

Preliminary/Layout Approval Subdivisions

http://www.athensal.us/communitydev/subdivision_list.pdf

(Preliminary Approval expires after 12 months -- Athens Subdivision Regulations 4-D-7 “Effect of Approval”)

When plats receive final approval by the planning commission, the entry is moved to the list of subdivision in Final Approval from the Planning Commission. No individual lots can be sold until final approval is given and the plat is recorded. Minor Subdivisions, containing four (4) lots or less and have few improvements, are not included in these lists.

Date Revised: May 17, 2010

NOTE: ALL OF THESE PRELIMINARY SUBDIVISIONS HAVE EXPIRED. ALL OF THE PRELIMINARY SUBDIVISIONS MUST OBTAIN PRELIMINARY APPROVAL AGAIN BEFORE OBTAINING FINAL APPROVAL. NO LOTS CAN BE SOLD UNTIL FINAL APPROVAL IS GIVEN AND THE PLAT IS RECORDED.

2009

S/D Name: TEMPLATE		Owner at Last Approval:	
Location:			
Zoning Dist:		Lots Approved (Total Est.)	
	Layout:	Prelim.:	Final:

2008

S/D Name: Swanner’s Subdivision		Owner at Last Approval: Swanner’s at Tanner, Inc.	
Location: on the west margin of Highway 31, north of Roy Long Road			
Zoning Dist: R-1-4 Zero Lot Line Single Family Residential District		Lots Approved 139 (Total Est. 139)	
	Layout: 6-17-08	Prelim.:	Final:

2007

S/D Name: Oaks East, Phase 2		Owner at Last Approval: Oaks East LLC	
Location: west of Oakdale Road between Nick Davis Road and AL Hwy 251			
Zoning Dist: R-2 Medium Density Residential		Lots Approved 13	
	Layout: 11-21-06	Prelim.: 9-19-07	Final:

S/D Name: Waterford S/D Phase 1		Owner at Last Approval:	
Location: west of Lucas Ferry Rd., on the north margin of Washington St			
Zoning Dist: R-5 Planned Residential Development District		Lots Approved 118 (Total Est. 286)	
	Layout: 2-20-07 (Master Plan)	Prelim.: 7-17-07	Final:

2006

S/D Name: Broad Waters S/D		Owner at Last Approval:	
Location: on west margin of Elkton Street, north of Elm Street			
Zoning Dist: R-2 Medium Density Residential		Lots Approved 41 (Total Est.)	
	Layout:	Prelim.: 5-16-06	Final:

2005

S/D Name: Canebrake at Piney Creek P&T Lots, Plat II		Owner at Last Approval: Canebrake Club, LLC.	
Location: In Canebrake Club on Lindsay Lane, south of US Hwy 72			
Zoning Dist: R-5 Residential Planned Unit Dev.		Lots Approved 62	
	Layout:	Prelim.: 4-19-05	Final:

Final Approval Subdivisions

Subdivisions may have received Final Approval. No lots may be sold until all departments have signed the plat and it is recorded in the Limestone County Probate Judge's Office. Final Approval does not necessarily mean the plat has been record. Until the plat is recorded, no individual lots in the subdivision may be sold. Minor Subdivisions, containing four (4) lots or less and have few improvements, are not included in these lists.

2010

S/D Name: New Haven South		Owner at Last Approval: P & C Dev. Co. LLC	
Location: On West Hobbs Street, west of Hine Street			
Zoning Dist: R-2-1 Medium Density Single Family Residential Dist.		Lots Approved 10	
Plat Book: H-232	Layout:	Prelim.: 3-17-09	Final: 2-16-10

2009

S/D Name: Fieldstone Subdivision, Phase 2		Owner at Last Approval: Breland Homes LLC	
Location: west margin of Mooresville Road, immediately north of Plantation East subdivision (Queen Ann's Lace)			
Zoning Dist: R-1-3 High Density Single Family Residential (was R-3 High Density Residential Dist.)		Lots Approved: 34	
	Layout:	Prelim.: 4-17-07	Final: 10-20-09

S/D Name: Willow Pointe (was Wellswood [Resubdivision])		Owner at Last Approval: Elkton Street Development, LLC	
Location: south of Elm Street, on the east margin of Frazier Street, west margin of Elkton Street			
Zoning Dist: R-1-3 High Density Single Family Residential		Lots Approved 43 (6 in 1 st phase, 37 in 2 nd phase)	
	Layout: 9-19-07	Prelim.: 12-11-07	Final: 6-16-09, 9-15-09

S/D Name: The Meres S/D Phase 2		Owner at Last Approval: Russell Strickland, Jr.	
Location: east margin of Linton Road, south of Alabama Highway 251, north of Nick Davis Road.			
Zoning Dist: P-R Planned Residential Development District (was R-5 Residential PUD District)		Lots Approved: 95	
	Layout:	Prelim.: 4-17-07	Final: 4-21-09

2008

S/D Name: Hope Place		Owner at Last Approval: Habitat for Humanity	
Location: north of Brownsferry Road, east of Vine Street, west of Strange Street			
Zoning Dist: R-1-2 Medium Density Single Family Residential		Lots Approved 7	
	Layout:	Prelim.: 8-15-06 3-18-08	Final: 12-16-08

S/D Name: Piney Creek S/D		Owner at Last Approval:	
Location: Woodland Rd and US Hwy 72 E			
Zoning Dist: P-R Planned Residential Development District (was R-5 Residential PUD District)		Lots Approved (77 res lots/3 commercial) (Total Est.)	
	Layout:	Prelim.: 7-17-07	Final: 10-21-08

S/D Name: Canebrake Club, Shinnecock Baltustrol		Owner at Last Approval: Canebrake Club, LLC.	
Location: In Canebrake Club on Lindsay Lane, south of US Hwy 72			
Zoning Dist: P-R Planned Residential Development District (was R-5 Residential PUD District)		Lots Approved 31	
	Layout:	Prelim.: 5-16-06	Final: 9-19-08 (denied) 9-02-08

S/D Name: Oaks East		Owner at Last Approval: Oaks East LLC	
Location: west margin of Oakdale Road between Nick Davis Road and AL Hwy 251			
Zoning Dist: R-1-2 Medium Density Single Family Residential District		Lots Approved 50 1 st phase 37 lots, addition added rear 13 lots	
	Layout: 11-21-06	Prelim.: 1-16-07	Final: 3-18-08 7-15-08

S/D Name: The Ridge at Oakdale		Owner at Last Approval:	
Location: on the west margin of Oakdale Road, south of Alabama Highway 251, north of Nick Davis Road			
Zoning Dist: R-1-2 Medium Density Single Family Residential		Lots Approved 49	
	Layout: 3-20-07	Prelim.: 6-19-07	Final: 7-15-08

S/D Name: The Lakes at Watercress Subdivision		Owner at Last Approval: Watercress Development	
Location: west side of Lucas Ferry Road, south of Market Street, connecting to Watercress Drive			
Zoning Dist: R-1-2 Medium Density Single Family Residential District		Lots Approved 59 (Total Est.) 44 in 1 st phase, 15 in Addition	
	Layout:	Prelim.: 8-21-07 10-17-07 (Addition)	Final: 6-17-08

S/D Name: Brookhill Terrace		Owner at Last Approval: Brookhill Development LLC	
Location: east margin of Old Decatur Road, north of Sanderfer Road			
Zoning Dist: R-1-3 High Density Single Family Residential District		Lots Approved 40	
	Layout: 9-19-06	Prelim.: 11-21-06	Final: 5-20-08

S/D Name: Old Stone S/D		Owner at Last Approval: Old Stone LLC	
Location: west margin of Mooresville Road, south of US Highway 72 and north of Newby Road			
Zoning Dist: R-1-3 High Density Single Family Residential District		Lots Approved 67 (Total Est. 110)	
	Layout: 2-20-07	Prelim.: 5-15-07	Final: 5-20-08

S/D Name: Deer Trail S/D		Owner at Last Approval: Lynn Persell Homebuilders, Inc.	
Location: on the south side of Market Street, at the intersection of Market Street and Arrowhead Drive.			
Zoning Dist: R-1-5 Single Family Attached Residential District		Lots Approved 37 (Total Est. 194)	
	Layout:	Prelim.: 6-19-07	Final: 4-15-08

S/D Name: Ledges of Oakdale		Owner at Last Approval: Biltmore Development, LLC	
Location: west margin of Oakdale Road between Nick Davis Road and AL Hwy 251			
Zoning Dist: R-1-2 Medium Density Single Family Residential District		Lots Approved 50 (Total Est. 100)	
	Layout:	Prelim.: 1-16-07	Final: 3-18-08

S/D Name: The Meres S/D		Owner at Last Approval: Russell Strickland, Jr.	
Location: east margin of Linton Road, south of Alabama Highway 251, north of Nick Davis Road.			
Zoning Dist: P-R Planned Residential Development District (was R-5 Residential PUD District)		Lots Approved: 26 (Total Est. 214)	
Plat Book: H-110-112	Layout:	Prelim.: 4-17-07	Final: 2-19-08

2007

S/D Name: Fieldstone Park S/D		Owner at Last Approval: C&M Development, LLC	
Location: west margin of Mooresville Road, immediately north of Plantation East subdivision (Queen Ann's Lace)			
Zoning Dist: R-3 High Density Residential Dist.		Lots Approved 47 (Total Est. 120)	
Plat Book: H-84	Layout: 12-12-06	Prelim.: 12-12-06 (denied) 2-20-07	Final: 12-11-07

S/D Name: Cantera Place, Phase 2 (was Cantera Place, Addition #1)		Owner at Last Approval: Inman Construction, LLC	
Location: East of Lindsey Lane, north of Pepper Road			
Zoning Dist: R-1 Low Density Residential		Lots Approved 39 (Total Est.)	
Plat Book: H-69	Layout: 2-21-06 (revision, removed stub street) 8-15-06	Prelim.: 9-19-06	Final: 10-16-07

S/D Name: Hawk's Landing S/D		Owner at Last Approval: Looney Road Development	
Location: on the west margin of Lindsey Lane North, north of Alabama Highway 251			
Zoning Dist: R-2 Medium Density Residential		Lots Approved 76	
	Layout: 3-21-06	Prelim.: 9-19-06 (denied) 10-17-06	Final: 10-16-07

S/D Name: Park Place Sub, Add #1		Owner at Last Approval:	
Location: east of Clinton Street and connecting to Box Street			
Zoning Dist: R-3 High Density Residential Dist.		Lots Approved 38	
Plat Book: H-53	Layout:	Prelim.: 7-19-05 11-21-06	Final: 7-17-07

S/D Name: Canebrake S/D, Muirfield Patio Lots		Owner at Last Approval: Canebrake Club, LLC	
Location: south of Canebrake Lane North of Winged Foot Drive			
Zoning Dist: R-5 Residential Planned Unit Development District		Lots Approved 52	
	Layout:	Prelim.: 12-13-05	Final: 6-19-07

S/D Name: Ellenwood		Owner at Last Approval:	
Location: southeast corner of Hines and Elm Street			
Zoning Dist: R-2 Medium Density Residential		Lots Approved 50	
	Layout:	Prelim.: 6-21-05 5-15-07	Final: 5-15-07

S/D Name: Houston Place Add. 5		Owner at Last Approval: Swanners at Tanner	
Location: west margin of US Highway 31, on the east margin of Stewart Road, north of Nuclear Plant Road			
Zoning Dist: R-1 Low Density Residential Dist.		Lots Approved 38	
	Layout:	Prelim.: 4-19-05	Final: 2-20-07

2006

S/D Name: New Haven Add #1		Owner at Last Approval:	
Location: On West Hobbs Street, west of Hine Street			
Zoning Dist: R-3 High Density Residential Dist.		Lots Approved 16	
	Layout:	Prelim.: 9-20-05 11-21-06	Final: 11-21-06

S/D Name: Silver Oaks S/D (formerly Twin Oaks S/D and formerly Looney's Cove)		Owner at Last Approval:	
Location: on the west margin of Lindsay Lane (Looney Road), north of AL Hwy 251			
Zoning Dist: R-2 Medium Density Residential		Lots Approved 45	
Plat Book: G-340	Layout:	Prelim.: 9-21-04 (Looney's Cove) 3-15-05 (revised Looney's Cove)	Final: 5-16-06 (Twin Oaks) 5-30-06 (Silver Oaks)

2005

S/D Name: Watercress: Springs at Watercress		Owner at Last Approval: Watercress Properties, LLC	
Location: west margin of Lucas Ferry Road, south of Market Street			
Zoning Dist: R-2 Medium Density Residential District		Lots Approved 47 (Total Est. 200)	
Plat Book: G-306	Layout:	Prelim.: 8-17-04	Final: 5-17-05

S/D Name: Vinyard II Add. #1		Owner at Last Approval:	
Location: Merlot Dr and Lindsay Lane			
Zoning Dist: R-4 Courtyard/Patio Home Resident.		Lots Approved 7	
Plat Book: H-254	Layout:	Prelim.:	Final: