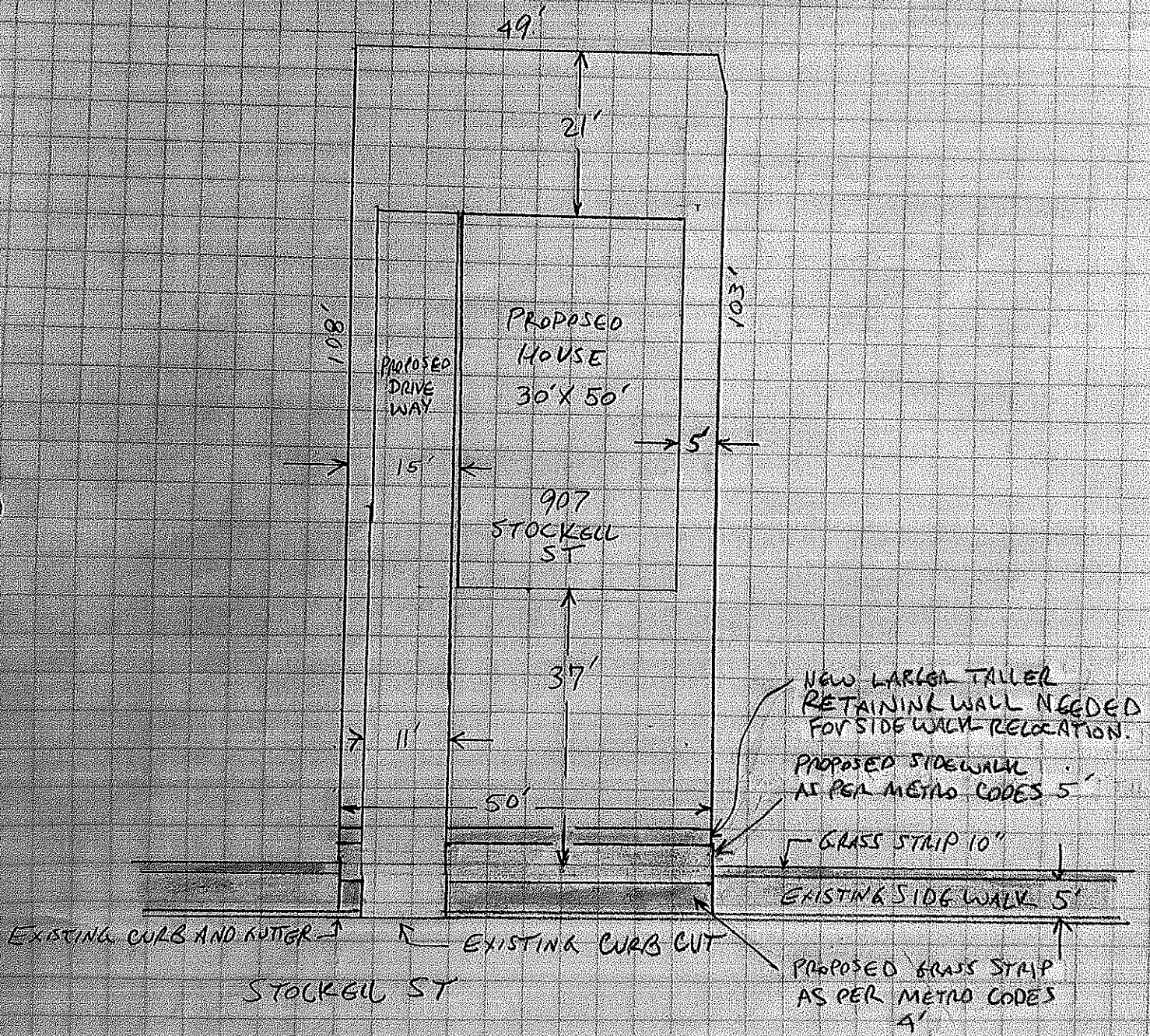
ALLEY ABANDON



SITE PLAN
EACH BLOCK = 5'

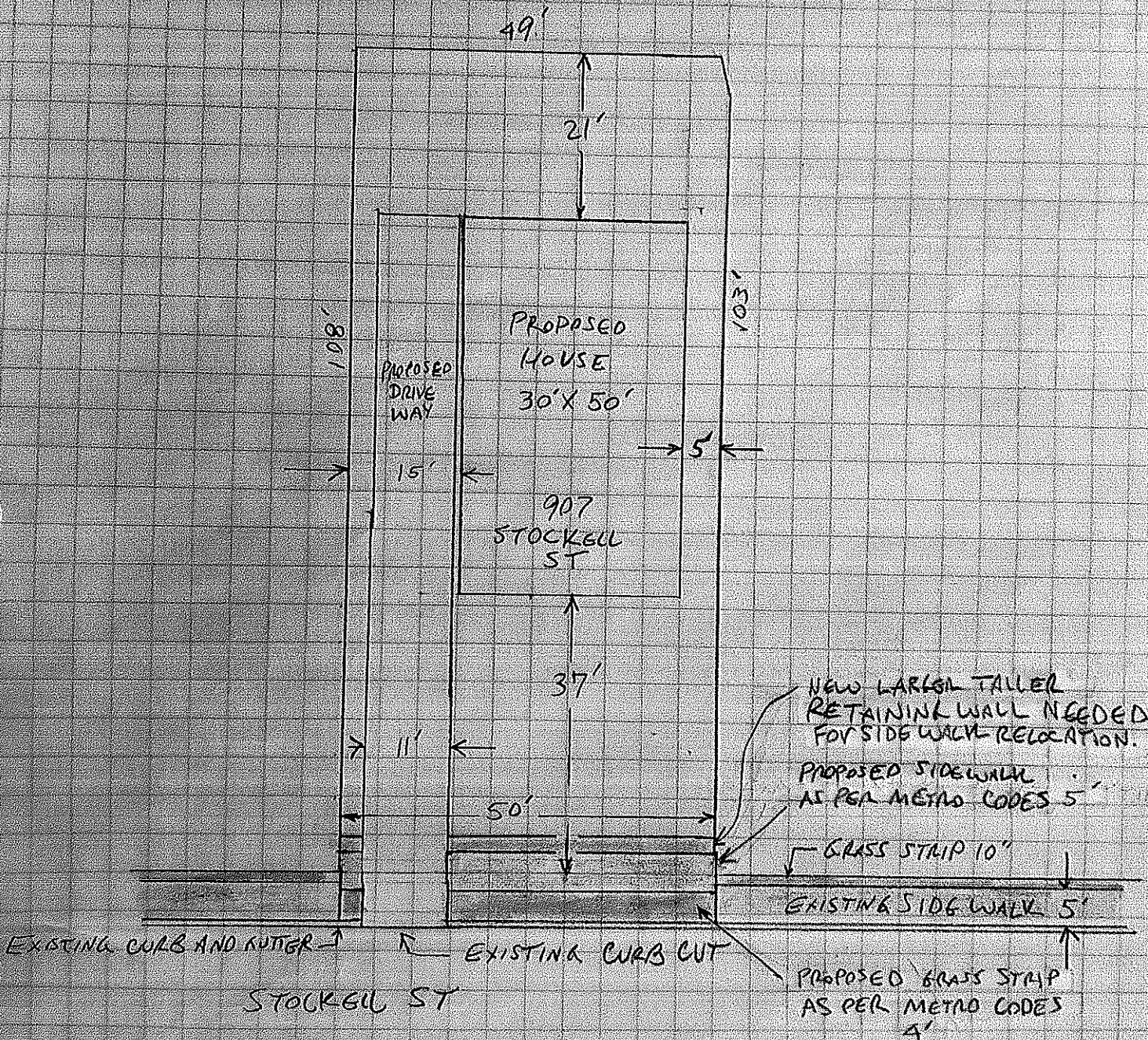


ALLEY ABANDON

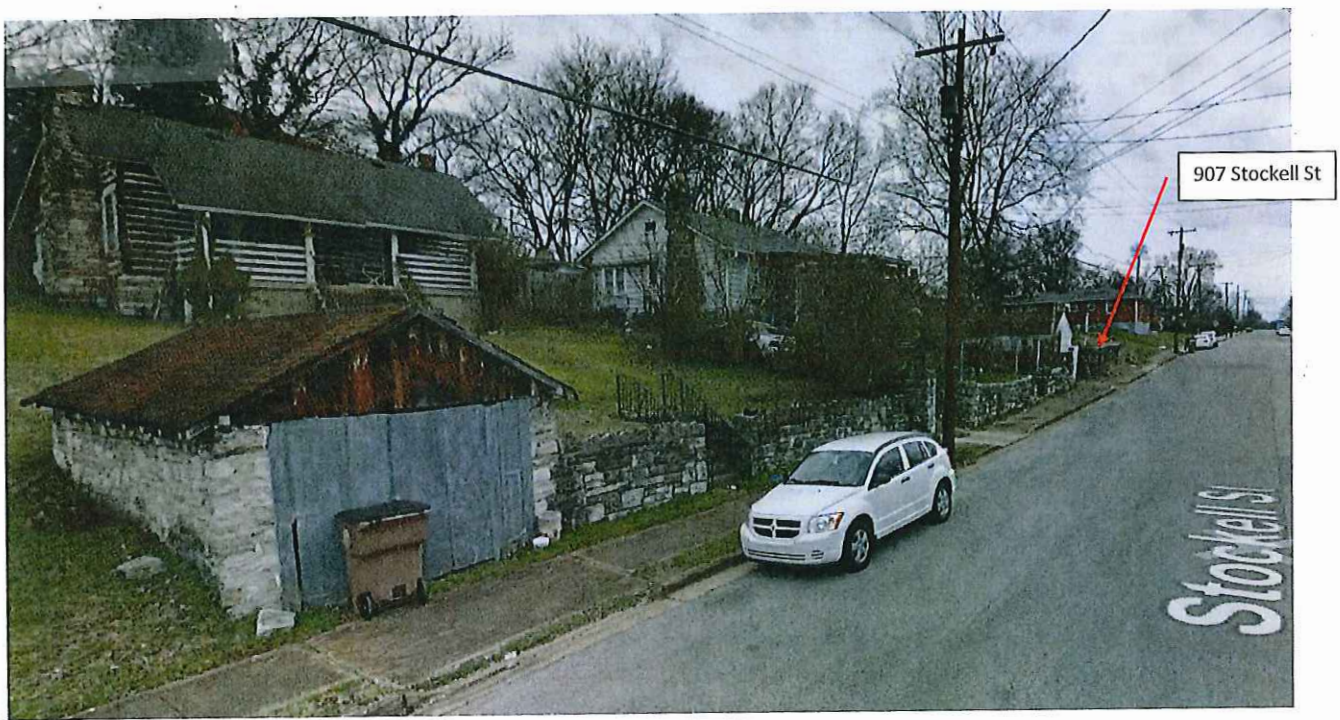
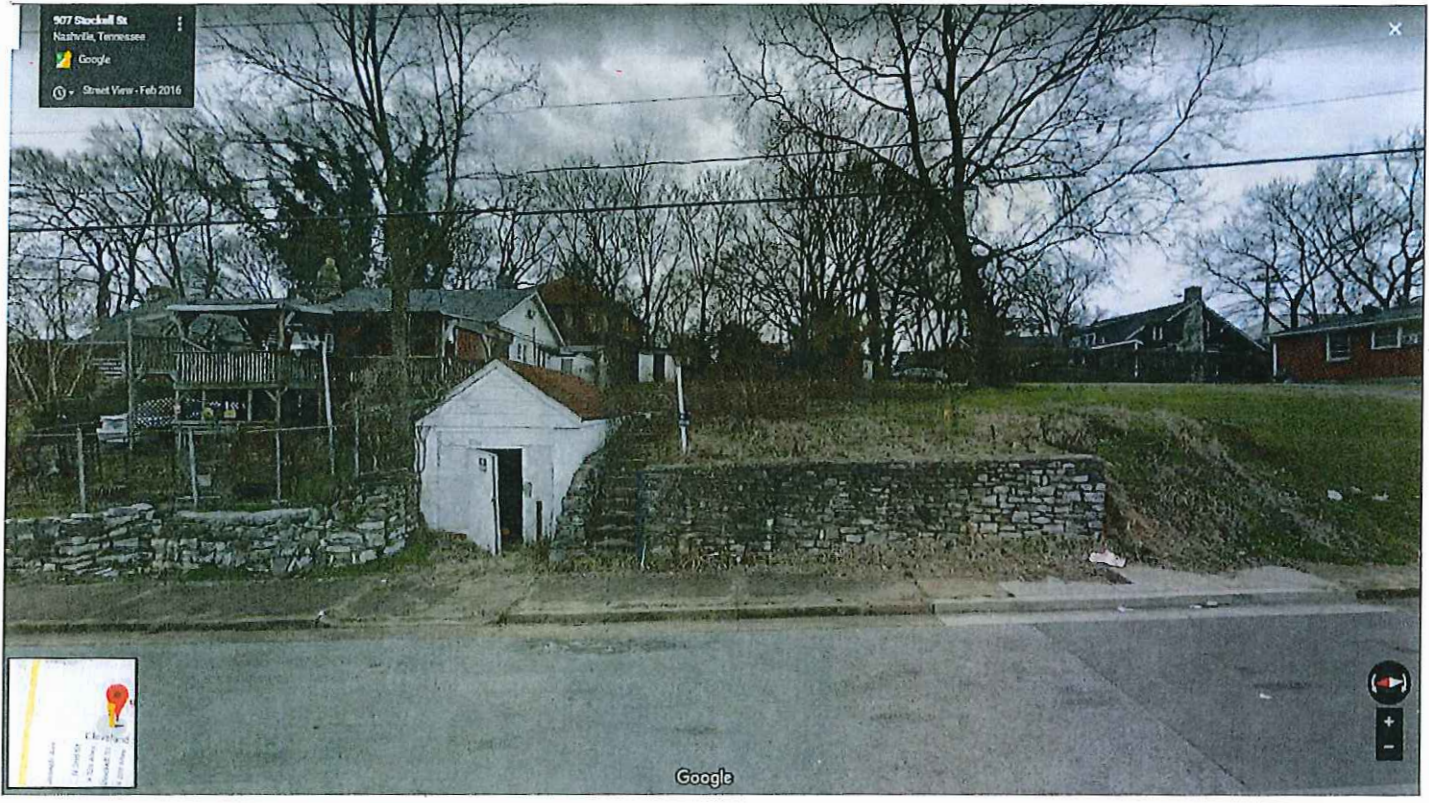


SITE PLAN WITH NEW SIDEWALK REQUIREMENTS
EACH BLOCK = 5'

ALLEY ABANDON



SITE PLAN WITH NEW SIDEWALK REQUIREMENTS
EACH BLOCK = 5'



PLANNING DEPARTMENT SIDEWALK VARIANCE RECOMMENDATION

BZA Case 2019-213 (907 Stockell Street)

Metro Standard:	4' grass strip, 5' sidewalk, as defined by the Local Street standard
Requested Variance:	Not upgrade sidewalks
Zoning:	SP permits detached accessory dwelling units; All other standards of RS5 apply
Community Plan Policy:	T4 NM (Urban Neighborhood Maintenance)
MCSP Street Designation:	Local Street
Transit:	Property 200' from #28 – Meridian
Bikeway:	None existing; none planned

Planning Staff Recommendation: *Approve with conditions.*

Analysis: The applicant proposes to construct a single family dwelling on the property and requests not to upgrade the existing sidewalk due to a 5' tall retaining wall and the historic context. Planning evaluated the following factors for the variance request:

- (1) A 5' sidewalk exists along the property's frontage, which is consistent with the adjacent properties to the east and west along the block face.
- (2) Widening the sidewalk will require a taller retaining wall and impacting properties to the north and south.

Given the factors above, staff recommends **approval with conditions:**

1. Maintain existing sidewalk conditions in a state of good repair per Public Works final guidance. Any portion of the existing sidewalk along the property frontage that is not ADA compliant is to be removed and replaced in-kind with MPW Detail ST-210 sidewalk.
2. The applicant shall dedicate right-of-way along the property frontage to accommodate a future 4' grass strip and 5' sidewalk.

Metropolitan Board of Zoning Appeals

Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210



Appellant: MILTON PIRHE
Property Owner: MILTON PIRHE
Representative: SAMR

Date: 3-29-19
Case #: 2019- 214
Map & Parcel: 03407003300

Council District 10

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose: To construct a single family residence

Activity Type: Single Family

Location: 1997 Paula Dr.

This property is in the R20 Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: Variance from sidewalk requirements asking not to build or pay

Section(s): 17.20.120

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection B Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

MILTON PIRHE
Appellant Name (Please Print)

SAMR
Representative Name (Please Print)

1232 Berwick Tr
Address

Address

MADISON TN
City, State, Zip Code

City, State, Zip Code

6155665344
Phone Number

Phone Number

MILTONPIRHE@yahoo.com
Email

Email

Zoning Examiner: _____

Appeal Fee: \$105



**Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210**



3640518

**ZONING BOARD APPEAL / CAAZ - 20190018336
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification**

PARCEL: 03407003300

APPLICATION DATE: 03/29/2019

SITE ADDRESS:

1997 PAULA DR MADISON, TN 37115
LOT 117 SEC 3 SHEPHERD HILLS

PARCEL OWNER: PIRTLE, MILTON & KAREN

CONTRACTOR:

APPLICANT:**PURPOSE:**

PERMIT TO CONSTRUCT A SINGLE FAMILY RESIDENCE WITH 3376 SQFT OF LIVING AREA 1406 SQFT ATTACHED GARAGE AND BONUS AREA... ..90' MINIMUM FRONT SETBACK... ..10' MINIMUM SIDE SETBACK... ..20' MINIMUM REAR SETBACK... ..NOT TO BUILD OVER OR OBSTRUCT ANY EASEMENTS ON PROPERTY... ..

*** FOR EVERY 30 FEET OF STREET FRONTAGE, OR FRACTION THEREOF, ONE 2 INCH CALIPER TREE AS LISTED IN THE URBAN FORESTRY APPROVED TREE LIST... ..

***FOR EVERY 50 FEET OF SITE FRONTAGE, A DOUBLE-SIDED SIGN 24" X 36" IN SIZE MUST BE POSTED IN ENGLISH AND SPANISH THAT CONTAINS THE INFORMATION REQUIRED BY ORDINANCE NO. 2017-835. NO MORE THAN THREE SIGNS ARE REQUIRED... ..

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

Inspection requirements may change due to changes during construction.



**Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210**



3636034

**APPLICATION FOR BUILDING RESIDENTIAL - NEW / CARN - T2019017139
THIS IS NOT A PERMIT**

PARCEL: 03407003300

APPLICATION DATE: 03/25/2019

SITE ADDRESS:

1997 PAULA DR MADISON, TN 37115
LOT 117 SEC 3 SHEPHERD HILLS

PARCEL OWNER: PIRTLE, MILTON & KAREN

APPLICANT: LIONS BUILDERS AND ELECTRICAL, LLC

P.O. BOX 803
MADISON, TN 37115 615-612-7734

PURPOSE:

PERMIT TO CONSTRUCT A SINGLE FAMILY RESIDENCE WITH 3376 SQFT OF LIVING AREA 1406 SQFT ATTACHED GARAGE AND BONUS AREA... ..90' MINIMUM FRONT SETBACK... ..10' MINIMUM SIDE SETBACK... ..20' MINIMUM REAR SETBACK... ..NOT TO BUILD OVER OR OBSTRUCT ANY EASEMENTS ON PROPERTY... ..

*** FOR EVERY 30 FEET OF STREET FRONTAGE, OR FRACTION THEREOF, ONE 2 INCH CALIPER TREE AS LISTED IN THE URBAN FORESTRY APPROVED TREE LIST... ..

***FOR EVERY 50 FEET OF SITE FRONTAGE, A DOUBLE-SIDED SIGN 24" X 36" IN SIZE MUST BE POSTED IN ENGLISH AND SPANISH THAT CONTAINS THE INFORMATION REQUIRED BY ORDINANCE NO. 2017-835. NO MORE THAN THREE SIGNS ARE REQUIRED... ..

*Before a building permit can be issued for this project, the following approvals are required.
The Applicant is responsible for providing any plans or other information to the individual agencies*

[A] Site Plan Review	APPROVED	Thomas.Corcoran@nashville.gov
[A] Zoning Review	APPROVED	Thomas.Corcoran@nashville.gov
CA - Zoning Sidewalk Requirement Review	SWREQ_I LEL	Thomas.Corcoran@nashville.gov
PW - Sidewalk Payment In Lieu Decision		615-862-6558 Jonathan.Honeycutt@nashville.gov
[B] Fire Life Safety Review On Bldg App	IGNORE	615-862-5248 Joseph.Almon@nashville.gov
[E] Sewer Availability Review For Bldg	COND	615-862-4129 Sarah.Brunton@nashville.gov
[E] Sewer Variance Approval For Bldg	N/A	615-862-4129 Sarah.Brunton@nashville.gov
[E] Water Availability Review For Bldg	IGNORE	615-862-4129 Sarah.Brunton@nashville.gov
[E] Water Variance Approval For Bldg	N/A	615-862-4129 Sarah.Brunton@nashville.gov
[A] Bond & License Review On Bldg App		
[F] Address Review On Bldg App	APPROVED	615-862-8781 Bonnie.Crumby@nashville.gov
[D] Grading Plan Review For Bldg App		(615) 862-6038 Logan.Bowman@nashville.gov
[C] Flood Plain Review On Bldg App		862-6038 logan.bowman@nashville.gov
[F] Ramps & Curb Cuts Review For Bldg A		862-8782 PWPermitsl@nashville.gov
[F] Solid Waste Review On Bldg App		862-8782

APPLICATION FOR A VARIANCE REQUEST

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members. So they will have a better ideal of the nature of your request. Zoning staff will notify the district council member of the hearing. You will be responsible for preparing the envelopes and notices for mailing to the owners of property within 600 feet pf the property at issue in the case. The envelopes must include the return address for the BZA and case number. Fold and insert notices into envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to Zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting, and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding, sign placement.)

The day of the public hearing, it will be your responsibility to convey to the Board the nature of the hardship in your request that makes it difficult/impossible for you to comply with the Zoning Code. **It would be to your benefit to let your neighbors know about your request prior to all notices being sent to them from our office.**

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order in the case is entered. **Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied.** You should also be aware that you have two (2) years to obtain the permit or you would have to re-file your request with the board.

Once your request is filed, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for hearing until complete.

Any correspondence to the Board must be submitted to our office by noon, the Monday prior to the public hearing to be included in the record. You must provide eight (8) copies of your information to staff.

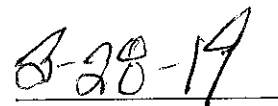
We hope that this information will be of help to you in understanding the variance procedure and if our office can be of further assistance, please do not hesitate to contact us.

METROPOLITAN BOARD OF ZONING APPEALS (615) 862-6510

I am aware that I am responsible for posting and also removing the sign(s) after the public hearing.



 APPELLANT



 DATE

Standards for a Variance

The Metropolitan Board of Zoning Appeals may grant variances from the strict application of the provisions of the Zoning Code based upon findings of fact related to the standards in section 17.40.370. This Section is included as follows:

Physical Characteristics of the property- The exceptional narrowness, shallowness or shape of a specific piece of property, exceptional topographic condition, or other extraordinary and exceptional condition of such property would result in peculiar and exceptional practical difficulties to, or exceptional or undue hardship upon the owners of such property.

Unique characteristics- *The specific conditions cited are unique to the subject property and generally not prevalent to other properties in the general area.*

Hardship not self-imposed- The alleged difficulty or hardship has not been created by the previous actions of any person having an interest in the property after date of Zoning Code.

Financial gain not only bases- Financial gain is not the sole basis for granting the variance.

No injury to neighboring property- The granting of a variance will not be injurious to other property or improvements in the area, impair and adequate supply of light and air to adjacent property, or substantially diminish or impair property values within the area.

No harm to public welfare- *The granting of the variance will not be detrimental to the public welfare and will not substantially impair the intent and purpose of this Zoning Code.*

Integrity of Master Development Plan- *The granting of a variance will not compromise the design integrity or functional operation of activities or facilities within an approved Planned Unit Development.*

The Board shall not grant variances to the land use provisions of section 2.3, nor the density of Floor Area Ratio (FAR) standards of Tables 3-B and 2-C, nor the required size of residential lots approved by the Planning Commission under the authority of section 3.7 (Lot Averaging), section 3.8 (Cluster Lot Option) or Section 9. E.3 (PUD). Further the Board shall not act on a variance application within a Planned Unit Development (PUD), Urban Design Overlay or Institutional Overlay district without first considering a recommendation from the Planning Commission.

Date: 3-28-19

To: BCA

From: Milton Pirtle

Re: Exemption from Sidewalk Requirement @ 1997 Paula Dr. Madison Tenn. 37115

To Whom It May Concern:

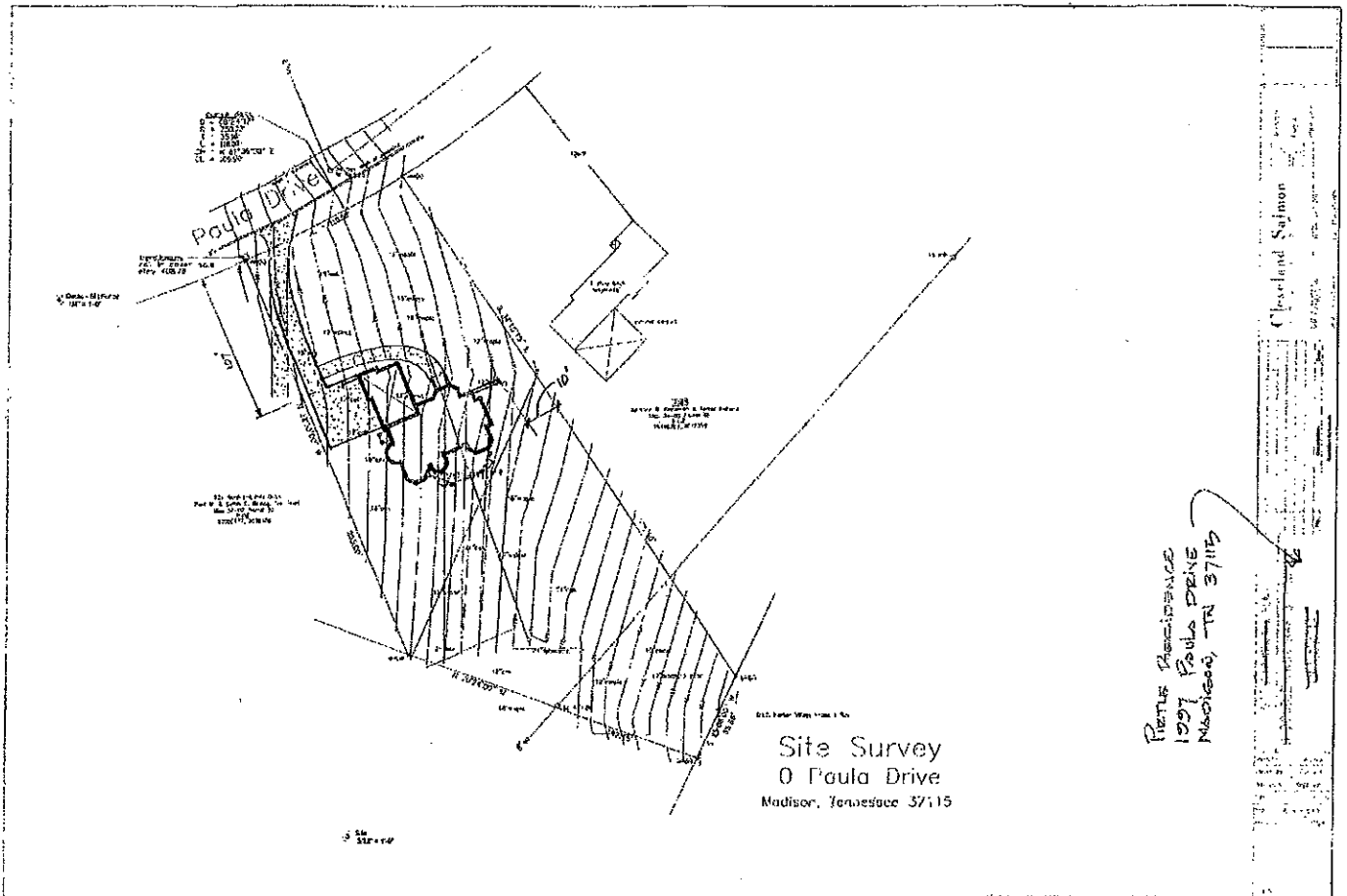
I am seeking an exemption from the sidewalk requirement for 1997 Paula Dr. Madison Tenn. designated by the Next Door Program Requirement Plan. Please be advised, there are not or have been any sidewalks on or about this street since the inception of this neighborhood. Please note, I am a retired Metro Police Officer and now wishing to build my family's retirement home on this vacant lot. We are seeking a new home in a flood-free zone due to the loss, damage and suffering we endured during the 2010 Nashville flood. The recent river crests have made us want to take precaution. I was told by Public Works, the sidewalk in lieu fund requires us to pay an additional \$17,000 to obtain the building permit. Please note, we have not budgeted for, nor have the resources to pay these out of pocket expenses.

We are hopeful, you will allow us to build our new home by ruling in our favor to exempt our home from the sidewalk requirement. Please be advised, Councilman Pardue is in full support of allowing us this exemption.

Thank you in advance for your time and patience in this most important matter.

Best regards,

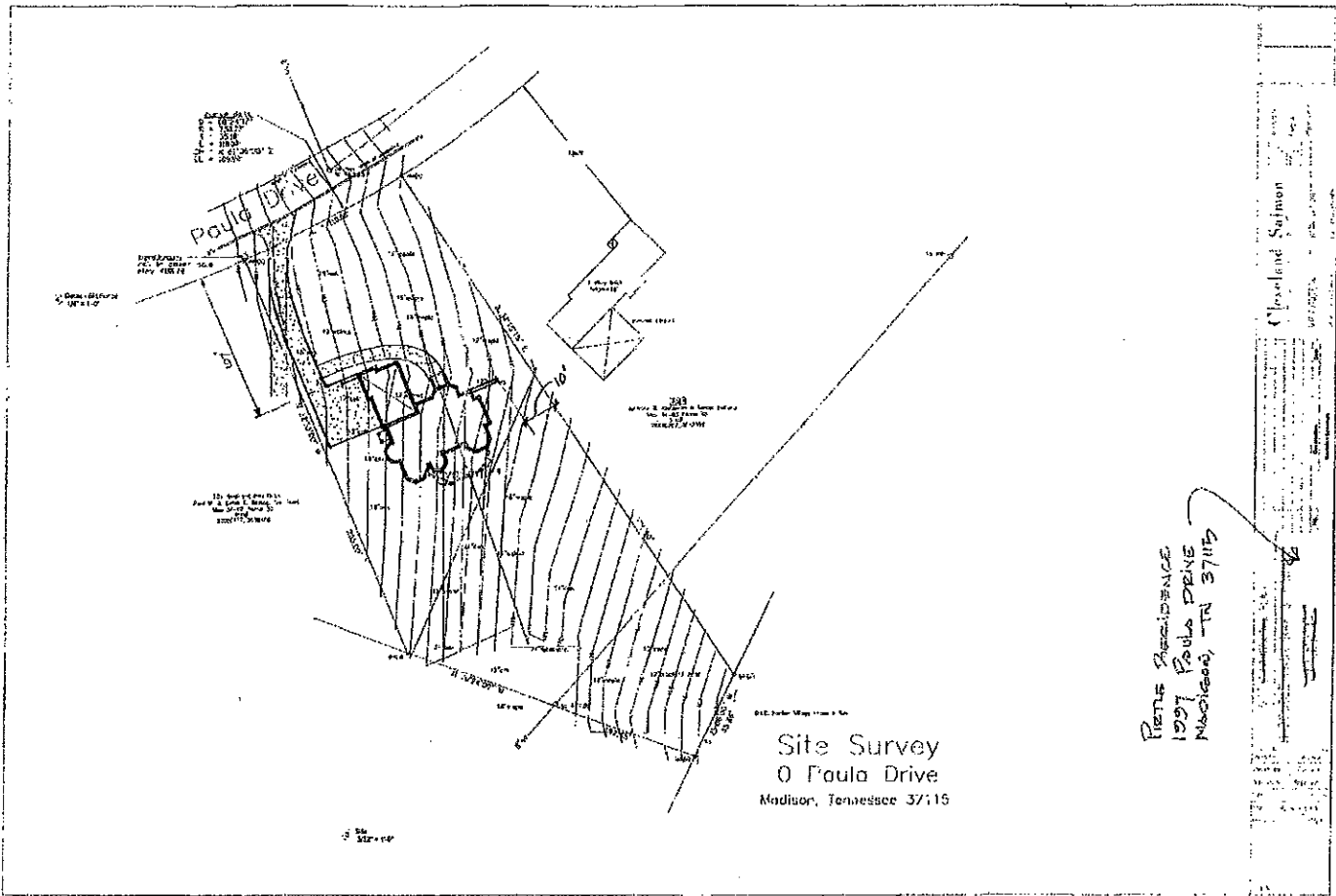
Milton Pirtle



Site Survey
 0 Paula Drive
 Madison, Tennessee 37115

Cleveland Saffmon

PETUE RESIDENCE
 1997 PAULA DRIVE
 MADISON, TN 37115



Site Survey
 0 Paula Drive
 Madison, Tennessee 37115

Cleveland Salmon

PITTS RESIDENCE
 1997 Paula Drive
 Nashville, TN 37115

PLANNING DEPARTMENT SIDEWALK VARIANCE RECOMMENDATION

BZA Case 2019-214 (1997 Paula Drive)

Metro Standard:	4' grass strip, 5' sidewalk, as defined by the Metro Local Street standard
Requested Variance:	Not build sidewalks; not contribute in-lieu of construction (eligible)
Zoning:	R20
Community Plan Policy:	T3 NM (Suburban Neighborhood Maintenance)
MCSP Street Designation:	Local Street
Transit:	0.41 miles south of #26 – Gallatin Pike and #56 – Gallatin Pike BRT Lite; planned High Capacity Transit per nMotion
Bikeway:	None existing; none planned

Planning Staff Recommendation: *Approve with conditions.*

Analysis: The applicant is constructing a new single family structure on the property through HUD's Good Neighbor Next Door program which assists teachers and first responders to become homeowners in revitalization areas. Planning evaluated the following factors for the variance request:

- (1) No sidewalk along the property frontage currently exists, which is consistent with adjacent properties to the east and west along the block face.
- (2) Right-of-way dedications will ensure that Metro does not have to purchase portions of the property in the future to construct sidewalks.
- (3) The Good Neighbor Next Door program assists with Metro's priority to provide more affordable housing in Nashville.

Given the factors above, staff recommends **approval with conditions.**

1. The applicant shall dedicate right-of-way along the property frontage to accommodate a future 4' grass strip and 5' sidewalk.

Metropolitan Board of Zoning Appeals

Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Appellant: KEYVIN ANTOONDate: 3-29-19Property Owner: 1201 PORTER LLCCase #: 2019- 216Representative: WILL GANTMap & Parcel: 083 0301600Council District 6

The undersigned hereby appeals from the decision of the Zoning Administrator,
wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose:

parking variance required space reduction
also drive aisle width

Activity Type: bar / nightclubLocation: 1201 Porter Rd.

This property is in the CL Zone District, in accordance with plans, application
and all data heretofore filed with the Zoning Administrator, all of which are attached
and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance
was denied for the reason:

Reason:

Section(s): 17-20.03

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section
17.40.180 Subsection _____ Of the Metropolitan Zoning Ordinance, a Variance,
Special Exception, or Modification to Non-Conforming uses or structures is here by
requested in the above requirement as applied to this property.

KEYVIN ANTOON
Appellant Name (Please Print)

WILL GANT
Representative Name (Please Print)

1201 PORTER RD
Address

2115 8TH AVE SOUTH
Address

NASHVILLE, TN 37206
City, State, Zip Code

NASHVILLE, TN 37204
City, State, Zip Code

615 275 9747
Phone Number

615 349 9639
Phone Number

KEYVIN@SOUTHERNGRISTBREWING.COM WGANT@CDPARCHITECTURE.COM
Email

Zoning Examiner: RB

Appeal Fee: \$2005



**Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210**



3640773

**ZONING BOARD APPEAL / CAAZ - 20190018397
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification**

PARCEL: 08303016000**APPLICATION DATE:** 03/29/2019**SITE ADDRESS:**

1201 PORTER RD NASHVILLE, TN 37206
N E CORNER PORTER RD & GREENWOOD AVE

PARCEL OWNER: 1201 PORTER, LLC**CONTRACTOR:****APPLICANT:****PURPOSE:**

requesting variance to number of parking spaces..22 required..14 existing also appealing 24' drive aisle requirement
POC WILL GANT 314-803-6952

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

Inspection requirements may change due to changes during construction.

APPLICATION FOR A VARIANCE REQUEST

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members. So they will have a better ideal of the nature of your request. Zoning staff will notify the district council member of the hearing. You will be responsible for preparing the envelopes and notices for mailing to the owners of property within 600 feet pf the property at issue in the case. The envelopes must include the return address for the BZA and case number. Fold and insert notices into envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to Zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting, and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding, sign placement.)

The day of the public hearing, it will be your responsibility to convey to the Board the nature of the hardship in your request that makes it difficult/impossible for you to comply with the Zoning Code. **It would be to your benefit to let your neighbors know about your request prior to all notices being sent to them from our office.**

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order in the case is entered. **Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied.** You should also be aware that you have two (2) years to obtain the permit or you would have to re-file your request with the board.

Once your request is filed, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for hearing until complete.

Any correspondence to the Board must be submitted to our office by noon, the Monday prior to the public hearing to be included in the record. You must provide eight (8) copies of your information to staff.

We hope that this information will be of help to you in understanding the variance procedure and if our office can be of further assistance, please do not hesitate to contact us.

METROPOLITAN BOARD OF ZONING APPEALS (615) 862-6510

I am aware that I am responsible for posting and also removing the sign(s) after the public hearing.


APPELLANT

3/29/19
DATE

Standards for a Variance

The Metropolitan Board of Zoning Appeals may grant variances from the strict application of the provisions of the Zoning Code based upon findings of fact related to the standards in section 17.40.370. This Section is included as follows:

Physical Characteristics of the property- The exceptional narrowness, shallowness or shape of a specific piece of property, exceptional topographic condition, or other extraordinary and exceptional condition of such property would result in peculiar and exceptional practical difficulties to, or exceptional or undue hardship upon the owners of such property.

Unique characteristics- *The specific conditions cited are unique to the subject property and generally not prevalent to other properties in the general area.*

Hardship not self-imposed- The alleged difficulty or hardship has not been created by the previous actions of any person having an interest in the property after date of Zoning Code.

Financial gain not only bases- Financial gain is not the sole basis for granting the variance.

No injury to neighboring property- The granting of a variance will not be injurious to other property or improvements in the area, impair and adequate supply of light and air to adjacent property, or substantially diminish or impair property values within the area.

No harm to public welfare- *The granting of the variance will not be detrimental to the public welfare and will not substantially impair the intent and purpose of this Zoning Code.*

Integrity of Master Development Plan- *The granting of a variance will not compromise the design integrity or functional operation of activities or facilities within an approved Planned Unit Development.*

The Board shall not grant variances to the land use provisions of section 2.3, nor the density of Floor Area Ratio (FAR) standards of Tables 3-B and 2-C, nor the required size of residential lots approved by the Planning Commission under the authority of section 3.7 (Lot Averaging), section 3.8 (Cluster Lot Option) or Section 9. E.3 (PUD). Further the Board shall not act on a variance application within a Planned Unit Development (PUD), Urban Design Overlay or Institutional Overlay district without first considering a recommendation from the Planning Commission.

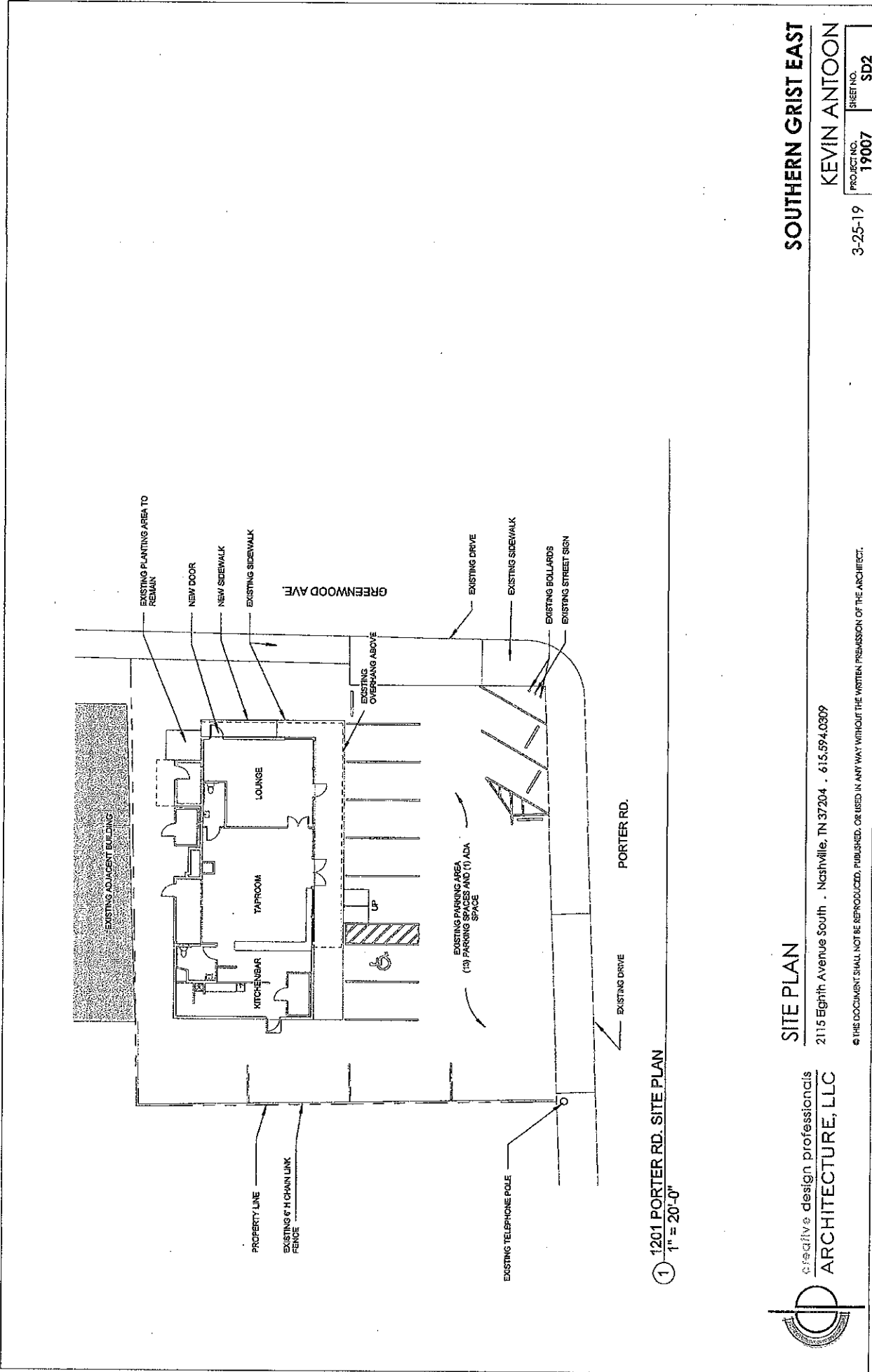
In Simple terms, for the Board to gran you a variance in the zoning ordinance, you must convey to the Board what your hardship is. Hardships are narrowness, shallowness, irregular shape, and topography of property. The Board can also consider other practical difficulties such as mature trees, easements, and location of disposal systems which can affect your plan. Consideration can be given to the characteristics of neighborhood and the way it is developed. One or more of these conditions must affect your inability to build or occupy the property to provide your case.

At the public hearing, please be prepared to tell the Board what your hardship is, why you cannot build in accordance with zoning without requesting a variance and why you feel you have legitimate hardship.

The Board cannot grant a variance based solely on inconvenience to the applicant or solely on a financial consideration. It is incumbent on you as the appellant to complete this form by conveying a **HARDSHIP** as outlined. At the meeting it is important that you explain this hardship as effectively as possible.

WHAT SPECIFIC AND UNIQUE CIRCUMSTANCES (HARDSHIP) EXIST THAT WOULD AUTHORIZE THE CONSIDERATION OF THE BOARD UNDER THE REVIEW STANDARDS AS OUTLINED?

REQUEST VARIANCE TO REQ'D PARKING SPACES AND THE 24 FT. DRIVE AISLE WIDTH.



1 1201 PORTER RD. SITE PLAN
1" = 20'-0"



SITE PLAN

2115 Eighth Avenue South · Nashville, TN 37204 · 615.594.0309

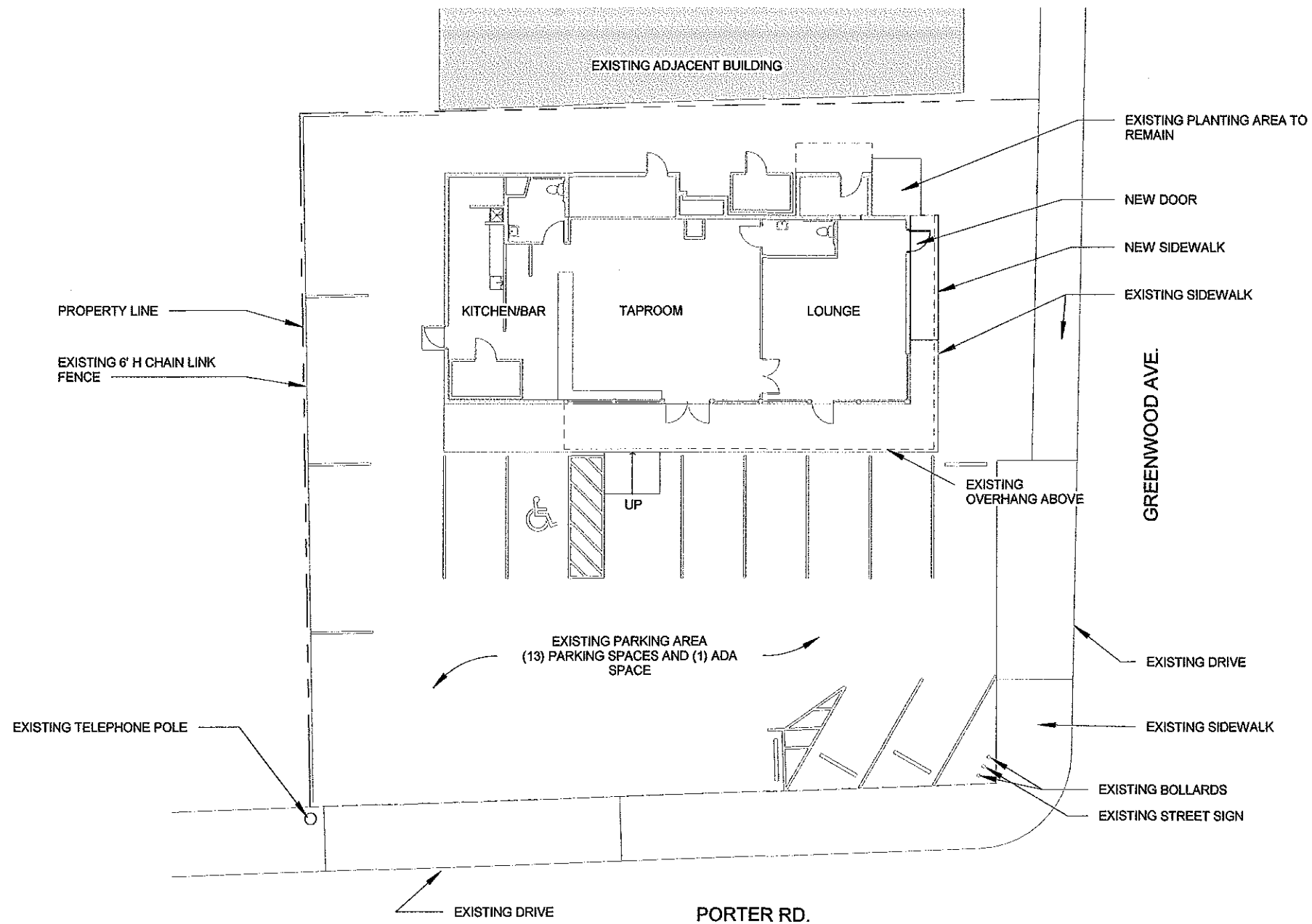
THIS DOCUMENT SHALL NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

SOUTHERN GRIST EAST

KEVIN ANTOON

PROJECT NO. 19007
SHEET NO. SD2

3-25-19



① 1201 PORTER RD. SITE PLAN
1" = 20'-0"

SITE PLAN

2115 Eighth Avenue South . Nashville, TN 37204 . 615.594.0309

© THIS DOCUMENT SHALL NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

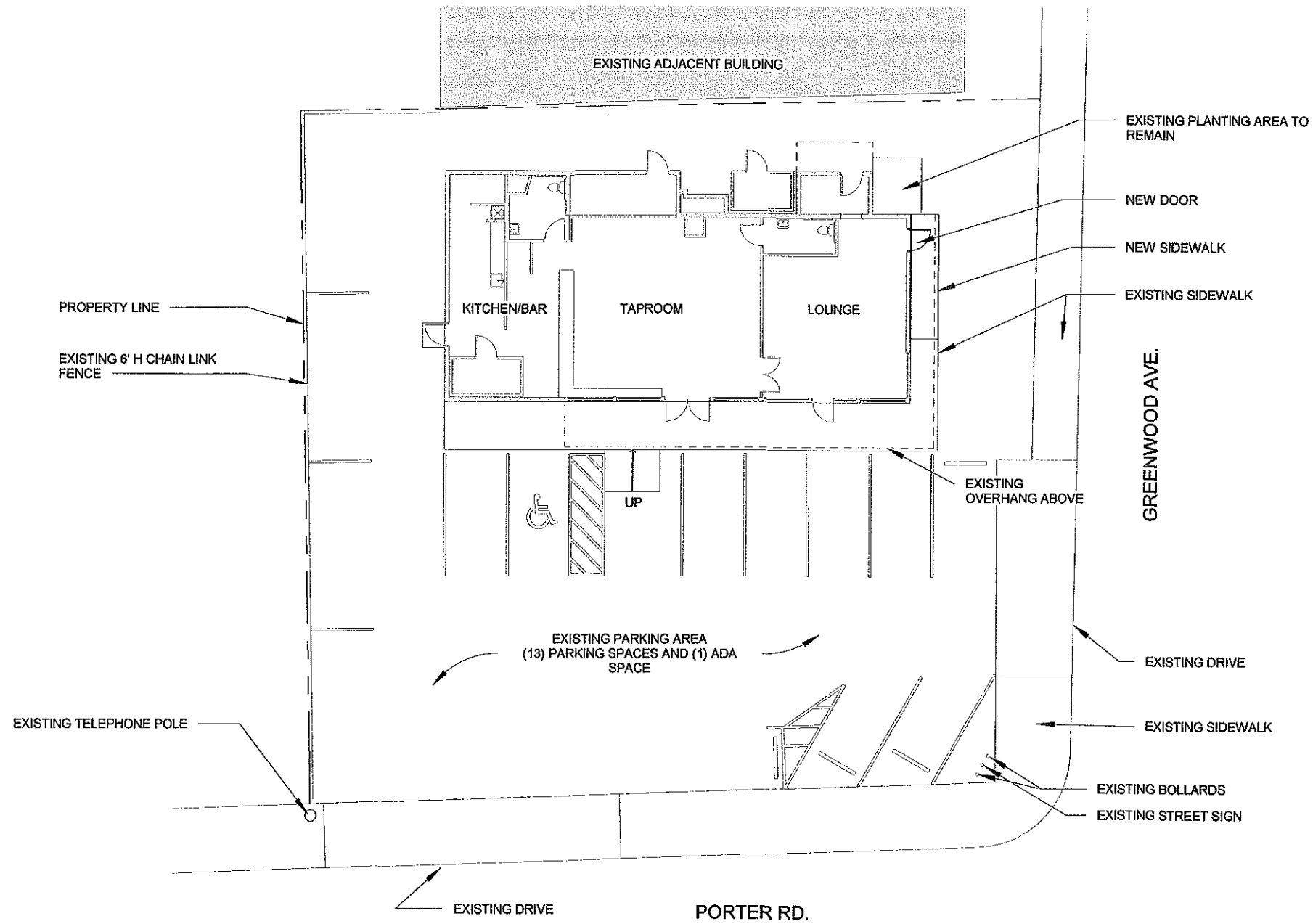
SOUTHERN GRIST EAST

KEVIN ANTOON

3-25-19

PROJECT NO.
19007

SHEET NO.
SD2



① 1201 PORTER RD. SITE PLAN
1" = 20'-0"

SITE PLAN

2115 Eighth Avenue South . Nashville, TN 37204 . 615.594.0309

© THIS DOCUMENT SHALL NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

SOUTHERN GRIST EAST

KEVIN ANTOON

3-25-19

PROJECT NO.
19007

SHEET NO.
SD2

Metropolitan Board of Zoning Appeals

Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210



Appellant: Evaniel Johnson III Date: 3/29/2019
Property Owner: _____ Case #: 2019-217
Representative: Evaniel Johnson Map & Parcel: 072150.216.00

Council District 07

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose: RESIDENTIAL NEW CONSTRUCTION
NEW UNIT / EXISTING UNIT

Activity Type: RESIDENTIAL

Location: 1704 Porter Nashville, TN 37206

This property is in the R10 Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: REQUEST TO BUILD DUPLEX ON PARCEL WITH 800 SF
REQUEST NOT TO INSTALL SIDEWALKS OR CONTRIBUTES

Section(s): 17.12.020A 17.20.120

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection B Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

Evaniel Johnson III
Appellant Name (Please Print), Representative Name (Please Print)

1813 Sailwind Cove
Address, Address

White's Creek TN
City, State, Zip Code 37185, City, State, Zip Code

(615) 275-6139
Phone Number, Phone Number

evaniel9073@gmail.com
Email, Email

Zoning Examiner: TC, Appeal Fee: _____

APPLICATION FOR A VARIANCE REQUEST

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members. So they will have a better ideal of the nature of your request. Zoning staff will notify the district council member of the hearing. You will be responsible for preparing the envelopes and notices for mailing to the owners of property within 600 feet of the property at issue in the case. The envelopes must include the return address for the BZA and case number. Fold and insert notices into envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to Zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting, and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding, sign placement.)

The day of the public hearing, it will be your responsibility to convey to the Board the nature of the hardship in your request that makes it difficult/impossible for you to comply with the Zoning Code. **It would be to your benefit to let your neighbors know about your request prior to all notices being sent to them from our office.**

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order in the case is entered. **Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied.** You should also be aware that you have two (2) years to obtain the permit or you would have to re-file your request with the board.

Once your request is filed, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for hearing until complete.

Any correspondence to the Board must be submitted to our office by noon, the Monday prior to the public hearing to be included in the record. You must provide eight (8) copies of your information to staff.

We hope that this information will be of help to you in understanding the variance procedure and if our office can be of further assistance, please do not hesitate to contact us.

METROPOLITAN BOARD OF ZONING APPEALS (615) 862-6510

I am aware that I am responsible for posting and also removing the sign(s) after the public hearing.



 APPELLANT

3/29/2019
 DATE

Standards for a Variance

The Metropolitan Board of Zoning Appeals may grant variances from the strict application of the provisions of the Zoning Code based upon findings of fact related to the standards in section 17.40.370. This Section is included as follows:

Physical Characteristics of the property- The exceptional narrowness, shallowness or shape of a specific piece of property, exceptional topographic condition, or other extraordinary and exceptional condition of such property would result in peculiar and exceptional practical difficulties to, or exceptional or undue hardship upon the owners of such property.

Unique characteristics- *The specific conditions cited are unique to the subject property and generally not prevalent to other properties in the general area.*

Hardship not self-imposed- *The alleged difficulty or hardship has not been created by the previous actions of any person having an interest in the property after date of Zoning Code.*

Financial gain not only bases- *Financial gain is not the sole basis for granting the variance.*

No injury to neighboring property- *The granting of a variance will not be injurious to other property or improvements in the area, impair and adequate supply of light and air to adjacent property, or substantially diminish or impair property values within the area.*

No harm to public welfare- *The granting of the variance will not be detrimental to the public welfare and will not substantially impair the intent and purpose of this Zoning Code.*

Integrity of Master Development Plan- *The granting of a variance will not compromise the design integrity or functional operation of activities or facilities within an approved Planned Unit Development.*

The Board shall not grant variances to the land use provisions of section 2.3, nor the density of Floor Area Ratio (FAR) standards of Tables 3-B and 2-C, nor the required size of residential lots approved by the Planning Commission under the authority of section 3.7 (Lot Averaging), section 3.8 (Cluster Lot Option) or Section 9. E.3 (PUD). Further the Board shall not act on a variance application within a Planned Unit Development (PUD), Urban Design Overlay or Institutional Overlay district without first considering a recommendation from the Planning Commission.

Our hardship is the characteristics of the property. The property exceptional narrowness, shallowness and shape of the property are the reason for the variance request. My client, Ms Wray, want to construct a single family home on the back of the property. The property is owned by Ms Wray's mother who has agreed, and would like for her daughter to be close to her during her later years. Ms Wray grew up and went to school in the area and would like to live in the area. She is presently employed as a metro teacher.

In the request, not install sidewalk is that there is no sidewalk on either side of the existing property at 1704 Porter RD, as well as down the street on Porter and Sherwood street.



Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210



3641190

ZONING BOARD APPEAL / CAAZ - 20190018487
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification

PARCEL: 07215021600

APPLICATION DATE: 03/29/2019

SITE ADDRESS:

1704 PORTER RD NASHVILLE, TN 37206

PT LOT 41 RIVERSIDE DR SUB

PARCEL OWNER: WRAY, IRIS D.

CONTRACTOR:

APPLICANT:**PURPOSE:**

REQUIRED: PER 17.12.020A MINIMUM LOT AREA IS 10,000 SQUARE FEET

REQUEST: TO BUILD DUPLEX ON PARCEL WITH 9,500 SQUARE FEET OF AREA.

REQUIRED: PER 17.20.120 SIDEWALKS REQUIRED

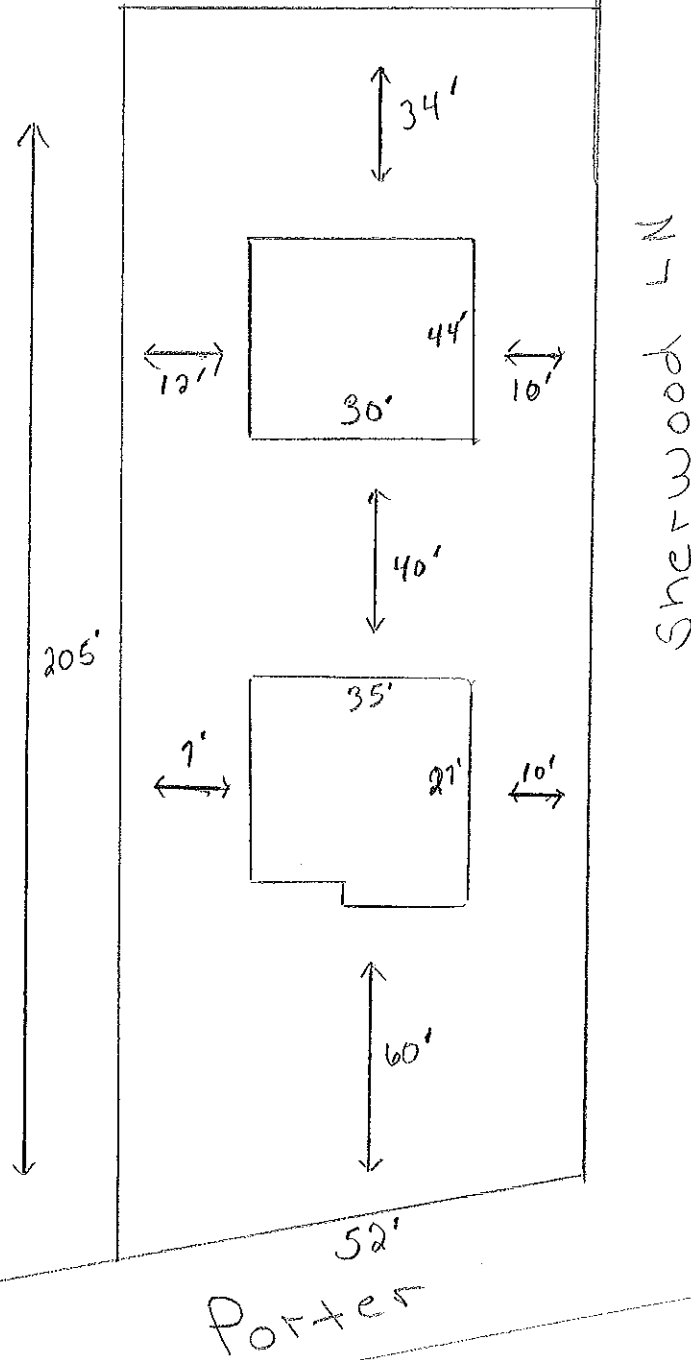
REQUEST: NOT TO INSTALL SIDEWALKS OR CONTRIBUTE

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

Inspection requirements may change due to changes during construction.

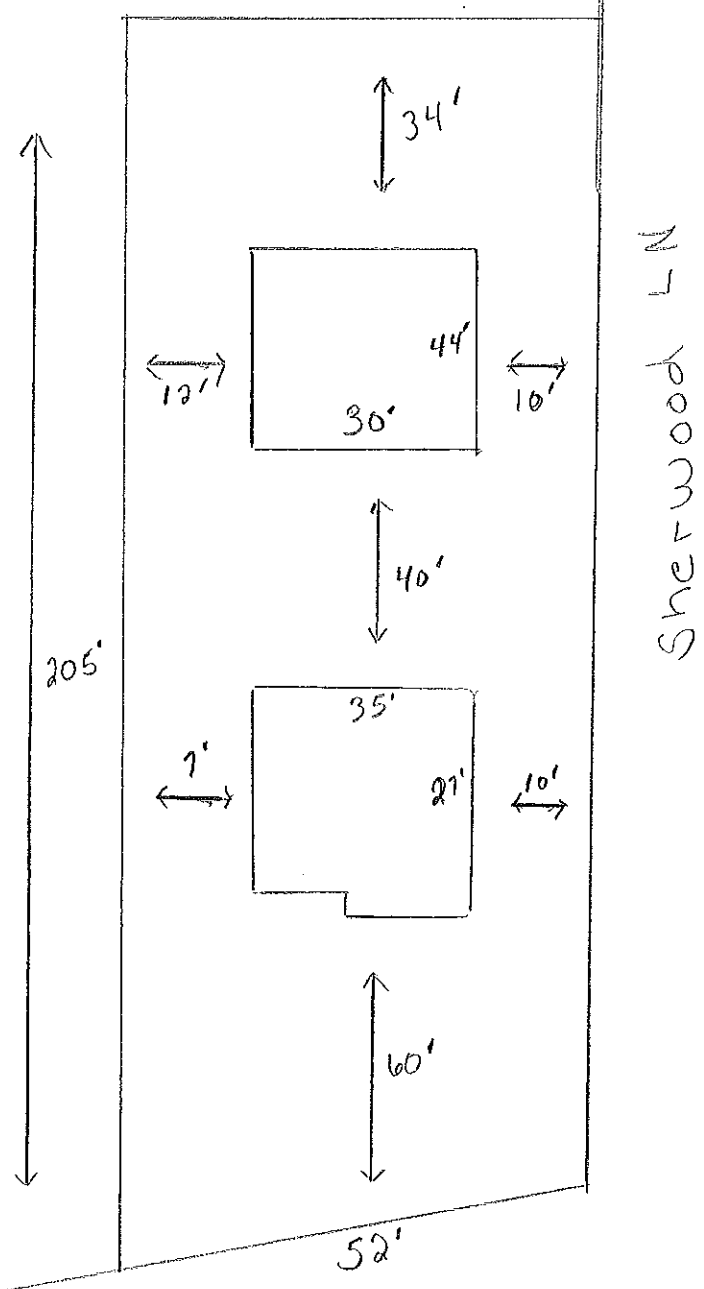
Site Plan



1704 Porter RD
 Nashville, TN 37206

Ms. Iris Wray
 Map & Parcel: 072 150 216.00

Site Plan



1704 Porter RD
 Nashville, TN 37206

Ms. Iris Wray
 Map & Parcel: 072 150 216.00

PLANNING DEPARTMENT SIDEWALK VARIANCE RECOMMENDATION

BZA Case 2019-217 (1704 Porter Road)

Metro Standard:	Porter Road – 6’ grass strip, 6’ sidewalk, as defined by the Major and Collector Street Plan
	Sherwood Lane – 4’ grass strip, 5’ sidewalk, as defined by the Local Street standard
Requested Variance:	Not upgrade sidewalks on Porter Road, not construct sidewalks on Sherwood Lane
Zoning:	R10
Community Plan Policy:	T3 NM (Suburban Neighborhood Maintenance)
MCSP Street Designation:	Porter Road – T3-R-CA2
	Sherwood Lane – Local Street
Transit:	Property 635’ from #4 – Shelby
Bikeway:	None existing; minor protected bike lanes planned per WalknBike

Planning Staff Recommendation: *Approve with conditions.*

Analysis: The applicant proposes to construct a second single family dwelling on the property and requests not to upgrade the existing sidewalk on either property frontage, due to the unique property shape and lack of sidewalks along Sherwood Lane. Planning evaluated the following factors for the variance request:

- (1) A 6’ sidewalk with no grass strip currently exist along the property’s Porter Road frontage, which is consistent with the adjacent properties to the east and west along the block face.
- (2) The lot width is narrow with an existing structure proposed to remain oriented towards Porter Road. Access for the structure is on Sherwood Lane. Given the lot’s narrowness and topography along Sherwood Lane, construction of sidewalks to the Local Street Standard will impact this access point. Therefore, dedicating right-of-way on the Sherwood Lane frontage will allow Metro to construct sidewalks there in the future without having to acquire additional property and reduce impacts to the existing structure with sidewalk construction.

Given the factors above, staff recommends **approval with conditions:**

1. Maintain existing sidewalk conditions in a state of good repair per Public Works final guidance. Any portion of the existing sidewalk along the property frontage that is not ADA compliant is to be removed and replaced in-kind with MPW Detail ST-210 sidewalk.
2. The applicant shall contribute in-lieu of construction for the Porter Road property frontage.
3. The applicant shall dedicate right-of-way along the Porter Road and Sherwood Lane property frontages to accommodate future sidewalks per the Major and Collector Street Plan and Metro Local Street standards, respectively.

From: [Alyce Scrivner](#)
To: [Davis, Anthony \(Council Member\)](#); [Board of Zoning Appeals \(Codes\)](#)
Subject: Appeal Case Number 2019-217, 1704 Porter Rd
Date: Tuesday, May 7, 2019 2:32:52 PM

Councilman Davis and BZA,

I am writing to express my deep concern about variance requests that ask to not build sidewalks and not contribute into the sidewalk fund as Appeal Case Number 2019-217 does. Nashville is growing at a fast pace and yet, we don't have funding to sidewalk the roadways that are currently lacking this infrastructure. A Bill has been put in to place to help us make progress on this exact issue for the health and safety of all Nashvillians. Please help to enforce this Bill.

Please do not accept the appeal that has been requested for our neighborhood.

Thank you,
Alyce Scrivner
Business Owner
1530 Riverside Drive

Metropolitan Board of Zoning Appeals

Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210



Appellant: Abner Rodgers

Date: 4-1-19

Property Owner: John FUGUA

Case #: 2019-220

Representative: ABNER RODGERS

Map & Parcel: 092010150

Council District 21

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose:

To Appeal SIDEWALK REQUIREMENTS
DUE TO CONSTRUCTING AND UNIT OF DUPLEX
ON PROPERTY.
PERMIT 2018046904

Activity Type:

Location: 3107 ALAMEDA ST

This property is in the R6 Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: SIDEWALK VARIANCE

Section(s): 17.20.120

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection _____ Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

John FUGUA
Appellant Name (Please Print)

Abner Rodgers
Representative Name (Please Print)

2409 Elliott Ave
Address

375 Westport Dr
Address

Nashville
City, State, Zip Code
Nashville Tenn 37204

Nashville TN 37218
City, State, Zip Code

Phone Number
615-945-5256 Home
615-385 1138 Cell

Phone Number

Email brendafugua@att.net

Email

Zoning Examiner: UB

Appeal Fee: _____

Brenda fugua @ att.net



**Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210**



3642546

**ZONING BOARD APPEAL / CAAZ - 20190018714
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification**

PARCEL: 09201011500

APPLICATION DATE: 04/01/2019

SITE ADDRESS:

3107 ALAMEDA ST NASHVILLE, TN 37209
LOT 11 BLK 25 MIDWAY

PARCEL OWNER: FUQUA JOHN L.

CONTRACTOR:**APPLICANT:****PURPOSE:**

NEED COMPLETED VARIANCE REQUEST PRIOR TO FILING APPEAL (4/1/2019)

Requesting Sidewalk Variance from requirement to build sidewalks. . Requesting to Replace sections of sidewalk as necessary that are not in acceptable condition per Public Works.

POC: Abner Rodgers 615-308-2569

Construction permitted on 2018046904

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

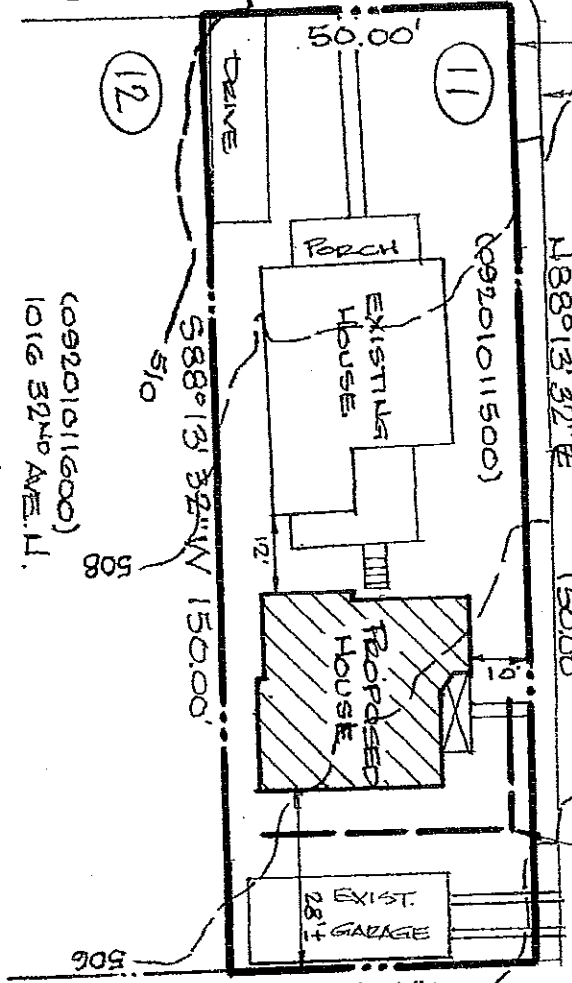
Inspection requirements may change due to changes during construction.

LOT AREA: 7,500.0 SQ.FT.

ALAMEDA STREET (50')
(ASPHALT)

EROSION CONTROL
(SEE METRO BMP
FOR DETAILS)

32ND AVENUE NORTH (50')
(ASPHALT)
N01°46'28"W



PROPERTY ZONED: R4

Prepared By:
R.J. Montoya - Land Surveying

1105 Old Dickerson Road
Goodlettsville, TN, 37072
Phone: 615-347-1210 Email: rocky.surveyor@gmail.com



Site Plan

1018 32ND AVENUE NORTH
Nashville - Davidson Co., TN.

SHEET NO.

S-1.0

APPLICATION FOR A VARIANCE REQUEST

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members. So they will have a better ideal of the nature of your request. Zoning staff will notify the district council member of the hearing. You will be responsible for preparing the envelopes and notices for mailing to the owners of property within 600 feet pf the property at issue in the case. The envelopes must include the return address for the BZA and case number. Fold and insert notices into envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to Zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting, and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding, sign placement.)

The day of the public hearing, it will be your responsibility to convey to the Board the nature of the hardship in your request that makes it difficult/impossible for you to comply with the Zoning Code. **It would be to your benefit to let your neighbors know about your request prior to all notices being sent to them from our office.**

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order in the case is entered. **Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied.** You should also be aware that you have two (2) years to obtain the permit or you would have to re-file your request with the board.

Once your request is filed, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for hearing until complete.

Any correspondence to the Board must be submitted to our office by noon, the Monday prior to the public hearing to be included in the record. You must provide eight (8) copies of your information to staff.

We hope that this information will be of help to you in understanding the variance procedure and if our office can be of further assistance, please do not hesitate to contact us.

METROPOLITAN BOARD OF ZONING APPEALS (615) 862-6510

I am aware that I am responsible for posting and also removing the sign(s) after the public hearing.

Abner Rodgers

APPELLANT

4-1-19

DATE

Standards for a Variance

The Metropolitan Board of Zoning Appeals may grant variances from the strict application of the provisions of the Zoning Code based upon findings of fact related to the standards in section 17.40.370. This Section is included as follows:

Physical Characteristics of the property- The exceptional narrowness, shallowness or shape of a specific piece of property, exceptional topographic condition, or other extraordinary and exceptional condition of such property would result in peculiar and exceptional practical difficulties to, or exceptional or undue hardship upon the owners of such property.

Unique characteristics- *The specific conditions cited are unique to the subject property and generally not prevalent to other properties in the general area.*

Hardship not self-imposed- *The alleged difficulty or hardship has not been created by the previous actions of any person having an interest in the property after date of Zoning Code.*

Financial gain not only bases- *Financial gain is not the sole basis for granting the variance.*

No injury to neighboring property- *The granting of a variance will not be injurious to other property or improvements in the area, impair and adequate supply of light and air to adjacent property, or substantially diminish or impair property values within the area.*

No harm to public welfare- *The granting of the variance will not be detrimental to the public welfare and will not substantially impair the intent and purpose of this Zoning Code.*

Integrity of Master Development Plan- *The granting of a variance will not compromise the design integrity or functional operation of activities or facilities within an approved Planned Unit Development.*

The Board shall not grant variances to the land use provisions of section 2.3, nor the density of Floor Area Ratio (FAR) standards of Tables 3-B and 2-C, nor the required size of residential lots approved by the Planning Commission under the authority of section 3.7 (Lot Averaging), section 3.8 (Cluster Lot Option) or Section 9. E.3 (PUD). Further the Board shall not act on a variance application within a Planned Unit Development (PUD), Urban Design Overlay or Institutional Overlay district without first considering a recommendation from the Planning Commission.

In Simple terms, for the Board to gran you a variance in the zoning ordinance, you must convey to the Board what your hardship is. Hardships are narrowness, shallowness, irregular shape, and topography of property. The Board can also consider other practical difficulties such as mature trees, easements, and location of disposal systems which can affect your plan. Consideration can be given to the characteristics of neighborhood and the way it is developed. One or more of these conditions must affect your inability to build or occupy the property to provide your case.

At the public hearing, please be prepared to tell the Board what your hardship is, why you cannot build in accordance with zoning without requesting a variance and why you feel you have legitimate hardship.

The Board cannot grant a variance based solely on inconvenience to the applicant or solely on a financial consideration. It is incumbent on you as the appellant to complete this form by conveying a **HARDSHIP** as outlined. At the meeting it is important that you explain this hardship as effectively as possible.

WHAT SPECIFIC AND UNIQUE CIRCUMSTANCES (HARDSHIP) EXIST THAT WOULD AUTHORIZE THE CONSIDERATION OF THE BOARD UNDER THE REVIEW STANDARDS AS OUTLINED?

The original plan was to ^{Repair} replace Damage =
Side WALK IN front of New Construction,
Not to Replace ENTIRE Side WALK ON Two Streets
There is no Money the Budget to replace 220 feet
of Sidewalk

PLANNING DEPARTMENT SIDEWALK VARIANCE RECOMMENDATION

BZA Case 2019-220 (3107 Alameda Street)

Metro Standard:	Alameda Street – 4’ grass strip, 5’ sidewalk, as defined by the Local Street standard 32 nd Avenue North – 4’ grass strip, 5’ sidewalk, as defined by the Local Street standard
Requested Variance:	Not upgrade sidewalks
Zoning:	R6
Community Plan Policy:	T4 NM (Urban Neighborhood Maintenance)
MCSP Street Designation:	Alameda Street – Local Street 32 nd Avenue North – Local Street
Transit:	Property 385’ from #60 – Music City Circuit (Blue)
Bikeway:	None existing; none planned

Planning Staff Recommendation: *Approve with conditions.*

Analysis: The applicant proposes to construct a second single family dwelling on the property and requests not to upgrade the existing sidewalks due to the presence of existing sidewalks and utilities. Planning evaluated the following factors for the variance request:

- (1) A 5’ sidewalk currently exists along the property’s frontages, which is consistent with the adjacent properties.
- (2) Utilities are located within and at the back of the sidewalk along Alameda Street. Relocation of the utilities poses a significant challenge in achieving the Metro Local Street standard along Alameda Street.
- (3) Dedicating right of way along both frontages will allow Metro to upgrade sidewalks there in the future without having to purchase additional property.

Given the factors above, staff recommends **approval with conditions:**

1. Maintain existing sidewalk conditions in a state of good repair per Public Works final guidance. Any portion of the existing sidewalk along the property frontage that is not ADA compliant is to be removed and replaced in-kind with MPW Detail ST-210 sidewalk.
2. The applicant shall contribute in-lieu of construction for the 32nd Avenue North property frontage.
3. The applicant shall dedicate right-of-way along the property frontages to accommodate a future 4’ grass strip and 5’ sidewalk.

Metropolitan Board of Zoning Appeals

Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210



Appellant: OLD HICKORY CREDIT UNION Date: APRIL 1, 2019
Property Owner: OLD HICKORY CREDIT UNION Case #: 2019- 221
Representative: BONNETTE A. DAWSON Map & Parcel: 096090 074 00

Council District 15

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose: COMMERCIAL SIGNAGE
OLD HICKORY CREDIT UNION

Activity Type: COMMERCIAL SIGN

Location: 410 DONELSON PIKE

This property is in the OL Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: LED MESSAGE BOARDS PROHIBITED ON OL

Section(s): 17.32.050

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection B Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

OLD HICKORY CREDIT UNION
Appellant Name (Please Print)

BONNETTE A. DAWSON
Representative Name (Please Print)

1000 INDUSTRIAL RD.
Address

1000 INDUSTRIAL RD.
Address

OLD HICKORY, TN 37138
City, State, Zip Code

OLD HICKORY, TN 37138
City, State, Zip Code

615-847-4043
Phone Number

615-202-8201
Phone Number

www.ohcu.org
Email

bdawson@ohcu.org
Email

Zoning Examiner: TC

Appeal Fee: _____

APPLICATION FOR A VARIANCE REQUEST

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members. So they will have a better ideal of the nature of your request. Zoning staff will notify the district council member of the hearing. You will be responsible for preparing the envelopes and notices for mailing to the owners of property within 600 feet pf the property at issue in the case. The envelopes must include the return address for the BZA and case number. Fold and insert notices into envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to Zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting, and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding, sign placement.)

The day of the public hearing, it will be your responsibility to convey to the Board the nature of the hardship in your request that makes it difficult/impossible for you to comply with the Zoning Code. **It would be to your benefit to let your neighbors know about your request prior to all notices being sent to them from our office.**

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order in the case is entered. **Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied.** You should also be aware that you have two (2) years to obtain the permit or you would have to re-file your request with the board.

Once your request is filed, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for hearing until complete.

Any correspondence to the Board must be submitted to our office by noon, the Monday prior to the public hearing to be included in the record. You must provide eight (8) copies of your information to staff.

We hope that this information will be of help to you in understanding the variance procedure and if our office can be of further assistance, please do not hesitate to contact us.

METROPOLITAN BOARD OF ZONING APPEALS (615) 862-6510

I am aware that I am responsible for posting and also removing the sign(s) after the public hearing.

Bonnette C. Dawson - Old Hickory
APPELLANT Credit Union

4-1-19
DATE

Standards for a Variance

The Metropolitan Board of Zoning Appeals may grant variances from the strict application of the provisions of the Zoning Code based upon findings of fact related to the standards in section 17.40.370. This Section is included as follows:

Physical Characteristics of the property- The exceptional narrowness, shallowness or shape of a specific piece of property, exceptional topographic condition, or other extraordinary and exceptional condition of such property would result in peculiar and exceptional practical difficulties to, or exceptional or undue hardship upon the owners of such property.

Unique characteristics- *The specific conditions cited are unique to the subject property and generally not prevalent to other properties in the general area.*

Hardship not self-imposed- The alleged difficulty or hardship has not been created by the previous actions of any person having an interest in the property after date of Zoning Code.

Financial gain not only bases- Financial gain is not the sole basis for granting the variance.

No injury to neighboring property- The granting of a variance will not be injurious to other property or improvements in the area, impair and adequate supply of light and air to adjacent property, or substantially diminish or impair property values within the area.

No harm to public welfare- *The granting of the variance will not be detrimental to the public welfare and will not substantially impair the intent and purpose of this Zoning Code.*

Integrity of Master Development Plan- *The granting of a variance will not compromise the design integrity or functional operation of activities or facilities within an approved Planned Unit Development.*

The Board shall not grant variances to the land use provisions of section 2.3, nor the density of Floor Area Ratio (FAR) standards of Tables 3-B and 2-C, nor the required size of residential lots approved by the Planning Commission under the authority of section 3.7 (Lot Averaging), section 3.8 (Cluster Lot Option) or Section 9. E.3 (PUD). Further the Board shall not act on a variance application within a Planned Unit Development (PUD), Urban Design Overlay or Institutional Overlay district without first considering a recommendation from the Planning Commission.

In Simple terms, for the Board to gran you a variance in the zoning ordinance, you must convey to the Board what your hardship is. Hardships are narrowness, shallowness, irregular shape, and topography of property. The Board can also consider other practical difficulties such as mature trees, easements, and location of disposal systems which can affect your plan. Consideration can be given to the characteristics of neighborhood and the way it is developed. One or more of these conditions must affect your inability to build or occupy the property to provide your case.

At the public hearing, please be prepared to tell the Board what your hardship is, why you cannot build in accordance with zoning without requesting a variance and why you feel you have legitimate hardship.

The Board cannot grant a variance based solely on inconvenience to the applicant or solely on a financial consideration. It is incumbent on you as the appellant to complete this form by conveying a **HARDSHIP** as outlined. At the meeting it is important that you explain this hardship as effectively as possible.

WHAT SPECIFIC AND UNIQUE CIRCUMSTANCES (HARDSHIP) EXIST THAT WOULD AUTHORIZE THE CONSIDERATION OF THE BOARD UNDER THE REVIEW STANDARDS AS OUTLINED?

IT WOULD PROVIDE A BETTER WAY TO NOTIFY
OUR MEMBERS OF RATE CHANGES AND SPECIALS.
IT WOULD NOT INVOLVE MOVING MESSAGES AND
ANIMATION.



Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210



3642613

ZONING BOARD APPEAL / CAAZ - 20190018721
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification

PARCEL: 09609007400

APPLICATION DATE: 04/01/2019

SITE ADDRESS:

410 DONELSON PIKE NASHVILLE, TN 37214
LOT 1 MARTINWOOD HEIGHTS ADDITION

PARCEL OWNER: OLD HICKORY CREDIT UNION

CONTRACTOR:

APPLICANT:

PURPOSE:

PER 17.32.050 (H)(2) LED MESSAGE BOARDS AND DIGITAL DISPLAY SIGNS IN THE... ..OL... ..ZONING DISTRICTS ARE PROHIBITED... ..

REQUEST: TO INSTALL 2'X8' LED DISPLAY BOARD WITHIN PROPOSED 6'X8' MONUMENT SIGN... ..

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

Inspection requirements may change due to changes during construction.



Metropolitan Board of Zoning Appeals

Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY



Appellant: OLD HICKORY CREDIT UNION Date: APRIL 1, 2019
Property Owner: OLD HICKORY CREDIT UNION Case #: 2019- 222
Representative: BONNETTE A. DAWSON Map & Parcel: 064-010-06200

Council District 11

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose: COMMERCIAL SIGNAGE
OLD HICKORY CREDIT UNION

Activity Type: COMMERCIAL SIGN

Location: 76 MONTCHANIN RD. OLD HICKORY 37138

This property is in the OL Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: LED MESSAGE BOARDS PROHIBITED ON OL

Section(s): 17.32.050

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection B Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

OLD HICKORY CREDIT UNION
Appellant Name (Please Print)

BONNETTE A. DAWSON
Representative Name (Please Print)

1000 INDUSTRIAL RD.
Address

1000 INDUSTRIAL RD.
Address

OLD HICKORY, TN 37138
City, State, Zip Code

OLD HICKORY, TN 37138
City, State, Zip Code

615-847-4043
Phone Number

615-202-8201
Phone Number

www.ohcu.org
Email

bdawson@ohcu.org
Email

Zoning Examiner: TC

Appeal Fee: _____



Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210



3642613

ZONING BOARD APPEAL / CAAZ - 20190018721
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification

PARCEL: 09609007400

APPLICATION DATE: 04/01/2019

SITE ADDRESS:

410 DONELSON PIKE NASHVILLE, TN 37214
LOT 1 MARTINWOOD HEIGHTS ADDITION

PARCEL OWNER: OLD HICKORY CREDIT UNION

CONTRACTOR:

APPLICANT:

PURPOSE:

PER 17.32.050 (H)(2) LED MESSAGE BOARDS AND DIGITAL DISPLAY SIGNS IN THE... ..OL... ..ZONING DISTRICTS ARE PROHIBITED... ..

REQUEST: TO INSTALL 2'X8' LED DISPLAY BOARD WITHIN PROPOSED 6'X8' MONUMENT SIGN... ..

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

Inspection requirements may change due to changes during construction.

APPLICATION FOR A VARIANCE REQUEST

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members. So they will have a better ideal of the nature of your request. Zoning staff will notify the district council member of the hearing. ~~You will be responsible for preparing the envelopes and notices for mailing to the owners of property within 600 feet of the property at issue in the case. The envelopes must include the return address for the BZA and case number.~~ Fold and insert notices into envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to Zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting, and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding, sign placement.)

The day of the public hearing, it will be your responsibility to convey to the Board the nature of the hardship in your request that makes it difficult/impossible for you to comply with the Zoning Code. **It would be to your benefit to let your neighbors know about your request prior to all notices being sent to them from our office.**

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order in the case is entered. **Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied.** You should also be aware that you have two (2) years to obtain the permit or you would have to re-file your request with the board.

Once your request is filed, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for hearing until complete.

Any correspondence to the Board must be submitted to our office by noon, the Monday prior to the public hearing to be included in the record. You must provide eight (8) copies of your information to staff.

We hope that this information will be of help to you in understanding the variance procedure and if our office can be of further assistance, please do not hesitate to contact us.

METROPOLITAN BOARD OF ZONING APPEALS (615) 862-6510

I am aware that I am responsible for posting and also removing the sign(s) after the public hearing.

Bonnette C. Dawson - Old Hickory
Credit Union
 APPELLANT

4-1-19
 DATE

Standards for a Variance

The Metropolitan Board of Zoning Appeals may grant variances from the strict application of the provisions of the Zoning Code based upon findings of fact related to the standards in section 17-40-370. This Section is included as follows:

Physical Characteristics of the property- The exceptional narrowness, shallowness or shape of a specific piece of property, exceptional topographic condition, or other extraordinary and exceptional condition of such property would result in peculiar and exceptional practical difficulties to, or exceptional or undue hardship upon the owners of such property.

Unique characteristics- *The specific conditions cited are unique to the subject property and generally not prevalent to other properties in the general area.*

Hardship not self-imposed- *The alleged difficulty or hardship has not been created by the previous actions of any person having an interest in the property after date of Zoning Code.*

Financial gain not only bases- *Financial gain is not the sole basis for granting the variance.*

No injury to neighboring property- *The granting of a variance will not be injurious to other property or improvements in the area, impair and adequate supply of light and air to adjacent property, or substantially diminish or impair property values within the area.*

No harm to public welfare- *The granting of the variance will not be detrimental to the public welfare and will not substantially impair the intent and purpose of this Zoning Code.*

Integrity of Master Development Plan- *The granting of a variance will not compromise the design integrity or functional operation of activities or facilities within an approved Planned Unit Development.*

The Board shall not grant variances to the land use provisions of section 2.3, nor the density of Floor Area Ratio (FAR) standards of Tables 3-B and 2-C, nor the required size of residential lots approved by the Planning Commission under the authority of section 3.7 (Lot Averaging), section 3.8 (Cluster Lot Option) or Section 9. E.3 (PUD). Further the Board shall not act on a variance application within a Planned Unit Development (PUD), Urban Design Overlay or Institutional Overlay district without first considering a recommendation from the Planning Commission.

In Simple terms, for the Board to gran you a variance in the zoning ordinance, you must convey to the Board what your hardship is. Hardships are narrowness, shallowness, irregular shape, and topography of property. The Board can also consider other practical difficulties such as mature trees, easements, and location of disposal systems which can affect your plan. Consideration can be given to the characteristics of neighborhood and the way it is developed. One or more of these conditions must affect your inability to build or occupy the property to provide your case.

At the public hearing, please be prepared to tell the Board what your hardship is, why you cannot build in accordance with zoning without requesting a variance and why you feel you have legitimate hardship.

The Board cannot grant a variance based solely on inconvenience to the applicant or solely on a financial consideration. It is incumbent on you as the appellant to complete this form by conveying a **HARDSHIP** as outlined. At the meeting it is important that you explain this hardship as effectively as possible.

WHAT SPECIFIC AND UNIQUE CIRCUMSTANCES (HARDSHIP) EXIST THAT WOULD AUTHORIZE THE CONSIDERATION OF THE BOARD UNDER THE REVIEW STANDARDS AS OUTLINED?

IT WOULD PROVIDE A BETTER WAY TO NOTIFY OUR MEMBERS OF RATE CHANGES AND SPECIALS. IT WOULD NOT INVOLVE MOVING MESSAGES AND ANIMATION.



Old Hickory
Credit Union



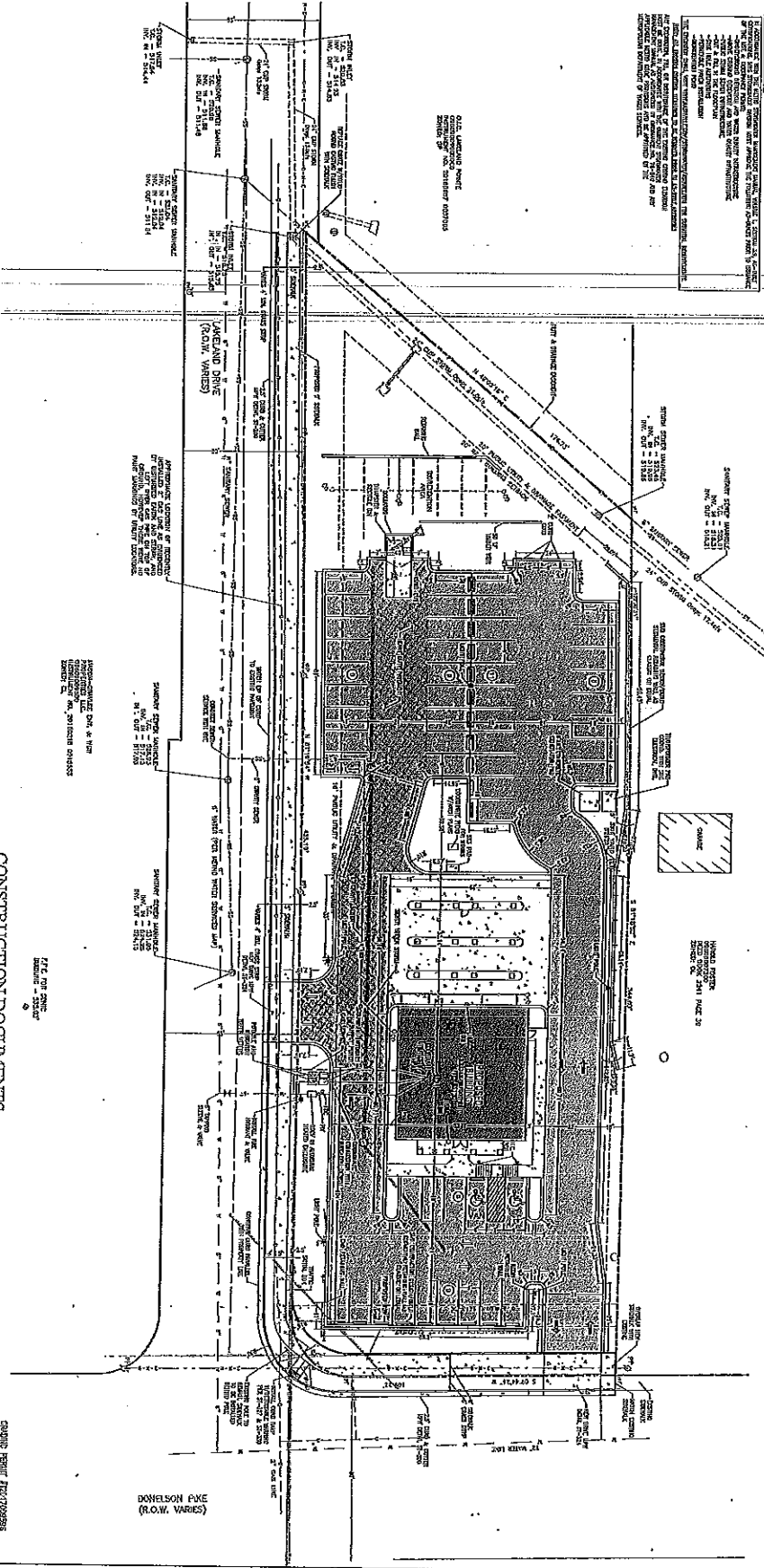
KINOW STC

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC) AND THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODE (IEC).
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL SMOKE AND EXHAUST CODE (ISEC).
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND THE LATEST EDITIONS OF THE INTERNATIONAL GREEN BUILDING CODE (IGBC).
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WIND-BORNE DEBRIS CODE (IWBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL HAIL AND SMALL OBJECT IMPACT CODE (IHOSIC).
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SEWER AND WASTE WATER CODE (ISWWC) AND THE LATEST EDITIONS OF THE INTERNATIONAL WATER SUPPLY CODE (ISWC).
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FLOOD DAMAGE PREVENTION AND ANTICIPATION CODE (IFDPAAC) AND THE LATEST EDITIONS OF THE INTERNATIONAL EARTHQUAKE RESISTANCE AND DESIGN CODE (IERADC).
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBLE AND MOBILITY ACT (AMA) AND THE LATEST EDITIONS OF THE INTERNATIONAL UNIVERSAL DESIGN CODE (IUDC).
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SUSTAINABLE DESIGN AND CONSTRUCTION CODE (ISDCC) AND THE LATEST EDITIONS OF THE INTERNATIONAL LEED GREEN BUILDING RATING SYSTEM (LEED-GRS).
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WELL-BEING AND PRODUCTIVITY CODE (IWPC) AND THE LATEST EDITIONS OF THE INTERNATIONAL HEALTH AND SAFETY CODE (IHSC).

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC) AND THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODE (IEC).
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL SMOKE AND EXHAUST CODE (ISEC).
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND THE LATEST EDITIONS OF THE INTERNATIONAL GREEN BUILDING CODE (IGBC).
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WIND-BORNE DEBRIS CODE (IWBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL HAIL AND SMALL OBJECT IMPACT CODE (IHOSIC).
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SEWER AND WASTE WATER CODE (ISWWC) AND THE LATEST EDITIONS OF THE INTERNATIONAL WATER SUPPLY CODE (ISWC).
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FLOOD DAMAGE PREVENTION AND ANTICIPATION CODE (IFDPAAC) AND THE LATEST EDITIONS OF THE INTERNATIONAL EARTHQUAKE RESISTANCE AND DESIGN CODE (IERADC).
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBLE AND MOBILITY ACT (AMA) AND THE LATEST EDITIONS OF THE INTERNATIONAL UNIVERSAL DESIGN CODE (IUDC).
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SUSTAINABLE DESIGN AND CONSTRUCTION CODE (ISDCC) AND THE LATEST EDITIONS OF THE INTERNATIONAL LEED GREEN BUILDING RATING SYSTEM (LEED-GRS).
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WELL-BEING AND PRODUCTIVITY CODE (IWPC) AND THE LATEST EDITIONS OF THE INTERNATIONAL HEALTH AND SAFETY CODE (IHSC).



CONSTRUCTION DOCUMENTS

CONSTRUCTION DOCUMENTS

C1.01

OLD HICKORY CREDIT UNION
SITE PLAN

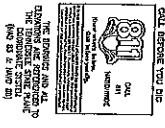
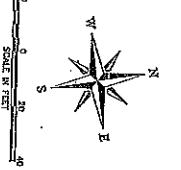
410 DOWELSON PIKE
 NASHVILLE, TN 37212
 DAVIDSON COUNTY



NO.	DATE	REVISIONS

KLOBBER
 ENGINEERING SERVICES

REGISTERED PROFESSIONAL ENGINEER AND ARCHITECT
 410 DOWELSON PIKE, SUITE 200, NASHVILLE, TN 37212
 PHONE: (615) 252-2000 FAX: (615) 252-4143
 WWW.KLOBBERENGINEERING.COM



NO.	DATE	REVISIONS

REPRODUCTION OF THESE DRAWINGS OR ANY PART THEREOF IS PROHIBITED WITHOUT WRITTEN APPROVAL OF KLOBBER ENGINEERING SERVICES. THESE DRAWINGS ARE PROTECTED BY U.S. COPYRIGHT LAWS AND VIOLATORS ARE SUBJECT TO LEGAL PROSECUTION.

**BRANDYWINE PLACE HOMEOWNERS ASSOCIATION
P.O. BOX 8181
HERMITAGE TN 37076**

May 7, 2019

**Metropolitan Government of Nashville and Davidson County
Department of Codes & Building Safety
Metropolitan Board of Zoning Appeals
800 Second Avenue South
Nashville TN 37210**

**RE: Appeal Case # 2019-222
 76 Montchanin Road
 Map Parcel: 06401006200
 Zoning Classification: OL
 Council District: 11**

Dear Board Members:

We have received your letter of April 10, 2019, a copy of which is attached for your reference, advising us that the appellant in the above-referenced matter has requested a variance from sign requirements.

Our Association represents forty-two homeowners in a neighborhood directly across Montchanin Road from the parcel specified in this case. Included in our association are four or more residences that are within six hundred feet of the subject location, as well as other residences all in close proximity.

We hereby notify you that our neighborhood, which consists of established single-family residences, and which has proudly been part of the Old Hickory community for over thirty years, opposes the variance from sign requirements.

Specifically, we wish to conserve the attractive, non-commercial aesthetic appeal of our neighborhood. Without a doubt, the variance would detract from our area's charm and character, which we appreciate so much as resident owners of our properties, and which were factors in our collective decisions to reside here.

Further, we have concerns related to the impact of the variance on the safety of the intersections on both sides of the subject parcel. Both intersections experience heavy traffic, and we believe that visual acuity of motorists may be compromised by the variance. This is of special concern in light of the proximity of Andrew Jackson Elementary School.

We expect to have one or more representatives present for the hearing. By copy of this letter we are notifying our Council Member, Larry Hagar, (District 11) that we oppose the variance. Thank you for your consideration.

Yours truly,

A handwritten signature in cursive script that reads "Jerry Wilkes".

**Jerry Wilkes
President**

cc: Council Member Larry Hagar

Metropolitan Board of Zoning Appeals

Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210



Appellant: Tiffany Acuff
Property Owner: Tiffany Acuff
Representative: Tiffany Acuff

Date: _____
Case #: 2019- 225
Map & Parcel: 08207041300

Council District 05

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose:

To convert existing detached
STRUCTURE INTO A DETACHED ACCESSORY
DWELLING UNIT FOR USE BY ARTISTIC CHILD.
SP BL2014-896

Activity Type: RESIDENTIAL RENOVATION

Location: 812 N 5TH ST

This property is in the SP 2014-896 RSS Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: ITEM A

Section(s): 17.40.010 A

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection _____ Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

Tiffany Acuff
Appellant Name (Please Print)

Representative Name (Please Print)

812 North 5th St.
Address

Address

NASHVILLE TN 37207
City, State, Zip Code

City, State, Zip Code

615-779-9749
Phone Number

Phone Number

tiffanyacuff@gmail.com
Email

Email

B
Zoning Examiner

Appeal Fee:



Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210



3643253

ZONING BOARD APPEAL / CAAZ - 20190018900
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification

PARCEL: 08207041300

APPLICATION DATE: 04/02/2019

SITE ADDRESS:

812 N 5TH ST NASHVILLE, TN 37207
LOT 24 MILLER ADDN

PARCEL OWNER: ACUFF, STEPHEN & TIFFANY

CONTRACTOR:

APPLICANT:**PURPOSE:**

Item A Appeal due to Denied. Permit Application to convert existing detached structure into a Detached Accessory Dwelling Unit for use by Autistic Son. Per Planning Staff: Easement does not negate meeting requirements of Metro Zoning Code for the Non-Conforming Structure and setbacks.

POC: Tiffany Acuff 615-9-9749

Permit Application 2018068062

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

Inspection requirements may change due to changes during construction.



**Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210**



**APPLICATION FOR BUILDING RESIDENTIAL - REHAB / CARR - T2018068062
THIS IS NOT A PERMIT**

PARCEL: 08207041300

APPLICATION DATE: 10/26/2018

SITE ADDRESS:

812 B N 5TH ST NASHVILLE, TN 37207
LOT 24 MILLER ADDN

PARCEL OWNER: ACUFF, STEPHEN & TIFFANY

APPLICANT: Tiffany Acuff
, 615-779-9749

PURPOSE:

BZA ITEM A APPEAL CASE 2019-225

****1-28-19, DADU DENIED. PER ZA: SETBACK AND PROPERTY LINE INCURSIONS WITH EXISTING ACCESSORY STRUCTURE AND CHANGE IN USE FROM GARAGE TO DADU MERITS COMPLIANCE WITH CURRENT ZONING REGULATIONS. WILL REQUIRE ITEM A APPEAL FROM THE BZA TO ALLOW DADU USE****

restrictive covenant instrument 201811160112874.

to conduct interior renovations to existing 400SF garage to created a detached accessory dwelling unit. see copy of easement sent to file.

no change to footprint.

***PURSUANT TO ORDINANCE NO 2008-1263 of the Metropolitan Code of Laws, I, holder of this permit, hereby certify that all construction and demolition waste generated by any and all activities governed by this permit shall be disposed of in an approved landfill. Further, I certify that no construction or demolition waste shall be stored on the property in violation of any provisions of the Metropolitan Code. For every 30 feet of street frontage, or fraction thereof, one 2 inch caliper tree as listed in the Urban Forestry approved tree list shall be planted on the subject property.*

*Before a building permit can be issued for this project, the following approvals are required.
The Applicant is responsible for providing any plans or other information to the individual agencies*

[A] Zoning Review	APPROVED	clint.harper@nashville.gov
[A] Bond & License Review On Bldg App	APPROVED	clint.harper@nashville.gov
[E] Water Availability Review For Bldg	APPROVED	615-862-6825 Sara.Jinnette@nashville.gov
[E] Sewer Availability Review For Bldg	APPROVED	615-862-6825 Sara.Jinnette@nashville.gov
[F] Address Review On Bldg App	APPROVED	615-880-2427 Sara.Cain@nashville.gov
[A] Restrictive Covenant Review - CA	APPROVED	clint.harper@nashville.gov
[A] Site Plan Review	REJECTED	clint.harper@nashville.gov
[J] Planning Zoning Review - CA	DENIED	Deborah.Sullivan@nashville.gov
[B] Fire Life Safety Review On Bldg App	IGNORE	615-862-6612 Chanda.Williams@nashville.gov
[E] Cross Connect Review For Bldg App	IGNORE	615-862-6825 Sara.Jinnette@nashville.gov

APPLICATIONS FOR INTERPRETATION AGAINST THE ZONING ADMINISTRATOR AND NON-COMPLYING / NON-CONFORMING USES

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members so that they will have a better idea of the nature of your request. Zoning staff will notify the district councilmember of the hearing. You will be responsible for preparing the envelopes and notices for mailing to the owners of property within 600-feet of the property at issue in this case. The envelopes must include the return address for the BZA and the case number. Fold and insert the notices into envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to Zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting, and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding sign placement.)

The day of the public hearing, it will be your responsibility to convey to the Board your request and the reasons for this request. In the case of questioning the Zoning Administrator in his interpretation of the Zoning Code, it is your job to explain to the Board why he is wrong and you are right. In the case of a non-conforming or non-complying structure, it is your job to explain to the Board how this change/enlargement, etc. would result in less of an impact on the surrounding area. It would be to your benefit to contact your neighbors and explain to them what you are doing and attempt to obtain their support and evidence that support in some form at the public hearing.

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order in the case is entered. Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied. You should also be aware that you have two (2) years to obtain the permit or you would have to re-file your request with the Board.

Once your request is filed, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for a hearing until complete.

Any correspondence to the Board must be submitted to our office by noon, the Monday prior to the public hearing to be included in the record. You must provide eight (8) copies of your information to staff.

We hope that this information will be of help to you in understanding the variance procedure and if our office can be of further assistance, please do not hesitate to contact us.

METROPOLITAN BOARD OF ZONING APPEALS (615) 862-6530.

I HEREBY GIVE PERMISSION TO the Department of Codes and Building Safety to post the required sign(s) on the subject property as required by the Zoning Code. I am aware that I am responsible for removing the sign(s) after the public hearing.


APPELLANT

DATE 3/6/19

②

This Instrument Prepared By:
 M2L Law Group
 202 South 11th Street
 Nashville, TN 37206

BILL GARRETT, Davidson County

Trans: 720130105770 ESMY
 Recvd: 12/19/13 12:17 5 PGS
 Fees: 27.00 Taxes: 0.00



20131219-0126268

DEED OF EASEMENT

This agreement, made this 4th day of December, 2013, between Stephen Acuff and Tiffany Acuff, Husband and Wife ("Party One"), and James B. Anthony, a single person, and Samuel Kpana-Quamoh, a single person, as Tenants in Common ("Party Two"), witnesseth:

WHEREAS, Party One has title to the real estate located in Davidson County, Tennessee, described as follows (the "Lot 24 Property"):

Land in Davidson County, Tennessee, being Lot No. 24 on the Map of Miller's Addition to Edgefield of record in Book 57, page 133, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stephen Acuff and Tiffany Acuff, Husband and Wife, by Warranty Deed from James B. Anthony, a single person, and Samuel Kpana-Quamoh, a single person, as Tenants in Common, in Instrument 20131219-0126267, Register's Office for Davidson County, Tennessee, dated December 4, 2013.

Being part of the same property conveyed to James B. Anthony, a single person and Samuel Kpana-Quamoh, a single person, a fifty-percent (50%) undivided interest as Tenants in Common by Quitclaim Deed from James B. Anthony, a single person of record in Instrument Number 20100510-0035699, Register's Office for Davidson County, Tennessee, dated May 7, 2010, recorded May 10, 2010.

Being part of the same property conveyed to James B. Anthony and wife Claudette Fisher Anthony by Installment Deed from Mrs. Viola Sellars, a widow of record in Book 4744, Page 589, Register's Office for Davidson County, Tennessee, dated August 17, 1973 and recorded September 10, 1973. Claudette Lee Anthony having since died on May 13, 2007.

This is improved property known as part of 812 North 5th Street, Nashville, TN 37207.

WHEREAS, Party Two owns and has title to the unimproved real estate located in Davidson County, Tennessee, described as follows (the "Lot 23 Property"):

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Miller's Addition to Edgefield of record in Plat Book 57, Page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to James B. Anthony, a single person and Samuel Kpana-Quamoh, a fifty-percent (50%) undivided interest as Tenants in Common by Deed from James B. Anthony, a single person of record at Instrument No. 20100510-0035699, Register's Office for Davidson County, Tennessee, dated May 07, 2010 and recorded on May 10, 2010.

Being a portion of the same property conveyed to James B. Anthony and wife, Claudette Fisher Anthony By Deed from Mrs. Viola Sellars, a widow of record in Book 4744, Page 589, Register's Office for Davidson County, Tennessee, dated August 17, 1973 and recorded September 10, 1973. Claudette Lee Anthony having since died on May 13, 2007.

This is unimproved property known as *part of 812 North 5th St., Nashville, TN 37207.*

WHEREAS, the said properties are adjacent to each other as depicted on the Exhibit Map, attached hereto as "Exhibit A." A Concrete Block Building/Garage and part of Party One's House on Lot 24 encroaches over the property line of Party Two's Lot 23 Property. Rather than require said encroaching Concrete Block Building/Garage and a part of the House to be razed and/or moved, Party Two desires to grant Party One an easement – as depicted on Exhibit A – to encompass the Concrete Block Building/Garage and House encroachment along the boundary line between the Lot 23 Property and Lot 24 Property as depicted on Exhibit A.

NOW, THEREFORE, in pursuance of said agreement and for and in consideration of the sum of \$1.00 paid by Party One to Party Two, receipt of which is hereby acknowledged, and of the mutual covenants, agreements, conditions and stipulations therein contained, it is mutually covenanted, stipulated and agreed by and between the parties as follows:

1. **GRANT BY PARTY TWO:** Party Two hereby grants to Party One, his/her/their heirs and assigns, an easement, as depicted on Exhibit A, the Exhibit Map prepared by Campbell, McRae & Associates, Surveying, Inc., dated November 20, 2013, in order to encompass the Concrete Block Building/Garage and House encroachment along the boundary line between the Lot 24 Property and the Lot 23 Property as depicted on Exhibit A.

The legal description(s) for the Easement(s) granted by Party Two for the use of Party One being more fully described as follows:

House Easement:

Beginning at an iron rod in the western right of way of N 5th Street, said iron rod being the northeastern corner of Lot 24 and the southeastern corner of Lot 23 as described in Plat Book 57 Page 133 RODC TN.

Thence, with the line between Lots 23 & 24, North 80 degrees 40 minutes 57 seconds West, 61.77 feet to a point on the front of the house, the True Point of Beginning;

Thence, with the front of the house, North 09 degrees 36 minutes 42 seconds East, 0.83 feet to the northeast corner of the house;

Thence, with the north line of the house, North 80 degrees 40 minutes 57 seconds West, 18.58 feet to the northwest corner of the house;

Thence, with the rear of the house, South 09 degrees 36 minutes 42 seconds West, 0.92 feet to the line between Lots 23 & 24;

Thence, with the line between Lots 23 & 24, through the house, South 80 degrees 40 minutes 57 seconds East, 18.58 feet to the point of beginning and containing 16.2 Square Feet.

Concrete Block Building/Garage Easement:

Beginning at an iron rod in the eastern right of way of a 15 foot alley, said iron rod being the northwestern corner of Lot 24 and the southwestern corner of Lot 23 as described in Plat Book 57 Page 133 RODC TN.

Thence, with the line between Lots 23 & 24, South 80 degrees 40 minutes 57 seconds East, 4.79 feet to a point on the rear of the garage, the True Point of Beginning;

Thence, with the front of the garage, North 07 degrees 30 minutes 55 seconds East, 12.83 feet to the northwest corner of the garage;

Thence, with the north line of the garage, South 80 degrees 40 minutes 57 seconds East, 19.69 feet to the northeast corner of the garage;

Thence, with the rear of the garage, South 07 degrees 30 minutes 55 seconds West, 13.45 feet to the line between Lots 23 & 24;

Thence, with the line between Lots 23 & 24, through the garage, North 80 degrees 40 minutes 57 seconds West, 19.70 feet to the point of beginning and containing 258.6 Square Feet.

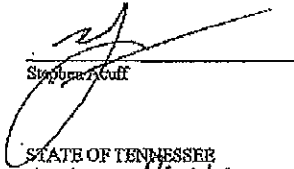
2. APPURTENANT. It is further understood and agreed that the easement granted herein is to be held by the respective grantee(s), their heirs and assigns as appurtenant to and running with the title to the above described land owned by the respective grantee(s).

3. COSTS OF MAINTENANCE. It is further understood and agreed that Party One shall bear all costs of maintaining the Concrete Block Building/Garage and House that is being encompassed by this Easement as depicted on Exhibit A.

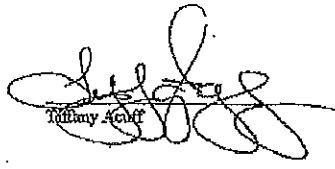
4. ACCESS & HOLD HARMLESS: Party One hereby agrees to maintain the portion of the easement serving Party Two's Lot 23 Property in good condition and repair and to indemnify and hold Party Two harmless from Party One's use and maintenance of any improvements located on the easement serving Party One. Furthermore, Party Two shall allow reasonable access to Party One to maintain the Concrete Block Building/Garage and House encompassed by the easement on the Lot 23 Property.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

Party One (Lot 24 Property)



Stephen Acuff

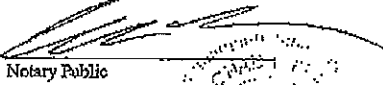


Tiffany Acuff

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Stephen Acuff and Tiffany Acuff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of December, 2013.



Notary Public

My Commission Expires:



Party Two (Lot 23 Property)

James B. Anthony
James B. Anthony

Samuel Kpana-Quamoh
Samuel Kpana-Quamoh

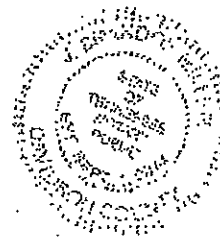
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James B. Anthony and Samuel Kpana-Quamoh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of December, 2013.

J. B. Mill
Notary Public

My Commission Expires: 9-9-2014



State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is \$0.00.

Cosman
Affiant

Subscribed and sworn to before me, this 11th day of December, 2013

[Signature]
Notary Public

Karen Y Johnson Davidson County
Batch# 161520 AGRMTWARR
11/16/2018 08:43:30 AM 2 pgs
Fees: \$12.00 Taxes: \$0.00
20181116-0112874

Prepared by the Department of Codes Administration

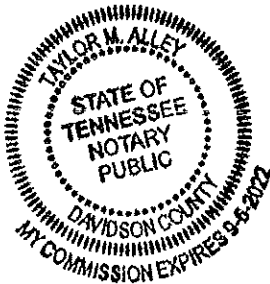
RESTRICTIVE COVENANT FOR DETACHED ACCESSORY DWELLING UNIT

IN CONSIDERATION of the issuance of building/use and occupancy permits by the Metropolitan Government of Nashville and Davidson County, for a single-family accessory Dwelling, detached residence on certain property herein described,

I/We, the undersigned owner(s) of the property located at

812 NORTH 5TH ST
Lot Number 24 Subdivision Miller Addn, further identified
As Map/Parcel Number 08207041300, Being the same property
Conveyed in Book/Page/Instrument Number DB-201312190128267 R. O. D. C.,
Tennessee, hereby agree, covenant, and bind myself/ourselves, our heirs, and assigns that this
unit shall be used in compliance with section 17.16.030 G of the Metropolitan Zoning Code and
in all other laws of the Metropolitan Government.

This 8 Day of November, 2016.



Tiffany Acuff
Name (Print)

812 North 5th St
Address (Street and Number)

Nashville, TN
City and State

[Signature]
Signature

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Taylor Alley, a Notary Public in and for the said State and Country, personally appeared Will + Tiffany Acuff, who upon oath Acknowledge Will + Tiffany Acuff, to be the owner(s) of the property Therein described, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal Davidson, Tennessee,
This 9th day of Nov, 2016

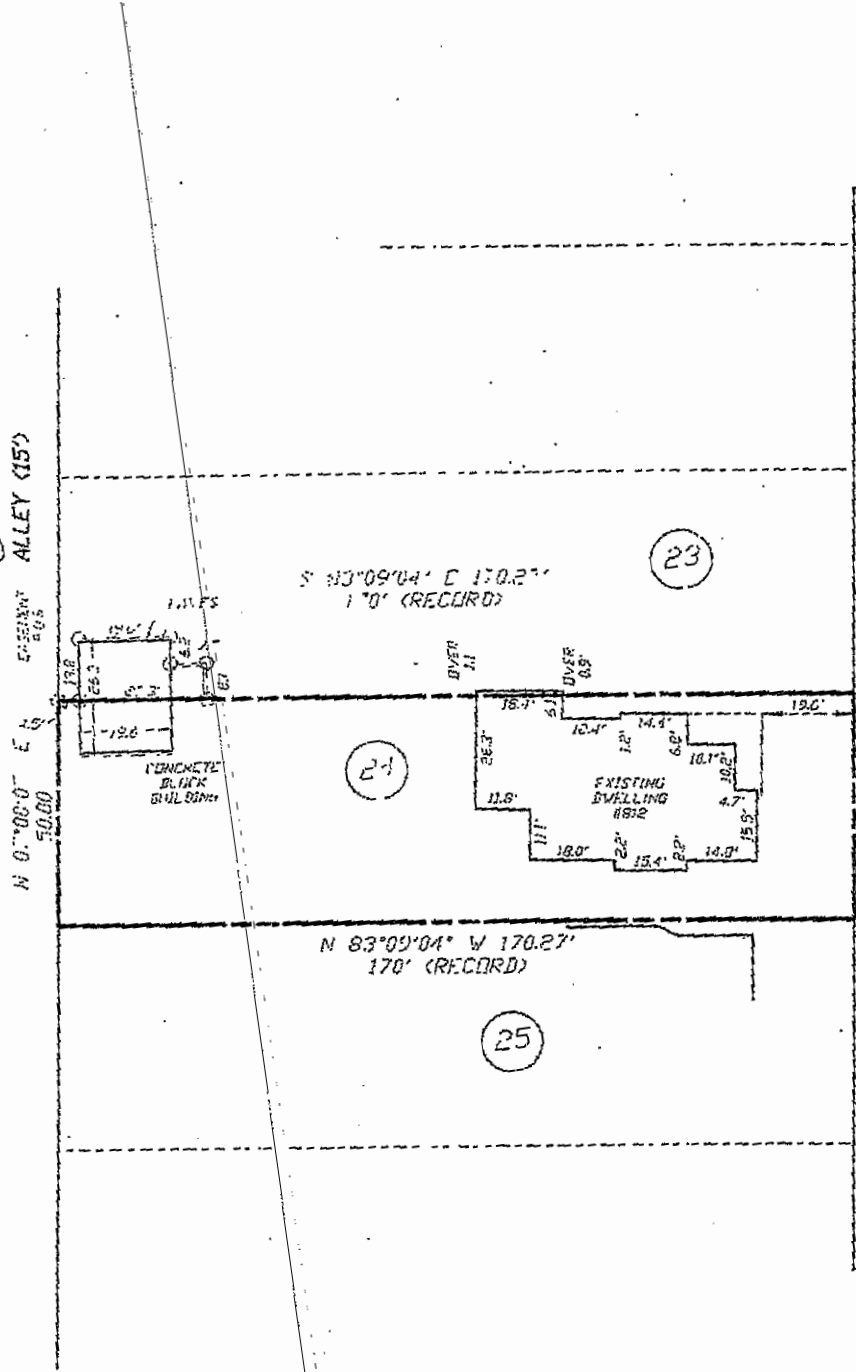
[Signature]
Notary Public

My Commission expires:

9/22

Exhibit "A"

SKD JBC



PREPARED BY:
 CAMPBELL, MERA
 & ASSOCIATES,
 SURVEYING, INC.
 2918 BERRY HILL DRIVE
 NASHVILLE, TN, 37201
 PH. 615-298-1424
 FAX 615-297-2888
 EMAIL: mcma@atl.com



NORTH 5TH STREET (40' R.O.W.)

EXHIBIT MAP SHOWING
 PROPOSED USE EASTWARD
 FOR THE PORTION OF THE
 EXISTING MILLER BUILDING
 THAT ENDOACHES INTO
 LOT 23, MILLER'S ADDITION
 III EDGEFIELD
 BOOK 57, PAGE 133
 R.O.D.C. IN
 LOCATED IN THE 5TH CIRCUIT
 DISTRICT IN NASHVILLE,
 DAVIDSON COUNTY, TENNESSEE
 ON THE WESTERLY MARGIN OF
 NORTH 5TH STREET,
 300 FEET NORTH OF
 ARRINGTON STREET
 PROPERTY ADDRESS
 FOR LOT 21
 517 NORTH 5TH STREET
 NASHVILLE, TN 37201
 DATE 11/20/2018
 SCALE 1"=30'
 PREPARED FOR:
 WAGONWHEEL TITLE

From: [Brian Straessle](#)
To: [Board of Zoning Appeals \(Codes\)](#)
Subject: Support Appeal # 2019-225
Date: Monday, May 6, 2019 10:49:34 PM

Honorable Members of the Board of Zoning Appeals,

With regards to the following agenda item...

Appeal Case Number: 2019-225
Address: 812 N 5th St
Permit Number: 20190018900

As a neighbor of Will and Tiffany Acuff, I write in full support of their effort to convert an existing detached garage into a detached accessory dwelling unit. I urge you to vote in favor of their appeal and grant this permit, which will allow the Acuffs to remain rooted in our community with a long-term living arrangement for their son with autism.

My family and I live at 809 N 5th St, across the street from the Acuffs and their children. If you lived here too, I suspect you'd agree: there are no better neighbors than Will and Tiffany. Their engagement in our community runs deep, and McFerrin Park residents would face tremendous loss if the Acuffs had to leave in order to find a long-term living arrangement for their son.

I believe each of you serving on this Board does so with the best interests of Nashville and Nashvillians in mind. There is also no doubt in my mind that the interests of our community will be best served by approving this appeal and granting this permit.

Thank you for your thoughtful consideration.

Warm Regards,

Brian Straessle

Metropolitan Board of Zoning Appeals

Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210



Appellant : Ben Kelly Date: 4-2-19
Property Owner: Ben Kelly / David Jones Case #: 2019- 226
Representative: Ben Kelly Map & Parcel: 07108039700

Council District 5

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose: Front Loaded Parking

Activity Type: New Construction / Single Family

Location: 334 Queen Ave, A+B

This property is in the R6-A Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: Does not meet parking requirement

Section(s): 12-12-020(B) note 8

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection _____ Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

Ben Kelly
Appellant Name (Please Print)

Ben Kelly
Representative Name (Please Print)

921 S. Crockett Bend Rd
Address

921 S. Crockett Bend Rd
Address

Rivers TN 38253
City, State, Zip Code

Rivers TN 38253
City, State, Zip Code

731-446-8486
Phone Number

731 446 8486
Phone Number

Ben@89KDC.com
Email

Ben@89KDC.com
Email

Zoning Examiner: _____

Appeal Fee: \$ 200.00



**Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210**



3643371

**ZONING BOARD APPEAL / CAAZ - 20190018944
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification**

PARCEL: 071080P90000CO**APPLICATION DATE:** 04/02/2019**SITE ADDRESS:**

336 B QUEEN AVE NASHVILLE, TN 37207

COMMON AREA 334 QUEEN AVENUE RESIDENCES

PARCEL OWNER: O.I.C. 334 QUEEN AVENUE RESIDENCES**CONTRACTOR:****APPLICANT:****PURPOSE:**

requesting variance to allow front parking pad

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

Inspection requirements may change due to changes during construction.

APPLICATION FOR A VARIANCE REQUEST

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members. So they will have a better ideal of the nature of your request. Zoning staff will notify the district council member of the hearing. You will be responsible for preparing the envelopes and notices for mailing to the owners of property within 600 feet pf the property at issue in the case. The envelopes must include the return address for the BZA and case number. Fold and insert notices into envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to Zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting, and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding, sign placement.)

The day of the public hearing, it will be your responsibility to convey to the Board the nature of the hardship in your request that makes it difficult/impossible for you to comply with the Zoning Code. **It would be to your benefit to let your neighbors know about your request prior to all notices being sent to them from our office.**

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order in the case is entered. **Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied.** You should also be aware that you have two (2) years to obtain the permit or you would have to re-file your request with the board.

Once your request is filed, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for hearing until complete.

Any correspondence to the Board must be submitted to our office by noon, the Monday prior to the public hearing to be included in the record. You must provide eight (8) copies of your information to staff.

We hope that this information will be of help to you in understanding the variance procedure and if our office can be of further assistance, please do not hesitate to contact us.

METROPOLITAN BOARD OF ZONING APPEALS (615) 862-6510

I am aware that I am responsible for posting and also removing the sign(s) after the public hearing.


APPELLANT

4-2-19
DATE

In Simple terms, for the Board to grant you a variance in the zoning ordinance, you must convey to the Board what your hardship is. Hardships are narrowness, shallowness, irregular shape, and topography of property. The Board can also consider other practical difficulties such as mature trees, easements, and location of disposal systems which can affect your plan. Consideration can be given to the characteristics of neighborhood and the way it is developed. One or more of these conditions must affect your inability to build or occupy the property to provide your case.

At the public hearing, please be prepared to tell the Board what your hardship is, why you cannot build in accordance with zoning without requesting a variance and why you feel you have legitimate hardship.

The Board cannot grant a variance based solely on inconvenience to the applicant or solely on a financial consideration. It is incumbent on you as the appellant to complete this form by conveying a **HARDSHIP** as outlined. At the meeting it is important that you explain this hardship as effectively as possible.

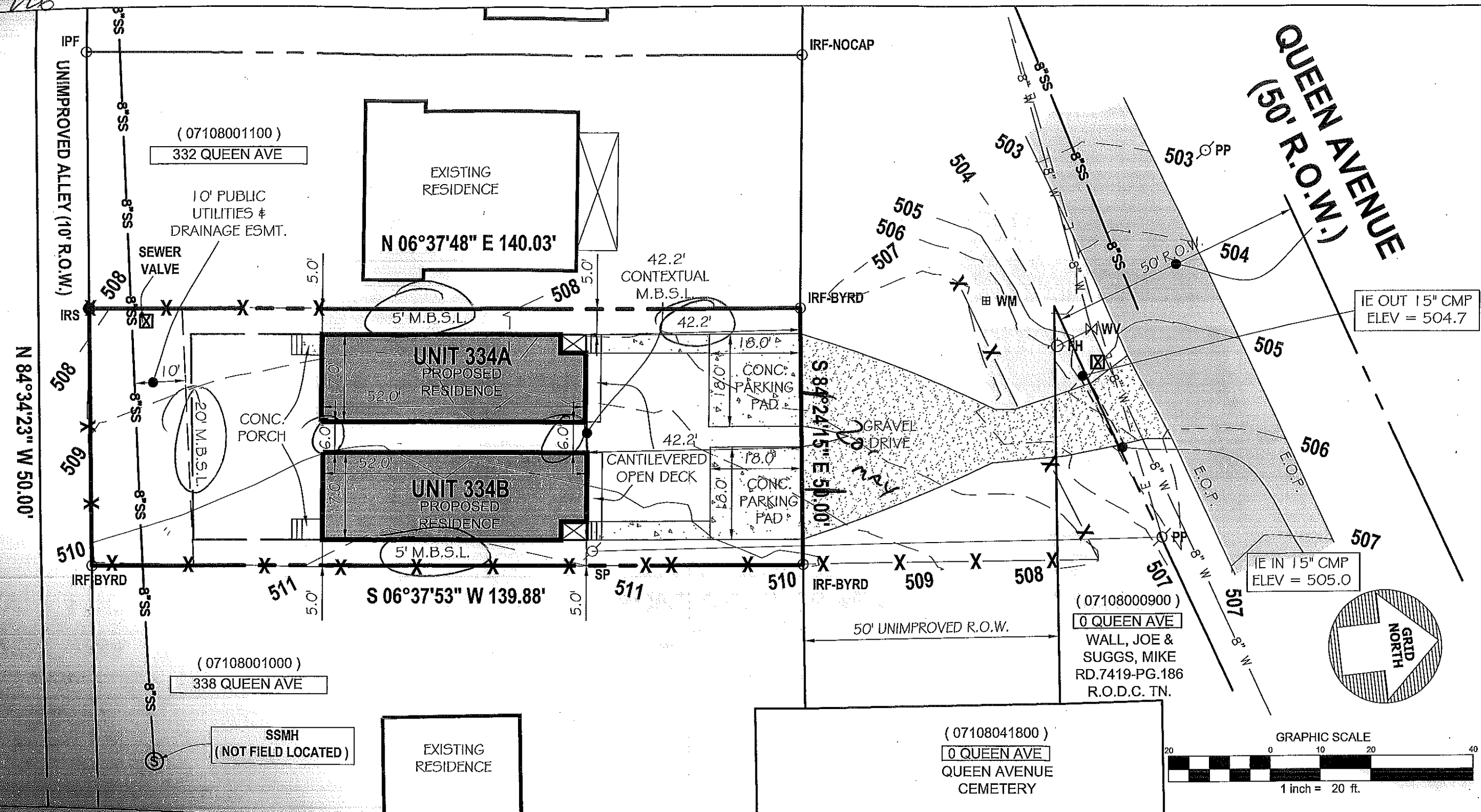
WHAT SPECIFIC AND UNIQUE CIRCUMSTANCES (HARDSHIP) EXIST THAT WOULD AUTHORIZE THE CONSIDERATION OF THE BOARD UNDER THE REVIEW STANDARDS AS OUTLINED?

Front Parking - The Alley is unimproved
and not accessible - - Basically non-existent

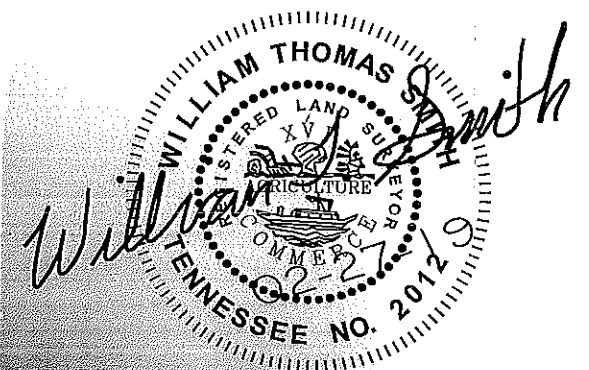
Request Front parking be allowed to accommodate
two homes on the lot. would match other homes
on the street.

-Physical Characteristics- Property is shallow & narrow
not allowing for side or rear parking - Also
has existing driveway which is not owned.

2019-226



Prepared By:
W.T. Smith- Land Surveying
 P.O. Box 452 Hermitage, TN 37076
 Phone: 615-712-6693
 Email: tommy@wtsmithsurvey.com



Site Plan
334 A&B Queen Avenue
Nashville - Davidson Co., Tn.

SHEET NO.
S-1.0

Metropolitan Board of Zoning Appeals

Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210



Appellant: Evaniel Johnson III Date: 4/2/2019
Property Owner: Olana Jean Pierre Case #: 2019-227
Representative: Evaniel Johnson III Map & Parcel: 049120A 048.0000

Council District 03

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose: Residential; Construct rear addition

Activity Type: Residential

Location: 1508 Emerald Bay Blvd

This property is in the R10 Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: requested 3 feet rear setback

Section(s): 17.12.020(A)

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection B Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

Evaniel Johnson
Appellant Name (Please Print)

SA
Representative Name (Please Print)

1813 Sailwind Cove
Address

Address

Whites Creek TN 37189
City, State, Zip Code

City, State, Zip Code

(615) 275-6139
Phone Number

Phone Number

evaniel2073@gmail.com
Email

Email

Zoning Examiner: TC

Appeal Fee: _____



Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210



3643356

ZONING BOARD APPEAL / CAAZ - 20190018938
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification

PARCEL: 049120A04800CO

APPLICATION DATE: 04/02/2019

SITE ADDRESS:

1508 EMERALD BAY BLVD WHITES CREEK, TN 37189

LOT 48 PRESTWICK PLACE

PARCEL OWNER: JEAN-PIERRE, QIANA

CONTRACTOR:

APPLICANT:**PURPOSE:**

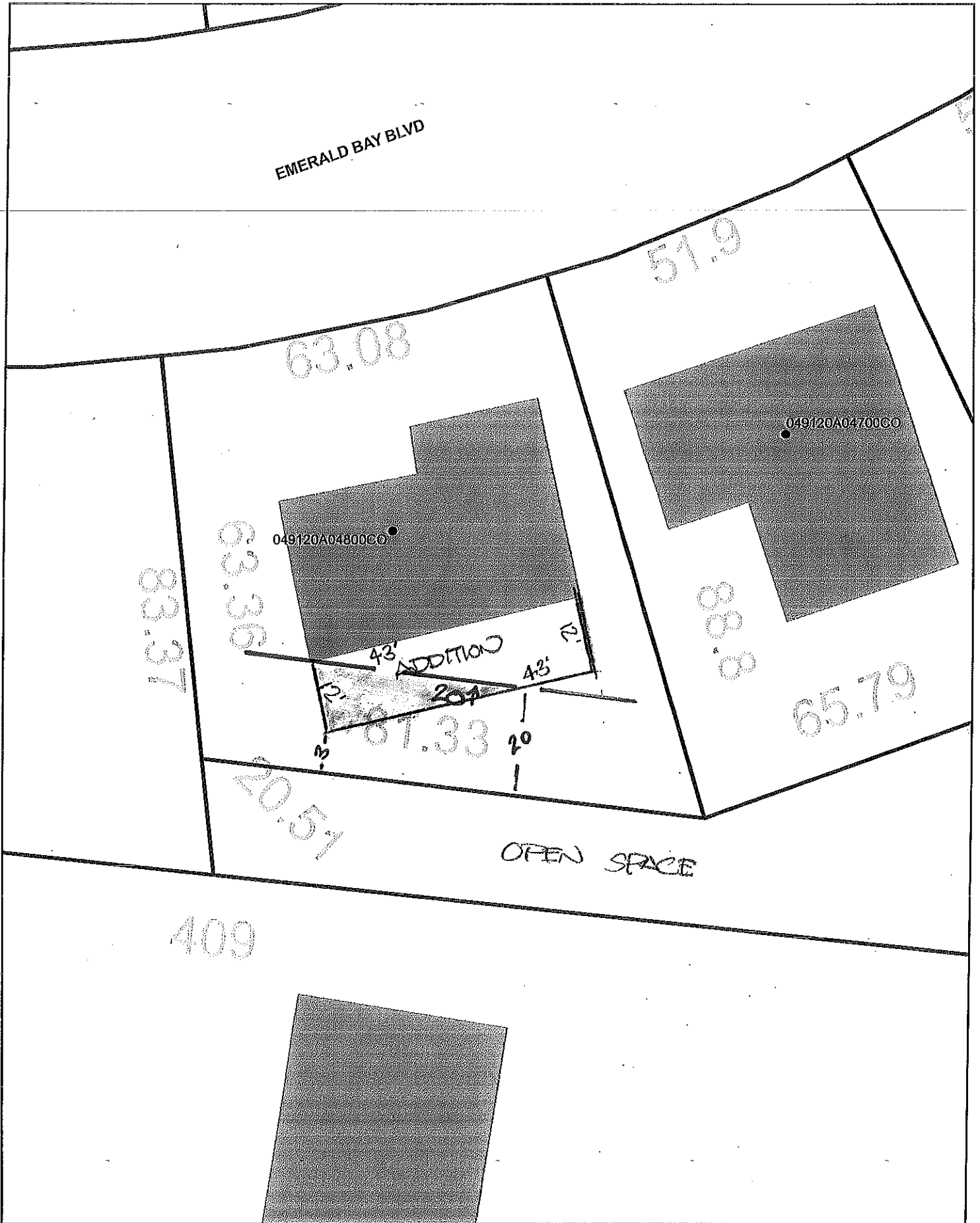
PER 17.12.020A REQUIRE 20' MINIMUM REAR SETBACK

REQUEST 3' REAR SETBACK (SEE SKETCH)

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

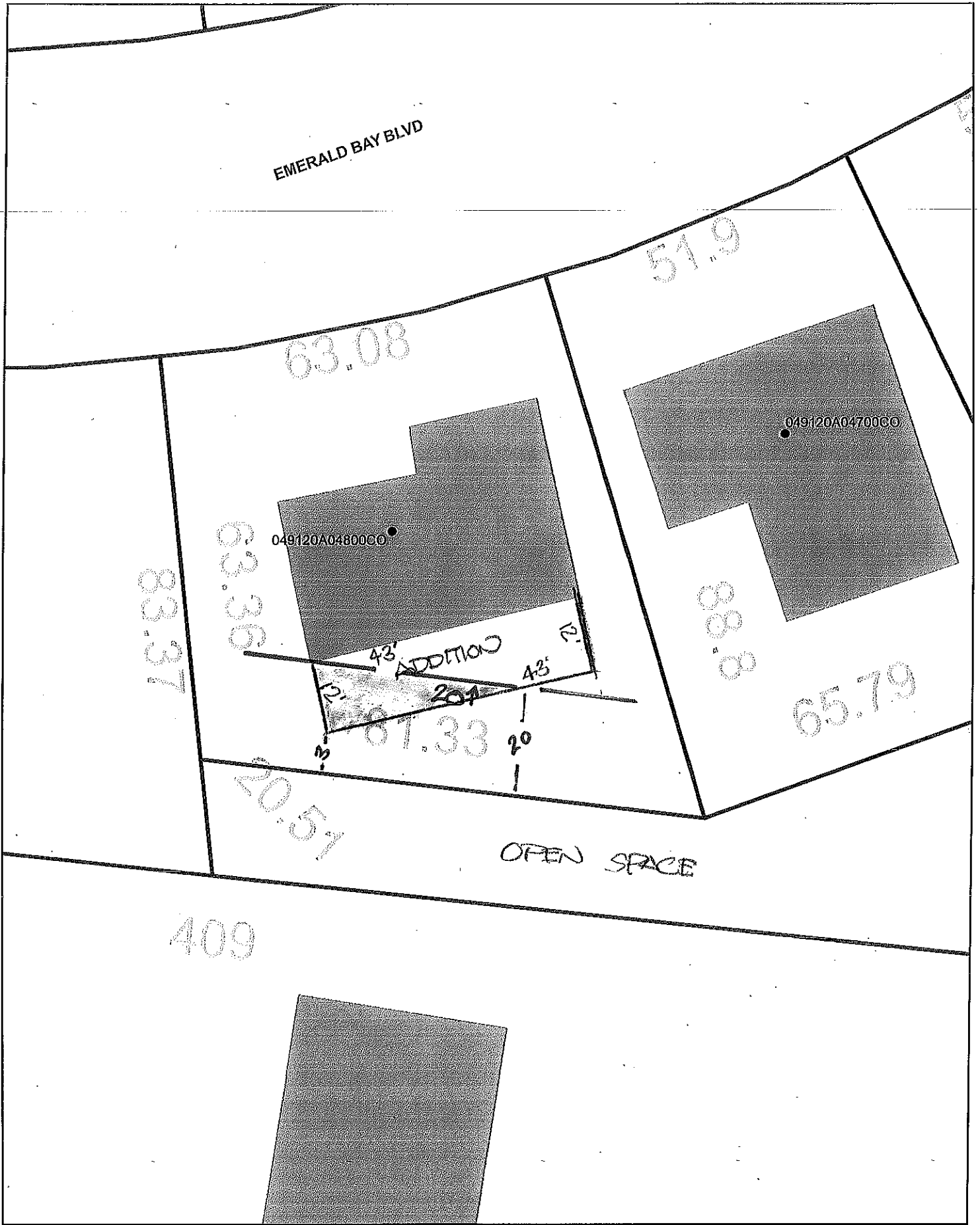
There are currently no required inspections

Inspection requirements may change due to changes during construction.



1 inch = 20 feet





1 inch = 20 feet



APPLICATION FOR A VARIANCE REQUEST

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members. So they will have a better ideal of the nature of your request. Zoning staff will notify the district council member of the hearing. You will be responsible for preparing the envelopes and notices for mailing to the owners of property within 600 feet pf the property at issue in the case. The envelopes must include the return address for the BZA and case number. Fold and insert notices into envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to Zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting, and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding, sign placement.)

The day of the public hearing, it will be your responsibility to convey to the Board the nature of the hardship in your request that makes it difficult/impossible for you to comply with the Zoning Code. **It would be to your benefit to let your neighbors know about your request prior to all notices being sent to them from our office.**

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order in the case is entered. **Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied.** You should also be aware that you have two (2) years to obtain the permit or you would have to re-file your request with the board.


Once your request is filed, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for hearing until complete.

Any correspondence to the Board must be submitted to our office by noon, the Monday prior to the public hearing to be included in the record. You must provide eight (8) copies of your information to staff.

We hope that this information will be of help to you in understanding the variance procedure and if our office can be of further assistance, please do not hesitate to contact us.

METROPOLITAN BOARD OF ZONING APPEALS (615) 862-6510

I am aware that I am responsible for posting and also removing the sign(s) after the public hearing.



APPELLANT

4/2/2019

DATE

STANDARDS FOR A VARIANCE

The Metropolitan Board of Zoning Appeals may grant variances from the strict application of the provisions of this Zoning Code based upon findings of fact related to the standards in Section 17.40.370. This Section is included as follows:

Physical characteristics of the property - The exceptional narrowness, shallowness or shape of a specific piece of property, exceptional topographic condition, or other extraordinary and exceptional condition of such property would result in peculiar and exceptional practical difficulties to, or exceptional or undue hardship upon the owner of such property.

Unique characteristics - The specific conditions cited are unique to the subject property and generally not prevalent to other properties in the general area.

Hardship not self-imposed - The alleged difficulty or hardship has not been created by the previous actions of any person having an interest in the property after the effective date of this Zoning Code.

Financial gain not only basis - Financial gain is not the sole basis for granting the variance.

No injury to neighboring property - The granting of the variance will not be injurious to other property or improvements in the area, impair an adequate supply of light and air to adjacent property, or substantially diminish or impair property values within the area.

No harm to public welfare - The granting of the variance will not be detrimental to the public welfare and will not substantially impair the intent and purpose of this Zoning Code.

Integrity of Master Development Plan - The granting of the variance will not compromise the design integrity or functional operation of activities or facilities within an approved Planned Unit Development.

The Board shall not grant variances to the land use provisions of Section 2.3, the density of Floor Area Ratio (FAR) standards of Tables 3-B and 3-C, nor the required size of residential lots approved by the Planning Commission under the authority of Section 3.7 (Lot Averaging), Section 3.8 (Cluster Lot Option) or Section 9.B.3 (PUD). Further the Board shall not act on a variance application within a Planned Unit Development (PUD), Urban Design Overlay or Institutional Overlay district without first considering a recommendation from the Planning Commission.

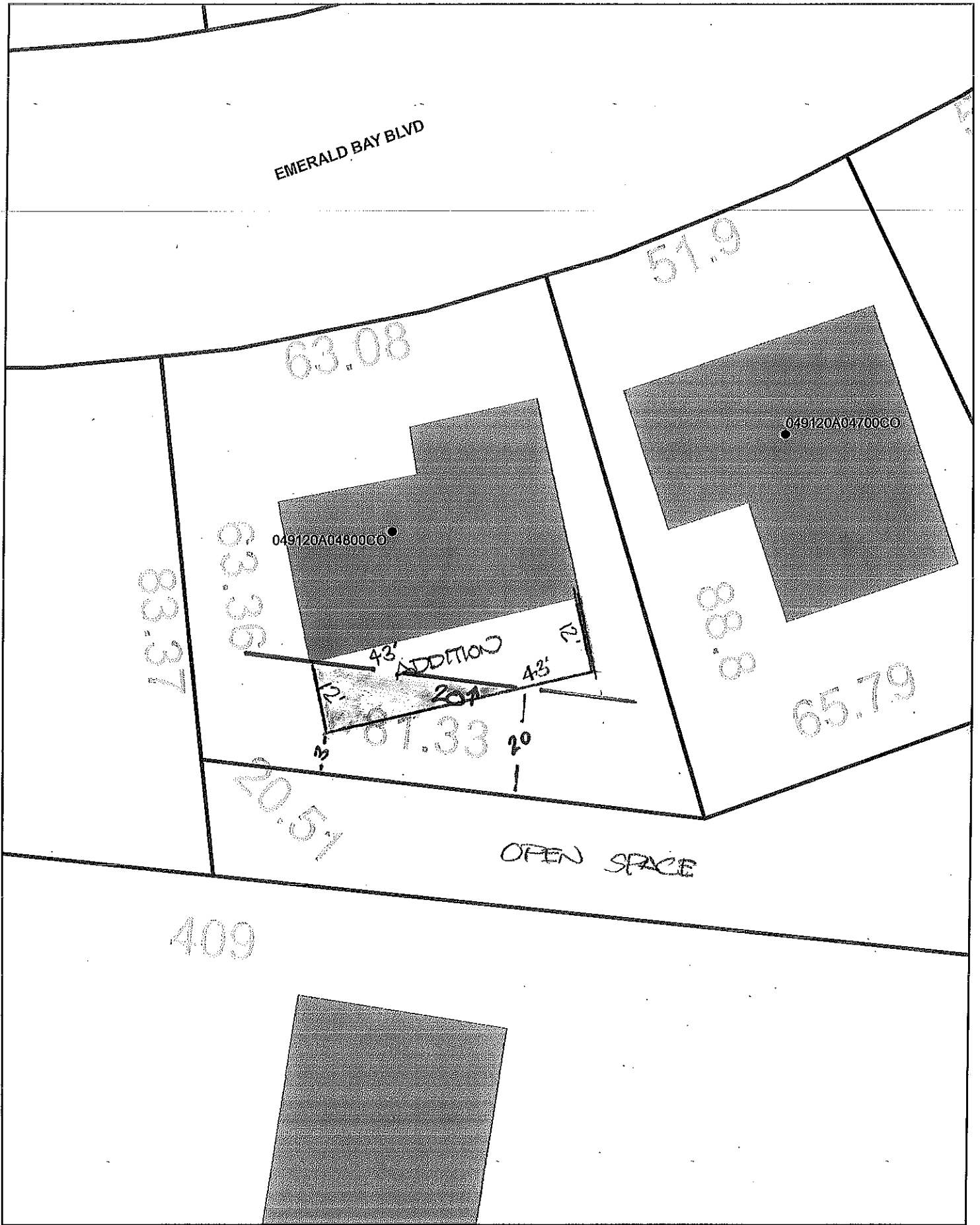
In simple terms, for the Board to grant you a variance in the zoning ordinance, you must convey to the Board what your hardship is. Hardships are narrowness, shallowness, irregular shape, and topography of property. The Board can also consider other practical difficulties such as mature trees, easements, and location of disposal systems which can affect your plan. Consideration can be given to the characteristics of the neighborhood and the way it is developed. One or more of these conditions MUST affect your inability to build or occupy the property to prove your case.

At the public hearing, please be prepared to tell the Board what your hardship is, why you can not build in accordance with zoning without requesting a variance and why you feel you have a legitimate hardship.

The Board can not grant a variance based solely on an inconvenience to the applicant nor solely on a financial consideration. It is incumbent on you as the appellant to complete this form by conveying a HARDSHIP as outlined. At the meeting it is important that you explain this hardship as effectively as possible.

WHAT SPECIFIC AND UNIQUE CIRCUMSTANCES (HARDSHIP) EXIST THAT WOULD AUTHORIZE THE CONSIDERATION OF THE BOARD UNDER THE REVIEW STANDARDS AS OUTLINED?

Our hardship is the characteristics of the property. The property exceptional shallowness and the shape of the property is the reason for the variance request. We are requesting variance on the rear setback to construct room addition to the existing home.



1 inch = 20 feet



Metropolitan Board of Zoning Appeals

Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210



Appellant: Carlos F. Preston Date: 4-2-2019
Property Owner: JONA DEVELOPMENT, LLC Case #: 2019-229
Representative: Carlos F. Preston Map & Parcel: 0711 0011100

Council District 2

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose: To construct a single family residence

Activity Type: Residential

Location: 1212 Katie Avenue

This property is in the RSS Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: Variance from sidewalk - requesting not to build or pay

Section(s): 17.20.120

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection B Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

Carlos F. Preston
Appellant Name (Please Print)

Carlos F. Preston
Representative Name (Please Print)

3508 HOUTLAND DR.
Address

same
Address

WHITES CREEK TN. 37189
City, State, Zip Code

same
City, State, Zip Code

615-642-4477
Phone Number

Phone Number

ALLPROCMS@gmail.com
Email

Email

Zoning Examiner: ROOYA BOWMAN Appeal Fee: _____



**Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210**



**APPLICATION FOR BUILDING RESIDENTIAL - NEW / CARN - T2019018905
THIS IS NOT A PERMIT**

PARCEL: 07110011100

APPLICATION DATE: 04/02/2019

SITE ADDRESS:

1212 KATIE AVE NASHVILLE, TN 37207
LOT 19 W G BUSH

PARCEL OWNER: JONA DEVELOPMENT, LLC

APPLICANT:

PURPOSE:

PERMIT TO CONSTRUCT A SINGLE FAMILY RESIDENCE WITH 2141 SQFT 20' MINIMUM FRONT SETBACK, 5' MINIMUM SIDE SETBACK, 20' REAR SETBACK... ... 168 SQ.FT FRONT PORCH TO MAIN ENTRANCE ...MAXIMUM HEIGHT 3 STORIES... ...NOT TO BUILD OVER OR OBSTRUCT ANY EASEMENTS ON PROPERTY... *** FOR EVERY 30 FEET OF STREET FRONTAGE, OR FRACTION THEREOF, ONE 2 INCH CALIPER TREE AS LISTED IN THE URBAN FORESTRY APPROVED TREE LIST SHALL BE PLANTED ON THE SUBJECT PROPERTY. ***PURSUANT TO ORDINANCE NO. 2006-1263 OF THE METROPOLITAN CODE OF LAWS, I (THE HOLDER ON THIS PERMIT) HEREBY CERTIFY THAT ALL CONSTRUCTION AND DEMOLITION WASTE GENERATED BY ANY AND ALL ACTIVITIES GOVERNED BY THIS PERMIT SHALL BE DISPOSED OF IN AN APPROVED LANDFILL. FURTHER, I CERTIFY THAT NO CONSTRUCTION AND DEMOLITION WASTE SHALL BE STORED ON THE PROPERTY IN VIOLATION OF ANY PROVISION OF THE METROPOLITAN CODE**-----

Sidewalks ARE required for this project because the frontage of this parcel is within a 1/4 mile of a Nashville Next Center.

You are eligible to contribute to the Pedestrian Benefit Zone in-lieu of construction, provided that there is not a substandard sidewalk on the property, existing sidewalk on the block face or proposed sidewalk on the block face. To help determine whether there is existing or proposed sidewalk on the block face, use the sidewalk and open building permit information. Open building permits will require additional research.

POC CARLOS PRESTON 615-642-4477

*Before a building permit can be issued for this project, the following approvals are required.
The Applicant is responsible for providing any plans or other information to the individual agencies*

[A] Site Plan Review	APPROVED	615-880-2649 Ronya.Sykes@nashville.gov
[A] Zoning Review	APPROVED	615-880-2649 Ronya.Sykes@nashville.gov
CA - Zoning Sidewalk Requirement Review	SWREQ_ILEL	615-880-2649 Ronya.Sykes@nashville.gov
PW - Sidewalk Payment In Lieu Decision	CONSTRUCT	615-862-6558 Jonathan.Honeycutt@nashville.gov
[F] Sidewalk Review For Bldg App		862-8758 Benjamin.york@nashville.gov
[B] Fire Life Safety Review On Bldg App	IGNORE	615-862-6612 Chanda.Williams@nashville.gov
[E] Sewer Availability Review For Bldg	COND	615-862-7170 Shawna.Rodriguez@nashville.gov
[E] Sewer Variance Approval For Bldg	N/A	615-862-7170 Shawna.Rodriguez@nashville.gov
[E] Water Availability Review For Bldg	COND	615-862-7170 Shawna.Rodriguez@nashville.gov
[E] Water Variance Approval For Bldg	N/A	615-862-7170 Shawna.Rodriguez@nashville.gov
[G] Bond & License Review On Bldg App		
[A] Noise Mitigation Bldg App Review		
[F] Address Review On Bldg App	APPROVED	615-862-6558 Jonathan.Honeycutt@nashville.gov
[D] Grading Plan Review For Bldg App		(615) 862-6038 Logan.Bowman@nashville.gov
[C] Flood Plain Review On Bldg App		862-6038 logan.bowman@nashville.gov
[F] Ramps & Curb Cuts Review For Bldg A		862-8782 PWPPermitsI@nashville.gov

APPLICATION FOR A VARIANCE REQUEST

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members. So they will have a better ideal of the nature of your request. Zoning staff will notify the district council member of the hearing. You will be responsible for preparing the envelopes and notices for mailing to the owners of property within 600 feet pf the property at issue in the case. The envelopes must include the return address for the BZA and case number. Fold and insert notices into envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to Zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting, and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding, sign placement.)

The day of the public hearing, it will be your responsibility to convey to the Board the nature of the hardship in your request that makes it difficult/impossible for you to comply with the Zoning Code. **It would be to your benefit to let your neighbors know about your request prior to all notices being sent to them from our office.**

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order in the case is entered. **Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied.** You should also be aware that you have two (2) years to obtain the permit or you would have to re-file your request with the board.

Once your request is filed, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for hearing until complete.

Any correspondence to the Board must be submitted to our office by noon, the Monday prior to the public hearing to be included in the record. You must provide eight (8) copies of your information to staff.

We hope that this information will be of help to you in understanding the variance procedure and if our office can be of further assistance, please do not hesitate to contact us.

METROPOLITAN BOARD OF ZONING APPEALS (615) 862-6510

I am aware that I am responsible for posting and also removing the sign(s) after the public hearing.

Carlos F. Preston

APPELLANT

4-2-2019

DATE

Standards for a Variance

The Metropolitan Board of Zoning Appeals may grant variances from the strict application of the provisions of the Zoning Code based upon findings of fact related to the standards in section 17.40.370. This Section is included as follows:

Physical Characteristics of the property- The exceptional narrowness, shallowness or shape of a specific piece of property, exceptional topographic condition, or other extraordinary and exceptional condition of such property would result in peculiar and exceptional practical difficulties to, or exceptional or undue hardship upon the owners of such property.

Unique characteristics- *The specific conditions cited are unique to the subject property and generally not prevalent to other properties in the general area.*

Hardship not self-imposed- The alleged difficulty or hardship has not been created by the previous actions of any person having an interest in the property after date of Zoning Code.

Financial gain not only bases-Financial gain is not the sole basis for granting the variance.

No injury to neighboring property- The granting of a variance will not be injurious to other property or improvements in the area, impair and adequate supply of light and air to adjacent property, or substantially diminish or impair property values within the area.

No harm to public welfare- *The granting of the variance will not be detrimental to the public welfare and will not substantially impair the intent and purpose of this Zoning Code.*

Integrity of Master Development Plan- *The granting of a variance will not compromise the design integrity or functional operation of activities or facilities within an approved Planned Unit Development.*

The Board shall not grant variances to the land use provisions of section 2.3, nor the density of Floor Area Ratio (FAR) standards of Tables 3-B and 2-C, nor the required size of residential lots approved by the Planning Commission under the authority of section 3.7 (Lot Averaging), section 3.8 (Cluster Lot Option) or Section 9. E.3 (PUD). Further the Board shall not act on a variance application within a Planned Unit Development (PUD), Urban Design Overlay or Institutional Overlay district without first considering a recommendation from the Planning Commission.

In Simple terms, for the Board to grant you a variance in the zoning ordinance, you must convey to the Board what your hardship is. Hardships are narrowness, shallowness, irregular shape, and topography of property. The Board can also consider other practical difficulties such as mature trees, easements, and location of disposal systems which can affect your plan. Consideration can be given to the characteristics of neighborhood and the way it is developed. One or more of these conditions must affect your inability to build or occupy the property to provide your case.

At the public hearing, please be prepared to tell the Board what your hardship is, why you cannot build in accordance with zoning without requesting a variance and why you feel you have legitimate hardship.

The Board cannot grant a variance based solely on inconvenience to the applicant or solely on a financial consideration. It is incumbent on you as the appellant to complete this form by conveying a **HARDSHIP** as outlined. At the meeting it is important that you explain this hardship as effectively as possible.

WHAT SPECIFIC AND UNIQUE CIRCUMSTANCES (HARDSHIP) EXIST THAT WOULD AUTHORIZE THE CONSIDERATION OF THE BOARD UNDER THE REVIEW STANDARDS AS OUTLINED?

Our Hardship - For Grading Plans Review
 Per Kimberly - Are There Drain Pipes
 (Storm Drain) or Do We Need to pay into
 The Fund - For City to Perform Sidewalk
 And Drain Construction on Katie Street.
 Need Cautional - For Building Residen-
 tial Permit Building Permit App -
 2019-018905

Thank you
 Cal Mark

SHEET INDEX:

- C1.0 - COVER SHEET (GENERAL NOTES)
- S1.0 - SITE PLAN
- S2.0 - SITE CALCULATIONS (IMPERVIOUS-LOT COVERAGE)
- E1.0 - EROSION PREVENTION & SEDIMENT CONTROL PLAN
- E2.0 - EROSION PREVENTION & SEDIMENT CONTROL DETAILS
- B1.0 - BUILDING CONTEXTUAL AVERAGE SETBACKS
- W1.0 - SIDEWALK CONSTRUCTION PLAN
- W2.0 - SIDEWALK CONSTRUCTION DETAILS
- W3.0 - SIDEWALK CONSTRUCTION NOTES

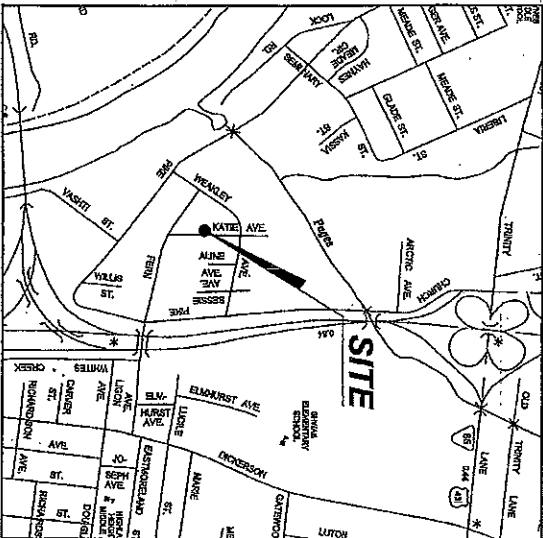
W.T. Smith - Land Surveying

Prepared By:
 1004 Hickory Hill Lane - Suite #10
 Heritage, TN 37076
 Phone: 615-712-6693
 Email: tommy@wtsmithsurvey.com



COVERSHEET
 1212 Katie Avenue
 Nashville - Davidson Co., Tn.

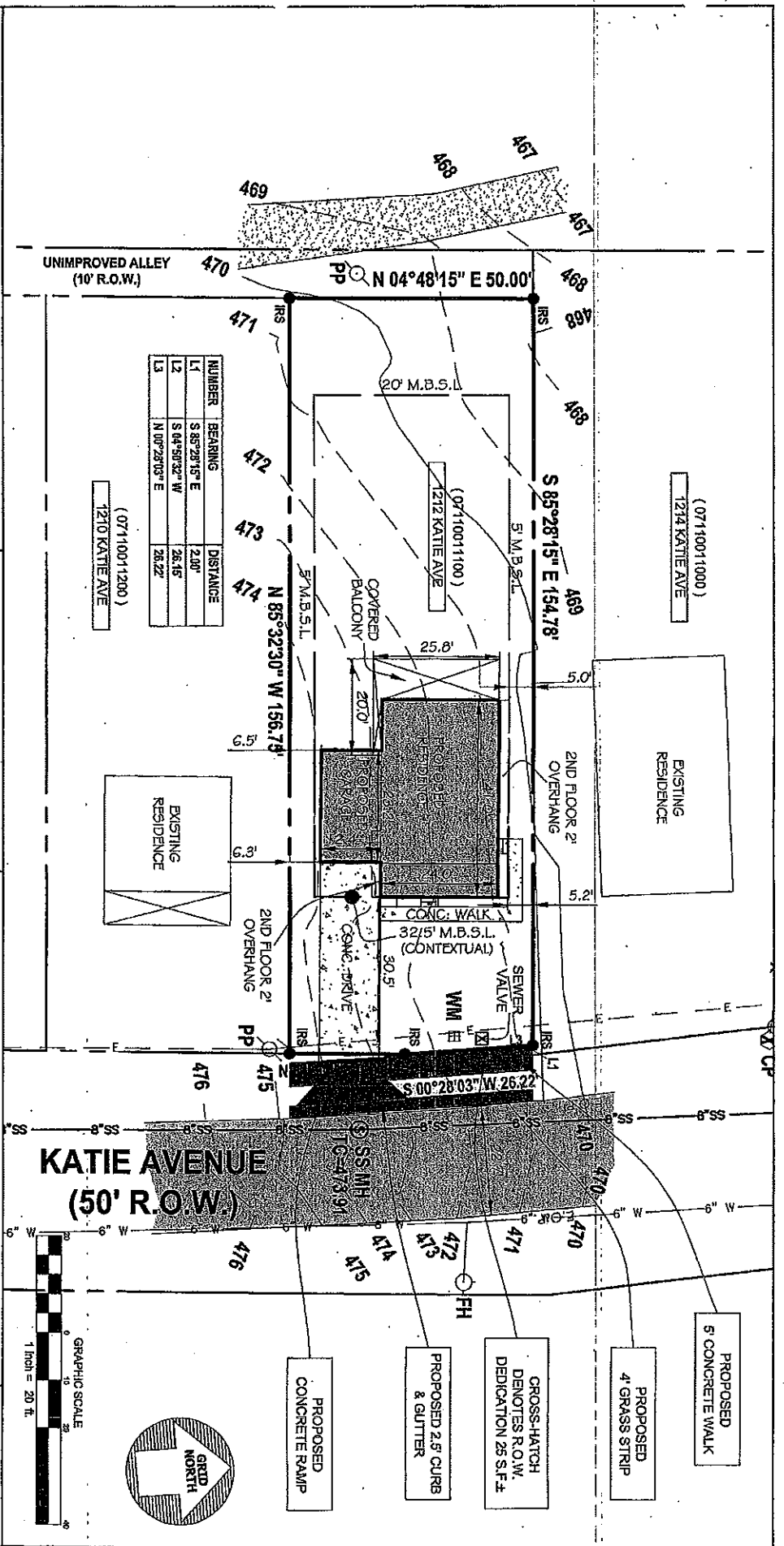
SHEET NO.
C-1.0



LOCATION-MAP
 NOT-TO-SCALE

SITE DATA:

1. Total Site Area 7,823 S.F., or 0.179 Acres ±
2. Tax ID: 07140011100
3. Owner and/or Developer
 JONA DEVELOPMENT, LLC
 2020 FIELDSTONE PKWY STE 900-306 ATTN: SCOTT JONES
 FRANKLIN, TN 37069.
 Phone: (615)-943-6942, Email: Scott@jonadevelopment.com
4. Subject property base zoning - RS5.
5. Setbacks:
 Contextual Front M.B.S.L. - 32.5'
 Side M.B.S.L. - 5'
 Rear M.B.S.L. - 20'
6. Districts:
 Urban Services District
 2nd Council District
 Councilman - DeCosta Hastings



NUMBER	BEARING	DISTANCE
L1	S 85°28'15" E	22.00'
L2	S 04°50'32" W	26.15'
L3	N 10°28'03" E	26.22'

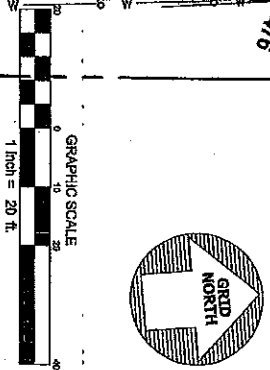
Prepared By:
W.T. Smith - Land Surveying

1004 Hickory Hill Lane - Suite #10
 Heritage, TN 37076
 Phone: 615-712-6693
 Email: tommy@wtsmithsurvey.com

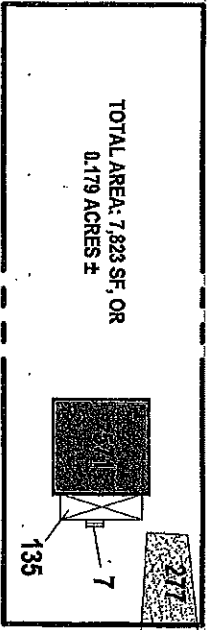


Site Plan
 1212 Katie Avenue
 Nashville - Davidson Co., Tn.

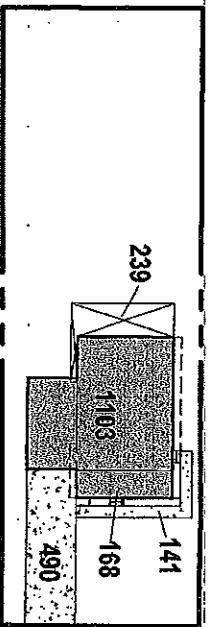
SHEET NO.
S-1.0



PRE-DEVELOPMENT



POST-DEVELOPMENT



SITE DATA: PRE-DEVELOPMENT

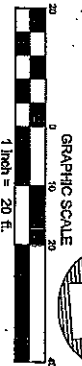
TOTAL SITE AREA: 7,823 SF
 PRE-DEVELOPMENT IMPERVIOUS AREA: 990 SF
 Buildings: 574 SF
 Porches: 135 SF
 Parking/Drives: 277 SF
 Walks/Pads/Misc: 7 SF

SITE DATA: POST-DEVELOPMENT

TOTAL SITE AREA: 7,823 SF
 POST-DEVELOPMENT IMPERVIOUS AREA: 2,141 SF @ 27.4%
 Buildings: 1,103 SF
 Porches: 168 SF
 Parking/Drives: 490 SF
 Walks/Pads/Misc: 380 SF
 POST-DEVELOPMENT NET GAIN: 1,151 SF (TIER N/A)

STORM WATER NET GAIN TREATMENT

TOTAL SITE AREA: 7,823 SF
 POST-DEVELOPMENT IMPERVIOUS AREA
 NET GAIN: 2,141 SF
 TREATMENT - NOT-REQUIRED (TOTAL LOT
 COVERAGE < 30%)



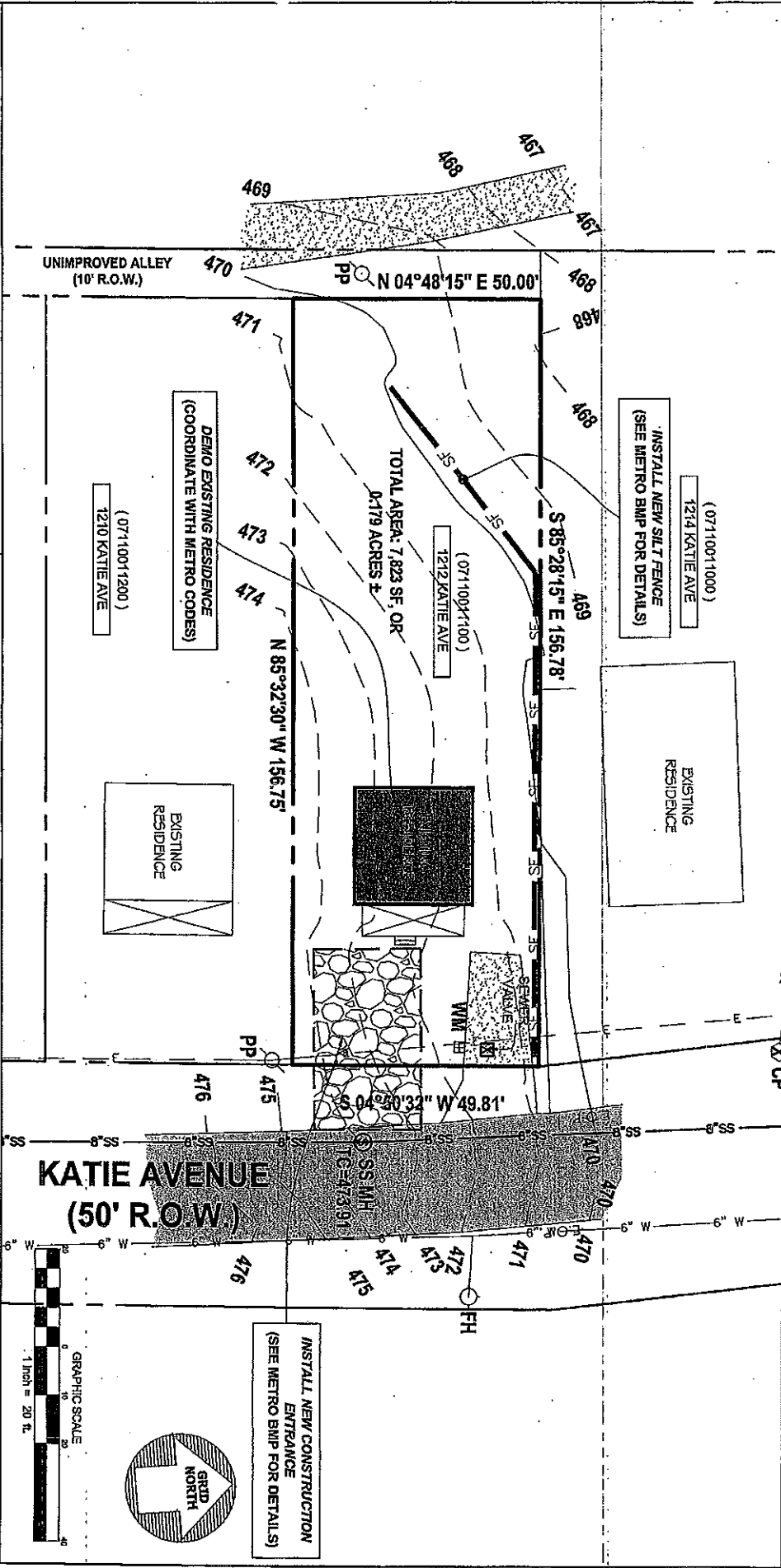
W.T. Smith - Land Surveying

Prepared By:
 1004 Hickory Hill Lane - Suite #10
 Hermitage, TN 37076
 Phone: 615-712-6693
 Email: tommy@wsmithsurvey.com



Impervious Areas
 1212 Katie Avenue
 Nashville - Davidson Co., Tn.

SHEET NO.
S-2.0



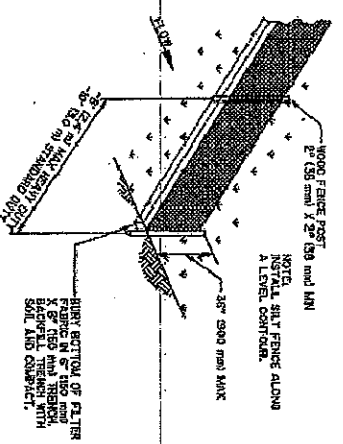
W.T. Smith - Land Surveying

Prepared By:
 1004 Hickory Hill Lane - Suite #10
 Hermitage, TN 37076
 Phone: 615-712-6693
 Email: tommy@wsmithsurvey.com



EPSC Plan
 1212 Katie Avenue
 Nashville - Davidson Co., Tn.

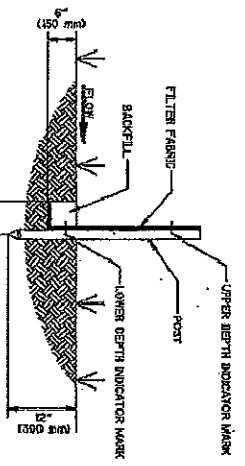
SHEET NO.
E-1.0



TYPICAL PREFABRICATED SILT FENCE INSTALLATION
N.T.S.

Figure TCP-13.1
Silt Fence Anchoring

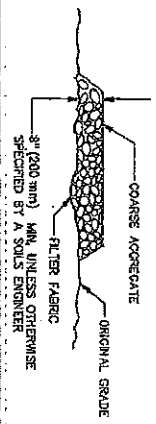
SECTION
N.T.S.



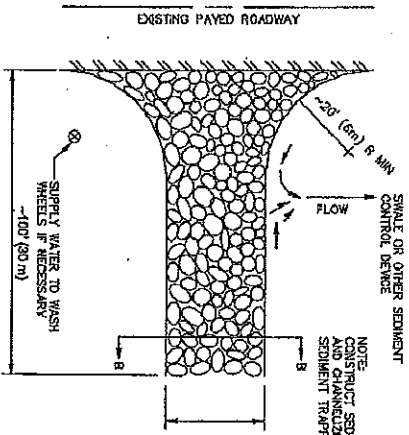
- SITE GRADING & EROSION CONTROL NOTES**
1. NO PORTION OF THE PROPERTY SHOWN LIES WITHIN A 100 YEAR FLOOD HAZARD AREA AS PER THE CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY, (FIRM) MAP.
 2. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 33% FILLED WITH SEDIMENT. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
 3. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN THEY ARE NO LONGER NEEDED.
 4. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA, MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
 5. PROVIDE POSITIVE SLOPE (2% MINIMUM) TO DRAIN ALL BALCONIES, DECKS, PATIOS, WALL(S), DRIVEWAYS, GRADE ADJACENT TO BUILDINGS, AND SWALES REGARDLESS WHETHER PLANS GRAPHICALLY PORTRAY OR INDICATE SLOPE. FINAL CONSTRUCTION SHALL NOT PERMIT PONDING OF WATER IN ANY OF FOREGOING AREAS.



CALL BEFORE YOU DIG!
TENNESSEE ONE CALL IT'S THE LAW
 UTILITIES PROTECTION CENTER
 IN TENNESSEE CALL
 1-800-351-1111
 1-800-366-1987
 THREE WORKING DAYS BEFORE YOU DIG
 IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF ALL UNDERGROUND UTILITIES IS APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.



SECTION B-B
N.T.S.



PLAN VIEW
N.T.S.

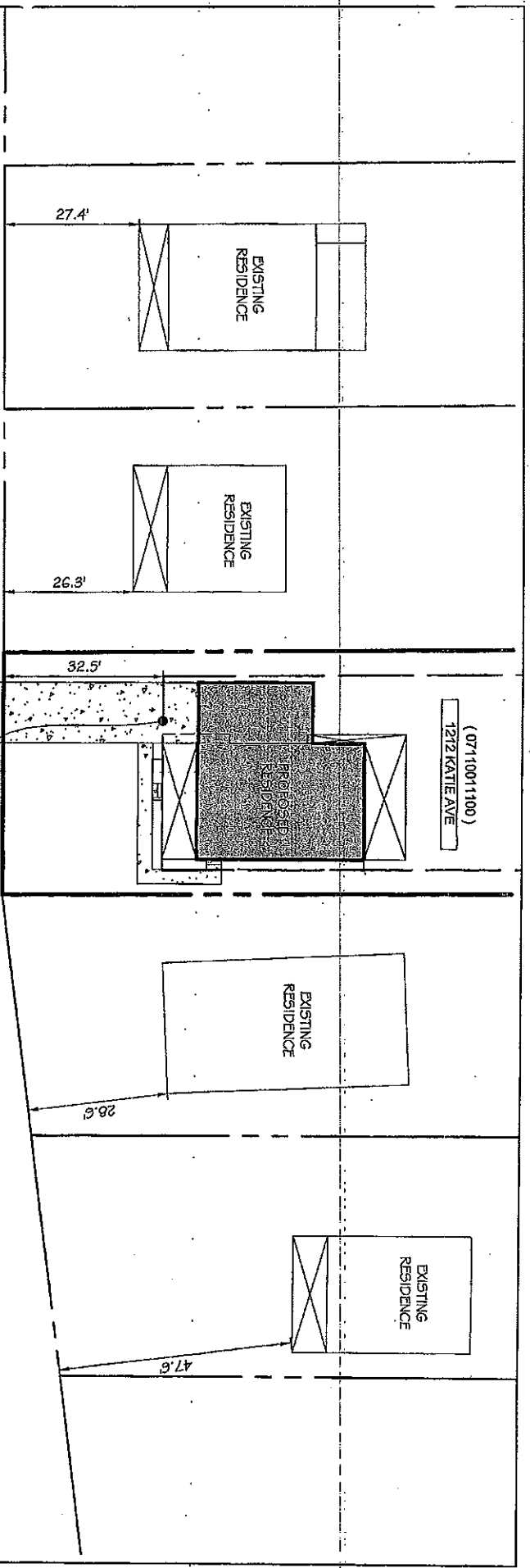
Figure TCP-03.1
Stabilized Construction Entrance



Erosion-Sediment Control Details
 1212 Katie Avenue
 Nashville - Davidson Co., Tn.

W.T. Smith-Land Surveying
 Prepared By:
 1004 Hickory Hill Lane - Suite #10
 Hermitage, TN 37076
 Phone: 615-712-6693
 Email: tommy@wtsmithsurvey.com

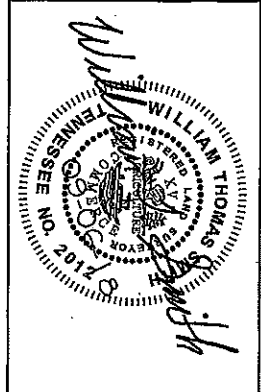
SHEET NO.
E-2.0



**KATIE AVENUE
(50' R.O.W.)**



Prepared By:
W.T. Smith - Land Surveying
 1004 Hickory Hill Lane - Suite #10
 Heritage, TN 37076
 Phone: 615-712-6693
 Email: tommy@wtsmithsurvey.com



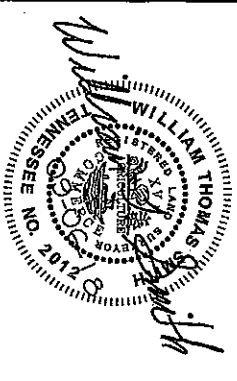
Building Setbacks
 1212 Katie Avenue
 Nashville - Davidson Co., Tn.

SHEET NO.
B-1.0

Public Works Permits	Approved	Date
Building Permit Number	T2019018905	
Date Submitted	4-2-2019	
No. of Copies	4	
Applicant's Signature	<i>[Signature]</i>	
Applicant's Name (print)	T2019018905	
	Date	

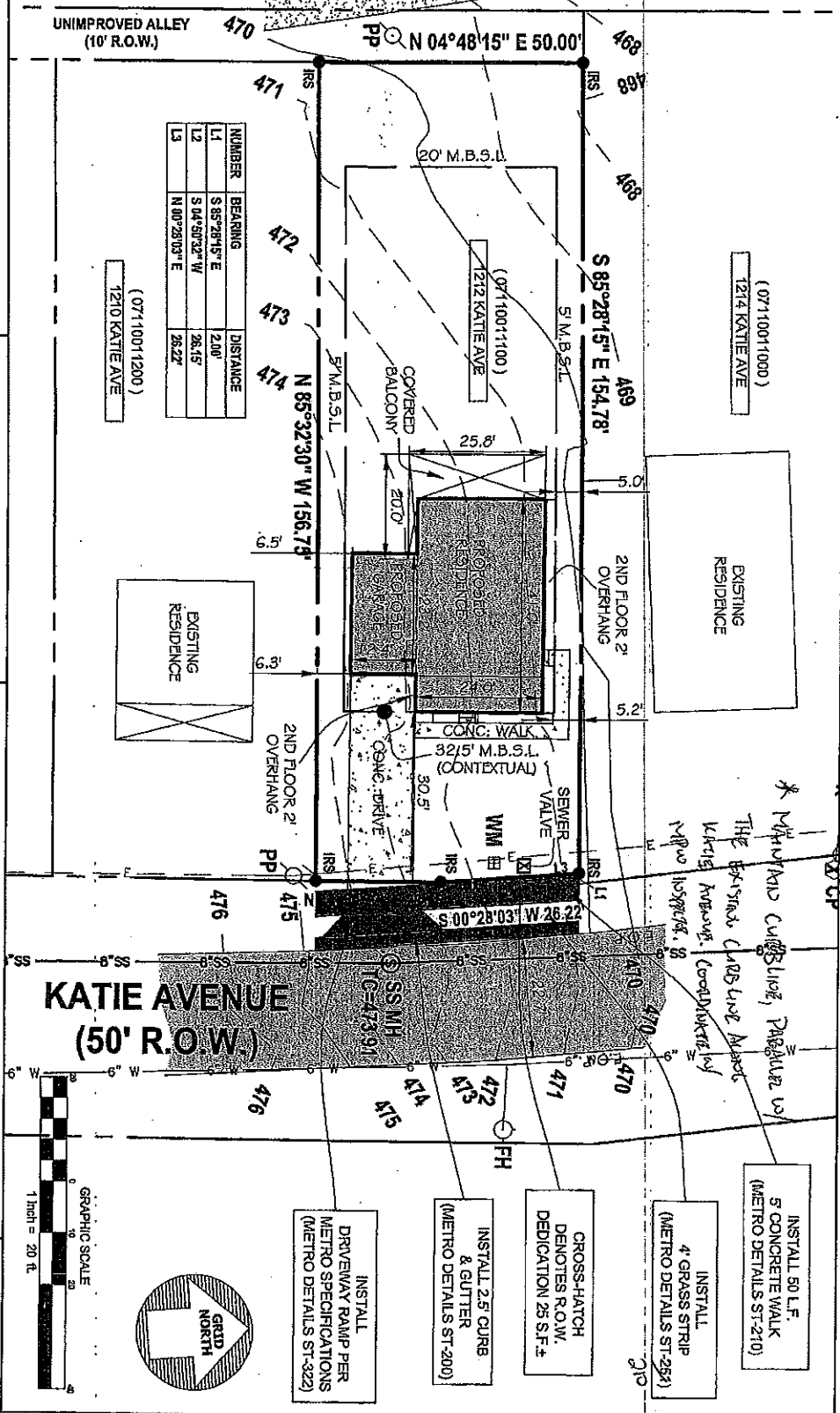
Prepared By:
W.T. Smith - Land Surveying

1004 Hickory Hill Lane - Suite #10
 Hermitage, TN 37076
 Phone: 615-712-6693
 Email: tommy@wtsmithsurvey.com



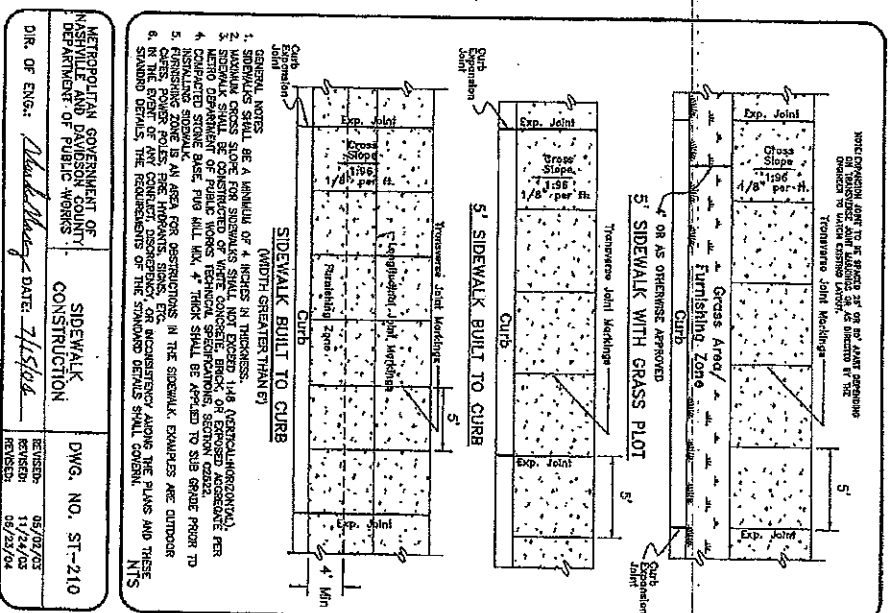
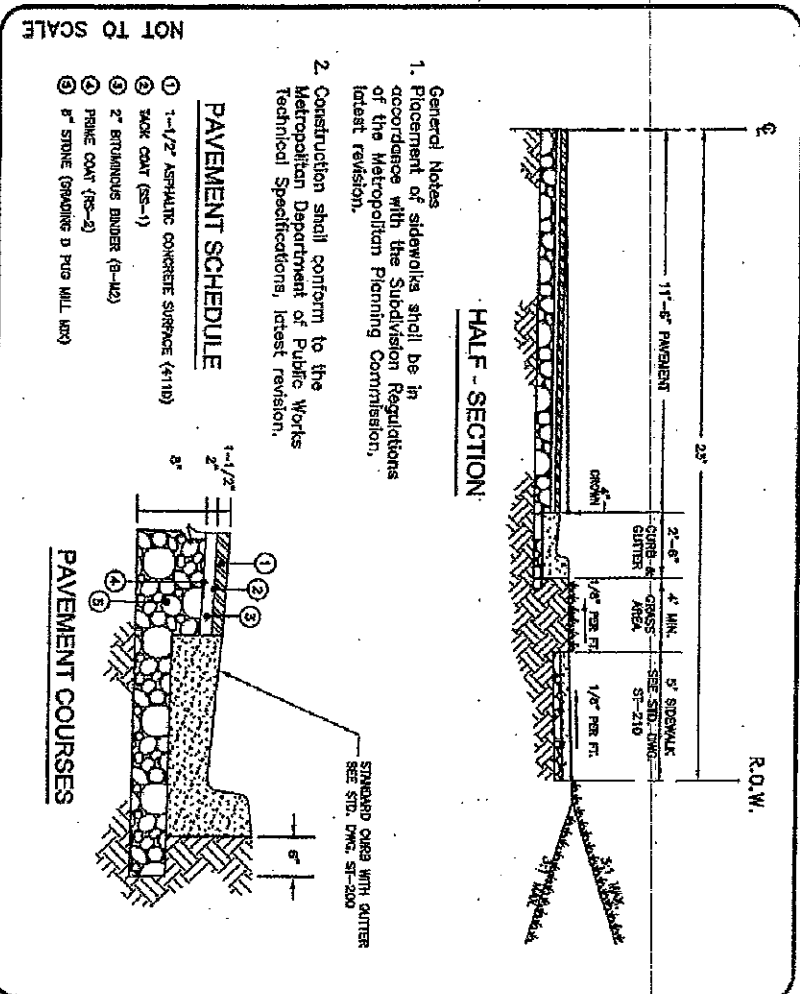
Sidewalk Construction Plan
 1212 Katie Avenue
 Nashville - Davidson Co., Tn.

SHEET NO.
W-1.0



T2019018905 - 1212 KATIE AVE

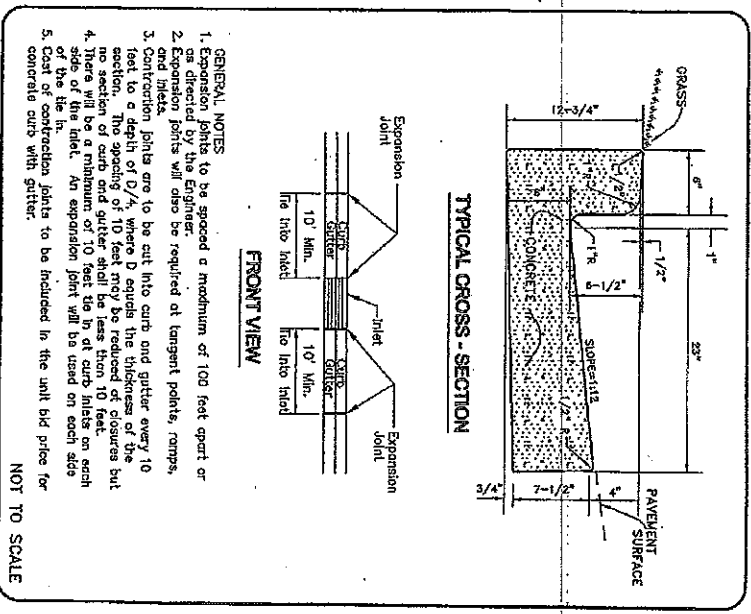
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS
 ASST. DIR. ENGR. *Mark May* DATE: *5/3/01*
 DIRECTOR: *Mark May* DATE: *5/8/01*
 REVISED: 04/09/01
 DWG. NO. ST-251
 RESIDENTIAL-LOW DENSITY MINOR LOCAL STREET (46' R.O.W.)



W.T. Smith-Land Surveying
 Prepared By:
 1004 Hickory Hill Lane - Suite #10
 Heritage, TN 37076
 Phone: 615-712-6693
 Email: tommy@wtsmithsurvey.com

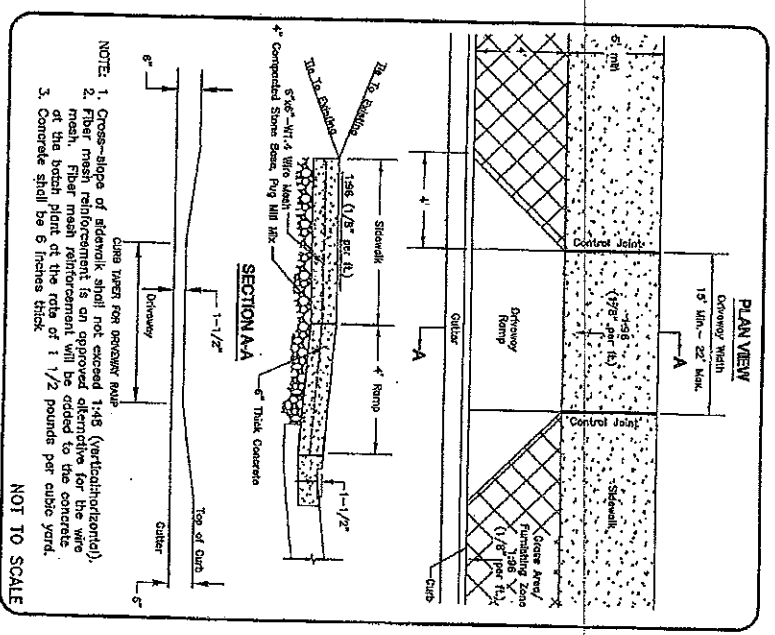
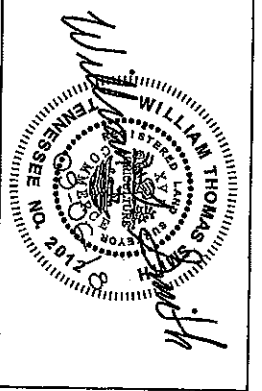


Sidewalk Construction Details
 1212 Katie Avenue
 Nashville - Davidson Co., Tn.
W-2.0
 SHEET NO.



METROPOLITAN GOVERNMENT OF NASHVILLE DEPARTMENT OF PUBLIC WORKS	STANDARD CURB WITH GUTTER	DWG. NO. ST-200
DIR. OF ENG.: <i>Mark May</i>	DATE: 5/12/03	REVISIONS: 07/27/03 09/02/03

Prepared By:
W.T. Smith - Land Surveying
 1004 Hickory Hill Lane - Suite #10
 Hermitage, TN 37076
 Phone: 615-712-6693
 Email: tommy@wtsmithsurvey.com



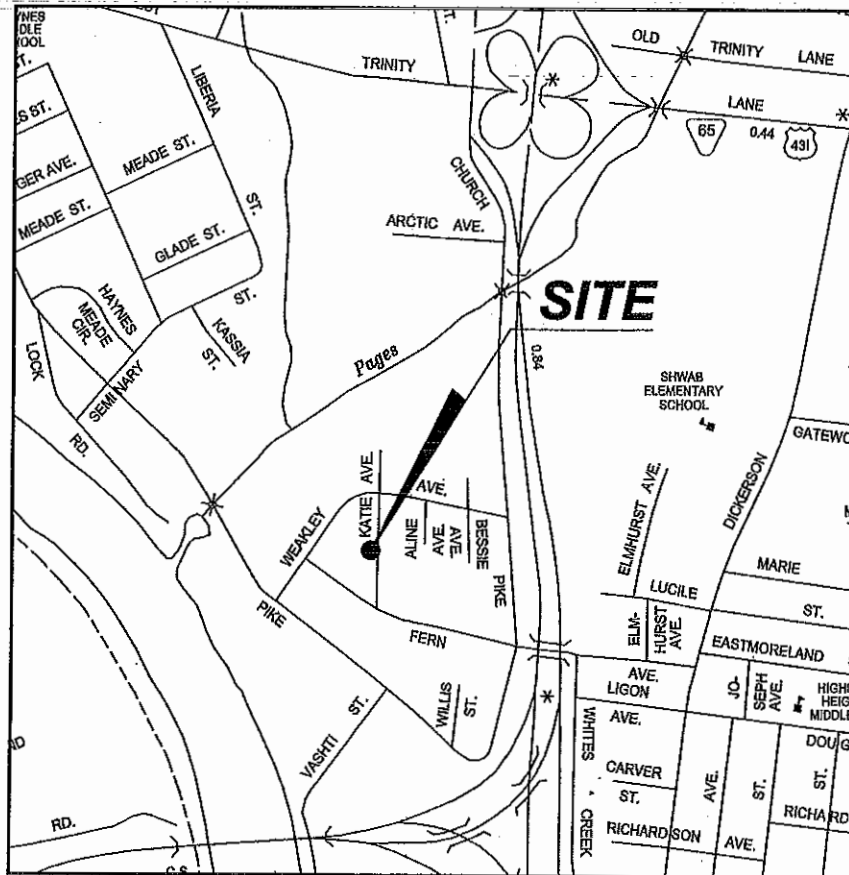
METROPOLITAN GOVERNMENT OF NASHVILLE DEPARTMENT OF PUBLIC WORKS	NEW CONSTRUCTION RESIDENTIAL DRIVEWAY RAMP	DWG. NO. ST-522
DIR. OF ENG.: <i>Mark May</i>	DATE: 5/12/03	REVISIONS: 07/27/03 09/02/03

**Sidewalk Construction
 Details & Notes**
 1212 Katie Avenue
 Nashville - Davidson Co., Tn.

SHEET NO.
W-3.0

SHEET INDEX:

- C1.0 - COVER SHEET (GENERAL NOTES)
- S1.0 - SITE PLAN
- S2.0 - SITE CALCULATIONS (IMPERVIOUS-LOT COVERAGE)
- E1.0 - EROSION PREVENTION & SEDIMENT CONTROL PLAN
- E2.0 - EROSION PREVENTION & SEDIMENT CONTROL DETAILS
- B1.0 - BUILDING CONTEXTUAL AVERAGE SETBACKS
- W1.0 - SIDEWALK CONSTRUCTION PLAN
- W2.0 - SIDEWALK CONSTRUCTION DETAILS
- W3.0 - SIDEWALK CONSTRUCTION NOTES



LOCATION-MAP
NOT-TO-SCALE

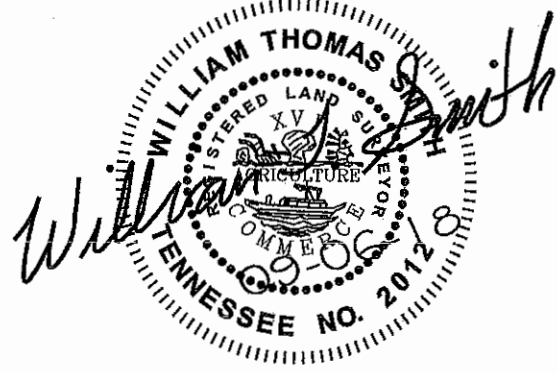
SITE DATA:

1. Total Site Area 7,823 S.F., or 0.179 Acres ±
2. Tax ID: 07110011100
3. **Owner and/or Developer**
JONA DEVELOPMENT, LLC
2020 FIELDSTONE PKWY STE 900-306 ATTN: SCOTT JONES
FRANKLIN, TN 37069
Phone: (615)-943-6942, Email: Scott@jonadevelopment.com
4. Subject property base zoning - **RS5..**
5. **Setbacks:**
Contextual Front M.B.S.L. - 32.5'
Side M.B.S.L. - 5'
Rear M.B.S.L. - 20'
6. **Districts:**
Urban Services District
2nd Council District
Councilman - DeCosta Hastings

Prepared By:

W.T. Smith- Land Surveying

1004 Hickory Hill Lane - Suite #10
Hermitage, TN 37076
Phone: 615-712-6693
Email: tommy@wtsmithsurvey.com

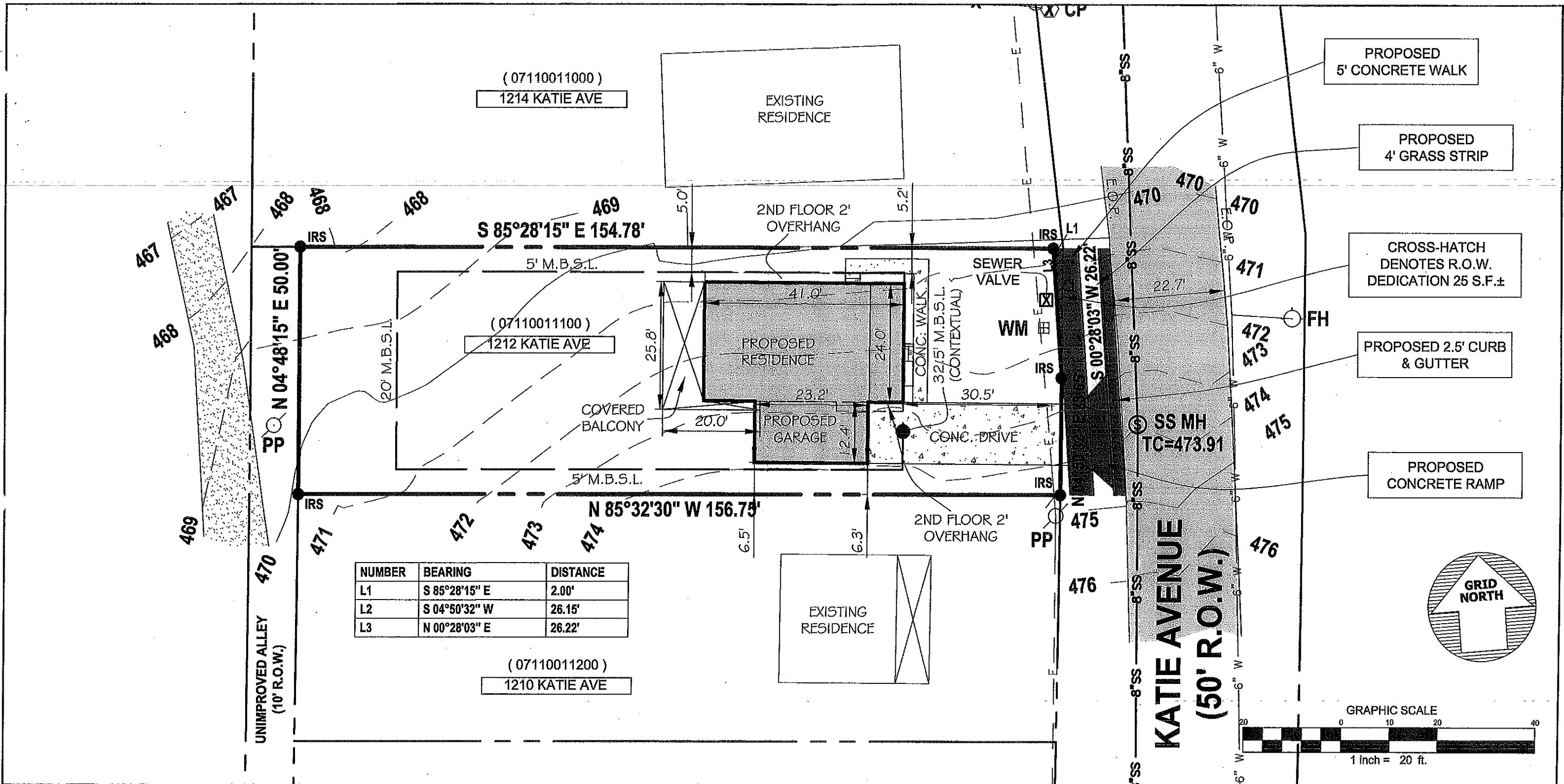


COVERSHEET

**1212 Katie Avenue
Nashville - Davidson Co., Tn.**

SHEET NO.

C-1.0



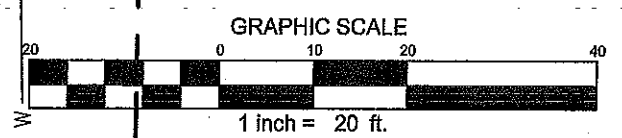
PROPOSED 5' CONCRETE WALK

PROPOSED 4' GRASS STRIP

CROSS-HATCH DENOTES R.O.W. DEDICATION 25 S.F.±

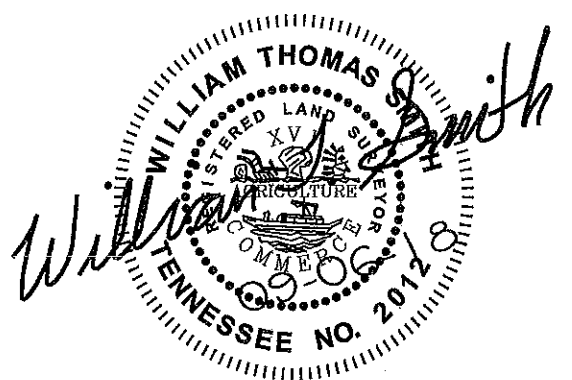
PROPOSED 2.5' CURB & GUTTER

PROPOSED CONCRETE RAMP



Prepared By:
W.T. Smith- Land Surveying

1004 Hickory Hill Lane - Suite #10
 Hermitage, TN 37076
 Phone: 615-712-6693
 Email: tommy@wtsmithsurvey.com

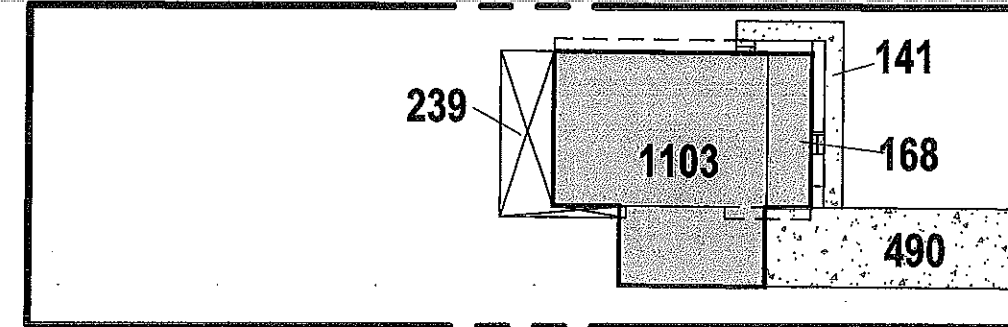
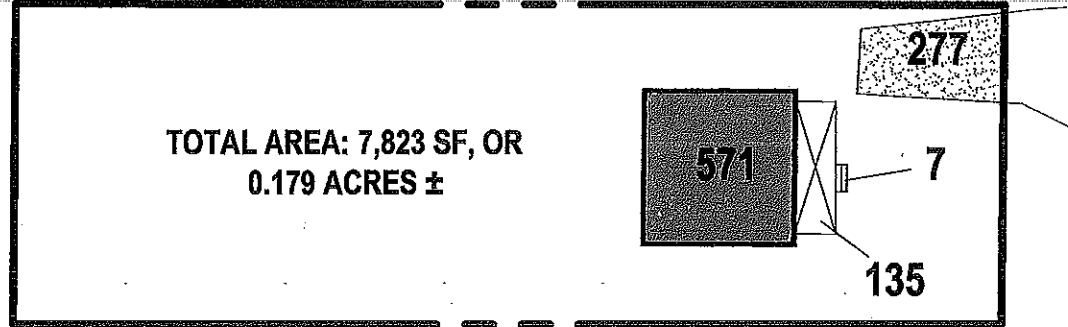


Site Plan
1212 Katie Avenue
Nashville - Davidson Co., Tn.

SHEET NO.
S-1.0

PRE-DEVELOPMENT

POST-DEVELOPMENT



SITE DATA: PRE-DEVELOPMENT

SITE DATA: POST-DEVELOPMENT

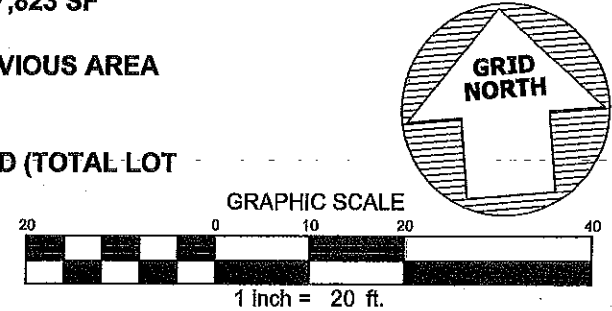
STORM WATER NET GAIN TREATMENT

TOTAL SITE AREA: 7,823 SF
 PRE-DEVELOPMENT IMPERVIOUS AREA: 990 SF
 Buildings: 571 SF
 Porches: 135 SF
 Parking/Drives: 277 SF
 Walks/Pads/Misc. 7 SF

TOTAL SITE AREA: 7,823 SF
 POST-DEVELOPMENT IMPERVIOUS AREA: 2,141 SF @ 27.4%
 Buildings: 1,103 SF
 Porches: 168 SF
 Parking/Drives: 490 SF
 Walks/Pads/Misc. 380 SF

TOTAL SITE AREA: 7,823 SF
 POST-DEVELOPMENT IMPERVIOUS AREA
 NET GAIN: 2,141 SF
 TREATMENT - NOT REQUIRED (TOTAL LOT COVERAGE < 30%)

POST-DEVELOPMENT NET GAIN: 1,151 SF (TIER N/A)

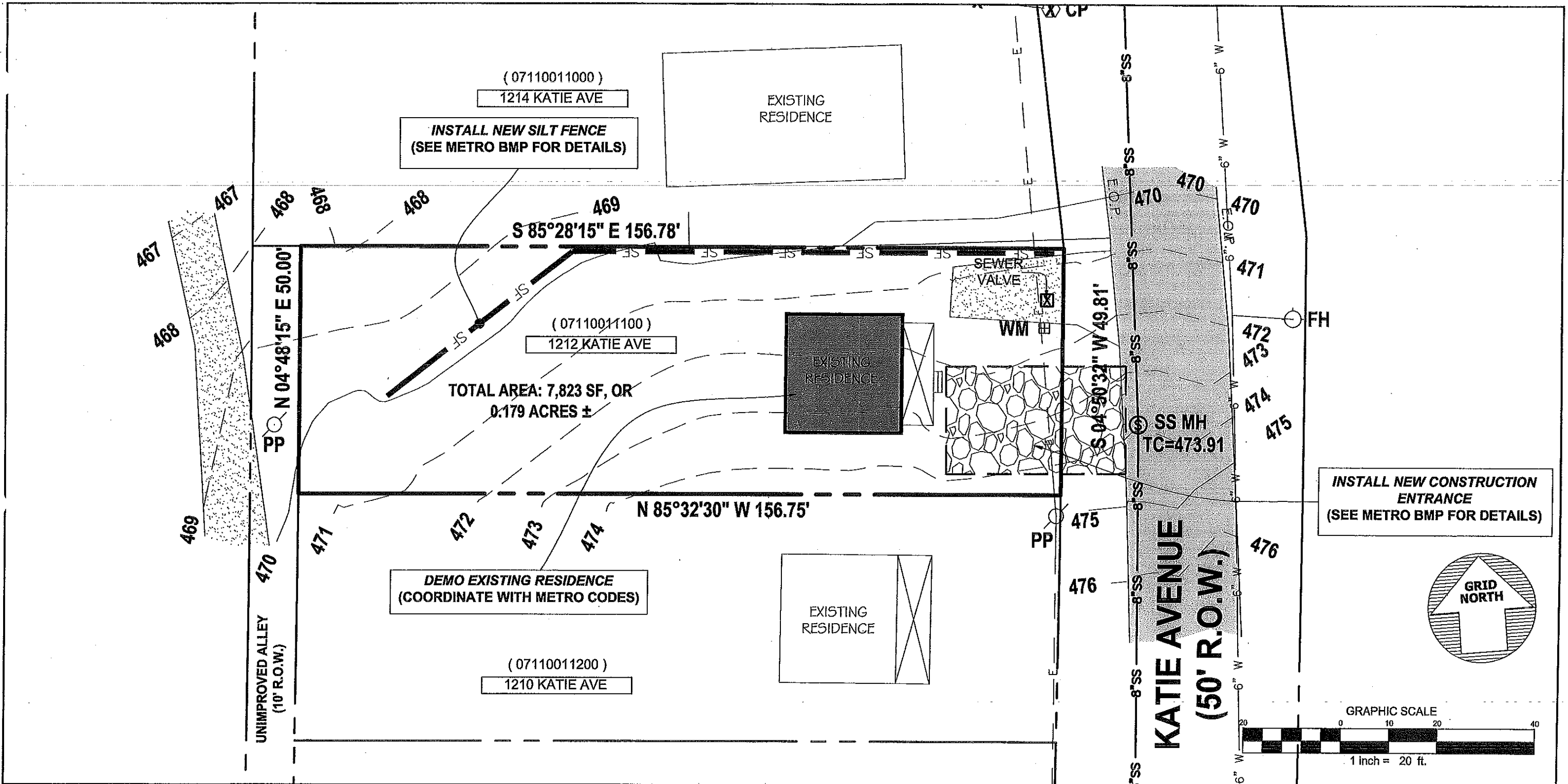


Prepared By:
W.T. Smith- Land Surveying
 1004 Hickory Hill Lane - Suite #10
 Hermitage, TN 37076
 Phone: 615-712-6693
 Email: tommy@wtsmithsurvey.com

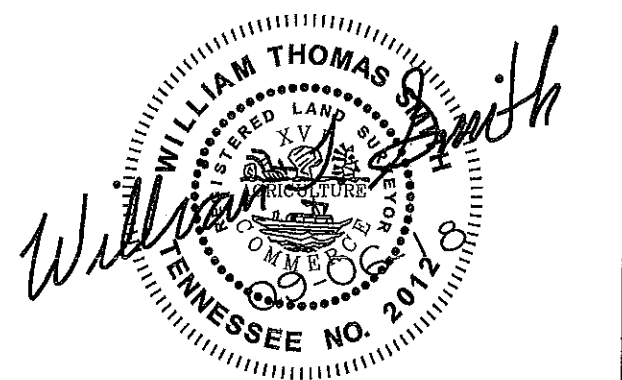


Impervious Areas
1212 Katie Avenue
Nashville - Davidson Co., Tn.

SHEET NO.
S-2.0



Prepared By:
W.T. Smith- Land Surveying
 1004 Hickory Hill Lane - Suite #10
 Hermitage, TN 37076
 Phone: 615-712-6693
 Email: tommy@wtsmithsurvey.com

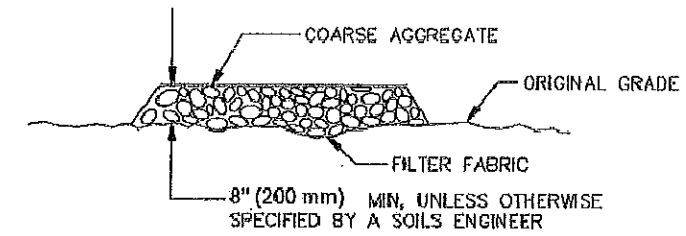


EPSC Plan
1212 Katie Avenue
Nashville - Davidson Co., Tn.

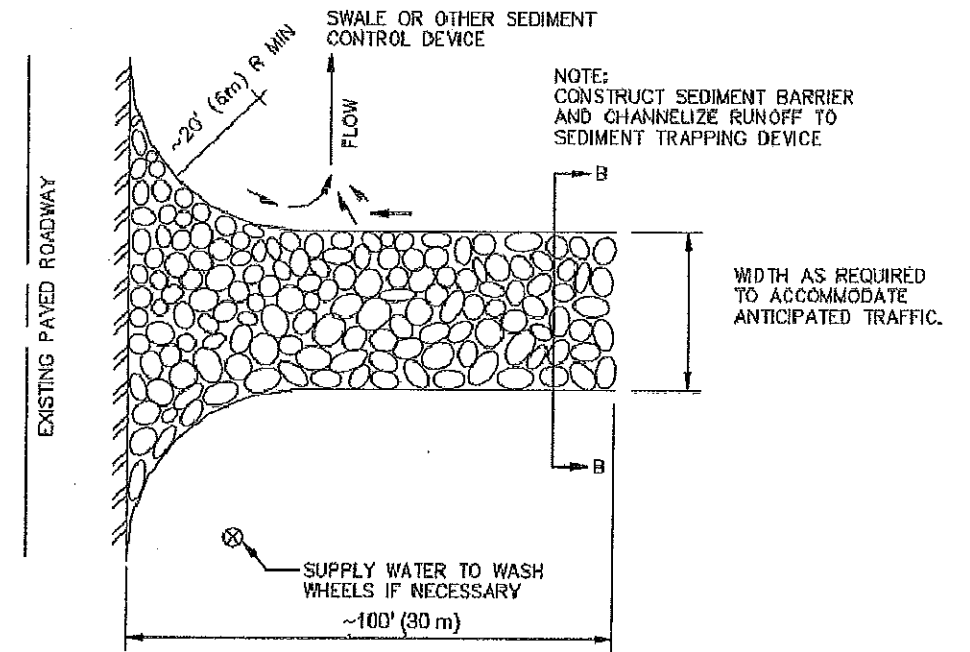
SHEET NO.
E-1.0

SITE GRADING & EROSION CONTROL NOTES

1. NO PORTION OF THE PROPERTY SHOWN LIES WITHIN A 100 YEAR FLOOD HAZARD AREA AS PER THE CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY, (FIRM) MAP.
2. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 33% FILLED WITH SEDIMENT, SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
3. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN THEY ARE NO LONGER NEEDED.
4. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
5. PROVIDE POSITIVE SLOPE (2% MINIMUM) TO DRAIN ALL BALCONIES, DECKS, PATIOS, WALL(S), DRIVEWAYS, GRADE ADJACENT TO BUILDINGS, AND SWALES REGARDLESS WHETHER PLANS GRAPHICALLY PORTRAY OR INDICATE SLOPE. FINAL CONSTRUCTION SHALL NOT PERMIT PONDING OF WATER IN ANY OF FOREGOING AREAS.

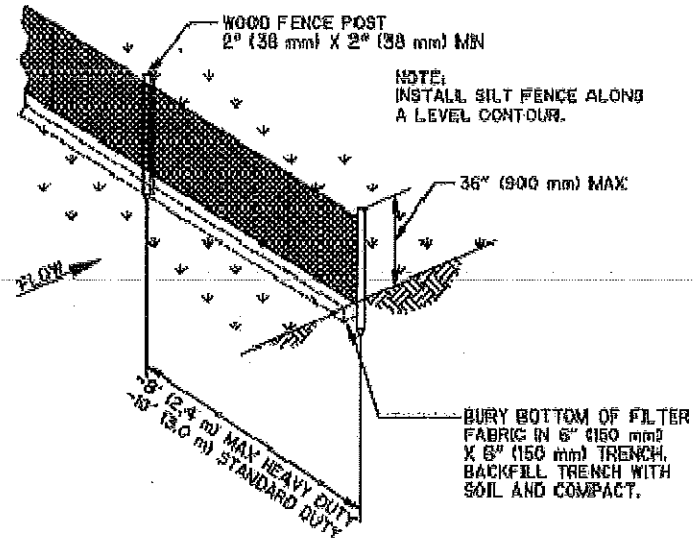


SECTION B-B
N.T.S.



PLAN VIEW
N.T.S.

Figure TCP-03-1
Stabilized Construction Entrance



TYPICAL PREFABRICATED SILT FENCE INSTALLATION
N.T.S.

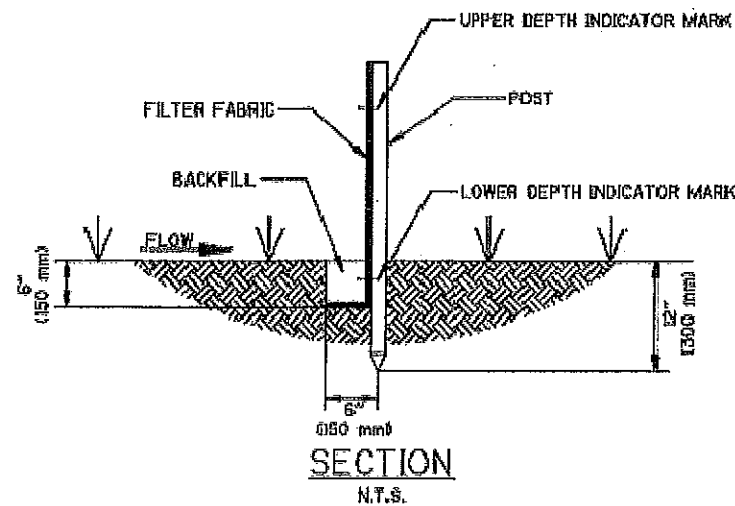
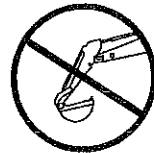


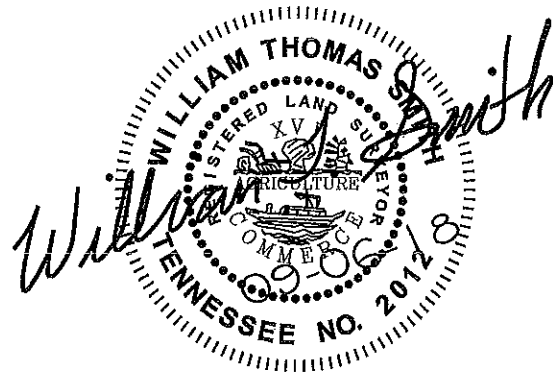
Figure TCP-13-1
Silt Fence Anchoring



CALL BEFORE YOU DIG!
TENNESSEE ONE CALL IT'S THE LAW
UTILITIES PROTECTION CENTER
IN TENNESSEE CALL
1-800-351-1111
1-800-366-1987
THREE WORKING DAYS BEFORE YOU DIG
IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN HEREON ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.

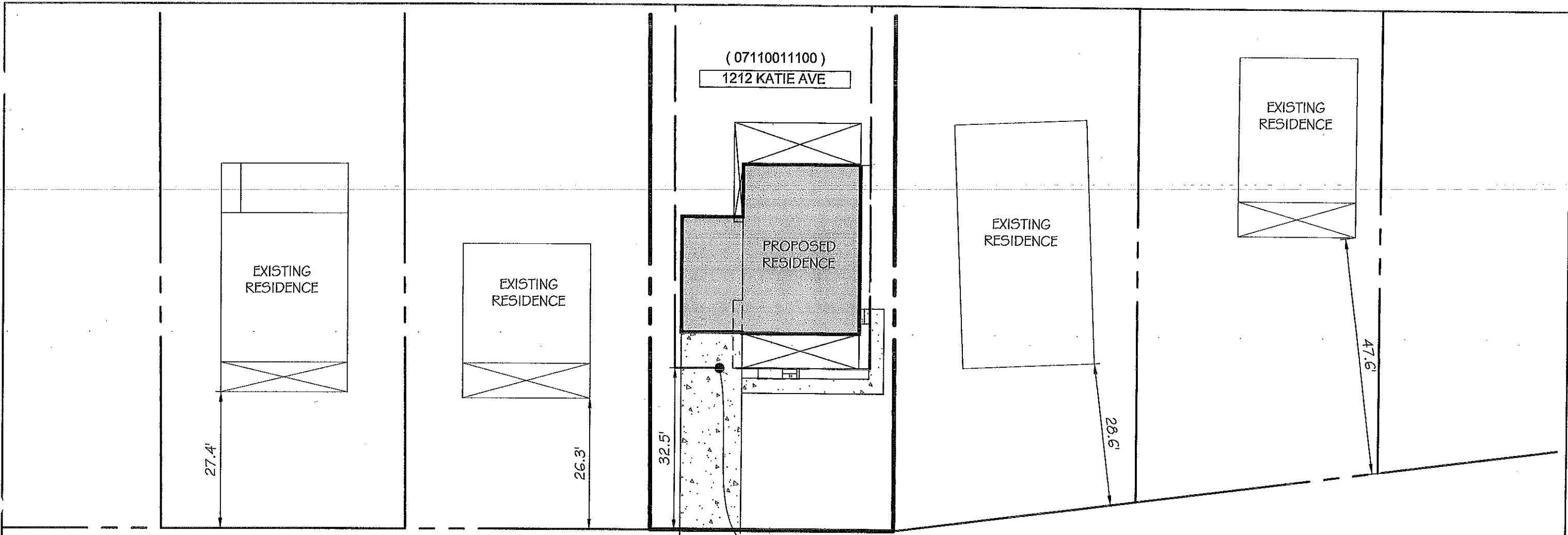
Prepared By:
W.T. Smith- Land Surveying

1004 Hickory Hill Lane - Suite #10
Hermitage, TN 37076
Phone: 615-712-6693
Email: tommy@wtsmithsurvey.com



Erosion-Sediment Control Details
1212 Katie Avenue
Nashville - Davidson Co., Tn.

SHEET NO.
E-2.0



(07110011100)
1212 KATIE AVE

EXISTING RESIDENCE

EXISTING RESIDENCE

PROPOSED RESIDENCE

EXISTING RESIDENCE

EXISTING RESIDENCE

27.4'

26.3'

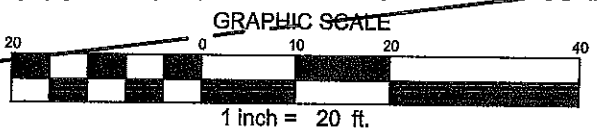
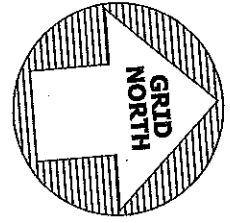
32.5'

28.6'

47.6'

32.5' M.B.S.L. (CONTEXTUAL AVERAGE)

KATIE AVENUE (50' R.O.W.)



Prepared By:
W.T. Smith- Land Surveying

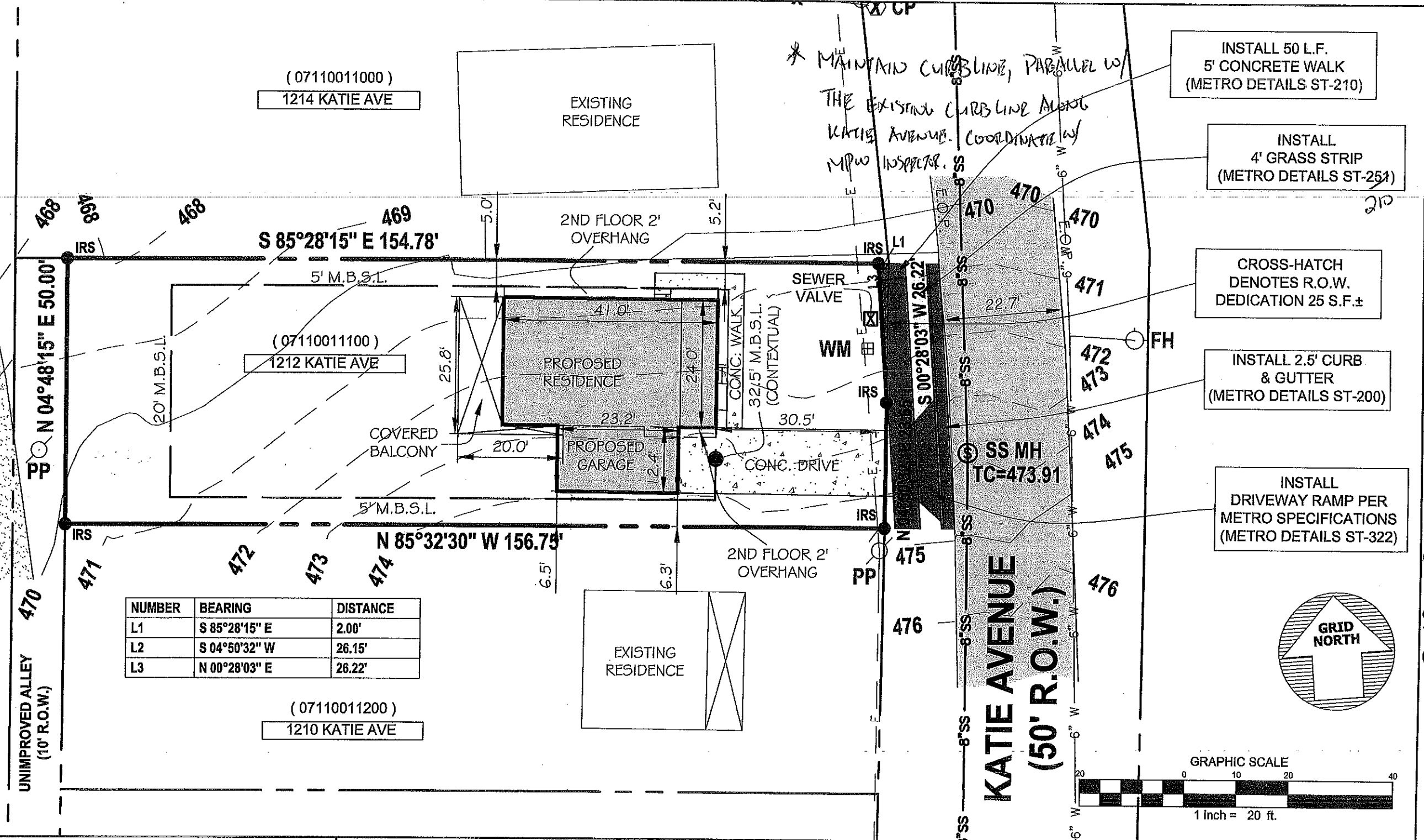
1004 Hickory Hill Lane - Suite #10
 Hermitage, TN 37076
 Phone: 615-712-6693
 Email: tommy@wtsmithsurvey.com



Building Setbacks
1212 Katie Avenue
Nashville - Davidson Co., Tn.

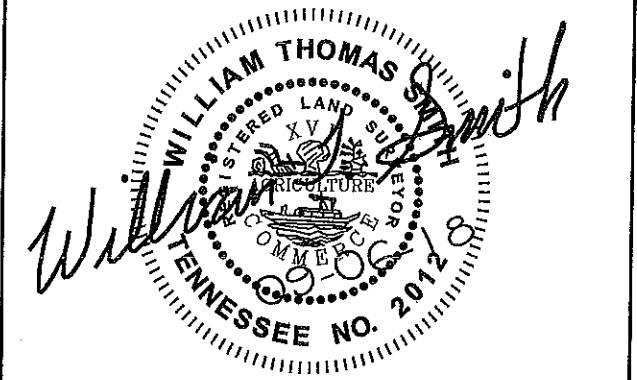
SHEET NO.
B-1.0

Public Works Permits Approved Date
 Building Permit Number
 Date Submitted
 No. of Copies
 Applicant's Signature
 Applicant's Name (print)
 Date



T2019018905 - 1212 KATIE AVE

Prepared By:
W.T. Smith- Land Surveying
 1004 Hickory Hill Lane - Suite #10
 Hermitage, TN 37076
 Phone: 615-712-6693
 Email: tommy@wtsmithsurvey.com

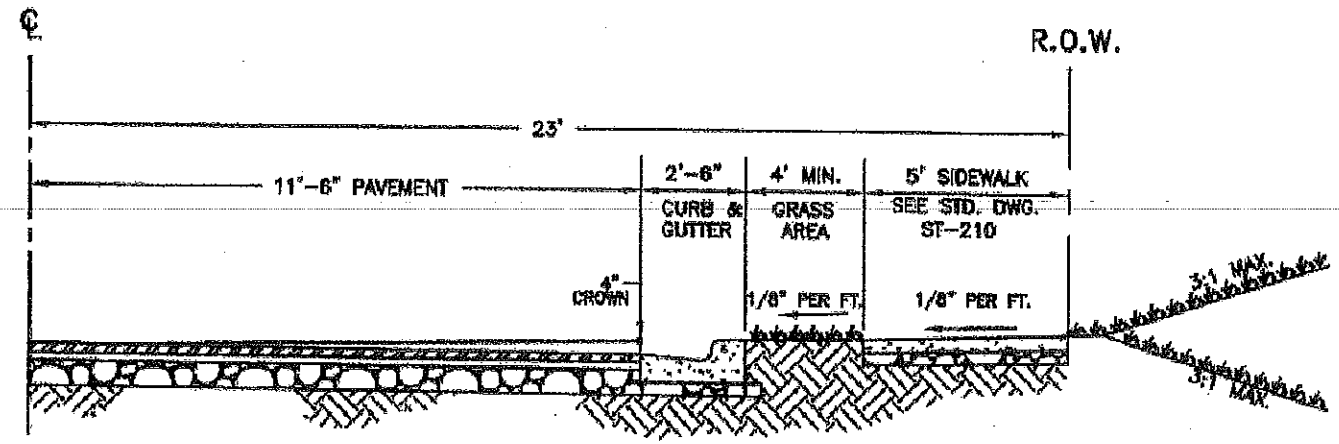


**Sidewalk
 Construction Plan
 1212 Katie Avenue
 Nashville - Davidson Co., Tn.**

SHEET NO.
W-1.0

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS
 ASSIST. DIR. ENG.: *Made Mary* DATE: 5/3/01
 DIRECTOR: *Made Mary* DATE: 5/8/01
 RESIDENTIAL-LOW DENSITY MINOR LOCAL STREET (46' R.O.W.)
 DWG. NO. ST-251
 REVISED: 04/09/01

NOT TO SCALE

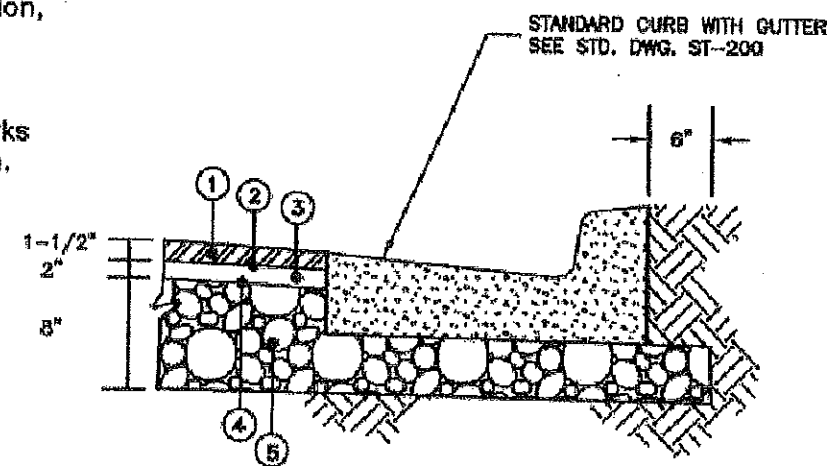


HALF - SECTION

- General Notes
1. Placement of sidewalks shall be in accordance with the Subdivision Regulations of the Metropolitan Planning Commission, latest revision.
 2. Construction shall conform to the Metropolitan Department of Public Works Technical Specifications, latest revision.

PAVEMENT SCHEDULE

- ① 1-1/2" ASPHALTIC CONCRETE SURFACE (411D)
- ② TACK COAT (SS-1)
- ③ 2" BITUMINOUS BINDER (B-M2)
- ④ PRIME COAT (RS-2)
- ⑤ 6" STONE (GRADING D PUG MILL MIX)



PAVEMENT COURSES

NOTE: EXPANSION JOINT TO BE SPACED 25' OR 30' APART DEPENDING ON TRANSVERSE JOINT MARKINGS OR AS DIRECTED BY THE ENGINEER TO MATCH EXISTING LAYOUT.

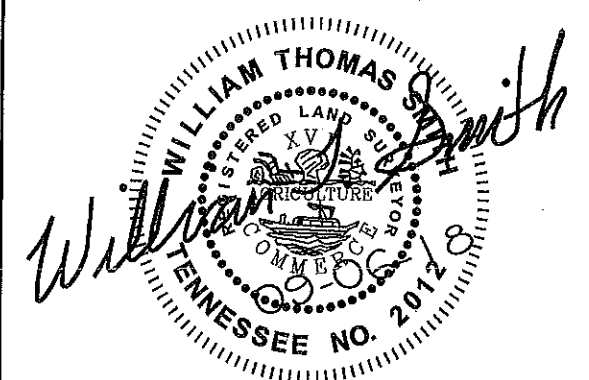
GENERAL NOTES

1. SIDEWALKS SHALL BE A MINIMUM OF 4 INCHES IN THICKNESS.
2. MAXIMUM CROSS SLOPE FOR SIDEWALKS SHALL NOT EXCEED 1:48 (VERTICAL:HORIZONTAL).
3. SIDEWALK SHALL BE CONSTRUCTED OF WHITE CONCRETE, BRICK, OR EXPOSED AGGREGATE PER METRO DEPARTMENT OF PUBLIC WORKS TECHNICAL SPECIFICATIONS, SECTION 02522.
4. COMPACTED STONE BASE, PUG MILL MIX, 4" THICK SHALL BE APPLIED TO SUB GRADE PRIOR TO INSTALLING SIDEWALK.
5. FURNISHING ZONE IS AN AREA FOR OBSTRUCTIONS IN THE SIDEWALK. EXAMPLES ARE OUTDOOR CAFES, POWER POLES, FIRE HYDRANTS, SIGNS, ETC.
6. IN THE EVENT OF ANY CONFLICT, DISCREPENCY, OR INCONSISTENCY AMONG THE PLANS AND THESE STANDRD DETAILS, THE REQUIREMENTS OF THE STANDARD DETAILS SHALL GOVERN.

NTS

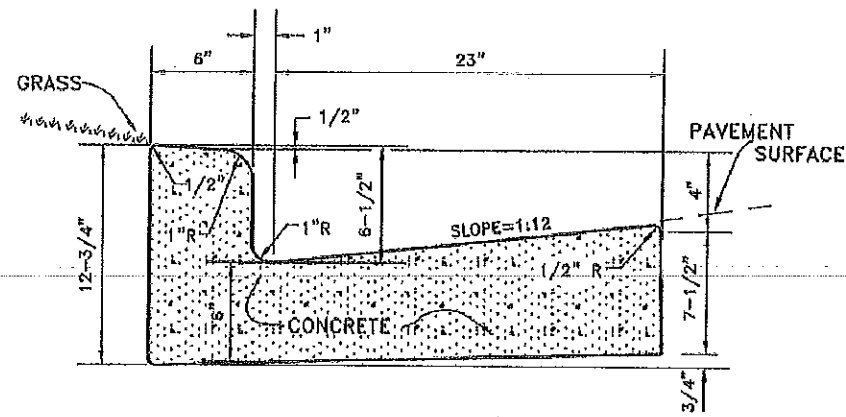
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	SIDEWALK CONSTRUCTION	DWG. NO. ST-210
DIR. OF ENG.: <i>Made Mary</i>	DATE: 7/15/04	REVISED: 05/02/03 REVISED: 11/24/03 REVISED: 06/23/04

Prepared By:
W.T. Smith- Land Surveying
 1004 Hickory Hill Lane - Suite #10
 Hermitage, TN 37076
 Phone: 615-712-6693
 Email: tommy@wtsmithsurvey.com

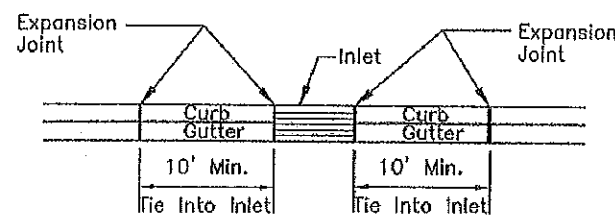


Sidewalk Construction Details
 1212 Katie Avenue
 Nashville - Davidson Co., Tn.

SHEET NO.
W-2.0



TYPICAL CROSS - SECTION



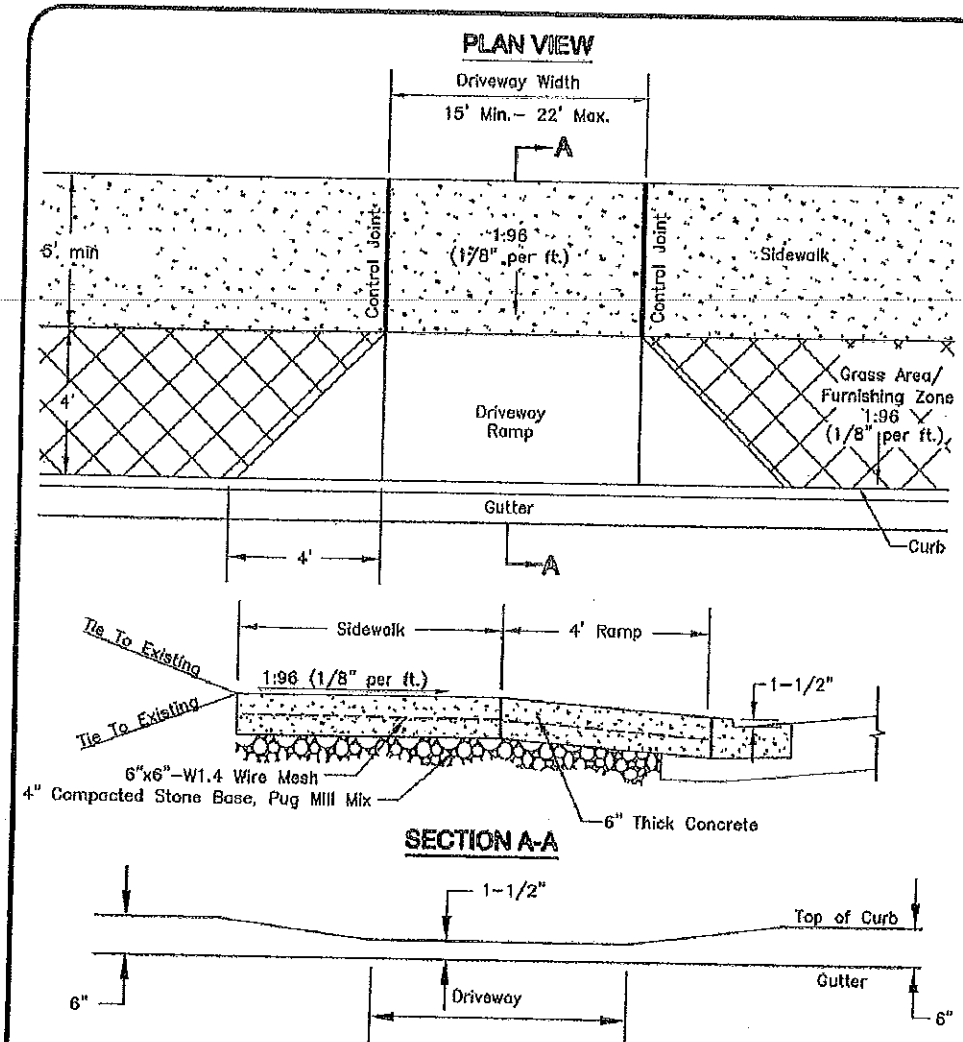
FRONT VIEW

GENERAL NOTES

1. Expansion joints to be spaced a maximum of 100 feet apart or as directed by the Engineer.
2. Expansion joints will also be required at tangent points, ramps, and inlets.
3. Contraction joints are to be cut into curb and gutter every 10 feet to a depth of $D/4$, where D equals the thickness of the section. The spacing of 10 feet may be reduced at closures but no section of curb and gutter shall be less than 10 feet.
4. There will be a minimum of 10 feet tie in at curb inlets on each side of the inlet. An expansion joint will be used on each side of the tie in.
5. Cost of contraction joints to be included in the unit bid price for concrete curb with gutter.

NOT TO SCALE

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	STANDARD CURB WITH GUTTER	DWG. NO. ST-200
DIR. OF ENG.: <i>Mark May</i> DATE: 5/12/03	REVISED: 07/21/06 REVISED: 05/02/03	



SECTION A-A

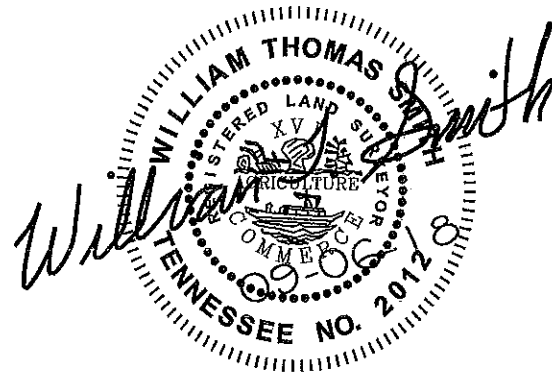
- NOTE:
1. Cross-slope of sidewalk shall not exceed 1:48 (vertical:horizontal).
 2. Fiber mesh reinforcement is an approved alternative for the wire mesh. Fiber mesh reinforcement will be added to the concrete at the batch plant at the rate of 1 1/2 pounds per cubic yard.
 3. Concrete shall be 6 inches thick

NOT TO SCALE

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	NEW CONSTRUCTION RESIDENTIAL DRIVEWAY RAMP	DWG. NO. ST-322
DIR. OF ENG.: <i>Mark May</i> DATE: 5/12/03	REVISED: 07/27/02 REVISED: 05/08/03	

Prepared By:
W.T. Smith- Land Surveying

1004 Hickory Hill Lane - Suite #10
Hermitage, TN 37076
Phone: 615-712-6693
Email: tommy@wtsmithsurvey.com



**Sidewalk Construction
Details & Notes**
1212 Katie Avenue
Nashville - Davidson Co., Tn.

SHEET NO.
W-3.0

PLANNING DEPARTMENT SIDEWALK VARIANCE RECOMMENDATION

BZA Case 2019-229 (1212 Katie Avenue)

Metro Standard:	4' grass strip, 5' sidewalk, as defined by the Metro Local Street standard
Requested Variance:	Not build sidewalks; not contribute in-lieu of construction (eligible)
Zoning:	RS5
Community Plan Policy:	T4 MU (Urban Mixed Use Neighborhood)
MCSP Street Designation:	Local Street
Transit:	1,342' north of #14 – Whites Creek; planned Major Local Service per nMotion
Bikeway:	None existing; none planned

Planning Staff Recommendation: *Disapprove.*

Analysis: The applicant is constructing a single family residence and requests a variance from constructing sidewalks and from contributing in-lieu of construction. Per the Zoning Ordinance, the applicant is eligible to contribute in-lieu of construction. Electing to make the contribution in-lieu of construction supplements Metro's annual sidewalk capital program by increasing sidewalk construction funds for areas surrounding this property, within one of Metro's sixteen pedestrian benefit zones. Staff finds no unique hardship for the property.

Given the factors above, staff recommends **disapproval as the applicant has the option to contribute in-lieu of construction.** The applicant shall also dedicate right-of-way for future sidewalk construction.

Metropolitan Board of Zoning Appeals

Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY



Appellant: James Crockett Date: 4/2/19
Property Owner: JAC Investment Case #: 2019-230
Representative: James Crockett Map & Parcel: 08116012000

Council District 19

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose: Construct Single Family Resident

Activity Type: Construct Single Family Resident

Location: 1219 11th Ave N

This property is in the RB-A Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: Abnormal lot shape is causing abnormal buildable footprint

Section(s): 17.12.030, 17.12.020, 17.40.670

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection B Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

James Crockett
Appellant Name (Please Print)

224 Foxley Ct
Address

Nolensville TN 37135
City, State, Zip Code

615 566 1906
Phone Number

JAC@JACInvest.net
Email

Zoning Examiner: Thomas Corcoran

James Crockett
Representative Name (Please Print)

PO Box 194
Address

Nolensville TN 37135
City, State, Zip Code

615 566 1906
Phone Number

JAC@JACInvest.net
Email

Appeal Fee: 100



Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210



3643733

ZONING BOARD APPEAL / CAAZ - 20190019070
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification

PARCEL: 08116012000 APPLICATION DATE: 04/02/2019

SITE ADDRESS:

1219 11TH AVE N NASHVILLE, TN 37208
PT. OF LOTS 61 & 62 D. T. MCGAVOCK & OTHERS ADDN.

PARCEL OWNER: JAC INVESTMENTS, LLC

CONTRACTOR:

APPLICANT:

PURPOSE:

PER 17.12.030 (C) (3) REQUIRE 20' MINIMUM FRONT SETBACK
REQUEST 15' FRONT SETBACK

PER 17.12.020 (A) REQUIRE 20' MINIMUM REAR SETBACK
REQUEST 10' REAR SETBACK

PER 17.12.020 (A) NOTE 5:b2 ATTACHED THE GARAGE DOOR SHALL FACE THE SIDE OR REAR PROPERTY LINE.
REQUEST TO FACE GARAGE TOWARD FRONT AT 20' MINIMUM FRONT SETBACK...

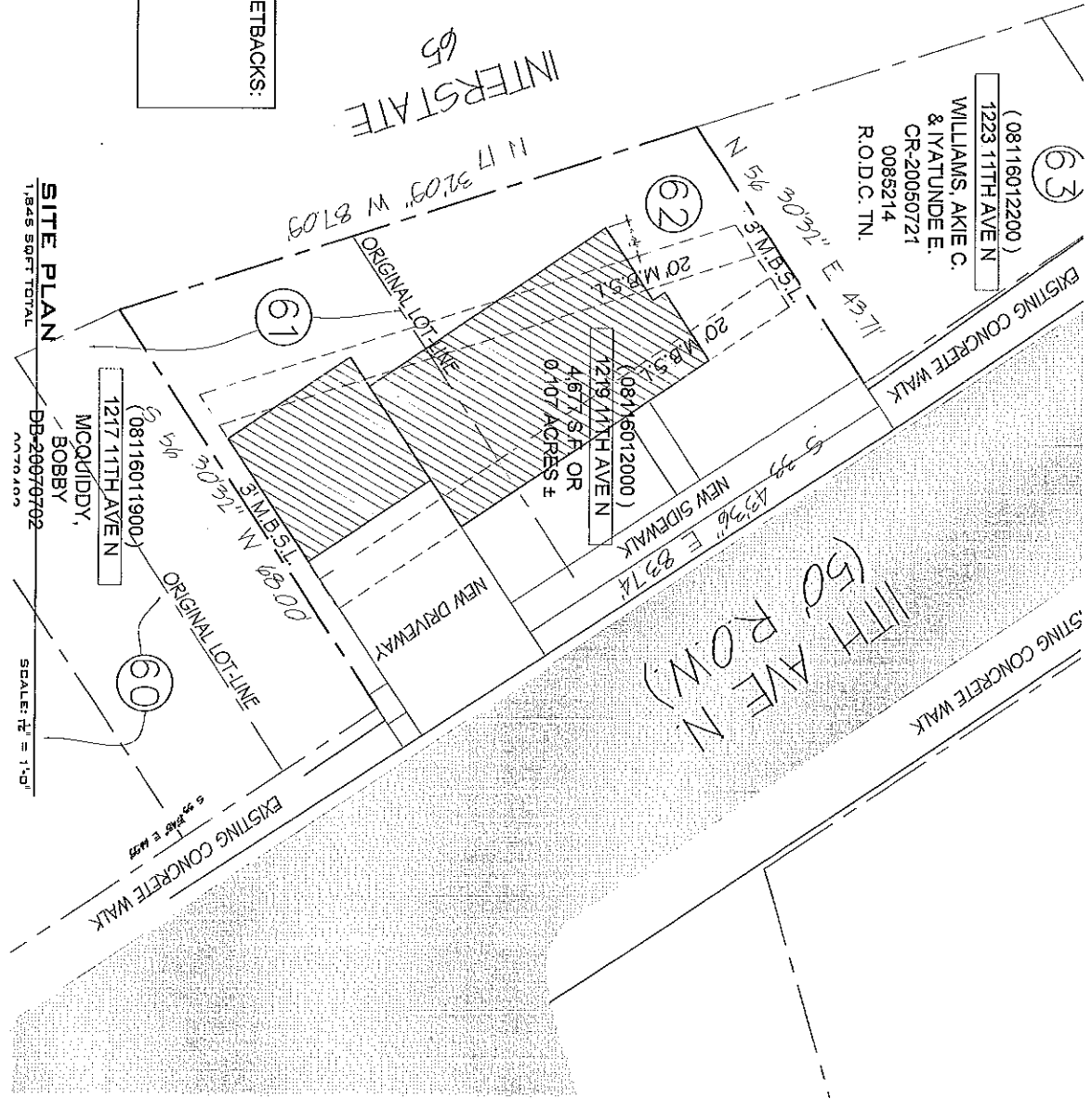
PER 17.40.670 (A) REQUIRED 3' SIDE SETBACK
REQUEST TO BUILD FURTHER FROM NORTH SIDE LINE

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

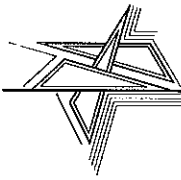
Inspection requirements may change due to changes during construction.

- ADJACENT PROPERTY SETBACKS:
1. 20'-0 3/4"
 2. 15'-9"
 3. 19'-7"
 4. 18'-10"



SITE PLAN
 1,945 SQFT TOTAL
 BB-20090702
 0070100
 SCALE: 1" = 1'-0"

DATE: JANUARY 16, 2019
 SHEET NUMBER: A1 OF 4

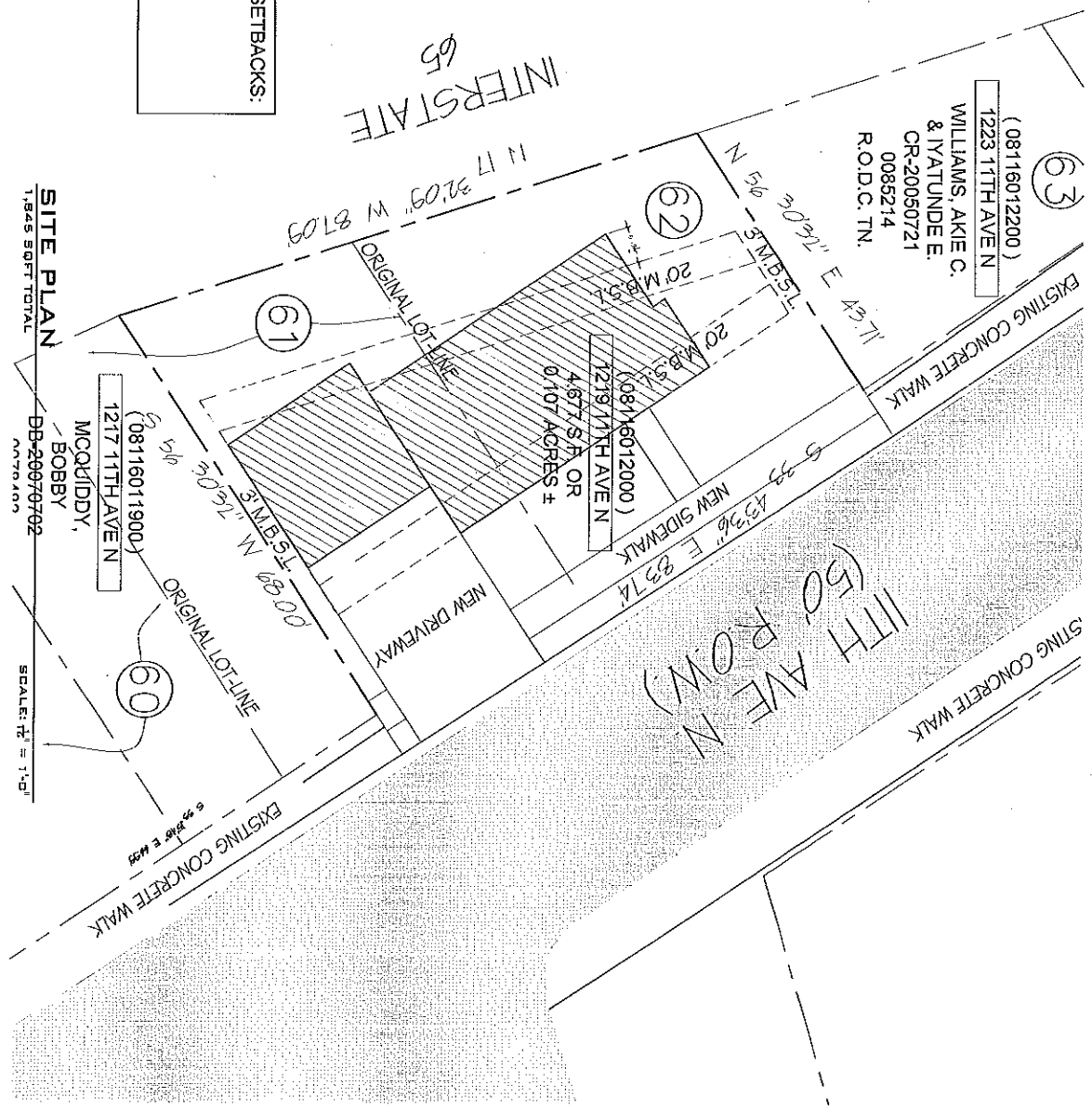


RYAN THEWES
 165 LELAWOOD CIR, NASHVILLE, TN 37209 615.517.8186

1219 11TH AVE. N
 NASHVILLE, TENNESSEE

©2019 Ryan Thewes
 THESE PLANS ARE INSTRUMENTS OF SERVICE AND
 SHALL REMAIN PROPERTY OF RYAN THEWES. THEY
 SHALL NOT BE REPRODUCED OR FURTHER USED WITHOUT
 WRITTEN PERMISSION.

- ADJACENT PROPERTY SETBACKS:
1. 20'-0 3/4"
 2. 15'-9"
 3. 19'-7"
 4. 16'-10"



SITE PLAN
 1,945 SQFT TOTAL
 DB-20070702
 MCGRIDDY,
 BOBBY
 (08116011900)
 1217 11TH AVE N
 SCALE: 1/4" = 1'-0"

DATE: JANUARY 16, 2018
 SHEET NUMBER: A1 OF 4

RYAN THEWES
 165 LELAWOOD DR. NASHVILLE, TN 37209 615.517.4186
 1219 11TH AVE. N
 NASHVILLE, TENNESSEE

© COPYRIGHT 2019 RYAN THEWES
 THESE PLANS AND ANY RESULTS OF SERVICE AND
 SHALL BE THE PROPERTY OF RYAN THEWES. THEY
 SHALL NOT BE REPRODUCED OR TRANSMITTED IN
 ANY FORM OR BY ANY MEANS, ELECTRONIC OR
 MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING,
 OR BY ANY INFORMATION STORAGE AND RETRIEVAL
 SYSTEM.

APPLICATION FOR A VARIANCE REQUEST

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members. So they will have a better ideal of the nature of your request. Zoning staff will notify the district council member of the hearing. You will be responsible for preparing the envelopes and notices for mailing to the owners of property within 600 feet of the property at issue in the case. The envelopes must include the return address for the BZA and case number. Fold and insert notices into envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to Zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting, and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding, sign placement.)

The day of the public hearing, it will be your responsibility to convey to the Board the nature of the hardship in your request that makes it difficult/impossible for you to comply with the Zoning Code. **It would be to your benefit to let your neighbors know about your request prior to all notices being sent to them from our office.**

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order in the case is entered. **Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied.** You should also be aware that you have two (2) years to obtain the permit or you would have to re-file your request with the board.


Once your request is filed, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for hearing until complete.

Any correspondence to the Board must be submitted to our office by noon, the Monday prior to the public hearing to be included in the record. You must provide eight (8) copies of your information to staff.

We hope that this information will be of help to you in understanding the variance procedure and if our office can be of further assistance, please do not hesitate to contact us.

METROPOLITAN BOARD OF ZONING APPEALS (615) 862-6510

I am aware that I am responsible for posting and also removing the sign(s) after the public hearing.



APPELLANT

April 2, 2019
DATE

Standards for a Variance

The Metropolitan Board of Zoning Appeals may grant variances from the strict application of the provisions of the Zoning Code based upon findings of fact related to the standards in section 17.40.370. This Section is included as follows:

Physical Characteristics of the property- The exceptional narrowness, shallowness or shape of a specific piece of property, exceptional topographic condition, or other extraordinary and exceptional condition of such property would result in peculiar and exceptional practical difficulties to, or exceptional or undue hardship upon the owners of such property.

Unique characteristics- *The specific conditions cited are unique to the subject property and generally not prevalent to other properties in the general area.*

Hardship not self-imposed- *The alleged difficulty or hardship has not been created by the previous actions of any person having an interest in the property after date of Zoning Code.*

Financial gain not only bases- *Financial gain is not the sole basis for granting the variance.*

No injury to neighboring property- *The granting of a variance will not be injurious to other property or improvements in the area, impair and adequate supply of light and air to adjacent property, or substantially diminish or impair property values within the area.*

No harm to public welfare- *The granting of the variance will not be detrimental to the public welfare and will not substantially impair the intent and purpose of this Zoning Code.*

Integrity of Master Development Plan- *The granting of a variance will not compromise the design integrity or functional operation of activities or facilities within an approved Planned Unit Development.*

The Board shall not grant variances to the land use provisions of section 2.3, nor the density of Floor Area Ratio (FAR) standards of Tables 3-B and 2-C, nor the required size of residential lots approved by the Planning Commission under the authority of section 3.7 (Lot Averaging), section 3.8 (Cluster Lot Option) or Section 9. E.3 (PUD). Further the Board shall not act on a variance application within a Planned Unit Development (PUD), Urban Design Overlay or Institutional Overlay district without first considering a recommendation from the Planning Commission.

In Simple terms, for the Board to grant you a variance in the zoning ordinance, you must convey to the Board what your hardship is. Hardships are narrowness, shallowness, irregular shape, and topography of property. The Board can also consider other practical difficulties such as mature trees, easements, and location of disposal systems which can affect your plan. Consideration can be given to the characteristics of neighborhood and the way it is developed. One or more of these conditions must affect your inability to build or occupy the property to provide your case.

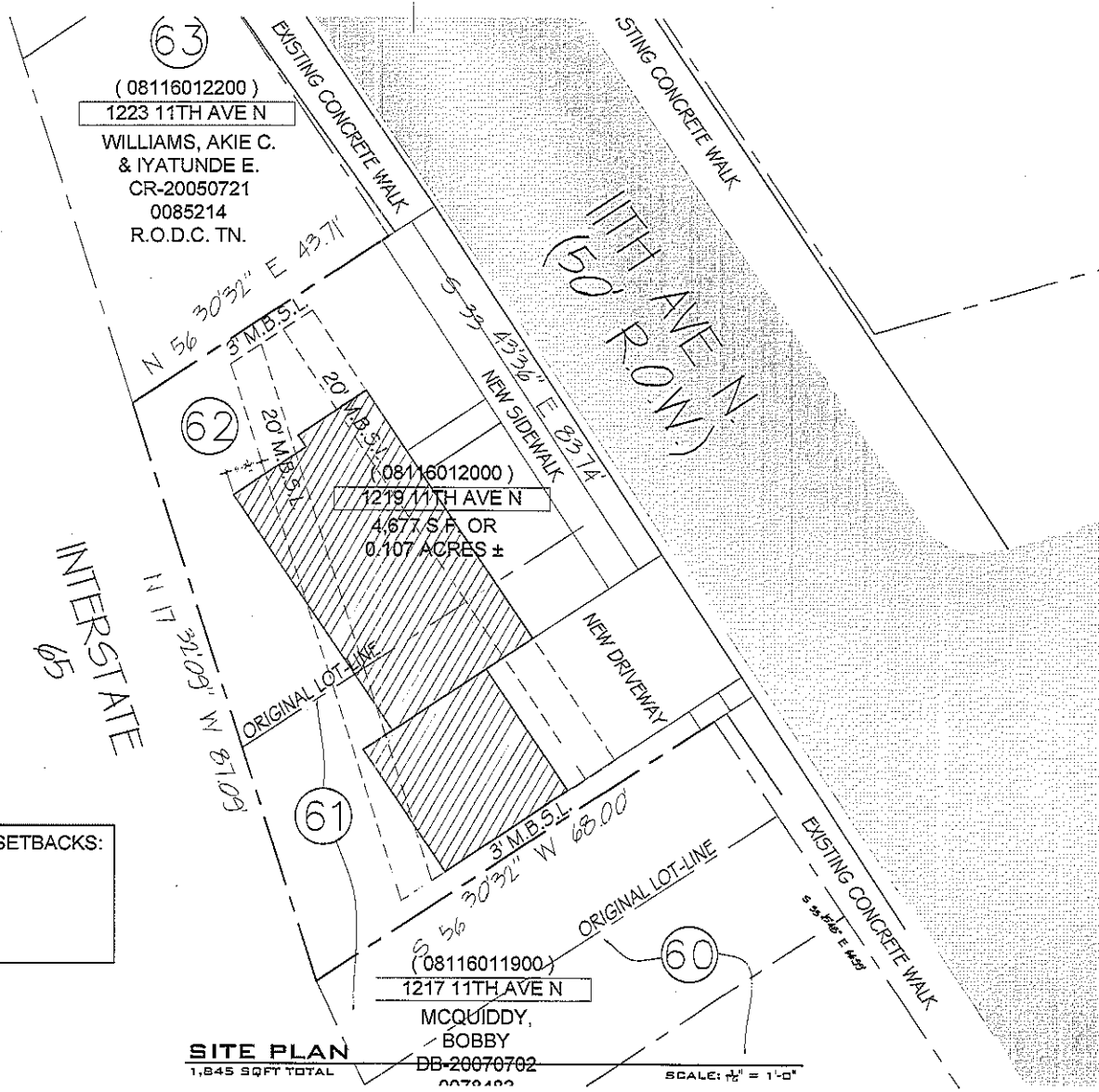
At the public hearing, please be prepared to tell the Board what your hardship is, why you cannot build in accordance with zoning without requesting a variance and why you feel you have legitimate hardship.

The Board cannot grant a variance based solely on inconvenience to the applicant or solely on a financial consideration. It is incumbent on you as the appellant to complete this form by conveying a **HARDSHIP** as outlined. At the meeting it is important that you explain this hardship as effectively as possible.

WHAT SPECIFIC AND UNIQUE CIRCUMSTANCES (HARDSHIP) EXIST THAT WOULD AUTHORIZE THE CONSIDERATION OF THE BOARD UNDER THE REVIEW STANDARDS AS OUTLINED?

Abnormal lot shape causing abnormal buildable footprint.

CONDUCTED BY: RYAN THEWES
 REGISTERED PROFESSIONAL SURVEYOR
 LICENSE NO. 15554
 STATE OF TENNESSEE



(63)
 (08116012200)
 1223 11TH AVE N
 WILLIAMS, AKIE C.
 & IYATUNDE E.
 CR-20050721
 0085214
 R.O.D.C. TN.

(62)
 (08116012000)
 1219 11TH AVE N
 4,677.5 S.F. OR
 0.107 ACRES ±

(60)
 (08116011900)
 1217 11TH AVE N
 MCQUIDDY,
 BOBBY
 DB-20070702
 0070400

- ADJACENT PROPERTY SETBACKS:
1. 20'-0³/₄"
 2. 15'-9"
 3. 19'-7"
 4. 16'-10"

SITE PLAN
 1,845 SQFT TOTAL
 SCALE: 1" = 1'-0"

RYAN THEWES

155 LELAWOOD DIR. NASHVILLE, TN 37209 615.517.4186

1219 11TH AVE. N
 NASHVILLE, TENNESSEE

DATE:
 JANUARY 15, 2018
 SHEET NUMBER
A1 OF 4

Metropolitan Board of Zoning Appeals

Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210



Appellant: Greg Scruggs

Date: 4-2-19

Property Owner: Scruggs Homes LLC

Case #: 2019- 231

Representative: Bob Scruggs

Map & Parcel: 072092X00100C0
072092X00200C0

Council District 5

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose: Requesting variance from sidewalk requirement

Activity Type: New Construction-HPR

Location: 911 A & B Spain Ave

This property is in the RC Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: Does not meet sidewalk requirement

Section(s): 17.12.120

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection _____ Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

Greg/Bob Scruggs
Appellant Name (Please Print)

Same
Representative Name (Please Print)

238 Burlington Pl.
Address

Address

Nashville, TN 37215
City, State, Zip Code

City, State, Zip Code

(615) 275-8485
Phone Number

Phone Number

scruggshomes@gmail.com
Email

Email

Zoning Examiner: Clint

Appeal Fee: \$200.00



**Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210**



3643777

**ZONING BOARD APPEAL / CAAZ - 20190019086
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification**

PARCEL: 072092X90000CO **APPLICATION DATE:** 04/02/2019

SITE ADDRESS:

911 C SPAIN AVE NASHVILLE, TN 37216
COMMON AREA HOMES AT 911 SPAIN

PARCEL OWNER: O.I.C. HOMES AT 911 SPAIN

CONTRACTOR:

APPLICANT:

PURPOSE:

requesting variance from sidewalk requirement

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

Inspection requirements may change due to changes during construction.

APPLICATION FOR A VARIANCE REQUEST

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members. So they will have a better ideal of the nature of your request. Zoning staff will notify the district council member of the hearing. You will be responsible for preparing the envelopes and notices for mailing to the owners of property within 600 feet pf the property at issue in the case. The envelopes must include the return address for the BZA and case number. Fold and insert notices into envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to Zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting, and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding, sign placement.)

The day of the public hearing, it will be your responsibility to convey to the Board the nature of the hardship in your request that makes it difficult/impossible for you to comply with the Zoning Code. **It would be to your benefit to let your neighbors know about your request prior to all notices being sent to them from our office.**

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order in the case is entered. **Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied.** You should also be aware that you have two (2) years to obtain the permit or you would have to re-file your request with the board.

Once your request is filed, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for hearing until complete.

Any correspondence to the Board must be submitted to our office by noon, the Monday prior to the public hearing to be included in the record. You must provide eight (8) copies of your information to staff.

We hope that this information will be of help to you in understanding the variance procedure and if our office can be of further assistance, please do not hesitate to contact us.

METROPOLITAN BOARD OF ZONING APPEALS (615) 862-6510

I am aware that I am responsible for posting and also removing the sign(s) after the public hearing.

Greg Scruggs
Scruggs Homes

APPELLANT

4/2/19

DATE

In Simple terms, for the Board to gran you a variance in the zoning ordinance, you must convey to the Board what your hardship is. Hardships are narrowness, shallowness, irregular shape, and topography of property. The Board can also consider other practical difficulties such as mature trees, easements, and location of disposal systems which can affect your plan. Consideration can be given to the characteristics of neighborhood and the way it is developed. One or more of these conditions must affect your inability to build or occupy the property to provide your case.

At the public hearing, please be prepared to tell the Board what your hardship is, why you cannot build in accordance with zoning without requesting a variance and why you feel you have legitimate hardship.

The Board cannot grant a variance based solely on inconvenience to the applicant or solely on a financial consideration. It is incumbent on you as the appellant to complete this form by conveying a **HARDSHIP** as outlined. At the meeting it is important that you explain this hardship as effectively as possible.

WHAT SPECIFIC AND UNIQUE CIRCUMSTANCES (HARDSHIP) EXIST THAT WOULD AUTHORIZE THE CONSIDERATION OF THE BOARD UNDER THE REVIEW STANDARDS AS OUTLINED?

Stormwater says that the sidewalk will cause major drainage issues to neighboring houses. Already a sidewalk on otherside of Street as well. Councilman Scott Davis and Eli Anderson at Stormwater recommended not doing them and applying for variance.

SITE DATA

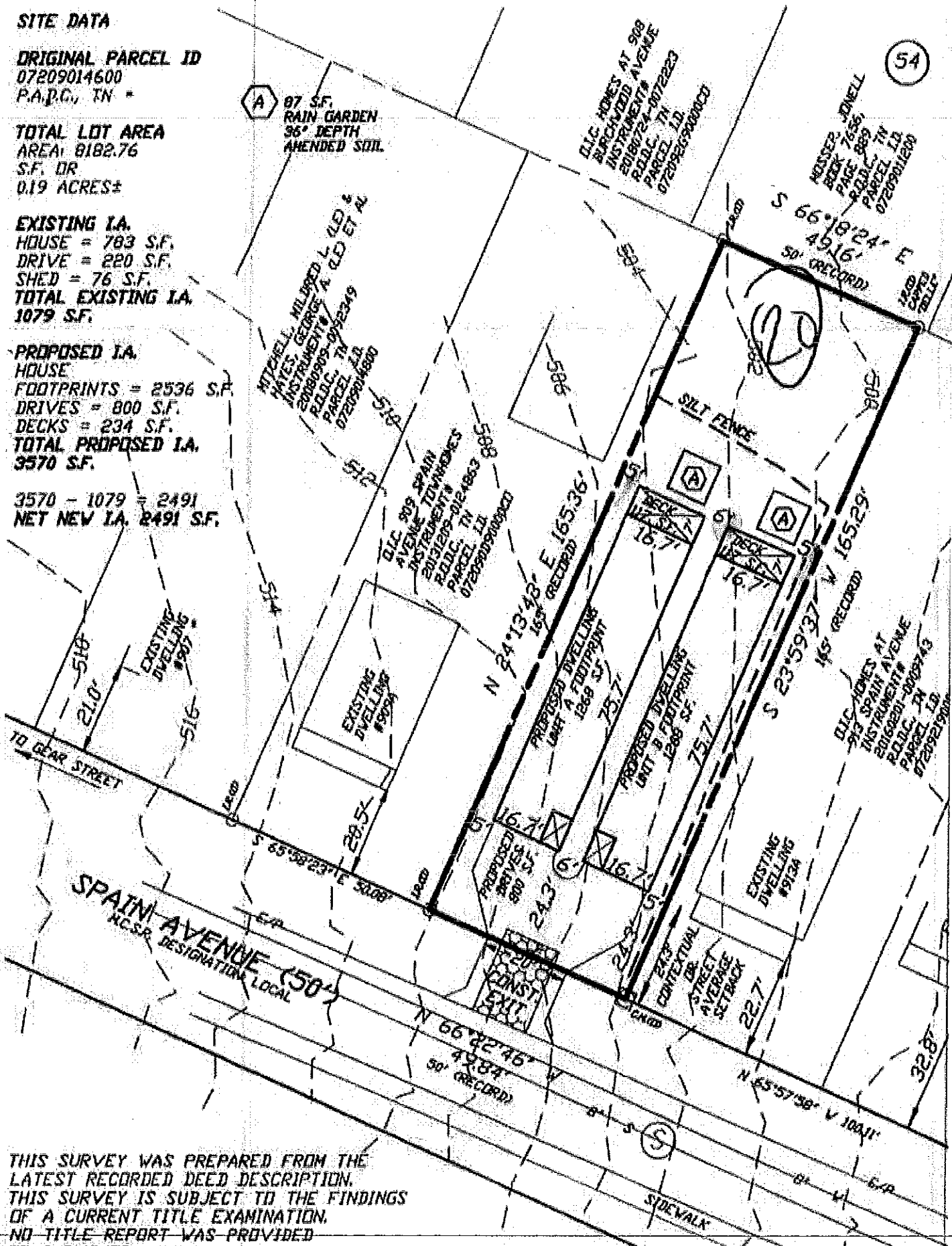
ORIGINAL PARCEL ID
07209014600
P.A.D.C., TN *

TOTAL LOT AREA
AREA: 8182.76
S.F. OR
0.19 ACRES±

EXISTING I.A.
HOUSE = 783 S.F.
DRIVE = 220 S.F.
SHED = 76 S.F.
TOTAL EXISTING I.A.
1079 S.F.

PROPOSED I.A.
HOUSE
FOOTPRINTS = 2536 S.F.
DRIVES = 800 S.F.
DECKS = 234 S.F.
TOTAL PROPOSED I.A.
3570 S.F.

3570 - 1079 = 2491
NET NEW I.A. 2491 S.F.



THIS SURVEY WAS PREPARED FROM THE LATEST RECORDED DEED DESCRIPTION. THIS SURVEY IS SUBJECT TO THE FINDINGS OF A CURRENT TITLE EXAMINATION. NO TITLE REPORT WAS PROVIDED

SITE DATA

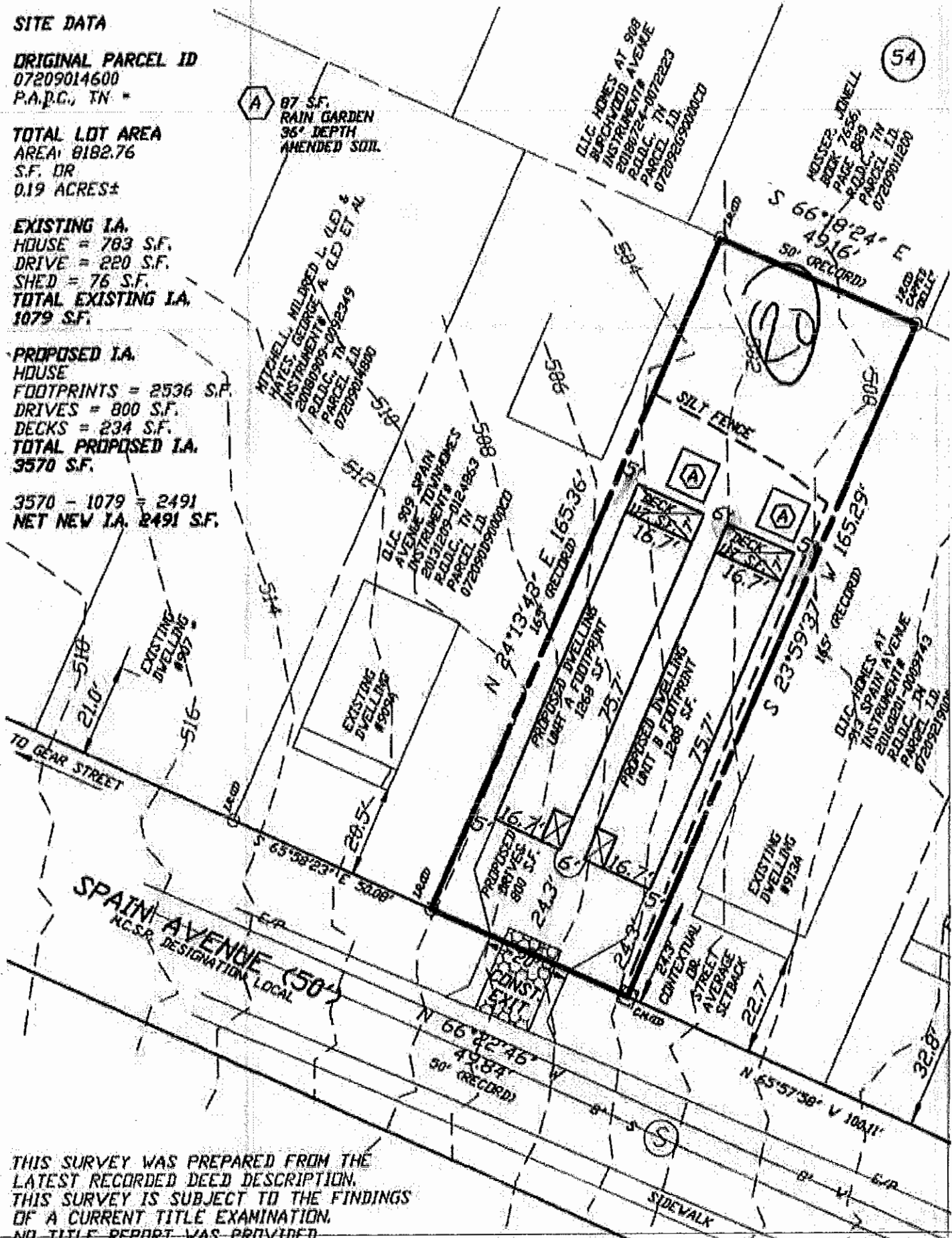
ORIGINAL PARCEL ID
07209014600
P.A.P.C., TN *

TOTAL LOT AREA
AREA: 8182.76
S.F. OR
0.19 ACRES±

EXISTING I.A.
HOUSE = 783 S.F.
DRIVE = 220 S.F.
SHED = 76 S.F.
TOTAL EXISTING I.A.
1079 S.F.

PROPOSED I.A.
HOUSE
FOOTPRINTS = 2536 S.F.
DRIVES = 800 S.F.
DECKS = 234 S.F.
TOTAL PROPOSED I.A.
3570 S.F.

3570 - 1079 = 2491
NET NEW I.A. 2491 S.F.



THIS SURVEY WAS PREPARED FROM THE LATEST RECORDED DEED DESCRIPTION. THIS SURVEY IS SUBJECT TO THE FINDINGS OF A CURRENT TITLE EXAMINATION. NO TITLE REPORT WAS PROVIDED

PLANNING DEPARTMENT SIDEWALK VARIANCE RECOMMENDATION

BZA Case 2019-231 (911 A&B Spain Avenue)

Metro Standard:	4' grass strip, 5' sidewalk, as defined by the Local Street standard
Requested Variance:	Not construct sidewalks
Zoning:	R6
Community Plan Policy:	T4 NM (Urban Neighborhood Maintenance)
MCSP Street Designation:	Local Street
Transit:	None existing; none planned
Bikeway:	None existing; none planned

Planning Staff Recommendation: *Approve with conditions.*

Analysis: The applicant proposes to construct two units on the property and requests not to construct a sidewalk, due to storm water conflicts and the presence of a sidewalk across the street. Planning evaluated the following factors for the variance request:

- (1) The existing topography and storm water drainage will have to be addressed with a larger project for the entire street. Metro Water has indicated that constructing sidewalks at this location on one parcel will adversely impact their ability to manage stormwater in this area.

Given the factors above, staff recommends **approval with conditions:**

1. The applicant shall dedicate right-of-way along both property frontages to accommodate a future 4' grass strip and 5' sidewalk.

From: [whitney pastorek](#)
To: [Board of Zoning Appeals \(Codes\)](#)
Subject: 911C Spain Sidewalk Variance
Date: Monday, May 6, 2019 12:53:18 PM

Hello, I'm writing in reference to the 911C Spain Sidewalk Variance request (permit #20190019086).

I own a home two parcels down at 917A Spain Avenue. While I agree that the specific property in question does not need a sidewalk - Spain Avenue has a full sidewalk on the other side of the street - I do not believe this developer should be able to avoid paying into the fund.

Spain is the ONLY street in East Hill that has a full sidewalk, and we have been fighting for years to get sidewalks installed on our other streets, especially Delmas Ave, which is a through street full of blind hills that cars fly down at speeds upwards of 50 mph. In fact, it would be nice (and logical!) if this developer's contribution could be earmarked and put towards the Delmas sidewalk goal.

If the developer does not want to pay into the sidewalk fund, I personally would also accept an agreement to pay an equivalent amount of money towards planting trees throughout East Hill to replace the ones decimated by our development explosion over the past 5 years - including the two large, healthy, mature trees that the developer cut down at 911C Spain last week.

Feel free to contact me if you have any questions, and feel free to pass along my email and contact info to the developer as well.

Thanks for all you do!

whitney pastorek
917A Spain Avenue
East Hill Neighborhood Association Executive Board
347-512-5075

(Gregg Scruggs)

I OPPOSE
the request
for a Variance
to Side walk
Requirements.

Thank you
M Craighan
913 B Spain Ave

NO

Metropolitan Board of Zoning Appeals

Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210



Appellant: JAY FIRMON - FIRMOR ENG Date: 4/2/19

Property Owner: JOHN + HELEN KOTL Case #: 2019-233

Representative: _____ Map & Parcel: 143.00 / 36.00

Council District 23

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose:

TO ALLOW ALTERATION TO THE EXISTING STRUCTURE AT 6922 HWY 70 WHICH WAS APPROVED UNDER 2019-029 AS A NONCONFORMING USE AS A DOG DAYCARE AND BOARDING FACILITY.

Activity Type: CONSTRUCTION FOR DOG DAYCARE + BOARDING.

Location: 6922 HWY 70

This property is in the R40 Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: ALTERATION TO BUILDING

Section(s): 17.40.660 NONCONFORMING STRUCTURE

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection A Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

JAY FIRMOR
Appellant Name (Please Print)

SAME
Representative Name (Please Print)

2002 RICHARD JONES RD 304
Address

Address

NASHVILLE, TN 37215
City, State, Zip Code

City, State, Zip Code

615-345-3771
Phone Number

Phone Number

JAY@FIRMORENG.COM
Email

Email

Appeal Fee: _____



Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210



3644814

ZONING BOARD APPEAL / CAAZ - 20190019336
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification

PARCEL: 14300003600

APPLICATION DATE: 04/03/2019

SITE ADDRESS:

6922 HIGHWAY 70 S NASHVILLE, TN 37221
LOTS 1&2 E. PORTER PROPERTY & PT CL RD

PARCEL OWNER: KOHL, JOHN & HELEN LIVING TRUST

CONTRACTOR:

APPLICANT:**PURPOSE:**

ALTERATION TO BUILDING

17.40.660 NON-CONFORMING STRUCTURE

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

Inspection requirements may change due to changes during construction.

APPLICATIONS FOR INTERPRETATION AGAINST THE ZONING ADMINISTRATOR AND NON-COMPLYING / NON-CONFORMING USES

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members so that they will have a better idea of the nature of your request. Zoning staff will notify the district councilmember of the hearing. You will be responsible for preparing the envelopes and notices for mailing to the owners of property within 600 feet of the property at issue in this case. The envelopes must include the return address for the BZA and the case number. Fold and insert the notices into envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to Zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting, and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding sign placement.)

The day of the public hearing, it will be your responsibility to convey to the Board your request and the reasons for this request. In the case of questioning the Zoning Administrator in his interpretation of the Zoning Code, it is your job to explain to the Board why he is wrong and you are right. In the case of a non-conforming or non-complying structure, it is your job to explain to the Board how this change/enlargement, etc. would result in less of an impact on the surrounding area. It would be to your benefit to contact your neighbors and explain to them what you are doing and attempt to obtain their support and evidence that support in some form at the public hearing.

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order in the case is entered. Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied. You should also be aware that you have two (2) years to obtain the permit or you would have to re-file your request with the Board.

Once your request is filed, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for a hearing until complete.

Any correspondence to the Board must be submitted to our office by noon, the Monday prior to the public hearing to be included in the record. You must provide eight (8) copies of your information to staff.

We hope that this information will be of help to you in understanding the variance procedure and if our office can be of further assistance, please do not hesitate to contact us.

METROPOLITAN BOARD OF ZONING APPEALS (615) 862-6530

I HEREBY GIVE PERMISSION TO the Department of Codes and Building Safety to post the required sign(s) on the subject property as required by the Zoning Code. I am aware that I am responsible for removing the sign(s) after the public hearing.


APPELLANT

4/2/19
DATE

In simple terms, for the Board to grant you a variance in the zoning ordinance, you must convey to the Board what your hardship is. Hardships are narrowness, shallowness, irregular shape, and topography of property. The Board can also consider other practical difficulties such as mature trees, easements, and location of disposal systems which can affect your plan. Consideration can be given to the characteristics of the neighborhood and the way it is developed. One or more of these conditions MUST affect your inability to build or occupy the property to prove your case.

At the public hearing, please be prepared to tell the Board what your hardship is, why you can not build in accordance with zoning without requesting a variance and why you feel you have a legitimate hardship.

The Board can not grant a variance based solely on an inconvenience to the applicant nor solely on a financial consideration. It is incumbent on you as the appellant to complete this form by conveying a HARDSHIP as outlined. At the meeting it is important that you explain this hardship as effectively as possible.

WHAT SPECIFIC AND UNIQUE CIRCUMSTANCES (HARDSHIP) EXIST THAT WOULD AUTHORIZE THE CONSIDERATION OF THE BOARD UNDER THE REVIEW STANDARDS AS OUTLINED?

PROPOSED NONCONFORMING USE REQUIRES EXPANSION OF FOOTPRINT FOR PROGRAMMING, PROPOSED FOOTPRINT WILL NOT VIOLATE SETBACKS, FAR, OR ANY OTHER ZONING REGULATION.

APPLICATIONS FOR VARIANCE REQUESTS

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members so that they will have a better idea of the nature of your request. Zoning staff will notify the district councilmember of the hearing. You will be responsible for preparing the envelopes and notices for mailing to the owners of property within 600 feet of the property at issue in this case. The envelopes must include the return address for the BZA and the case number. Fold and insert the notices into envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to Zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting, and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding sign placement.)

The day of the public hearing, it will be your responsibility to convey to the Board the nature of the hardship in your request that makes it difficult/impossible for you to comply with the Zoning Code. It would be to your benefit to let your neighbors know about your request prior to all notices being sent to them from our office.

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order in the case is entered. Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied. You should also be aware that you have two (2) years to obtain the permit or you would have to re-file your request with the Board.

Once your request is filed, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for a hearing until complete.

Any correspondence to the Board must be submitted to our office by noon, the Monday prior to the public hearing to be included in the record. You must provide eight (8) copies of your information to staff.

We hope that this information will be of help to you in understanding the variance procedure and if our office can be of further assistance, please do not hesitate to contact us.

METROPOLITAN BOARD OF ZONING APPEALS (615) 862-6530

I am aware that I am responsible for posting and also removing the sign(s) after the public hearing.



 APPELLANT

4/2/19

 DATE



Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210



3644814

ZONING BOARD APPEAL / CAAZ - 20190019336
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification

PARCEL: 14300003600

APPLICATION DATE: 04/03/2019

SITE ADDRESS:

6922 HIGHWAY 70 S NASHVILLE, TN 37221
LOTS 1&2 E. PORTER PROPERTY & PT CL RD

PARCEL OWNER: KOHL, JOHN & HELEN LIVING TRUST

CONTRACTOR:

APPLICANT:

PURPOSE:

ALTERATION TO BUILDING

17.40.660 NON-CONFORMING STRUCTURE

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

Inspection requirements may change due to changes during construction.



Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210



3644814

ZONING BOARD APPEAL / CAAZ - 20190019336
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification

PARCEL: 14300003600 APPLICATION DATE: 04/03/2019

SITE ADDRESS:

6922 HIGHWAY 70 S NASHVILLE, TN 37221
LOTS 1&2 E. PORTER PROPERTY & PT CL RD

PARCEL OWNER: KOHL, JOHN & HELEN LIVING TRUST

CONTRACTOR:

APPLICANT:

PURPOSE:

ALTERATION TO BUILDING

17.40.660 NON-CONFORMING STRUCTURE

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

Inspection requirements may change due to changes during construction.

From: [Lamb, Emily \(Codes\)](#)
To: [Johnson, Mina \(Council Member\)](#)
Cc: [Michael, Jon \(Codes\)](#); [Lifsey, Debbie \(Codes\)](#); [Shepherd, Jessica \(Codes\)](#)
Subject: RE: CASE 2019-233
Date: Monday, May 13, 2019 2:41:26 PM

Hi Councilmember Johnson,

The case heard in January was an application to continue a non-conforming *use* at this property, specifically as a dog boarding facility. The applicant has now filed an application to expand the non-conforming *structure* on the property for that use. Codes does not make recommendations on applications to the BZA, but I will be sure to put your letter of support in the file for this case.

Let me know if you have additional questions.

Thanks,

Emily Lamb
Metro Codes Department

This email and any files transmitted with it may be confidential and are intended solely for the use of the individual or entity to whom they are addressed. If you are not the intended recipient or the person responsible for delivering the e-mail to the intended recipient, be advised that you have received this communication in error. If you have received this communication in error, please notify the sender immediately and in the interim please do not use, disseminate, forward, print or copy this communication.

From: Johnson, Mina (Council Member)
Sent: Monday, May 13, 2019 11:51 AM
To: Lamb, Emily (Codes)
Cc: Michael, Jon (Codes)
Subject: CASE 2019-233

Hi Emily,

Could you tell me the recommendation or status of the Case #2019-233?

I would like to reaffirm our support for this project. The below is the supporting e-mail I sent to you in January. Please know that the scope of the project, overwhelming support from the surrounding community remain the same as January.

I am writing in support of case#2019-029, to allow continuous nonconforming use as well as sidewalk variance request.

I have met with the applicant of the proposed pet boarding facility use multiple times and became very familiar with the proposed plan. It utilizes existing structures without disturbing the undeveloped portion of the property and adds landscaping buffers.

The property was last used as insurance company office and has been empty past few years. Although the plan was never materialized, the board approved the property to be used as day care facility in last May. The currently abandoned building attracts and create unsafe condition to the surrounding area and community is in full support of proposed use of the

property.

On the sidewalk variance, as you are aware, Metro Planning Staff recommend proposed variance due to existing stream and future construction of the sidewalk on the other side of this property by TDOT.

I believe the proposed nonconforming use of the property is the best fit based on the community plan and polity of the area. I respectfully request the Board of Zoning Appeal to approve this variance request.

Best,

Mina Johnson
Councilmember, District 23
(615) 429-7857

Mina Johnson
Councilmember, District 23
(615) 429-7857
[Sign up for District 23 Update](#)

JOHN & CHARLOTTE DONAN
312 PEPPERBUSH ROAD
LOUISVILLE, KENTUCKY 40207
1-812-630-5611
Email: jdonan@donan.com

April 29, 2019

Metro Government of Nashville and Davidson County
Department of Codes and Building Safety
Metro Office Building – 3rd Floor
800 Second Avenue South
Nashville, TN 37210

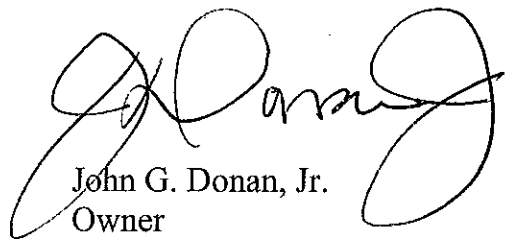
Re: Appeal Case No. 2019-233
6922 Highway 70 South
Map Parcel 14300003600

To whom it may concern:

As a property owner within 600 feet of the proposed zoning change of an existing property to allow a dog daycare and boarding facility by this letter I am officially stating my opposition. My property is located within a residential community and most of the surrounding area is a park.

As everyone knows dogs bark both day and night. The bark of a dog, especially a large dog, easily carries over 600 feet. It is my experience and belief that a barking dog will adversely affect the value of my property and the peace and tranquility of my residential neighborhood.

Again, I state my opposition to the proposed zoning change to allow a dog daycare and boarding facility.



John G. Donan, Jr.
Owner
102 Windsor Terrace
Nashville, TN 37221

Metropolitan Board of Zoning Appeals

Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210



Appellant: Tyler Hawkins

Date: 4-4-19

Property Owner: Lance, Tyler & Kim

Case #: 2019-235

Representative: Tyler Hawkins

Map & Parcel: 161140E0010000
161140E0020000

Council District 4

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose: Requesting variance from sidewalk requirement

Activity Type: New Construction - HPR

Location: 15431 & 15433 Old Hickory Blvd

This property is in the R20 Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: Requesting variance from sidewalk requirement

Section(s): 17.12.120

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection _____ Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

Tyler Hawkins
Appellant Name (Please Print)

Tyler Hawkins
Representative Name (Please Print)

1901A Warfield Dr.
Address

" "
Address

Nashville, TN, 37215
City, State, Zip Code

" "
City, State, Zip Code

615-407-4142
Phone Number

" "
Phone Number

tyler@1mshomes.com
Email

" "
Email

Zoning Examiner: C.H.

Appeal Fee: \$200.00



Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210



3645930

ZONING BOARD APPEAL / CAAZ - 20190019619
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification

PARCEL: 161140E90000CO APPLICATION DATE: 04/04/2019

SITE ADDRESS:

15433 B OLD HICKORY BLVD NASHVILLE, TN 37211
COMMON AREA HOMES AT 15431 AND 15433 OLD HICKORY BOULEVARD

PARCEL OWNER: O.I.C. HOMES AT 15431 & 15433 OLD HIC CONTRACTOR:

APPLICANT:

PURPOSE:

requesting variance from sidewalk requirements

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

Inspection requirements may change due to changes during construction.

APPLICATION FOR A VARIANCE REQUEST

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members. So they will have a better ideal of the nature of your request. Zoning staff will notify the district council member of the hearing. You will be responsible for preparing the envelopes and notices for mailing to the owners of property within 600 feet pf the property at issue in the case. The envelopes must include the return address for the BZA and case number. Fold and insert notices into envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to Zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting, and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding, sign placement.)

The day of the public hearing, it will be your responsibility to convey to the Board the nature of the hardship in your request that makes it difficult/impossible for you to comply with the Zoning Code. **It would be to your benefit to let your neighbors know about your request prior to all notices being sent to them from our office.**

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order in the case is entered. **Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied.** You should also be aware that you have two (2) years to obtain the permit or you would have to re-file your request with the board.

Once your request is filed, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for hearing until complete.

Any correspondence to the Board must be submitted to our office by noon, the Monday prior to the public hearing to be included in the record. You must provide eight (8) copies of your information to staff.

We hope that this information will be of help to you in understanding the variance procedure and if our office can be of further assistance, please do not hesitate to contact us.

METROPOLITAN BOARD OF ZONING APPEALS (615) 862-6510

I am aware that I am responsible for posting and also removing the sign(s) after the public hearing.



APPELLANT

4-4-19

DATE

In Simple terms, for the Board to grant you a variance in the zoning ordinance, you must convey to the Board what your hardship is. Hardships are narrowness, shallowness, irregular shape, and topography of property. The Board can also consider other practical difficulties such as mature trees, easements, and location of disposal systems which can affect your plan. Consideration can be given to the characteristics of neighborhood and the way it is developed. One or more of these conditions must affect your inability to build or occupy the property to provide your case.

At the public hearing, please be prepared to tell the Board what your hardship is, why you cannot build in accordance with zoning without requesting a variance and why you feel you have legitimate hardship.

The Board cannot grant a variance based solely on inconvenience to the applicant or solely on a financial consideration. It is incumbent on you as the appellant to complete this form by conveying a **HARDSHIP** as outlined. At the meeting it is important that you explain this hardship as effectively as possible.

WHAT SPECIFIC AND UNIQUE CIRCUMSTANCES (HARDSHIP) EXIST THAT WOULD AUTHORIZE THE CONSIDERATION OF THE BOARD UNDER THE REVIEW STANDARDS AS OUTLINED?

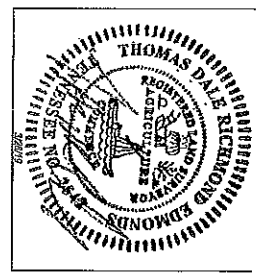
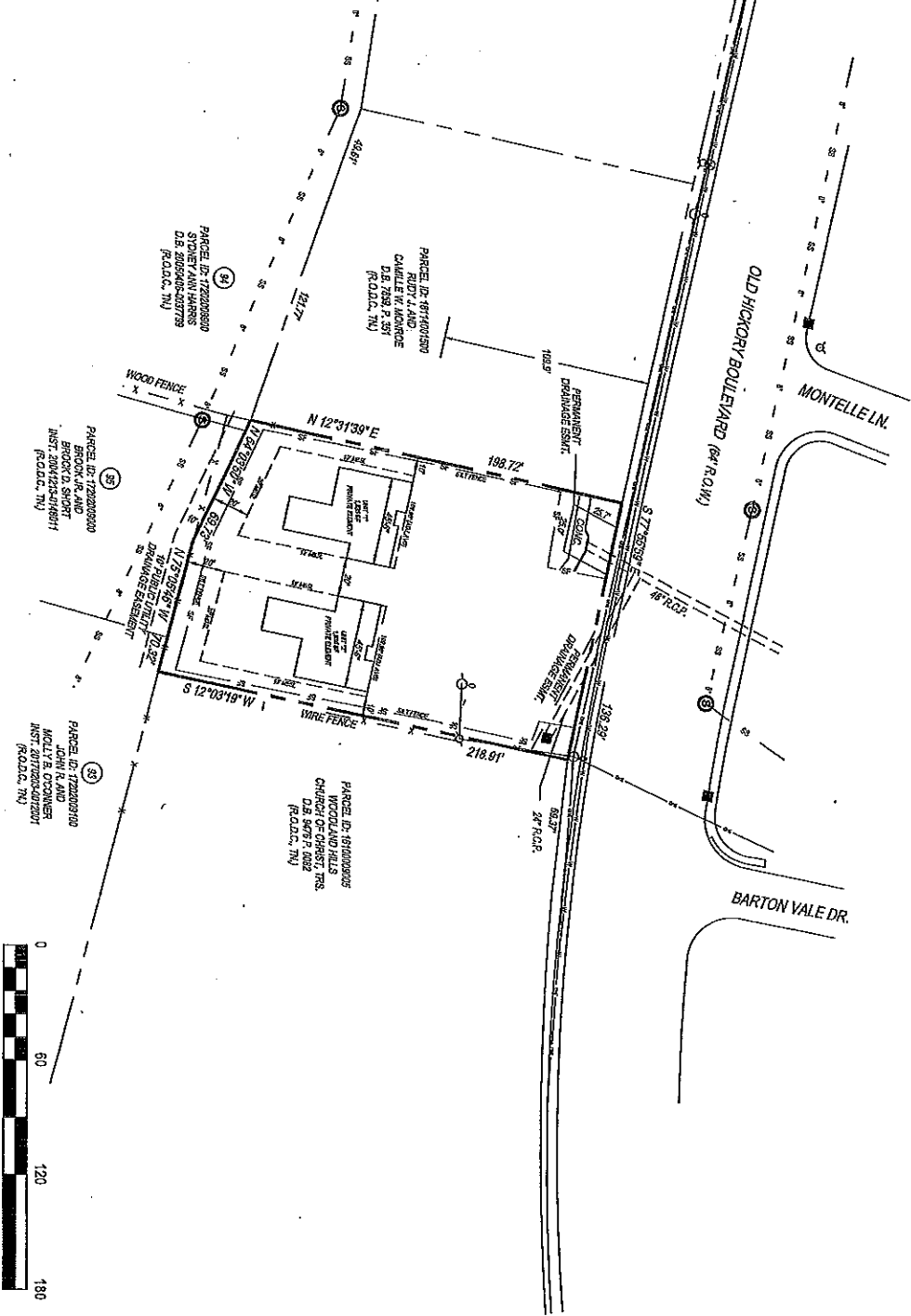
~~Several changes in the layout of the property would make it difficult to construct the new sidewalks~~

- 1) Large neighborhood storm water collector bulk-head would have to be substantially modified in order to abide by new sidewalk requirements
- 2) Elevation ~~at~~ slope at the front of the property would require substantial modifications to the driveway and front property - might require retaining wall
- 3) The financial impact to comply is outside the bounds of ~~reasonable~~ reasonable, given the scope and cost of the total project.

EXHIBIT
15433 OLD HICKORY BLVD
TOWNHOMES

PARCEL, INC.
 ADDRESS
 15433 OLD HICKORY BLVD
 ZONING
 R20
 PARCEL ID:
 16114001600
 SETBACKS
 FRONT SETBACK - 10.00' (R.O.C.W.)
 REAR SETBACK - 20'
 SIDE SETBACK - 4'

- GENERAL NOTES**
1. BEARING BASE: NAD 83
 2. THIS SURVEY WAS MADE USING THE LATEST RECORDED MEASUREMENTS OF RECORD, SUBJECT TO THE PROVISIONS OF A COMPLETE TITLE SEARCH.
 3. UTILITIES SHOWN HEREON WERE FIELD LOCATED FROM ABOVE GROUND EVIDENCE ONLY. PROTECT TO ANY EXCAVATION WORK. REMEMBERS ONE CALL (811) SERVICES SHOULD BE UTILIZED.
 4. THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS, AND TO THOSE UNKNOWN TO THIS SURVEYOR.
 5. THIS SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 602.03(A).



Edmonds Surveying Services
 TOMMY EDMONDS, RLS
 PO BOX 211
 LYLES, TN 37058
 931.996.9094
 tommy@edmondssurveying.com

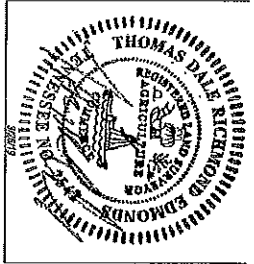
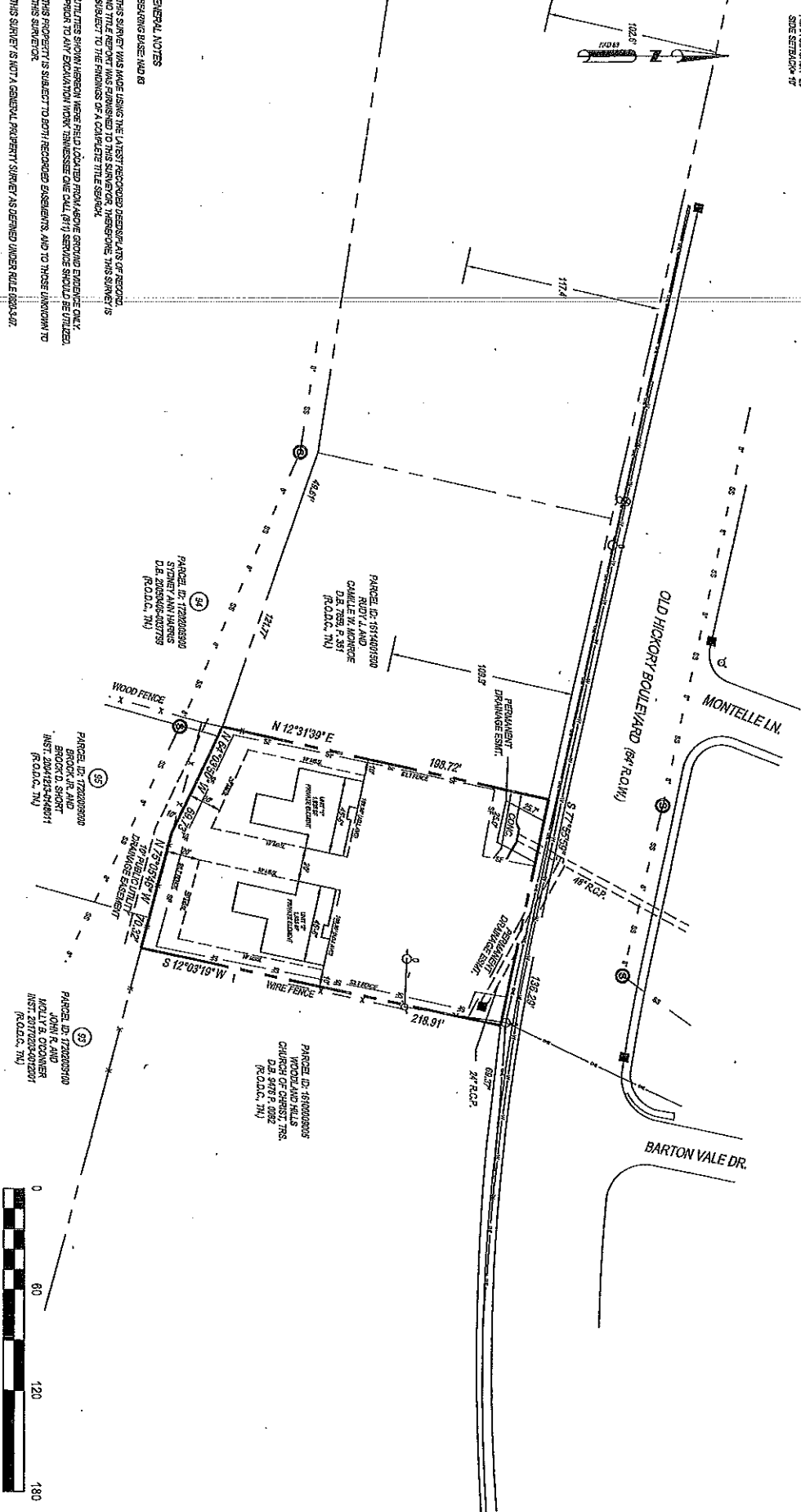
AVERAGE SETBACK PLAN
OF
15433 OLD HICKORY BLVD,
NASHVILLE, TN
 BEING METRO PARCEL ID # 16114001600
 15433 OLD HICKORY BLVD
 TYLER & KIM LANCE
 INSTRUMENT NUMBER 201811290116669, R.O.D.C.

DR.	CHK.	DATE	DESCRIPTION
TYLR	TYLR	3-8-19	MONITORIAL PROPERTY REGIME
TYLR	TYLR	3-26-19	ADDED SETBACK AND BUILDING DWG

EXHIBIT
15433 OLD HICKORY BLVD
TOWNHOMES

PARCEL INFO:
 ADDRESS: 15433 OLD HICKORY BLVD
 ZONING: R20
 PARCEL ID: 15114001500
 15114001500
 SETBACKS:
 FRONT SETBACK: 25'
 REAR SETBACK: 25'
 SIDE SETBACK: 10'

- GENERAL NOTES**
1. BEARING BASE MAP IS
 2. THIS SURVEY WAS MADE USING THE LATEST AVAILABLE DATA AND RECORDS AND THE SETBACK WAS ESTIMATED TO THIS SURVEY. THE SURVEY IS SUBJECT TO THE RISK OF A COMPLETE TITLE SEARCH.
 3. UTILITIES SHOWN HEREON WERE FIELD LOCATED FROM ABOVE GROUND EVIDENCE ONLY. THE LOCATION OF UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY EXCAVATION WORK. UTILITIES ARE NOT TO BE DELETED. THIS SURVEY IS SUBJECT TO ANY RECORDING REQUIREMENTS AND TO THOSE UNKNOWN TO THIS SURVEYOR.
 5. THIS SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 6803.02.



ESS
 Edmonds Surveying Services
 TOMMY EDMONDS, RLS
 PO BOX 211
 LYLES, TN 37058
 931.955.9994
 tommy@edmondsurveying.com

AVERAGE SETBACK PLAN
 OF
15433 OLD HICKORY BLVD,
NASHVILLE, TN
 BEING METRO PARCEL ID # 15114001500
 15433 OLD HICKORY BLVD
 TYLER & KIM LANCE
 INSTRUMENT NUMBER 201811295118659, R.O.D.C.

DR.	CHK.	DATE	DESCRIPTION
TORE	TORE	5-8-19	HORIZONTAL PROPERTY REGIME
TORE	TORE	3-28-19	ADDED SETBACK AND BUILDING FOOTPRINT

PLANNING DEPARTMENT SIDEWALK VARIANCE RECOMMENDATION

BZA Case 2019-235 (15431 Old Hickory Boulevard)

Metro Standard:	8' grass strip, 6' sidewalk, as defined by the Major and Collector Street Plan
Requested Variance:	Not upgrade sidewalks
Zoning:	R20
Community Plan Policy:	T3 NM (Suburban Neighborhood Maintenance)
MCSP Street Designation:	T3-R-AB5-S-LM
Transit:	None existing; none planned
Bikeway:	None existing; none planned

Planning Staff Recommendation: *Approve with conditions.*

Analysis: The applicant proposes to construct a two-family dwelling on the property and requests not to construct a sidewalk, due to stormwater conflicts and the presence of a sidewalk across the street. Planning evaluated the following factors for the variance request:

- (1) A drainage ditch is located along the frontage of the property, which channels stormwater along properties to the east and west. Constructing sidewalks would require fill and culvert installation which may affect drainage conditions for adjacent properties.
- (2) The property has a frontage length of approximately 136' along Old Hickory Boulevard.
- (3) Dedicating right-of-way will allow Metro to construct sidewalks there in the future without having to acquire additional property.

Given the factors above, staff recommends **approval with conditions:**

1. Maintain existing sidewalk conditions in a state of good repair per Public Works final guidance. Any portion of the existing sidewalk along the property frontage that is not ADA compliant is to be removed and replaced in-kind with MPW Detail ST-210 sidewalk.
2. The applicant shall dedicate right-of-way along the property frontage to accommodate a future 8' grass strip and 6' sidewalk.

To: The Board of Zoning Appeals

Re: Appeal Case Number: 2019-235

15431 OLD HICKORY BLVD

MAP PARCEL: 161140E00200CO, 161140E00100CO, 161140E90000CO

Zoning Classification: R20

Council District: 4

I am in **opposition** to Mr. Hawkins request for a variance from sidewalk requirements. Our part of South Davidson county where Mr. Hawkins has already started building his properties is struggling with up keep of streets, sidewalks, signage and more as it is.

Mr. Hawkins should not be immune to paying into the sidewalk fund. He is building and selling two homes for a substantial profit. I am supportive of his entrepreneurial spirit and Nashville needs more housing. I am not supportive however of him doing it without paying the proper dues to the city.

I think we need to maintain parity and alignment across tax payers. It cost money to live in the great city of Nashville. Mr. Hawkins should not be immune.

I urge you to deny this request in this spirit. I would be there personally to express my feeling however I travel for work a lot and work hard to live in this great community, and I have to, so that I can pay all of my taxes and afford my home.

Professionally;

Timothy F Adams
6025 Deer Trace
Nashville TN 37211

METROPOLITAN GOVERNMENT OF MEMPHIS AND DAVIDSON COUNTY



Metropolitan Board of Zoning Appeals
Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210

Appellant: Mark Punch Date: 4-4-19
Property Owner: Mark Punch Case #: 2019-234
Representative: Mark Punch Map & Parcel: 05103010300
Council District: 08

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose: To obtain a STRP permit
Activity Type: Short Term Rental
Location: 909 Freywood Dr.

This property is in the RS20 Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Appellant operated after the issued STRP permit expired.

Section: 17.16.250 E

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection ___ of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

Appellant Name: Mark Punch Representative: Same
Phone Number: 323 532-6839 Phone Number: _____
Address: 909 Freywood Dr. Address: _____
Madison, TN 37115 _____
Email address: markpunch@gmail.com Email address: _____

Appeal Fee: \$100.00



Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210



3645838

ZONING BOARD APPEAL / CAAZ - 20190019583
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification

PARCEL: 05103010300 APPLICATION DATE: 04/04/2019

SITE ADDRESS:

909 FREYWOOD DR MADISON, TN 37115
LOT 77 SEC 2 PLEASANT ACRES

PARCEL OWNER: PUNCH, MARK J.

CONTRACTOR:

APPLICANT:

PURPOSE:

Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Appellant operated after the issued STRP permit expired.

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

Inspection requirements may change due to changes during construction.

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY



DEPARTMENT OF CODES & BUILDING SAFETY

OFFICE ADDRESS
METRO OFFICE BUILDING--3rd FLOOR
800 SECOND AVENUE, SOUTH
NASHVILLE, TENNESSEE 37210

MAILING ADDRESS
POST OFFICE BOX 196300
NASHVILLE, TENNESSEE 37219-6300
TELEPHONE (615) 862-6500
FACSIMILE (615) 862-6514
www.nashville.gov/codes

NOTICE

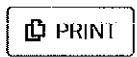
Pending your appeal of the denial of your application for a short term rental permit (STRP), you are prohibited from operating the STRP. Should you continue to advertise and/or operate the STRP at the subject property, the matter will be referred to Metro Legal for prosecution in Environmental Court.

clp
4/4/2019

Rental Unit Record

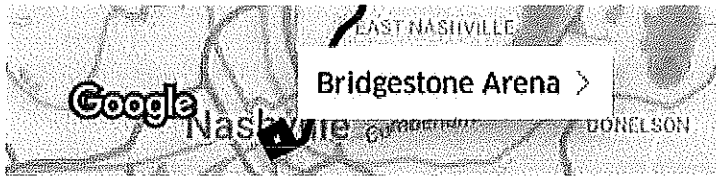
909 Freywood Dr, Madison, TN 37115, USA

Removed X
Identified ✓
Compliant ✓



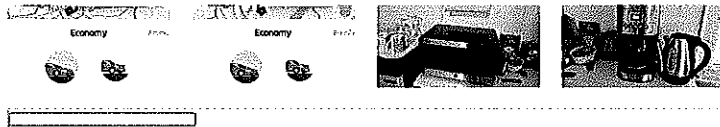
Listing(s) Information

Airbnb - 20862600 VRBO - 3211024918.1572866



Economy

Premiu



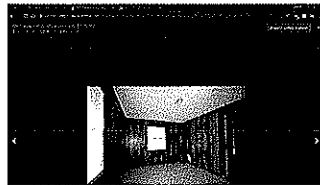
Matched Details

Analyst S89K

Explanation
Interior rental Images match Realtor property listing, owner name matches host.

Listing Photos

Matching 3rd Party Sources



Matching flooring, floor heat vent, window, and walls prior to paint.



Matching entry door to rental, bathroom and window.

Rental Unit Information



Identified Address

909 Freywood Dr, Madison, TN 37115, USA

Identified Unit Number

None

Identified Latitude, Longitude

36.254512, -86.726603

Parcel Number

05103010300

Owner Name

PUNCH, MARK J.

Owner Address

909 Freywood Dr
Madison, TN 37115, US

Registration / Permit Number

503605

Timeline of Activity

View the series of events and documentation pertaining to this property

Zip Code Match

Owner Name Match

City Name Match

Listing Details

Listing URL — <https://www.airbnb.com/rooms/20862600>

Listing Status ● Inactive

Host Compliance Listing ID — air20862600

Listing Title — Madison Guest Apt

Property type — Guest suite

Room type — Entire home/apt

Listing Info Last Captured — Mar 16, 2019

Screenshot Last Captured — Mar 18, 2019

Price — \$60/night

Cleaning Fee — \$35

Information Provided on Listing

Contact Name — Mark

Latitude, Longitude — 36.254810, -86.727440

Minimum Stay (# of Nights) — 2

Max Sleeping Capacity (# of People) — 2

Max Number of People per Bedroom — 2

Number of Reviews — 54

Last Documented Stay — 03/2019

Listing Screenshot History

View Latest Listing Screenshot

February 3

March 6

April 0

- Listing air20862600 Removed
March 19th, 2019
- 1 Documented Stay
March, 2019
- First Warning - No STR Permit: Delivered
March 9th, 2019
- First Warning - No STR Permit: Sent
March 5th, 2019
- 3 Documented Stays
February, 2019
- 3 Documented Stays
January, 2019
- 2 Documented Stays
December, 2018
- 3 Documented Stays
November, 2018
- 3 Documented Stays
October, 2018
- 3 Documented Stays
September, 2018
- 4 Documented Stays
August, 2018
- 5 Documented Stays
July, 2018
- 4 Documented Stays
June, 2018
- Listing air20862600 Reposted
June 22nd, 2018
- Listing air20862600 Removed
June 22nd, 2018
- 2 Documented Stays
May, 2018
- 3 Documented Stays
April, 2018
- Airbnb Letter: Delivered
April 4th, 2018
- 6 Documented Stays
March, 2018
- Airbnb Letter: Sent
March 28th, 2018
- Listing air20862600 Reposted
March 4th, 2018
- Listing air20862600 Removed
March 2nd, 2018
- 2 Documented Stays
February, 2018
- Listing air20862600 Reposted
February 5th, 2018
- Listing air20862600 Removed
January 31st, 2018
- 1 Documented Stay
December, 2017

- ☑ 3 Documented Stays
November, 2017
- ✈ First Warning - No Tax Reg: Delivered ☑
November 4th, 2017
- ✈ First Warning - No Tax Reg: Sent ☑
October 30th, 2017
- ☑ 4 Documented Stays
October, 2017
- ✓ Listing air20862600 Identified
October 9th, 2017
- ✗ Listing hma321.1024918.1572866 Removed
September 30th, 2017
- ☑ 2 Documented Stays
September, 2017
- ✳ Listing hma321.1024918.1572866 First
Crawled
September 23rd, 2017
- Listing hma321.1024918.1572866 First
Activity
September 20th, 2017
- ✳ Listing air20862600 First Crawled
September 13th, 2017
- Listing air20862600 First Activity
September 13th, 2017

March 18, 2019 - 07:07PM America/Chicago



Search

Become a host Help Sign up Log in

Mar 18, 2019 7:07pm CT



Urgent Accommodations for those displaced by Severe Weather - Tennessee

I need a place to stay I can offer my space for free

Madison Guest Apt

Nashville



Mark

- Entire guest suite**
2 guests 1 bedroom 1 bed 1 bath
- Self check-in**
Check yourself in with the keypad.
- Great check-in experience**
100% of recent guests gave the check-in process a 5-star rating.
- Sparkling clean**
11 recent guests said this place was sparkling clean.

This is a self-contained Studio for 2 on the end of my house in Madison, with it's own private entrance.
It has a very comfortable queen bed, tea & coffee facilities and a microwave, and it's own bathroom with shower, toilet, vanity & washing machine...
parking in the driveway, and a big backyard too!
We are in Madison, only 12 mins to 5 Points, East Nashville, and 18 mins to Downtown (Broadway etc.)
It's about \$1400 for an Uber to Broadway, and around \$11-13.00 to Five Points, East Nashville

Interaction with guests

I'm available by phone or text anytime

Other things to note

there's a heater for winter nights, and an air conditioner to keep you cool in summer!

\$60 per night
★★★★★ 54

Dates

Check In → Check Out

Guests

1 guest

Book

You won't be charged yet

Report this listing

Hide ^

Contact host



Amenities

Basic

Wifi

Continuous access in the listing

Iron

Laptop friendly workspace

A table or desk with space for a laptop and a chair that's comfortable to work in

Washer

In the building, free or for a fee

Essentials

Towels, bed sheets, soap, and toilet paper

Heating

Central heating or a heater in the listing

Air conditioning

Hot water

Facilities

Free parking on premises

Dining

Breakfast

Breakfast is provided

Guest access

Keypad

Check yourself into the home with a door code

Private entrance

Separate street or building entrance

Logistics

Luggage dropoff allowed

For guests' convenience when they have early arrival or late departure

Bed and bath

Hangers

Hair dryer

Shampoo

Bed linens

Extra pillows and blankets

Safety features

Fire extinguisher

Smoke detector

Not included

Kitchen

TV

Carbon monoxide detector

The host hasn't reported a carbon monoxide detector on the property.

Sleeping arrangements



Bedroom 1
1 queen bed

Availability

Updated 21 days ago

March 2019						April 2019							
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2		1	2	3	4	5	6
3	4	5	6	7	8	9	7	8	9	10	11	12	13
10	11	12	13	14	15	16	14	15	16	17	18	19	20
17	18	19	20	21	22	23	21	22	23	24	25	26	27
24	25	26	27	28	29	30	28	29	30				
31													

54 Reviews ★★★★★

Search reviews


Accuracy	★★★★★	Location	★★★★★
Communication	★★★★★	Check-in	★★★★★
Cleanliness	★★★★★	Value	★★★★★

Katie
March 2019


Ease of access, clean, private, and only 20 minutes to Nashville!

Kleran
February 2019


Mark is a great host, timely responses and his place is lovely, tidy and clean with everything you might need.

 **Kyrah**
February 2019

Mark's place was very peaceful and provided all the amenities I needed for a quick weekend trip. Mark also had great communication and was very helpful.

 **Tanya**
February 2019


Very clean, fast responses from host, easy check-in and out instructions, excellent host! Would def recommend!

 **Megan**
January 2019

Mark's place was great! Quick uber ride to downtown, easy check in, and very private. He left some water bottles in the fridge and it was nice to be able to get a hot cup of coffee in the morning. Plenty of towels, nice shower. The bed was VERY comfortable. We would recommend...Read more

 **Mariah**
January 2019

Mark's Place was great. \$13 uber and \$8 lyft to the bars on Broadway. The place was clean and great for us because we were moving and had a truck full of stuff and needed a safe place to park the truck during the day while we explored. Walmart around the corner for groceries. No...Read more

 **Matt**
December 2018

Nice space! Enjoyed my stay in Nashville, I would stay again if I were to come back!

1 2 3 ... 8 >

Hosted by Mark



Nashville, TN · Joined in June 2015

★ 58 Reviews · Verified

I'm a musician, from Australia originally, I lived in California for 3 years, and moved to Nashville 18 months ago

Response rate: 100%

Response time: within an hour

Contact host

Always communicate through Airbnb · To protect your payment, never transfer money or communicate outside of the Airbnb website or app. [Learn more](#)

The neighborhood

Mark's home is located in Nashville, Tennessee, United States.

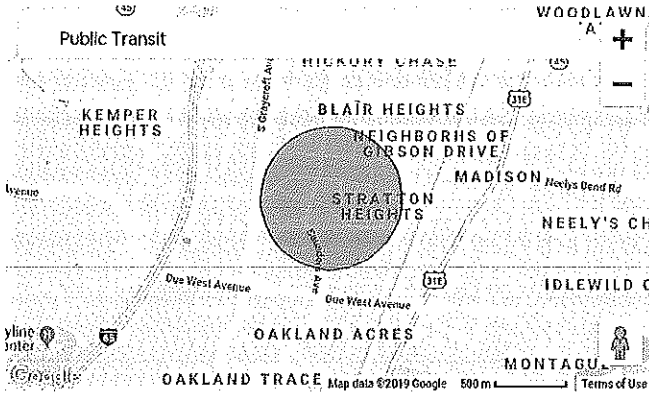
I'm in a quiet leafy street in Madison, 12 mins to East Nashville, and 18 mins to Downtown, and very close to the freeways I65 and 31E

Getting around

We are in Madison, only 12 mins to 5 Points, East Nashville, and 18 mins to Downtown (Broadway etc.)

It's about \$12.00 for an Uber to Broadway, and around \$8-10.00 to Five Points, East Nashville

Hide ^



Exact location information is provided after a booking is confirmed.

Policies

House Rules

- Not safe or suitable for children (0-12) and pets
- No smoking, parties, or events
- Check-in time is 3PM - 8PM and check out out by 12PM (noon)
- Self check-in with keypad

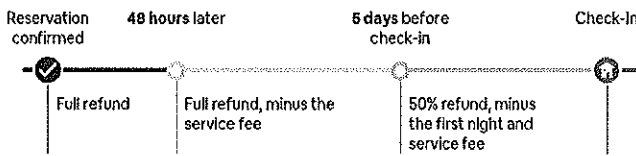
You must also acknowledge

Security Deposit - if you damage the home, you may be charged up to \$150

Hide rules ^

Cancellations

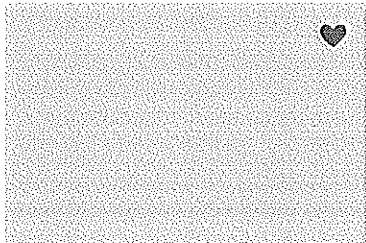
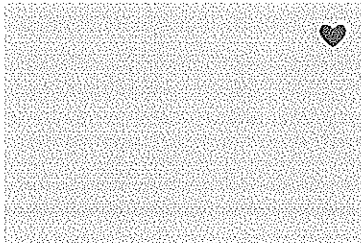
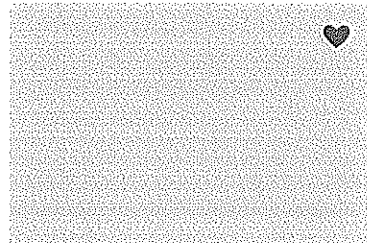
Moderate - Free cancellation for 48 hours
 After that, cancel up to 5 days before check-in and get a full refund, minus the service fee.



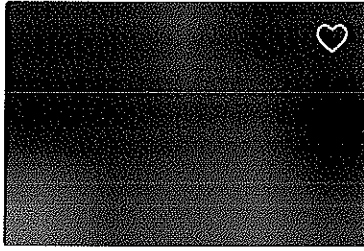
Get full details

Hide policies ^

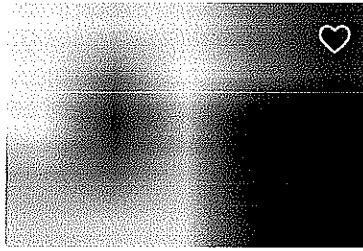
More homes you may like

		
<p>ENTIRE HOUSE \$7 uber to downtown broadway 16+ guests · 7 bedrooms · 7 beds · 3 baths Free parking on premises · Wifi · Kitchen ...</p> <p>***** 26 \$150/night</p>	<p>ENTIRE HOUSE 10 BRs Comprised of 2 5BR Suites by... 16+ guests · 10 bedrooms · 12 beds · 4 baths Free parking on premises · Wifi · Kitchen ...</p> <p>***** 43 \$199/night</p>	<p>ENTIRE APARTMENT 9 BRs Comprised of 2 Suites by Domlo 16+ guests · 9 bedrooms · 11 beds · 4 baths Free parking on premises · Wifi · Kitchen ...</p> <p>***** 31 \$199/night</p>

Things to do near this home



GUIDED HIKE
Hike a trail less traveled
\$50 per person



MIXOLOGY CLASS
Infusions, Syrups, Tinctures, Oh My!!
\$75 per person

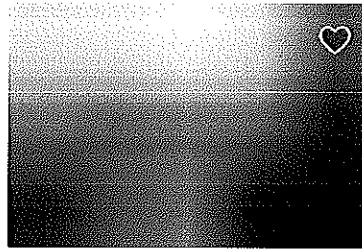


PHOTO WALK
A Local's View; Nashville Photo Tour
\$56 per person

Explore other options in and around Nashville

More places to stay in Nashville: Apartments · Houses · Bed and breakfasts · Lofts · Villas

Nashville
North Willoughby
Grand-Couronne
Pisignano
Shevlin
Bibaringa

Maria Enzersdorf
Carrale
Sidford
Shrove
Nulkaba
Palio Mikro Chorio

Carranglan
Stretton
Osijek
Hua Hin
A'Chill
Marzocca

Airbnb

Discover

Hosting



From: [Donna Faye Harman](#)
To: [Board of Zoning Appeals \(Codes\)](#)
Subject: Case # 2019-234 Permit #20190019583
Date: Thursday, May 2, 2019 10:23:23 AM

I live at 902 Freywood Drive, Madison, TN and I am writing to express my OPPOSITION to this Property Owner's Request for a Permit to allow "Short Term Rentals" on our street.

Thank You,
Donna Harman

Appeal Case Number: 2019-234

Map Parcel: 05103010300

Zoning Classification: RS20

April 24, 2019

**OPEN LETTER TO BOARD OF ZONING APPEALS
DEPARTMENT OF CODES AND BUILDING SAFETY**

Re: Opposition To Zoning Allowing 909 Freywood Drive to operate as a STRP

This is a letter in opposition for the permit for 909 Freywood Drive (case # 2019-234) to operate at as STRP. Last week I received a letter of the proposed appeals for the above address. As a resident that shares property boundaries with this address, I am appreciative to be able to voice my concerns. I was unable to have an opinion or notification when a STRP was placed next to me in the past. I am unable to profit from these rentals but must cope with the potential nuisances they bring. Personally, I work in healthcare and work many nights fearing potential noise that will disturb my work schedule. I have no issue with single room rentals in a family home. However, I do have a issue with entire home rentals without the owner present.

Currently, there are six STRP's in less of a mile from my home. The Pleasant Acres neighborhood in Madison is a quiet, slow paced area with older couples and young families. I moved to this area due to the affordability, charm, and old nashville feel. I did not move to Madison to live next to a motel. I would like to keep the character of this neighborhood before it is tainted by an influx of interim strangers. As for the owner of 909 Freywood Dr, they have only lived at the above address for three years and may not understand what regional characteristics some of us are trying desperately to maintain.

Statistically , STRP's drive up housing costs putting a strain on the already difficult housing crisis seen in every major city. I would like to see these homes continue to be filled with families that need housing. I believe housing issues should be addressed before providing more permits. I hope the board agrees with trying to maintain solidarity of established neighborhoods.

Sincerely,

Sara Walker



Metropolitan Board of Zoning Appeals
Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210

Appellant: Rob Proctor Date: 4-4-19
Property Owner: Rob Proctor Case #: 2019-236
Representative: Rob Proctor Map & Parcel: 093130A40300CO

Council District: 19

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose: To obtain a STRP permit
Activity Type: Short Term Rental
Location: 11 Music Sq. E #403

This property is in the ORI Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: Item A appeal, challenging the zoning administrator's denial of a short term rental permit due to existing injunction on unit.

Section: 17.16.250 E

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection ___ of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

Appellant Name: Rob Proctor Representative: Same
Phone Number: 704 491-8532 Phone Number: _____
Address: 4113 Colorado Ave Address: _____
Nashville, TN 37209
Email address: robunc@gmail.com Email address: _____

Appeal Fee: \$100.00



Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210



3646656

ZONING BOARD APPEAL / CAAZ - 20190019760
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification

PARCEL: 093130A40300CO **APPLICATION DATE:** 04/04/2019

SITE ADDRESS:

11 MUSIC SQ E 403 NASHVILLE, TN 37203
UNIT 403 SPENCE MANOR CONDOMINIUM

PARCEL OWNER: PROCTOR, ROBERT, W JR & HOWARD, D/ **CONTRACTOR:**

APPLICANT:

PURPOSE:

Item A appeal, challenging the zoning administrator's denial of a short term rental permit due to existing injunction on unit.

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

Inspection requirements may change due to changes during construction.

received
12-18-17

17GC 23694

IN THE GENERAL SESSIONS COURT FOR DAVIDSON COUNTY, TENNESSEE

FILED

THE METROPOLITAN GOVERNMENT OF)
NASHVILLE AND DAVIDSON COUNTY,)
Plaintiff,)
v.)
PI INVESTMENTS, LLC,)
Defendant.)

Docket No. 17GC23694 2017 DEC 13 PM 3:50
Environmental Court
DAVIDSON CLERK

Call Chambers

FINAL ORDER AND INJUNCTION

Default Adjudicated Agreed Order

This cause came to be heard on the 13th day of December, 2017. Based upon the evidence presented, this Court is of the opinion that Defendant is in violation of Metropolitan Code of Laws § 17.16.250 E.1.a.

IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

- 1 Defendant was found guilty of violating Metropolitan Code of Laws § 17.16.250 E.1.a at the property located at 11 Music Sq. East, #403, Nashville, TN 37203; and shall pay a \$50 fine.
- 2 This Order permanently enjoins Defendant from violations of Metropolitan Code of Laws § 17.16.250.
3. The property located at 11 Music Sq. East, # 403, Nashville, TN 37203 is not eligible for a short term rental permit for three years in accordance with Metropolitan Code of Laws § 17.16.250E 4.I.vl.3.
4. Any violation of this order shall subject Defendant to contempt proceedings and possible jail time.
- 5 Costs in this matter shall be taxed to Defendant.

ENTERED this the 13th day of Dec, 2017.

[Signature]
REFEREE

APPROVED FOR ENTRY:

Catherine J. Pham

Catherine J. Pham, #28005
Metropolitan Attorney
Metropolitan Courthouse, Suite 108
P.O. Box 196300
Nashville, Tennessee 37219

w/permission
by CJP

Margaret L. Behm

Margaret L. Behm, #5123
Attorney for Defendants
Dodson Parker Behm & Capparella, PC
1310 6th Ave. N.
Nashville, TN 37208

Certificate of Service

I hereby certify that a true and correct copy of the foregoing will be mailed to Margaret L. Behm, 1310 6th Ave. No, Nashville, TN 37208 on this the 15th day of December, 2017.

Catherine J. Pham
Catherine J. Pham

David Frabutt
615-880-3245
david.frabutt@nashville.gov

Zoning OK
office ; Residential intensive

Derek Heiar
3949 Hwy 13 S.
Waverly, TN 37185
(563) 212-3696

April 29, 2019

Board of Zoning Appeals
Metro Office Building – 3rd Floor
800 Second Ave. S
Nashville, TN 37210

Re: Appeal Case #2019-236; Rob Proctor

Dear Metropolitan Board of Zoning Appeals,

I am writing to you today on behalf of Rob Proctor **in favor** of his appeal for acquiring a short-term rental permit for the property located at 11 Music Square East #403. I own several units in Spence Manor and feel very confident in Rob's recent ownership of unit 403 and I sense through his passion and thoughtfulness, he will respect the residents and guests at Spence Manor. As you are aware, he inherited the ban on his property from the mishandling of the previous owner and in know way was directly involved in the mismanagement of the permitting process.

In addition to the following due course through the appropriate channels and paying permitting fees, Mr. Proctor would pay his monthly Hotel Occupancy Taxes; an amount which I estimate (based on my own experience) to be conservatively \$300.00/month. Over the course of twenty-four months, the city would generate approximately \$7,200.00 by simply lifting the ban and allowing Rob to legally obtain a short-term rental permit and responsibly overseeing the management of its use.

Thank you for your time and consideration in this matter,

Derek Heiar



Sarah Butler

4201 Nevada Ave.
Nashville, TN 37209
615-364-9634

sarahsbutler@gmail.com

April 27, 2019

Board of Zoning Appeals
Metro Office Building-3rd Floor
800 Second Ave. S.
Nashville, TN 37210

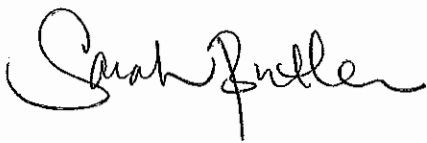
Re: Appeal Case #2019-236; Rob Proctor

Dear Metropolitan Board of Zoning Appeals,

I am writing to you today on behalf of Rob Proctor **in favor** of his appeal for acquiring a short-term rental permit for the property located at 11 Music Square East #403. I own unit #503 directly above Mr. Proctor and can attest to the outstanding constitution of his character in both personal and business dealings. As you are aware, he inherited the ban on his property from the mishandling of the previous owner and in no way was directly involved in the mismanagement of the permitting process.

In addition to following due course through the appropriate channels and paying permitting fees, Mr. Proctor would pay his monthly Hotel Occupancy Taxes; an amount which I estimate (based on my own experience) to be conservatively \$300.00/month. Over the course of twenty-four months, the city would generate approximately \$7200.00 by simply lifting the ban and allowing Mr. Proctor to legally obtain a short-term rental permit and responsibly overseeing the management of its use.

Thank you for your time and consideration in this matter,



Sarah Butler