



## **MEMO**

**TO:** METRO NASHVILLE PLANNING COMMISSION

**FROM:** METRO NASHVILLE PLANNING DEPARTMENT

**SUBJECT:** 2023S-090-001 Pennywell Concept Plan Extension

**DATE:** June 17, 2025

On May 9, 2024, the Metro Planning Department administratively approved with conditions the concept plan application for 2023S-090-001 to permit a subdivision creating two lots located at 6501 Pennywell Drive, at the corner of Currywood Drive and Pennywell Drive, zoned RS40 (7.99 acres)

## **CONDITIONS**

1. Remove slopes from plat. Designation of lots as critical lots will require compliance with hillside development standards upon permit review/application.
2. Add parcel numbers to face of plat. Label lot 1 as parcel 036. Label lot 2 as parcel 116.
3. Replace note 15 with the following: Landscaping per Metro Zoning Code.
4. Replace note 22 with the following: The final site plan/building permit site plan 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 any required sidewalk. Vertical obstructions are only permitted within any required grass strip or frontage zone.
5. Revise note 2 in the Notes section and in the titleblock to remove the word "Reserved" in reference to parcel B; the word "Reserved" is absent from the recorded plat. Revise the page reference for West Meade Estates Section 2 to page 98.

The concept plan is expired on May 9, 2025. The applicant has requested a one-year extension to this deadline. Planning staff has reviewed the extension request and finds no issues with granting it.