

Permit #: 143

Permit Date: 02/27/24

Permit Type: Planning Commission

Case Number: PC 24-06

PC Meeting Date: c. 1st Tuesday of April

BZA Meeting Date:

**Assigned Meeting
Date:** 04/02/2024

Special Meeting Date:

Applicant Is: Contractor

Applicant Name: Amanda Stone

Applicant Address: PO Box 40082

**Applicant City, State,
ZIP:** Nashville, TN 37204

**Applicant Phone
Number:** 9186294501

Applicant Email: amanda@palmingopools.com

Description: Requesting plat approval to adjoin
two properties.

Project Cost: 0

Square Feet: 0

Lot Area: 0

Lot Coverage: 0

Heat/cooled area: 0



MEMORANDUM

To: Mr. Stephen Snow, City of Oak Hill

From: Harrison Turner, P.E.
Kimley-Horn and Associates, Inc.

Date: March 21, 2024

Subject: PC Case 24-13, Final Plat for 4925 Tyne Valley Blvd

We have completed our review of the preliminary and final plat for 4925 Tyne Valley Blvd. 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 in resubmittal.
2. Submit a signed version of the Preliminary Plat and Final Plat. Sign Surveyors Certificate.
 - a. Provided
3. The title of the two documents shall be Preliminary Plat (the one with the topo and trees) and Final Plat (without topo and trees).
 - a. Provided
4. Owners shall sign the Owners Certificate prior to recording.
 - a. Comment still outstanding.
 - i. Hard copy of the plat with original signatures shall be provided prior to recording.
5. Remove certificates that do not apply to this plat.
 - a. Provided
6. List ownership, map and parcel and zoning of all adjacent parcels.
 - a. Comment still outstanding.
 - i. Provided in resubmittal.
7. Provide existing area (in acres and square feet) of both lots and proposed area (in acres and square feet) for the new combined lot.
 - a. Provided
8. Provide information on the ownership and instrument number for both parcels 45 and 46.
 - a. Provided
9. Add critical lot note, if applicable (shown on Preliminary Plat checklist).
 - a. Comment still outstanding.
 - i. Provided in resubmittal.
10. Add FEMA floodplain note on the preliminary plat per the (shown on Preliminary Plat checklist).

- a. Provided
- 11. Remove existing minimum building setback lines that are to be removed and add the minimum building setback lines that are to be added as part of the consolidation.
 - a. Comment still outstanding. Rear setback line is not continuous.
 - i. Provided in resubmittal.
- 12. See additional comments/markups on returned plat.
 - a. Comment still outstanding. Vicinity map needs to have a scale and the rear setback line is not continuous.
 - i. Provided in resubmittal.

Recommendation

This project is recommended for approval subject to the condition listed in comment 4 above.

c: File

CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Inst. # 20190709-0066717, 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(s) as shown hereon shall again be subdivided, re-subdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the City of Oak Hill Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.D.C., Tennessee, running with the title to the property.

DATE **3/19/2024**

DATE

DATE **3/19/2024**

OWNER(S) _____ DATE _____

Surveyor's Certificate

We hereby certify to the best of our knowledge, information and belief in our professional opinion that the hereon shown subdivision plat represents a true and correct survey having an adjusted 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

[Signature]

DATE **03/15/24**

BY _____ DATE _____

#2583

Tennessee Registered Surveyor No.

CERTIFICATE OF APPROVAL FOR RECORDING

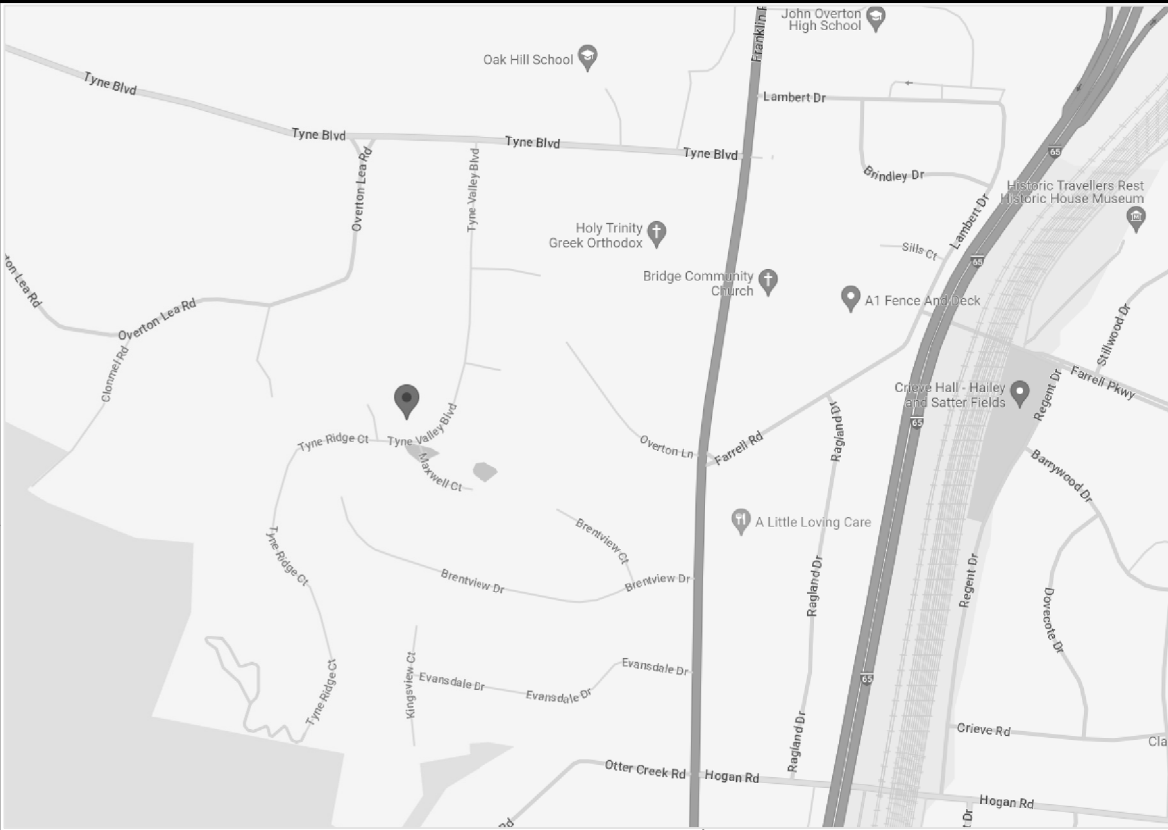
I hereby certify that the subdivision shown hereon has been found to comply with the subdivision regulations of the City of Oak Hill, Davidson County, Tennessee.

BY _____ DATE _____
OAK HILL PLANNING COMMISSION

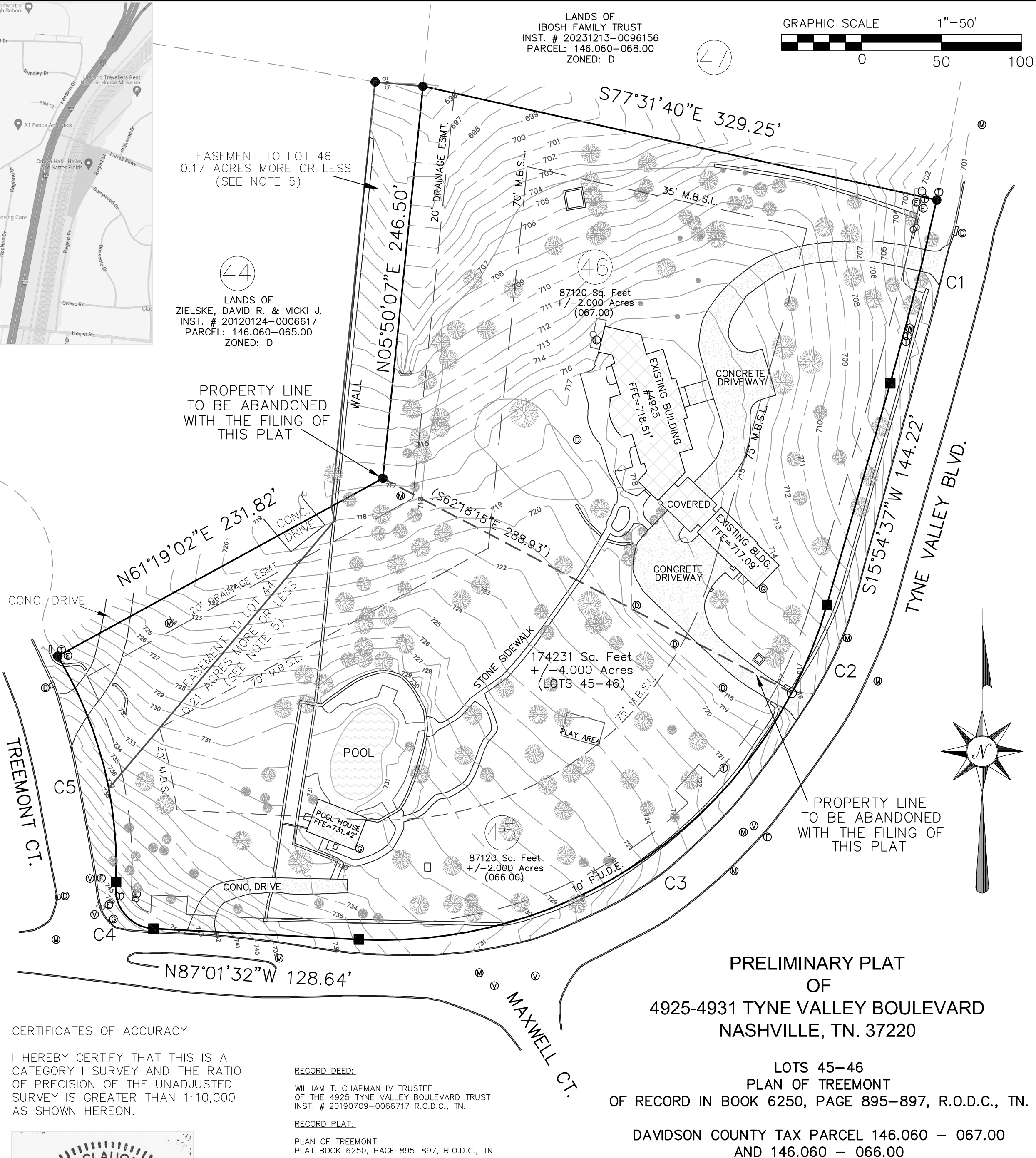
CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	2055.89	118.29'	S14°15'43"W	118.27'
C2	288.93'	59.43'	S21°48'38"W	59.33'
C3	288.93'	329.19'	S60°20'35"W	311.67'
C4	25.00'	39.27'	N42°01'32"W	35.36'
C5	253.50'	151.00'	N14°05'25"W	148.78'

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE LOTS 45 AND 46 INTO ONE LOT 45 WITH A STREET ADDRESS OF 4925 TNE VALLEY BLVD., NASHVILLE, TN., 37220.
2. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE PLAT OF RECORD, "PLAN OF TREMONT" IN PLAT BOOK 6250, PAGES 895-897, R.O.D.C., TN.
3. CONTOURS AS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88). GPS EQUIPMENT WAS USED FOR ELEVATION DATUM.
4. SUBJECT PROPERTY IS TAX PARCEL 146.060-067.00, AND HAS A STREET ADDRESS OF 4925 TYNE VALLEY BOULEVARD, NASHVILLE, TN. 37220.
5. LOTS 44-46 ARE SUBJECT TO PERMANENT EASEMENTS THAT AFFECTS PROPERTY USAGE. THE EASEMENT ON LOT 44 THAT BENEFITS LOT 46 IS FOUND IN INST. # 20190709-0066717, R.O.D.C., TN AND IS .17 ACRES MORE OR LESS. THE EASEMENT ON LOT 45 THAT BENEFITS LOT 44 IS FOUND IN DEED BOOK 8831, PAGE 211, R.O.D.C., TN AND IS .21 ACRES MORE OR LESS.
6. ZONING: ZONED RESIDENTIAL D (PLAT) SETBACKS:
FRONT: 75' or avg. of front setback of the 4 most adjacent lots, whichever is greater
SIDE: 35' (40' along side street)
REAR: 70'
7. ALL STREET RIGHT-OF-WAYS ARE 50.00'.
8. NO TITLE REPORT HAS BEEN PROVIDED AS OF THE DATE OF THIS SURVEY. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH WHICH MAY REFLECT INFORMATION CURRENTLY NOT PROVIDED TO THIS SURVEYOR.
9. ALL DISTANCES ARE BASED ON A FIELD RUN SURVEY USING EDM EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
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11. SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FEMA FLOOD MAP PANEL NO. 47037C0359H, DATED APRIL 05, 2017.
12. 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.



VICINITY MAP
500'
1000'



CERTIFICATES OF ACCURACY

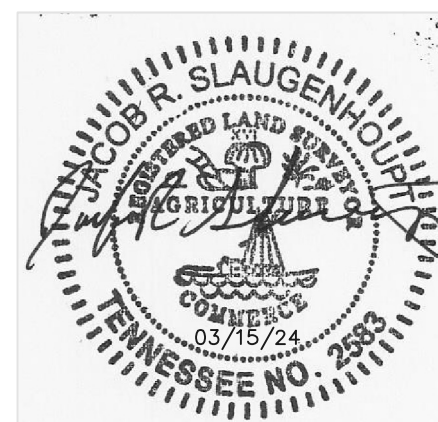
I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON.

RECORD DEED:

WILLIAM T. CHAPMAN IV TRUSTEE OF THE 4925 TYNE VALLEY BOULEVARD TRUST
INST. # 20190709-0066717 R.O.D.C., TN.

RECORD PLAT:

PLAN OF TREMONT
PLAT BOOK 6250, PAGE 895-897, R.O.D.C., TN.



BOUNDARY & TOPOGRAPHIC SURVEY DAVIDSON COUNTY, TENNESSEE	
DATE OF SURVEY: 02/24/2024	FIELD WORK: 02/14/2024
CADD FILE: 4931 TYNE VALLEY BLVD	PROJECT NO.: 23-446-001
SCALE: 1" = 50'	SURVEYOR: JRS #2583

HOMELAND SURVEYING & MAPPING, LLC
PROFESSIONAL LAND SURVEYING
4832 BETHESDA DUPLEX RD.
COLLEGE GROVE, TN 37046
TN R.L.S. #2583

(615) 268-9658
Jake@HomelandTN.com
www.HomelandTN.com

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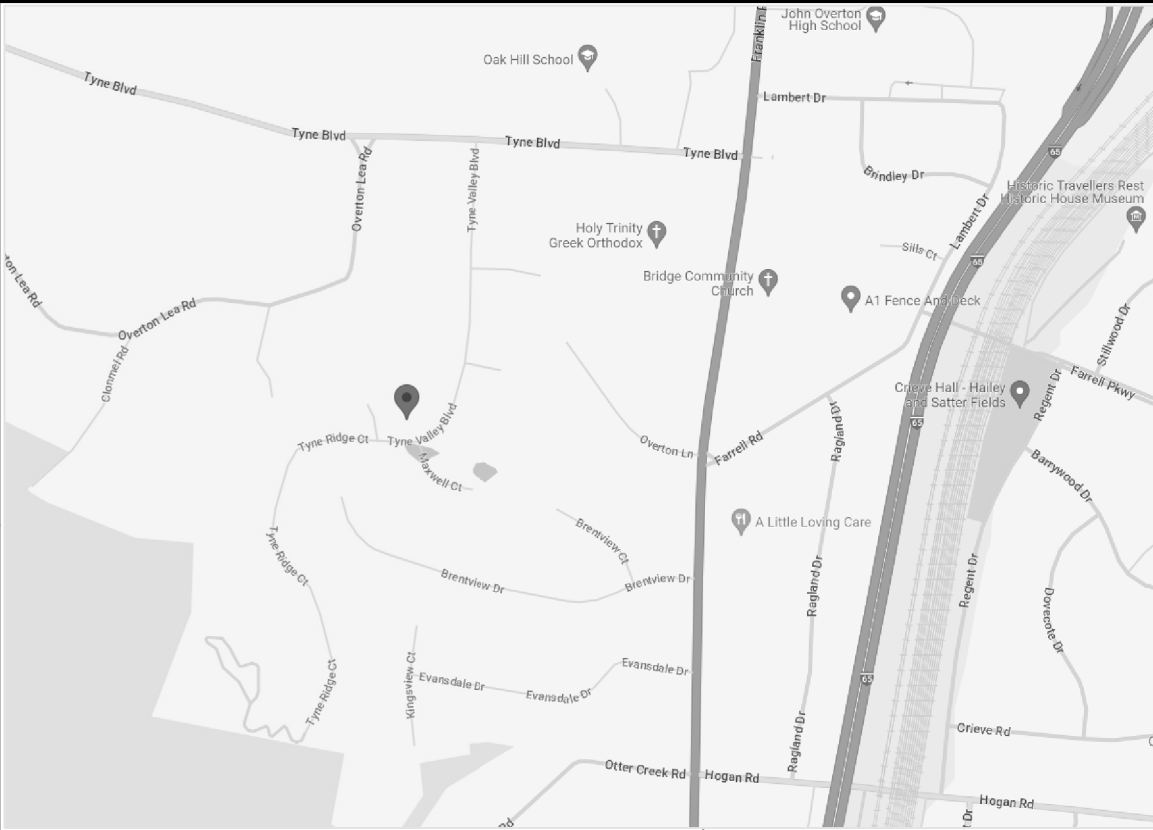
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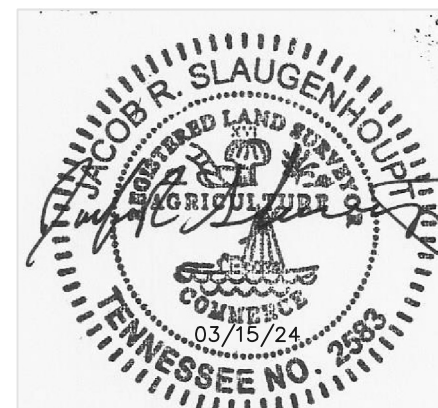
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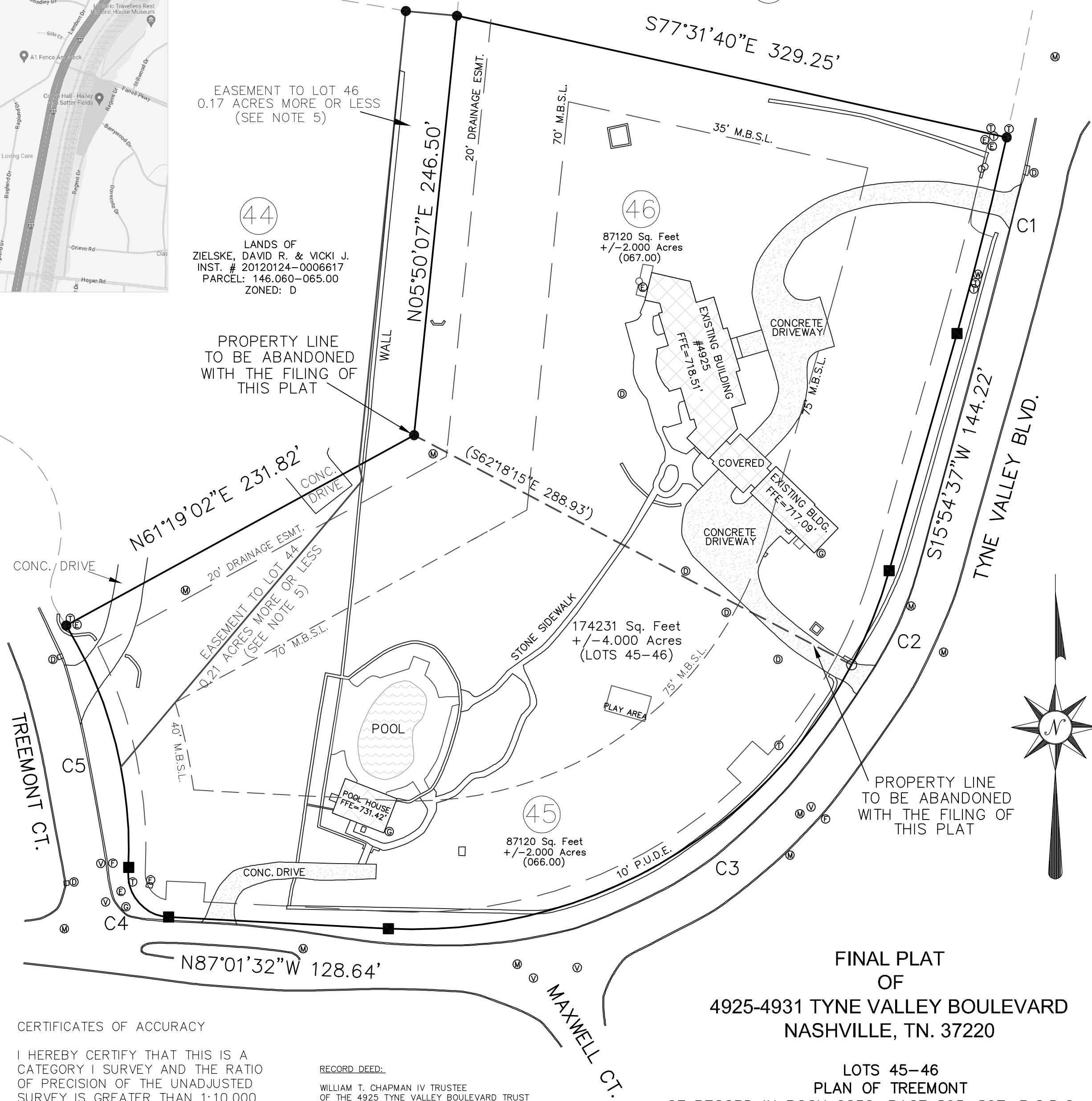
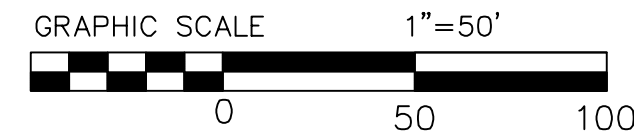
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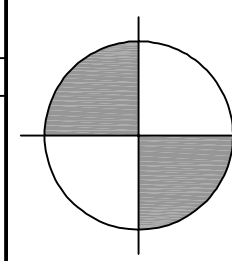
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 SCALE: 1" = 50' SURVEYOR: JRS #2583

LANDS OF
 IBOSH FAMILY TRUST
 INST. # 20231213-0096156
 PARCEL: 146.060-068.00
 ZONED: D



FINAL PLAT OF 4925-4931 TYNE VALLEY BOULEVARD NASHVILLE, TN. 37220

LOTS 45-46 PLAN OF TREMONT OF RECORD IN BOOK 6250, PAGE 895-897, R.O.D.C., TN. DAVIDSON COUNTY TAX PARCEL 146.060 - 067.00 AND 146.060 - 066.00



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