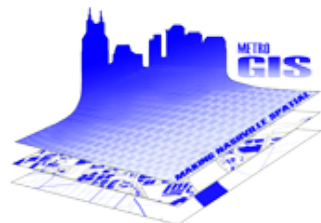


**Permit #:** 122**Permit Date:** 01/03/24**Permit Type:** Planning Commission**Case Number:** PC 24-03**PC Meeting Date:** a. 1st Tuesday of February**BZA Meeting Date:****Assigned Meeting Date:** 02/06/2024**Special Meeting Date:****Applicant Is:** Owner**Applicant Name:** Jack Urbano**Applicant Address:** 1200 Broadway, Apt. 1917**Applicant City, State, ZIP:** Nashville, TN 37203**Applicant Phone Number:** 7209995354**Applicant Email:** jack.urbano87@gmail.com**Description:** Full renovation of existing house in Radnor Lake Natural Area Impact Zone. All work will be interior and some window repair. House sits on a steep slope, but no work is proposed on the slope.**Project Cost:** 0**Square Feet:** 3100**Lot Area:** 4**Lot Coverage:** 0**Heat/cooled area:** 0**Proposed Height(ft.):** 0**#of stories:** 1**Lot Depth/Width****Ratio:****Avg. front setback of adjacent homes:****Zoning District:** Zone C**Radnor Lake Impact Zone:** Yes**Steep Slope:** No**Plat/Subdivison:** No**Status:** Open**Assigned To:** Stephen Snow**Property**

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
14507001600	5040 VILLA CREST DR	LOT 22 VILLA ESTATES	O'HARA, JAMES P.		

**Fees**

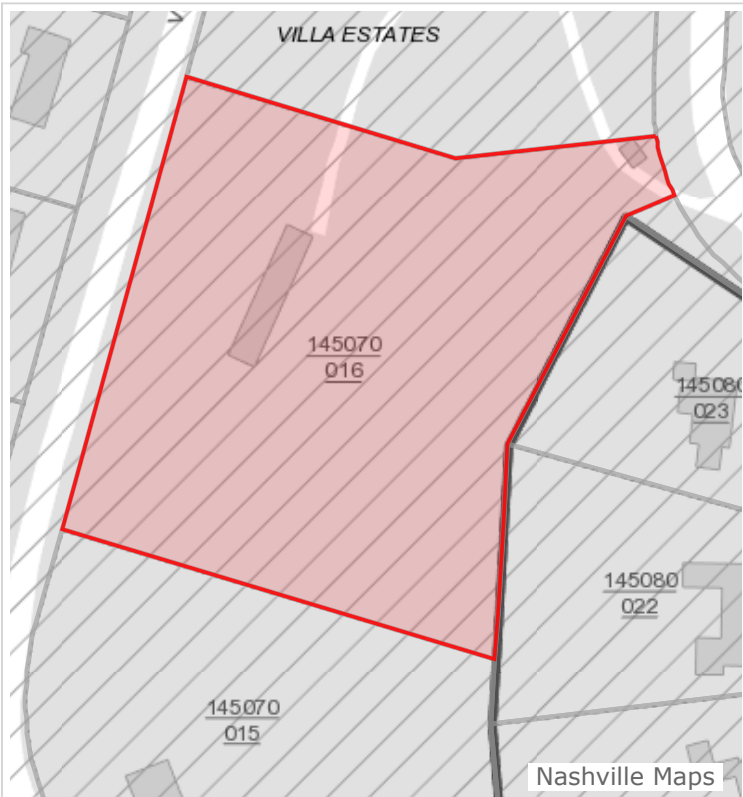
Fee	Description	Notes	Amount
Residential Radnor Lake Review Fee		(2 reviews)	\$1,000.00
<b>Total</b>			<b>\$1,000.00</b>



Nashville Planning Department  
 800 2nd Ave S  
 P.O. Box 196300  
 Nashville, TN 37219-6300

[maps.nashville.gov](https://maps.nashville.gov)

Parcel Details	
<b>Parcel ID:</b>	14507001600
<b>Parcel Address:</b>	5040 VILLA CREST DR NASHVILLE, TN 37220
<b>Owner:</b>	REILLY, JOHN F & URBANO, JACK
<b>Acquired Date:</b>	6/25/2023
<b>Sale Price:</b>	\$ 799,000.00
<b>Sale Instrument:</b>	DB-20230703 0050656
<b>Mailing Address:</b>	5040 VILLA CREST DR NASHVILLE, TN 37220
<b>Legal Description:</b>	LOT 22 VILLA ESTATES
<b>Acreage:</b>	3.72
<b>Frontage Dimension:</b>	400
<b>Side Dimension:</b>	388
<b>Parcel Instrument:</b>	DB-00004636 0000266
<b>Parcel Instrument Date:</b>	9/5/1972
<b>Census Tract:</b>	37018700
<b>Tax District:</b>	OH
<b>Council District:</b>	25
<b>Land Use Description:</b>	SINGLE FAMILY

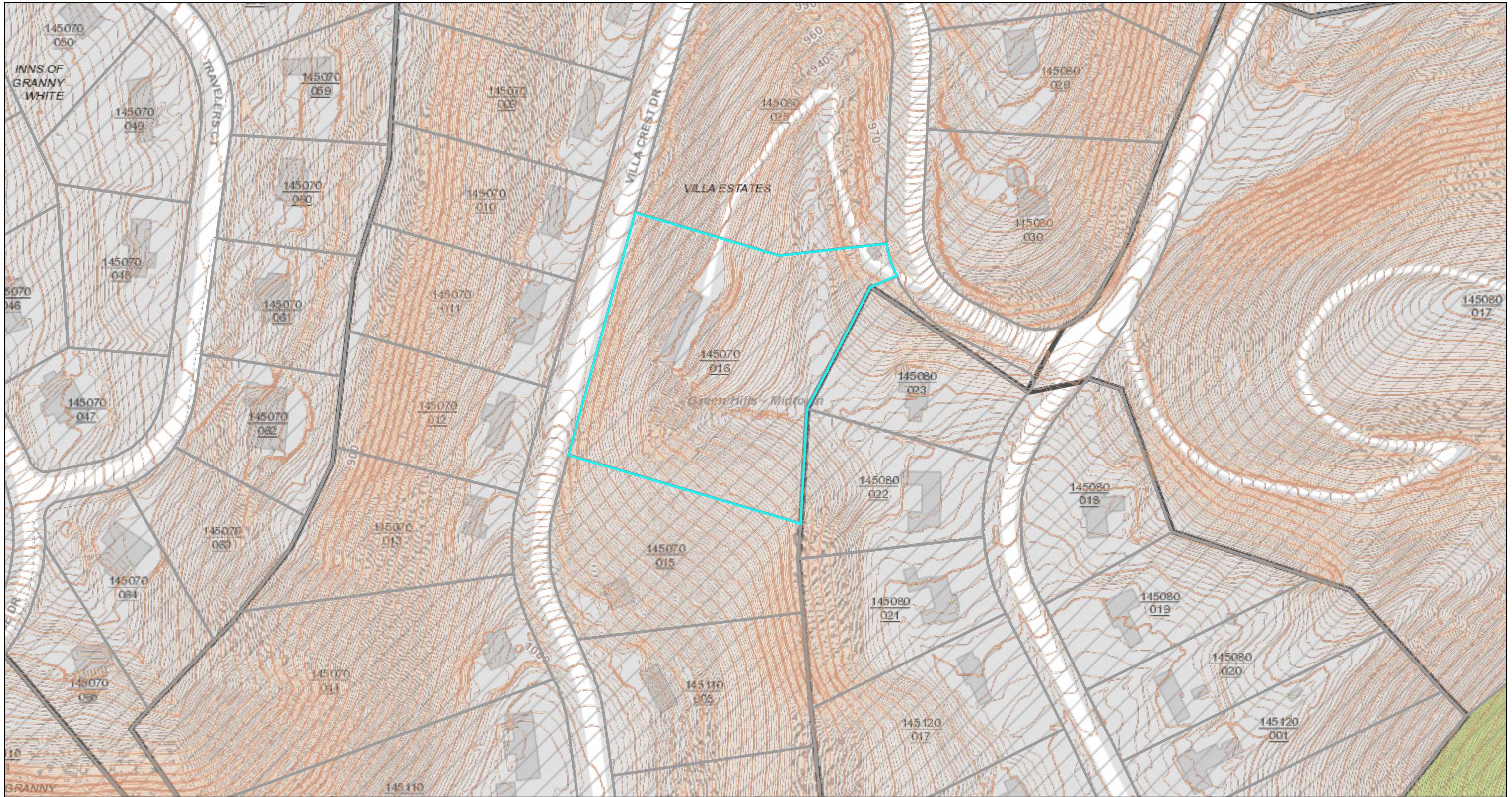


Zoning		<a href="#">Hide</a>
<b>Zone Code</b>	8ZZ	
<b>Zone Description</b>	WITHIN THE JURISDICTION OF THE CITY OF OAK HILL	
<b>Effective Date</b>	12/23/1974	
<b>Ordinance</b>	O73-650	
<b>Case Number</b>		

Owner History		<a href="#">Hide</a>
<b>Owner Name</b>	REILLY, JOHN F & URBANO, JACK	
<b>Acquired Date</b>	6/26/2023	
<b>Sale Instrument</b>	DB-20230703 005065	
<b>Mailing Address</b>	5040 VILLA CREST DR, NASHVILLE TN 37220	
<b>Mailing Country</b>	US	
<b>Sale Amount</b>	\$ 799,000.00	
<b>Owner Name</b>	WHITE, LOLA ANN	
<b>Acquired Date</b>	10/26/2021	
<b>Sale Instrument</b>	QC-20211109 014964	
<b>Mailing Address</b>	115 WOODMONT BLVD APT 319, NASHVILLE TN 37205	
<b>Mailing Country</b>	US	
<b>Sale Amount</b>	\$ 0.00	
<b>Owner Name</b>	O'HARA, JAMES P.	



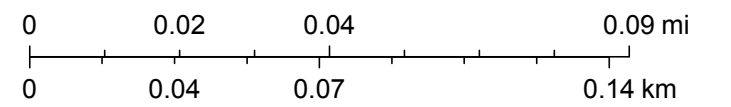
# Nashville / Davidson County Parcel Viewer



December 4, 2023

- |                          |                                      |  |
|--------------------------|--------------------------------------|--|
| graphicsLayer2           | ARTS CENTER REDEVELOPMENT DISTRICT   | EAST BANK REDEVELOPMENT DISTRICT               |
| Zoning                   | BORDEAUX REDEVELOPMENT DISTRICT      | FIVE POINTS REDEVELOPMENT DISTRICT             |
| Urban Design Overlay     | CAPITOL HILL REDEVELOPMENT DISTRICT  | JEFFERSON STREET REDEVELOPMENT DISTRICT        |
| Planned Unit Development | CAPITOL MALL REDEVELOPMENT DISTRICT  | PHILLIPS-JACKSON STREET REDEVELOPMENT DISTRICT |
| Redevelopment District   | CAYCE REDEVELOPMENT DISTRICT         | RUTLEDGE HILL REDEVELOPMENT DISTRICT           |
| <all other values>       | CENTRAL STATE REDEVELOPMENT DISTRICT | SKYLINE REDEVELOPMENT PLAN                     |

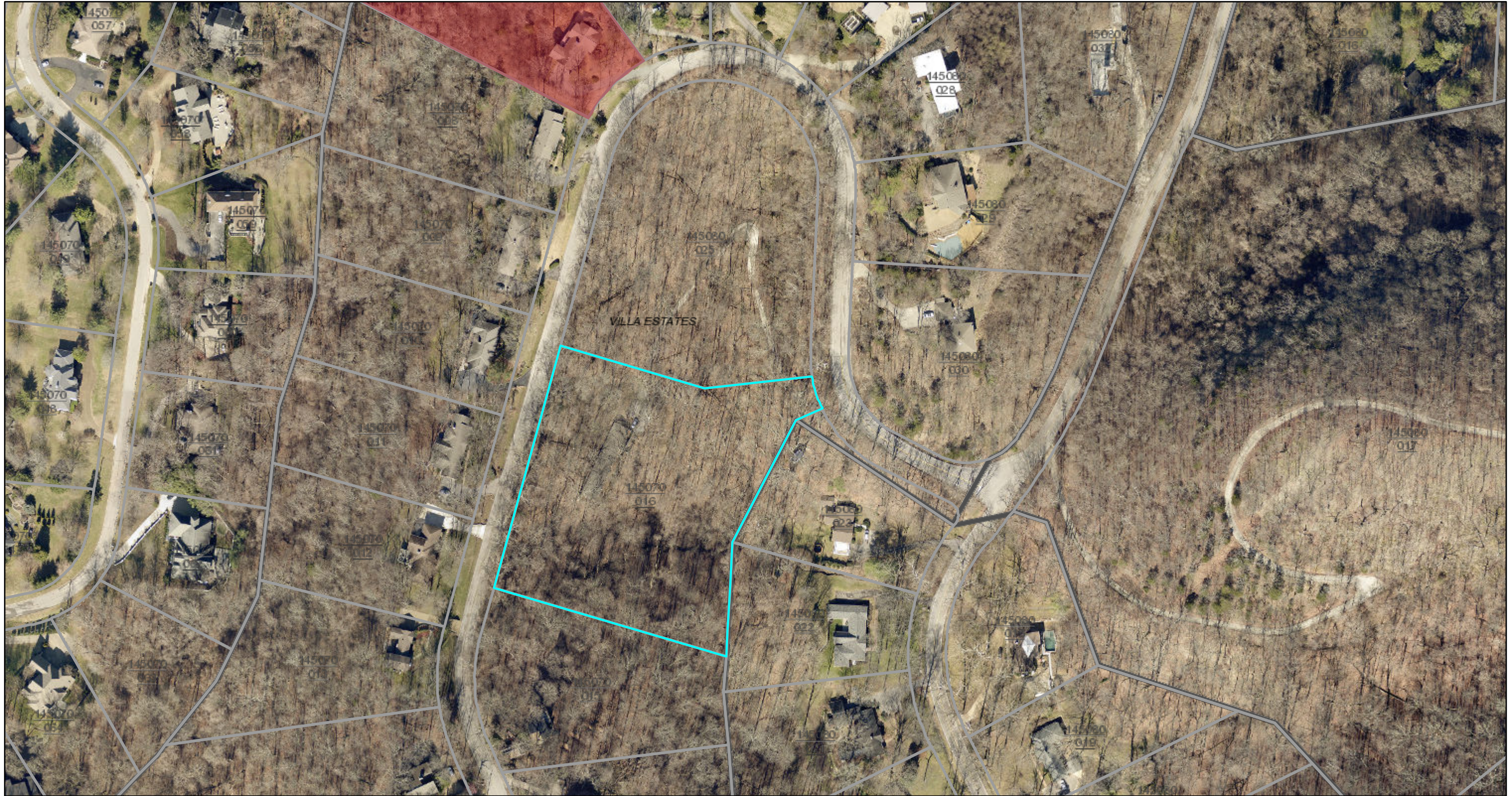
1:2,257





Nashville Maps, Metro GIS



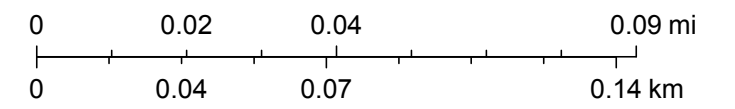
# Nashville / Davidson County Parcel Viewer



December 4, 2023

-  Override 1
-  graphicsLayer2

1:2,257



Nashville Maps; Pictometry International



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ENGINEERED SOLUTIONS  
1928 TINNIN ROAD  
GOODLETTSVILLE, TENNESSEE 37072  
PHONE (615) 945-9119 ● FAX (615) 859-9177

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## **SITE OBSERVATION & EVALUATION OF PLANNED RENOVATION**

**PROJECT:** Residence Renovation  
**LOCATION:** 5040 Villa Crest Drive / Nashville, Tennessee  
**CONTRACTOR:** In 1 Accord Painting & Remodel LLC / Steve Alvarez

**DATE:** 9/18/2023

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Engineering observations were performed to review the residence at the above referenced location. The purpose for these observations was to review the appearance and physical condition of the exposed framing that had been exposed during interior demolition completed construction at the above referenced residence. The project consists of the planned renovation to the residence interiors at the above referenced address. The structure of this residence consists of open web exposed roof trusses for this one-story structure. The rear of this residence backs up to the steep slope and is built as a block reinforced foundation wall with "whaler-brace" walls securing the structure. The original residence is estimated to have been built during the 1970's. The renovation consisted of reframing for roof framing and interior wall removals.

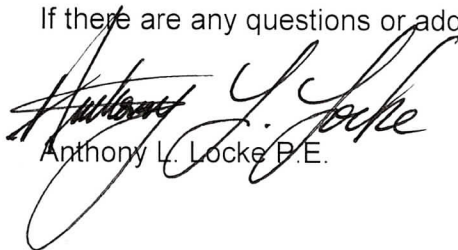
Site visit reviews of the existing field conditions were completed and discussed during the construction for the new framing and bracing. The first visit reviewed the modified framing of the new load paths created by the planned removal of the fireplace and load bearing walls. This allowed the contractor to understand the required stiffening support members that would be required and added to the existing framing in order to create the necessary load paths to support the new design plan. Existing load bearing walls of the original structure were evaluated for the new framing loads and new bearing conditions were created as required to complete the renovation.

A few of the wood trusses required reinforcement for the wall changes that are required for the renovation. Additionally framing for a planned loft second level area required the modification of one of the roof trusses. Framing for the support changes were designed for the proper framing sizes for the new layout.

Follow-up evaluation review found the framing elements for the designed reinforcements to be completed as designed and detailed, and completed with good workmanship, the structures framing for the planned renovations ensure the structure to be sound and complete.

Based on my experience, and to the best of my knowledge, the new foundations construction for this structure meets the proper code performance requirements for the applicable 2018 IRC building code.

If there are any questions or additional information required, please feel free to call.



Anthony L. Locke P.E.



September 18, 2023

Steve Alvarez  
In 1 Accord Painting & Remodel LLC

**STRUCTURAL EVALUATION OF RESIDENCE**

95 Governors Way (Governors Club)  
Brentwood, Tennessee 37027  
Project #29190

**INVOICE**

Structural services for observations, site design and structural confirmation letter for the above referenced project.

Site observations and letter	<b>\$1,000.00</b>
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<b>Due Now</b>	<b>(9/18/2023)</b>	<b>\$1,000.00</b>
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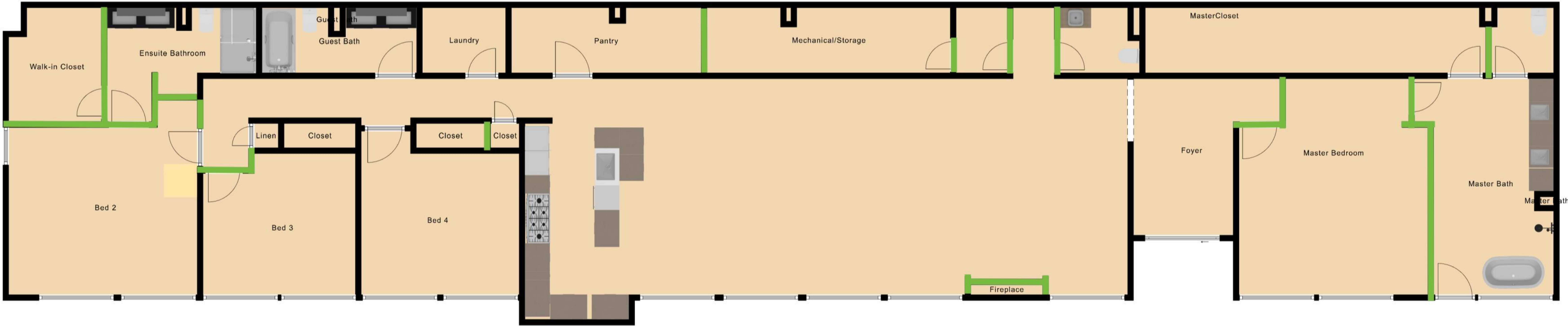
Anthony L. Locke, P.E.

**Send Payment to:**  
Anthony L. Locke  
1928 Tinnin Road  
Goodlettsville, TN 37072  
# 615-945-9119



5' 11 3/4" 6' 3 3/4" 5' 2" 5' 3 5/8" 5' 8 3/8" 6' 8" 7' 10" 6' 1/4" 5' 10 7/8" 13' 2" 4' 1 1/8" 3' 3 3/8" 5' 5" 27' 1 1/8" 4' 6 1/8"

1' 8 7/8" 13' 5 1/4" 6' 9 5/8" 2' 4 1/4"



1' 11 7/8" 6' 8 5/8" 9' 1/4" 26' 3/4" 5' 2 5/8"

15' 1 7/8" 12' 2 7/8" 12' 8 1/4" 8' 4" 27' 1/2" 5' 9 1/8" 6' 4 1/8" 125' 3 1/2" 15' 2 1/8" 9' 7 1/2"

