Robertson County Planning and Zoning
Robertson County Office Building
527 S. Brown Street, Springfield, TN 37172

BOARD OF ZONING APPEALS MEMORANDUM & AGENDA

August 20, 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, **August 27, 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. Public Comments – Persons wishing to speak must sign the log sheet prior to the meeting.
3. Announcements
4. Approval of the minutes of June 25, 2026, meeting.
5. Old Business: None
6. New Business

   A. **Case 2026-12:** Stephen Smiley request a Variance for the approval of a carport to be constructed in front of the house due to steep slope behind the house at 6036 Dividing Ridge Road, Goodlettsville, TN 37072. Tax Map 141, Parcel 045.00 in the 4th Voting District.

   B. **Case: 2026-13:** Deanna Christensen request a "Special Exception" for the approval of a group assembly venue to be operated at 6538 Hwy 431 N., Springfield, TN 37172. Tax Map 007, Parcel 011.00 in the 8th Voting District.

7. Staff Comments

8. Adjourn

ROBERTSON COUNTY BOARD OF ZONING APPEALS

The Robertson County Board of Zoning Appeals met on Thursday, June 25, 2026, at 6:00 p.m. in the Judicial Complex, 2nd Floor, Robertson County Office Building, Springfield, Tennessee.

MEMBERS PRESENT:	ABSENT:	OTHERS PRESENT:
Tom Wilks	Andy Teasley	Hunter Mantooth
Will David Goodman		Beth Keith
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 April 21, 2026, made by Tom Wilks with a second by Rick Robinson motion passed 3-0.

Announcements: None

New Business:

Case 2026-09: Christopher and Sheri Clinard request a "Special Exception" for the approval of a group assembly venue to be constructed and operated at 5044 Campbell Road, Cross Plains, TN 37049. Tax Map 061, Parcel 059.00 in the 1st Voting District.
Christopher and Sheri were there to present and answer questions. Christopher explained what they had in mind and went over the items in the packet. Bob confirmed capacity would be 100 people. Tom asked about hours of operation. Christopher said that quiet time in Cross Plains starts at 10 pm and they would follow that. All music will be kept indoors. Tom also asked about lighting. Christopher explained all lights will be warm lights and pointed down as to not bother neighbors. Bob asked how far off the road the venue would be constructed. Christopher stated it would be about 800' off road and Sheri said closest house is about 600' away. Tom asked about the road and Christopher said they are the first house on the left when you turn onto Campbell Rd. One citizen signed up to speak on this matter. He was allowed to speak. He asked where on the property venue would be, concerned about noise and traffic and sees no benefit to the venue being there.

Motion to approve was made by Tom Wilks with a second by Rick Robinson.
Motion passed 3 – 0.

Case 2026-10: Kyle and Julie Rullmann request a "Special Exception" for the approval of a group assembly multi-purpose venue to be constructed and operated at 4645 Goodman Road, Adams, TN 37010. Tax Map 065, Parcel 059.00 in the 7th Voting District.
Kyle and Cole Rullman were there to present and answer questions. They explained they want an indoor venue to go along with their previously approved outdoor venue. Explained there would be a separate drive for venue building. Bob asked about previous events to see if there were any problems. Kyle stated there has been no issues and no complaints. Planning staff verified they have received no complaints. Bob asked about driveway and Kyle confirmed it would have its own driveway to the west of the property. Will David asked about occupancy. He stated that the 200-250 people were out of the boards scope to vote on. Kyle asked questions about the venue they are operating now. Bob answered those questions. Bob asked what kind of events they want to host. Kyle and Cole both responded with music events, weddings, corporate events, etc.

Motion to deny based on requested occupancy being out of the scope of the board was made by Tom Wilks with a second by Rick Robinson.
Motion passed 3 – 0.

Case 2026-11: Mary Lamar on behalf of Richard Lee Lewis, Jr. requests a "Special Exception" for the approval of an accessory agricultural occupation to allow a private appointment falconry experience business to be operated at 2769 New Hall Road, Greenbrier, TN 37073. Tax Map 117, Parcel 146.00 in the 3rd Voting District.
The applicant nor a representative showed to present this case. There were several citizens that were there to speak on the matter. That asked to still be heard. The board allowed them to speak. Five citizens spoke. They discussed how it should be a commercial entertainment venue with what all her website states that she does now at her current location. They passed out a packet with pictures, a petition of neighbors that do not want the business and a letter of concern. They are concerned about health, smells, pollution, sounds, traffic, visitor activity and safety issues. They stated that the Planning Department needed to know all this because they were informed that she was going to buy the property and just say the birds are a hobby. The citizens asked what they could do if this happened. Hunter went over what options were if this happened.

Motion to deny due to the applicant not being present was made by Will David Goodman with a second from Tom Wilks.
Motion Passed 3 – 0

Motion to adjourn by Tom Wilks with a second from Will David Goodman.
Motion passed 3-0.

Meeting was adjourned by Chairman Bob Stroud at 6:48 pm.

Respectfully submitted,

Planning Staff

New Business: A

Case 2026-12

Stephen Smiley

Robertson County Development Office
Staff Comments
Amanda Harrington, AICP, Planning Advisor
Board of Zoning Appeals Meeting
August 27, 2026

Applicant: Stephen Smiley

Request: Variance of Accessory Structures behind residence

Property Information:

- Tax Map 141, Parcel 045.00
- 6036 Dividing Ridge Rd.
  Goodlettsville, TN 37072
- 6.55 acres
- Zoned AG-2
- 4th Voting District



Relevant Zoning Regulations:
Article VI, Section 6-5.2

Discussion:
The applicant is seeking permission to build a carport in the front yard due to the steep slope behind the house. Accessory structures should be erected in the side or rear yard of the principal building per the Robertson County Zoning Regulations.

Per Article 11, Section 11-6.6 of the Robertson County Zoning Regulations, before granting a variance, the Board of Appeals shall have made the following findings:

1. That practical difficulties or unnecessary hardships, as defined in (Subparagraph 2) below, 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.

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 it shall not be considered grounds for granting the 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.

Recommendation: Denial. The slopes do not appear to be so steep that a unique hardship has been proven, as it is incumbent upon the applicant to demonstrate to the Board of Zoning Appeals.

**** END COMMENTS ****

6. Other accessory structures and uses customarily incidental to the permitted uses.

D. Uses Permitted as Special Exceptions

In the ***AG-1*** Agricultural District, the following uses may be permitted as special exceptions after review and approval by the Board of Zoning Appeals in accordance with *Article XI, Section 11-7*.

See Table VI

E. Uses Prohibited

In the ***AG-1***, Agricultural District, any use not permitted by right, by accessory use, or as a special exception is strictly prohibited.

F. Dimensional Requirements

See Table 6-5-A and 6-5-B

G. Parking Space Requirements

As regulated in *Article V, Section 5-1*.

H. Accessory Structures

1. All agricultural buildings shall be setback the minimum required front yard setback for the district, all other accessory buildings shall be erected in the side or rear yard of the principal building.

2. Accessory structures shall be located a minimum of five (5) feet from any side lot or rear lot line and ten (10) feet from any building on the same lot.

6-5.2 AG-2 Agricultural/Residential District

A. District Description

This district is designed to provide suitable open space for agricultural uses and very low density residential development. It shall consist primarily of single family detached dwellings, agricultural uses and their accessory uses. This district shall be located in those areas of the county that shall retain an optimum of open spaces to maintain a rural setting yet affords limited residential development that is conducive to maintaining an agricultural setting. This district shall remain agricultural in nature with limited community facilities, commercial and residential development. The application of this district is appropriate in rural areas of the adopted 2040 comprehensive Growth and Development Plan.

B. Uses Permitted

In the ***AG-2*** Agricultural District, the following uses are permitted.

See Table VI

C. Accessory Uses and Structures

1. Private residential garages and parking areas.

2. Private barns, stables, sheds, and other farm buildings.

3. Outdoor recreational facilities exclusively for the use of the residents.

4. Signs in compliance with the regulations set forth in *Article IX, Section 9-1.*

5. Home occupations as defined by and subject to the provisions of *Article IV, Section 4-2.*

6. Other accessory structures and uses customarily incidental to the permitted uses.

D. Uses Permitted as Special Exceptions

In the ***AG-2*** Agricultural District, the following uses may be permitted as special exceptions after review and approval by the Board of Zoning Appeals in accordance with *Article XI, Section 11-7.*

See Table VI

E. Uses Prohibited

In the ***AG-2***, Agricultural District, any use not permitted by right, by accessory use, or as a special exception is strictly prohibited.

F. Dimensional Requirements

See Table 6-5-A and 6-5-B

G.. Parking Space Requirements

As regulated in *Article V, Section 5-1.*

H. Accessory Structures

1. All agricultural buildings shall be setback the minimum required front yard setback for the district, all other accessory buildings shall be erected in a side or rear yard of the principal building.

2. Accessory structures shall be located a minimum of five (5) feet from any side lot or rear lot line and ten (10) feet from any building on the same lot.

6-5.3 RP-80 Rural Preservation District

A. District Description

This district is designed to provide suitable open space for agricultural uses and very low density residential development. It shall consist primarily of single family detached dwellings, agricultural uses and their accessory uses. This district shall be located in those areas of the county that shall retain an optimum of open spaces to maintain a rural setting yet afford residential developments a minimum of urban character. This district is a transition zone between the agricultural areas and the more urban zone residential districts. The application of this district is appropriate in rural areas of the adopted 2040 comprehensive Growth and Development Plan.

$530.00

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.**

Stephen Smiley

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.

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.**

Stephen Smith
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.
   6036 Dividing Ridge
3. Tax Map & Parcel Number: 141 045.00
4. Size of Property (sq ft. or acres): 6.5

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

Name: Stephen Smiles

Phone Number: [redacted]

Physical Address: [redacted]

Email Address: _____

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

Name: _____

Phone Number: _____

Physical Address: _____

Email Address: _____

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

NO

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)**

Put car port infront of house because it's impossible to put behind house because of very steep slop behind house, there is no where else to locate

- 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.

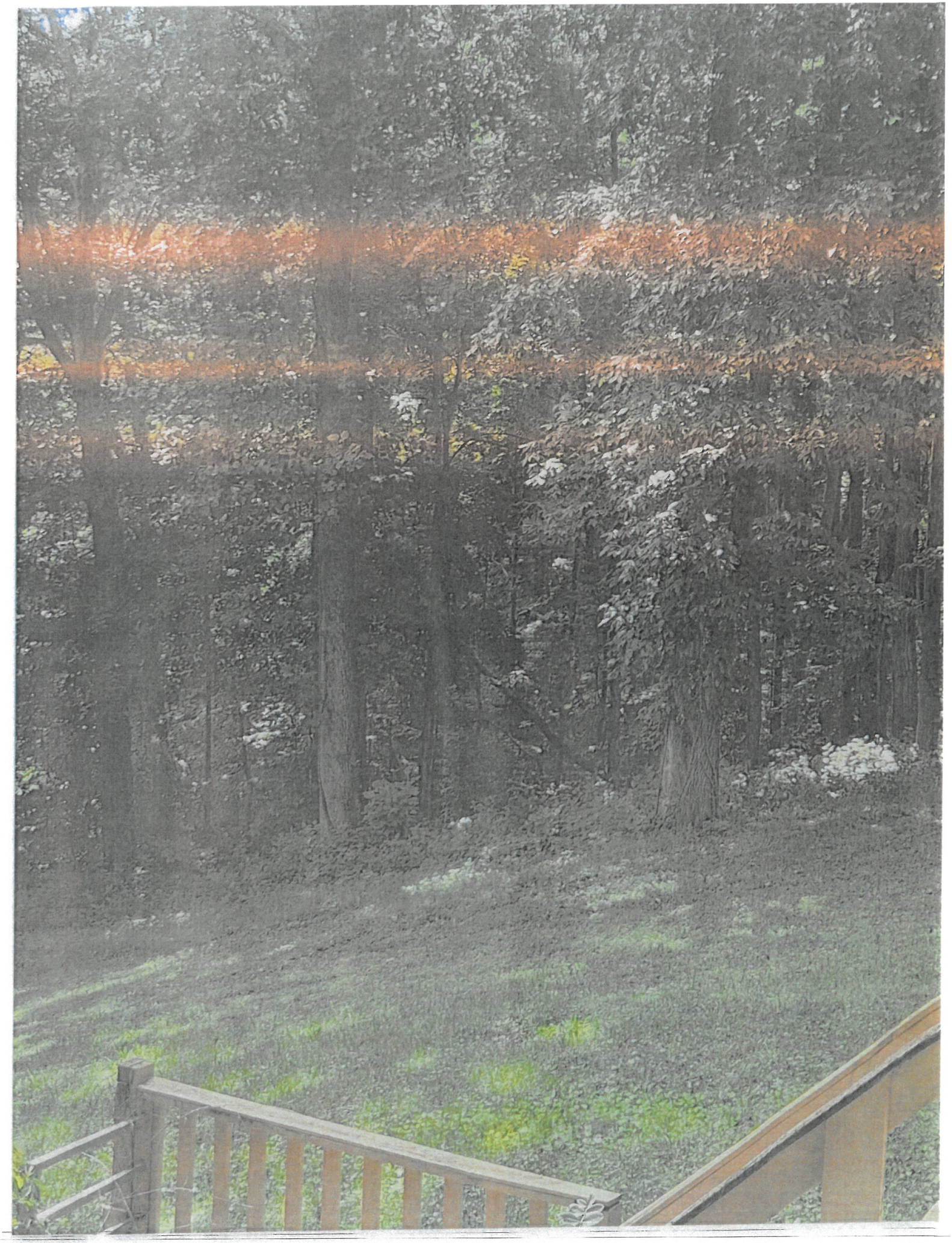
Stephen Smiley _____

Owner of Record Signature & Date

_____

Owner's Representative Signature & Date









Robertson County - Parcel: 141 045.00



Date: June 18, 2026

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

County: ROBERTSON
Owner: SMILEY STEPHEN TIMOTHY TRUSTEE STEPHEN SMILEY REVOCABLE LIVING TRUST
Address: DIVIDING RIDGE RD 6036
Parcel ID: 141 045.00
Deeded Acreage: 6.55
Calculated Acreage: 0
Vexcel Imagery Date: 2023

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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

New Business: B

Case 2026-13

Deanna Christensen

Robertson County Planning and Zoning
Staff Comments
Board of Zoning Appeals Meeting
August 27, 2026

Applicants: Deanna Christensen

Request: Special Exception for Group Assembly Event Center



Figure 1: TN Prop. Viewer
Tax Map 007 Parcel 011.00

Property Information:

- Tax Map 007, Parcel 011.00
- 6538 Hwy 431 N., Springfield, TN 37172
- 8.80 acres
- Zoned AG-2
- 8th Voting District

Relevant Zoning Regulations:
Attached is the below information.

Article VIII, Section 8-2.3 (F) ~ Recreational Uses ~ Special Conditions for Entertainment and Group Assembly

Discussion:
The applicant is seeking permission from the Board of Zoning Appeals for their approval to operate an event center on their property. This use can be identified as Group Assembly which is a Special Exception uses per the Roberton County Zoning Resolution.

The proposed use would allow the property to operate as an event venue for scheduled private events, including weddings, receptions, estate dinners, corporate gatherings, showers, and similar social events.

According to the application, the primary gathering areas would be located outdoors and within an existing open-air pavilion. The pavilion is currently unenclosed. The applicant has indicated that it may be enclosed in the future; however, any future enclosure would be subject to applicable permits and approvals, including site plan approval by the Robertson County Planning Commission.

The existing historic residence would not be utilized as an assembly space. Large groups would not be permitted inside the residence, and general guest activities would be limited to the designated outdoor event areas and pavilion.

The existing carriage house contains two accessory spaces that would support wedding operations. An approximately 1,100-square-foot guest house would serve as a private bridal suite for the bride, bridal party, and immediate family. An approximately 400-square-foot speakeasy would serve as the groom's quarters for the groom, groomsmen, and immediate family.

These accessory spaces would not be available to general event guests and are intended solely to support wedding-party activities associated with scheduled events. The applicant specifically states that no overnight accommodations are included with events and that overnight stays will not be permitted.

Hours and Event Operations: The applicant proposes scheduled private events rather than unrestricted public assembly. According to the application, events would have a strict conclusion time of 10:30 p.m., with all guests required to depart the property by 11:00 p.m. The applicant indicates that these limitations are intended to minimize late-night disturbances to neighboring properties. The applicant also states that events will be professionally managed through a planning and coordination process intended to ensure that parking, guest activities, traffic flow, and event operations are conducted in an organized manner and in compliance with applicable regulations.

Traffic and Parking: Traffic and parking are the principal issues staff recommends the Board consider in evaluating the proposed Group Assembly use.

Unlike a typical residential or agricultural use, an event venue has the potential to generate concentrated periods of vehicle arrivals and departures immediately before and after scheduled events. Weddings, receptions, corporate gatherings, and similar activities may result in numerous vehicles entering or leaving the property during relatively short periods.

The application states that all guest parking will be accommodated on the property in designated parking areas shown on the submitted site plan. The applicant further states that parking and traffic flow will be professionally managed as part of event operations.

Based solely upon the written application, however, staff does not have information establishing the proposed maximum number of guests, number of parking spaces, parking-space dimensions, ADA compliant space(s), parking-surface characteristics, or anticipated number of vehicles associated with a maximum-capacity event.

These factors are important because the intensity of the Group Assembly use should remain proportional to the ability of the site to accommodate vehicles without creating unsafe conditions, parking along public roads, or unreasonable impacts upon adjoining properties.

Staff therefore recommends that approval be conditioned upon all event-related parking occurring on-site within designated parking areas and that parking on public rights-of-way or adjoining properties be prohibited unless separately authorized by the affected property owner and applicable governmental authority.

The applicant should also be responsible for managing vehicle circulation during events so that driveways and internal circulation areas remain unobstructed and emergency vehicles can access the property.

Impact on Surrounding Properties: The applicant states that the intent of the proposed venue is to preserve the historic character of the property while operating a well-managed venue that is respectful of neighboring property owners and the surrounding agricultural community. The primary potential impacts are therefore expected to relate to traffic, parking, noise, and the intensity of individual events. Appropriate operational conditions can help ensure that the Group Assembly use remains compatible with surrounding properties.

Staff Analysis: The requested Special Exception would establish a Group Assembly use consisting primarily of private social and event functions conducted within designated outdoor areas and an existing open-air pavilion.

The application demonstrates an intent to separate general event activities from the historic residence, restrict use of the bridal and groom's facilities to members of the wedding party and immediate families, prohibit overnight accommodations, establish defined closing hours, provide on-site parking, and professionally manage event operations.

Staff finds that these operational commitments provide a reasonable basis for approval of the requested Special Exception, provided that the use is operated consistently with the application and any conditions imposed by the Board.

Because Group Assembly uses can vary significantly in intensity depending upon attendance, staff recommends that the Board place particular emphasis on ensuring that the number and size of events do not exceed the site's ability to accommodate parking and traffic circulation.

STAFF RECOMMENDATION

Staff recommends approval of the Special Exception for Group Assembly, subject to the following conditions:

1. **Substantial Compliance.** The Group Assembly use shall be established and operated in substantial compliance with the application, approved site plan, representations made to the Board of Zoning Appeals, and conditions of approval.
2. **Permitted Events.** The use shall be limited to scheduled private events such as weddings, receptions, estate dinners, corporate gatherings, showers, and similar social events.
3. **Assembly Areas.** General event assembly shall be limited to the designated outdoor event areas and existing pavilion. The historic residence shall not be utilized as a general assembly space.
4. **Carriage House Accessory Areas.** The bridal suite and groom's quarters described in the application shall be limited to members of the wedding party and their immediate families and shall not serve as general assembly areas.
5. **No Overnight Accommodations.** No overnight accommodations or overnight stays associated with events shall be permitted.
6. **Hours of Operation.** All events shall conclude no later than **10:30 p.m.**, and all guests shall depart the property no later than **11:00 p.m.**
7. **On-Site Parking.** All guest and event-related parking shall be accommodated on-site within designated parking areas. Event-related parking shall not obstruct public roads, rights-of-way, driveways, or required emergency-access areas.
8. **Traffic and Parking Management.** The property owner/operator shall be responsible for managing event traffic, parking, and internal circulation. For events expected to generate significant attendance, sufficient personnel shall be provided to direct vehicles to designated parking areas and maintain orderly ingress and egress.
9. **Emergency Access.** Driveways and internal circulation routes shall remain sufficiently clear during events to provide access for emergency vehicles.
10. **Event Capacity.** Event attendance shall not exceed the capacity that can be reasonably accommodated by the approved on-site parking areas, access, and circulation system. The Board may establish a specific maximum attendance as part of its approval if warranted based upon the site plan and evidence presented at the public hearing.
11. **Noise and Neighborhood Impacts.** Event operations, including amplified music and guest activities, shall be conducted in a manner that minimizes unreasonable impacts upon adjoining properties.

12. **Future Pavilion Enclosure.** Any future enclosure or substantial modification of the existing open-air pavilion shall be subject to all applicable Robertson County permits and approvals.
13. **Other Approvals.** Approval of the Special Exception shall not relieve the applicant from compliance with other applicable county, state, fire, building, health, access, or permitting requirements.

**** END COMMENTS ****

TABLE 6-A PERMITTED USE SCHEDULE, CONTINUED

USE TYPES	ZONING DISTRICTS												
	AG-1	AG-2	RP-80	R-40	R-30	R-20	C-1	C-2	C-3	C-4	I-1	I-2	I-3
RECRECREATIONAL USES Cont'd													
Fortune Tellers, Astrologers	S	S	S	S	S		P	S	S	P			
Go-cart Raceways							S			S	P	P	
Golf Courses, Miniature		S					P	S	S	P			
Golf Courses	S	S	S	S	S	S	P	P	P	P	S	S	
Golf Driving Ranges	S	S	S	S	S	S	P			P			
Group Assembly	S	S	S	S	S	S	P	P	S	P	P	P	
Marti al Arts Instructional Schools							P	P	P	P			
Physical Fitness Centers							P	P	P	P	P	S	
Private Clubs or Recreation Facilities(other)	S	S	S	S	S	S	P	S	S	P	P	S	
Public Parks and Greenways	S	S	S	S	S	S	P	P	P	P	P	P	
Public Recreation Facilities	S	S	S	S	S	S	P	P	P	P	P	P	
Raceways and Dragstrips							S			S	S	P	
Riding Academies and Commercial Stables	P	P	P	S									
Shooting Ranges, Indoor		S	S				P	S	S	P	P	P	
Shooting Ranges, Outdoor	S	S	S				S				S	S	
Skating Rinks							P			P	P	P	
Sports and Recreational Camps	S	S	S				S			S			
Sports Instructional Schools	S	S	S				S			S		S	
Sports and Recreational Clubs, Indoor							P	S	S	P	P	S	
Swim and Tennis clubs	S	S	S	S	S	S	S	S	S	S	S	S	
Swimming Pools	S	S	S	S	S	S	S	S	S	S	S	S	
BUSINESS, PROFESSIONAL AND PERSONAL SERVICES													
Accounting, Auditing or Bookkeeping	S	S	S	S	S	S	P	P	P	P	P	P	
Administrative or Management Services	S	S	S	S	S	S	P	P	P	P	P	P	
Advertising Agencies or representative	S	S	S	S	S	S	P	P	P	P	P		
Advertising Services, outdoor							P			P	P	P	
Automobile Rental or Leasing							P	S	S	P	P	P	
Automobile Repair Services, Major							P	S	S	P	P	P	
Automobile Repair Services, Minor							P	S	S	P	P	P	
Automobile Parking (commercial)							P			P	P	P	
Automobile Towing and Storage Services							P			P	P	P	
Banks, Savings and Loan and Credit Unions							P	P	P	P	P	P	

P = Use by right
S = Special Use Permit Required
# =Indicates Additional District Requirements

D = Development Standards
O = Overlay Zoning Required

2. Use Separation: Pools which are not an integral part of the principal building shall be located a minimum of ten *(10)* feet from the principal building.

3. Security Fencing: Swimming pools shall be protected by a fence or equal enclosure, a minimum of four *(4)* feet in height, and equipped with a self-closing and positive self-latching gate provided with hardware for permanent locking.

F. Special Conditions for Entertainment and Group Assembly

1. No such facility shall be permitted on a zone lot, unless it contains sixty thousand *(60,000)* square feet.

2. The location, size and design of such facility shall be situated so that it will be compatible with the development within the surrounding area, thus reducing the impact upon such area.

3. No facility shall have a capacity for over one hundred *(100)* persons.

4. Each facility shall maintain a twenty *(20)* foot buffer strip between any residential area.

5. Any site lighting shall be indirect that will not illuminate the surrounding property.

6. Any proposed sign shall be limited to a monument sign no more than five *(5)* feet in height and twenty-five *(25)* square feet in surface area.

7. All off-street parking requirements of this resolution shall apply.

8. Any such facility may be considered an appropriate accessory use and structure to an existing residence so long as the existing residence serves as living quarters for persons regularly employed to provide catering and management services to the facility. The facility may be located in a separate building.

8-2.4 Governmental, Educational and Institutional Uses

A. Administrative Services

1. There must be a demonstrated need for such activities to serve the neighborhood or the total community.

2. All lot, yard, and bulk regulations of the zone district shall apply.

3. Appropriate off-street parking requirements shall apply.

4. Fencing, screening, and landscaping shall be provided as appropriate to protect surrounding properties and reduce any potential adverse impact.

5. The site and architectural plans shall be approved by the planning commission.

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: Deanna Christensen
Mailing Address (No P.O. Boxes, please): 6538 Hwy 431 N Springfield TN 37172
Email:
Telephone Number:

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.

Please see the attached document for the request

Owner's Signature

7/2/26
Date

Request for Review

I respectfully request approval of a Special Exception for **Group Assembly** pursuant to **Article 8** of the Robertson County Zoning Resolution and in accordance with the applicable site plan requirements of **Article 11, Section 3.3**.

I am requesting permission to use my property as an event venue for scheduled private events, including weddings, receptions, estate dinners, corporate gatherings, showers, and similar social events.

Attached is a site plan identifying the proposed event areas, designated on-site parking, and the general layout of the property.

The primary gathering spaces for guests will be located outdoors and within the existing open-air pavilion. The pavilion is currently unenclosed, although I may choose to add an optional enclosure in the future, subject to all applicable permits and approvals. Large groups will not be permitted inside the historic residence. The home will not be used as an assembly space for events, with guest activities taking place only within the designated outdoor event areas and pavilion.

The existing carriage house includes two accessory spaces that support wedding operations. The approximately **1,100-square-foot guest house** will serve as a private bridal suite where the bride, bridal party, and immediate family may prepare prior to the ceremony. An approximately **400-square-foot speakeasy** will serve as the groom's quarters, providing a private space for the groom, groomsmen, and immediate family to gather before the event. These areas are intended solely for use by the wedding party and their immediate families during scheduled events and will not be open to the general event guests. **No overnight accommodations are included with any event, and overnight stays will not be permitted.**

All guest parking will be accommodated on the property in the designated parking areas shown on the attached site plan.

I have reviewed the Group Assembly requirements contained in Article 8 and understand the applicable regulations. The venue is intended for scheduled private events only, with a strict event conclusion time of **10:30 p.m.** and all guests departing the property by **11:00 p.m.** to help ensure there is no late-night disturbance to neighboring properties.

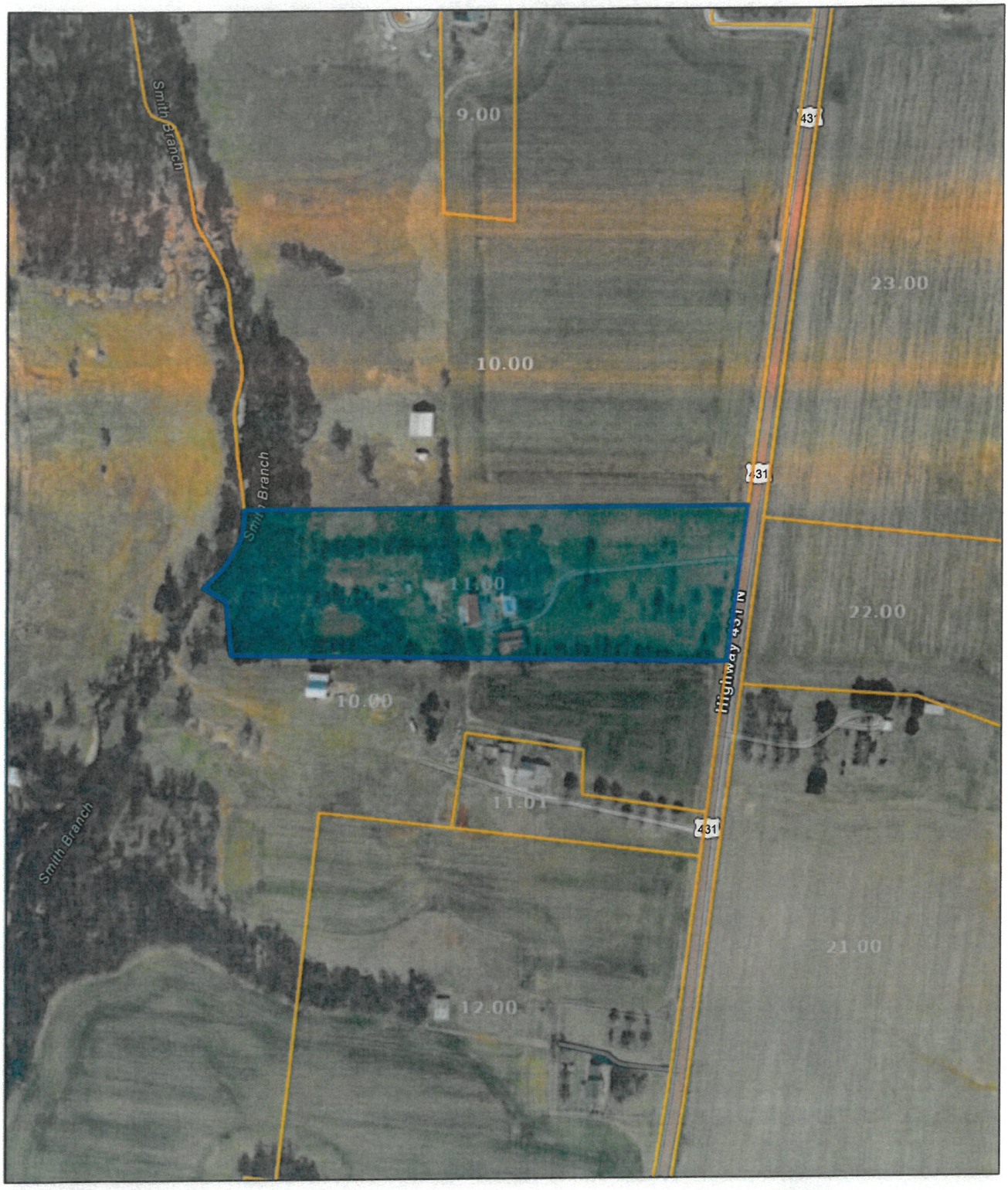
To further minimize impacts on surrounding properties, all events will be professionally managed

through our planning and coordination process to ensure parking, guest activities, traffic flow, and event operations are conducted in an organized manner and in compliance with applicable regulations. My goal is to preserve the historic character of the property while providing a well-managed venue that is respectful of neighboring property owners and the surrounding agricultural community.

Respectfully submitted,

Deanna Christensen

Robertson County - Parcel: 007 011.00



Date: July 9, 2026

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

County: ROBERTSON
Owner: MEADOWS DANA MICHELLE CLEMENTS TRUSTEE MEADOWS FAMILY REVOCABLE TRUST
Address: HWY 431 N 6538
Parcel ID: 007 011.00
Deeded Acreage: 0
Calculated Acreage: 8.8
Vexcel Imagery Date: 2023

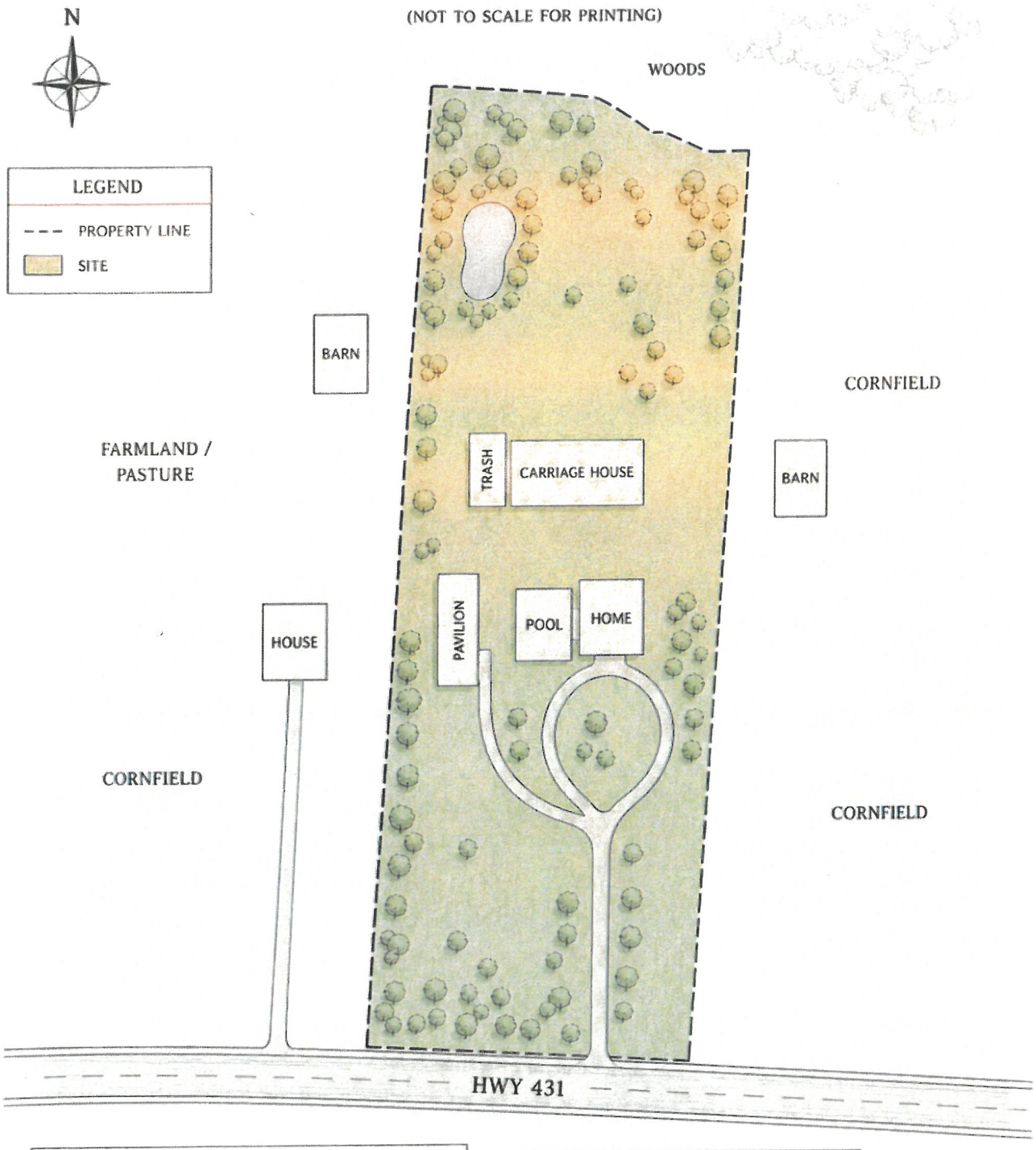
State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Commonwealth of Kentucky, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

GENERAL LOCATION SKETCH MAP

SCALE: 1" = 2,000'

(NOT TO SCALE FOR PRINTING)



SITE INFORMATION	
ADDRESS:	6538 HIGHWAY 431 N SPRINGFIELD, TN 37172
PARCEL NUMBER:	007 01100 000
ZONING:	RESIDENTIAL
TOTAL ACRES:	8.8 ACRES (APPROX.)
EXISTING USE:	PRIVATE RESIDENCE
PROPOSED USE:	EVENT VENUE / GROUP ASSEMBLY (SPECIAL EXCEPTION)

NOTES

- THIS IS A GENERAL LOCATION SKETCH MAP FOR REFERENCE ONLY.
- SURROUNDING LAND USE IS PRIMARILY AGRICULTURAL.
- APPROXIMATE BOUNDARIES SHOWN.
- EXTERNAL PUBLIC ACCESS IS HIGHWAY 431.
- SITE IS APPROXIMATELY 8.8 ACRES.

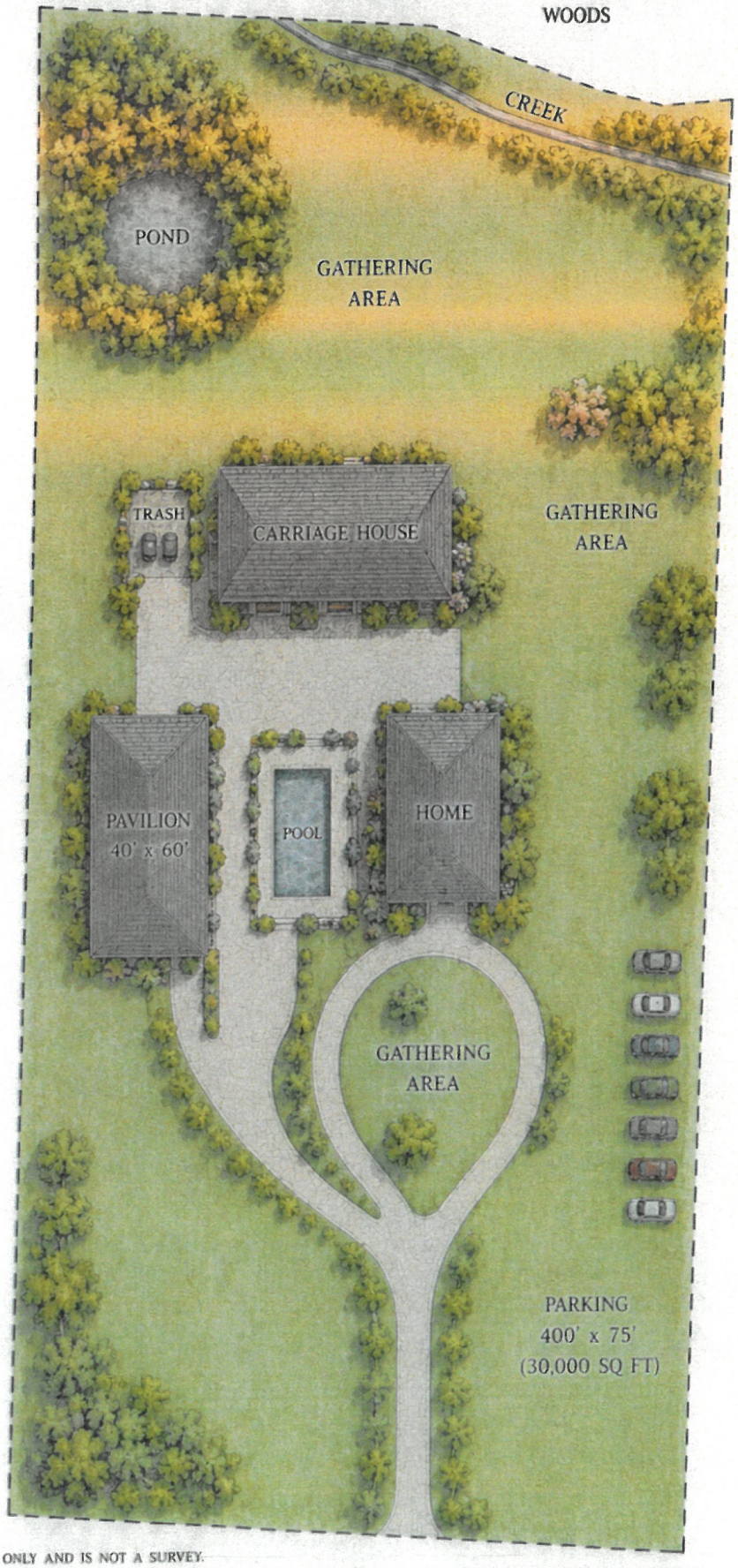
NOTE: THIS MAP IS FOR PLANNING PURPOSES ONLY AND IS NOT A SURVEY.

Historic Peach Blossom Farm

N

SCALE: 1" = 100'

(NOT TO SCALE FOR PRINTING)



LEGEND	
— —	PROPERTY LINE
	SITE

SITE INFORMATION
ADDRESS: 6538 HIGHWAY 431 N SPRINGFIELD, TN 37172
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- APPROXIMATE BOUNDARIES SHOWN.
- EXTERNAL PUBLIC ACCESS IS HIGHWAY 431.
- SITE IS APPROXIMATELY 8.8 ACRES.
- PAVILION DIMENSIONS: 40' x 60'
- PARKING AREA DIMENSIONS: 400' x 75' (30,000 SQ FT)
- A CEMC-OWNED STREET LIGHT LOCATED ON AN EXISTING UTILITY POLE NEAR THE PAVILION PROVIDES ILLUMINATION FOR THE DRIVEWAYS AND SURROUNDING EVENT AREAS.

0' 100' 200' 300'

SCALE: 1" = 100'

NOTE: THIS MAP IS FOR PLANNING PURPOSES ONLY AND IS NOT A SURVEY.

Historic Peach Blossom Farm

SCALE: 1" = 100'

(NOT TO SCALE FOR PRINTING)

LEGEND

- PROPERTY LINE
- SITE

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