

Permit #: 103**Permit Date:** 10/03/23**Permit Type:** Planning Commission**Case Number:** 23-39**PC Meeting Date:** j. 1st Tuesday of November**BZA Meeting Date:****Assigned Meeting Date:** 11/07/2023**Special Meeting Date:****Applicant Is:** Architect**Applicant Name:** Steve Durden**Applicant Address:** 478 Craighead St.**Applicant City, State, ZIP:** Nashville TN 37204**Applicant Phone Number:** 615-423-6329**Applicant Email:** steve@durdenarchitecture.net**Description:** Proposal to destroy and reconstruct an existing shed (50sqft) that is nonconforming in regard to building area and location, being 3ft. from the side property line.**Project Cost:** 0**Square Feet:** 0**Lot Area:** 0**Lot Coverage:** 0**Heat/cooled area:** 0**Proposed Height(ft.):** 0**#of stories:** 0**Lot Depth/Width Ratio:****Avg. front setback of adjacent homes:****Zoning District:** Zone F**Radnor Lake Impact****Zone:****Steep Slope:****Plat/Subdivison:****Status:** Open**Assigned To:** Steve Mallory**Property**

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
13210003700	894 CURTISWOOD LN	LOT 3 RESUB LOT 3 A. P. ROSE SUB.	PRICE, CHAD & JOEY S.		

Fees

Fee	Description	Notes	Amount
Residential Presentation Fee			\$250.00
Total			\$250.00



ROBERT L. MCDILL
890 CURTISWOOD LANE
METRO PARCEL ID#13210003600
INST.NO. 200111010119403
(R.O.D.C., TN)

COLIN & BRENDA REED
4401 FRANKLIN PIKE
METRO PARCEL ID#13210004000
INST.NO. 200109260104149
(R.O.D.C., TN)

CHERYL HARRIS, TRUSTEE
4409 FRANKLIN PIKE
METRO PARCEL ID#13210003900
INST.NO. 199912080301132
(R.O.D.C., TN)

SURVEYOR'S CERTIFICATE

I (WE) HEREBY CERTIFY THAT THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY I) AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON.

BY: _____ TN. LICENSE NO. 2256
BRIAN A. MCCAIN, P.L.S.

TREE LEGEND

	DECIDUOUS TREE
	EVERGREEN TREE

LEGEND

---	PROPERTY LINE
---	WATER LINE
-X-X-	FENCE LINE
OHP/T	POWER OR TELE.
MON	CONC. MONUMENT
IPO	IRON PIN OLD
IPS	IRON PIN SET
⊕	FIRE HYDRANT
⊗	POWER POLE
⊙	LIGHT POLE
⊙	MANHOLE
⊠	WATER VALVE
⊠	WATER METER
⊠	MAILBOX
MBSL	MINIMUM BUILDING SETBACK LINE

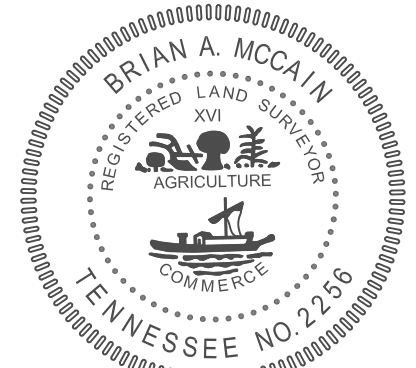
IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

BENCHMARK
TAG BOLT ON
FIRE HYDRANT
ELEV=98.45

NOTES:

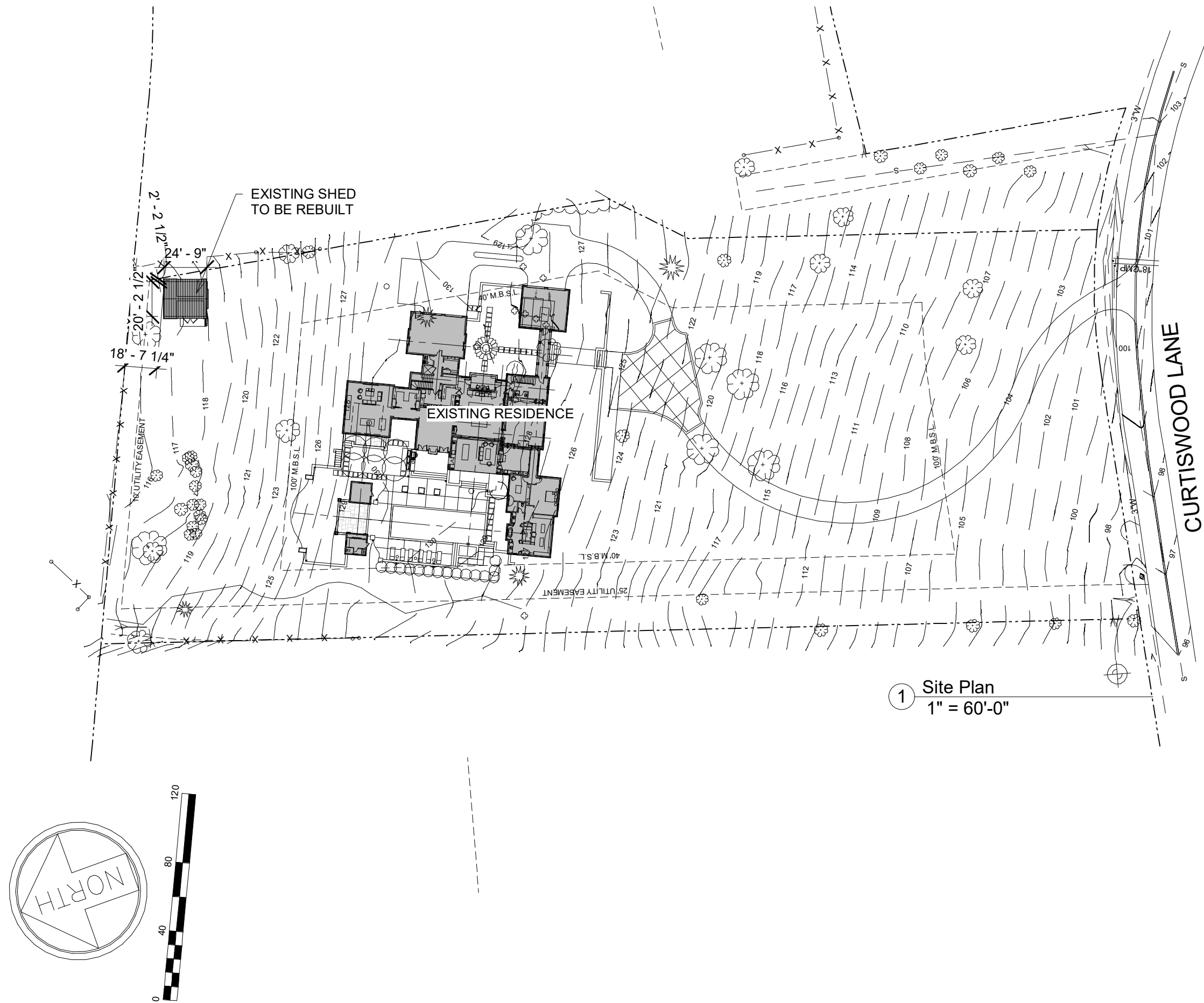
- This survey meets the requirements of a "General Property Survey" as per standards of practices, 0820-3-.07(1) adopted by the Board of Examiners for Land Surveyors, State of Tennessee. This survey also meets the requirements of "Maps and Mapping" as per standards of practices, 0820-3-.06 adopted by the Board of Examiners for Land Surveyors, State of Tennessee.
- Bearings are based on a subdivision plat entitled "Resubdivision of Lot 3 of A.P. Rose Subdivision & Lot 1 of the Resubdivision of Lots 1 & 2 of the of the A.P. Rose Subdivision as of record in Deed Book 11190, Page 14.
- Distances were measured with E.D.M. equipment and have been corrected for temperature and barometric pressure.
- This survey was made using the latest recorded deeds/plats of record. No title report was furnished this surveyor, therefore, this survey is subject to the findings of a complete title search. The state of facts shown hereon are based on a professional opinion in regards to information obtained during the survey and does not constitute a warranty or guarantee, expressed or implied.
- This property is located in an area designated "Zone X" as per the the National Flood Insurance Program, Map No. 47037C0334F Dated: April 20, 2001 and is NOT in a flood prone area.
- This surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. The location and/or existence of utility service lines to the property surveyed are unknown and are not shown. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size, and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost. of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3), nor no more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One-call" 1-800-351-1111.
- Information shown hereon was derived from random shots, cross sections, and radial shots.
- For: Mr. Chad Price.
- Setbacks: Front=100' Sides=40' Rear=100'
- For location of utilities, please call the local utility provider.
- Current Zoning: E-City of Oak Hill

TIMOTHY J. DUBOIS & PAMELA S. DUBOIS
898 CURTISWOOD LANE
METRO PARCEL ID#13210003800
DEED BOOK 8641, PAGE 522
(R.O.D.C., TN)

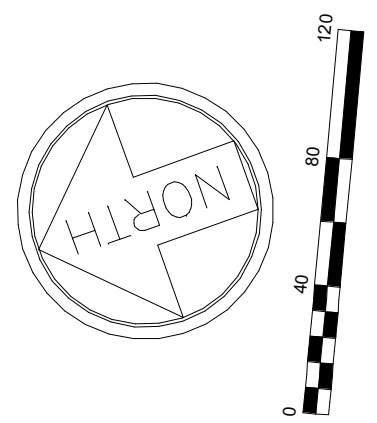


TOTAL AREA:
131,887 sq.ft. or 3.03 Ac.±

BOUNDARY & TOPOGRAPHIC SURVEY
CHAD PRICE & JOEY S. PRICE PROPERTY
894 CURTISWOOD LANE
METRO PARCEL ID#13210003700
INST.NO. 201306050057202-R.O.D.C., TN.
SECOND CIVIL DISTRICT
OAK HILL, DAVIDSON COUNTY, TENNESSEE
SCALE: 1" = 40' DATE: 1/3/14



1 Site Plan
1" = 60'-0"

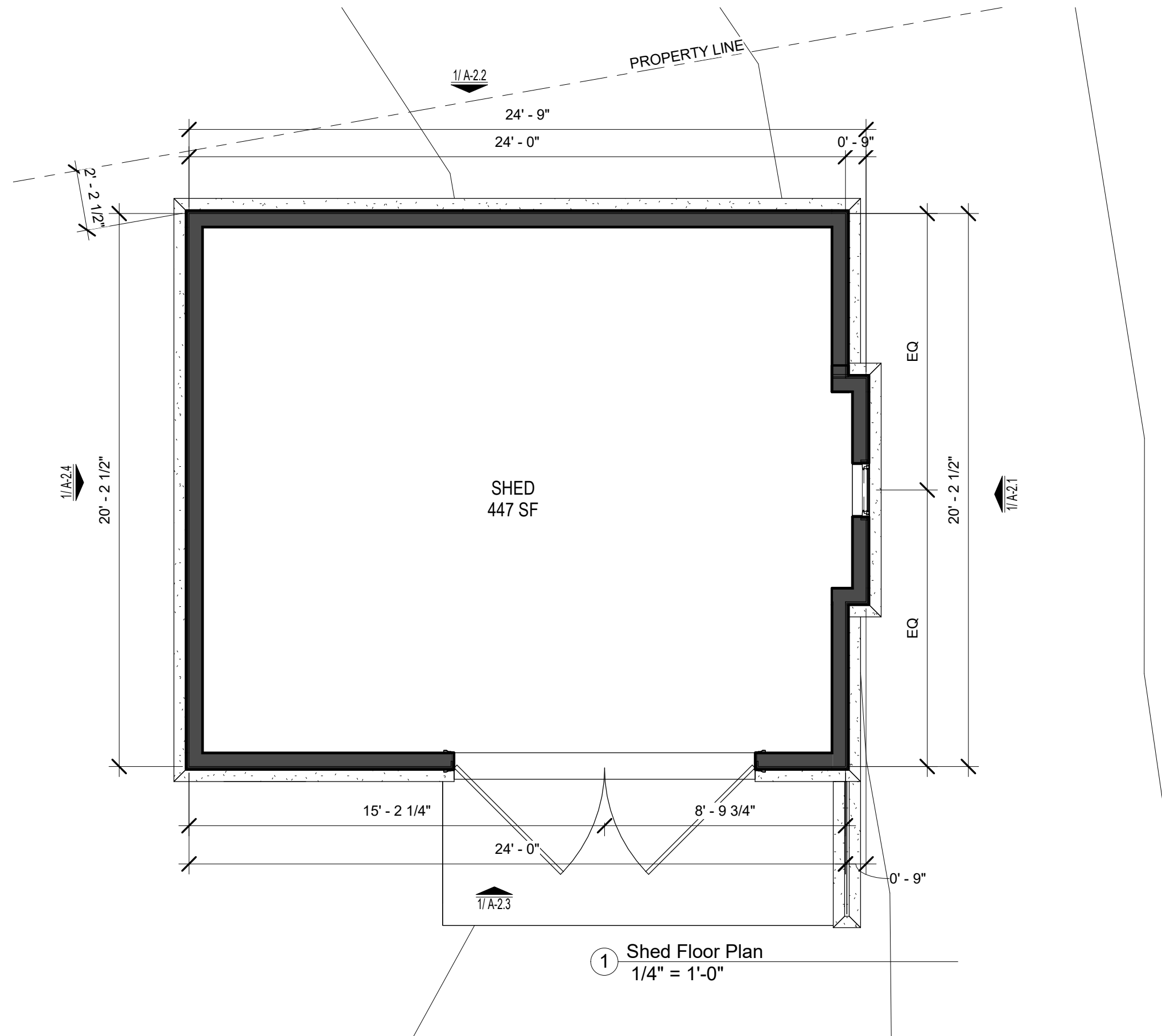


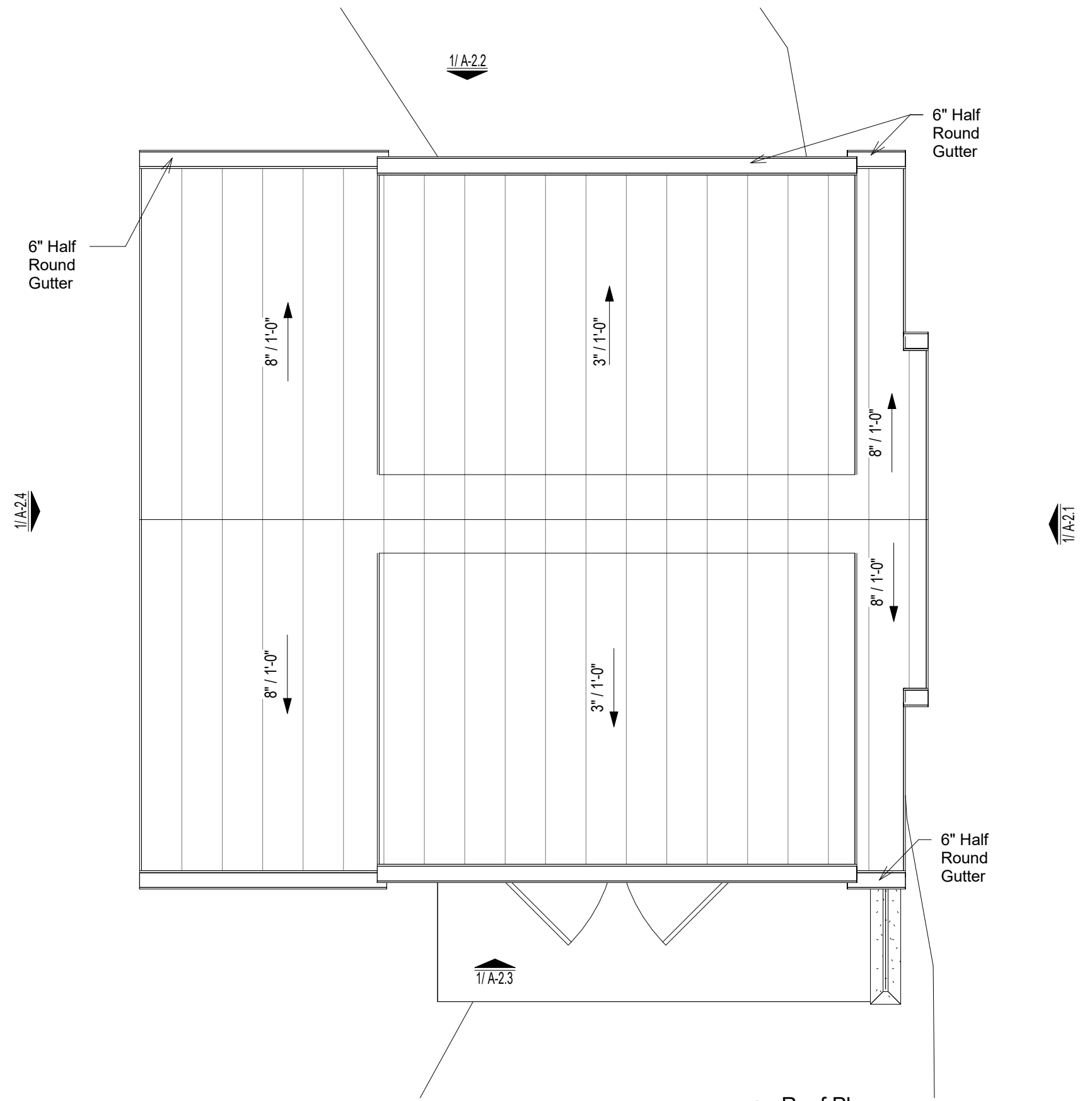
Price Residence
894 Curtiswood Ln.

Oct.
03
2023

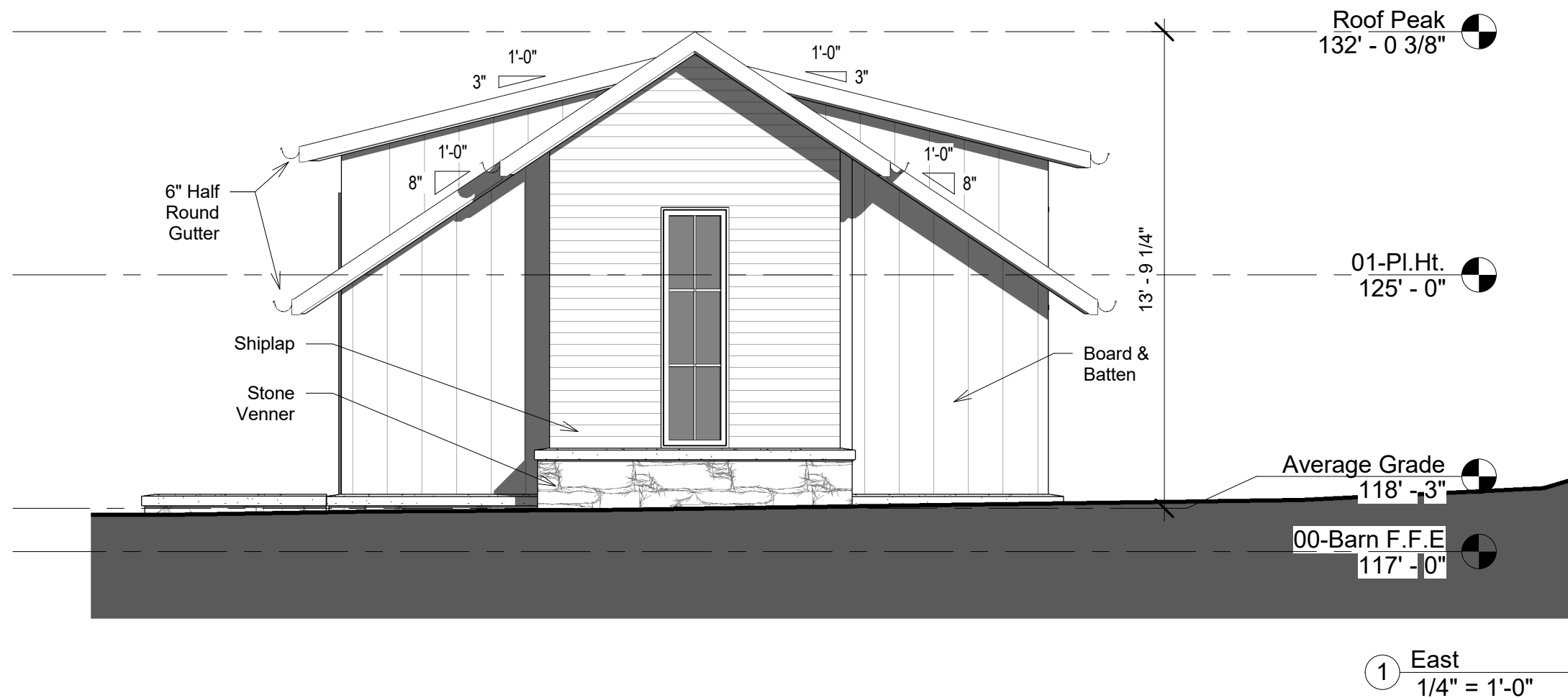
Site Plan

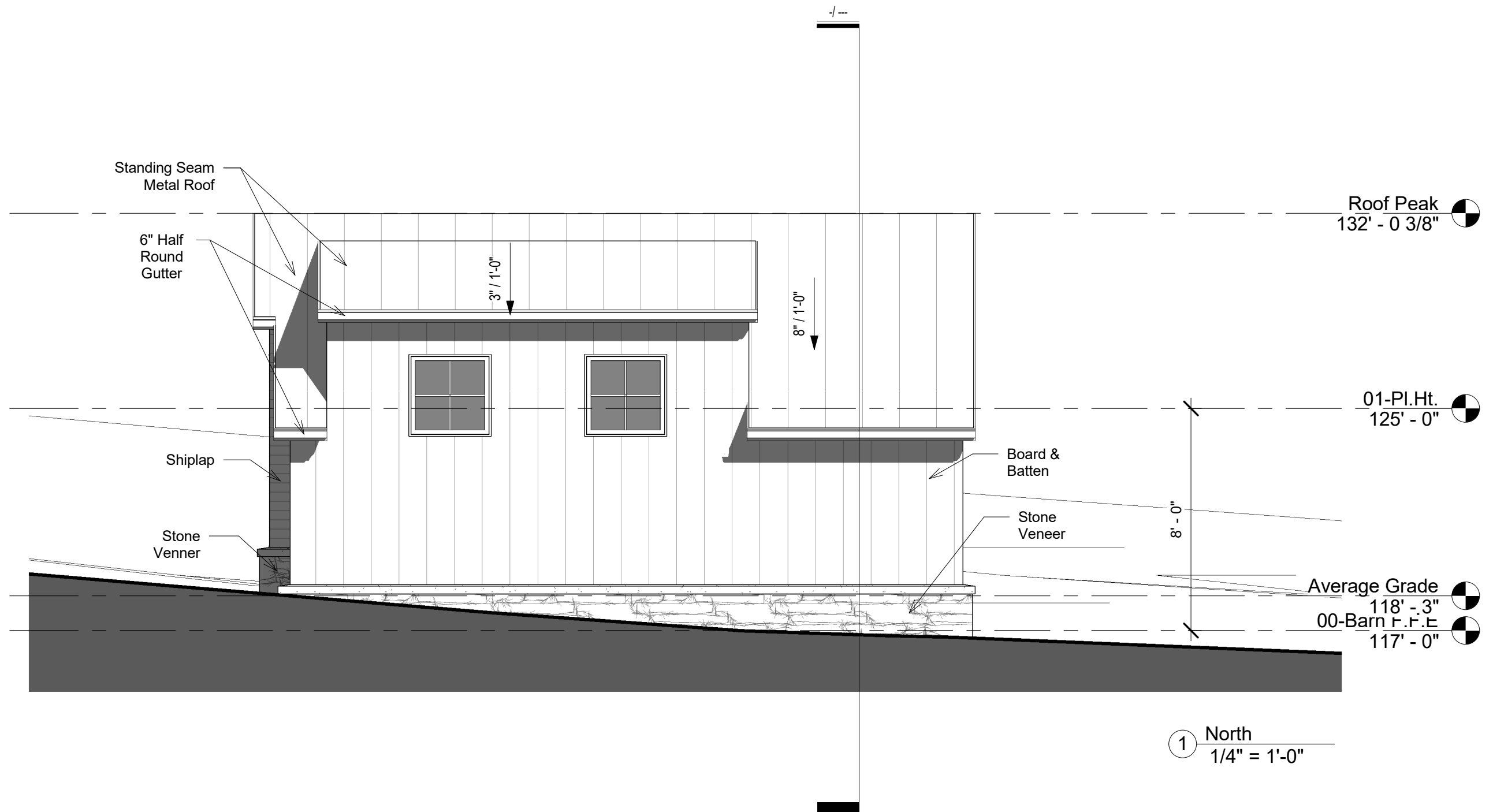
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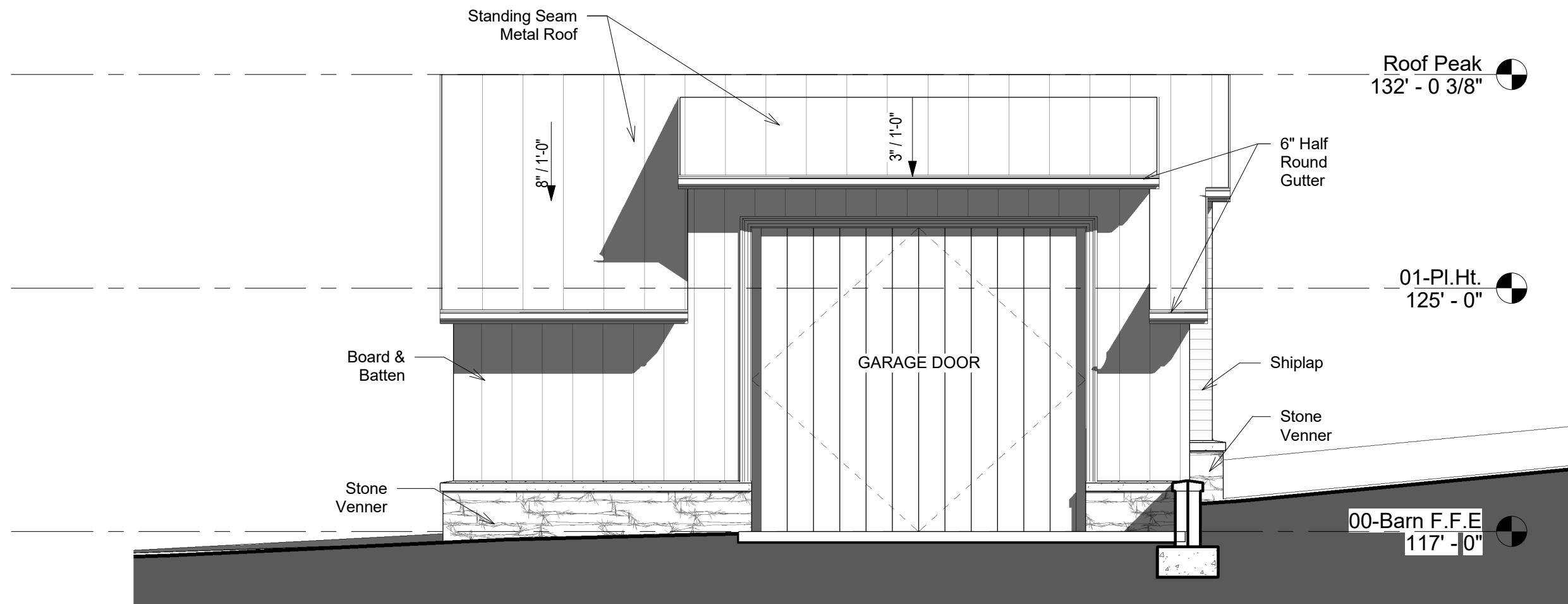




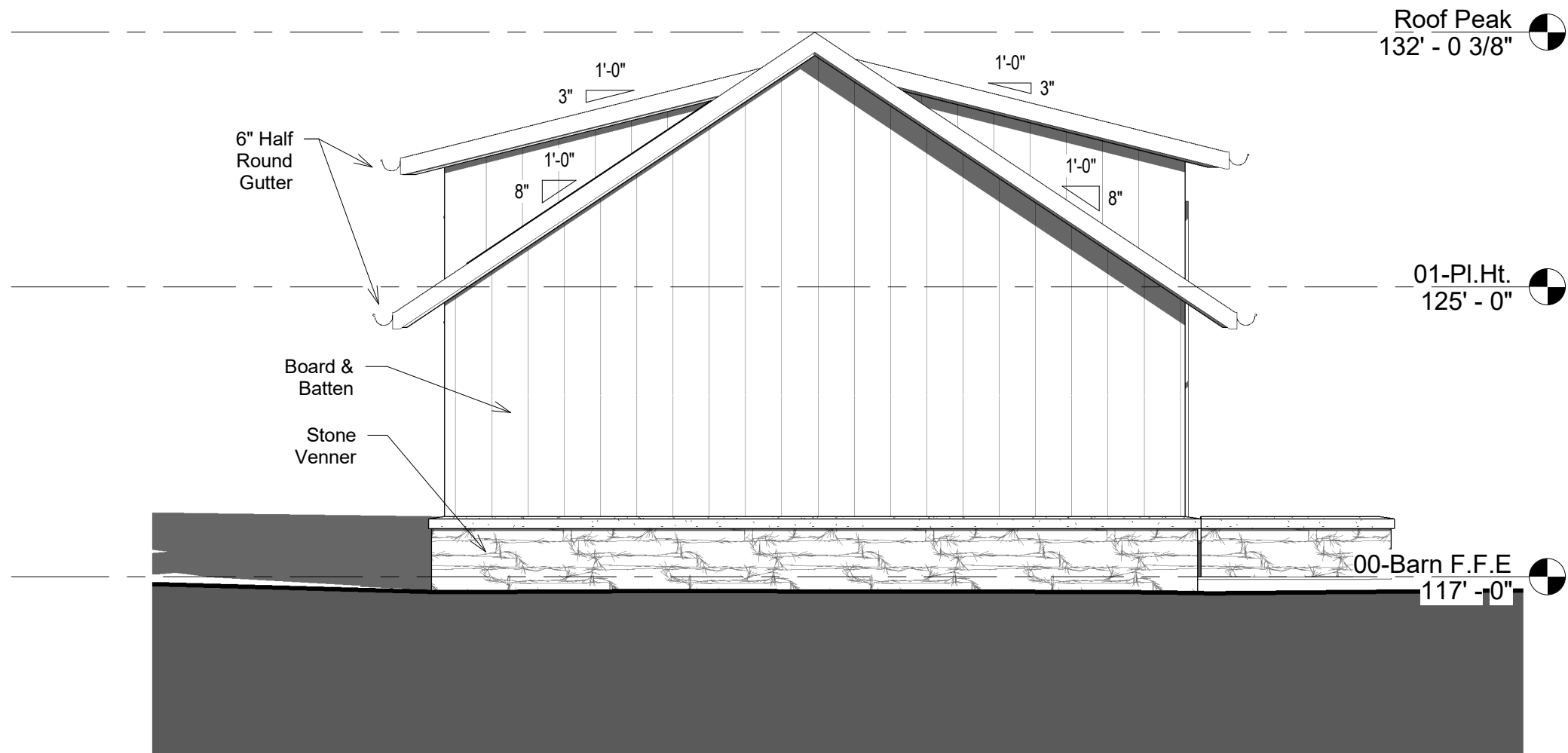
1 Roof Plan
 1/4" = 1'-0"



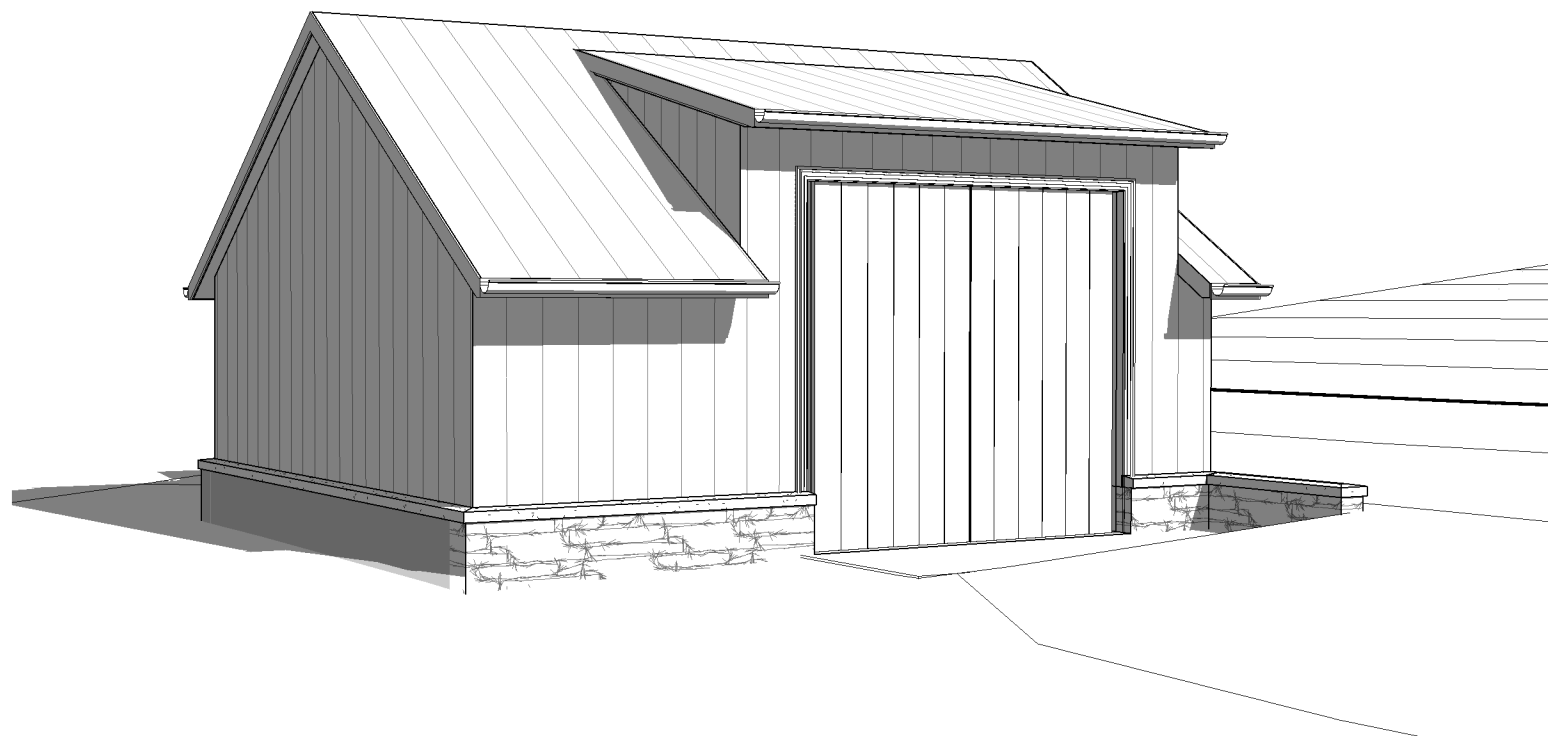




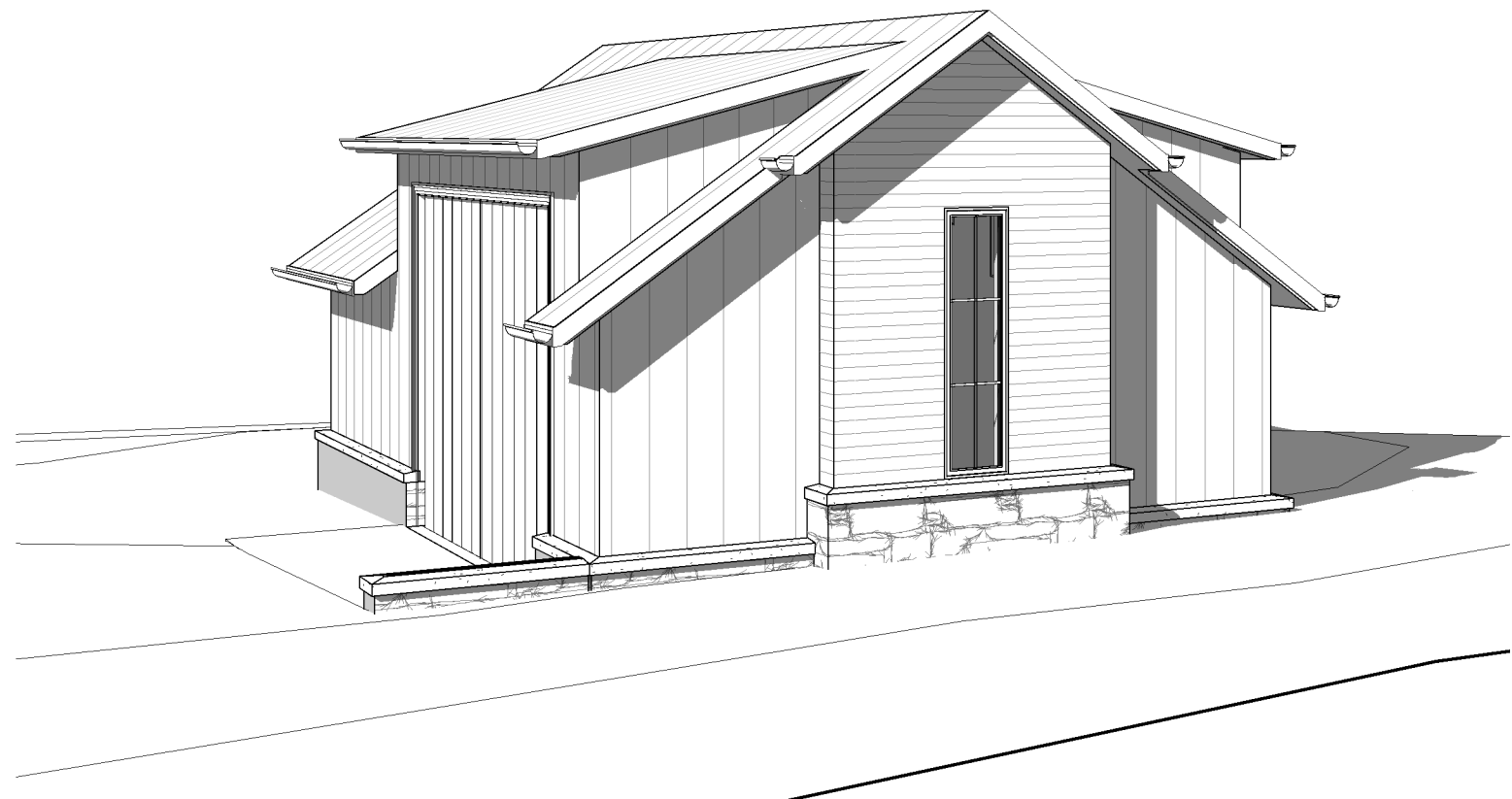
① South
1/4" = 1'-0"



① West
1/4" = 1'-0"



2 3D View 1



1 3D View 2