

**City of Goodlettsville  
Board of Zoning and Sign Appeals  
MEETING AGENDA**

***Tuesday June 4, 2024***

**5:00 PM**

GOODLETTSVILLE CITY HALL - MASSIE CHAMBERS

Approval of May 7, 2024 Meeting Minutes

**(PUBLIC HEARINGS)**

ITEM#1 Joseph Spicer, Property Owner: Requests a front building setback for a proposed building addition at 600 Wade Circle. The 0.27-acre property is zoned CSL, Commercial Services Limited. The property is referenced as Davidson County Tax Map/Parcel# 02614003600. Zoning Ordinance Section 14-206 (4)(e)

ITEM#2 David Andrews, Property Owner: Request a front building setback for a proposed building addition at 916 E. Cynthia Trail. The 0.64-acre property is zoned R25, Low Density Residential. The property is referenced as Sumner County Tax Map/Parcel#. 143B C00800. Zoning Ordinance Section 14-205 (4)(f)

ITEM#3 Gateway Christian Center, Inc: Request approval for a religious facilities conditional use to extend the use onto an adjacent property at 122 East Avenue. The 0.28-acre property is zoned R10, Medium Density Residential. The property is referenced as Davidson County Tax Map/Parcel #02601005400. Property Owner: United Methodist Ren. Serv.Fellowship, Inc. Zoning Ordinance Section 14-205 (3)(b)

*A government committed to operating with efficiency and integrity in all we do  
as we strive to enhance the quality of life for the community we serve.*

*105 S. Main Street – Goodlettsville, TN 37072 – 615-851-2202*

[www.goodlettsville.gov](http://www.goodlettsville.gov)

**OFFICIAL MINUTES OF THE MEETING**

**GOODLETTSVILLE BOARD OF ZONING AND SIGN APPEALS**

May 7, 2024

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

**Present:** Stuart Huffman, Larry Jones, and Brian Rager.

**Absent:** Jimmy D. Anderson and Mark Writesman

**Also Present:** Addam McCormick (Staff), Tim Ellis-City Manager, Russell Freeman-City Attorney, Jenni Lester (Staff), and Sharon Reed (Staff).

Chairman Brian Rager called the meeting to order at 5:00 pm and declared a quorum.

**Approval of April 2,2024 Meeting Minutes:** Huffman made a motion to approve the minutes of the April 2, 2024 meeting, Jones seconded the motion. Motion was approved.

**AGENDA**

**Item #1 Josh and Melody Barnes, Property Owners:** Request a variance for the location of an accessory building at 1060 Madison Creek Road. The 1.03-acre property is zoned R-40, Low Density Residential. The property is referenced as Sumner County Tax Map/Parcel# 140N A 46.00. Zoning Ordinance Section 14-208 (1)(C)(E).

**Staff Discussion:**

- Applicant's Request (Per On-Line Application)
- We are asking for a variance to build a garage in an area that is in front of our house. The garage size would be approximately 30 x40. We do not have road frontage and the placement of the garage would be at a lower elevation than our house.
- The City's Zoning Ordinance defines that accessory detached buildings are to be located beside or behind the principal structure (one family dwelling unit/house) in residential zoning districts.
- The property is accessed by an access easement through the Madison Creek Elementary/Sumner County School property.
- The property does not contain adjoining public street/right of way frontage.
- The variance request is based on the property location and lot dimensions and the front property line location in relation to the existing principal structure (house) on the property.
- The request is also based on the location of the proposed accessory building location relative to the adjacent properties that contain public roadway frontage.
- Staff presented the Zoning Ordinance Sections: 14-201 (3), 14-208 (1) (e), and 14-213 (8) (c).
- Stipulation- If the variance is approved by the Board of Zoning and Sign Appeals, the proposed building to be located outside of the easements in the section of the property subdivision plat.
- Motion Option-To approve the variance request with staff stipulation based on the request meeting the variance review criteria providing a reasonable use of the property due to the property conditions of the property location and dimensions without adjoining public roadway frontage.
- Motion Option-To deny the variance request based on the request not meeting the Zoning Ordinance variance review criteria as determined by the Board during the meeting.
- Motion Option-To defer the request for the applicant to provide additional information as determined by the Board during the meeting.

**Applicant: Josh Barnes-1060 Madison Creek Road**

**Public Hearing Opened:** No one requested to speak.

**Public Hearing: Closed**

**Board Discussion:**

- Freeman discussed the location of the property easement.
- Huffman discussed the easement being outside the sewer easement.
- Barnes discussed the building plans for the accessory building to match the house completely.

**Motion:** Huffman made a motion to approve the variance request based on Zoning Ordinance Section 14-213 (8) (c) (vii) and with staff stipulation the building will be located outside the sewer/utility easements, seconded by Jones . The motion passed.

With no further business, Huffman made the motion to adjourn, seconded by Jones.

**The meeting adjourned at 5:13 pm.**

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**Brian Rager, Chairman**

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**Sharon Reed, Planning Assistant**

**City of Goodlettsville**  
**Board of Zoning and Sign Appeals**  
**STAFF AGENDA REPORT**  
**Tuesday June 4, 2024 5:00 PM**

**ITEM#1**     **Joseph Spicer, Property Owner:** Requests a front building setback for a proposed building addition at 600 Wade Circle. The 0.27-acre property is zoned CSL, Commercial Services Limited. The property is referenced as Davidson County Tax Map/Parcel# 02614003600. Zoning Ordinance Section 14-206 (4)(e)

**STAFF NOTES:**

The proposal is for a front building setback variance to permit the addition of a twenty-one (21') x twenty-six (26') feet / 567 sq. ft. addition to the existing building. The proposed addition is to permit an increased occupancy for a proposed restaurant/bar facility. The subdivision plat of the property (recorded July 1974) defines a minimum twenty (20') feet front building setback. The property is zoned CSL, Commercial Services Limited. The Zoning Ordinance requires a minimum forty (40') feet front building setback. The 0.27-acre property/ 11, 761 square feet is a non-conforming lot of record. The CSL zoning requires a minimum lot size of 20,000 square feet. The lot was created prior to the current Zoning Ordinance requirements. The Board can review setback variances for non-conforming lots as defined in the Zoning Ordinance Section 14-212 (3) listed below.

Per the applicant's building plan addition proposal, the setback variance request is for a five (5') to seven (7') feet front building setback. The front property line is adjacent to a City road right of way. The right of way was originally designated to provide access to the property currently developed as BJ's Wholesale.

Since the applicant's request has been submitted, the Goodlettsville City Commission has reduced the minimum building occupancy required to obtain a City beer service license from eighty (80) to forty (40) occupants. The property currently contains twenty-five (25) parking spaces. The City's Zoning Ordinance for food and beverage services requires one parking space per two (2) seats. The proposed use including the 567 square expansion is for ninety-six (96) occupants. The minimum parking requirement would be forty-eight (48) parking spaces. The proposal would require twenty-three (23) additional parking spaces provided with off-street parking agreements.

**STAFF STIPULATIONS:**

1. Owner to obtain written off-site parking agreements to accommodate the parking requirements for a proposed restaurant/food service use with the 576-building addition. The minimum parking provided on and off site to be based on a proposed use occupancy of ninety-six (96).

2. Revised site design to include two (2) accessible parking spaces including the replacement of the proposed existing accessible space to be removed for the proposed building addition. Two (2) accessible spaces are required with the total forty-eight (48) park space count requirement.
3. Revised site design to incorporate increased front building setback of fifteen (15') feet to provide more space between building and any future use of the public right of way. The CSL zoning minimum side setback is fifteen (15') feet.

**MOTION OPTIONS:**

1. Motion to approve the variance request with staff stipulations based on the request meeting the variance review criteria providing a reasonable use of the property due to the property conditions and location on a limited use right of way section.
2. Motion to deny the variance request based on the request not meeting the Zoning Ordinance variance review criteria as determined by the Board during the meeting
3. Motion to defer the request for the applicant to provide additional information as determined by the Board during the meeting

**\*Staff recommendation to be provided during meeting**

**Referenced Zoning Ordinance Sections:**

**14-201 (3)**

(eeee) "Yard, front." Extending along the full length of a front lot line. In the case of a corner lot, a yard of at least full depth required for a front yard in these regulations, and extending along the full length of a street line shall also be established. Each lot shall have a designated front yard.

**14-208 (2) (d)**

Food and beverage services One (1) space for each two (2) seats

**14-213 (8) (c)**

(c) Standards for variances. The board shall not grant a variance unless it makes findings based upon evidence presented to it as follows:

- (i) The particular physical surroundings, shape, topographic conditions of the specific property involved that would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict application of this ordinance were carried out must be stated;
- (ii) The conditions upon which the petition for a variance is based would not be applicable, generally, to other property within the same district;
- (iii) The variance will not authorize activities in a zone district other than those permitted by this ordinance;

- (iv) Financial returns only shall not be considered as a basis for granting a variance;
- (v) The alleged difficulty or hardship has not been created by any person having an interest in the property after the effective date of this ordinance;
- (vi) That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same districts;
- (vii) The variance is the minimum variance that will make possible the reasonable use of the land, building, or structure;
- (viii) The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the area in which the property is located; and
- (ix) The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the area.

(d) Non-conformity does not constitute grounds for granting of a variance. No non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

(e) Prohibition of use variances. Under no circumstances shall the board of appeals grant a variance to allow a use not permissible under the terms of this ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this ordinance in said district.

(f) Conditions and restrictions by the board. The board may impose such conditions and restrictions upon the premises benefitted by a variance as may be necessary to comply with the provisions set out in § 14-213(8)(c) above to reduce or minimize the injurious effect to such variation upon surrounding property and better carry out the general intent of this ordinance. The board may establish expiration dates as a condition or as a part of the variances

### **14-212 (3)**

**Noncomplying lots of record.** A noncomplying lot of record may be used for building purposes provided that a variance for the noncompliance may be granted by the board of appeals. Such variance shall be the minimum variance required to provide for use of the lot.



**ITEM#2**     **David Andrews, Property Owner:** Request a front building setback for a proposed building addition at 916 E. Cynthia Trail. The 0.64-acre property is zoned R25, Low Density Residential. The property is referenced as Sumner County Tax Map/Parcel#. 143B C00800. Zoning Ordinance Section 14-205 (4)(f)

**STAFF NOTES:**

The request is for a front building setback variance to construct a ten feet (10'-2") two inch front addition to incorporate a covered front entry ramp. The ramp is requested based on the property owner's building access needs. The property subdivision plat includes a fifty (50') feet front building setback. The R25, Low Density Residential zoning district requires a minimum forty (40') feet front building setback. Per the applicant's measurement information the proposed addition would require a front setback of forty-three feet (43'-10"). The request is for a seven (feet) front building setback variance from the recorded subdivision plat. The request was rounded up to seven (7) feet to accommodate any minor construction changes. Staff previously discussed with the applicant that a ramp or stairs constructed without a covered roof would not require a setback variance request. The applicant's intention is to main the appearance of the neighborhood homes and provide a ramp installation protected from the weather.

**MOTION OPTIONS:**

1. Motion to approve the variance request based on the request meeting the variance review criteria providing a reasonable use of the property due to the property conditions
2. Motion to deny the variance request based on the request not meeting the Zoning Ordinance variance review criteria as determined by the Board during the meeting
3. Motion to defer the request for the applicant to provide additional information as determined by the Board during the meeting

**\*Staff recommendation to be provided during meeting**

**Referenced Zoning Ordinance Sections:**

**14-213 (8) (c)**

(c) Standards for variances. The board shall not grant a variance unless it makes findings based upon evidence presented to it as follows:

(i) The particular physical surroundings, shape, topographic conditions of the specific property involved that would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict application of this ordinance were

carried out must be stated;

(ii) The conditions upon which the petition for a variance is based would not be applicable, generally, to other property within the same district;

(iii) The variance will not authorize activities in a zone district other than those permitted by this ordinance;

(iv) Financial returns only shall not be considered as a basis for granting a variance;

(v) The alleged difficulty or hardship has not been created by any person having an interest in the property after the effective date of this ordinance;

(vi) That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same districts;

(vii) The variance is the minimum variance that will make possible the reasonable use of the land, building, or structure;

(viii) The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the area in which the property is located; and

(ix) The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the area.

(d) Non-conformity does not constitute grounds for granting of a variance. No non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

(e) Prohibition of use variances. Under no circumstances shall

the board of appeals grant a variance to allow a use not permissible under the terms of this ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this ordinance in said district.

(f) Conditions and restrictions by the board. The board may impose such conditions and restrictions upon the premises benefitted by a variance as may be necessary to comply with the provisions set out in § 14-213(8)(c) above to reduce or minimize the injurious effect to such variation upon surrounding property and better carry out the general intent of this ordinance. The board may establish expiration dates as a condition or as a part of the variances



**ITEM#3 Gateway Christian Center, Inc:** Request approval for a religious facilities conditional use to extend the use onto an adjacent property at 122 East Avenue. The 0.28-acre property is zoned R10, Medium Density Residential. The property is referenced as Davidson County Tax Map/Parcel #02601005400. Property Owner: United Methodist Ren. Serv.Fellowship, Inc. Zoning Ordinance Section 14-205 (3)(b)

**STAFF NOTES:**

The request is for conditional use approval to expand the existing adjacent church use onto the property referenced above. The request is to use the existing building on the property referenced above for church functions including office and administration uses. The building is currently owned by another adjacent church that has used the building/property for residential uses. This is unique request since the applicant already owns and operates a church assembly use on the adjacent property. The request does not meet the specific conditional use criteria of minimum property acreage and location on a major roadway but the area includes multiple

existing church uses.

**STAFF STIPULATIONS:**

1. Applicant's request for future limited site improvements to include landscape screening along property boundaries adjacent to residential properties/ homes.
2. Applicant's request for extensive site improvements to be reviewed by the City's Planning Commission and include landscaping and solid fence screening barriers along adjacent residential properties/homes.

**MOTION OPTIONS:**

1. Motion to approve the conditional use request including staff stipulation and any additional stipulations meeting the conditional use general review criteria as determined by the Board during the meeting
2. Motion to deny the conditional use request based on the request not meeting the Zoning Ordinance conditional use general and specific review criteria as determined by the Board during the meeting
3. Motion to defer the request for the applicant to provide additional information as determined by the Board during the meeting

*\*Staff recommendation to be provided during meeting*

**Referenced Zoning Ordinance Sections:**

14-213 (9)(c)

Requirements for conditional use permit. General

requirements are hereby established which shall apply to all applications for conditional use permits, and specific standards listed shall apply to the issuance of a conditional use permit as appropriate. The board may impose such other conditions and restrictions upon the premises benefitted by a conditional use permit as may be necessary to comply with the provisions set out hereafter in this section in order to reduce or minimize the injurious effect of such conditional use upon and ensure compatibility with surrounding property and to better carry out the general intent of this ordinance. The board may establish expiration dates for the expiration of any conditional use permit as a condition of approval. A permit may not be transferred to another owner or type of use without a rehearing before the board.

(d) General requirements. A conditional use permit shall only be granted provided the board makes specific findings that it:

- (i) Is so designed, located, and proposed to be operated so that the public health, safety and welfare will be protected;
- (ii) Will not adversely affect other property in the area in which it is located;
- (iii) Is within the provisions of "conditional uses" as set forth in this ordinance; and
- (iv) Conforms to all applicable provisions of this ordinance for the district in which it is to be located and is necessary for public convenience in that location and meets the specific standards below

**14-213 (9)(e)(x)**

(x) Special conditions for religious facilities in residential districts.

(A) No such facility shall be permitted on a zone lot unless it contains a minimum of five (5) acres.

(B) The location, size, and design of such facilities shall be situated so that the proposed facility shall be compatible with the development within the surrounding area thus reducing the impact upon such area.

(C) Such facilities shall be located only on major or collector streets as shown on the official major thoroughfare plan.

(D) All bulk regulations of the district shall be met.

(E) The off-street parking requirements of this ordinance shall apply.



Bar 101 Project  
600 Wade Circle  
Goodlettsville TN 37072

Plan Review Comments

We will need more information on the plans concerning code compliant occupant load calculations.

1. Occupant load calculations.

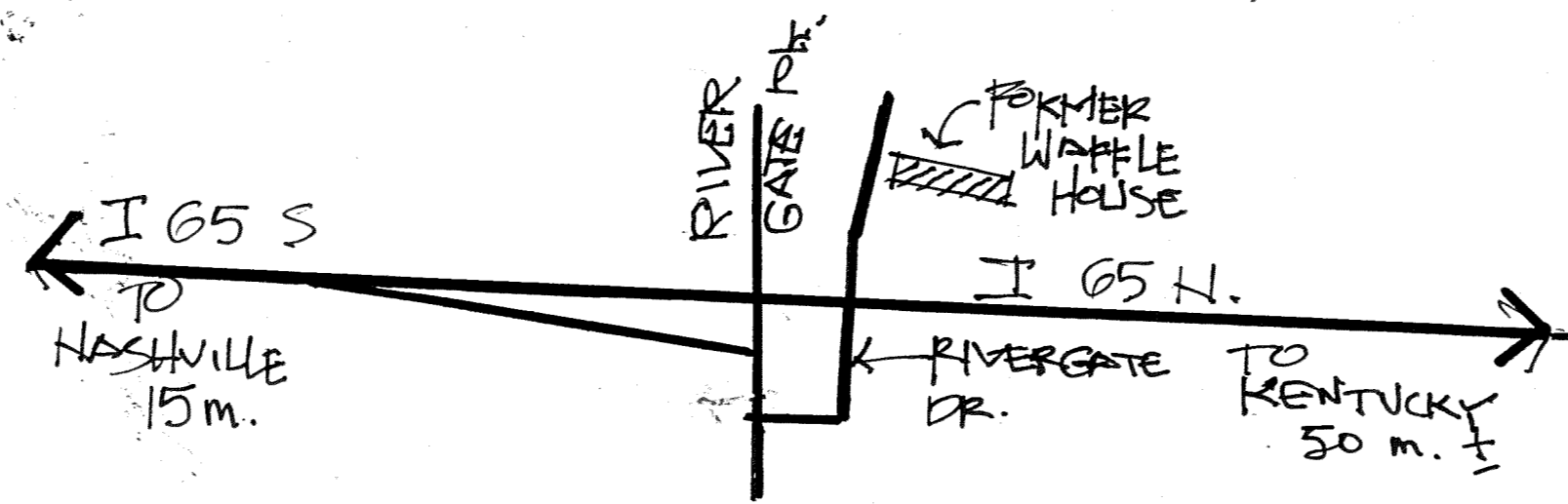
- A. From scaling the drawings there appears to be 575 square feet of area being used for tables and chairs. According to the building code this area is figured at 15 square feet per person. 575 divided by 15 is 38 people.
- B. Counters and booths are figured at 18" of either counter or backrest per person.
- C. Occupant load calculations must also take into account section 1029.13.1 for counter and table clear width.

2. Accessibility

- A. Show 5 foot clear space in bathrooms next to toilets with no fixtures in this area.
- B. Business needs an accessible clear path of 36" through business.

3. Exits

- A. Once the occupant load goes over 49 occupants; two exits are required. Exits are not allowed to pass through a kitchen. Exits must be separated per chapter 10 of the Building Code.
- B. Panic hardware will be required on all exit doors with an occupant load greater than 50 occupants.



VICINITY MAP

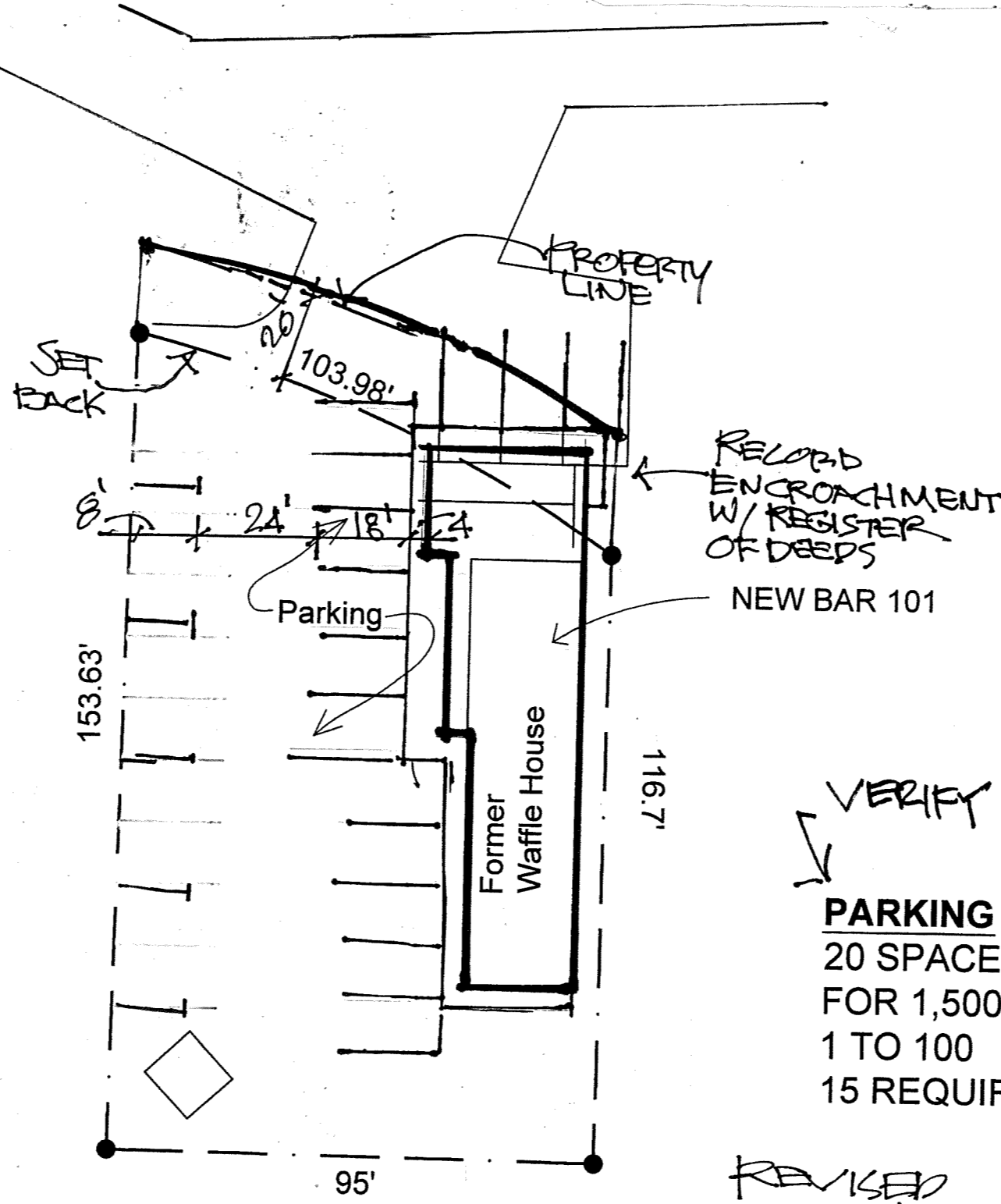
# BAR 101

101 RIVERGATE DRIVE  
GOODLETTSVILLE, TN.



INDEX DRAWINGS

- A-1 COVER SITE
- A-2 FLOOR PLAN
- A-3 ELEV. DETAILS
- A-4 ROOF ELEV.
- A-5 M.P.E. LAYOUT



SITE PLAN  
NO SCALE

VERIFY W/ CITY

PARKING  
20 SPACES  
FOR 1,500 S.F.  
1 TO 100  
15 REQUIRED

REVISED  
3/7/24

## SCOPE OF WORK

FORMER WAFFLE HOUSE  
REMOVE INTERIOR WALLS  
ADD 21' x 27' NEW USE  
BAR 101 SEE PLANS

WAS 2B, CHANGE TO WOOD  
5B; SPRINKLERED

A-2 ASSEMBLY USE

PLANS WERE APPROVED  
BEFORE ADDITION,  
SEE REVISED PLANS

SEE SEATING AND  
OCCUPANT LOADS  
PER CODES

SEE REVISED PER  
CODE COMMENTS

SEE SQ FT. ON  
PLANS

PLANS REVISED SHOWING  
ADDITION. 3/7/24

COST \$300,000 ±  
UNIQUE DEVELOPMENT  
CONTRACTOR

## LIST OF CORRECTIONS

SEE PLANS FOR  
FIXED SEATS &  
AREAS FOR 1 TO 15  
OCCUPANTS

(2) EXITS

BATHROOM & SEATING  
CLEARANCES

KITCHEN NOT AN EXIT.

### NOTE:

VERIFY EXIST.  
CONDITIONS, CALL  
OWNER/ARCHITECT  
W/ COMMENTS  
BEFORE CONSTRUCTION

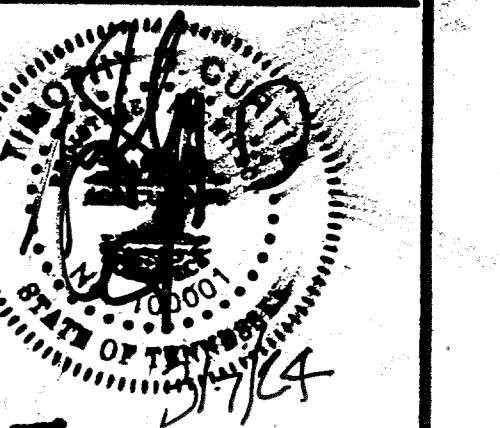
TIM  
CURTIS  
ARCHITECT  
1908 BROADWAY  
NASHVILLE, TN.  
37203.5  
615-8865107  
timcurtisarch@comcast.net

CURTIS ARCH.  
1908 BROADWAY  
NASHVILLE TN 37203  
615 586 5107  
TIM CURTIS ARCH @ COMCAST.NET

OWNER:  
JOSEPH A. SPIKER  
& JUANITA M.  
615 416 3133

PARCEL IO:  
026 1400 3600

ADDRESS:  
101 RIVERGATE DR.  
GOODLETTSVILLE, TN



REMODEL/ADDITION  
BAR 101  
101 RIVERGATE DR  
GOODLETTSVILLE TN

3/7/24

COVER  
SHEET  
A-1

METRO CODES (SEE LIST)  
FOR GOODLETTSVILLE, IF DIFFERENT

REV.  
12/12/23

Adopted Code Listing:

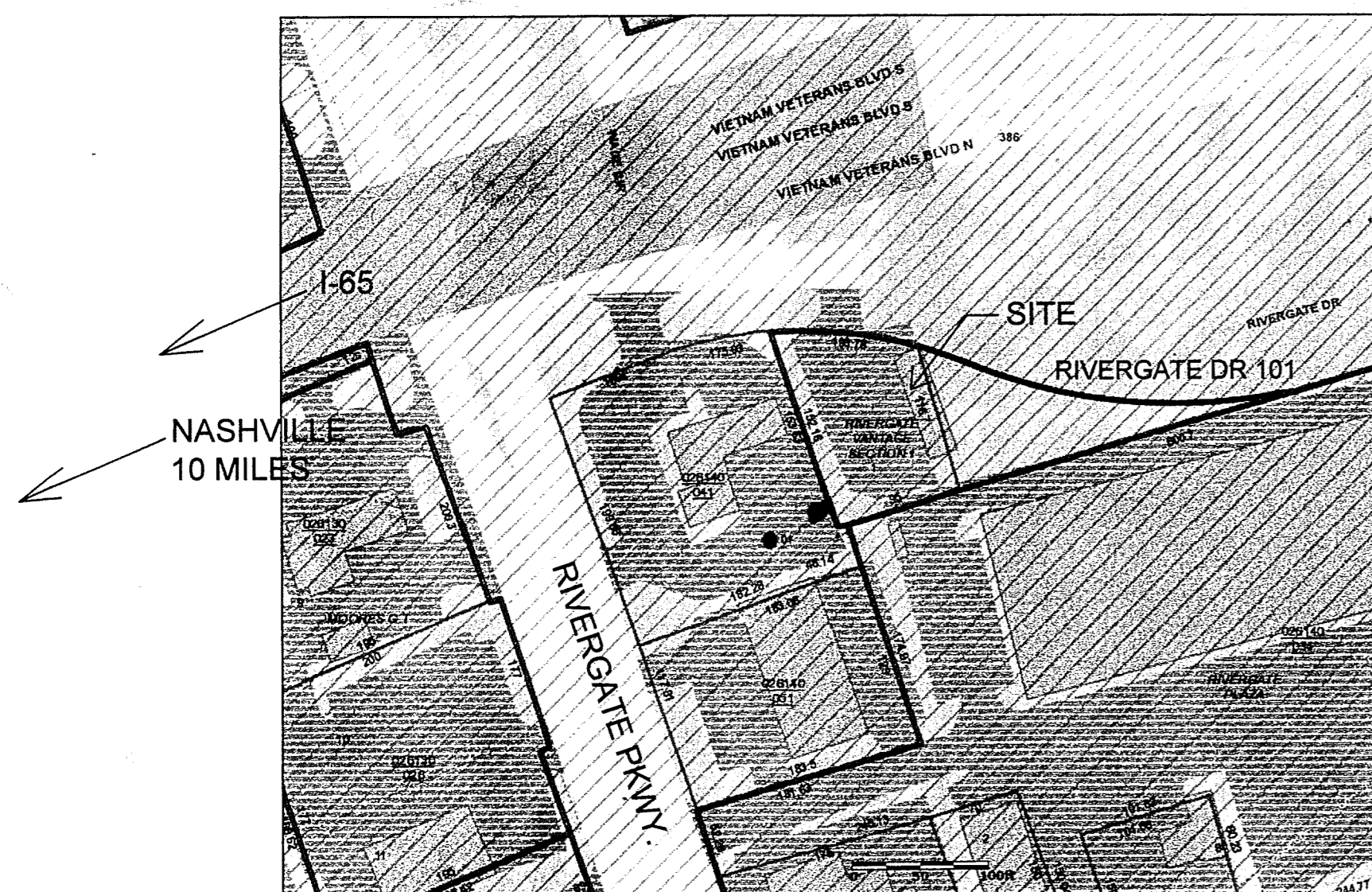
All codes are available from the model code organizations and are available for review at the office of the Metropolitan Clerk. List of code editions adopted by the Metro Government:

- 2018 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS\*
- 2018 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL AMENDMENTS\*
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2017 ICC/ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
- 2018 INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS\*
- 2018 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS\*
- 2018 INTERNATIONAL FUEL GAS CODE WITH LOCAL AMENDMENTS\*
- 2017 NATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS\*
- 2012 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS\*\*
- 2018 LIFE SAFETY CODE (NFPA 101) WITH LOCAL AMENDMENTS\*\*
- 1989 METROPOLITAN COMPREHENSIVE ZONING ORDINANCE\*\*

NFPA 101 is to be used in addition to the 2012 International Fire Code for new and existing State of Tennessee and Metropolitan Government of Nashville owned buildings and for the following new and existing occupancies as defined in the NFPA 101 Life Safety Code 2012 edition:

- 1. Educational occupancies
- 2. Day Care occupancies
- 3. residential board and care occupancies
- 4. Health Care occupancies.
- \* See Chapter 16 of Metro Code of Laws for local code amendments.
- \*\* see Chapter 10 of Metro Code of laws for adopted and local amendments.
- \*\*\* See Chapter 17 of Metro Code of laws for Zoning text.

Metropolitan Nashville amendments may currently be found on the internet at:  
<http://www.nashville.gov/News-Media/News-Article/ID/10313/Metro-Adopts-2018-International-Building-Code.aspx>



**OWNERS CERTIFICATE**

I Herby Certify That I Am The Owner Of The Property Shown And Described Hereon And That I Herby Adopt This Plan Of Subdivision With My Free Consent, Establish The Minimum Building Restriction Lines, Dedicate All Streets, Alleys, Walks, Paths, Easements And Other Open Spaces To Public Or Private Use As Noted.

DATE: JULY 18, 1974

NAME:

**SURVEYORS CERTIFICATE**

I Herby Certify That The Plan Shown And Described Hereon Is A True And Correct Survey To The Accuracy Required By The Goodlettsville Town Planning Commission And That The Monuments Have Been Placed As Shown Hereon, To The Specifications Of The Goodlettsville Planning Commission

DATE: JULY 18, 1974

NAME: DAVESH, EKAN, Inc.

BY: *Davesh Ekan*

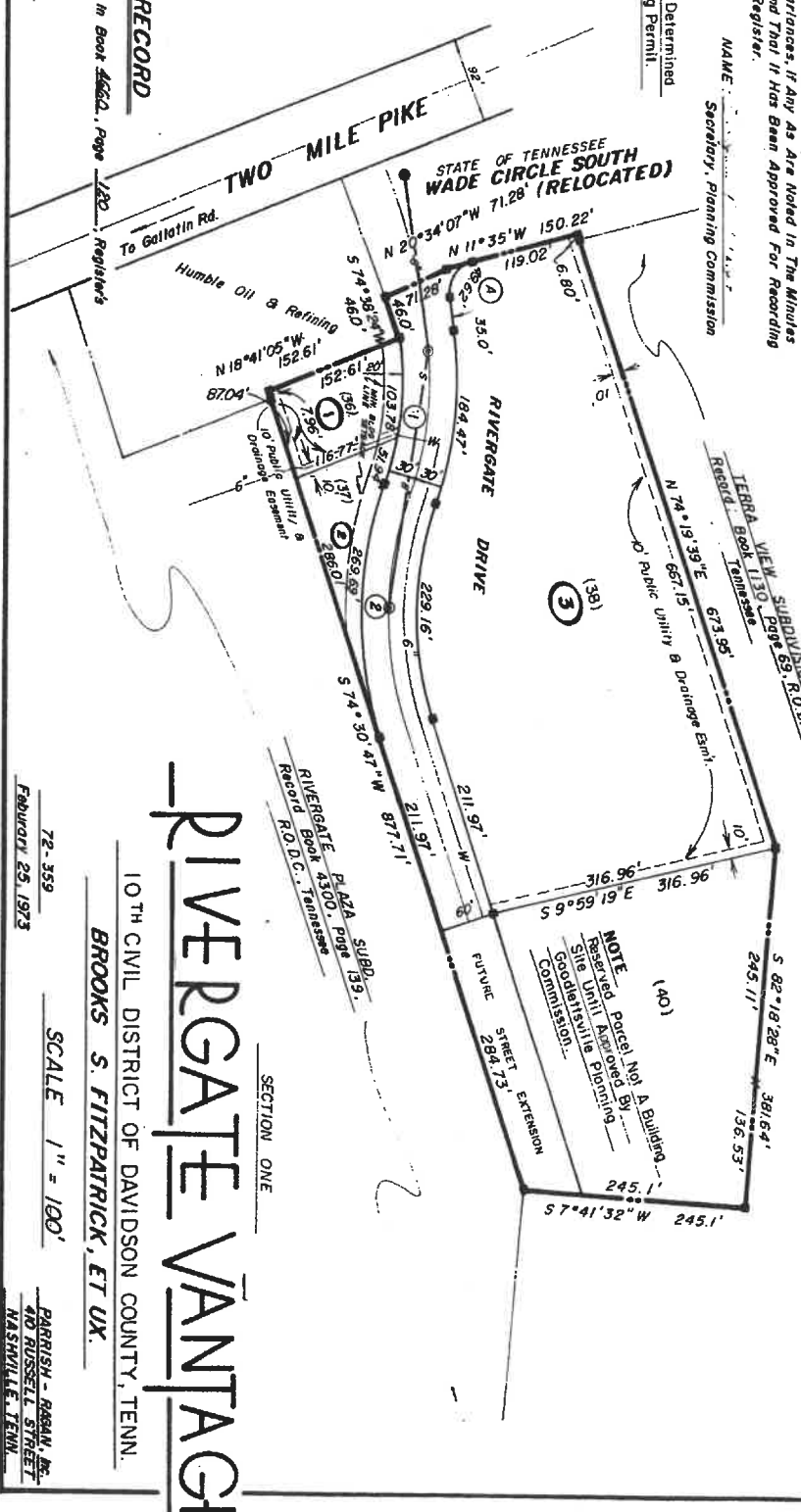
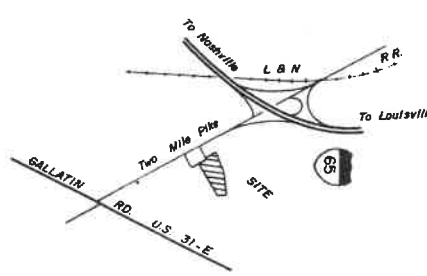
**CERTIFICATE OF APPROVAL FOR RECORDING**

I Herby Certify That The Subdivision Plan Shown Hereon Has Been Found To Comply With The Subdivision Standards For The City Of Goodlettsville Tenn. With The Exception Of Such Variances, If Any As Are Noted In The Minutes Of The Planning Commission And That It Has Been Approved For Recording In The Office Of The County Register.

DATE:

NAME: Secretary, Planning Commission

NOTE - Setbacks Not Shown To Be Determined Upon Application Of Building Permit.



| Curve | A      | R       | T       | L       | Description |
|-------|--------|---------|---------|---------|-------------|
| 1     | 27.27' | 355.03' | 86.71'  | 170.09' | € Data      |
| 2     | 38.42' | 369.28' | 129.68' | 249.43' | € Data      |
| A     | 82.46' | 34.35'  | 30.27'  | 49.52'  | Return      |

TOTAL AREA 7.83 Acres

PARCEL NOS. SHOWN THUS (00) REFER TO PROPERTY MAP 26-14

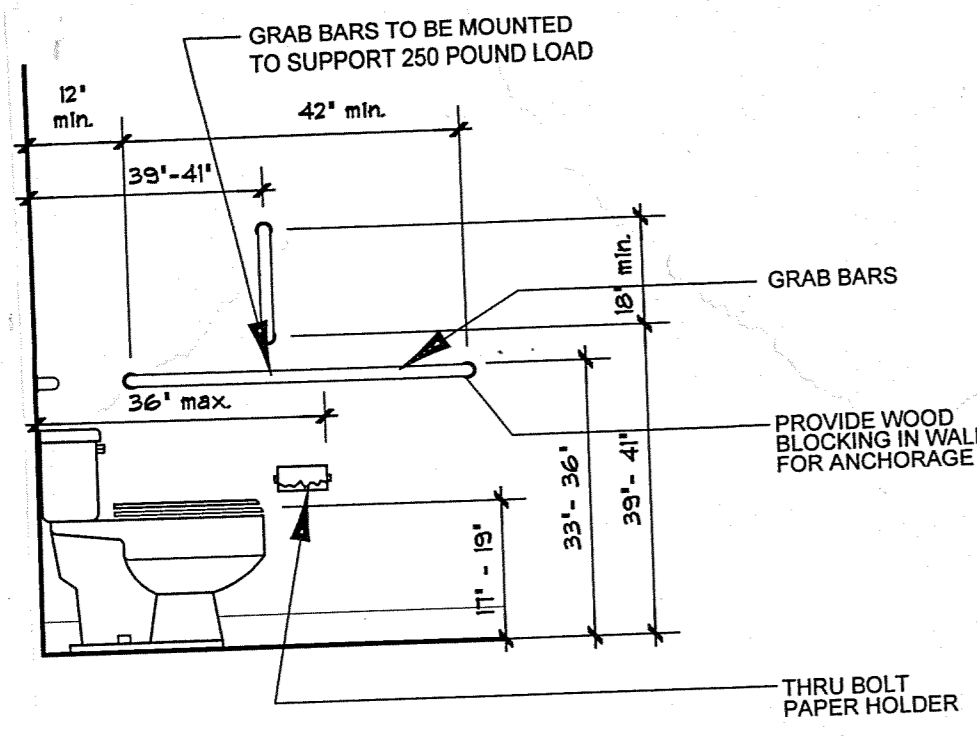
**RIVERGATE VANTAGE**

SECTION ONE  
10<sup>TH</sup> CIVIL DISTRICT OF DAVIDSON COUNTY, TENN.  
BROOKS S. FITZPATRICK, ET UX.

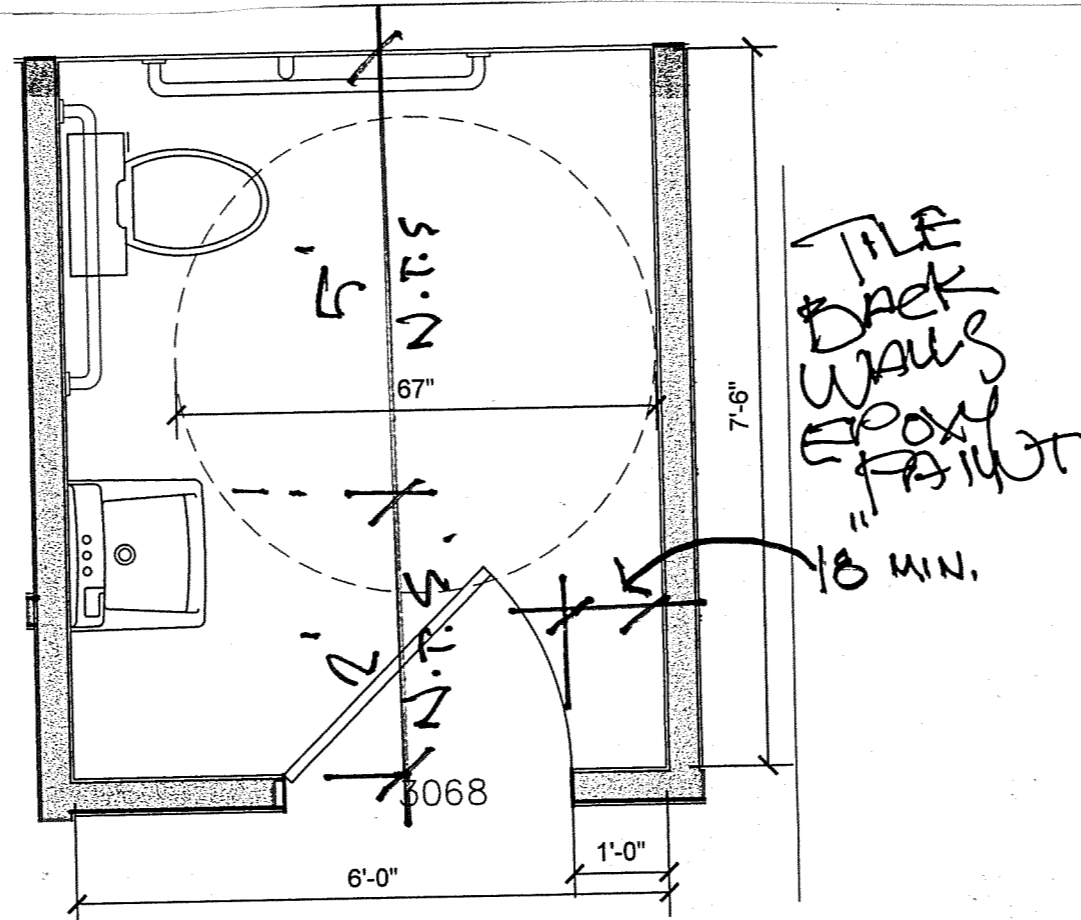
72-359  
FEBRUARY 25, 1973  
SCALE 1" = 100'  
BARBISH - RABAN, JR.  
410 RUSSELL STREET  
NASHVILLE, TENN.

Recorded July 23, 1974 in Book 486A, Page 120 Register's Office Of Davidson County, Tenn.

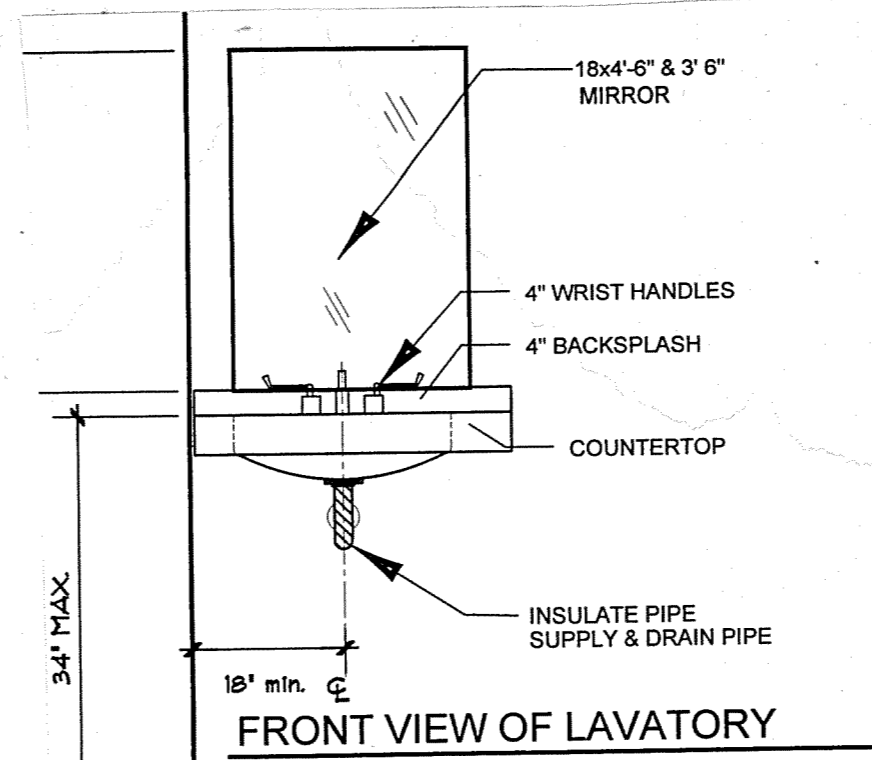
RECORD



SIDE VIEW OF WATER CLOSET  
**1 TYPICAL H/C RESTROOM TOILET DETAIL**  
 SCALE: N.T.S.



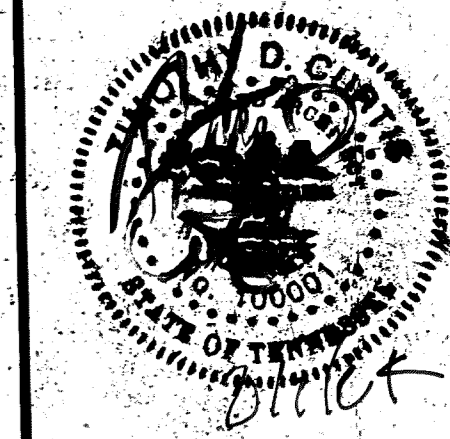
**H/C TOILET PLAN-DETAILS**  
 SCALE: 1/4"=1'-0"



**TYPICAL H/C RESTROOM LAV. DETAIL**  
 SCALE: N.T.S.

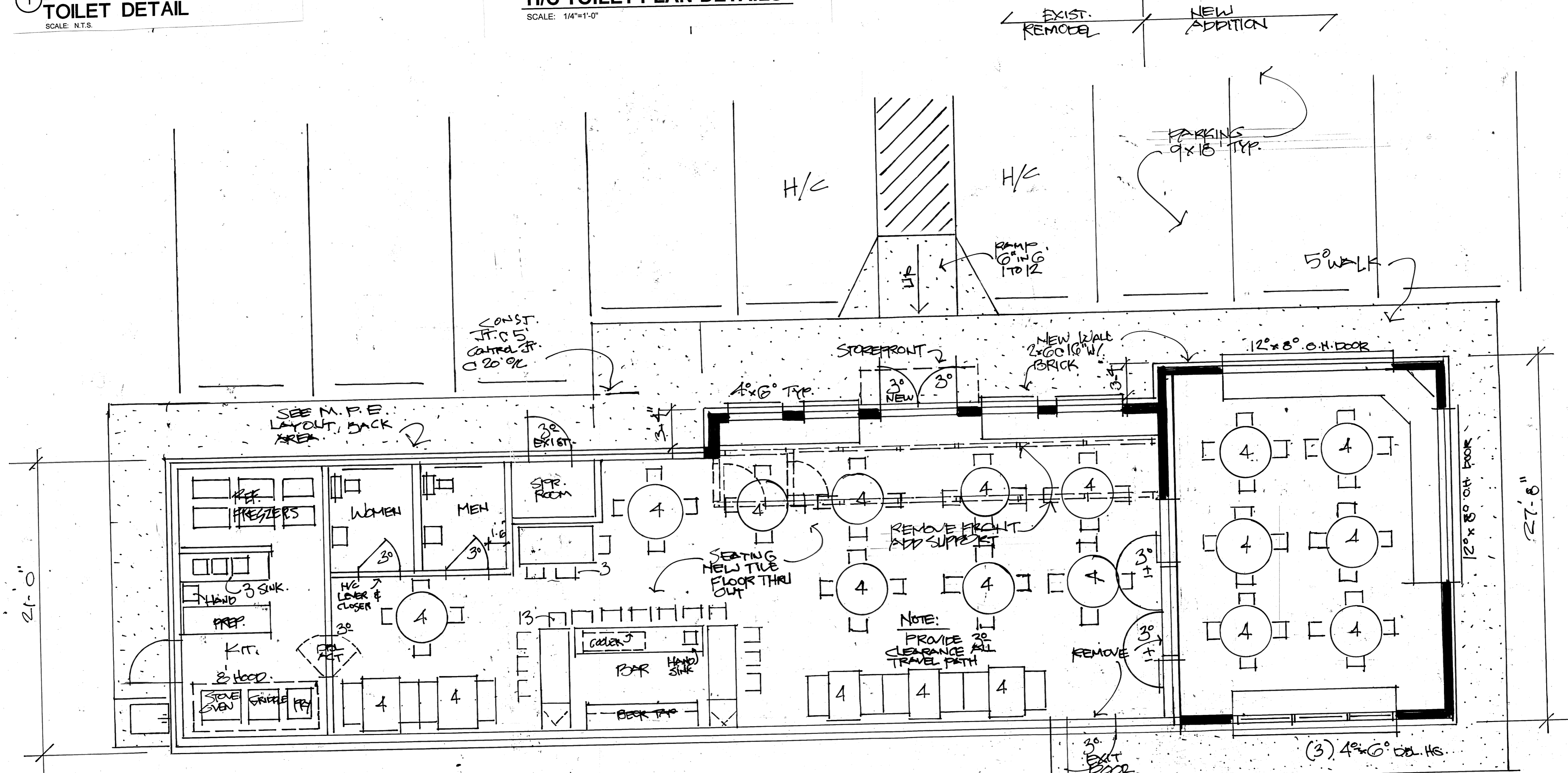
- H/C RESTROOM GENERAL NOTES:**
- ADULT WATER CLOSET WILL HAVE THE TOP OF THE SEAT @ 16-1/2" INCHES MINIMUM TO 19-1/2" INCHES MAXIMUM ABOVE FINISHED FLOOR.
  - GRAB BAR REQUIREMENTS:
    - A. 1-1/4" TO 1-1/2" INCHES IN WIDTH OR OUTSIDE DIAMETER
    - B. 1-1/2" INCHES CLEAR HAND SPACE BETWEEN THE INNER FACE OF THE GRAB BAR AND THE FINISHED FACE OF THE WALL.
    - C. GRAB BARS MUST BE ABLE TO SUPPORT A 250 POUND LOAD.
    - D. GRAB BAR MUST BE MOUNTED ON EACH SIDE WALL, NOT LESS THAN 33 NOR MORE THAN 36 INCHES ABOVE FINISHED FLOOR.
  - LAVATORIES MUST HAVE A MINIMUM CLEAR FLOOR SPACE OF 30 INCHES WIDE BY 48 INCHES LONG AND EXTEND AT MAXIMUM OF 19 INCHES UNDER THE LAVATORY.
  - LAVATORY COUNTER TOP MUST HAVE A CLEAR KNEE SPACE OF AT LEAST 29 INCHES AND A FINISHED COUNTER TOP HEIGHT OF MINIMUM 34 INCHES AND MAXIMUM 38 INCHES.
  - URINALS MUST HAVE A 14 INCH MINIMUM ELONGATED BOWL WITH RIM LOCATED A MAXIMUM OF 17 INCHES ABOVE THE FINISHED FLOOR.
  - URINALS MUST HAVE A CLEAR FLOOR SPACE 30 INCHES WIDE BY 48 INCHES LONG.
  - URINAL FLUSH CONTROL MUST BE A MAXIMUM OF 44 INCHES ABOVE THE FINISHED FLOOR.
  - MIRRORS AND SHELVES PROVIDED IN LAVATORIES MUST BE PLACED WITH BOTTOM EDGE NO HIGHER THAN 40 INCHES ABOVE THE FINISHED FLOOR. TOP SURFACE OF SHELVES MUST BE WITHIN 40 INCHES OF FLOOR.

**CURTIS ARCHITECTS**  
 1908 BROADWAY  
 NASHVILLE, TN 37203  
 615 566 5107  
 TINCURTISARCH@COMCAST.NET



REMODEL / ADDITION  
**BAR 101**  
 101 RIVERGATE DR.  
 GOODLETTSVILLE, TN

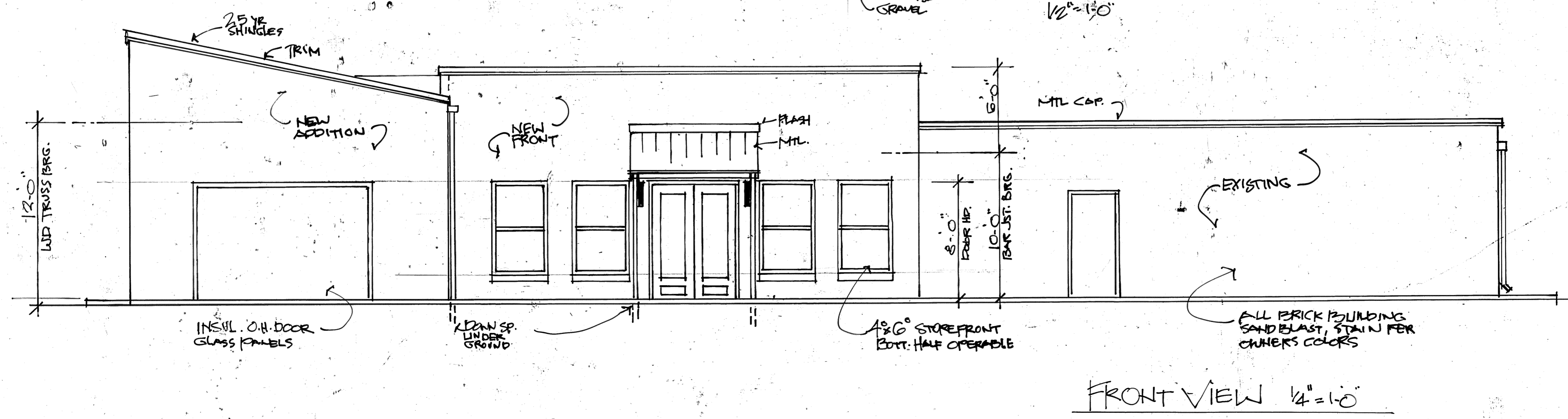
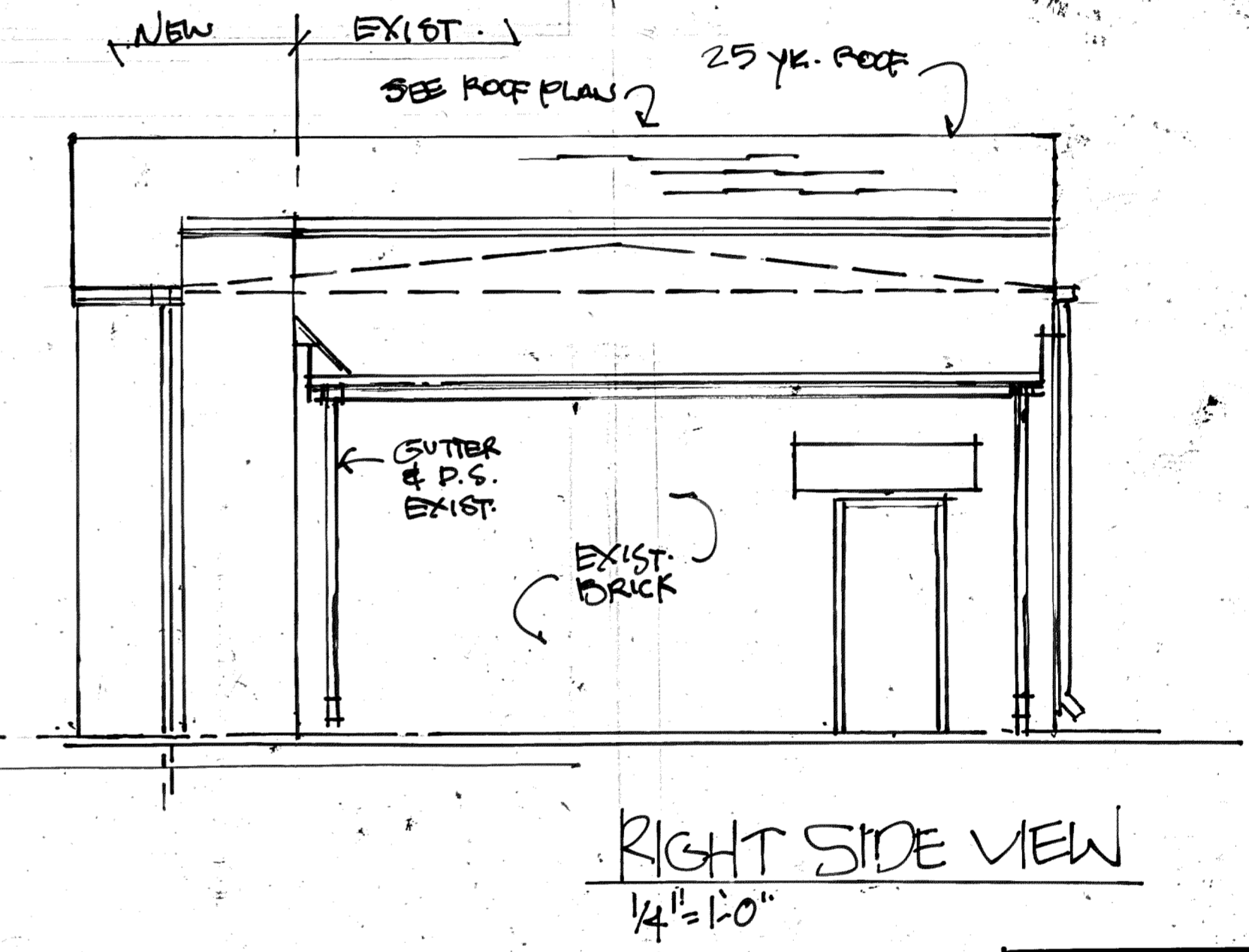
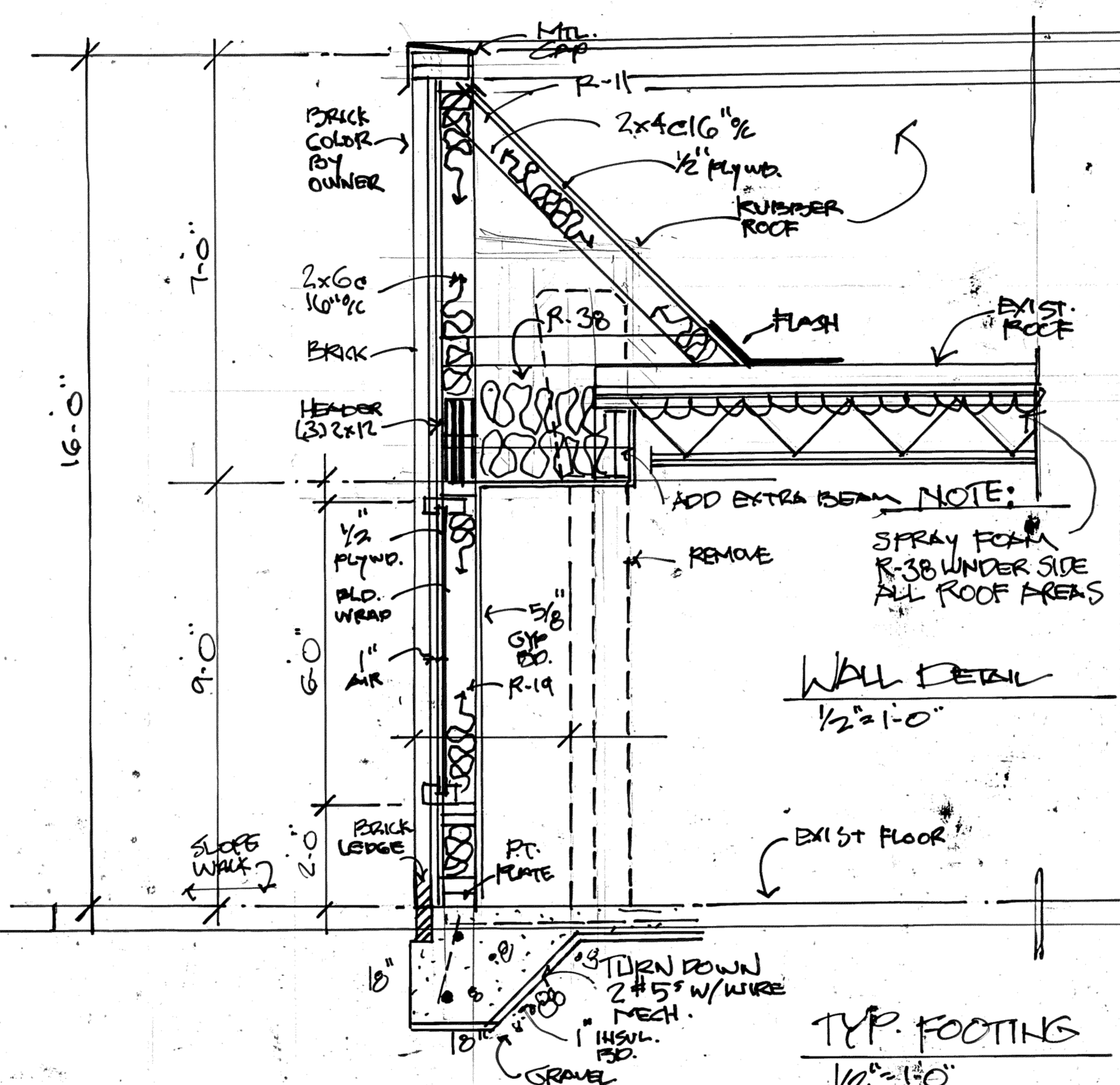
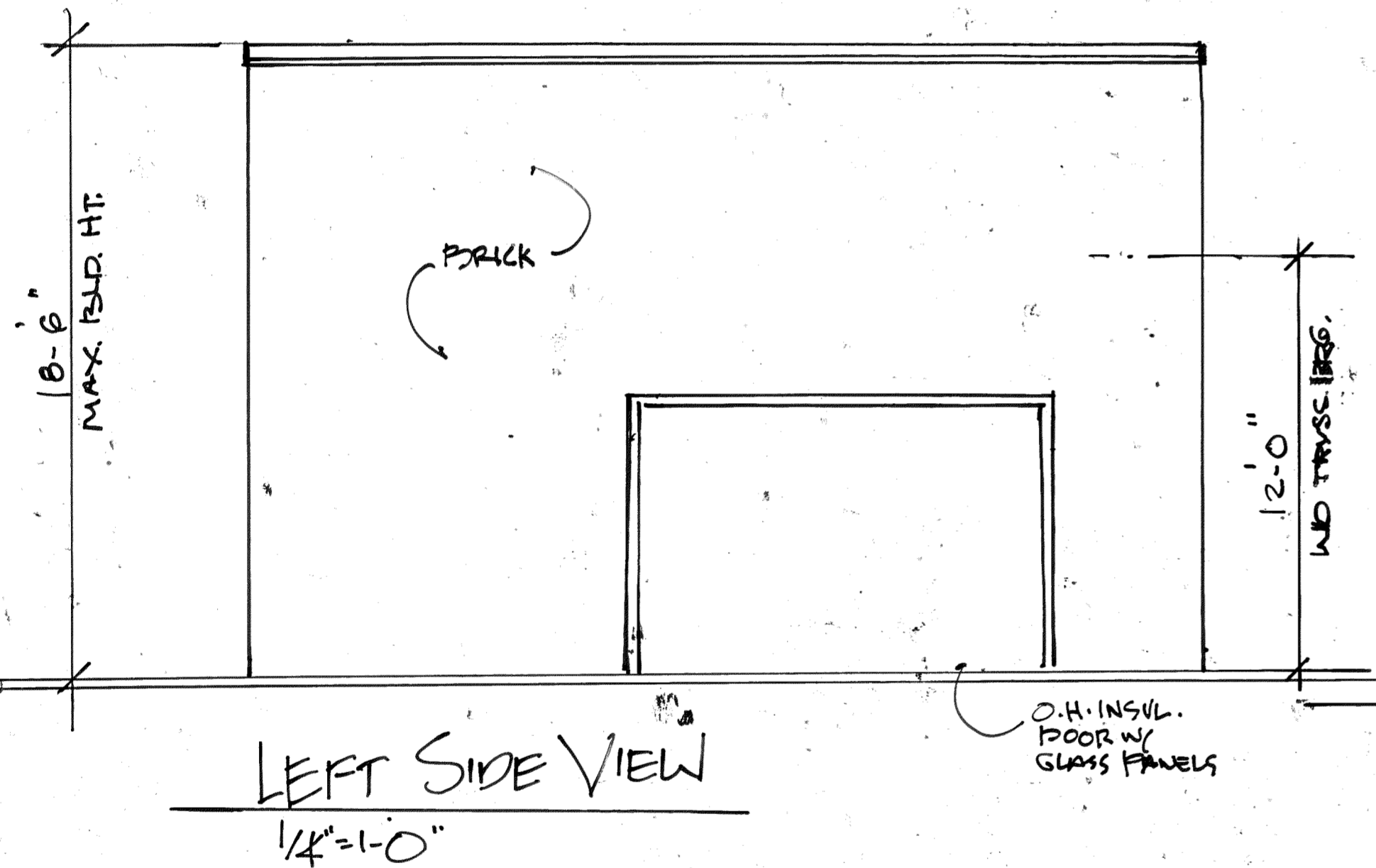
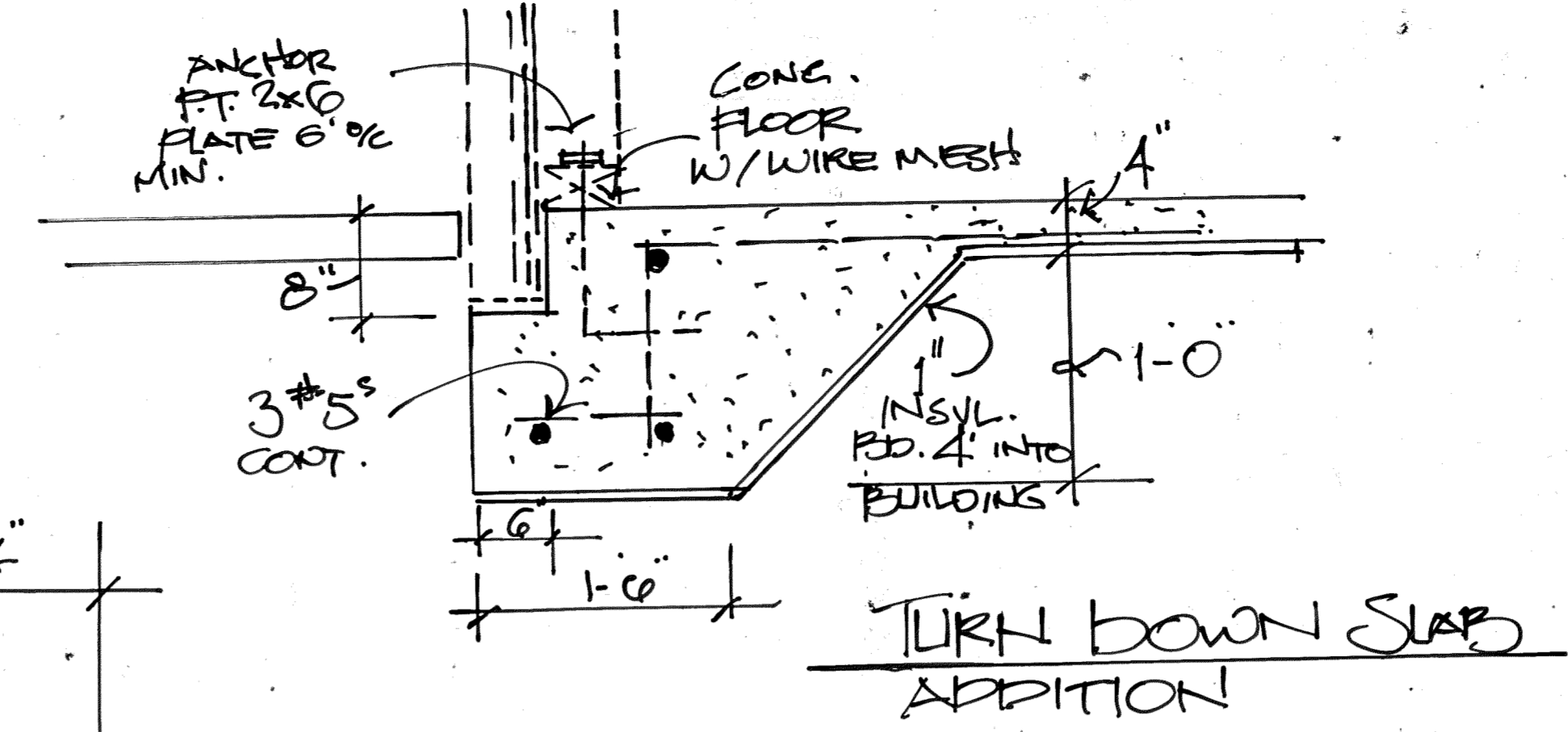
**A-2**



| AREA LOAD              |           |
|------------------------|-----------|
| BOOTHS =               | 20        |
| BAR & TOPS =           | 40        |
| SEATING =              | 36        |
| <b>TOTAL OCCUPANTS</b> | <b>96</b> |
| <b>SEATINGS =</b>      | <b>96</b> |
| <b>SEATINGS =</b>      | <b>95</b> |

**FLOOR PLAN 1/4"=1'-0"**  
 TOTAL SQ FT. = 2,120  
 A-2  
 5-B  
 SPRINKLERED  
 (567) ADDITION

**CURTIS ARCHITECTS**  
 1908 BROADWAY  
 NASHVILLE, TN 37203  
 615.536.5107  
 TIM CURTIS ARCH@COMCAST.NET



REMODEL/ADDITION  
**BAR 101**  
 101 RIVERGATE DR.  
 GOODLETTSVILLE, TN  
 3/7/14  
**A-3**

OR PRIVATE USE AS NOTED.

7-86 DATE 1973

*Chickmore Carol C. Co.*  
OWNER

**CERTIFICATION OF THE APPROVAL OF WATER AND SEWERAGE SYSTEMS**

I HEREBY CERTIFY THAT THE WATER SUPPLY AND SEWAGE DISPOSAL UTILITY SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN THE SUBDIVISION PLAT ENTITLED: FULLY MEET THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT AND ARE HEREBY APPROVED AS SHOWN.

7-18 DATE 1973

*Henry B. ...*  
COUNTY HEALTH OFFICER OR HIS AUTHORIZED REPRESENTATIVE

**CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES**

I HEREBY CERTIFY (1) THAT STREETS, UTILITIES AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND (2) THAT A SECURITY BOND IN THE AMOUNT OF \$... HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

7-20 DATE 1973

*... W. ...*  
CITY OR COUNTY ROAD ENGINEER OR OTHER APPROVING AGENT

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORDS OF THE SUMNER COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATION OF THE COUNTY ROAD COMMISSIONER.

May 27 DATE 1973

*... Caldwell ...*  
REGISTERED SURVEYOR NO. ...

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR.

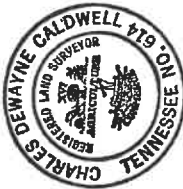
7-10 DATE 1973

*... B. ...*  
SECRETARY, PLANNING COMMISSION

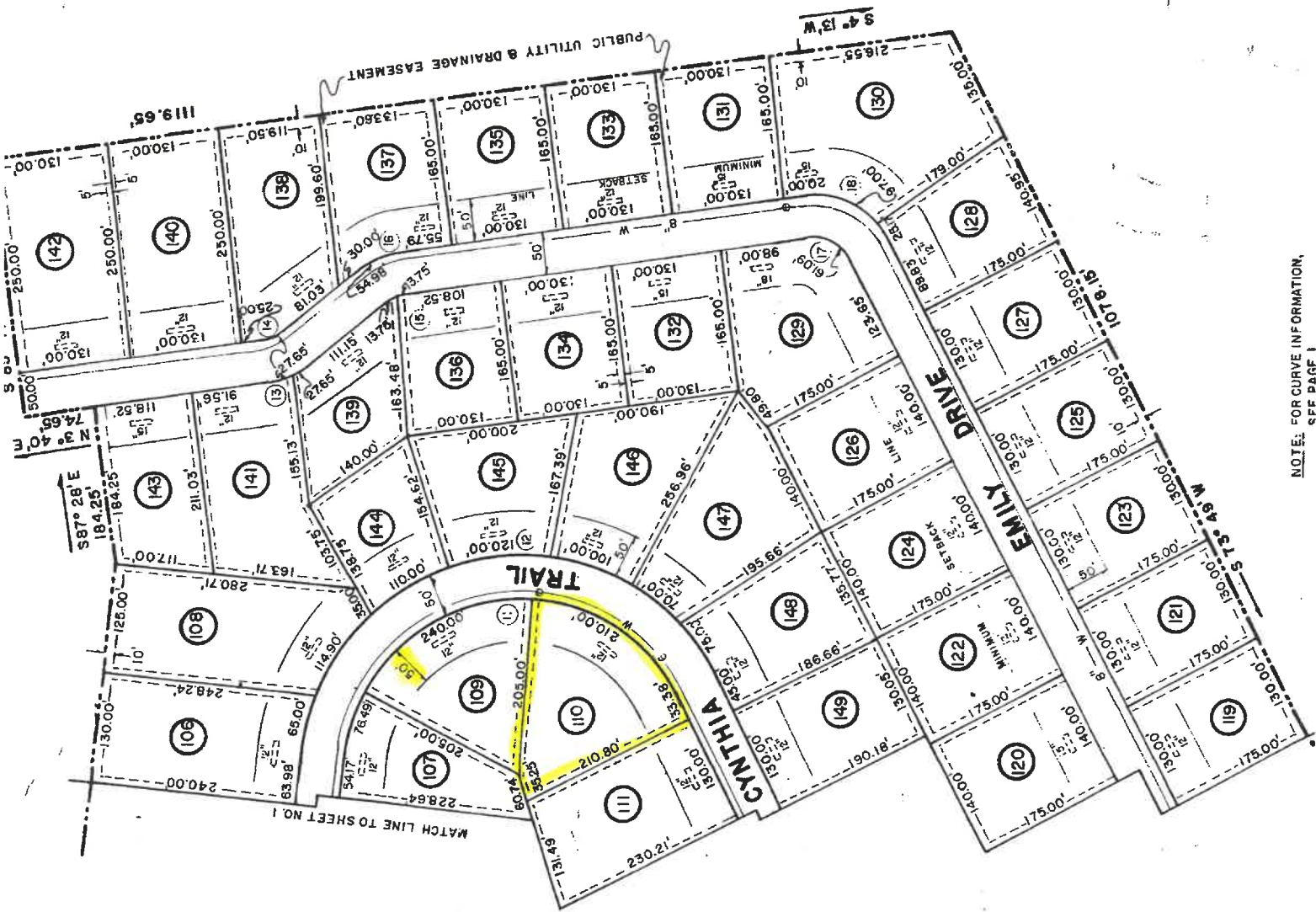
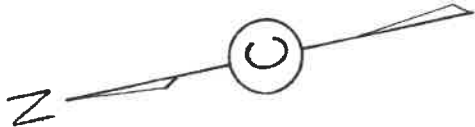
**ENTERED**

JUL 27 1973

JAMES BROWN  
TAX ASSESSOR



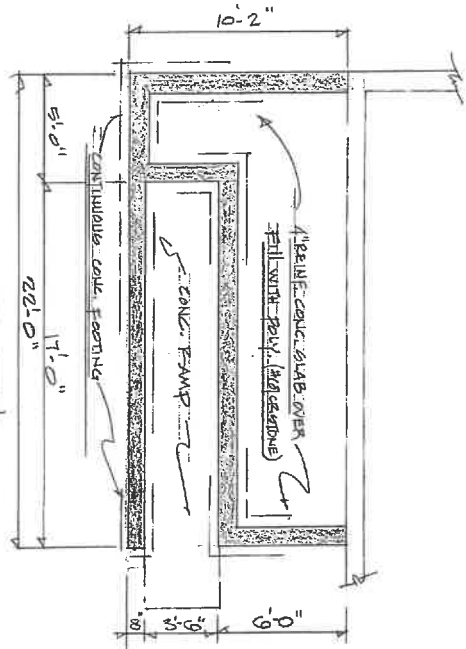
SUMNER COUNTY, TENNESSEE  
Filed for record  
1-2-73  
Registered in  
Book 4 Page 2  
J. B. Rippl, Register



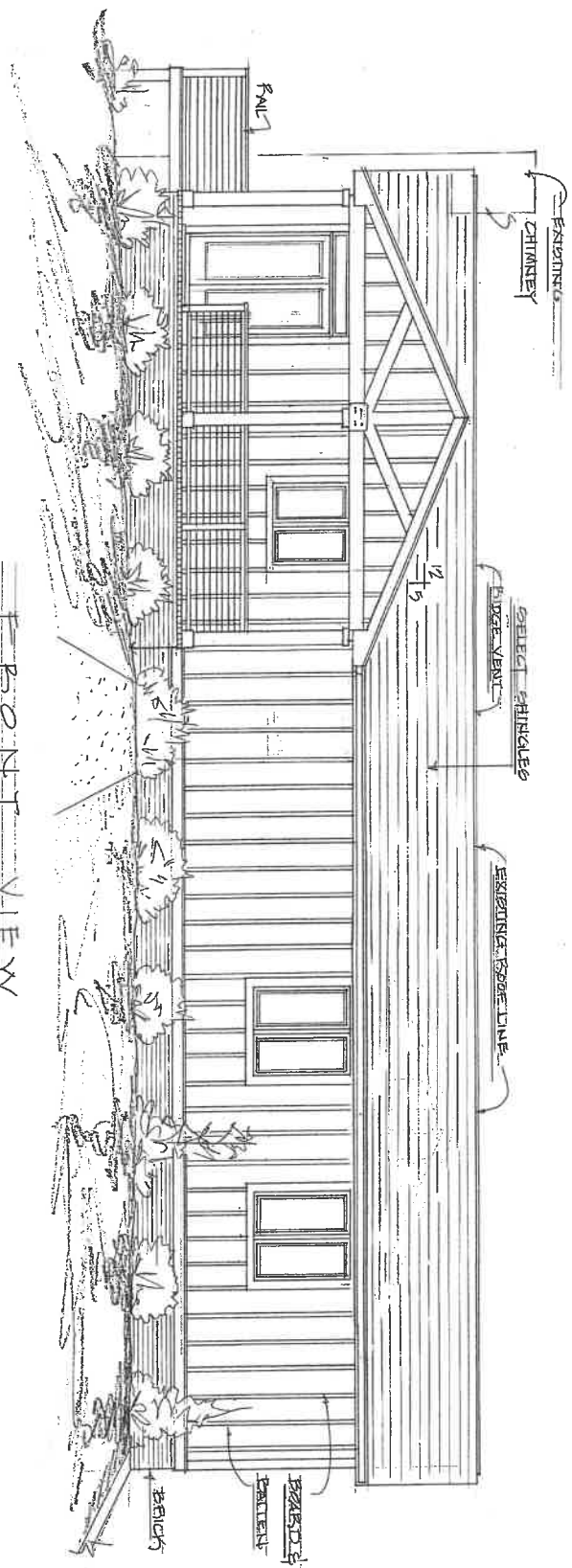
NOTE: FOR CURVE INFORMATION, SEE PAGE 1

**MANSKER CREEK ESTATES**  
SECTION 3  
CREEKMORE CONSTRUCTION CO. INC.  
OWNER AND DEVELOPER  
SIXTH CIVIL DISTRICT  
SUMNER COUNTY, TENNESSEE





PORCH RAMP FOUNDATION PLAN  
1/4" = 1'-0"





Center of road toward the house. Taking the measurement for 25 ft road frontage required.



Close up of center of road to mark 25 ft to a point with a post placed under the tree to mark the 25 ft road frontage setback required.



Center of road point as compared to the corner of the house to the 25 ft road frontage required.



25 foot road set back (red tape) vs the corner of the house measurement to that point at 54+ feet.

Need 10 feet for a covered front porch that includes the covered ADA ramp on the front of the porch allowing for ADA access into the home with a double front door entry into the space so a wheelchair and crutches user can easily access the home.