

Permit #: 121

Permit Date: 12/20/23

Permit Type: Planning Commission

Case Number: PC 24-02

PC Meeting Date: b. 1st Tuesday of March

BZA Meeting Date:

Assigned Meeting Date: 03/05/2024

Special Meeting Date:

Applicant Is: Owner

Applicant Name: Kent Basile

Applicant Address: 4412 Soper Ave.

Applicant City, State, ZIP: Nashville, TN 37204

Applicant Phone Number: 8652424767

Applicant Email: kentbasile@gmail.com

Description: Requesting resubdivision plat approval pertaining to lots 922 and 924 Battery Ln.; and proposing creation of a 4414 Soper Ave. address.

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
13209011300	922 BATTERY LN	PART OF LOT 26 OAK HILL SUB 1	WINDER, DANNY & VERONICA		

Fees

Fee	Description	Notes	Amount
Final Flat Per Lot Fee (Add for each lot over 2 lots)			\$250.00
Final Plat Base Fee (Includes 2 Reviews)			\$1,000.00
Final Flat Per Lot Fee (Add for each lot over 2 lots)			\$250.00
Total			\$1,500.00

Payments

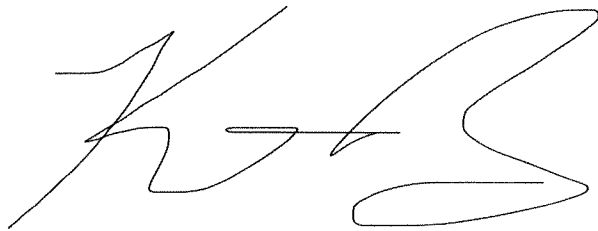
Date	Paid By	Description	Payment Type	Accepted By	Amount
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922 Battery and 924 Battery Resub Authorization Letter

I, Kent Basile the sole member of 2K Development LLC and the owner of 922 and 924 Battery Ln, authorize the resub of 922 and 924 Battery into 2 new properties. 4414 Soper Ave and 924 Battery Ln.

Thanks

Kent Basile
865-242-4767
kentbasile@gmail.com

A handwritten signature in black ink, consisting of the letters 'K' and 'B' in a stylized, cursive font. The 'K' is formed by a single continuous stroke that loops back to cross itself, and the 'B' is a simple, rounded shape.

From: yawner.beat0g@icloud.com
To: [CodeAdmin](#)
Cc: CodesAdmin@oakhilltn.us
Subject: Fwd: PC Case No 24-02
Date: Friday, February 2, 2024 5:53:14 PM

[You don't often get email from yawner.beat0g@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I sent this to the code officer email provided on the letter and it bounced back.

Hello,

I am writing this letter in response to receiving a notice about building on 922 and 924 Battery Ln. and the request to create 4414 Soper Ave.

We live off of Soper, and this street has become a major cut through for traffic in the Oak Hill/Greenhills area. At the busy times of morning commute this road is already becoming rather dangerous due to the amount of construction on the street.

There are consistently trucks, workers, landscapers, cars parked along sober Avenue turning it into a one-way street.

Because of the heavy traffic on battery lane, when a car is parked too close to the stop sign it can cause a major traffic jam or accident trying to turn right onto Soper.

It is my understanding that the party requesting to add another house onto Soper Avenue are the same owners of 922 and 924 Battery Ln. in addition to multiple properties they are currently working on on and own on Soper Avenue.

The request of an additional property is beneficial to these owners to maximize their investments of creating three houses on two lots, but I don't think that the long-standing neighbors of this area should have to suffer in order for them to profit.

We constantly have nails in our tires, potholes to deal with, and traffic concerns due to the building that the same owner is creating on the street.

One of the perks of Oak Hill is that it does not allow two houses on one lot as you see just over the line and the Greenhills area. The generous lot size is one of the mini wonderful things about living in Oak Hill. Please don't allow these investors to take that away by cramming yet more houses onto a standard lot.

We have lived in our house for over 15 years and I have never once written the board of Oak Hill about a matter. Thank you for your consideration in this matter.

SURVEYOR'S NOTES

- The purpose of this plat is to create two (2) lots.
- Bearings and Coordinates & Elevations shown are based on Tennessee State Plane, NAD83 (NAVD88), U.S. Survey Foot.
- Property is Currently Zoned 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 # 47037C0358H, 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, Council member Jeff Preppitt.
- The recording of this subdivision voids, vacates and supercedes the recording of Part of Lot # 26, on the Plat of Oak Hill Subdivision No. 1, as of record in Book 547, Page 48, Register's Office for Davidson County, Tn., and Part of Lot # 43, on the Subdivision of Lots 27, 28, 36, 37, 38, 39, 40, 41, 42, 43 and Part lot Lots 35 & 44 of Oak Hill Subdivision No. 1, as of record in Book 547, Page 52, Register's Office for Davidson County, Tn.
- Individual water & sanitary sewer service lines are required for each parcel/unit.
- Size driveway culverts per the City of Oak Hill requirements.
- 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 pertain to Map No. 132.09.

GPS NOTES

- The (TDDT) 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: 9/29/2023.

CERT. OF OWNERSHIP & DEDICATION

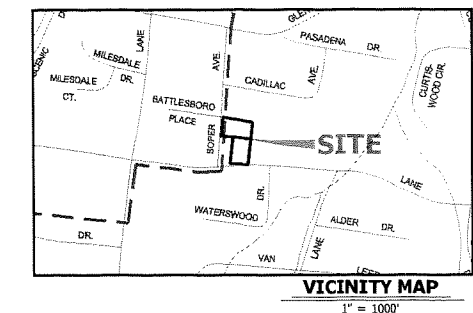
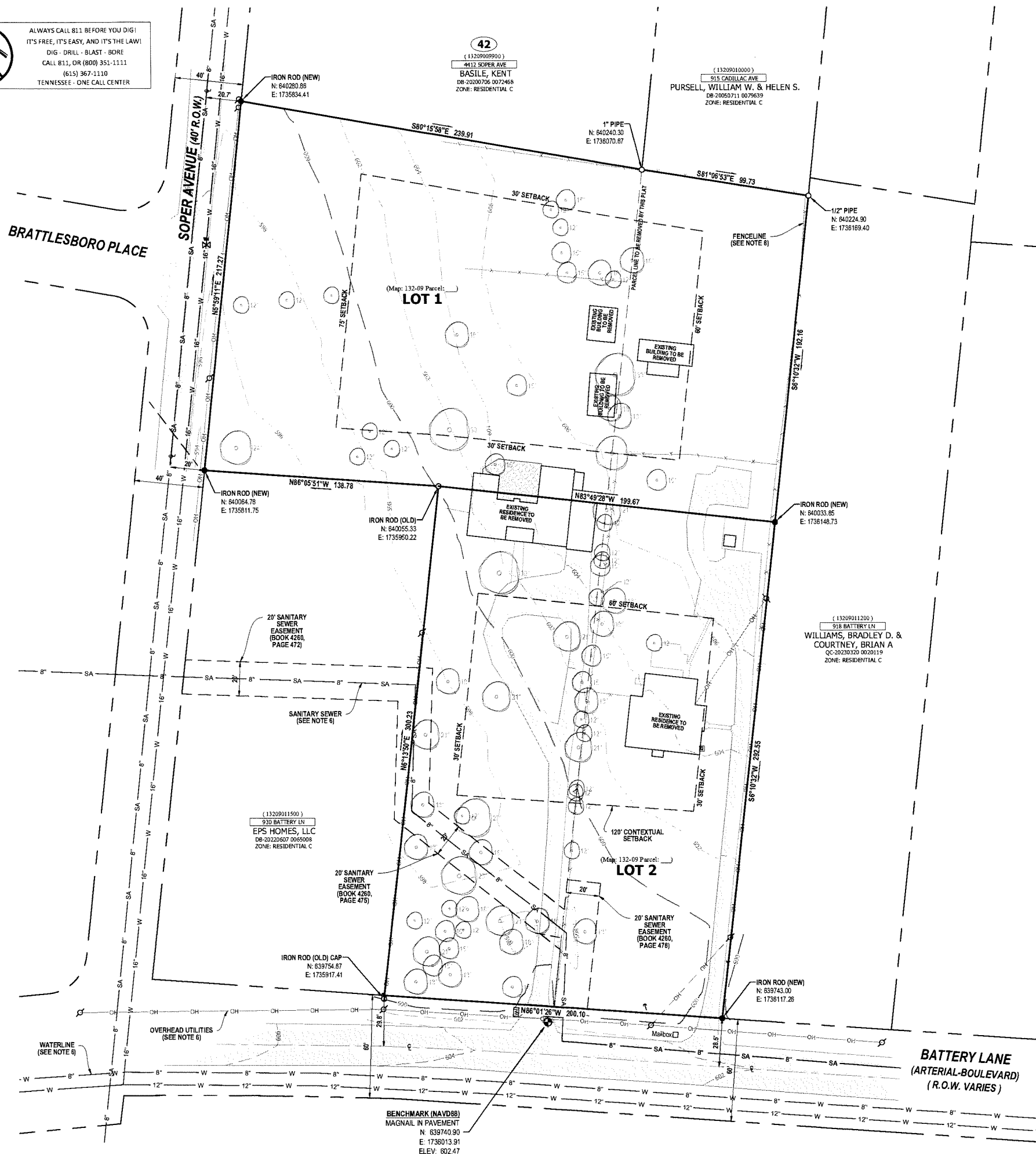
I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Instrument No. 20230224 0013155 and Instrument No. 20231201 0092922 R.O.D.C., Tennessee and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. 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: Kent Basile
 Title: Owner Date: 2/7



ALWAYS CALL 811 BEFORE YOU DIG!
 IT'S FREE, IT'S EASY, AND IT'S THE LAW!
 DIG - DRILL - BLAST - BORE
 CALL 811, OR (800) 351-1111
 (615) 367-1110
 TENNESSEE - ONE CALL CENTER

BRATTLESBORO PLACE



TOTAL AREA: 127,828 SF OR 2.935 ACRES±

LOT 1 AREA: 68,606 S.F. or 1.575 AC ±
 LOT 2 AREA: 59,222 S.F. or 1.360 AC ±
 ORIG 922 AREA: 48,781 S.F. or 1.119 AC ±
 ORIG 924 AREA: 79,047 S.F. or 1.814 AC ±

RECORD

Owner/Developer

2K DEVELOPMENT, LLC
 P.O. Box 120789
 NASHVILLE, TN 37212

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, Tennessee.

Oak Hill Planning Commission Date _____

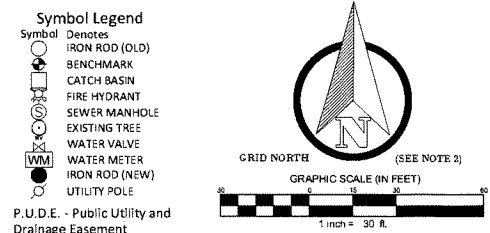
SURVEYOR'S CERTIFICATE

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: 1-11-2024

Tenn. Registered Surveyor No. 1829

11-15-2023
1-11-2024
2-7-2024



PRELIMINARY PLAT
 Part of Lot # 26, on the Plat of Oak Hill Subdivision No. 1 and Part of Lot # 43, on the Subdivision of Lots 27, 28, 36, 37, 38, 39, 40, 41, 42, 43 and Part lot Lots 35 & 44 of Oak Hill Subdivision No. 1,
 25th Council District
 Nashville, Davidson County, Tennessee



SURVEYOR'S NOTES

- The purpose of this plat is to create two (2) lots.
- Bearings and Coordinates & Elevations shown are based on Tennessee State Plane, NAD83 (NAVD88), U.S. Survey Foot.
- Property is Currently Zoned Satellite City.
- Building setbacks determined by Metro 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 # 47037C0358H, 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, Council member Jeff Preplit.
- The recording of this subdivision voids, vacates and supercedes the recording of Part of Lot # 26, on the Plat of Oak Hill Subdivision No. 1, as of record in Book 547, Page 49, Register's Office for Davidson County, Tn., and Part of Lot # 43, on the Subdivision of Lots 27, 28, 36, 37, 38, 39, 40, 41, 42, 43 and Part lot Lots 35 & 44 of Oak Hill Subdivision No. 1, as of record in Book 547, Page 52, Register's Office for Davidson County, Tn.
- 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 stormwater management ordinance No. 78-840 and approved by the Metropolitan Department of Water Services.
- Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 18" RCP).
- Metro Water Services 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.
- The final site plan/building permit shall depict any required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within any required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
- Landscaping and tree density requirements per Metro Zoning Ordinance.
- Parcel numbers pertain to Map No. 132.09.

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: 9/29/2023.

CERT. OF OWNERSHIP & DEDICATION

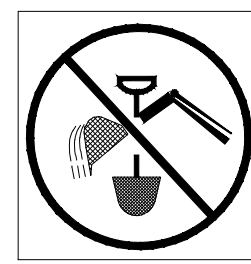
I (we) hereby certify that I (we) are the owners of the property shown hereon as evidenced in Instrument No. 20010208 0012531 (R.O.D.C.), and that I (we) hereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, re-subdivided, altered or changed so as to produce less area than hereby established until otherwise approved by the Metropolitan Planning Commission.

Danny Winder _____ Date _____
 Veronica Winder _____ Date _____

CERT. OF OWNERSHIP & DEDICATION

I (we) hereby certify that I (we) are the owners of the property shown hereon as evidenced in Instrument No. 20230224 0013155 (R.O.D.C.), and that I (we) hereby adopt this 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 Metropolitan Planning Commission.

2K Development, LLC _____ Date _____



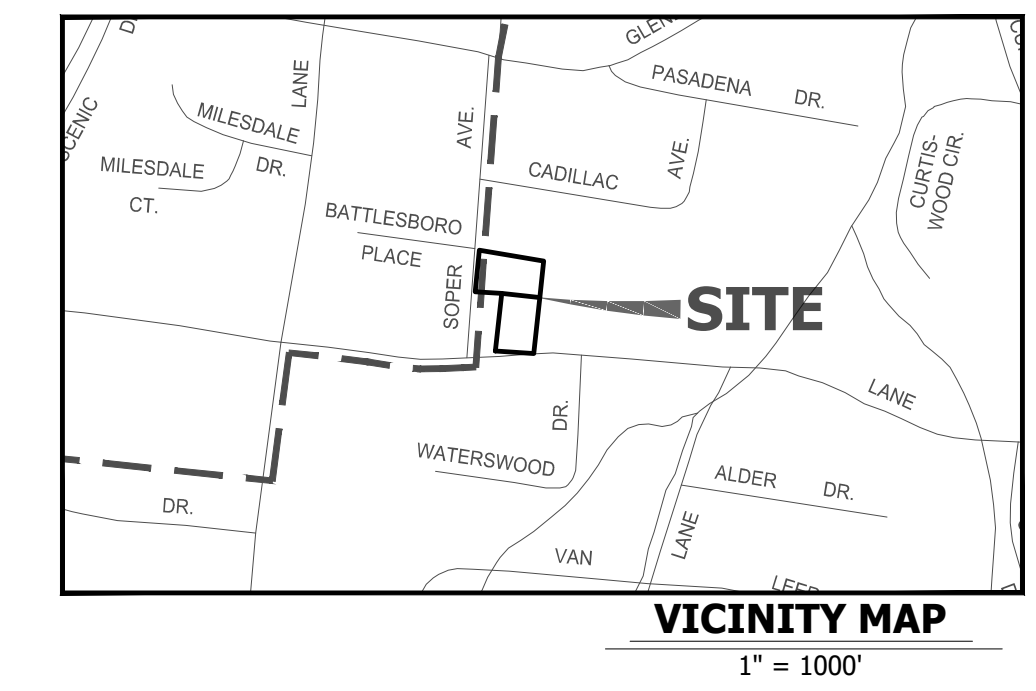
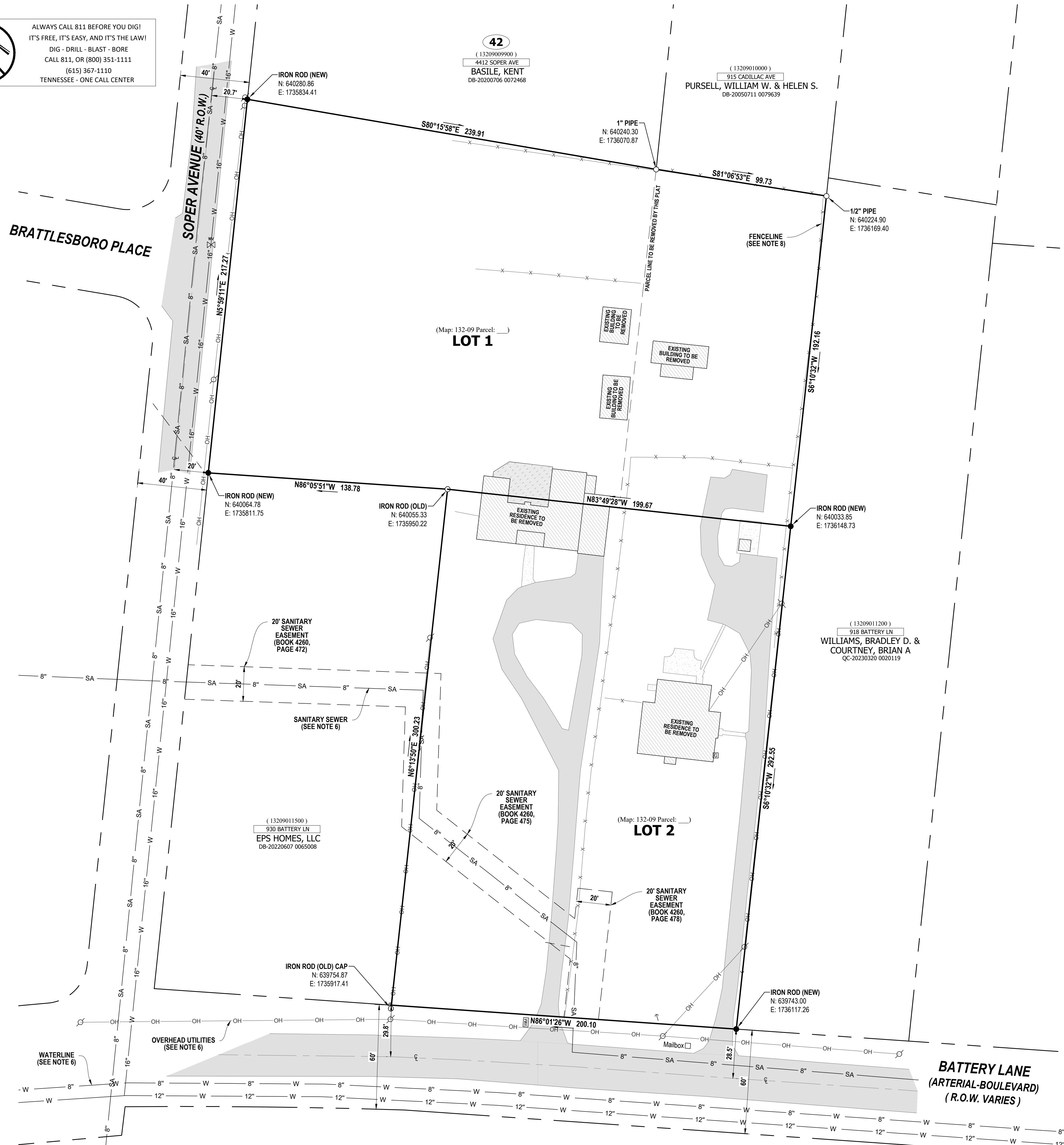
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 CALL 811, OR (800) 351-1111
 (615) 367-1110
 TENNESSEE - ONE CALL CENTER

Symbol Legend

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

GRID NORTH (SEE NOTE 2)
 GRAPHIC SCALE (IN FEET)
 1 inch = 30 ft.

BRATTLESBORO PLACE



TOTAL AREA: 127,828 SF OR 2.935 ACRES ±
LOT 1 AREA: 68,606 S.F. or 1.575 AC ±
LOT 2 AREA: 59,222 S.F. or 1.360 AC ±

SUBDIVISION #	RECORD
2023S-___-001	

Owner/Developer
 DANNY & VERONICA WINDER 2K DEVELOPMENT, LLC
 922 BATTERY LN P.O. Box 120789
 NASHVILLE, TN 37220 NASHVILLE, TN 37212

COMMISSION'S APPROVAL
 Approved by the Metropolitan Planning Commission of Nashville and Davidson County, Tennessee.
 Name: _____ Date: _____

SURVEYOR'S CERTIFICATE

I hereby certify that the subdivision plat shown hereon is correct and that approved monuments have been placed as indicated and that this survey was actually made on the ground under my direct supervision, using the latest recorded deeds, and other information; that there are no encroachments or projections other than those shown; and that this survey exceeds the minimum requirements for a Category 1 Urban Land Survey pursuant to Chapter 0820-3, Section .05 of the Department of Insurance Standards of Practice for Land Surveyors; and that this survey is true and correct to the best of my knowledge and belief.

John S. Patteson
 TN R.L.S. NO.: 1829
 11-15-2023



FINAL PLAT
 Part of Lot # 26, on the Plat of Oak Hill Subdivision No. 1 and Part of Lot # 43, on the Subdivision of Lots 27, 28, 36, 37, 38, 39, 40, 41, 42, 43 and Part lot Lots 35 & 44 of Oak Hill Subdivision No. 1,
 25th Council District
 Nashville, Davidson County, Tennessee

CLINT ELLIOTT SURVEY
 P.O. Box 331875
 Nashville, TN 37203
 clintelliotsurvey.com
 (615) 490-3236