Permit #: 125

Permit Date: 01/10/24

Permit Type: Planning Commission

Case Number: PC 24-01

PC Meeting Date: a. 1st Tuesday of February

BZA Meeting Date:

Assigned Meeting Date: 02/06/2024

Special Meeting Date:

Applicant Is: Owner

Applicant Name: Andrew Hill **Applicant Address:** 823 Nanearle Pl.

Applicant City, State, ZIP: Nashville, TN 37220

Applicant Phone Number: 5419549667

Applicant Email: ahill2@gmail.com

Description: Plat to abandon City right-of-way at properties: 823&824 Nanearle Pl. and

865&873 Forest Acres Dr.

Project Cost: 0 **Square Feet:** 0

Lot Area: 0

Lot Coverage: 0

Heat/cooled area: 0

Proposed Height(ft.): 0

#of stories: 0

Lot Depth/Width Ratio:

Avg. front setback of adjacent

homes:

Zoning District: Zone C

Radnor Lake Impact Zone: No

Steep Slope: No

Plat/Subdivison: Yes

Status: Open

Assigned To: Stephen Snow

Property

Parcel # Address Legal Description Owner Name Owner Phone Zoning

16002001900 823 NANEARLE PL LOT C RESUB LOTS 27 & HILL, ANDREW &

28 SEC 3 FOREST ACRES JESSICA E

Fees

Fee Description Notes Amount

Final Plat Base Fee (Includes 2 Reviews) \$1,000.00

Preliminary Plat Base Fee (Includes up to 2 Reviews)

Total \$2,000.00

10ta1 \$2,000.00

Payments

\$1,000.00



MEMORANDUM

To: Mr. Stephen Snow, City of Oak Hill

From: Zac Dufour, P.E.

Kimley-Horn and Associates, Inc.

Date: January 9, 2024

Subject: PC Case 24-01, Final Plat for Nanearle Place

We have completed our review of the revised final plat for Nanearle Place based on the Right of Way abandonment of a portion of Nanearle Place. Please see below for comments and recommendation.

Comments - Final Plat

1. Fill out and submit the preliminary plat and final plat checklists. See Oak Hill Subdivision Regulations.

- a. Comment still outstanding.
 - i. Provided.
- 2. Submit a signed version of the Preliminary Plat and Final Plat.
 - a. Need Preliminary Plat to be submitted.
 - i. Provided.
- 3. Preliminary Plat doesn't have to be approved separately, it can be an exhibit that is the Final Plat linework but with topo and trees/vegetation shown.
 - a. Need Preliminary Plat to be submitted. Preliminary Plat shall show the topo and trees. Final Plat is the same as Preliminary but without the topo and trees.
 - i. Provided.
- 4. Provide a letter of authorization from each of the 4 owners.
 - a. Comment still outstanding.
 - i. Applicant has stated to provide the plat that has been signed by all owners. This will satisfy the comment.
- 5. Show existing structures on the plat.
 - a. Provided.
- Owners Certificate shall match the certificate from the Oak Hill Subdivision Regulations. Owners shall sign plat prior to recording.
 - a. Owners' certification shall match the language in the Subdivision Regulations.
 - i. Provided.
- 7. Ensure the Surveyors Certificate matches the language from the Oak Hill Subdivision Regulations.
 - a. Surveyors' certification shall match the language in the Subdivision Regulations.
 - i. Provided.
- 8. Surveyor shall sign Surveyors Certificate prior to recording.
 - a. Provided.

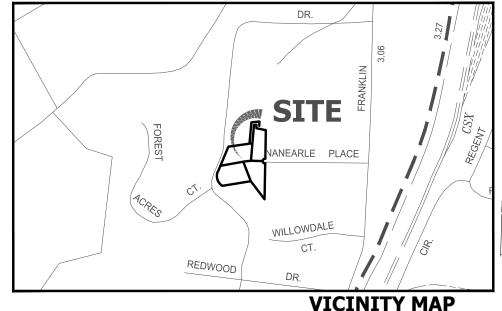


- 9. Show building setbacks for all newly created lots. 75' front, 60' rear, 20% of lot width up to a maximum of 30' for side.
 - a. Building setbacks have not been provided.
 - i. Provided.
- 10. Commission's Approval Certificate shall be from the Oak Hill Subdivision Regulations.
 - a. Provided.
- 11. Add map and parcel information and ownership information for all adjacent properties.
 - a. Provided.
- 12. Show full property limits for all 4 properties in question. Show property information for any adjacent parcel that does not cross a public right of way.
 - a. Provided.
- 13. Remove the property lines that were the old front lot lines of Parcels 1, 2, B and C. For example, the line in between Parcel 1 and Tract C needs to be removed so show the new parcel containing that entire land area of Parcel 1 and Tract C.
 - a. Provided.
- 14. Remove all Iron Rods, Monuments, etc. along the old front lot lines.
 - a. Revised.
- 15. Add critical lot note, if applicable (shown on Preliminary Plat checklist).
 - a. Provided.
- 16. Additional comments are provided for on the plat markup (attached).
 - a. Provide benchmark on plat.
 - i. Provided.
 - b. Change the note about the ROW abandonment and retaining easements to reference an Oak Hill ordinance not Metro.
 - i. Provided.
 - c. Provide previous and proposed lot sizes for all 4 lots.
 - i. Provided.
 - d. Delete subdivision number block on plat.
 - i. Removed.
 - e. Show and label water courses through properties on the final plat.
 - i. Provided.

Recommendation

This plat is recommended for approval. The 2nd reading of the ordinance to abandon the ROW of a portion of Nanearle Place will need to be approved and the ordinance in effect before this plat can be recorded.

SURVEYOR'S NOTES 24 The purpose of this plat is to combine portions of the former Nanearle Place Right of N84°25'26"E 25.14 (14614002500) Way with the 4 adjacent Parcels. (14614003800) 857 FOREST ACRES DR IRON ROD (OLD) CAP 5125 FRANKLIN PIKE Bearings and Coordinates & Elevations shown are based on Tennessee State Plane, LAUX, MEGAN ROSE & MATTHEW E: 1738450.12 FIRST CHURCH UNITY NAD83 (NAVD88), U.S. Survey Foot. QC-20220217 0018428 ___S1°32'56"W 35.55 RD-00007047 0000176 3. Property is Currently Zoned Oak Hill Residential C. 4. Building setbacks determined by City of Oak Hill Zoning Ordinance. -IRON ROD (OLD) N: 629686.39 5. The property is located in areas designated as "Zone X" (areas determined to be outside the 0.2% annual chance floodplain) as noted on FEMA FIRM panel # E: 1738449.16 **Curve Table** 47037C0367H, Effective on: 4-05-2017. Curve # Radius Length Chord Direction Chord Length Utilities shown hereon were taken from visible structures and other sources available to me at this time. Verification of existence, size, location and depth should be 89°29'26" 24.78 39.05' confirmed with the appropriate utility sources. IRON ROD (NEW) 39.49' 25.22 824 NANEARLE PL 90°29'56" N: 629666.38 A Title Report was not provided for the preparation of this survey, Therefore this E: 1738547.13 LOT 3 survey is subject to the findings of an accurate title search. 505.11' 29.00' S89°51'51"W 3°17'21" 14.50 Prev. Area: 43,222 S.F. or 0.992 AC± This survey does not address the owner of any fence nor address any adverse claim 479.64' 79.21' \$83°44'36"W 79.12' 9°27'42" 39.69 Prop. Area: 46,428 S.F. or 1.066 AC± of ownership of any adjoining property. Removal of any property line fence should be 60' REAR SETBACK **〔2**〕 coordinated with adjacent owner. (14614002400) 9. This Property is located in the 25th Councilmanic District of Davidson County 861 FOREST ACRES DR Line Table CERVANTES, ALYSSA & MCKINNIS, SEAN 10. The recording of this subdivision voids, vacates and supercedes the recording of Lot 1 DB-20230719 0055555 Line # Length & 3 of the Plan of the Resubdivision of Lots 25 & 26 of Forest Acres Subdivision. Section3, Lot B & C of the Plan of the Resubdivision of Lots 27 & 28 of Forest Acres 1.00' N88°29'28"W Subdivision, Section 3 and of a portion of Nanearle Place; said street closed, vacated, and abandoned by Oak Hill Ordinance ______ 1.00' S88°29'28"E 11. Individual water & sanitary sewer service lines are required for each parcel/unit. N: 629529.55 12. Any excavation, fill or any disturbance of existing ground elevation must be done in E: 1738408.15 accordance with Metro Nashville stormwater management ordinance No. 78-840 and CL CREEK approved by the City of Oak Hill. -IRON ROD (OLD) CES N: 629494.62 N82°03'21"E 252.73 13. City of Oak Hill shall be provided sufficient and unencumbered ingress and egress at E: 1738157.84 all times in order to maintain, repair, replace and inspect any stormwater facilities EXISTING RESIDENCE TO BE REMAIN within the property. (14614004300) 14. Parcel numbers shown thus (xx) pertain to Property Map No. 160-02 or 146-14. 820 NANEARLE PL 30' SIDE SETBACK Property Assessor's Office, Davidson County, Tennessee. THE CHANG FAMILY TRUST 15. No building permit shall be issued for construction on any area of 15% or FOREST ACRES DRIVE greater slopes until a Site Plan meeting the requirements of the City of Oak Hill's steep slope ordinance (Oak Hill Municipal Code Section 14-238) has been approved by the Planning Commission. *CRITICAL LOT* IRON ROD (NEW) -N: 629346.34 865 FOREST ACRES DR E: 1738392.1 LOT 1 Prev. Area: 43,222 S.F. or 0.992 AC± Prop. Area: 51,474 S.F. or 1.182 AC± 50' PORTION OF NANEARLE PLACE N: 629368.25 **GPS NOTES** VACATED, CLOSED, AND ABANDONED; EASEMENTS RETAINED E: 1738542.39 30' SIDE SETBACK (OAK HILL ORDINANCE _ The (TDOT) Tennessee Geodetic Reference Network was used for this survey. IRON ROD (NEW) N: 629343.90 GPS locations used for this survey were established using a VRS network OLD ROW LINE E: 1738516.15 consisting of multiple reference stations. 30' SIDE SETBACK -IRON ROD (NEW) GPS data was collected with a Spectra Precision 80 receiver. N: 629346.41 This survey was prepared without the use of a scale factor. Except in the instance of SEWERLINE (SEE NOTE 6) E: 1738421.10 NANEARLE PLACE initial survey control, all distances or coordinates were derived from measurements OLD ROW LINE taken by a total station. Coordinates used for the initial survey control were N88°29 28"W 95.08 = generated with the use of GPS observations and used as the basis for the (50' R.O.W.) IRON ROD (OLD) -N: 629294.66 coordinate system used for this survey. OLD ROW LINE E: 1738074.85 The date of the field work was: 5/17/2023. 30' SIDE SETBACK ALWAYS CALL 811 BEFORE YOU DIG! OLD ROW LINE OVERHEAD UTILITIES 30' SIDE SETBACK IT'S FREE, IT'S EASY, AND IT'S THE LAW! (SEE NOTE 6) IRON ROD (NEW) — N: 629337.72 **BENCHMARK (NAVD88)** DIG - DRILL - BLAST - BORE E: 1738313.46 -IRON ROD (OLD) CALL 811, OR (800) 351-1111 - N: 629322.17 N: 629318.22 873 FOREST\ACRES DR E: 1738559.78 (615) 367-1110 E: 1738541.70 IRON ROD (NEW) -ELEV: 697.80 LOT B TENNESSEE - ONE CALL CENTER N: 629233.63 EXISTING RESIDENCE TO BE REMAIN E: 1738049.30 Prev. Area: 57,317 S.F. or 1.316 AC± Prop. Area: 63,636 S.F. or 1.461 AC± Symbol Legend *CRITICAL LOT* Electric Meter -IRON ROD (OLD) CL CREEK BENCHMARK CATCH BASIN L=153.66, R=119.98 FIRE HYDRANT Δ=73°22'50", T=89.40— SEWER MANHOLE CH=N13°54'50"W, 143.37' **EXISTING TREE** WATER VALVE 823 NANEARLE PL Electric Meter WATER METER **LOT C** IRON ROD (NEW) GRAPHIC SCALE (IN FEET) UTILITY POLE Prev. Area: 48,100 S.F. or 1.104 AC± Prop. Area: 53,196 S.F. or 1.221 AC± (16002002000) P.U.D.E. Public Utility and *CRITICAL LOT* 0' PUBLIC UTILITY 819 NANEARLE PL **Drainage Easement** HEANEY, WILLIAM ET UX DB-00004384 0000334 **CERTIFICATES OF OWNERSHIP & DEDICATION** IRON ROD (OLD) -N: 629134.07 E: 1738390.68 I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in DB-00011462 0000114, R.O.D.C., Tennessee and I (We) hereby certify that I am (we are) the owner(s) of the property shown hèreon as evidenced in DB-20140923 0087425, R.O.D.C., Tennessee and IRON ROD (NEW) adopt the plan of subdivision of the property as shown hereon and dedicate al adopt the plan of subdivision of the property as shown hereon and dedicate all N: 629094.46 F· 1738083 78 public ways and easements as noted. No lot or lots as shown hereon shall public ways and easements as noted. No lot or lots as shown hereon shall N50°36'15"W 14.46 again be subdivided, re-subdivided, altered, or changed so as to produce less again be subdivided, re-subdivided, altered, or changed so as to produce less area than hereby established until otherwise approved by the City of Oak Hill area than hereby established until otherwise approved by the City of Oak Hill 20' PUBLIC UTILITY EASEMENT (PB 2330 PG 7) IRON ROD (NEW) -Planning Commission and under no condition shall such lot or lots be made to Planning Commission and under no condition shall such lot or lots be made to N: 629085.29 produce less area than prescribed by the restrictive covenants as on record in produce less area than prescribed by the restrictive covenants as on record in Book ____, Page ____, R.O.D.C., Tennessee, running with the title to the E: 1738094.95 Book ____, Page ____, R.O.D.C., Tennessee, running with the title to the property. property. (16002002600) 881 FOREST ACRES DR Owner Name: Owner Name: MURPHY, BARRY M QC-00007289 0000855 I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in DB-20170731 0077293, R.O.D.C., Tennessee and IRON ROD (OLD) IN CON-I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in QC-20200416 0039940, R.O.D.C., Tennessee and N: 628946.52 adopt the plan of subdivision of the property as shown hereon and dedicate al public ways and easements as noted. No lot or lots as shown hereon shall adopt the plan of subdivision of the property as shown hereon and dedicate all again be subdivided, re-subdivided, altered, or changed so as to produce less public ways and easements as noted. 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TOTAL AREA: 214,734 SF OR 4.930 ACRES±

LOT 1 AREA: 51,474 S.F. or 1.182 AC ± LOT 3 AREA: 46,428 S.F. or 1.066AC ± LOT B AREA: 63,636 S.F. or 1.461 AC ± LOT C AREA: 53,196 S.F. or 1.221 AC ±

RECORD

Owner Name:

Owner Name:

Owner/Developer

Lot I Lot B MURIEL & THOMAS T ANDERSON JOHN & AUDREY REESE 873 FOREST ACRES DR 865 FOREST ACRES DR NASHVILLE, TN 37220 NASHVILLE, TN 37220

Lot 3 LOT C JCB Nominee Trust ANDREW & JESSICA E HILL 824 NANEARLE PL 823 NANEARLE PL NASHVILLE, TN 37220 NASHVILLE, TN 37220

COMMISSION'S APPROVAL

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of the City of Oak Hill, Davidson County, Oak Hill Planning Commission

SURVEYOR'S CERTIFICATE

We hereby certify to the best of our knowledge, information and belief and in our professional opinion that the hereon shown subdivision plat represents a true and correct survey having an unadjusted ratio of precision of 1:15,000 and is true and correct. Approved monuments have been placed as indicated. All side lot lines are at right angles or radial to a street unless otherwise noted.

By: John S. Patteson Date: 1-3-2024 Tenn. Registered Surveyor No. 1829 11-27-2023 11-28-2023 12-6-2023 1-8-2024

> FINAL PLAT RE-SUBDIVISION

OF LOT I & 3 OF THE PLAN OF THE RESUBDIVISION OF LOTS 25 & 26 OF FOREST ACRES SUBDIVISION, SECTION3. LOT B & C OF THE PLAN OF THE RESUBDIVISION of Lots 27 & 28 of Forest Acres SUBDIVISION, SECTION 3 AND OF A PORTION OF NANEARLE PLACE

25th Council District Nashville, Davidson County, Tennessee

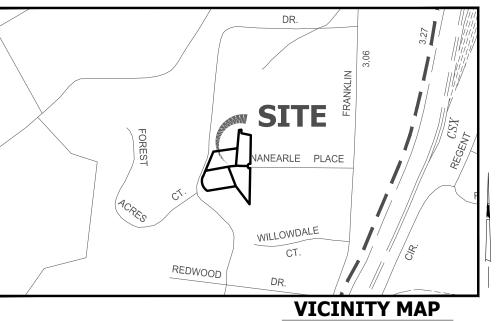


TERRY, ADAM D. & CATHERINE B.

MAGRUDER, MICHAEL J. & JANA L

MJB Sheet 1 of 1

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Public Utility and 1-8-2024 819 NANEARLE PL **Drainage Easement** HEANEY, WILLIAM ET UX DB-00004384 0000334 **CERTIFICATES OF OWNERSHIP & DEDICATION** IRON ROD (OLD) N: 629134.07 E: 1738390.68 I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in DB-00011462 0000114, R.O.D.C., Tennessee and I (We) hereby certify that I am (we are) the owner(s) of the property shown **⊙**8" hèreon as evidenced in DB-20140923 0087425, R.O.D.C., Tennessee and ©8" ©8" PRELIMINARY PLAT adopt the plan of subdivision of the property as shown hereon and dedicate al adopt the plan of subdivision of the property as shown hereon and dedicate all N: 629094.46 E: 1738083.78 RE-SUBDIVISION public ways and easements as noted. No lot or lots as shown hereon shall public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, re-subdivided, altered, or changed so as to produce less again be subdivided, re-subdivided, altered, or changed so as to produce less OF LOT I & 3 OF THE PLAN OF THE area than hereby established until otherwise approved by the City of Oak Hill area than hereby established until otherwise approved by the City of Oak Hill 20' PUBLIC UTILITY EASEMENT (PB 2330 PG 7) IRON ROD (NEW) -Planning Commission and under no condition shall such lot or lots be made to Planning Commission and under no condition shall such lot or lots be made to N: 629085.29 produce less area than prescribed by the restrictive covenants as on record in produce less area than prescribed by the restrictive covenants as on record in Book _____, Page _____, R.O.D.C., Tennessee, running with the title to the E: 1738094.95 Book ____, Page ____, R.O.D.C., Tennessee, running with the title to the property. property. 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TOTAL AREA: 214,734 SF OR 4.930 ACRES±

LOT 1 AREA: 51,474 S.F. or 1.182 AC ± LOT 3 AREA: 46,428 S.F. or 1.066AC ± LOT B AREA: 63,636 S.F. or 1.461 AC ± LOT C AREA: 53,196 S.F. or 1.221 AC ±

Owner/Developer

Lot B JOHN & AUDREY REESE 873 FOREST ACRES DR NASHVILLE, TN 37220

LOT C ANDREW & JESSICA E HILL 823 NANEARLE PL NASHVILLE, TN 37220

COMMISSION'S APPROVAL

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of the City of Oak Hill, Davidson County,

SURVEYOR'S CERTIFICATE

professional opinion that the hereon shown subdivision plat represents a true and correct survey having an unadjusted ratio of precision of 1:15,000 and is true and correct. Approved monuments have been placed as indicated. All side lot lines are at right angles or radial to a street unless otherwise noted.



RESUBDIVISION OF LOTS 25 & 26 OF FOREST ACRES SUBDIVISION, SECTION3, LOT B & C OF THE PLAN OF THE RESUBDIVISION of Lots 27 & 28 of Forest Acres SUBDIVISION, SECTION 3 AND OF A PORTION OF NANEARLE PLACE

Nashville, Davidson County, Tennessee



MJB Sheet 1 of 1