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

BOARD OF ZONING APPEALS MEMORANDUM & AGENDA

Date: May 15, 2024

Mr. Chairman and Board Members:

The following request is scheduled for appearance before the Robertson County Board of Zoning Appeals. The applicant has been advised that the Board will meet on Thursday, **May 22, 2025, 2023, at 6:00 P. M.** in the Judicial Complex, Second Floor, Robertson County Office Building, Springfield, Tennessee.

Detailed information on the cases 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.

Thank you!

The agenda is as follows:

1. Roll Call
2. Announcements
3. Approval of the minutes of the April 24, 2025, meeting.
4. Old Business: None
5. New Business

   A. **Case 2025-06:** Harsha Lachmandas requests a "Special Exception" for the approval to allow the temporary sale of fireworks at 4230 Hwy 49 W, Springfield, TN 37172. Tax Map 100, Parcel 066.00 in the 11th Voting District.

   B. **Case 2025-07:** Harsha Lachmandas requests a "Special Exception" for the approval to allow the temporary sale of fireworks at 5124 Hwy 431 N, Springfield, TN 37172. Tax Map 045, Parcel 021.00 in the 8th Voting District.

6. Adjourn.

ROBERTSON COUNTY BOARD OF ZONING APPEALS

The Robertson County Board of Zoning Appeals met on Thursday, April 24, 2025, at 6:00 p.m. in the Judicial Complex, 2nd Floor, Robertson County Office Building, Springfield, Tennessee.

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

Meeting was called to order at 6:00 p.m. and roll call was completed by Chairman Stroud.

Motion to approve Minutes from the meeting held on October 24, 2024, was made by Andy Teasley with a second by Tom Wilks. Motion passed 5-0.

Announcements: None

Old Business: None

New Business:

Case 2025-03: Eric and Traci Pulley request a "Special Exception" for the approval of an Event Center located on Youngville Rd., Springfield, TN 37172. Tax Map 046, Parcel 009.01 in the 8th Voting District.

Eric and Traci Pulley were there to present and answer questions. Andy confirmed that there would be parking on both sides of the venue. Bob asked about how many events a year they would be hosting. Traci said hopefully 20. Two signed up to speak. They were able to speak for or against. All were for it after questions were answered. Traci assured us that the curfews are 9:00 pm outside music off, 10:00 pm inside music off and everyone off property by 11:00 pm. Tom asked about Greenbelt status and having been an AG barn before. Asked about permits and business license. Staff informed them no permits were pulled, and they would need to pull a permit. Traci stated they had a business license already.

The motion to grant the special exception was made by Rick Robinson with a second by Andy Teasley.
Motion passed 5-0.

Case 2025-04: Will Loyd with Tri-Star Capital Distributors, LLC requests a "Special Exception" for the approval to allow the temporary sale of fireworks on Stacy Springs Rd., Springfield, TN 37172. Tax Map 103, Parcel 162.00 in the 10th Voting District.

Case 2025-05: Will Loyd with Tri-Star Capital Distributors, LLC requests a "Special Exception" for the approval to allow the temporary sale of fireworks at 2622 Tom Austin Hwy., Springfield, TN 37172. Tax Map 113, Parcel 011.00 in the 10th Voting District.

Will Loyd was there and presented the requests to the board. Both his items were heard together. No questions or comments from the board or public. Will asked about temporary signage and Hunter will email him the regulations in our book for temporary signage.

The motion to grant both the special exceptions was made by Will David Goodman with a second by Tom Wilks.
Motion passed 5-0.

With there being no additional business, a motion to adjourn was made by Andy Teasley with a second by Tom Wilks.
The motion passed 5-0.

Meeting was adjourned by Chairman Stroud at 6:15 pm.

Respectfully submitted,

Planning Staff

New Business: A

Case 2025-06

Harsha Lachmandas

Robertson County Development Office
Staff Comments
Board of Zoning Appeals Meeting
May 22, 2025
Amanda Harrington, Planning Advisor

Applicant: Harsha Lachmandas
SHIVA, LLC

Request: Special Exception for the Sale of Consumer Fireworks

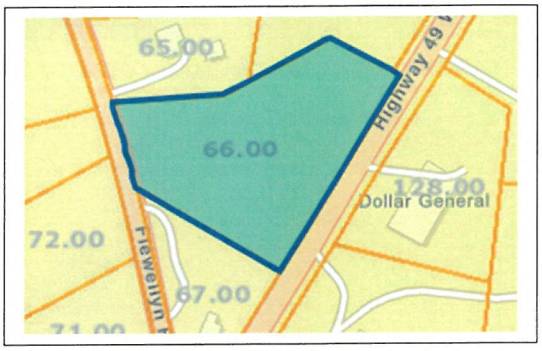


Figure 1: TN Prop. Viewer
Tax Map 100., Parcel 066.00

Property Information:

- Tax Map 100, Parcel 066.00
- 4230 Hwy 49 W., Springfield, TN 37172
- 2.54 acres
- Zoned C-1
- 11th Voting District

Relevant Zoning Regulations:
Attached is the below information.

Article IV, Section 4-1 (B) ~ Limited Duration Goods and Merchandise

Discussion:
The applicant is seeking permission from the Board of Zoning Appeals for the temporary approval to sell consumer fireworks.

This use can be identified as Limited Duration Goods and Merchandise under the Temporary Use Regulations which is a Special Exception uses per the Roberton County Zoning Resolution.

**** END COMMENTS ****

4-10.7 Open Space Standards and Requirements

4-10.8 Ownership, Management and Maintenance of Open Space

4-10.9 Sewage Disposal

4-10.10 Scenic, Natural Feature and Historic Preservation

4-10.11 Roads and Pedestrian Ways

4-11 SPECIAL CONDITIONS FOR PERMITTING A BED AND BREAKFAST HOME

(Added by Resolution 061607077)

4-1 TEMPORARY USE REGULATIONS Amended by Resolution 121718129

The following regulations are necessary to govern the operation of certain necessary or seasonal uses nonpermanent in nature. Application for a Temporary Use Permit shall be made to the Board of Zoning Appeals through the office of the building commissioner. Said application shall contain a graphic description of the property to be utilized and a site plan, a description of the proposed use, and sufficient information to determine yard requirements, setbacks, sanitary facilities, and parking space for the proposed temporary use. The following uses are deemed to be temporary uses and shall be subject to the specific regulations and time limits which follow and to the regulations of any district in which such use is located.

A. Carnivals or Circuses: May obtain a Temporary Use Permit in the Agricultural, Commercial, or Flood Districts; however, such permit shall be issued for a period of not longer than fifteen *(15)* days. Such use shall be permitted on lots where adequate off-street parking can be provided.

B. Limited Duration Goods and Merchandise: May obtain a thirty *(30)* day Temporary Use permit for the display and sale of limited duration goods and merchandise on open lots in any district.

C. Temporary Buildings: In any district, a Temporary Use Permit may be issued for contractor's temporary office and equipment sheds incidental to a construction project. Such permit shall not be valid for more than one *(1)* year, but may be renewed for six (6) month extensions; however, not more than three *(3)* extensions for a particular use shall be granted. Such use shall be removed immediately upon completion of the construction project, or upon expiration of the Temporary Use Permit, whichever occurs sooner.

D. Real Estate Sales Office: In any district, a Temporary Use Permit may be issued for a temporary real estate sales office in any new subdivision which has been approved by the planning commission under the Robertson County Subdivision Regulations. Such office shall contain no living accommodations. The permit will be valid for one *(1)* year, but may be granted two *(2)* six *(6)* month extensions. Such office shall be removed upon completion of sales of the lots therein, or upon expiration of the Temporary Use Permit, whichever occurs sooner.

ROBERTSON COUNTY DEVELOPMENT OFFICE
ROBERTSON COUNTY OFFICE BUILDING
527 SOUTH BROWN STREET, SPRINGFIELD, TENNESSEE 37172
615-384-3666

Board of Zoning Appeals Application for a Special Exception

Owner of Record Information

Name: Harsha Lachmandas

Mailing Address (No P.O. Boxes, please): ~~5224 Highway 431 N, Springfield TN 37172~~ 4230 Hwy. 49W, Springfield TN 37172

~~Email:~~

Telephone Number: 615-604-4690

Procedure Notes

1. Special Exceptions are requested when a certain use has been identified as a "Special Exception" in the Zoning Resolution for the zone where the property is located. Special Exceptions must first be approved by the Board of Zoning Appeals first before any site plans for the project are submitted for consideration to the Planning Commission.
2. The applicant must demonstrate compliance with the specific standards for the use, as set forth in the City's Zoning Resolution. The burden is on the applicant to demonstrate to the Board of Zoning Appeals that all conditions of the Zoning Resolution have been met.
3. The Board of Zoning Appeals will consider the request and determine if it meets the requirements set forth by the County's Zoning Resolution.

Application Process:

In order to publish the notice in the newspaper on time, the application due dates are firm. Complete applications received after the application deadline will be placed on the following month's agenda. Applications are considered "complete" when the following steps have been completed:

1. Submit one (1) copies of this completed form and supporting materials to Robertson County Development Office by application due date (see attached form).
2. Remit application fee to Robertson County Development Office.
3. Ensure the application is **signed by property owner**.
4. Pick up the BZA Meeting Notice sign for the yard from the County Development Office. Place it in the yard of the subject property, where it is easily seen by the public.
5. Attend Board of Zoning Appeals meeting. Be ready to present the application to the Board. **Failure to attend the meeting may result in the application being denied.**

Request for Review:

Please state the exact Special Exception use being sought, including the Zoning Resolution Article & Section. Please attach additional pages if more room is required. Please include any supporting documentation that supports your position.

Hwy 49 W 4230, Springfield TN; tax map: 100, parcel: 66.00; owner: Ralph M. White
Special exception for temporary use for fireworks stand
current zoning classification: C1; property contains 2.54 acres

Harsha Lachmandas — 4/8/25

Owner's Signature **Date**

LEASE AGREEMENT

This lease agreement between HARSHA LACHMANDAS, lesee, and MR RALPH M. WHITE, lessor, is for the purpose of selling fireworks at the location of 4230, HWY-49 SPRINGFIELD TN 37172 from JUNE 20th through JULY 5th for a period of 15 days. ERECT AND TENT TO SELL FIREWORKS

LESSEE further agrees to maintain the property in a clean and orderly condition at the time fireworks ares sold. Lessee will provide liability insurance in the amount of 1 MILLION to lessor.

LESSEE x Harsha Lachmandas DATE 4/10/25

LESSOR x Ralph White DATE 4/10/25

Robertson County - Parcel: 100 066.00



Date: January 29, 2025

County: ROBERTSON
Owner: WHITE RALPH M TRUSTEE WHITE RUBY LANELL TRUSTEE
Address: HWY 49W 4230
Parcel ID: 100 066.00
Deeded Acreage: 2.54
Calculated Acreage: 0

1:4,514

0 0.03 0.06 0.12 mi

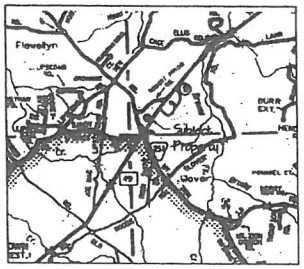
0 0.05 0.1 0.2 km

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local

Curve Table						
NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	02°48'25"	N 19°49'32" W	84.37	3444.28	168.70	168.68

Line Table		
NUMBER	DIRECTION	DISTANCE
L1	N 68°46'00" E	15.00



Vicinity Map
Not to Scale

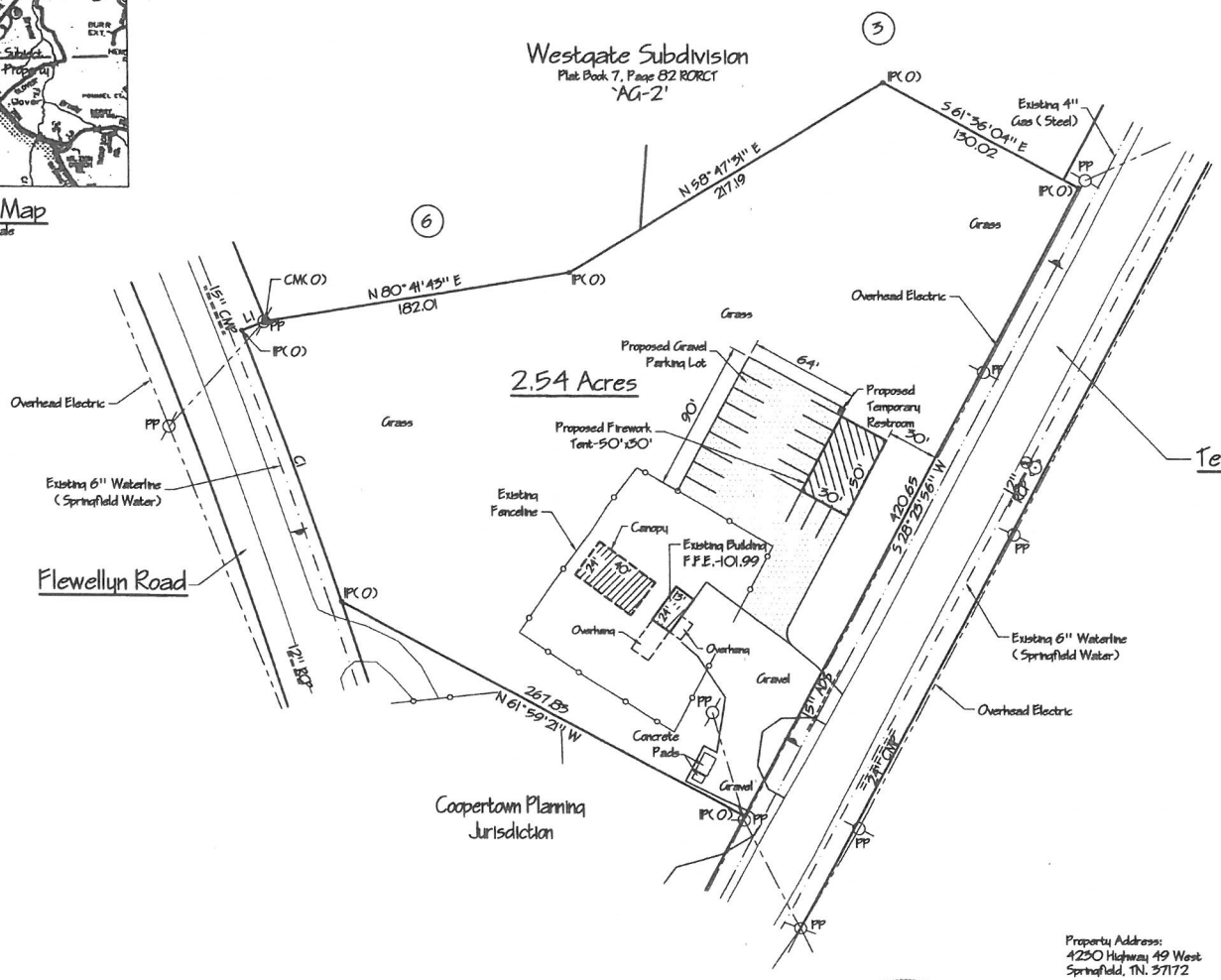
Deed North



50 25 0 50 100
Scale In Feet
1" = 50'

Surveyor's Notes:

1. No Title Report was furnished to this surveyor therefore the survey shown hereon is subject to any and all findings an accurate Title Report may reveal.
2. This survey was made using the latest recorded deeds and physical evidence found in the field.
3. All distances shown hereon are based on a field run survey using EDM equipment and have been adjusted for temperature.
4. The survey shown hereon was made in accordance with Chapter 0820-3-.07, Standards of Practice as adopted by the State of Tennessee Board of Examiners for Land Surveyors.



Ralph M. White
Owner
Harsha Lachmandas - Contact
4226 Hwy. 49 West
Springfield, TN 37172

Shiva Inc.
Operator
Harsha Lachmandas - Contact
5124 Hwy. 431 North
Springfield, TN 37172
(615) 604-4690

Legend
CMK O) Concrete Monument (Old)
IPC O) Iron Pin (Old)
L1 Refer to Line Table Shown Hereon for Data
C1 Refer to Curve Table Shown Hereon for Data
Existing Fire Hydrant
Water Valve
Road Sign
PP Power Pole

Cad File No. 060577522
Coord. File No. 060577E

CALL BEFORE YOU DIG
811 CALL 811 NATIONWIDE
Know what's below. Call before you dig.

Current Zoning Classification -"C1"

I hereby certify that this General Property Survey is a Category III Survey and the Ratio of Precision of the Unadjusted Survey is 1:5000+ and that this survey meets the current Tennessee Minimum Standards of Practice.

STEVEN E. ARTZ
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1708

Property Address:
4230 Highway 49 West
Springfield, TN. 37172

Deed Reference:
Deed Book 359, Page 346 RORCT
Map 100, Parcel 66 TAORCT

Revisions			
Number	Date	By	Comment

Site Plan For
Shiva Inc.
"Ralph M. White Property"
13th Civil District
Robertson County, Tennessee

Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 925 Springfield, TN. 37172
email: artz.steve@gmail.com
(615) 382-0451

Drawn By	SEA
Checked By	JMM
Proj. No.	060577
Date	4/10/25

SP1
Sheet Number

New Business: B

Case 2025-07

Harsha Lachmandas

Robertson County Development Office
Staff Comments
Board of Zoning Appeals Meeting
May 22, 2025
Amanda Harrington, Planning Advisor

Applicant: Harsha Lachmandas
SHIVA, LLC

Request: Special Exception for the Sale of Consumer Fireworks

Property Information:

- Tax Map 045, Parcel 021.00
- 5124 Hwy 431 N., Springfield, TN 37172
- 5.06 acres
- Zoned C-1
- 8th Voting District



Figure 1: TN Prop. Viewer
Tax Map 045., Parcel 021.00

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ROBERTSON COUNTY DEVELOPMENT OFFICE
ROBERTSON COUNTY OFFICE BUILDING
527 SOUTH BROWN STREET, SPRINGFIELD, TENNESSEE 37172
615-384-3666

Board of Zoning Appeals Application for a Special Exception

Owner of Record Information

Name: Harsha Lachmandas
Mailing Address (No P.O. Boxes, please): 5124 Highway 431 N, Springfield TN 37172
Email: _____
Telephone Number: 615-604-4690

Procedure Notes

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5. Attend Board of Zoning Appeals meeting. Be ready to present the application to the Board. **Failure to attend the meeting may result in the application being denied.**

Request for Review:

Please state the exact Special Exception use being sought, including the Zoning Resolution Article & Section. Please attach additional pages if more room is required. Please include any supporting documentation that supports your position.

Hwy 431 N 5124, Springfield TN; tax map: 45, parcel: 21.00; owner: R and V LLC
Special exception for temporary use of fireworks stand
current zoning classification: C1, property contains 5.06 acres

Harsha Lachmandas — 4/9/25

Owner's Signature — Date

January 28, 2025

Robertson County Board of Zoning Appeals
501 South Brown Street
Springfield, TN 37172

Re: Request for Special Exception Approval for Fireworks Stand

Dear Board Members,

The purpose of this letter is to request a Special Exception approval for a temporary use permit for a Fireworks Stand. The property may be found on Tax Map 45, part of Parcel 21, in the Tax Assessor's Office for Robertson County, Tennessee. The property has road frontage on U.S. Highway # 431 and Tennessee Highway # 25, in the 8th Commission District.

The address of the proposed location is Hwy 431N 5124, Springfield, TN 37172.

Use of operation from this location will be from June 20, 2025 until July 5, 2025.
Hours of operation at this location will be from 10:00 A.M. to 10:00 P.M.

The property is currently zoned, `C-1'.

Thank you for your cooperation with this matter and if we may assist you in any manner please contact us at your earliest convenience.

Sincerely,

Shiva, Inc
5124 Highway 431 North
Springfield, TN 37172
Contact: Harsha Lachmandas
(615) 604-4690

Robertson County - Parcel: 045 021.00



Date: January 29, 2025

1:9,028

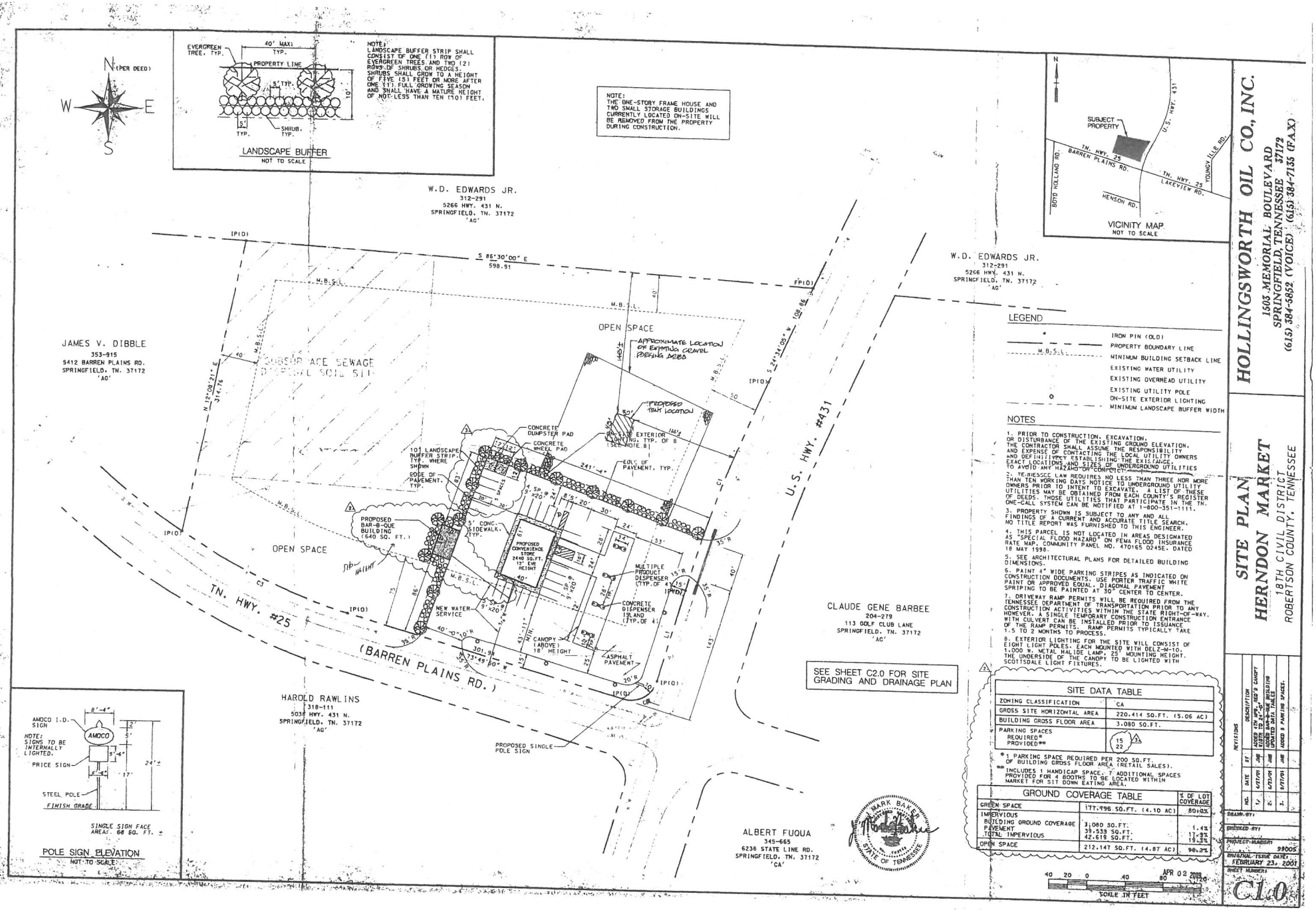
0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

County: ROBERTSON
Owner: R & V LLC
Address: HWY 431N 5124
Parcel ID: 045 021.00
Deeded Acreage: 5.06
Calculated Acreage: 0

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local


N (PER DEED)
W
E
S
EVERGREEN TREE, TYP.
40' MAX. TYP.
PROPERTY LINE
5' TYP.
10'
5' TYP.
SHRUB, TYP.
LANDSCAPE BUFFER
NOT TO SCALE
NOTE:
LANDSCAPE BUFFER STRIP SHALL CONSIST OF ONE (1) ROW OF EVERGREEN TREES AND TWO (2) ROWS OF SHRUBS OR HEDGES. SHRUBS SHALL GROW TO A HEIGHT OF FIVE (5) FEET OR MORE AFTER ONE (1) FULL GROWING SEASON AND SHALL HAVE A MATURE HEIGHT OF NOT LESS THAN TEN (10) FEET.
NOTE:
THE ONE-STORY FRAME HOUSE AND TWO SMALL STORAGE BUILDINGS CURRENTLY LOCATED ON-SITE WILL BE REMOVED FROM THE PROPERTY DURING CONSTRUCTION.
W.D. EDWARDS JR.
312-291
5266 HWY. 431 N.
SPRINGFIELD, TN. 37172
'AG'
JAMES V. DIBBLE
353-915
5412 BARREN PLAINS RD.
SPRINGFIELD, TN. 37172
'AG'
S 86°30'00" E
598.91
IP(O)
M.B.S.L.
40'
OPEN SPACE
APPROXIMATE LOCATION OF EXISTING GRAVEL PARKING AREA
PROPOSED SEWAGE DISPOSAL SOIL SITE
N 12°08'21" E
314.76
S 24°14'09" W
108.86
PROPOSED TANK LOCATION
CONCRETE DUMPSTER PAD
CONCRETE WHEEL PAD
101 LANDSCAPE BUFFER STRIP, TYP., WHERE SHOWN
EDGE OF PAVEMENT, TYP.
12' EXTERIOR LIGHTING, TYP. OF 8 (SEE NOTE 8)
EDGE OF PAVEMENT, TYP.
PROPOSED BAR-B-QUE BUILDING (640 SQ. FT.)
5' CONC. SIDEWALK, TYP.
PROPOSED CONVENIENCE STORE 2440 SQ.FT. 12' EVE HEIGHT
MULTIPLE PRODUCT DISPENSER (TYP. OF 4)
CONCRETE DISPENSER ISLAND (TYP. OF 4)
NEW WATER SERVICE
CANOPY (ABOVE) 18' HEIGHT
ASPHALT PAVEMENT
TN. HWY. #25
(BARREN PLAINS RD.)
U.S. HWY. #431
N 73°49'50" W
301.9'
HAROLD RAWLINS
318-111
5038 HWY. 431 N.
SPRINGFIELD, TN. 37172
'AG'
PROPOSED SINGLE POLE SIGN
CLAUDE GENE BARBEE
204-279
113 GOLF CLUB LANE
SPRINGFIELD, TN. 37172
'AG'
SEE SHEET C2.0 FOR SITE GRADING AND DRAINAGE PLAN
ALBERT FUQUA
345-665
6236 STATE LINE RD.
SPRINGFIELD, TN. 37172
'CA'
MARK BAILEY
STATE OF TENNESSEE
AMOCO I.D. SIGN
AMOCO
NOTE: SIGNS TO BE INTERNALLY LIGHTED.
PRICE SIGN
STEEL POLE
FINISH GRADE
8'-4"
12'
5'
5'-6"
24'±
17'
SINGLE SIGN FACE AREA: 66 SQ. FT. ±
POLE SIGN ELEVATION
NOT TO SCALE
N
SUBJECT PROPERTY
U.S. HWY. 431
TN. HWY. 25 BARREN PLAINS RD.
TN. HWY. 25 LAKEVIEW RD.
YOUNGS ISLE RD.
BOYD HOLLAND RD.
HENSON RD.
VICINITY MAP
NOT TO SCALE
LEGEND
IRON PIN (OLD)
PROPERTY BOUNDARY LINE
M.B.S.L. MINIMUM BUILDING SETBACK LINE
EXISTING WATER UTILITY
EXISTING OVERHEAD UTILITY
EXISTING UTILITY POLE
ON-SITE EXTERIOR LIGHTING
MINIMUM LANDSCAPE BUFFER WIDTH
NOTES
1. PRIOR TO CONSTRUCTION, EXCAVATION, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE CONTRACTOR SHALL ASSUME THE RESPONSIBILITY AND EXPENSE OF CONTACTING THE LOCAL UTILITY OWNERS AND DEFINITIVELY ESTABLISHING THE EXISTANCE, EXACT LOCATIONS AND SIZES OF UNDERGROUND UTILITIES TO AVOID ANY HAZARD OR CONFLICT.
2. TENNESSEE LAW REQUIRES NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS NOTICE TO UNDERGROUND UTILITY OWNERS PRIOR TO INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM EACH COUNTY'S REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TN. ONE-CALL SYSTEM CAN BE NOTIFIED AT 1-800-351-1111.
3. PROPERTY SHOWN IS SUBJECT TO ANY AND ALL FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH. NO TITLE REPORT WAS FURNISHED TO THIS ENGINEER.
4. THIS PARCEL IS NOT LOCATED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 470165 0245E. DATED 18 MAY 1998.
5. SEE ARCHITECTURAL PLANS FOR DETAILED BUILDING DIMENSIONS.
6. PAINT 4" WIDE PARKING STRIPES AS INDICATED ON CONSTRUCTION DOCUMENTS. USE PORTER TRAFFIC WHITE PAINT OR APPROVED EQUAL. DIAGONAL PAVEMENT SPRIPING TO BE PAINTED AT 30° CENTER TO CENTER.
7. DRIVEWAY RAMP PERMITS WILL BE REQUIRED FROM THE TENNESSEE DEPARTMENT OF TRANSPORTATION PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE STATE RIGHT-OF-WAY. HOWEVER, A SINGLE TEMPORARY CONSTRUCTION ENTRANCE WITH CULVERT CAN BE INSTALLED PRIOR TO ISSUANCE OF THE RAMP PERMITS. RAMP PERMITS TYPICALLY TAKE 1.5 TO 2 MONTHS TO PROCESS.
8. EXTERIOR LIGHTING FOR THE SITE WILL CONSIST OF EIGHT LIGHT POLES, EACH MOUNTED WITH DELTA-M-10, 1-000 W. METAL HALIDE LAMP, 25' MOUNTING HEIGHT. THE UNDERSIDE OF THE CANOPY TO BE LIGHTED WITH SCOTTSDALE LIGHT FIXTURES.
SITE DATA TABLE
ZONING CLASSIFICATION: CA
GROSS SITE HORIZONTAL AREA: 220,414 SQ.FT. (5.06 AC)
BUILDING GROSS FLOOR AREA: 3,080 SQ.FT.
PARKING SPACES REQUIRED* 15
PROVIDED** 22
* 1 PARKING SPACE REQUIRED PER 200 SQ.FT. OF BUILDING GROSS FLOOR AREA (RETAIL SALES).
** INCLUDES 1 HANDICAP SPACE, 7 ADDITIONAL SPACES PROVIDED FOR 4 BOOTHS TO BE LOCATED WITHIN MARKET FOR SIT DOWN EATING AREA.
GROUND COVERAGE TABLE
GREEN SPACE: 177,796 SQ.FT. (4.10 AC) — 80.6% OF LOT COVERAGE
IMPERVIOUS
BUILDING GROUND COVERAGE: 3,080 SQ.FT. — 1.4%
PAVEMENT: 38,539 SQ.FT. — 17.5%
TOTAL IMPERVIOUS: 42,619 SQ.FT. — 19.3%
OPEN SPACE: 212,147 SQ.FT. (4.87 AC) — 98.2%
APR 02 2001
40 20 0 40 80 120
SCALE IN FEET
HOLLINGSWORTH OIL CO, INC.
1503 MEMORIAL BOULEVARD
SPRINGFIELD, TENNESSEE 37172
(615) 384-5852 (VOICE) (615) 384-7135 (FAX)
SITE PLAN
HERNDON MARKET
18TH CIVIL DISTRICT
ROBERTSON COUNTY, TENNESSEE
NO. | DATE | BY | REVISIONS DESCRIPTION
1/ 4/27/01 JMB ADDED 12' EXT. LIGHTS & CANOPY
2/ 5/23/01 JMB ADDED BAR-B-QUE BUILDING
3/ 6/27/01 JMB UPDATED DATA TABLES
4/ 8/27/01 JMB ADDED 6 PARKING SPACES.
DRAWN BY:
CHECKED BY:
PROJECT NUMBER: 99005
ORIGINAL ISSUE DATE: FEBRUARY 23, 2001
SHEET NUMBER: C1.0