AGENDA FOR THE REGULAR MEETING OF THE BRENTWOOD BOARD OF ZONING APPEALS
Monday, October 19, 2026 - 5:30PM
BRENTWOOD CITY HALL

Call to Order
Roll Call
Pledge of Allegiance to the Flag

Approval or Correction of Minutes

1. September 21, 2026

Comments from Citizens - *Public comments will be allowed on all agenda items. Upon being recognized by the Chair, any person wishing to speak shall state his/her name and address and shall limit comments to the agenda item being discussed. A sign-in sheet will be provided fifteen (15) minutes prior to the start of the meeting. Anyone wishing to speak may, but are not required to, sign in.*

Regular Agenda

1. **BZA2609-001 Accessory Structure Request – Witherspoon Subdivision, Section 5, Lot 57, 9285 Fordham Drive, Zoning OSRD -** Applicant: Layson Building Co, LLC

2. **BZA2609-002 Accessory Structure Request - Morgan Farms Subdivision, Section 7, Lot 211, 1885 Barnstaple Lane, Zoning OSRD -** Applicant: Howard Home Remodeling, LLC

3. **BZA2609-003 Accessory Structure Request - Belle Rive II Subdivision, Section 3, Lot 39, 546 Turtle Creek Drive, Zoning OSRD -** Applicant: Sam Bills

Allison Roberts

Allison Roberts
Planner

Anyone requesting accommodations due to disabilities should contact April Curlin, ADA Coordinator, before the meeting at 615-371-0060.

BZA **1.**

Meeting Date: 10/19/2026

Information

PROJECT NUMBER

Meeting Minutes - September 21, 2026

PROJECT DESCRIPTION

Approval or correction of minutes from the September 21, 2026 meeting.

ZONING OF PROPERTY

APPLICANT NAME/ADDRESS

Attachments

Meeting Minutes -- September 21, 2026

D R A F T

MINUTES OF MEETING OF BRENTWOOD BOARD OF ZONING APPEALS

BRENTWOOD, TENNESSEE

The Brentwood Board of Zoning Appeals met on Monday, September 21, 2026 at 5:30 pm at Brentwood City Hall.

Present: Andrew Doughty; Todd Lockhart; David Carden; Debbie Sheridan; Todd Spillane

Staff Present: Allison Roberts, City Planner, Jackson Reid, Planner II

Approval or Correction of Minutes

August 17, 2026

Moved by David Carden for approval of the minutes as written, seconded by Debbie Sheridan

Vote: 5 - 0 Approved - Unanimously

Regular Agenda

BZA2608-001 Accessory Structure Request — Sneed Manor Subdivision, Lot 6, 500 Stella Vista Court, Zoning AR - *Applicant: Thomas Constructors, LLC*

Thomas Constructors, LLC requested approval of a 610 square foot detached structure to be constructed in the rear buildable area of the lot. The structure will be constructed of hardie-board siding painted to match the house when it is built. The house is currently under permit review. It will have a shingle roof and be approximately 22 feet tall.

The department recommended that the following 4 requirements be attached to the approval of the request:

1. Except on parcels of three or more acres in size, no accessory building shall be designed and/or used for living or sleeping quarters. If proposed, this would require a separate BZA review and approval.

2. Accessory structures cannot be used for home occupation/commercial purposes.

3. Complete plans shall be submitted for review, approval, and issuance of a building permit.

4. Any changes to the building or site plans will require staff review and re-approval from the Board of Zoning Appeals prior to issuance of a building permit.

Staff recommended approval of the detached accessory structure, subject to all building codes and staff notes.

Moved by Debbie Sheridan for approval, seconded by Todd Spillane

Vote: 5 - 0 Approved - Unanimously

BZA2608-002 Accessory Structure Request - Murray Estates Subdivision, Lot 12, 504 Dahlia Drive, Zoning R-2 - *Applicant: The Addison Group*

The Addison Group requested approval of a 632 square foot detached structure to be constructed in the rear buildable area of the lot. The structure will be constructed of hardie-board siding painted to match the existing house. The front of the house will be painted white. It will have a shingle roof and be approximately 13 feet tall.

The department recommended that the following 4 requirements be attached to the approval of the request:

1. Except on parcels of three or more acres in size, no accessory building shall be designed and/or used for living or sleeping quarters. If proposed, this would require a separate BZA review and approval.

2. Accessory structures cannot be used for home occupation/commercial purposes.

3. Complete plans shall be submitted for review, approval, and issuance of a building permit.

4. Any changes to the building or site plans will require staff review and re-approval from the Board of Zoning Appeals prior to issuance of a building permit.

Staff recommended approval of the detached accessory structure, subject to all building codes and staff notes.

Moved by Todd Spillane for approval, seconded by Debbie Sheridan

Vote: 5 - 0 Approved - Unanimously

BZA2608-003 Variance Request - 913 Franklin Road, Zoning AR / R-2 - *Applicant: Jost Architecture*

Background and Request

The subject property is located at 913 Franklin Road and is designated as a historically significant site known as Mountview. Constructed in 1860, the property was placed on the National Register of Historic Places in 1986 and is also known as the Davis-Rozzell Residence.

The applicant, Jost Architecture, is requesting a variance to allow three (3) accessory structures on the property, rather than the two (2) structures allowed by the Brentwood Municipal Code. Section 78-22(3) states that on parcels of at least three but less than five acres in size,two (2) accessory structures are allowed.

According to the Williamson County Property Assessor, the subject property is currently 4.96 acres.

However, prior to the widening of Franklin Road, the property was approximately five (5) acres in size.

Existing Accessory Structures

There are currently four (4) accessory buildings on the property:

- The smokehouse
- The potting shed
- A garage
- A pool house

Directly behind the southwest corner of the house is a small, two-story brick smokehouse on a limestone foundation. South of the house are two small frame outbuildings dating from the turn of the century. One is a narrow, one and a half-story shed with a gable roof known as the potting shed. The second frame outbuilding is a one-story garage and shed structure located west of the frame shed aka the potting shed.

The property includes three outbuilding, two contributing and one non-contributing. The brick smokehouse and frame shed (potting shed) are contributing historic resources, while the frame garage/shed is non-contributing resource. A contributing resource is any building, object, or structure which adds to the historical integrity or architectural qualities that make the historic district significant. The smokehouse, potting shed, and garage are identified on the National Register listing

In 2025, construction began on the pool house without prior approval from the Board of Zoning Appeals or a building permit from the Planning & Codes Department. A stop work order was subsequently issued, and construction was halted while a permanent solution was explored that would address the existing accessory structures while allowing for the preservation of the proposed pool house.

Proposed Master Plan

The applicant has developed an overall master plan intended to reduce the number of accessory structures on the property by one, while preserving the property's significant historical resources. No changes to the primary residence are proposed. However, the smokehouse is proposed to be incorporated into the primary residence through a kitchen addition and a covered walkway. This would change the classification of the smokehouse from an accessory structure to a semi-detached structure.

Under the proposed master plan, the property would contain three (3) accessory structures: the potting shed, the garage, and the pool house that was started without formal approval. The variance is therefore necessary to allow the three accessory structures to remain while implementing the overall master plan.

On July 17, 2026, Planning & Codes staff presented the master plan proposal to the Historic Commission. The initial proposal contemplated removal of the potting shed in order to achieve compliance with the two accessory structure limitations as required by the Brentwood Municipal Code. Under that proposal, incorporation of the smokehouse into the primary residence and removal of the potting shed would have resulted in only two detached accessory structures - the garage and the pool house.

The Historic Commission recommended preservation of the potting shed due to the historic nature of the property and its significance as a resource identified on the National Register of Historic Places. In response to this recommendation, the applicant revised the master plan to preserve the potting shed and incorporate the smokehouse into the primary residence. This revised plan results in three detached accessory structures and is the basis for the requested variance.

Last year, in 2025, construction began on the pool house without approval by the Board of Zoning Appeals or a permit from the Planning & Codes Department. A stop work order was placed on the property and construction of the pool house was halted until a permanent solution could be found in order to preserve the existing accessory buildings as well as the proposed pool house.

An overall master plan for this property was created in order to reduce the number of accessory structures on the property by one. There are no changes to the primary residence being proposed, however the smokehouse will be incorporated into the primary residence through a proposed kitchen addition and a covered walkway. This will change the classification of the Smoke House from an accessory structure to a semi-detached structure. This would leave three (3) accessory structures on the property - the potting shed, the garage, and the pool house that is currently under construction.

Pursuant to Section 78-59 of the Brentwood Municipal Code, the Board of Zoning Appeals has the authority to hear and decide applications for variances, but only where three criteria are met by state law. Those three criteria are as follows:

1. **Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the Zoning Ordinance; or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this Ordinance.**

   The subject property is located at 913 Franklin Road and is a historically significant site known as Mountview. Constructed in 1860, the property was placed on the National Register of Historic Places in 1986 and is also known as the Davis-Rozzelle Residence.

   The property contains several historic accessory structures that contribute to the historical significance and integrity of Mountview. Prior to the addition of the pool house, the property contained three (3) accessory structures - the pool house, the potting shed, and the garage - which already exceeded the two accessory structures permitted by Section 78-22(3). The property's existing condition was already unique from properties that contain the maximum number of accessory structures permitted by the Zoning Ordinance.

   The proposed master plan was developed in consideration of the property's historic resources and the recommendation of the Historic Commission to preserve the existing potting shed, which is identified as a contributing historic resource.

   Given the property's designation on the National Register of Historic Places, the presence of contributing historic resources that warrant preservation, and the existing number and configuration of accessory structures, staff finds that the circumstances associated with the property constitute an extraordinary and exceptional situation or condition. Strict application of the accessory structure limitation would require the removal of a historic resource in order to bring the property into compliance, despite the applicant's proposal to reduce the overall number of detached accessory structures and preserve the property's historic character.

   These circumstances are unique to the subject property and are not generally applicable to

other properties within the City. ***Therefore, staff found that this criteria has been met.***

2. **The strict application of any provision enacted under the Zoning Ordinance would result in practical difficulties to or undue hardship upon the owner of the property.**

   The strict application of Section 78-22 of the Brentwood Municipal Code would result in practical difficulty and undue hardship for the property owner by requiring the removal of an existing historic accessory structure in order to comply with the maximum number of permitted accessory structures.

   As part of the proposed master plan, the applicant initially proposed removing the potting shed to reduce the number of detached accessory structures to two. However, the Historic Commission recommended that the potting shed be preserved due to the historic nature of the property and the structure's significance as a contributing resource associated with Mountview and its National Register listing. The revised master plan instead proposed incorporating the smokehouse into the primary residence, reducing the number of detached accessory structures while allowing the potting shed to remain.

   Strict application of the two accessory structure limitations would therefore require the removal of a historic resource that the Historic Commission has recommended preserving. Staff finds that requiring removal of the potting shed solely to achieve compliance with the accessory structure limitation would create practical difficulty and undue hardship for the property owner. ***Therefore, staff found that this criteria has been met.***

3. **The relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zoning Ordinance.**

   Granting the requested variance would not result in substantial detriment to the public good or substantially impair the intent and purpose of the Zoning Ordinance. The intent of the accessory structure limitation is to regulate the number of accessory structures on a property in order prevent excessive accessory development.

   Prior to the addition of the pool house, the properly already contained three (3) detached accessory structures - the smokehouse, the potting shed, and the garage which exceeded the number of accessory structures currently permitted by Section 78-22(3). Therefore, the requested variance is not creating a new condition in which the property would exceed the permitted number of accessory structures; rather, the proposed master plan seeks to address the existing noncompliant condition while preserving the properties signifiant resources.

   In this case, the requested relief is specific to the unique circumstances of the subject property, which is a historically significant site known as Mountview and is listed on the National Register of Historic Places. The circumstances associated with the subject property, including its historic designation, contributing historic resources, and preservation considerations, are not generally applicable to other properties within the City. As such, granting the variance would not establish a general precedent on similarly situation properties. Staff finds that the request relief would not be a substantial detriment to the public good and would not substantially impair the intent and purpose of the Zoning Ordinance. ***Therefore, staff found that this criteria has been met.***

Moved by Todd Spillane for approval, seconded by Debbie Sheridan

Vote: 4 - 1 Approved

Nays: David Carden

BZA2608-004 Accessory Structure Request - 913 Franklin Road, Zoning AR / R-2 - *Applicant: Jost Architecture*

Jost Architecture requests approval of a 923 square foot detached structure to be constructed in the rear buildable area of the lot. The proposed structure is approximately 15 feet in height and is designed to complement the existing historic residence. The pool house will be constructed of salvaged brick and limestone materials obtained from an antique porch entry of the Albert Samuel Warren House in Nashville. The salvaged materials will be incorporated into the principal facade of the pool house, while the remaining facades have been designed to complement the historic character and materials of the existing residence.The proposed pool house will utilize a TPO membrane roofing system with a flat roof design screened behind a brick parapet wall.

Section 78-22(4) of the Brentwood Municipal Codes states that, except on parcels of three or more acres in size, no accessory building shall exceed 750 square feet of gross floor area in any other residential zoning district than the R-1 zoning district. The subject property is approximately 4.96 acres and is split zoned AR/R-2. Therefore, the proposed 923 square footage pool house is permitted to exceed the 750 square foot limitation applicable to parcels less than three (3) acres in size.

In 2025, construction began on the pool house without prior approval from the Board of Zoning Appeals or a building permit from the Planning & Codes Department. A stop work order was subsequently issued, and construction was halted while a permanent solution was explored that would address the existing accessory structures while allowing for the preservation of the proposed pool house.

As part of the proposed resolution, the applicant has developed an overall master plan intended to reduce the number of detached accessory structure on the property by one while preserving the property's significant historic resources. No changes to the primary residence are proposed. However, the smokehouse is proposed to be incorporated into the primary residence through a kitchen addition and a covered walkway. This improvement would change the classification of the smokehouse from an accessory structure to a semi-detached structure.

Under the proposed master plan, the property would contain three (3) accessory structures: the potting shed, the garage, and the pool house that is currently under construction. Because Section 78-22(3) permits a maximum of two (2) accessory structures on parcels between three to five acres, approval of the accompanying variance request is necessary to allow the three (3) detached accessory structures to remain as part of the overall master plan.
The department recommends that the following 4 requirements be attached to the approval of the request:

1. Except on parcels of three or more acres in size, no accessory building shall be designed and/or used for living or sleeping quarters. If proposed, this would require a separate BZA review and approval.

2. Accessory structures cannot be used for home occupation/commercial purposes.

3. Complete plans shall be submitted for review, approval, and issuance of a building permit.

4. Any changes to the building or site plans will require staff review and re-approval from the Board of Zoning Appeals prior to issuance of a building permit.

Staff recommends approval of the detached accessory structure, subject to all building codes and staff notes.

Moved by Andrew Doughty for approval, seconded by David Carden

Vote: 5 - 0 Approved - Unanimously

BZA2608-005 Revised Accessory Structure Request - Brenthaven Subdivision, Section 1, Lot 10, 1200 Haber Drive, Zoning R-2 - *Applicant: Leatherwood Homes*

Leatherwood Homes requests approval of a 747-square-foot detached structure to be constructed in the rear buildable area of the lot. The structure will be constructed of board and batten siding painted to match the existing house with stone accents. It will have a combination of a shingle and metal roof and be approximately 20 feet tall. The Board of Zoning Appeals previously approved a request for a 14-foot-tall, 684-square-foot detached accessory structure at its December 15, 2025 meeting.

The department recommends that the following 5 requirements be attached to the approval of the request:

1. An as-built survey will be required prior to final inspection and issuance of a Certificate of Completion.

2. Except on parcels of three or more acres in size, no accessory building shall be designed and/or used for living or sleeping quarters. If proposed, this would require a separate BZA review and approval.

3. Accessory structures cannot be used for home occupation/commercial purposes.

4. Complete plans shall be submitted for review, approval, and issuance of a building permit.

5. Any changes to the building or site plans will require staff review and re-approval from the Board of Zoning Appeals prior to issuance of a building permit.

Staff recommends approval of the detached revised accessory structure, subject to all building codes and staff notes.

Moved by Debbie Sheridan for approval, seconded by Todd Spillane

Vote: 5 - 0 Approved - Unanimously

BZA2608-006 Accessory Structure Request - Brentwood Estates Subdivision, Section 1, Lot 42, 9027 Forest Lawn Drive, Zoning R-2 - *Applicant: Smith Gee Studio*

Smith Gee Studio requests approval of a 710 square foot detached structure to be constructed in the rear buildable area of the lot. The structure will be constructed of brick painted to match the existing house with shake and corbel accents. It will have a shingle roof and be approximately 25 feet tall.

The department recommends that the following **5** requirements be attached to the approval of the

request:

1. An as-built survey will be required prior to final inspection and issuance of a Certificate of Completion.

2. Except on parcels of three or more acres in size, no accessory building shall be designed and/or used for living or sleeping quarters. If proposed, this would require a separate BZA review and approval.

3. Accessory structures cannot be used for home occupation/commercial purposes.

4. Complete plans shall be submitted for review, approval, and issuance of a building permit.

5. Any changes to the building or site plans will require staff review and re-approval from the Board of Zoning Appeals prior to issuance of a building permit.

Staff recommends approval of the detached accessory structure, subject to all building codes and staff notes.

Moved by David Carden for approval with the condition of no laundry room to be allowed within the accessory structure, seconded by Todd Spillane

Vote: 5 - 0 Approved - Unanimously

With no further business, the meeting adjourned at 6:20pm.

Allison Roberts

APPROVED _____ Allison Roberts, City Planner

BZA **1.**

Meeting Date: 10/19/2026

Current Zoning: OSRD - OPEN SPACE RESIDENTIAL DEVELOPMENT

Information

Subject

BZA2609-001 Accessory Structure Request – Witherspoon Subdivision, Section 5, Lot 57, 9285 Fordham Drive, Zoning OSRD -Applicant: Layson Building Co, LLC

General Information

Layson Building Corequests approval of a 750 square foot detached structure to be constructed in the rear buildable area of the lot. The structure will be brick to match the existing house. It will have a shingle roof with standing seam metal accents and be 25 feet tall.

Condition of Approval

The department recommends that the following 5 requirements be attached to the approval of the request:

1. An as-built survey will be required prior to final inspection and issuance of a Certificate of Completion.

2. Except on parcels of three or more acres in size, no accessory building shall be designed and/or used for living or sleeping quarters. If proposed, this would require a separate BZA review and approval.

3. Accessory structures cannot be used for home occupation/commercial purposes.

4. Complete plans shall be submitted for review, approval, and issuance of a building permit.

5. Any changes to the building or site plans will require staff review and re-approval from the Board of Zoning Appeals prior to issuance of a building permit.

Recommendation

Staff recommends approval of the detached accessory structure, subject to all building codes and staff notes.

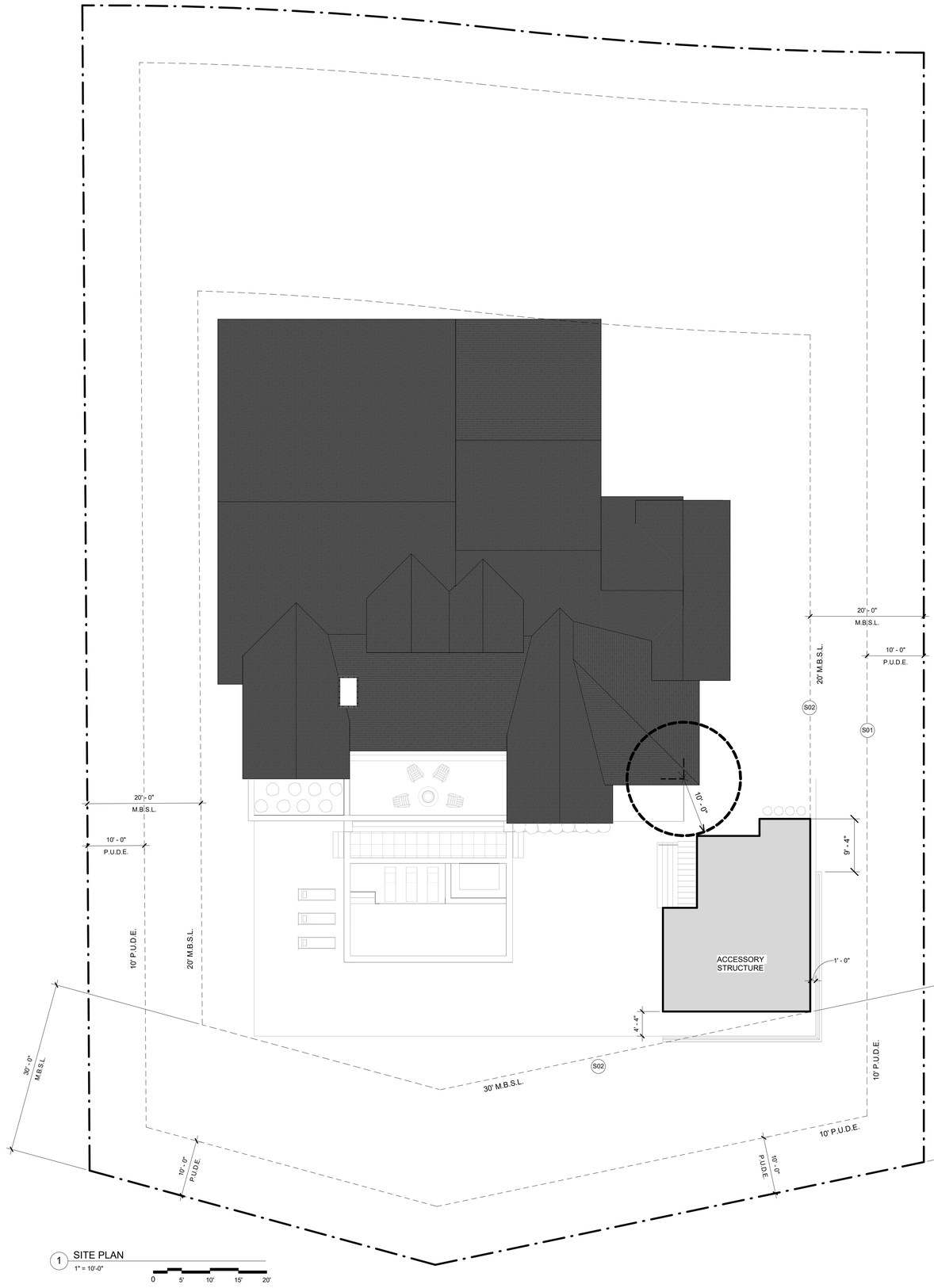
Attachments

Proposed Site Plan

Proposed Building Elevations

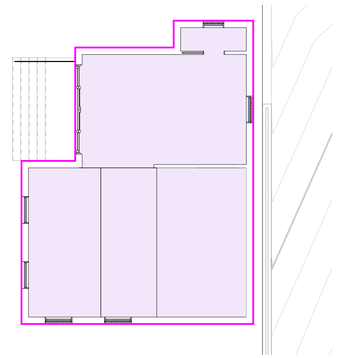
Proposed Floor Plan

Proposed Rendering
Back of House



1 SITE PLAN
1" = 10'-0"

0 5' 10' 15' 20'



Area Schedule (Gross Building)		
BUILDING FOOTPRINT	AREA	COMMENTS
AREA	750.00 SF	

2 AREA PLAN - ACCESSORY STRUCTURE
1/8" = 1'-0"

GENERAL NOTES - SITE PLAN

1. NOTE ACCORDINGLY

KEYNOTES - SITE PLAN

S##	DESCRIPTION
S01	EASEMENT
S02	SETBACK

ZONING
OSRD - OPEN SPACE RESIDENTIAL
SUBDIVISION: WITHERSPOON

BRENTWOOD ZONING

SEC. 78-22 ACCESSORY BUILDINGS

(4)MAXIMUM FLOOR SPACE. EXCEPT ON PARCELS OF THREE OR MORE ACRES IN SIZE, NO ACCESSORY BUILDING SHALL EXCEED 1,000 SQUARE FEET OF GROSS FLOOR AREA IN ANY R-1 (LARGE LOT RESIDENTIAL) ZONING DISTRICT, OR **750 SQUARE FEET OF GROSS FLOOR AREA** IN ANY OTHER RESIDENTIAL ZONING DISTRICT.

(5)MAXIMUM HEIGHT. EXCEPT FOR ACCESSORY BUILDINGS THAT ARE ESSENTIAL FOR AGRICULTURAL ACTIVITIES CONDUCTED ON PARCELS OF FIVE OR MORE ACRES IN SIZE, NO ACCESSORY BUILDING SHALL EXCEED THE LESSER OF:A.A HEIGHT OF 25 FEET, MEASURED FROM THE LOWEST GROUND LEVEL OF THE STRUCTURE TO THE HIGHEST POINT OF THE ROOF; ORB.THE HEIGHT OF THE PRINCIPAL STRUCTURE LOCATED ON THE PARCEL, WITH BOTH THE ACCESSORY BUILDING AND THE PRINCIPAL STRUCTURE BEING MEASURED FROM THE LOWEST GROUND LEVEL OF THE STRUCTURE TO THE HIGHEST POINT OF THE ROOF.

(6)LOCATION/ORIENTATION. NO ACCESSORY BUILDING SHALL BE ERECTED IN ANY REQUIRED FRONT YARD. EACH ACCESSORY BUILDING ON PARCELS OF LESS THAN FIVE ACRES IN SIZE SHALL BE LOCATED WITHIN THE REAR YARD. EACH ACCESSORY BUILDING ON PARCELS OF FIVE OR MORE ACRES IN SIZE SHALL BE LOCATED WITHIN THE REAR OR SIDE YARD. EACH ACCESSORY BUILDING SHALL BE **PLACED AT LEAST TEN FEET AWAY FROM ANY OTHER BUILDING** ON THE PROPERTY AND SHALL BE SET BACK FROM ANY ADJOINING PROPERTY LINE AS SET FORTH IN THE SPECIFIC ZONING DISTRICT REGULATIONS HEREIN. ANY ACCESSORY BUILDING ON A CORNER LOT SHALL CONFORM WITH THE APPLICABLE SETBACK FOR BOTH INTERSECTING STREETS. THE BOARD OF ZONING APPEALS OR THE PLANNING DEPARTMENT STAFF MAY ALSO ESTABLISH SPECIFIC LOCATION AND/OR ORIENTATION REQUIREMENTS AS A CONDITION OF APPROVAL FOR AN ACCESSORY BUILDING, IN ORDER TO MINIMIZE THE VIEW OF THE ACCESSORY BUILDING FROM PUBLIC STREETS OR NEIGHBORING PROPERTIES AND TO PROTECT THE CHARACTER OF THE SURROUNDING NEIGHBORHOOD. AN OWNER OF PROPERTY WHO FAILS TO COMPLY WITH SUCH LOCATION OR ORIENTATION REQUIREMENTS SHALL BE IN VIOLATION OF THIS DIVISION.

(7)EXTERIOR COLORS. AS A CONDITION OF APPROVAL, THE BOARD OF ZONING APPEALS OR THE PLANNING DEPARTMENT STAFF MAY REQUIRE THAT EXTERIOR COLORS FOR AN ACCESSORY BUILDING BE COMPATIBLE WITH THE PRINCIPAL STRUCTURE, UNLESS THE ACCESSORY BUILDING IS TO BE LOCATED ON A PARCEL OF FIVE OR MORE ACRES IN SIZE AND MORE THAN 150 FEET FROM ANY PROPERTY BOUNDARY.

(8)EXTERIOR MATERIALS/ROOF PITCH. AS A CONDITION OF APPROVAL FOR AN ACCESSORY BUILDING EXCEEDING 225 SQUARE FEET OF GROSS FLOOR AREA OR 12 FEET IN HEIGHT, THE BOARD OF ZONING APPEALS SHALL REQUIRE THAT EXTERIOR MATERIALS AND ROOF PITCH FOR THE ACCESSORY BUILDING BE COMPATIBLE WITH THE PRINCIPAL STRUCTURE, UNLESS THE ACCESSORY BUILDING IS TO BE LOCATED ON A PARCEL OF FIVE OR MORE ACRES IN SIZE AND MORE THAN 150 FEET FROM ANY PROPERTY BOUNDARY. FOR ANY DETACHED CARPORT OR GARAGE OR FOR ANY SEMI-DETACHED ACCESSORY BUILDING NOT REQUIRING THE APPROVAL OF THE BOARD OF ZONING APPEALS, THE PLANNING DEPARTMENT STAFF SHALL REQUIRE THAT EXTERIOR MATERIALS AND ROOF PITCH FOR THE ACCESSORY BUILDING BE COMPATIBLE WITH THE PRINCIPAL STRUCTURE, UNLESS THE ACCESSORY BUILDING IS TO BE LOCATED ON A PARCEL OF FIVE OR MORE ACRES IN SIZE AND MORE THAN 150 FEET FROM ANY PROPERTY BOUNDARY. NOTWITHSTANDING THE FOREGOING, THE REQUIREMENT THAT EXTERIOR MATERIALS AND ROOF PITCH BE COMPATIBLE WITH THE PRINCIPAL STRUCTURE MAY BE WAIVED IF THE BOARD OF ZONING APPEALS, OR THE PLANNING DEPARTMENT STAFF FOR STRUCTURES NOT REQUIRING THE APPROVAL OF THE BOARD OF ZONING APPEALS, SHOULD DETERMINE THAT NEIGHBORING PROPERTIES AND THE SURROUNDING NEIGHBORHOOD IN GENERAL WILL NOT BE HARMED.

SUBDIVISION I. - OSRD—GENERAL

SEC. 78-191. - ACCESSORY BUILDINGS; GAZEBOS, ARBORS AND PERGOLAS.

(A)EXCEPT WHERE PROHIBITED BY SUBSECTION 78-184(B)(2)C., ACCESSORY BUILDINGS WHICH ARE CUSTOMARILY INCIDENTAL TO THE OTHER USES PERMITTED IN THIS DIVISION MAY BE PLACED OR CONSTRUCTED ON ANY PARCEL WITHIN AN OSRD ZONING DISTRICT, PROVIDED THAT ALL REQUIREMENTS FOR ACCESSORY BUILDINGS AS SET FORTH IN SECTION 78-22 ARE MET. EACH ACCESSORY BUILDING SHALL BE PLACED WITHIN THE BUILDABLE AREA OF THE LOT, UNLESS THE BOARD OF ZONING APPEALS GRANTS AN EXCEPTION ALLOWING THE ACCESSORY BUILDING TO BE PLACED OUTSIDE THE BUILDABLE AREA. IN CONSIDERING A REQUEST FOR AN EXCEPTION TO PLACE AN ACCESSORY BUILDING OUTSIDE THE BUILDABLE AREA, THE BOARD OF ZONING APPEALS SHALL CONSIDER THE POTENTIAL DETRIMENTS OR ADVANTAGES TO THE NEIGHBORING PROPERTIES AND THE SURROUNDING NEIGHBORHOOD IN GENERAL. IN NO EVENT SHALL AN ACCESSORY BUILDING WITHIN THE OSRD ZONING DISTRICT BE LESS THAN 15 FEET AWAY FROM ANY ADJOINING PROPERTY LINE.

STRICKLAND ARCHITECTURE
615.975.8243
CHRIS@STRICKLANDARCHITECTURE.COM

LAYSON BUILDING COMPANY

REVISION INFORMATION

#	DESCRIPTION	DATE

PROJECT NORTH TRUE NORTH

9285 FORDHAM DRIVE

SCHUCK ACCESSORY STRUCTURE
9285 FORDHAM DRIVE
BRENTWOOD, TN 37027

PROJECT NUMBER
26030

PROJECT PHASE
SCHEMATIC DESIGN
09/15/2026

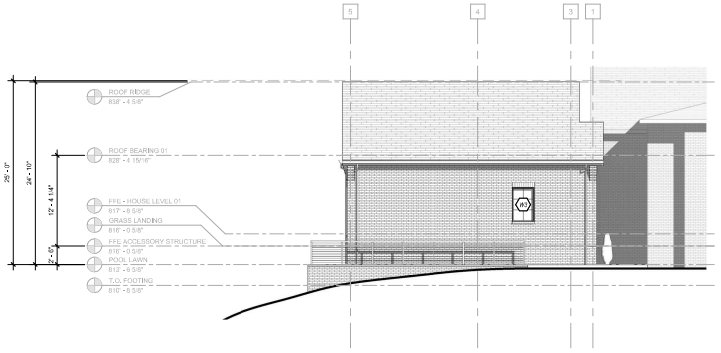
NOT FOR CONSTRUCTION

ARCHITECTURAL SITE PLAN

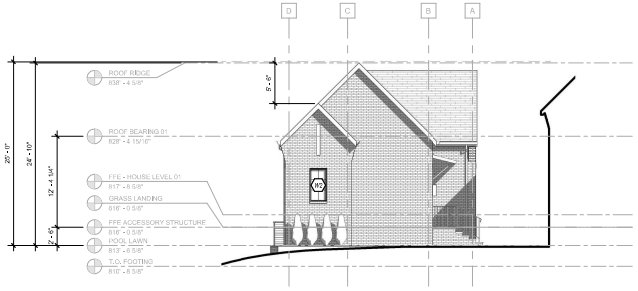
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PLOT DATE: 9/15/2026 9:48:00 AM

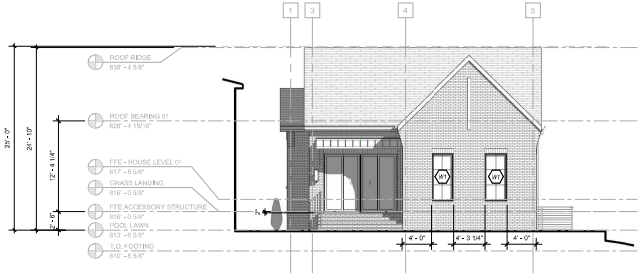
KEYNOTES - ELEVATIONS	
#	DESCRIPTION



4 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



3 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



2 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

STRICKLAND ARCHITECTURE
615.975.8243
CHRIS@STRICKLANDARCHITECTURE.COM

LAYSON BUILDING COMPANY

REVISION INFORMATION

#	DESCRIPTION	DATE

PROJECT NORTH TRUE NORTH

9285 FORDHAM DRIVE

SCHUCK ACCESSORY STRUCTURE
9285 FORDHAM DRIVE
BRENTWOOD, TN 37027

PROJECT NUMBER
26030

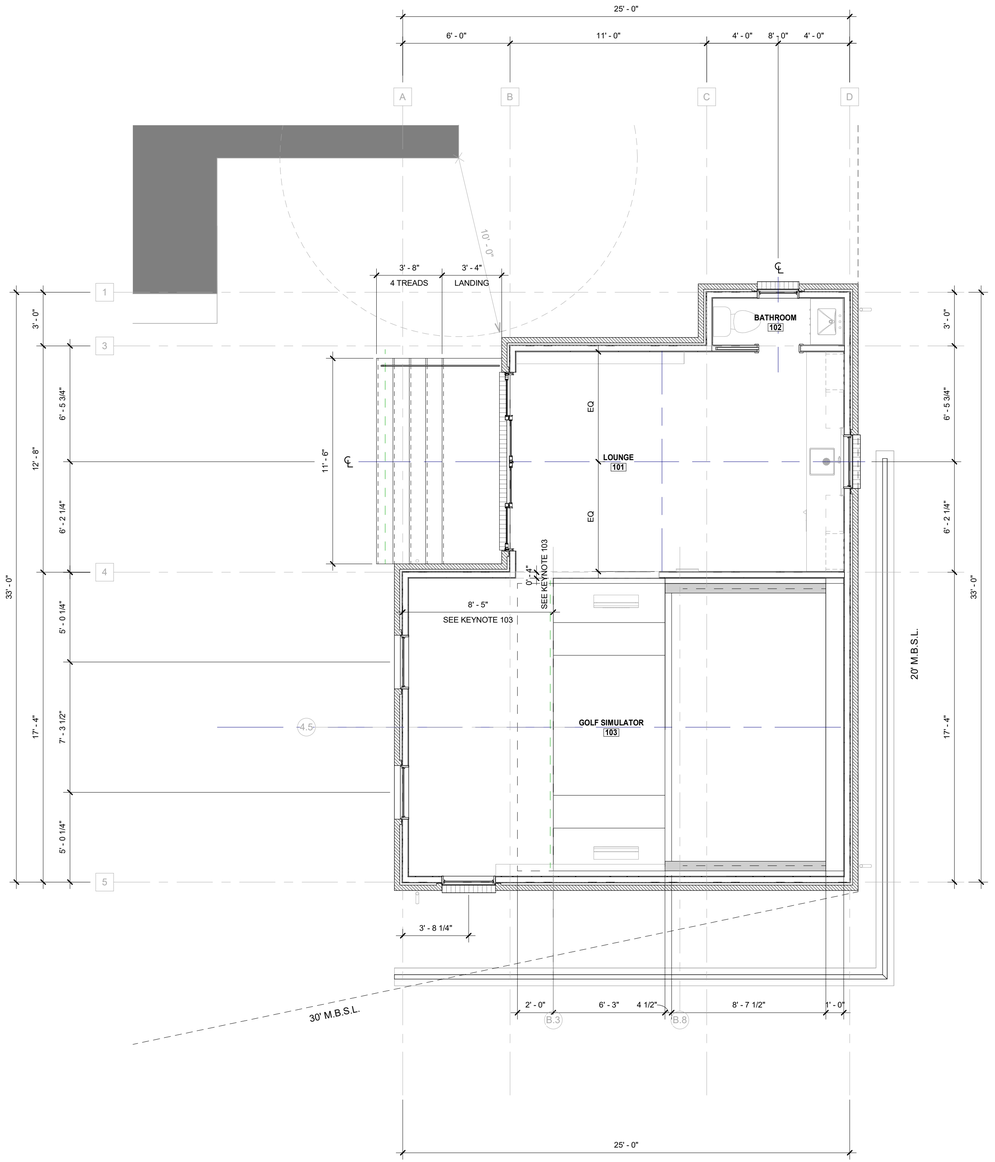
PROJECT PHASE
BZA SUBMITTAL
09/21/2026

NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

A2.1

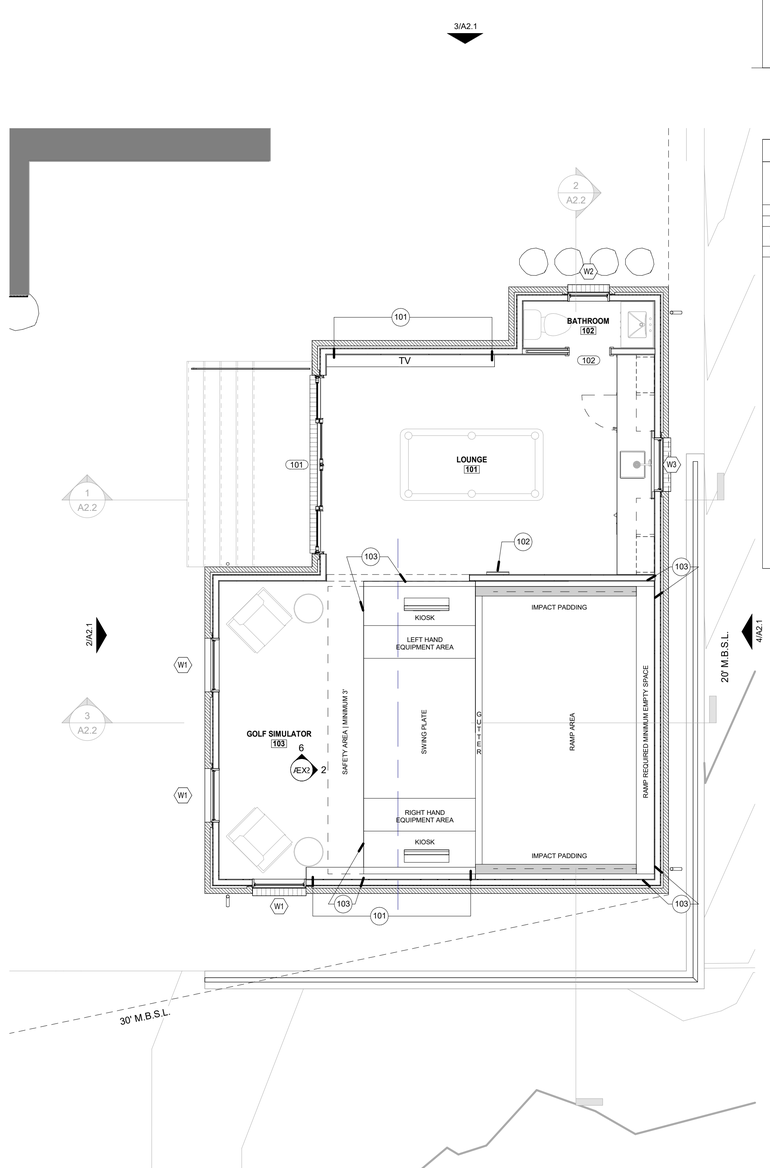
PLOT DATE: 9/30/2025 12:03:25 PM



2 FLOOR PLAN - DIMENSIONED

1/4" = 1'-0"

0 2' 4' 8'



1 FLOOR PLAN - NOTED

1/4" = 1'-0"

0 2' 4' 8'

PLOT DATE: 9/23/2026 11:34:03 AM

GENERAL NOTES - FLOOR PLAN

1. DIMENSIONS ARE TO FINISHED FACE OF STUD UNLESS NOTED OTHERWISE. DIMENSIONS IDENTIFIED AS "CLEAR" MUST BE MAINTAINED. NOTIFY ARCHITECT IN WRITING OF ANY CONFLICTS.
2. REFER TO DOOR SCHEDULE FOR DOOR TYPES AND DETAILS.
3. SET NEW DOOR FRAMES 4" MIN FROM PERPENDICULAR WALL U.O.N.
4. INTERIOR WALLS SHALL BE 90 DEGREE ANGLES U.O.N.
5. SEE ENLARGED PLANS AND DETAILS FOR DIMENSIONS AND OTHER INFORMATION NOT INCLUDED ON THIS SHEET.
6. ALL GYPSUM BOARD PARTITIONS TO BE MUDDED, TAPED, AND SANDED SMOOTH WITH NO VISIBLE JOINT.
7. INSTALL METAL CORNER BEADS AT ALL OUTSIDE CORNERS OF GYPSUM BOARD.
8. CONTRACTOR SHALL PROVIDE WOOD BLOCKING (FIRE-RETARDANT WHERE REQUIRED BY CODE) INSIDE PARTITIONS FOR SECURING WALL-HUNG CABINETS , SHELVING, TRIM, MILLWORK, AND OTHER ELEMENTS ATTACHED TO PARTITIONS AS REQUIRED TO ENSURE FLUSH, STRAIGHT, WELL-SECURED CONDITIONS.

KEYNOTES - FLOOR PLAN

#	DESCRIPTION
101	CUSTOM WOOD DRINK RAIL WITH INTEGRAL LED LIGHTING (BY OTHERS)
102	RECESSESD POOL CUE CABINET-COORDINATE EXACT LOCATION WITH OWNER (BY OTHERS)
103	EXTENT OF RECESSED FLOOR FRAMING PER GOLF SIMULATOR SPECIFICATION-VIF

STRICKLAND ARCHITECTURE
615.975.8243
CHRIS@STRICKLANDARCHITECTURE.COM

LAYSON BUILDING COMPANY

REVISION INFORMATION

#	DESCRIPTION	DATE

PROJECT NORTH TRUE NORTH

9285 FORDHAM DRIVE

SCHUCK ACCESSORY STRUCTURE

9285 FORDHAM DRIVE
BRENTWOOD, TN 37027

PROJECT NUMBER
26030

PROJECT PHASE
95% CD CHECKSET
09/23/2026

NOT FOR CONSTRUCTION

FLOOR PLAN - NOTED & DIMENSIONED

A1.1





BZA **2.**

Meeting Date: 10/19/2026

Current Zoning: OSRD - OPEN SPACE RESIDENTIAL DEVELOPMENT

Information

Subject

BZA2609-002 Accessory Structure Request - Morgan Farms Subdivision, Section 7, Lot 211, 1885 Barnstaple Lane, Zoning OSRD - Applicant: Howard Home Remodeling, LLC

General Information

Howard Home Remodeling requests approval of a 335 square foot detached structure to be constructed in the rear buildable area of the lot. The structure will be constructed of hardi-board siding with stone that matches the existing house. It will have a shingle roof and be approximately 19.5 feet tall.

Condition of Approval

The department recommends that the following 4 requirements be attached to the approval of the request:

1. This lot is located within the Hillside Protection Overlay District and must be approved by the Brentwood Planning Commission.

2. Except on parcels of three or more acres in size, no accessory building shall be designed and/or used for living or sleeping quarters. If proposed, this would require a separate BZA review and approval.

2. Accessory structures cannot be used for home occupation/commercial purposes.

3. Complete plans shall be submitted for review, approval, and issuance of a building permit.

4. Any changes to the building or site plans will require staff review and re-approval from the Board of Zoning Appeals prior to issuance of a building permit.

Recommendation

Staff recommends approval of the detached accessory structure, subject to all building codes and staff notes and forward a recommendation of approval to the Brentwood Planning Commission.

Attachments

Proposed Site Plan
Proposed Building Elevations and Floor Plan
Back of House

NOTES

1	VERIFY AND COMPLY WITH APPLICABLE SITE-SPECIFIC GEOTECHNICAL REPORT.
2	ALL WORK SHALL COMPLY WITH CITY OF BRENTWOOD AND TN STATE REQUIREMENTS.
3	UTILITY CONNECTIONS AND INSTALLATIONS SHALL BE IN COMPLIANCE WITH LOCAL AND STATE REQUIREMENTS
4	AND APPLICABLE UTILITY PROVIDERS.
5	STORMWATER MANAGEMENT SYSTEM DESIGN SHALL BE IN COMPLIANCE WITH LOCAL AND STATE REQUIREMENTS.
6	EROISON AND SEDIMENT CONTROL SHALL COMPLY WITH TDEC AND SITE SPECIFIC SWPPP REQUIREMENTS.
7	LANDSCAPING SHALL BE DESIGNED AND PROVIDED PER LOCAL AND STATE REQUIREMENTS.

C-100	COVER SHEET & INDEX
CD-100	DEMOLITION PLAN
CS-100	SITE PLAN
CS-200	GRADING & DRAINAGE PLAN

A
-
INDEX OF SHEETS
SCALE: N.T.S.

B
-
VICINITY MAP
SCALE: N.T.S.

FOR APPROVAL

			BY
			DESCRIPTION
			DATE
			REV

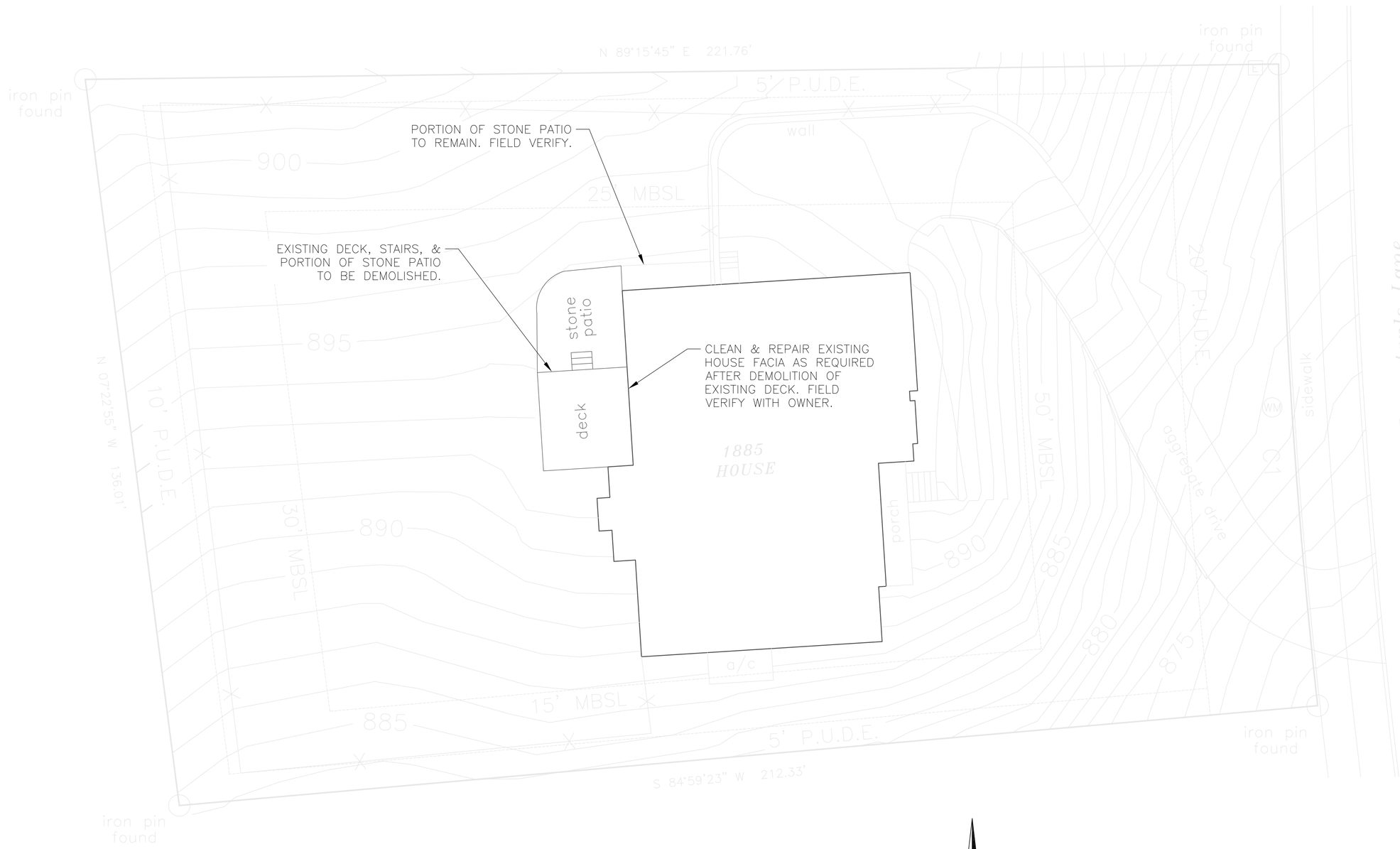
Middle Tennessee Testing Company
221 Valley Drive
Woodbury, TN. 37190

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CHECKED BY: CMT
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DATE: 10/14/2026
SCALE: AS NOTED
REV:
DRAWING NUMBER: C-100

PROPOSED POOL ADDITION
1885 BARNSTAPLE LN
BRENTWOOD, TN
COVER SHEET & INDEX

SHEET ID
C-100
SHEET:-

NOTES	
1	FIELD VERIFY ALL SITE CONDITIONS APPLICABLE PERMIT APPROVALS PRIOR TO BEGINNING DEMOLITION.
2	ALL WORK SHALL COMPLY WITH CITY OF BRENTWOOD AND TN STATE REQUIREMENTS.
3	ALL DEMOLITION SHALL BE FIELD VERIFIED WITH OWNER PRIOR TO BEGINNING.
4	CONTRACTOR SHALL PROVIDE PROTECTION OF EXISTING STRUCTURES WITHIN VICINITY OF DEMOLITION.



A
-
DEMOLITION PLAN
SCALE: 1" = 10'-0"

0' 10' 20' 30'

FOR REVIEW

REV	DATE	DESCRIPTION	BY

DRAWN BY: CMT
CHECKED BY: CMT
SIZE: ANSI D
DATE: 09/09/2026
SCALE: AS NOTED
REV:
DRAWING NUMBER: CD-100

PROPOSED POOL ADDITION
1885 BARNSTAPLE LN
BRENTWOOD, TN
DEMOLITION PLAN

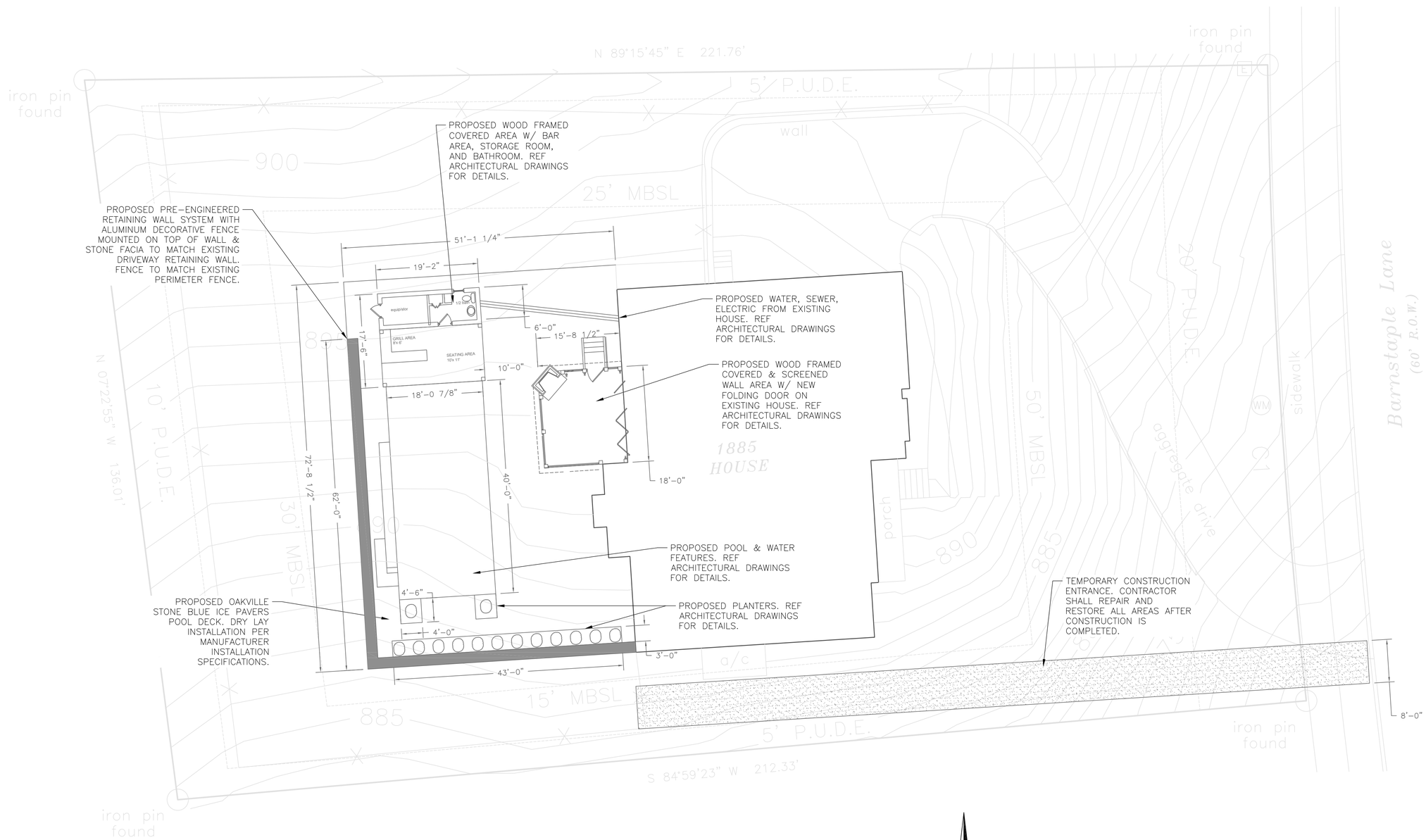
SHEET ID
CD-100
SHEET:-

LOT COVERAGE CALCULATION

	TOTAL LOT SIZE = 0.63 ACRES (27,538 SF)
	EXISTING HOUSE COVERAGE = 3,466 SF
	PROPOSED POOL HOUSE = 335 SF
	PROPOSED SCREENED PORCH = 285 SF
	TOTAL BUILDING COVERAGE = 4,086 SF
	TOTAL LOT BUILDING COVERAGE = 14.8%

NOTES

1	VERIFY AND COMPLY WITH APPLICABLE SITE-SPECIFIC GEOTECHNICAL REPORT.
2	ALL WORK SHALL COMPLY WITH CITY OF BRENTWOOD AND TN STATE REQUIREMENTS.
3	UTILITY CONNECTIONS AND INSTALLATIONS SHALL BE IN COMPLIANCE WITH LOCAL AND STATE REQUIREMENTS
4	AND APPLICABLE UTILITY PROVIDERS.
5	STORMWATER MANAGEMENT SHALL BE IN COMPLIANCE WITH LOCAL AND STATE REQUIREMENTS.
6	EROISON AND SEDIMENT CONTROL SHALL COMPLY WITH TDEC REQUIREMENTS.
7	LANDSCAPING SHALL BE DESIGNED AND PROVIDED PER LOCAL AND STATE REQUIREMENTS.
8	CONTRACTOR SHALL PROVIDE PROTECTION OF EXISTING STRUCTURES WITHIN VICINITY OF WORK.
9	CONTRACTOR SHALL FIELD VERIFY DIMENSIONS OF POOL WITH MANUFACTURER PRIOR TO INSTALLATION.
10	RETAINING WALL INSTALLATION SHALL COMPLY WITH MANUFACTURER DESIGN AND INSTALLATION REQUIREMENTS.



A - SITE PLAN
SCALE: 1" = 10'-0"

0' 10' 20' 30'

N

FOR REVIEW

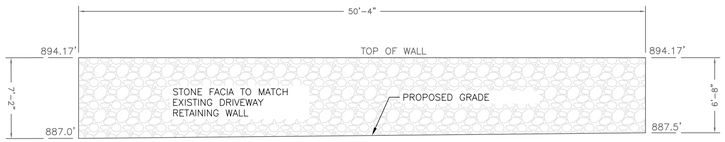
REV	DATE	DESCRIPTION	BY
1	10/13/2026	OWNER ADJUSTMENTS	CMT

Middle Tennessee Testing Company
221 Valley Drive
Woodbury, TN. 37190

DRAWN BY: CMT
CHECKED BY: CMT
SIZE: ANSI D
DATE: 9/19/2026
SCALE: AS NOTED
REV: 1
DRAWING NUMBER: CS-100

PROPOSED POOL ADDITION
1885 BARNSTAPLE LN
BRENTWOOD, TN
SITE PLAN

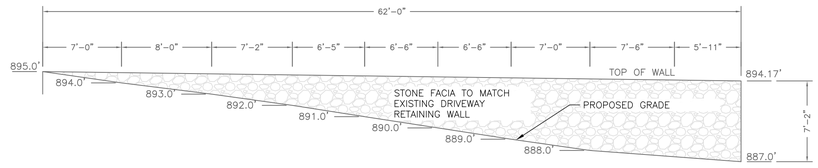
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CS-100
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D
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RETAINING WALL ELEVATION SOUTH

SCALE: N.T.S.



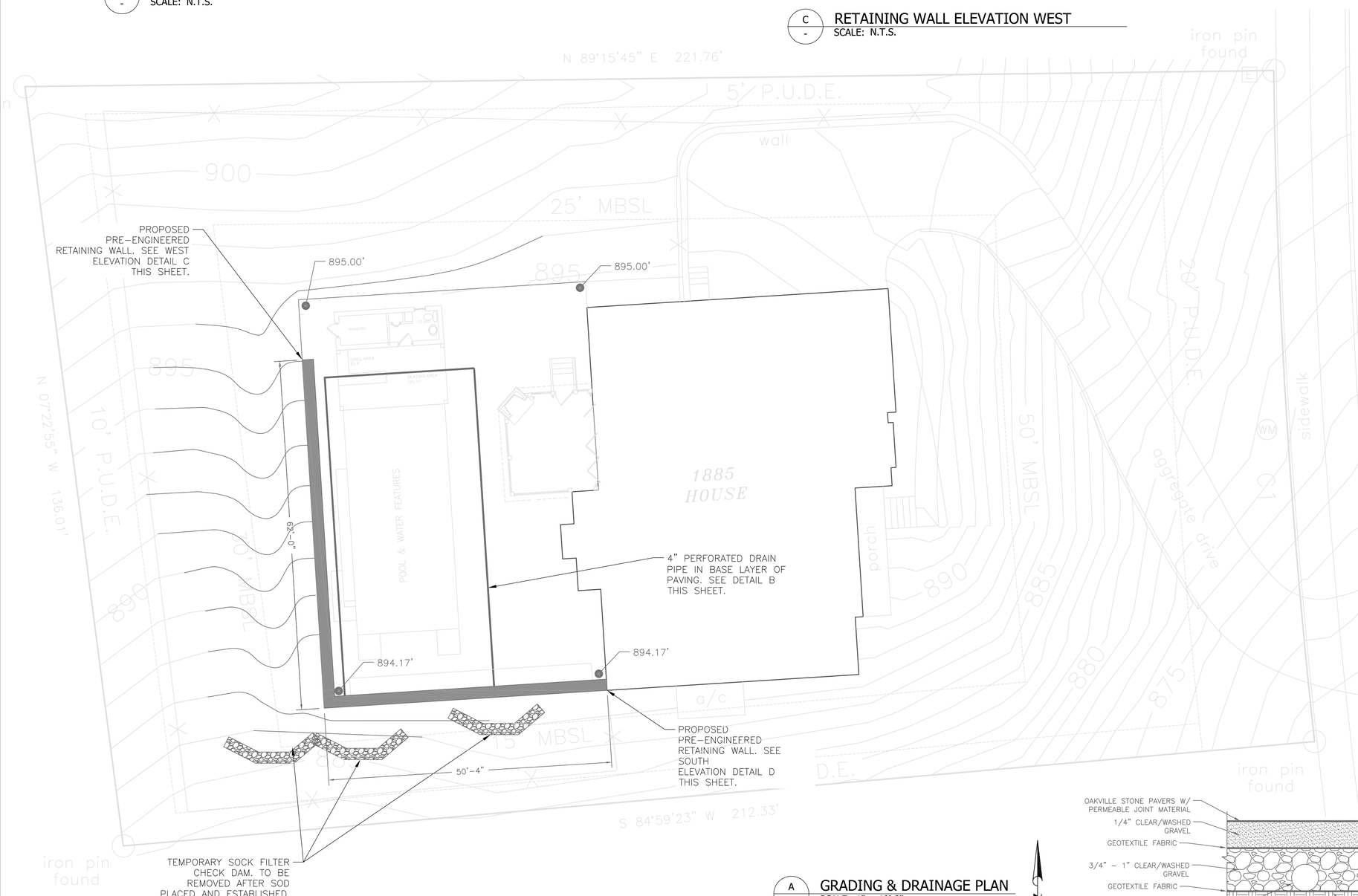
C
-

RETAINING WALL ELEVATION WEST

SCALE: N.T.S.

NOTES	
1	VERIFY AND COMPLY WITH APPLICABLE SITE-SPECIFIC GEOTECHNICAL REPORT.
2	ALL WORK SHALL COMPLY WITH CITY OF BRENTWOOD AND TN STATE REQUIREMENTS.
3	UTILITY CONNECTIONS AND INSTALLATIONS SHALL BE IN COMPLIANCE WITH LOCAL AND STATE REQUIREMENTS
4	AND APPLICABLE UTILITY PROVIDERS.
5	STORMWATER MANAGEMENT SHALL BE IN COMPLIANCE WITH LOCAL AND STATE REQUIREMENTS.
6	EROISON AND SEDIMENT CONTROL SHALL COMPLY WITH TDEC REQUIREMENTS.
7	LANDSCAPING SHALL BE DESIGNED AND PROVIDED PER LOCAL AND STATE REQUIREMENTS.
8	CONTRACTOR SHALL PROVIDE PROTECTION OF EXISTING STRUCTURES WITHIN VICINITY OF WORK.
9	CONTRACTOR SHALL FIELD VERIFY DIMENSIONS OF POOL WITH MANUFACTURER PRIOR TO INSTALLATION.
10	STONE PAVER INSTALLATION SHALL BE IN COMPLIANCE WITH MANUFACTURER REQUIREMENTS.
11	RETAINING WALL INSTALLATION SHALL COMPLY WITH MANUFACTURER DESIGN AND INSTALLATION REQUIREMENTS.

LEGEND	
895.00'	SPOT ELEVATION
	PROPOSED CONTOUR
	PERFORATED DRAIN

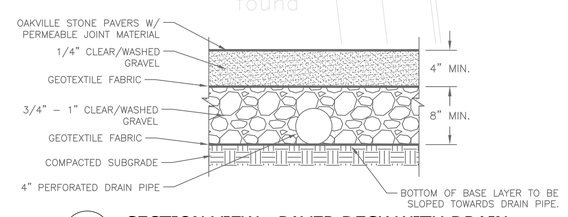


A
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GRADING & DRAINAGE PLAN

SCALE: 1" = 10'-0"

0' 10' 20' 30'



B
-

SECTION VIEW - PAVER DECK WITH DRAIN

SCALE: N.T.S.

FOR REVIEW

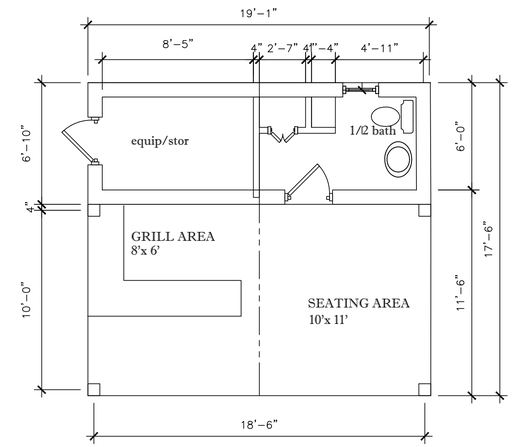
BY	DESCRIPTION	DATE	REV
CMT	OWNER ADJUSTMENTS	10/13/2026	1

Middle Tennessee Testing Company
221 Valley Drive
Woodbury, TN. 37190

DRAWN BY: CMT
CHECKED BY: CMT
SIZE: ANSI D
DATE: 9/19/2026
SCALE: AS NOTED
REV: 1
DRAWING NUMBER: CS-200

PROPOSED POOL ADDITION
1885 BARNSTAPLE LN
BRENTWOOD, TN
GRADING & DRAINAGE PLAN

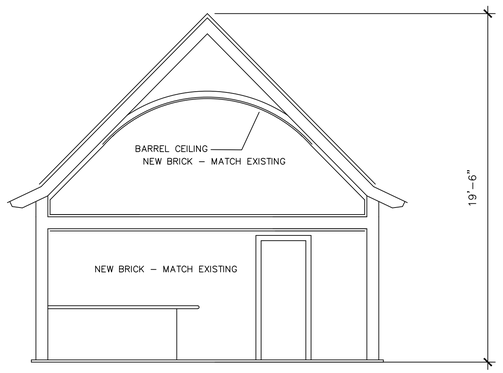
SHEET ID
CS-200
SHEET:-



RIGHT SIDE ELEVATION

LEFT SIDE ELEVATION

REAR ELEVATION



FRONT ELEVATION

POOL HOUSE PLAN

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

Revisions

W. MICHAEL DAVIS, ARCHITECT
• ARCHITECTURE • PLANNING • CONSULTING • RESEARCH • SOLUTIONS
106 PARK GLEN, NASHVILLE TENNESSEE 37294
615-243-2061
wmdavis8@comcast.net

AN ADDITION TO THE RESIDENCE OF:
TODD BAKER

3004 NARROW FORD LANE
FRANKLIN, TN 370XX

Drawn	WMD
Checked	WMD
Filename	BAKER
Issued	09/30/26

A.1.1

Sheet of

W. MICHAEL DAVIS and ASSOCIATES



BZA **3.**

Meeting Date: 10/19/2026

Current Zoning: OSRD - OPEN SPACE RESIDENTIAL DEVELOPMENT

Information

Subject

BZA2609-003 Accessory Structure Request - Belle Rive II Subdivision, Section 3, Lot 39, 546 Turtle Creek Drive, Zoning OSRD - Applicant: Sam Bills

General Information

Sam Bills requests approval of a 689 square foot detached structure to be constructed in the rear buildable area of the lot. The structure will be hardie-board siding painted white to match the existing house. It will have a shingle roof with standing seam accents and be approximately 19 feet tall.

Condition of Approval

The department recommends that the following 4 requirements be attached to the approval of the request:

1. Except on parcels of three or more acres in size, no accessory building shall be designed and/or used for living or sleeping quarters. If proposed, this would require a separate BZA review and approval.

2. Accessory structures cannot be used for home occupation/commercial purposes.

3. Complete plans shall be submitted for review, approval, and issuance of a building permit.

4. Any changes to the building or site plans will require staff review and re-approval from the Board of Zoning Appeals prior to issuance of a building permit.

Recommendation

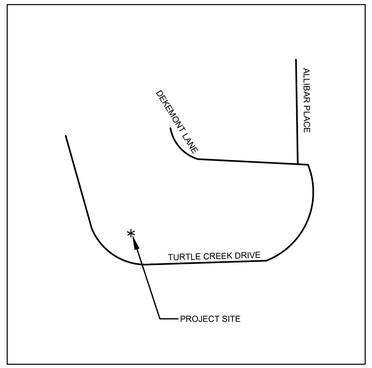
Staff recommends approval of the detached accessory structure, subject to all building codes and staff notes.

Attachments

Proposed Site Plan

Proposed Building Elevations and Floor Plan

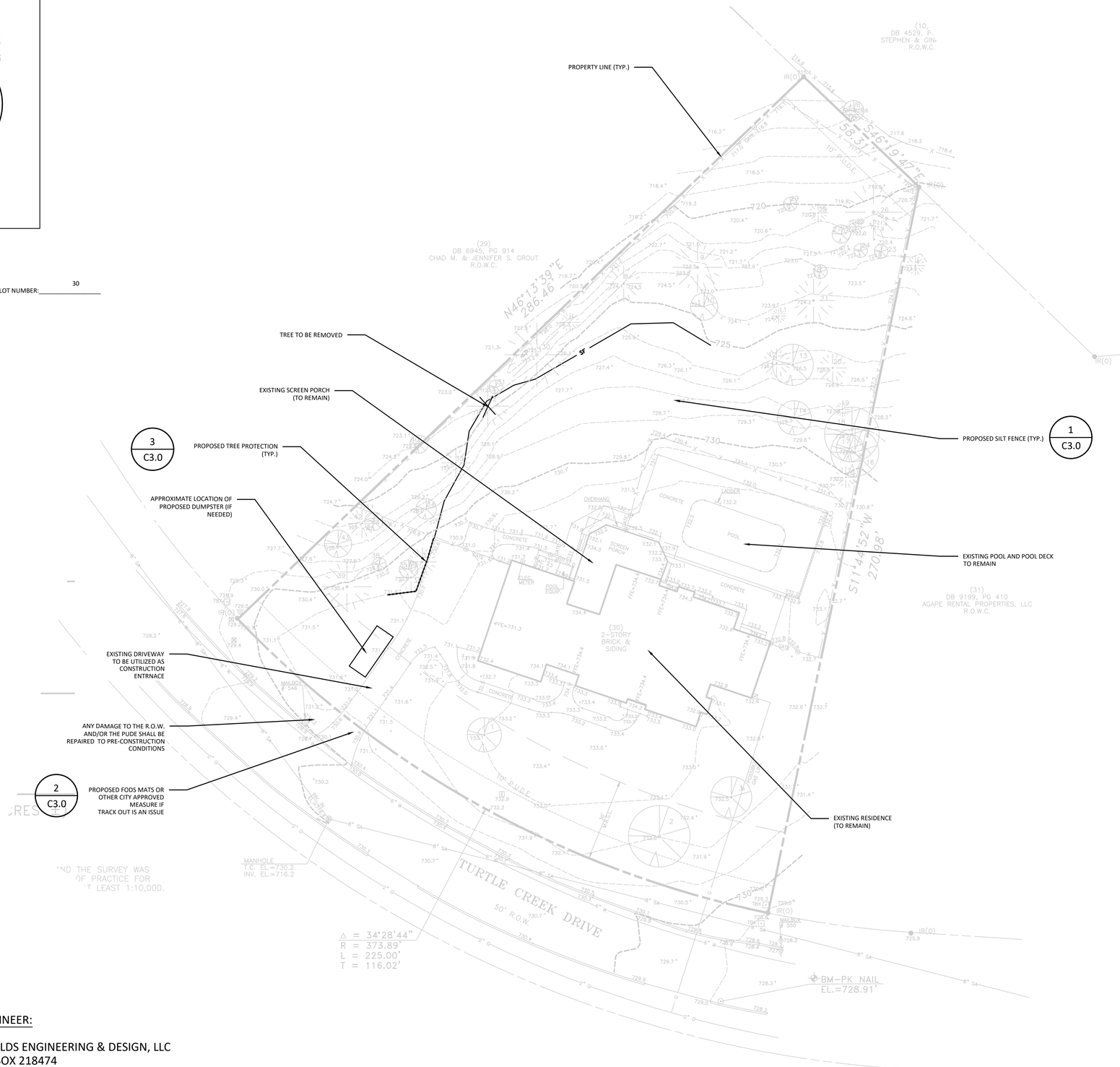
Back of House



VICINITY MAP
N.T.S.

SUBDIVISION: BELLE RIVE LOT NUMBER: 30

PERMIT HOLDER ACKNOWLEDGEMENT



CONTACTS:

OWNER:

BO BILLS
546 TURTLE CREEK DRIVE
BRENTWOOD, TN 37027
EMAIL: bo@billsasset.com
PHONE: (615) 419-5503

ENGINEER:

SHIELDS ENGINEERING & DESIGN, LLC
PO BOX 218474
NASHVILLE, TN, 37221
CONTACT: RYAN SHIELDS, PE
EMAIL: RYAN@SHIELDSENGINEERINGLLC.COM
PHONE: (240) 362-2525

SURVEY NOTE:

SURVEY PROVIDED BY CHERRY LAND SURVEYING DATED SEPTEMBER 1, 2026
HORIZONTAL DATUM - NAD83
VERTICAL DATUM - NAVD88

SURVEY PRODUCED BY FIELD RUN TOPO SHOTS AND NOT GIS.

GENERAL NOTES:

1. BUILDER TO CALL BRENTWOOD ENGINEERING DEPARTMENT FOR INITIAL EROSION CONTROL INSPECTION (615-371-0080) PRIOR TO ISSUANCE OF A PERMIT.
2. ALL RETAINING WALLS GREATER THAN 4' WILL BE DESIGNED AND INSPECTED BY A LICENSED PROFESSIONAL ENGINEER AND CERTIFIED IN WRITING PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
3. A TEMPORARY CERTIFICATE OF OCCUPANCY WILL NOT BE GIVEN FOR GRADING AND DRAINAGE RELATED ISSUES.
4. ALL RETAINING WALLS WITH HEIGHT IN EXCESS OF 30" REQUIRE SAFETY RAIL OR BARRIER AS PER BRENTWOOD CODE.
5. THE MAXIMUM GRADE OF ANY PORTION OF A DRIVEWAY SHALL NOT EXCEED 20% FOR PAVED SURFACES AND 10% FOR UNPAVED SURFACES, WITH A MAXIMUM CROSS SLOPE OF 5%.
6. ALL DRIVEWAYS WITH 15% OR GREATER LONGITUDINAL SLOPES AND/OR 5% OR GREATER CROSS-SLOPES SHALL BE PROFILED AND SECTIONED BY A TN R.L.S. AND APPROVED BY THE CITY ENGINEER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
7. CONTRACTOR TO FIELD VERIFY PROPOSED ELEVATIONS, PIPE INVERTS AND STRUCTURE TOP OF CASTINGS PRIOR TO INSTALLATION.
8. AS BUILT SURVEY WILL BE REQUIRED AT COMPLETION OF CONSTRUCTION.
9. ANY DAMAGE TO THE EXISTING ROADWAY, CURB/GUTTER, AND/OR THE EXISTING DRIVEWAY SHALL BE REPAIRED BY THE CONTRACTOR.
10. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND PROPOSED AND EXISTING STRUCTURES.

DRIVEWAY AS-BUILT SURVEY GUIDELINES:

1. SURVEY SHALL SHOW SPOT ELEVATIONS ALONG BOTH SIDES OF THE DRIVEWAY AT LOCATIONS PERPENDICULAR TO THE TRAVEL PATH. SPACING BETWEEN SPOT ELEVATIONS ALONG THE TRAVEL PATH SHALL NOT EXCEED 12'. DISTANCE BETWEEN SPOT ELEVATIONS ALONG THE TRAVEL PATH SHALL BE SHOWN AS WELL AS SLOPE BETWEEN SPOTS SHOWN AS PERCENTAGE. SURVEY SHALL BE TO A STANDARD SCALE AND SEALED BY A REGISTERED LAND SURVEYOR OR LICENSED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TENNESSEE.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES:

1. STABILIZATION MEASURES MUST BE INSTALLED WITHIN THREE (3) DAYS ON PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, WITHIN FIFTEEN (15) DAYS AFTER FINAL GRADING, OR PRIOR TO FINAL INSPECTION (STABILIZATION PRACTICES MAY INCLUDE: TEMPORARY OR PERMANENT SEEDING WITH MULCH, MATTING, OR SOD STABILIZATION.)
2. INSPECTIONS OF ALL CONTROL MEASURES AND DISTURBED AREAS MUST BE PERFORMED AT LEAST ONCE EVERY THREE DAYS. INSPECTIONS MUST BE DOCUMENTED AND INCLUDE THE DATE OF THE INSPECTION AND MAJOR OBSERVATIONS.
3. BASED ON THE RESULTS OF INSPECTIONS, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR MUST BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, WITHIN ONE DAY AFTER THE NEED IS IDENTIFIED

FLOODPLAIN NOTES

1. ACCORDING TO THE FEMA FIRM MAP 47187C0089G DATED DECEMBER 20, 2024 THE PROJECT SITE IS LOCATED OUTSIDE THE 100 YEAR FLOODPLAIN

SHIELDS ENGINEERING & DESIGN

PO BOX 218474
NASHVILLE, TN 37221
TEL: (240) 362-2525

546 TURTLE CREEK DRIVE

BRENTWOOD, TENNESSEE
BELLE RIVE, 2-SEC 3
PB. 10, PG. 154
ZONED CSRD

PROJECT TITLE:

N

TENNESSEE811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG

RYAN D. SHIELDS
REGISTERED ENGINEER
AGRICULTURE
2026
No. 129448
STATE OF TENNESSEE

SHEET TITLE: EPSC PLAN

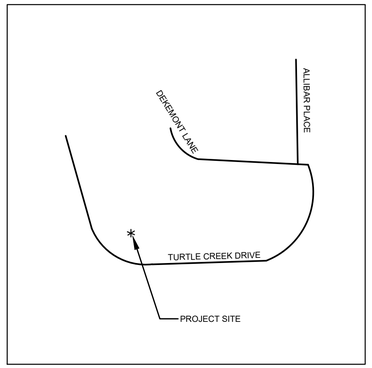
PARCEL IDENTIFICATION NUMBER
012J B 03000 00015012J

DATE: SEPTEMBER 25, 2026

SCALE: 1" = 20'

0 20 40 60
1"=20'

SHEET NUMBER: C1.0



VICINITY MAP
N.T.S.

SUBDIVISION: BELLE RIVE LOT NUMBER: 30

PERMIT HOLDER ACKNOWLEDGEMENT

PERMIT HOLDER ACKNOWLEDGEMENT:

I ACKNOWLEDGE THAT THE CITY ENGINEER MUST APPROVE ANY DEVIATIONS FROM THE APPROVED SITE PLAN. THE CHANGES SHALL BE SUBMITTED ON A REVISED SITE PLAN. VERBAL APPROVAL MAY NOT BE GIVEN.

I ACKNOWLEDGE THAT ALL GRADING AND DRAINAGE AS PER APPROVED SITE PLAN SHALL BE 100% COMPLETE UPON FINAL INSPECTION. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL 100% COMPLETION IS ACHIEVED.

I, _____ HAVE READ AND REVIEWED THIS SITE PLAN.
(PRINT NAME of PERMIT HOLDER)

_____ _____, 20_____
(SIGNATURE of PERMIT HOLDER) (DATE of SIGNATURE)

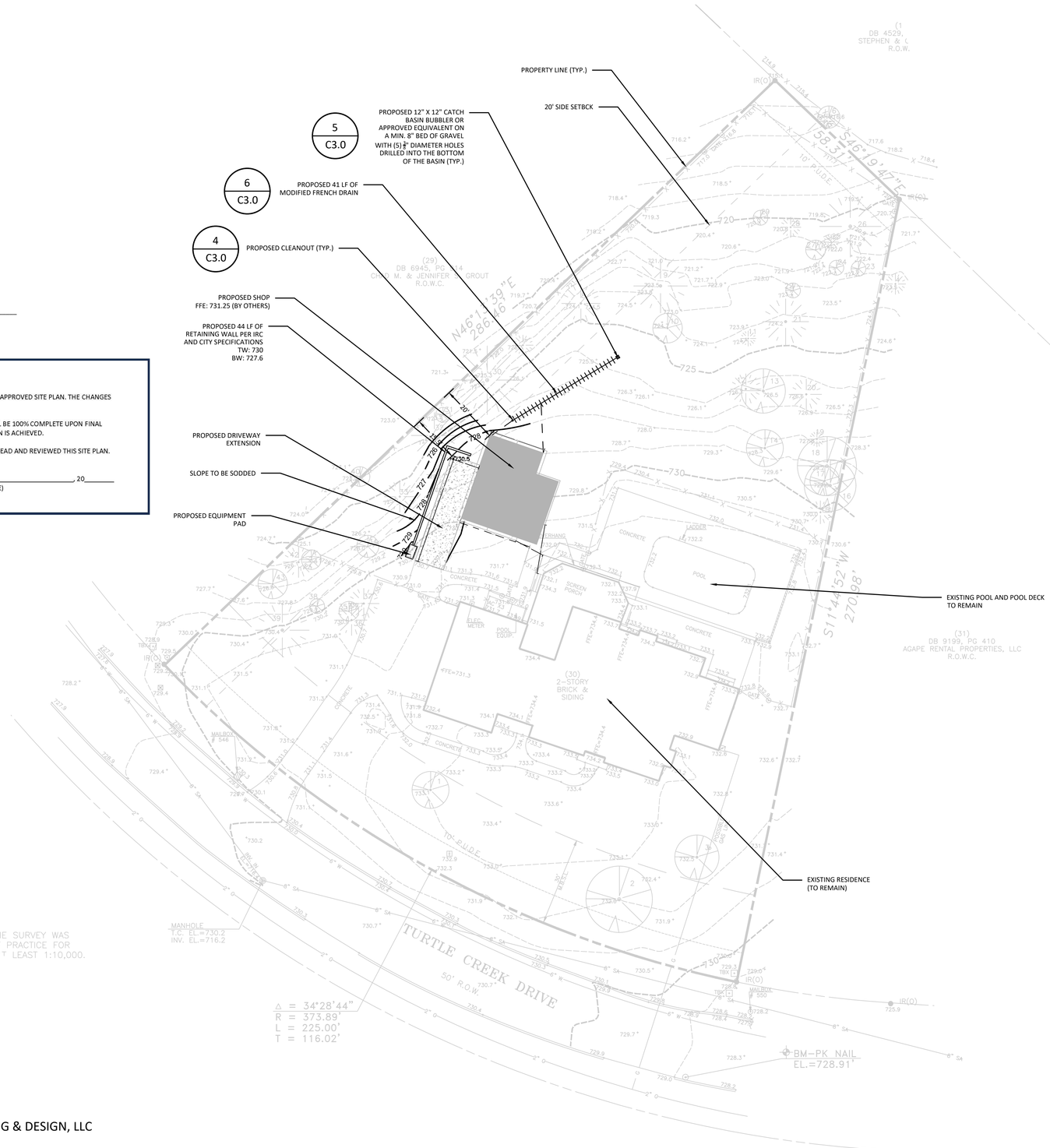
SITE CALCULATIONS:

- BUILDING COVERAGE

LOT SIZE:	39,516 SF
EXISTING RESIDENCE FOOTPRINT:	4,313 SF
COVERAGE:	10.92%

- GREEN SPACE COVERAGE

LOT SIZE:	39,516 SF
IMPERVIOUS EXISTING:	9,306 SF
ADDITIONAL IMPERVIOUS PROPOSED:	1,167 SF
TOTAL IMPERVIOUS AREA:	10,473 SF
COVERAGE:	26.5%
GREEN SPACE:	73.5%



SURVEY NOTE:

SURVEY PROVIDED BY CHERRY LAND SURVEYING DATED SEPTEMBER 1, 2026
HORIZONTAL DATUM - NAD83
VERTICAL DATUM - NAVD88

SURVEY PRODUCED BY FIELD RUN TOPO SHOTS AND NOT GIS.

GENERAL NOTES:

1. BUILDER TO CALL BRENTWOOD ENGINEERING DEPARTMENT FOR INITIAL EROSION CONTROL INSPECTION (615-371-0080) PRIOR TO ISSUANCE OF A PERMIT.
2. ALL RETAINING WALLS GREATER THAN 4' WILL BE DESIGNED AND INSPECTED BY A LICENSED PROFESSIONAL ENGINEER AND CERTIFIED IN WRITING PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
3. A TEMPORARY CERTIFICATE OF OCCUPANCY WILL NOT BE GIVEN FOR GRADING AND DRAINAGE RELATED ISSUES.
4. ALL RETAINING WALLS WITH HEIGHT IN EXCESS OF 30" REQUIRE SAFETY RAIL OR BARRIER AS PER BRENTWOOD CODE.
5. THE MAXIMUM GRADE OF ANY PORTION OF A DRIVEWAY SHALL NOT EXCEED 20% FOR PAVED SURFACES AND 10% FOR UNPAVED SURFACES, WITH A MAXIMUM CROSS SLOPE OF 5%.
6. ALL DRIVEWAYS WITH 15% OR GREATER LONGITUDINAL SLOPES AND/OR 5% OR GREATER CROSS-SLOPES SHALL BE PROFILED AND SECTIONED BY A TN R.L.S. AND APPROVED BY THE CITY ENGINEER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
7. CONTRACTOR TO FIELD VERIFY PROPOSED ELEVATIONS, PIPE INVERTS AND STRUCTURE TOP OF CASTINGS PRIOR TO INSTALLATION.
8. AS BUILT SURVEY WILL BE REQUIRED AT COMPLETION OF CONSTRUCTION.
9. ANY DAMAGE TO THE EXISTING ROADWAY, CURB/GUTTER, AND/OR THE EXISTING DRIVEWAY SHALL BE REPAIRED BY THE CONTRACTOR.
10. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND PROPOSED POOL AND EXISTING STRUCTURES.

DRIVEWAY AS-BUILT SURVEY GUIDELINES:

1. SURVEY SHALL SHOW SPOT ELEVATIONS ALONG BOTH SIDES OF THE DRIVEWAY AT LOCATIONS PERPENDICULAR TO THE TRAVEL PATH. SPACING BETWEEN SPOT ELEVATIONS ALONG THE TRAVEL PATH SHALL NOT EXCEED 12'. DISTANCE BETWEEN SPOT ELEVATIONS ALONG THE TRAVEL PATH SHALL BE SHOWN AS WELL AS SLOPE BETWEEN SPOTS SHOWN AS PERCENTAGE. SURVEY SHALL BE TO A STANDARD SCALE AND SEALED BY A REGISTERED LAND SURVEYOR OR LICENSED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TENNESSEE.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES:

1. STABILIZATION MEASURE MUST BE INSTALLED WITHIN THREE (3) DAYS ON PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, WITHIN FIFTEEN (15) DAYS AFTER FINAL GRADING, OR PRIOR TO FINAL INSPECTION (STABILIZATION PRACTICES MAY INCLUDE: TEMPORARY OR PERMANENT SEEDING WITH MULCH, MATTING, OR SOD STABILIZATION.)
2. INSPECTIONS OF ALL CONTROL MEASURES AND DISTURBED AREAS MUST BE PERFORMED AT LEAST ONCE EVERY THREE DAYS. INSPECTIONS MUST BE DOCUMENTED AND INCLUDE THE DATE OF THE INSPECTION AND MAJOR OBSERVATIONS.
3. BASED ON THE RESULTS OF INSPECTIONS, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR MUST BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, WITHIN ONE DAY AFTER THE NEED IS IDENTIFIED

FLOODPLAIN NOTES

1. ACCORDING TO THE FEMA FIRM MAP 47187C0089G DATED DECEMBER 20, 2024 THE PROJECT SITE IS LOCATED OUTSIDE THE 100 YEAR FLOODPLAIN

CONTACTS:

OWNER:

BO BILLS
546 TURTLE CREEK DRIVE
BRENTWOOD, TN 37027
EMAIL: bo@billsasset.com
PHONE: (615) 419-5503

ENGINEER:

SHIELDS ENGINEERING & DESIGN, LLC
PO BOX 218474
NASHVILLE, TN, 37221
CONTACT: RYAN SHIELDS, PE
EMAIL: RYAN@SHIELDSENGINEERINGLLC.COM
PHONE: (240) 362-2525

SHIELDS ENGINEERING & DESIGN
PO BOX 218474
NASHVILLE, TN 37221
TEL: (240) 362-2525

546 TURTLE CREEK DRIVE

BRENTWOOD, TENNESSEE
BELLE RIVE, P-SEC 3
PB. 10, PG. 154
ZONED CSRD

PROJECT TITLE:

N

TENNESSEE811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG

PARCEL IDENTIFICATION NUMBER
012J B 03000 00015012J

0 20 40 60
1"=20'

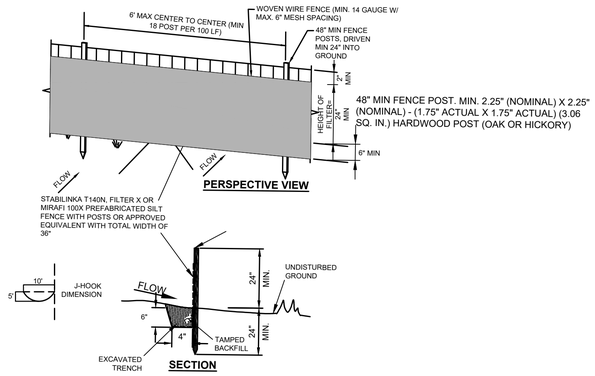
RYAN D. SHIELDS
REGISTERED ENGINEER
AGRICULTURE
2026
No. 120448
STATE OF TENNESSEE

SHEET TITLE: GRADING & DRAINAGE PLAN

DATE: SEPTEMBER 25, 2026

SCALE: 1" = 20'

SHEET NUMBER: C2.0



NOTES:

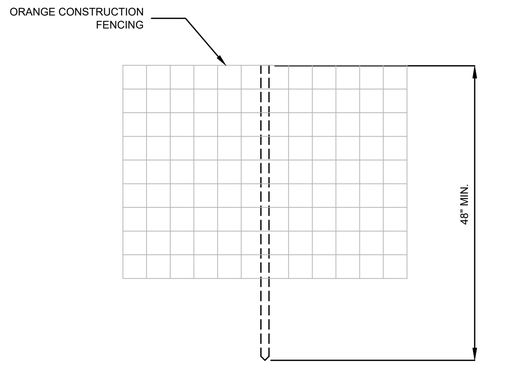
1. SILT FENCE INSTALLATION SHALL IN ACCORDANCE WITH REFERENCED DETAIL.
2. TYPICAL J-HOOK DIMENSIONS SHOULD BE AT A MINIMUM WIDTH (PARALLEL TO CONTOUR) AT 10 FT WITH A DEPTH OF (PERPENDICULAR TO CONTOUR) OF 5 FT. WHERE SPACE IS LIMITED, NARROWER HOOK MAY BE USED WITH A HIGHER SPACING FREQUENCY. J-HOOKS SHOULD BE 20'-30' O.C.
3. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL "T" OR "U" TYPE OR HARDWOOD.
4. FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAX MESH OPENING.
5. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
6. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIALS REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
7. MAXIMUM DRAINAGE AREA FOR OVERLAND FLOW TO A SILT FENCE SHALL NOT EXCEED 1/4 ACRE PER 100 FEET OF FENCE.
8. SILT FENCE SHALL BE USED WHERE EROSION COULD OCCUR IN THE FORM OF SHEET EROSION.
9. SILT FENCE SHALL NOT BE USED WHEN A CONCENTRATION OF WATER IS FLOWING TO THE BARRIER.
10. TIEBACKS ARE ONLY NECESSARY WHEN REQUIRED BY THE ENGINEER OR NOTED IN THE PLANS.
11. MAXIMUM ALLOWABLE SLOPE LENGTHS CONTRIBUTING RUN-OFF TO A SILT FENCE ARE:

SLOPE STEEPNESS	MAXIMUM SLOPE LENGTH(FT)
2:1	25
3:1	50
4:1	75
5:1 OR FLATTER	100

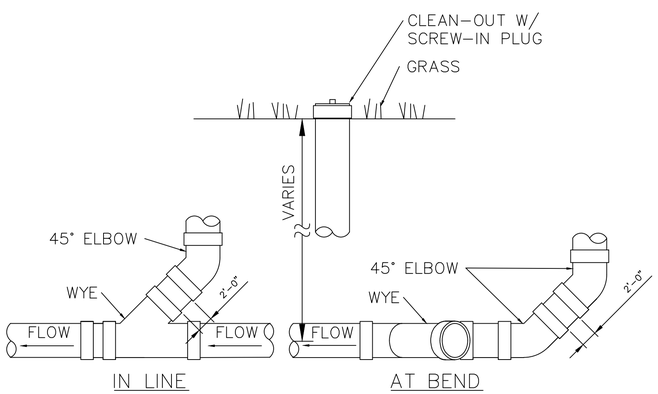
1 / C3.0 — SILT FENCE DETAIL
SCALE: NOT TO SCALE



2 / C3.0 — FODS MAT DETAIL
SCALE: NOT TO SCALE



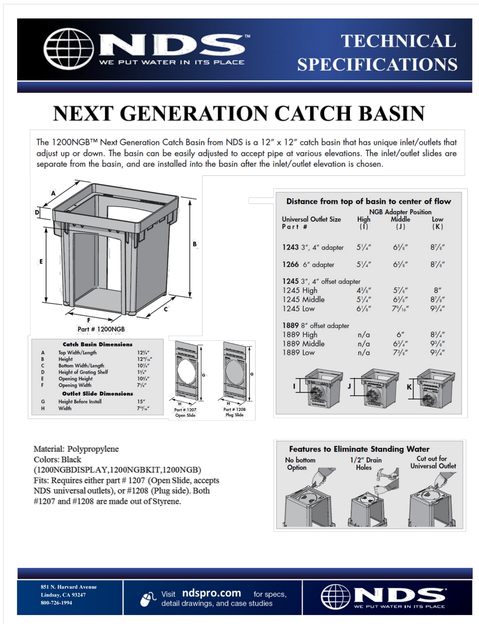
3 / C3.0 — TREE PROTECTION DETAIL
SCALE: NOT TO SCALE



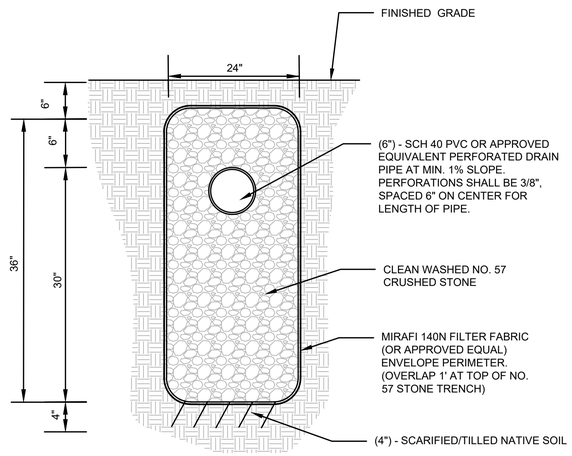
NOTES:

TO BE USED FOR GRAVITY PORTION OF STORMWATER DRAINAGE SYSTEM.

4 / C3.0 — CLEANOUT DETAIL
SCALE: NOT TO SCALE



5 / C3.0 — 12" X 12" CATCH BASIN DETAIL
SCALE: NOT TO SCALE



6 / C3.0 — MODIFIED FRENCH DRAIN DETAIL
SCALE: NOT TO SCALE

SHIELDS ENGINEERING & DESIGN
PO BOX 218474
NASHVILLE, TN 37221
TEL: (240) 362-2525

546 TURTLE CREEK DRIVE
BRENTWOOD, TENNESSEE
BELLE RIVE 2 SEC 3
PB. 10, PG. 1.54
ZONED OSRD

PROJECT TITLE:

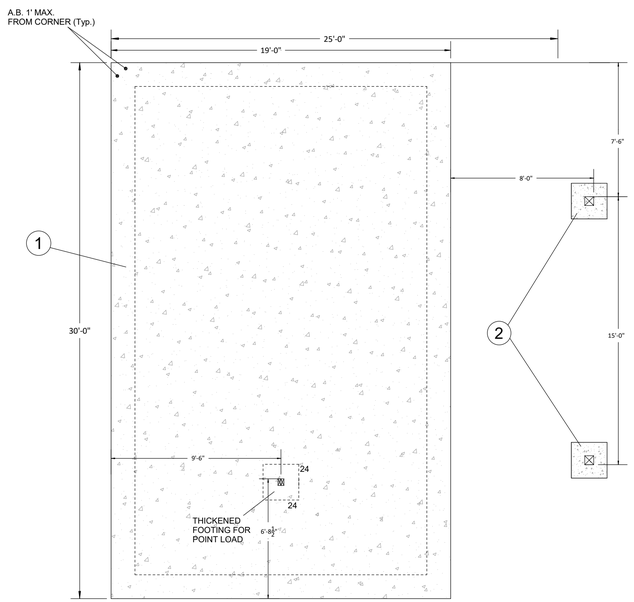
RYAN D. SHIELDS — REGISTERED ENGINEER — AGENT — 130.018446 — STATE OF TENNESSEE — 09.30.2026

SHEET TITLE: DETAIL SHEET

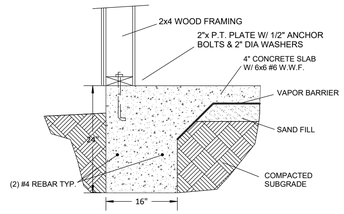
DATE: SEPTEMBER 25, 2026

SCALE: NTS

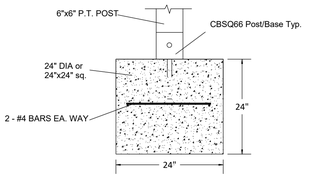
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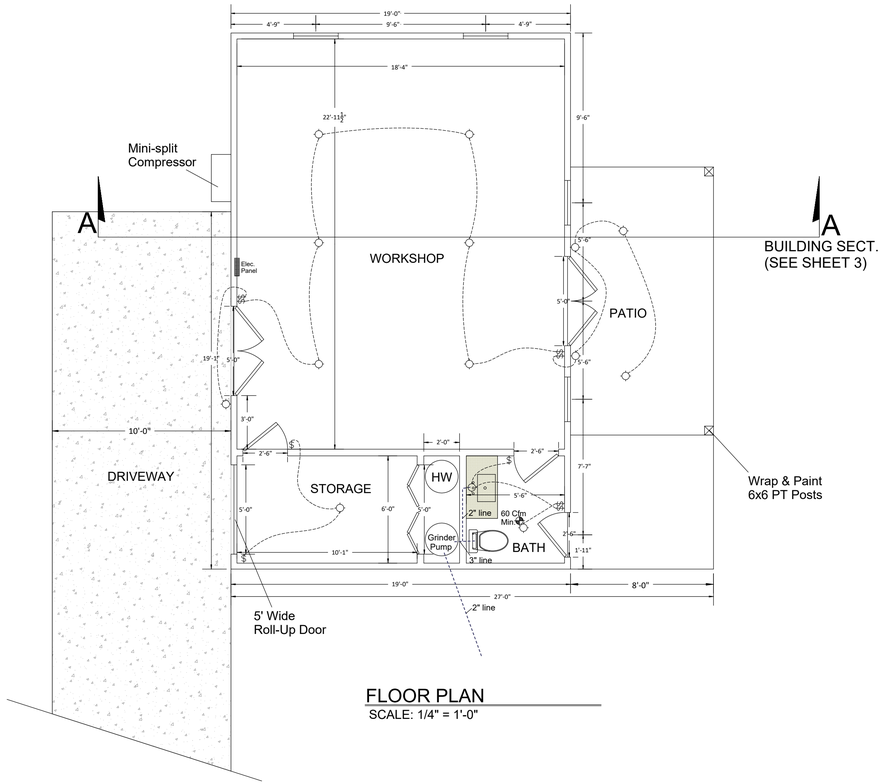
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



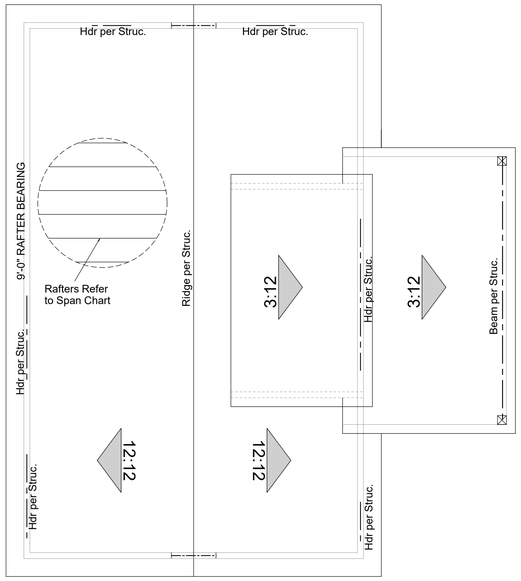
1 FOUNDATION DETAIL TYP.
NTS



2 EXTERIOR
FOOTING & POST DETAIL
NTS



FLOOR PLAN
SCALE: 1/4" = 1'-0"



ROOF PLAN
SCALE: 1/4" = 1'-0"

RAFTER SPANS

RAFTER SPANS FOR SOUTHERN PINE SPECIES
LIVE LOAD=30psf , L/Δ=180 DEAD LOAD = 10psf

SPANS (MAXIMUM RAFTER SPANS BETWEEN BRACING) (FT. - IN.)	SPACING (INCHES)	SIZE
12-11	12.0	2 × 6
11-2	16.0	
10-2	19.2	
9-2	24.0	
16-4	12.0	2 × 8
14-2	16.0	
12-11	19.2	
11-7	24.0	
19-5	12.0	2 × 10
16-10	16.0	
15-4	19.2	
13-9	24.0	
22-10	12.0	2 × 12
19-10	16.0	
18-1	19.2	
16-2	24.0	

NOTES:
The above tables are based on the IRC 2015 TABLE R802.5.1(3)

Bills Residence - Detached Shop
546 Turtle Creek Dr
Brentwood, TN 37027

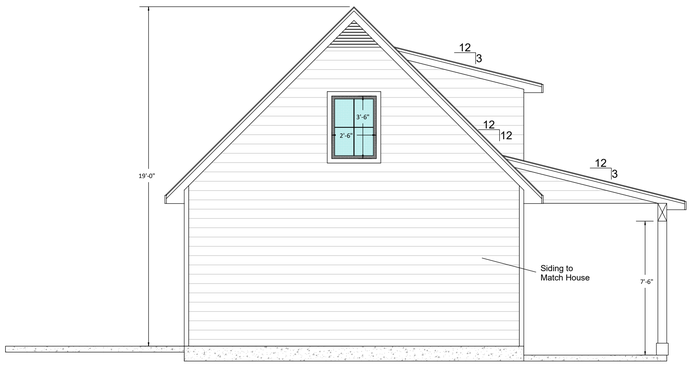
DRAWN BY
RBC

DESIGN

SHEET NUMBER
1

1 OF 3

INTEGRITY
RESIDENTIAL



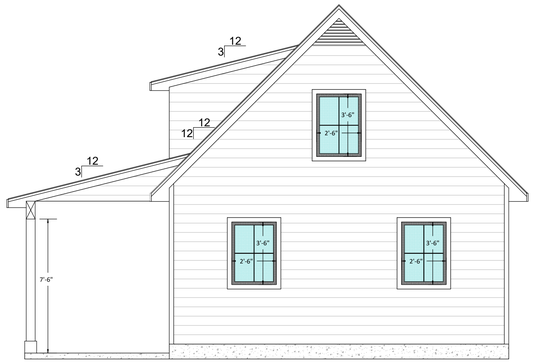
SOUTH ELEVATION

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



EAST ELEVATION

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



NORTH ELEVATION

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



WEST ELEVATION

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

Bills Residence - Detached Shop
546 Turtle Creek Dr
Brentwood, TN 37027

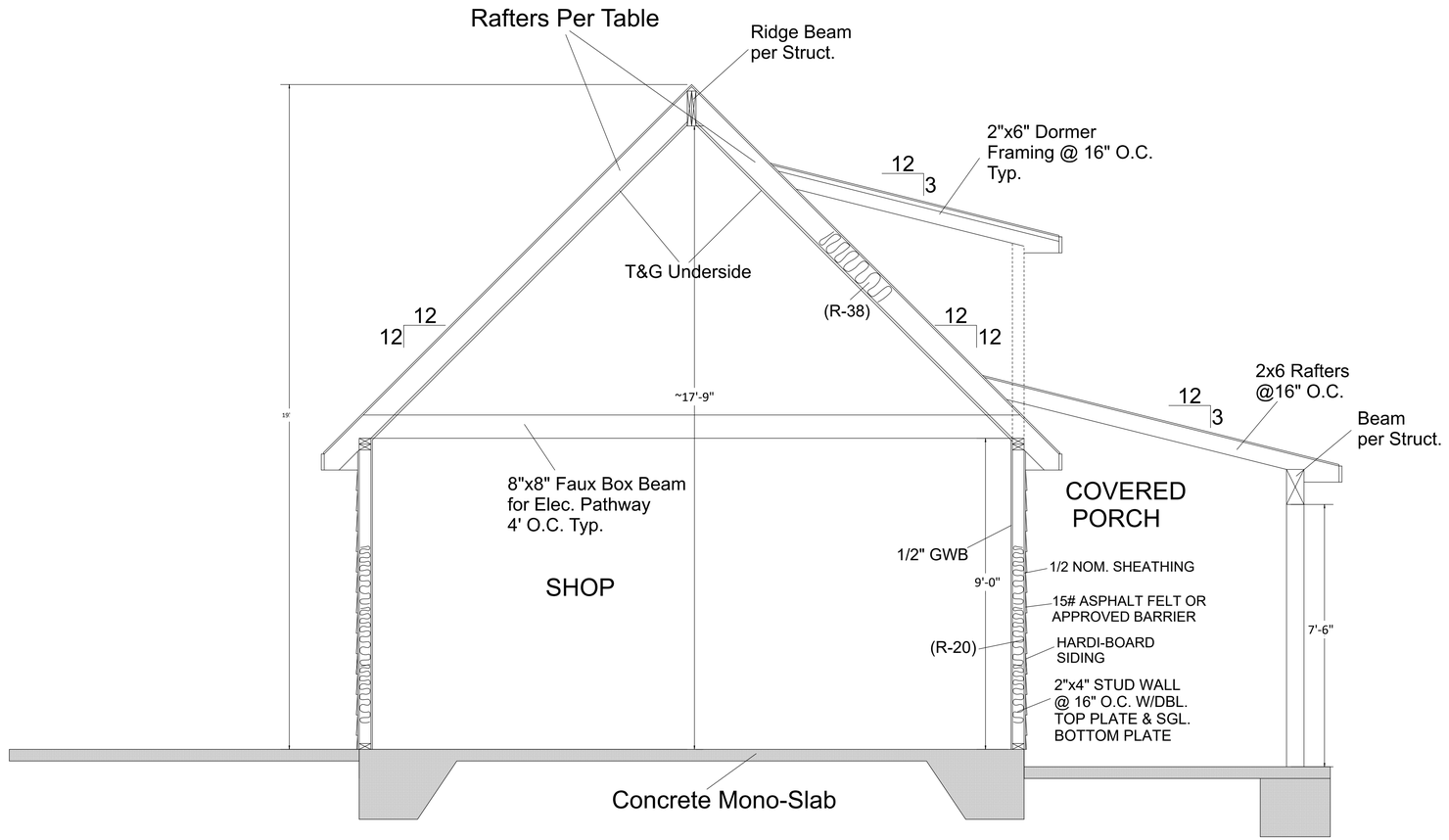
DRAWN BY
RBC

DESIGN

SHEET NUMBER
2

2 OF 3

INTEGRITY
RESIDENTIAL



BUILDING SECTION A-A

SCALE: 1/2" = 1'-0"

Bills Residence - Detached Shop
546 Turtle Creek Dr
Brentwood, TN 37027

DRAWN BY
RBC

DESIGN

SHEET NUMBER
3

3 OF 3

INTEGRITY
RESIDENTIAL

