

**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 & 28 SEC 3 FOREST ACRES | HILL, ANDREW & 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) |             |              | \$1,000.00        |
|  |             | <b>Total</b> | <b>\$2,000.00</b> |

**Payments**



## 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

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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.
6. 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 2<sup>nd</sup> 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.

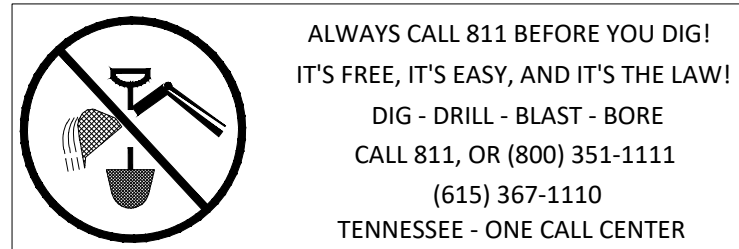


**SURVEYOR'S NOTES**

- The purpose of this plat is to combine portions of the former Nanearle Place Right of Way with the 4 adjacent Parcels.
- Bearings and Coordinates & Elevations shown are based on Tennessee State Plane, NAD83 (NAVD88), U.S. Survey Foot.
- Property is Currently Zoned Oak Hill Residential C.
- Building setbacks determined by City of Oak Hill Zoning Ordinance.
- 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 # 47037C0367H, Effective on: 4-05-2017.
- 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 confirmed with the appropriate utility sources.
- A Title Report was not provided for the preparation of this survey, Therefore this survey is subject to the findings of an accurate title search.
- This survey does not address the owner of any fence nor address any adverse claim of ownership of any adjoining property. Removal of any property line fence should be coordinated with adjacent owner.
- This Property is located in the 25th Councilmanic District of Davidson County Tennessee.
- The recording of this subdivision voids, vacates and supercedes the recording of Lot 1 & 3 of the Plan of the Resubdivision of Lots 25 & 26 of Forest Acres Subdivision, Section 3, 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; said street closed, vacated, and abandoned by Oak Hill Ordinance \_\_\_\_\_.
- Individual water & sanitary sewer service lines are required for each parcel/unit.
- Any excavation, fill or any disturbance of existing ground elevation must be done in accordance with Metro Nashville stormwater management ordinance No. 78-840 and approved by the City of Oak Hill.
- City of Oak Hill shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace and inspect any stormwater facilities within the property.
- Parcel numbers shown thus (xx) pertain to Property Map No. 160-02 or 146-14, Property Assessor's Office, Davidson County, Tennessee.
- No building permit shall be issued for construction on any area of 15% or 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\*

**GPS NOTES**

- The (TDOT) Tennessee Geodetic Reference Network was used for this survey.
- GPS locations used for this survey were established using a VRS network consisting of multiple reference stations.
- GPS data was collected with a Spectra Precision 80 receiver.
- This survey was prepared without the use of a scale factor. Except in the instance of initial survey control, all distances or coordinates were derived from measurements taken by a total station. Coordinates used for the initial survey control were generated with the use of GPS observations and used as the basis for the coordinate system used for this survey.
- The date of the field work was: 5/17/2023.



**Symbol Legend**

- Symbol Denotes
- IRON ROD (OLD)
- BENCHMARK
- CATCH BASIN
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING TREE
- WATER VALVE
- WATER METER
- IRON ROD (NEW)
- UTILITY POLE

P.U.D.E. Public Utility and Drainage Easement

**CERTIFICATES OF OWNERSHIP & DEDICATION**

**Lot 1**

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 adopt the plan of subdivision of the property as shown hereon and dedicate all 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 area than hereby established until otherwise approved by the City of Oak Hill Planning Commission and under no condition shall such lot or lots be made to 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 property.

Owner Name: \_\_\_\_\_  
 Title: \_\_\_\_\_ Date: \_\_\_\_\_

**Lot 3**

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in DB-20140923 0087425, R.O.D.C., Tennessee and adopt the plan of subdivision of the property as shown hereon and dedicate all 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 area than hereby established until otherwise approved by the City of Oak Hill Planning Commission and under no condition shall such lot or lots be made to 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 property.

Owner Name: \_\_\_\_\_  
 Title: \_\_\_\_\_ Date: \_\_\_\_\_

**Lot B**

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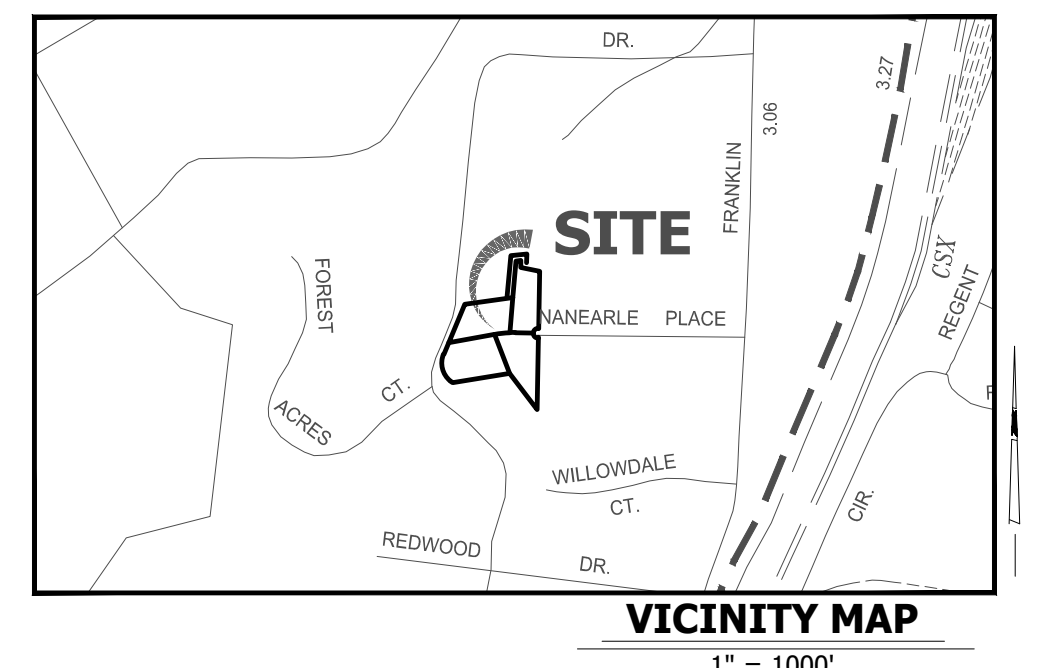
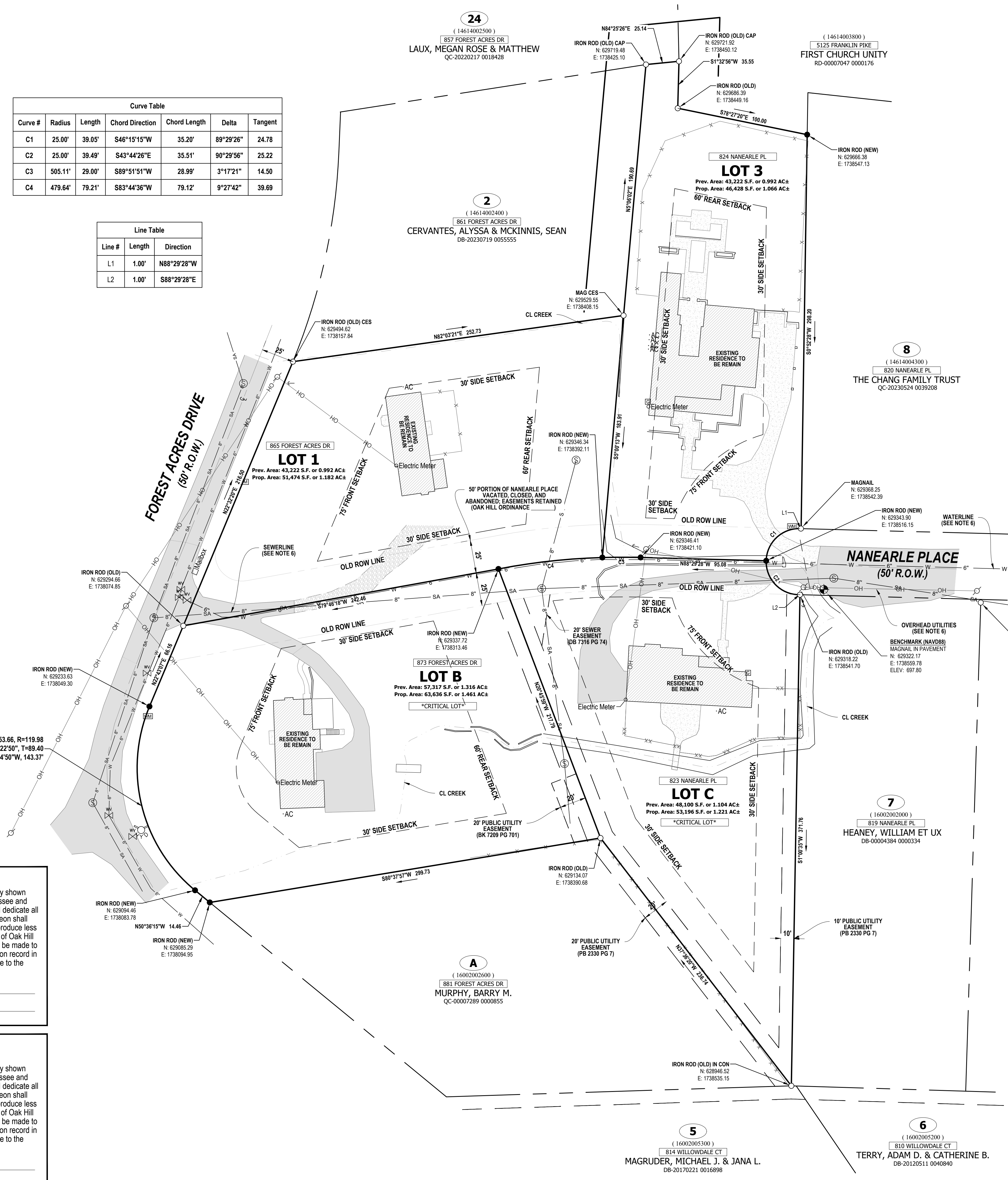
**Lot C**

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Owner Name: \_\_\_\_\_  
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| Curve # | Radius  | Length | Chord Direction | Chord Length | Delta     | Tangent |
|---------|---------|--------|-----------------|--------------|-----------|---------|
| C1      | 25.00'  | 39.05' | S46°15'15"W     | 35.20'       | 89°29'26" | 24.78   |
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| C3      | 505.11' | 29.00' | S89°51'51"W     | 28.99'       | 3°17'21"  | 14.50   |
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| L1     | 1.00'  | N88°29'28"W |
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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 1.066 AC ±**  
**LOT B AREA: 63,636 S.F. or 1.461 AC ±**  
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**RECORD**



**Owner/Developer**

|   |  |
|---|--|
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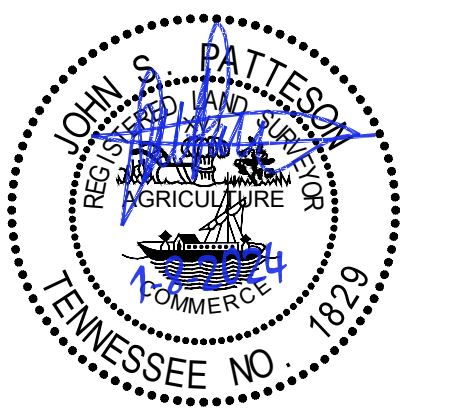
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By: John S. Patteson Date: 1-3-2024  
 Tenn. Registered Surveyor No. 1829

11-27-2023  
 11-28-2023  
 12-6-2023  
 1-8-2024



**FINAL PLAT RE-SUBDIVISION OF LOT 1 & 3 OF THE PLAN OF THE RESUBDIVISION OF LOTS 25 & 26 OF FOREST ACRES SUBDIVISION, SECTION 3, 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



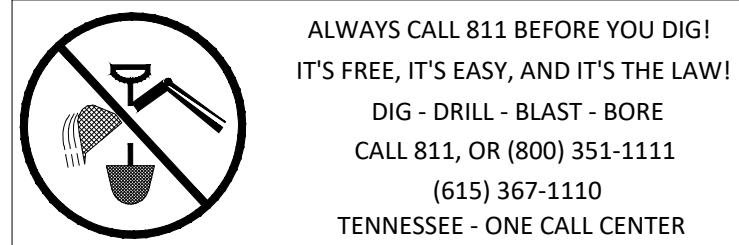


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| IRON ROD (NEW) |         |
| UTILITY POLE   |         |

P.U.D.E. Public Utility and Drainage Easement

GRID NORTH (SEE NOTE 2)

GRAPHIC SCALE (IN FEET)

1 inch = 40 ft.

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Owner Name: \_\_\_\_\_

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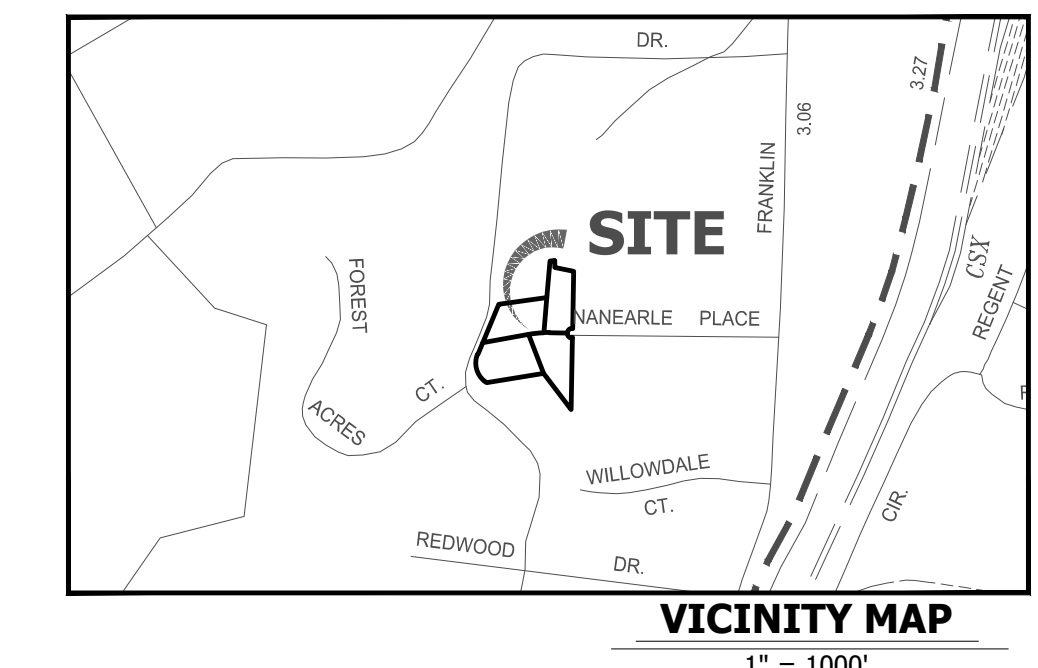
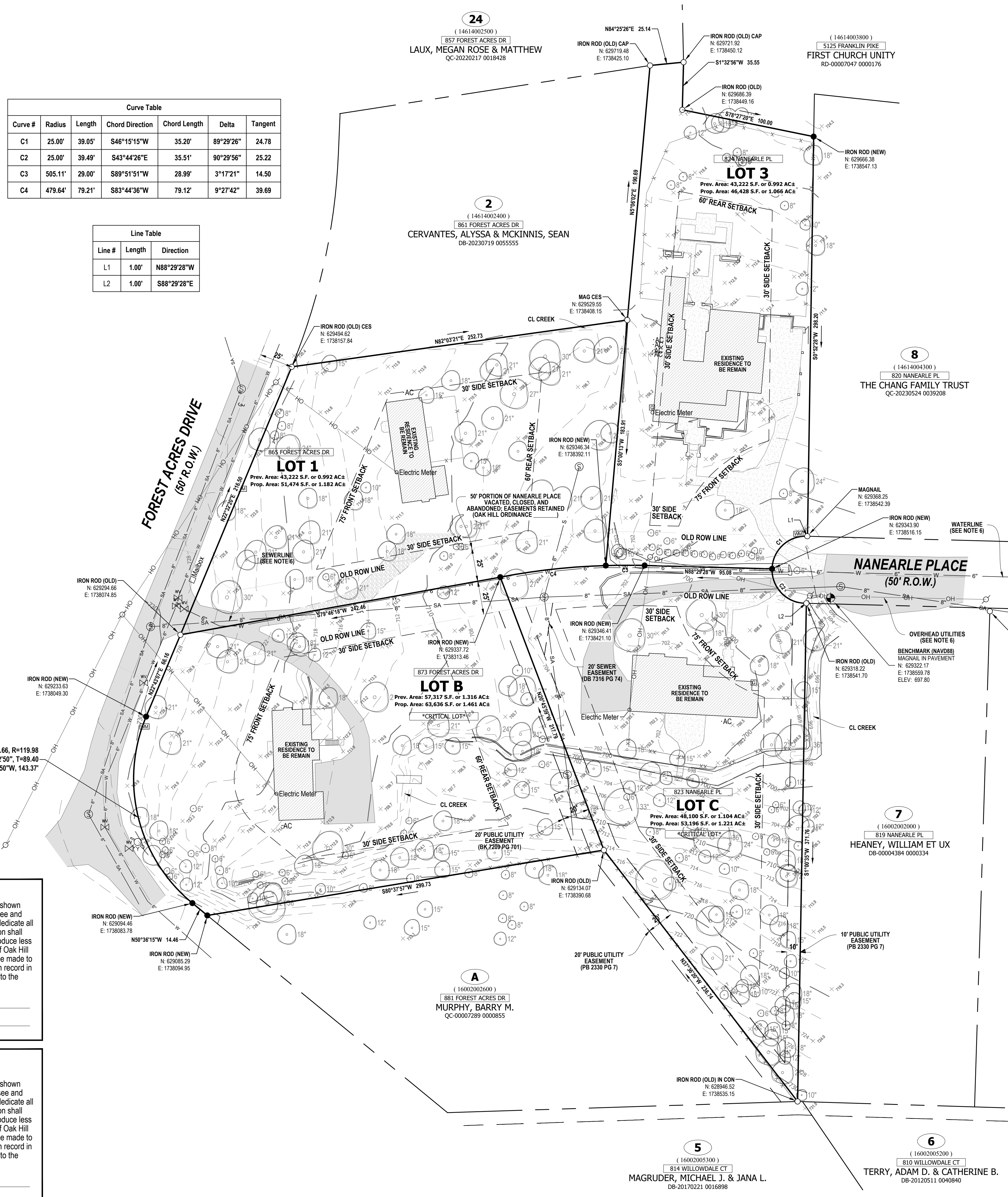
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By: John S. Patteson Date: 12-5-2023

Tenn. Registered Surveyor No. 1829

11-27-2023  
 11-28-2023  
 12-6-2023  
 1-8-2024

**PRELIMINARY PLAT  
 RE-SUBDIVISION  
 OF LOT 1 & 3 OF THE PLAN OF THE  
 RESUBDIVISION OF LOTS 25 & 26 OF FOREST  
 ACRES SUBDIVISION, SECTION 3,  
 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

