Robertson County Development Office
Robertson County Office Building
527 S. Brown Street, Springfield, TN 37172

BOARD OF ZONING APPEALS MEMORANDUM & AGENDA

March 12, 2026

Mr. Chairman and Board Members:

The following request is scheduled for appearance before the Robertson County Board of Zoning Appeals. The applicants have been advised that the Board will meet on Thursday, **March 26, 2026, at 6:00 P. M.** in the Judicial Complex, Second Floor, Robertson County Office Building, Springfield, Tennessee.

Detailed information on the case below is enclosed. The request has been advertised as a public hearing in the Robertson County Connection. The applicants have been provided with a letter stating the date and time of the meeting.

Should you have comments or questions upon receipt of this information, please feel free to contact the Development Office.

The agenda is as follows:

1. Roll Call
2. Announcements
3. Approval of the minutes of December 18, 2025, meeting.
4. Old Business: None
5. New Business

   A. **Case 2026-01:** Acklen Property Group, LLC and Mike Laborg request a Variance to allow Lot I of the Phase II Acklen Subdivision to be recorded and approved with 71,433 square feet and current RP-80 zoning to allow a new single-family residence on Valley Rd., Springfield, TN 37172. Tax Map 019 Parcel 048.00 in the 8th Voting District.

   B. **Case 2026-02:** Joseph Austin requests a Variance for the minimum lot width at building for AG-2 zoned property to be reduced by 36ft to be able to relocate a house to his property. The property is located at 7371 Swift Rd., Greenbrier, TN 37073. Tax Map 125 Parcel 063.00 in the 4th Voting District.

6. Adjourn.

ROBERTSON COUNTY BOARD OF ZONING APPEALS

The Robertson County Board of Zoning Appeals met on Thursday, December 18, 2025, at 6:00 p.m. in the Judicial Complex, 2nd Floor, Robertson County Office Building, Springfield, Tennessee.

MEMBERS PRESENT:	ABSENT:	OTHERS PRESENT:
Andy Teasley	Tom Wilks	Hunter Mantooth
Will David Goodman		Pam Groves
Bob Stroud		
Rick Robinson		

Meeting was called to order by Chairman Bob Stroud at 6:00 p.m.

Motion to approve Minutes from the meeting held on November 20, 2025, was made by Andy Teasley with a second by Rick Robinson Motion passed 4-0.

Announcements: None

New Business:

Case 2025-15: Brian Dorris requests a "Special Exception" for the approval of a major home occupation to operate gunsmithing shop at 5576 Stacy Springs Rd., Springfield, TN 37172. Tax Map 103 Parcel 174.00 in the 10th Voting District.
Brian Dorris was there to present and answer questions. Brian stated his case. Andy Teasley asked if the business would be in the building to the right of the house – Yes; What about shooting to test the guns – would not be shooting daily; Do you have a berm to shoot into behind the building – Yes. Bob Stroud then asked if the berm faced a subdivision – No. Rick Robinson's biggest concern is for safety of neighbors. One citizen signed up to speak, Gary Bedwell. He was able to speak and voice his concerns. Andy asked who would be shooting the guns to test them – Dorris stated he would be the only one allowed to shoot, ATF would be watching over him. Bob stated that he feels like that is a very congested area and more coming.

Motion to deny was made by Rick Robinson with a second from Andy Teasley.
Motion passed 4-0.

Case 2025-16: Laura Martin requests a "Special Exception" for the approval of a group assembly venue to operate an event center at 8021 Greer Rd., Goodlettsville, TN 37072. Tax Map 142 Parcel 029.00 in the 4th Voting District.
Laura Martin was there to present and answer questions. She explained what Eqwine Social was and how the gatherings work. Animals will be kept in stalls, but customers can feed the animals. All ages are welcome but must be 21 years of age to taste the wine. Andy Teasley asked if the bar area would just serve wine – No it will also be a coffee bar. Bob Stroud asked about the house on the property – owner of the house was present. Bob asked if there would be any other events – Yes possibly small gatherings and weddings – Hunter confirmed that as discussed in the preapplication meeting they can have no more than 100 people. Andy asked about parking – parking will remain gravel to keep the country feel. One citizen signed up to speak on this matter – Ryan Hiland was in favor of the center, and he owns the property on the parcel.

Motion to approve was made by Andy Tealsey with a second from Will David Goodman.
Motion passed 4-0.

Case 2025-17: Red River IV, LLC requests a Variance to be able to put two additional lots over the maximum off a private road. The property is located on Sturgeon Creek Rd., Cedar Hill, TN 37032. Tax Map 029 Parcels 024.00 and 024.02 in the 7th Voting District.
Cardon Smith was there to present and answer questions. Cardon presented a copy of the final plat with the 7 lots if approved. Andy Teasley asked if they did not understand our regulations. Hunter explained the situation and why they were having to come ask for a variance at this point in the process. She also explained that either way the vote went they would still have to get final plat approval from the Planning Commission. Two citizens signed up to speak. They were able to ask their questions and get answers. Planning Staff received two emails in opposition of the variance. Those were presented to the board, and Bob Stroud went over their email concerns. Andy stated that if it ever became a county road it would have to be brought to county standards.

Motion to approve was made by Andy Teasley with a second from Rick Robinson.
Motion passed 4-0.

Motion to adjourn was made by Andy Teasley with a second from Rick Robinson.
Motion passed 4-0.

Meeting was adjourned by Chairman Bob Stroud at 6:43 pm.

Respectfully submitted,

Planning Staff

New Business: A

Case 2026-01

Acklen Property Group, LLC

Mike Laborg

Robertson County Planning and Zoning
Staff Comments
Amanda Harrington, AICP, Planning Advisor
Board of Zoning Appeals Meeting
March 26, 2026

Applicants: Acklen Property Group, LLC, and Mike Laborg

Request: Variance of Lot Size for RP-80 Zoning

Property Information:

- Tax Map 019, Parcel 048.00
- Valley Road
  Springfield, TN 37032
- 3.40 acres
- Zoned RP-80
- 8th Voting District



Figure 1: Tax Map 19, Parcel 48.00

Relevant Zoning Regulations:
Article VI, Section 6-5 ~ Table 6-5-A

Discussion:
The applicant is requesting approval to record Lot I of Phase II Acklen Subdivision as RP-80, encompassing 71,433 square feet, for a new single-family home. According to Robertson County Zoning Regulations in the Rural Preservation District (RP-80), lot sizes should be 80,000 square feet.

Article X, Section 10-5 LOTS OF RECORD: The following provisions shall apply to all existing lots of record:

B. No lot which is now or hereafter built upon shall be so reduced in area that the yards and open space will be smaller than prescribed by this Resolution, and no yard, court, or open space provided around any building for the purpose of complying with the provisions hereof shall again be considered as a yard, court, or other open space for another building.

Per Article XI, Section 11-6.6, *Standards for Granting a Variance*, of the Robertson County Zoning Resolution: "Only the following three conditions shall constitute a practical difficulty or unnecessary hardship, and all must be met:

1. The difficulty or hardship would result only from these regulations and from no other cause, including the actions of the owner or previous owners of the property; and
2. The difficulty or hardship is peculiar to the property in question and is not generally shared by other properties classified in the same zoning district and/or used for the same purposes; and
3. The difficulty or hardship resulting from the application of these regulations would prevent the owner from making a reasonable use of the property.

The fact that the property could be utilized more profitably or conveniently with the variance than without the variance shall not be considered as grounds for granting the variance.

The Board of Appeals shall not grant a variance which would allow the establishment of a use which is not otherwise permitted in the district, would result in the extension of a nonconforming use, or would change the zoning classification of any or all of the subject property.

The existence of a non-conforming use of neighboring land, buildings, or structures in the same district or of permitted or non-conforming uses in other districts shall not constitute sufficient reason for granting the requested variance.

The fact that property may be utilized more profitably will not be considered adequate to justify the Board of Appeals in granting a variance."

Findings: Staff notes that the request conflicts with Article X, Section 10-5, which prohibits reducing the lot size. While staff is sympathetic to the applicant's situation, it was suggested to the applicant that they work with the surveyor to try to replat the property, given that the property to the west is under their same ownership (Tax Map 19, Parcel 49.00, 5956 Valley Road). To date, it is unclear whether the applicant has pursued any remedies other than seeking this variance. The under-sizing of the lot appears not to be related to any peculiarity of the lot's shape or any particular features of the lot, but rather to a potential miscalculation by the property owners and the resulting requirements of TDEC.

Recommendation: Staff finds that the granting of the variance would be in violation of Article X, Section 10-5, as well as the fact that the applicant has not met the requirements of Article XI, Section 11-6.6.

** END COMMENTS **

TABLE 6-5-A

(Amended by resolution 091525064, September 15, 2025)

DIMENSIONAL REQUIREMENTS FOR SINGLE FAMILY DWELLINGS IN AGRICULTURAL AND RESIDENTIAL DISTRICTS

	AG-1	AG-2	RP-80	R-40	R-30	R-20
Minimum Lot Size (sq. ft.)	15 ac.	130,000	80,000	40,000	30,000	20,000
Without Public Water		218,000	218,000	N.P.	N.P.	N.P.
Minimum Lot Width (ft.) at Building Setback Line [3]	400	175	150	150	125	100
Minimum Road Frontage (ft.) [1]	50	50	50	50	50	50
Minimum Front Yard Setback (ft.)[2]	100	75	60	50	40	30
Minimum Side Yard Setback (ft.)²	50	30	25	20	15	10
Without Public Water		50	50	N.P.	N.P.	N.P.
Minimum Rear Yard Setback	50	40	35	30	25	20
Without Public Water		50	50	N.P.	N.P.	N.P.
Maximum Height (ft.) [4]	35	35	35	35	35	35
Maximum Building Coverage (% of lot)	10	25	30	40	45	50

[1] Does not apply to lots on the circular portion of a cul-de-sac or lots with access by an ingress/egress easement.

[2] Setback measured from right-of-way line or property line. Setbacks along private streets shall be the same as along local streets.

[3] Lot widths shall be increased by twenty-five (25) percent for all roads providing direct access to and arterial or collector road as designated on the Robertson County Major Thoroughfare Plan. Developments using combined driveways or private roads as access are exempt from this provision

[4] No more than three (3) full or partial stories entirely above grade.

Notes:

I In overlay districts: greater requirements may apply. See any relevant overly district regulations.

II A corner lot has two (2) front yard setbacks. The property owner shall designate the front yard and the side yard for his corner lot. The rear setback shall be on the opposite side of the lot from the designated front yard setback.

III A through lot has two (2) front setbacks but no rear setback.

IV On a corner lot of record with a width of at least forty (40) feet, the side street setback may be reduced, if necessary, to yield a buildable with equal to sixty (60) percent of the lot width. However, the side street setback shall not be reduced to less than forty (40) feet from a major thoroughfare or minor thoroughfare right-of-way line.

V For any lot of record with a depth of at least seventy-five (75) feet, the street setback and the rear setback may be reduced, if necessary, to yield a buildable depth equal to forty (40) percent of the lot depth. The rear setback shall be reduced first, but not below fifteen (15) feet. However, the front yard setback shall not be reduced to less than forty (40) feet from a major thoroughfare right-of-way line.

ROBERTSON COUNTY PLANNING & ZONING DEPARTMENT

ROBERTSON COUNTY OFFICE BUILDING, 527 SOUTH BROWN STREET
SPRINGFIELD, TENNESSEE 37172 TEL. (615) 384-3666

Board of Zoning Appeals: Application for Variance

PART A: FILING A VARIANCE PETITION

A petition for variance (this application) shall be filed with the Zoning Administrator or designated administrator, accompanied by:

1. A non-refundable filing fee as established by the County Commission and
2. A list of adjoining properties, including tax parcel numbers and the name and address of each owner.

PART B: NOTICE AND HEARING:

The Board of Appeals shall, following the rules adopted by it for such purposes, hold public hearings on any appeal or variance petition that comes before it.

The Board of Appeals shall, before the hearing, mail written notice of the time, place, and subject of the hearing to the person or persons filing the notice of appeal or variance petition, to the owners of the subject property, and the owners of property adjacent to the subject property.

PART C: STANDARDS FOR GRANTING A VARIANCE

Before granting a variance, the Board of Appeals shall have made the following findings:

1. Those practical difficulties or unnecessary hardships would result from the strict application of these regulations; and

2. That the variance is consistent with the objectives and policies of any adopted plan for the district or area covering the property, any other adopted written policies governing land development, and the construction and improvement of public facilities, and the general intent of these regulations; and

3. That the public safety and welfare have been protected and substantial justice done.

4. Only the following three conditions shall constitute a practical difficulty or unnecessary hardship, and **all must be met**:
   A. The difficulty or hardship would result only from these regulations and from no other cause, including the actions of the owner or previous owners of the property; and

B. The difficulty or hardship is peculiar to the property in question and is not generally shared by other properties classified in the same zoning district and/or used for the same purposes; and

C. The difficulty or hardship resulting from the application of these regulations would prevent the owner from making a reasonable use of the property. The fact that the property could be utilized more profitably or conveniently with the variance than without the variance shall not be considered as grounds for granting the variance.

5. The Board of Appeals shall not grant a variance which would allow the establishment of a use which is not otherwise permitted in the district, would result in the extension of a nonconforming use, or would change the zoning classification of any or all of the subject property. The existence of a non-conforming use of neighboring land, buildings, or structures in the same district or of permitted or non-conforming uses in other districts shall not constitute sufficient reason for granting the requested variance.

6. The fact that property may be utilized more profitably will not be considered adequate to justify the Board of Appeals in granting a variance.

THE INFORMATION CONTAINED IN THIS DOCUMENT IS INTENDED TO BE A REFERENCE ONLY AND IS NOT INTENDED TO BE ALL-INCLUSIVE. APPLICANTS ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF ROBERTSON COUNTY AND THE STATE OF TENNESSEE. **MY SIGNATURE CERTIFIES THAT I HAVE READ AND UNDERSTAND THE ABOVE.**

2/12/2026 2/12/2026

Owner of Record Signature & Date Owner's Representative Signature & Date

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PART D: MEETING PROCEDURE FOR HEARINGS ON SPECIAL EXCEPTIONS

1. Every application for a hearing before the Board of Zoning Appeals must pay a fee as specified in the Robertson County Planning and Zoning Fee Schedule to help cover the costs of review, processing, advertising, and administration for each case. The applicant must also obtain a notification sign from the Planning Office and place it on the property fifteen (15) days prior to the hearing by the Board of Appeals.

2. At the public hearing on the case before the Board, the appellant may appear on his own behalf or be represented by an attorney or agent. The appellant's side of the case will be heard first, followed by those in opposition. To ensure an orderly procedure, each side shall proceed without interruption from the other.

3. The Board of Zoning Appeals can vote to approve the variance, deny the variance, or approve the variance with specific conditions established during the public hearing.

4. Applicants must attend the meeting. Failure to do so may lead to the denial of the application.

5. If the Board of Zoning Appeals denies the application, the subsequent procedure will be enforced:

   A. No rehearing of the decision by the Board shall occur, except on motion to reconsider the vote; or on a written request for a hearing
   B. If the motion to reconsider receives a majority affirmative vote, the Board of Zoning Appeals may then vote on the motion to grant the request for a rehearing, subject to any conditions that the Board may stipulate by resolution in each case.
   C. No request for a rehearing will be considered unless new evidence is submitted that could not have reasonably been presented at the previous hearing.
   D. A rehearing for a variance will not be granted to an applicant found by a court of competent jurisdiction to be in willful violation of the specific provisions of a prior variance granted under the authority of this article.

THE INFORMATION CONTAINED IN THIS DOCUMENT IS INTENDED TO BE A REFERENCE ONLY AND IS NOT INTENDED TO BE ALL-INCLUSIVE. APPLICANTS ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF ROBERTSON COUNTY AND THE STATE OF TENNESSEE. **MY SIGNATURE CERTIFIES THAT I HAVE READ AND UNDERSTAND THE ABOVE.**

D M. Allen 2/12/2026
Owner of Record Signature & Date

D M. Allen 2/12/2026
Owner's Representative Signature & Date

PART E: PROPERTY INFORMATION

1. Current Zoning of Property: RP80
2. Physical Address of Property – If unaddressed, please list nearest cross streets.
   Brick School Rd. & Valley Rd
3. Tax Map & Parcel Number: Map 19 Parcel 48.00
4. Size of Property (sq ft. or acres): 3.15 acres

5. Owner of Record Name, Phone Number, & Physical Address – **NO P.O. BOXES**:

Name: Acklen Property Group, LLC / Mike LaBorg

Phone Number: _____

Physical Address: _____

Email Address: _____

6. Owner's Representative (real estate agent, surveyor, engineer, family member, self, etc.)

Name: Daryl M. Adler

Phone Number: _____

Physical Address: _____

Email Address: _____

Is the property developed? If so, what is the current use of the property?

Vacant

PART F: REQUEST FOR VARIANCE

1. **PLEASE EXPLAIN THE VARIANCE BEING APPLIED FOR. THE BOARD OF ZONING APPEALS CAN ACT ONLY ON WHAT IS PLAINLY BEING ASKED FOR (ATTACH ADDITIONAL SHEET OF PAPER IF NEEDED)**

TDEC made us take approximately 10,900 square feet from this parcel after we had it rezoned to RP80 and add to the adjoining lot located at 16001 Valley Rd. (Map 19, Parcel 48.01) to add rear setbacks to an existing septic system. This leaves us 8,567 square feet short on lot 1 in Phase 2 of Acklen Subdivision. We are asking for a variance to allow Lot 1, Phase 2 Acklen Subdivision to be recorded and approved with 71,433 square feet and current RP80 zoning and allow for a new single family residence.

- To your knowledge, has the property been granted a variance in the past?
  Please circle one: Yes (No) Unsure

  If yes, please provide any information you have about the prior approval. Dates are particularly helpful!

  _____
  _____
  _____
  _____
  _____
  _____

MY SIGNATURE CERTIFIES THAT I HAVE ANSWERED ALL QUESTIONS HONESTLY AND TO THE BEST OF MY KNOWLEDGE.

2/12/2026 _____

Owner of Record Signature & Date Owner's Representative Signature & Date

PLAT CONTAINS 3.15 ACRES

NOTE:
THIS SURVEY WAS PREPARED FROM CURRENT DEEDS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE. THIS SURVEY IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY OR WILL REVEAL.

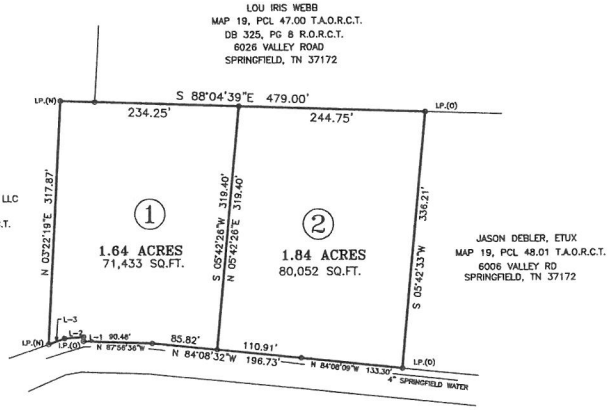
NOTE:
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UTILITIES. UTILITIES, IF SHOWN HEREON, ARE AS PER INFORMATION FURNISHED BY THE ASSOCIATED UTILITY AUTHORITY AND ARE APPROXIMATE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES, IF SHOWN, COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES, IF SHOWN, HEREON ARE IN THE EXACT LOCATION INDICATED. THEREFORE, THE SIZE, TYPE, AVAILABILITY AND ACTUAL LOCATION OF ANY AND ALL UTILITIES SHOULD BE VERIFIED PRIOR TO MAKING ANY DECISION RELATIVE TO THIS PROPERTY.

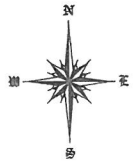
IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION OF ANY TYPE MUST NOTIFY ALL KNOWN UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT. TENNESSEE ONE CALL "811".

NOTE:
ALL BEARINGS ARE REFERENCED TO THE OWNER'S DEED OF RECORD RECORDED IN THE COUNTY REGISTER'S OFFICE.

NOTE:
THE PROPERTY SHOWN HEREON IS NOT IN A CURRENT F.I.R.M. OR F.E.M.A. FLOOD HAZARD AREA, ACCORDING TO INFORMATION AVAILABLE TO ME AT THIS DATE. SEE PANEL NO. 47147C 0210C DATED 04/16/08 FOR DETAILED INFORMATION.

COURSE	BEARING	DISTANCE
L-1	N 03°25'13"E	5.57'
L-2	S 85°29'26"W	24.88'
L-3	S 70°46'39"W	22.03'







SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1: 7500 AS SHOWN HEREON.

ANTHONY T. BOLLINGER R.L.S. TN LIC. NO. 2095

ANTHONY T. BOLLINGER, R.L.S.
119 FISHER DRIVE
GREENBRIER, TENNESSEE 37073
615/218-0169

0 100 200 300

PROPERTY REFERENCE

ACKLEN PROPERTY GROUP, LLC
MAP 19, PCL 48.00 T.A.O.R.C.T.
RB 2249, PG 754 R.O.R.C.T.
MAP 19, PCL 49.00 T.A.O.R.C.T.

DEVELOPER

ACKLEN PROPERTY GROUP, LLC
1021 GLOVER HILLS DRIVE
SPRINGFIELD, TN 37172

VARIANCE PLAT FOR

ACKLEN SUBDIVISION PHASE 2
VALLEY ROAD

SCALE	DRAWN BY	APPROVED	DATE
1" = 100'	A.T.B.	A.T.B.	05/02/25

4TH CIVIL DISTRICT

ROBERTSON COUNTY TENNESSEE

DRAWING NO. DAV2

New Business: B

Case 2026-02

Jospeh Austin

Robertson County Planning and Zoning
Staff Comments
Amanda Harrington, AICP, Planning Advisor
Board of Zoning Appeals Meeting
March 26, 2026

Applicants: Joseph Austin

Request: Variance of Lot Width for AG-2 Zoning



Figure 1:Tax Map 125, Parcel 063.00

Property Information:

- Tax Map 125, Parcel 063.00
- 7371 Swift Road
  Greenbrier, TN 37073
- 15.73 acres
- Zoned AG-2
- 4th Voting District

Relevant Zoning Regulations:
Article VI, Section 6-5 ~ Table 6-5-A

Discussion:
The applicant is requesting permission to reduce the lot width at the building by 36 feet to relocate a house onto this property. According to the Robertson County Zoning Regulations in the Agriculture/Residential District (AG-2), the minimum lot width at the building site is 175 feet; however, the site intended for the home has a width of 139 feet. Per Article XI of the Robertson County Zoning Resolution: "Only the following three conditions shall constitute a practical difficulty or unnecessary hardship, and all must be met:

1. The difficulty or hardship would result only from these regulations and from no other cause, including the actions of the owner or previous owners of the property; and
2. The difficulty or hardship is peculiar to the property in question and is not generally shared by other properties classified in the same zoning district and/or used for the same purposes; and
3. The difficulty or hardship resulting from the application of these regulations would prevent the owner from making a reasonable use of the property.

The fact that the property could be utilized more profitably or conveniently with the variance than without the variance shall not be considered as grounds for granting the variance.

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The fact that property may be utilized more profitably will not be considered adequate to justify the Board of Appeals in granting a variance."

Findings: Staff finds that the difficulty claimed by the applicant results from the owner's actions, not from the regulations themselves, as the siting of the home is discretionary and based on economic considerations related to utilities. Staff also finds that the difficulty or hardship is not unique to the property, as several lots in the immediate and surrounding areas are narrow and deep, similar to the subject property. Finally, the staff concludes that the alleged difficulty or hardship does not prevent the applicant from making reasonable use of the property.

Recommendation: The staff does not find that the applicant has met the necessary requirements to warrant the granting of the variance per Article XI of the Robertson County Zoning Ordinance.

**** END COMMENTS ****

TABLE 6-5-A

(Amended by resolution 091525064, September 15, 2025)

DIMENSIONAL REQUIREMENTS FOR SINGLE FAMILY DWELLINGS IN AGRICULTURAL AND RESIDENTIAL DISTRICTS

	AG-1	AG-2	RP-80	R-40	R-30	R-20
Minimum Lot Size (sq. ft.)	15 ac.	130,000	80,000	40,000	30,000	20,000
Without Public Water		218,000	218,000	N.P.	N.P.	N.P.
Minimum Lot Width (ft.) at Building Setback Line [3]	400	175	150	150	125	100
Minimum Road Frontage (ft.) [1]	50	50	50	50	50	50
Minimum Front Yard Setback (ft.)[2]	100	75	60	50	40	30
Minimum Side Yard Setback (ft.)[2]	50	30	25	20	15	10
Without Public Water		50	50	N.P.	N.P.	N.P.
Minimum Rear Yard Setback	50	40	35	30	25	20
Without Public Water		50	50	N.P.	N.P.	N.P.
Maximum Height (ft.) [4]	35	35	35	35	35	35
Maximum Building Coverage (% of lot)	10	25	30	40	45	50

[1] Does not apply to lots on the circular portion of a cul-de-sac or lots with access by an ingress/egress easement.

[2] Setback measured from right-of-way line or property line. Setbacks along private streets shall be the same as along local streets.

[3] Lot widths shall be increased by twenty-five (25) percent for all roads providing direct access to and arterial or collector road as designated on the Robertson County Major Thoroughfare Plan. Developments using combined driveways or private roads as access are exempt from this provision

[4] No more than three (3) full or partial stories entirely above grade.

Notes:

I In overlay districts: greater requirements may apply. See any relevant overly district regulations.

II A corner lot has two (2) front yard setbacks. The property owner shall designate the front yard and the side yard for his corner lot. The rear setback shall be on the opposite side of the lot from the designated front yard setback.

III A through lot has two (2) front setbacks but no rear setback.

IV On a corner lot of record with a width of at least forty (40) feet, the side street setback may be reduced, if necessary, to yield a buildable with equal to sixty (60) percent of the lot width. However, the side street setback shall not be reduced to less than forty (40) feet from a major thoroughfare or minor thoroughfare right-of-way line.

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ROBERTSON COUNTY PLANNING & ZONING DEPARTMENT

ROBERTSON COUNTY OFFICE BUILDING, 527 SOUTH BROWN STREET
SPRINGFIELD, TENNESSEE 37172 TEL. (615) 384-3666

Board of Zoning Appeals: Application for Variance

PART A: FILING A VARIANCE PETITION

A petition for variance (this application) shall be filed with the Zoning Administrator or designated administrator, accompanied by:

1. A non-refundable filing fee as established by the County Commission and
2. A list of adjoining properties, including tax parcel numbers and the name and address of each owner.

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PART C: STANDARDS FOR GRANTING A VARIANCE

Before granting a variance, the Board of Appeals shall have made the following findings:

1. Those practical difficulties or unnecessary hardships would result from the strict application of these regulations; and

2. That the variance is consistent with the objectives and policies of any adopted plan for the district or area covering the property, any other adopted written policies governing land development, and the construction and improvement of public facilities, and the general intent of these regulations; and

3. That the public safety and welfare have been protected and substantial justice done.

4. Only the following three conditions shall constitute a practical difficulty or unnecessary hardship, and **all must be met**:
   A. The difficulty or hardship would result only from these regulations and from no other cause, including the actions of the owner or previous owners of the property; and

B. The difficulty or hardship is peculiar to the property in question and is not generally shared by other properties classified in the same zoning district and/or used for the same purposes; and

C. The difficulty or hardship resulting from the application of these regulations would prevent the owner from making a reasonable use of the property. The fact that the property could be utilized more profitably or conveniently with the variance than without the variance shall not be considered as grounds for granting the variance.

5. The Board of Appeals shall not grant a variance which would allow the establishment of a use which is not otherwise permitted in the district, would result in the extension of a nonconforming use, or would change the zoning classification of any or all of the subject property. The existence of a non-conforming use of neighboring land, buildings, or structures in the same district or of permitted or non-conforming uses in other districts shall not constitute sufficient reason for granting the requested variance.

6. The fact that property may be utilized more profitably will not be considered adequate to justify the Board of Appeals in granting a variance.

THE INFORMATION CONTAINED IN THIS DOCUMENT IS INTENDED TO BE A REFERENCE ONLY AND IS NOT INTENDED TO BE ALL-INCLUSIVE. APPLICANTS ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF ROBERTSON COUNTY AND THE STATE OF TENNESSEE. **MY SIGNATURE CERTIFIES THAT I HAVE READ AND UNDERSTAND THE ABOVE.**

15 FEB 2026

Owner of Record Signature & Date

Owner's Representative Signature & Date

PART D: MEETING PROCEDURE FOR HEARINGS ON SPECIAL EXCEPTIONS

1. Every application for a hearing before the Board of Zoning Appeals must pay a fee as specified in the Robertson County Planning and Zoning Fee Schedule to help cover the costs of review, processing, advertising, and administration for each case. The applicant must also obtain a notification sign from the Planning Office and place it on the property fifteen (15) days prior to the hearing by the Board of Appeals.

2. At the public hearing on the case before the Board, the appellant may appear on his own behalf or be represented by an attorney or agent. The appellant's side of the case will be heard first, followed by those in opposition. To ensure an orderly procedure, each side shall proceed without interruption from the other.

3. The Board of Zoning Appeals can vote to approve the variance, deny the variance, or approve the variance with specific conditions established during the public hearing.

4. Applicants must attend the meeting. Failure to do so may lead to the denial of the application.

5. If the Board of Zoning Appeals denies the application, the subsequent procedure will be enforced:

   A. No rehearing of the decision by the Board shall occur, except on motion to reconsider the vote; or on a written request for a hearing
   B. If the motion to reconsider receives a majority affirmative vote, the Board of Zoning Appeals may then vote on the motion to grant the request for a rehearing, subject to any conditions that the Board may stipulate by resolution in each case.
   C. No request for a rehearing will be considered unless new evidence is submitted that could not have reasonably been presented at the previous hearing.
   D. A rehearing for a variance will not be granted to an applicant found by a court of competent jurisdiction to be in willful violation of the specific provisions of a prior variance granted under the authority of this article.

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13FEB2026

Owner of Record Signature & Date

Owner's Representative Signature & Date

PART E: PROPERTY INFORMATION

1. Current Zoning of Property: AG-2
2. Physical Address of Property – If unaddressed, please list nearest cross streets.
   7371 Swift Rd Greenbrier TN 37073
3. Tax Map & Parcel Number: 125 063.00
4. Size of Property (sq ft. or acres): 15.73 acres

5. Owner of Record Name, Phone Number, & Physical Address – **NO P.O. BOXES**:

Name: Joseph Austin

Phone Number: _____

Physical Address: _____

Email Address: _____

6. Owner's Representative (real estate agent, surveyor, engineer, family member, self, etc.)

Name: Michael Hollingsworth

Phone Number: _____

Physical Address: _____

Email Address: _____

Is the property developed? If so, what is the current use of the property?

Yes Res

PART F: REQUEST FOR VARIANCE

1. **PLEASE EXPLAIN THE VARIANCE BEING APPLIED FOR. THE BOARD OF ZONING APPEALS CAN ACT ONLY ON WHAT IS PLAINLY BEING ASKED FOR (ATTACH ADDITIONAL SHEET OF PAPER IF NEEDED)**

I am requesting a 36ft Variance, to place an already built home on a relocated site located at 7321 Swift Rd Greenbrier TN 37073, per Robertson Co Regulation Table 6-5-A AG-2, min lot width must be 175ft wide. My lot is only is only 139ft wide. All other requirement for a building permit can be met. The house is being relocated from Ted Davis Rd and the most economical position is on the road front for installation of utilities + installation of Septic Lines.

- To your knowledge, has the property been granted a variance in the past?
  Please circle one: Yes (No) Unsure

  If yes, please provide any information you have about the prior approval. Dates are particularly helpful!

  _____
  _____
  _____
  _____
  _____
  _____

MY SIGNATURE CERTIFIES THAT I HAVE ANSWERED ALL QUESTIONS HONESTLY AND TO THE BEST OF MY KNOWLEDGE.

15FEB2026

Owner of Record Signature & Date

Owner's Representative Signature & Date