



MEMO

TO: METRO NASHVILLE PLANNING COMMISSION

FROM: METRO NASHVILLE PLANNING DEPARTMENT

SUBJECT: 2022S-090-001 Winston Heights Subdivision

DATE: May 15, 2026

On September 22, 2022, the Metro Planning Commission approved with conditions the concept plan to create 20 lots on property located at Winston Ave W (unnumbered) and JJ Watson Ave (unnumbered), approximately 660 feet west of Nolensville Pike, zoned One and Two-Family Residential (R6), (4.57 acres).

CONDITIONS

1. Comply with all conditions and requirements of Metro agencies.
2. An updated topographic survey shall be completed and provided with the final site plan. The final site plan should demonstrate compliance with 17.28.030 - Hillside Development Standards, which may reduce the number of lots.
3. Per the 2018 report provided by the applicant, any earth moving activities or disturbance near the 10' buffer along the Edmondson Cemetery property line should be conducted with monitoring by a professional, qualified consultant so that human remains may not be inadvertently disturbed and that any unmarked interments or graves in this area can immediately be identified and disturbance halted.
4. A protective 30' radius around the existing headstone identified on the concept plan shall be provided during site work, with additional study and monitoring required if work encroaches within this radius. All state cemetery laws shall apply; notify standard parties and Historical Commission staff if human remains are discovered.
5. The extent of J J Watson Avenue right-of-way that is not being improved with this development, or not required for any specific reason, shall be abandoned with or prior to the recording of any final plats.
6. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

The concept plan will expire September 22, 2026. 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.