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

BOARD OF ZONING APPEALS MEMORANDUM & AGENDA

September 18, 2025

Mr. Chairman and Board Members:

The following requests are scheduled for appearance before the Robertson County Board of Zoning Appeals. The applicants have been advised that the Board will meet on Thursday, **September 25, 2025, 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 requests have 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 July 24, 2025, meeting.
4. Old Business: None
5. New Business

   A. **Case 2025-11:** Brad Johnson requests a "Special Exception" for the approval of a major home occupation to operate a small engine repair shop at 11194 Betts Rd., Greenbrier, TN 37073. Tax Map 123, Parcel 183.00 in the 5th Voting District.

   B. **Case 2025-12:** Mark Keener request a Variance to construct a garage that would be closer to the road than the house located at 6519 Greer Rd., Goodlettsville, TN 37072. Tax Map 140, Parcel 042.00 in the 4th Voting District.

6. Adjourn.

ROBERTSON COUNTY BOARD OF ZONING APPEALS

The Robertson County Board of Zoning Appeals met on Thursday, July 24, 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	Bob Stroud	Hunter Mantooth
Rick Robinson	Tom Wilks	Pam Groves
Will David Goodman		Amanda Harrington
		Beth Keith

Meeting was called to order by Vice Chairman Teasley at 6:05 p.m.

Motion to approve Minutes from the meeting held on July 26, 2025, was made by Rick Robinson with the amendment of showing that Andy Teasley was absent last month not Rick Robinson with a second by Will David Goodman. Motion passed 3-0.

Announcements: None

Case 2025-09: Brad Johnson and Sheila Teasley requests a "Special Exception" for the approval of a major home occupation to operate a small engine repair shop at 11194 Betts Rd., Greenbrier, TN 37073. Tax Map 123, Parcel 183.00 in the 5th Voting District. The applicant nor representative showed up to present their case. One person signed up to speak. They did not speak since the case was not heard.

The motion to deny without prejudice due to applicant not showing was made by Rick Robinson with a second by Will David Goodman.
Motion passed 3-0.

Motion to adjourn was made by Rick Robinson with a second from Will David Goodman.
Motion passed 3-0.

Meeting was adjourned by Vice Chairman Teasley at 6:09 pm.

Respectfully submitted,

Planning Staff

New Business: A

Case 2025-11

Brad Johnson

Robertson County Development Office
Staff Comments
Board of Zoning Appeals Meeting
September 25, 2025
Amanda Harrington, Planning Advisor

Applicant: Brad Johnson and Sheila Teasley

Request: Special Exception for a major home occupation – small engine repair

Property Information:

- Tax Map 123, Parcel 183.00
- 11194 Betts Rd., Greenbrier, TN 37073
- 1.70 acres
- Zoned AG-2
- 5th Voting District



Figure 1: TN Prop. Viewer
Tax Map 123 Parcel 183.00

Relevant Zoning Regulations:

Article IV, Section 4-2 (B) ~ Customary Incidental Home Occupations ~ Major Home Occupations

Discussion:

The applicant is seeking approval from the Board of Zoning Appeals to operate a small engine repair business on their property. This use is classified as Major Home Occupation, which is a Special Exception use according to the Roberton County Zoning Resolution.

A home occupation is a profitable job or profession conducted entirely within the main residence or an approved accessory building by members of the household living on the property. Employment of non-residents shall be limited to one person. The use of the dwelling for the home occupation must be clearly secondary to its residential use, with no more than twenty-five percent of the floor area used for the home occupation. Any accessory building used for a home occupation must be subordinate to and serve the property's main use, and it should not be built specifically for the home occupation. This section classifies all home occupations as "Minor Home Occupations," "Major Home Occupations," and "Accessory Agricultural Occupations." All other uses not falling into these categories are prohibited by these regulations.

B. Major Home Occupations: Uses classified as major home occupations are those conducted within residences that may lead to increased neighborhood traffic. This increase can come from customers or clients, deliveries, or pickups from the premises. Additional parking space is required for use designated as major home occupations. All major home occupations must have a site plan approved by the Planning Commission and be authorized by the Board of Zoning Appeals as a "Special Exception." Major home occupations include services such as barber and beauty salons, music and dance instruction, small engine and appliance repair, upholstery shops, dressmaking, real estate offices, and other similar uses that the Board of Zoning Appeals determines meet the criteria of a major home occupation.

**** END COMMENTS ****

A. Minor Home Occupations

A minor home occupation is a limited activity conducted on premises that in no way alters the residential character of the structure. Minor home occupations shall include offices for accountants, architects, artists, engineers and the like, and other uses that will not require an increased amount of traffic to and from the residence. Uses such as barber or beauty shops, auto repair or any similar use shall not be considered as a minor home occupation. Due to the small scale of operation, minor home occupations are not required to obtain special exception permits from the Board of Zoning Appeals.

B. Major Home Occupations

Uses classified as major home occupations are those conducted within homes that may cause an increase in the amount of neighborhood traffic. This increase in traffic may be in the form of persons served by the home occupation or by deliveries or pick-ups from the premises. An increased area for parking is required for uses that are classified as major home occupations. All major home occupations require approval of a site plan by the Planning Commission and approved by the Board of Zoning Appeals as a "Special Exception". Major home occupations shall include barber and beauty shops, teaching of music and dance, small engine and appliance repair, upholstery shops, dressmakers, real estate offices, and other similar uses that in the opinion of the Board of Zoning Appeals would meet the criteria of a major home occupation.

C. Accessory Agricultural Occupations

These provisions are established to provide supplemental occupations for residents located in a rural environment. All applicants requesting approval for this type of home occupation is required to meet the provisions set forth in ***Section 11-3.3***, and any other safeguards the Board of Zoning Appeals may deem necessary. All accessory-agricultural occupations require approval of a site plan by the Board of Zoning Appeals, as a "Special Exception". Uses permitted as accessory agricultural occupations shall include, but be limited to auto, truck and farm equipment repair, welding shops, wood working shop, manufacture or processing of garments, the sale of farm products, supplies and equipment and other similar uses that in the opinion of the Board of Zoning Appeals would meet the criteria of an accessory-agricultural occupation.

4-3 GASOLINE SERVICE STATION RESTRICTIONS

The following regulations shall apply to all gasoline services stations:

A. There shall be a building setback from all street right-of-way lines of a distance of not less than fifty *(50)* feet, except for canopies designed to cover the gasoline pump islands.

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
TEMPORARY USES Cont'd													
Outdoor Concerts, Stage Shows	S	S					S						
Religious Tent Meetings	S	S					S						
Special Civic Events, Nonprofit Festivals, Bazaars	S	S	S	S	S	S	S						
Temporary Accessory Structures	S	S	S	S	S	S	S						
Temporary Construction Office				S	S	S	S						
Temporary Dwelling Unit	S	S	S	S	S	S	S						
Temporary Outdoor Display and Sales	S	S					S						
Temporary Shelters							S						
Yard Sales	P	P	P	P	P	P	S						
ACCESSORY USES													
Accessory Child Care	S	S	S	S			S			S	S	S	
Accessory Dwelling Units, Attached			O	O	O	O	S			S			
Accessory Dwelling Units, Detached	P	P	P	0	O	O	S						
Accessory Storage	P	P	P	P	P	P	P			P	P	P	
Administrative Office	S		S	S	S	P	P			P	P	P	
Bed and Breakfast Establishment	S	S	S	S	S	S							
Bed and Breakfast Homestay	S	S	S	S	S	S							
Caretaker Dwellings	S	S	S				S						
Drive-Through Windows							P	P	P	P			
Helistop (as accessory use)							S			S	S	S	
Home Child Care (up to 4 preteenage children)	S	S	S	S									
Home Occupations, Minor	P	P	P	P	P	P							
Home Occupations, Major	S	S	S	S	S	S							
Junked Motor Vehicles											S	S	
Livestock (As accessory to residential use)	P	P	P	S									
Operation of Cafeteria							P			P	P	P	
Outdoor Storage Facilities							P			P	P	P	
Private Recreation Facilities	S		S	S	S	S	P						
Poultry and Bee Keeping	P	P	P										
Production for Retail Sale							P			P	P	P	
Rural Family Occupations	S	S	S										
Satellite Dishes/TV and Radio Antennae Towers	P	P	P	P	P	P	P	P	P	P	P	P	
Solar Energy System (Accessory)	P	P	P	P	P	P	P	P	P	P	P	P	D#
Swimming Pools	P	P	P	P	P	P	S	S	S	S			
Yard Sales (No more than 2 per year)	P	P	P	P	P	P	S						
Wind Energy System (Small)	P	P	P	P	P	P	P	P	P	P	P	P	D#

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

D = Development Standards
O = Overlay Zoning Required

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: Bradley Johnson
Mailing Address (No P.O. Boxes, please): 11194 Betts Rd Greenbrier, Tn. 37073
Email: sheilasplace1221@comcast.net
Telephone Number: (615) 351-5716

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 three (3) 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.

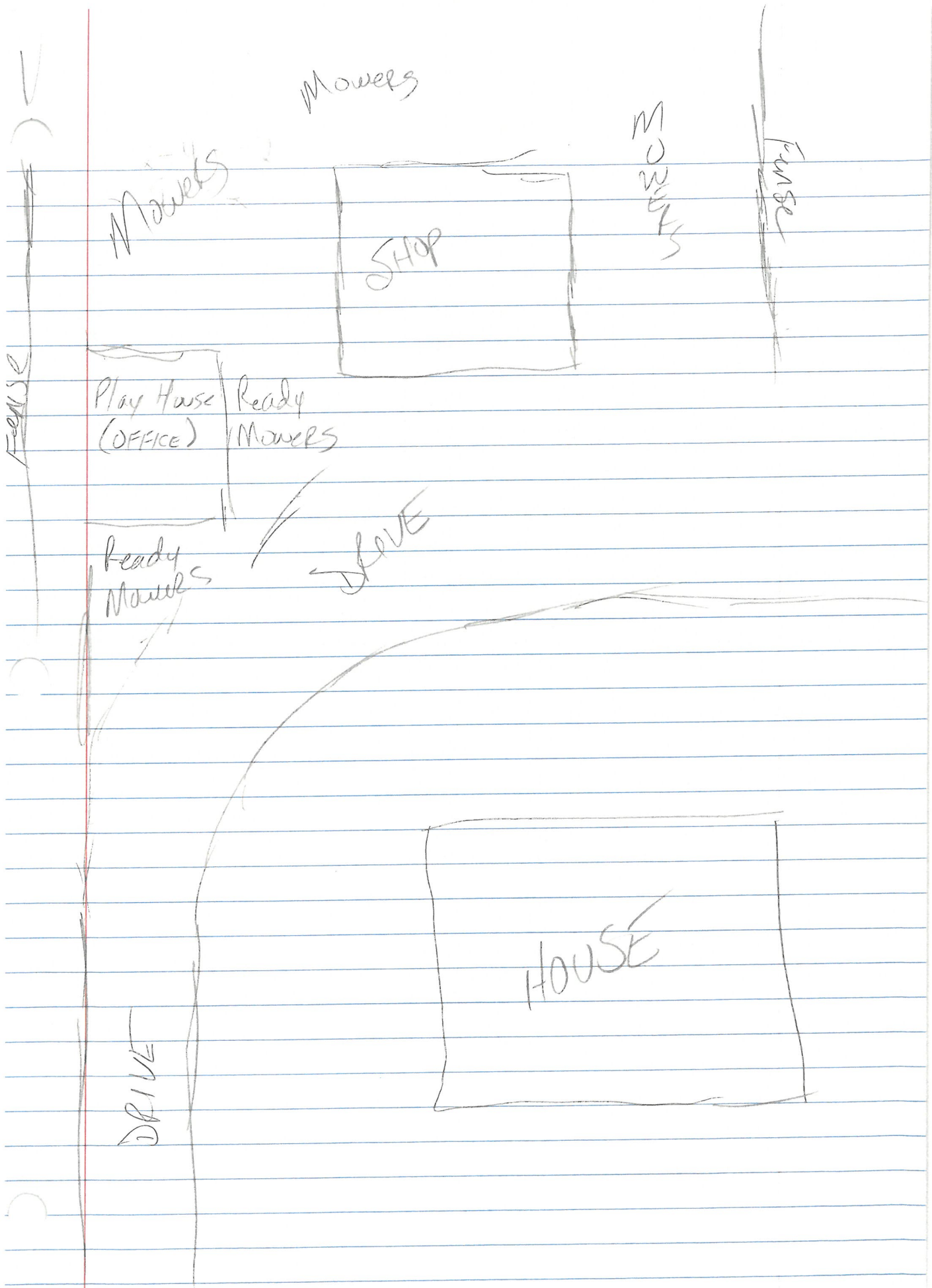
I want to operate a lawn mower repair shop which would be small engine repair which is a major home occupation & requires approval in my AG-2 zone

Owner's Signature

8/12/25
Date

I am legally Blind. I do get disability every month. Total about $1600 per month. However this does not pay all of living expenses especially since I have 4 minor children. Since I have the disability that I have I cannot drive a vehicle to go to a job outside of home. Also I cannot see a computer screen to have a job at home that requires computer work. Having this business is a nessesity to take care of my children and myself.

Thank You


Mowers
Mowers
SHOP
MOWERS
Play House (OFFICE)
Ready Mowers
Ready Mowers
DRIVE
HOUSE
DRIVE

ANGIE H. GROVES, ROBERTSON COUNTY CLERK

LICENSE
0475059

MINIMAL ACTIVITY BUSINESS TAX LICENSE

Total Due: 15.00
Cash: 20.00 Check: Check No.: Change: 5.00
LIZBETH WK06 Drawer: 3 Site: 1
Work Date: 06/20/2024

DETACH THIS PORTION FOR CONFIDENTIAL FILE

ANGIE H. GROVES
ROBERTSON COUNTY CLERK

511 SOUTH BROWN STREET
SPRINGFIELD, TN 37172

LICENSE
0475059

MINIMAL ACTIVITY BUSINESS TAX LICENSE

Mailing

17973 MOWERS N MORE

11194 BETTS RD
GREENBRIER, TN 37073

BRADLEY JOHNSON

Location

MOWERS N MORE

11194 BETTS RD
GREENBRIER, TN 37073

LOCAL ACCOUNT NUMBER **17973**
STATE ACCOUNT NUMBER **1001759029**
TRANSACTION NUMBER
CLASS **03**
SALES TAX NUMBER

ISSUE DATE **08/12/25**
TAX PERIOD **STARTED - 06/20/2024**
EXPIRATION DATE **5/15/2026**

Angie H. Groves

LIZBETH WK06 Drawer:3 Site:1

-- POST AT LOCATION OF BUSINESS --
IF BUSINESS CLOSES, MOVES, OR CHANGES OWNERS, NOTIFY THIS OFFICE

New Business: B

Case 2025-12

Mark Keener

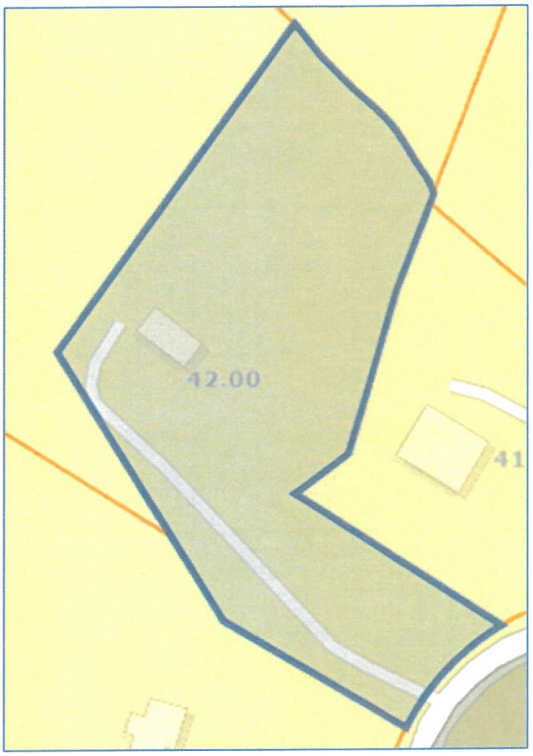
Robertson County Development Office
Staff Comments
Board of Zoning Appeals Meeting
September 25, 2025

Applicant: Mark Keener

Request: Variance Request to Allow an Accessory Structure in the Required Front Yard.

Property Information:

- Tax Map 140, Parcel 042.00
- 6519 Greer Rd.
  Goodlettsville, TN 37072
- 2.56 acres
- Zoned RP-80
- 4th Voting District



Relevant Zoning Regulations:
Article VI, Section 6-5.3

Discussion:
The applicant is seeking permission to build a garage that would need to be constructed closer to the road than his residence (in the required front yard).

Per the Robertson County Zoning Regulations, accessory structures should be sited behind the primary residence. The homeowner seeks approval to build a garage for vehicle and tool storage.

Due to subdivision layout, septic placement, steep rear yard slopes, and front yard visibility concerns, the applicant states that no other feasible location exists except the west side of the home, which faces the road. The proposed garage would be 300 feet from the street, partially obscured by terrain, fencing, and landscaping, and not visible under existing power lines. The homeowner is willing to add trees to further screen the structure.

Given the topography, easements, and neighboring property lines, the applicant asserts this is the only practical and logical site for the garage, and approval of the variance is respectfully requested.

**** END COMMENTS ****

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.

B. Uses Permitted

In the ***RP-80***, Suburban Estate 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

The following uses may be permitted as special exceptions in the ***RP-80***, Suburban/Agricultural District, 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 ***RP-80***, Suburban/Agricultural District, any use not permitted by right, by accessory use, or as a special exception as is strictly prohibited.

F. Dimensional Requirements

All uses permitted in the ***RP-80***, Suburban Agricultural District, shall comply with the following 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. With the exception of signs, accessory structures shall not be erected in any required front yard. Existing accessory building on tracts may remain at the discretion of the Appeals Board provided they are deemed structurally sound and not a hazard to surrounding properties. No accessory building shall be allowed to remain within a public right-of-way.

2. Accessory structures shall be located at least five (5) feet from any side lot line, from the rear lot line, and from any building on the same lot.

I. Landscaping

The front yard, excluding necessary driveways, shall be landscaped.

6-5.4 R-40 Low Density Residential District

A. District Description

This district is designed to provide suitable areas for low density residential development where appropriate infrastructure is available characterized by an open appearance. Most generally, the residential development will consist of single-family detached dwellings and accessory structures, but the district may also include community facilities, public utilities and open uses which serve specifically the residents of this district or which are benefited by an open residential environment without creating objectionable or undesirable influences upon such development. It is the express purpose of this resolution to exclude from this district all buildings or other structures and uses having commercial characteristics whether operated for profit or otherwise, except that special exceptions and home occupations shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution. The application of this district is appropriate in Sub-Urban and General Urban areas of the adopted 2040 comprehensive Growth and Development Plan.

B. Uses Permitted

In the ***R-40***, Low Density Residential District, the following uses are permitted.

See Table VI

C. Accessory Uses and Structures

1. Private residential garages and parking areas.

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

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

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

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

D. Uses Permitted as Special Exceptions

In the ***R-40***, Low Density Residential 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

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.**

Mel Vaun 08/12/25
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.**

Mark Kern 08/12/25
Owner of Record Signature & Date

Owner's Representative Signature & Date

PART E: PROPERTY INFORMATION

1. Current Zoning of Property: R-80

2. Physical Address of Property – If unaddressed, please list nearest cross streets.
   6519 GREER ROAD, GOODLETTSVILLE TN 37072

3. Tax Map & Parcel Number: MAP 140 PCL 4200 T.A.O.R.C.T.

4. Size of Property (sq ft. or acres): 2.562 A

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

Name: MARK S. KEENER

Phone Number: 303-358-6394

Physical Address: 6519 GREER RD GOODLETTSVILLE TN 37072

Email Address: markskeener@gmail.com

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?

Yes. single family home approx 1,300 square feet

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)

Please see attached page

- 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.

Mel Kerr 8/12/25
Owner of Record Signature & Date

Owner's Representative Signature & Date

6519 Greer Road: Zoning Variance request. Mark Keener; August 12, 2025

This property is the home I have chosen to live and retire in. One shortcoming I hope to resolve is a garage for my auto and storage of tools and patio items. The subdivision of the property into my 2.562 acre parcel and neighboring 6.2 acre parcel was such that the property line does not provide space to build a garage that is not closer to the road than the main house. The rear yard slopes downward significantly and placing a garage there would take the back yard out of normal use and require significant grading and engineering. The distance fro the east side of the home to the edge of the shared access easement is less than 30 feet. Directly to the east side is the septic tank and septic leach field. Placing a building in the front yard of the home (south facing side) would ruin the front yard access as well as obscure the sightline of the 6.2 acre parcel to the north. The only practical location is on the west side of the home, which happens to be the side facing the road. As can be seen in the attached photos and Google Earth aerial photo, this side is bounded by a power line (the building can not be placed beneath the power lines). As viewed from the street the building will be almost unseen. I have attached two photos, one from the right edge of the property from the street, and one from the left edge of the property from the street. As the building will be approximately 300 feet from the road; partially obscured by the neighboring property fence and further obscured by the slight rise and fall of the property across the 300 foot distance. Additionally I am very willing to consult with landscaping professionals to find appropriate trees that I could plant that would shield the building from street view.

Overall, the requested location for the building is the only practical and logical location to build a garage and based on topology, neighboring property and size of the property, I will be grateful for approval for this variance.


File Edit View Add Tools Help
6519 Greer Road, Goodlettsville,
PhotoViewLeft
PhotoViewRight
ProposedGarage
Powerline
PhotoFrontYard
1624
6519
Shared EasementLine
Slope
SepticTank
SepticLines
2D
Google 100% Data attribution 10/20/2024
20 m
Camera: 381 m 36°23'02"N 86°47'05"W 272 m


Approx Garage Location
Front Yard View


Septic Tank
Approx shared easement line.
Front Yard facing 6.2 acre parcel



Street View from Greer Road; left side of property



Greer Road street view: Right Side of property

6

PLAT CONTAINS 6.217 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.

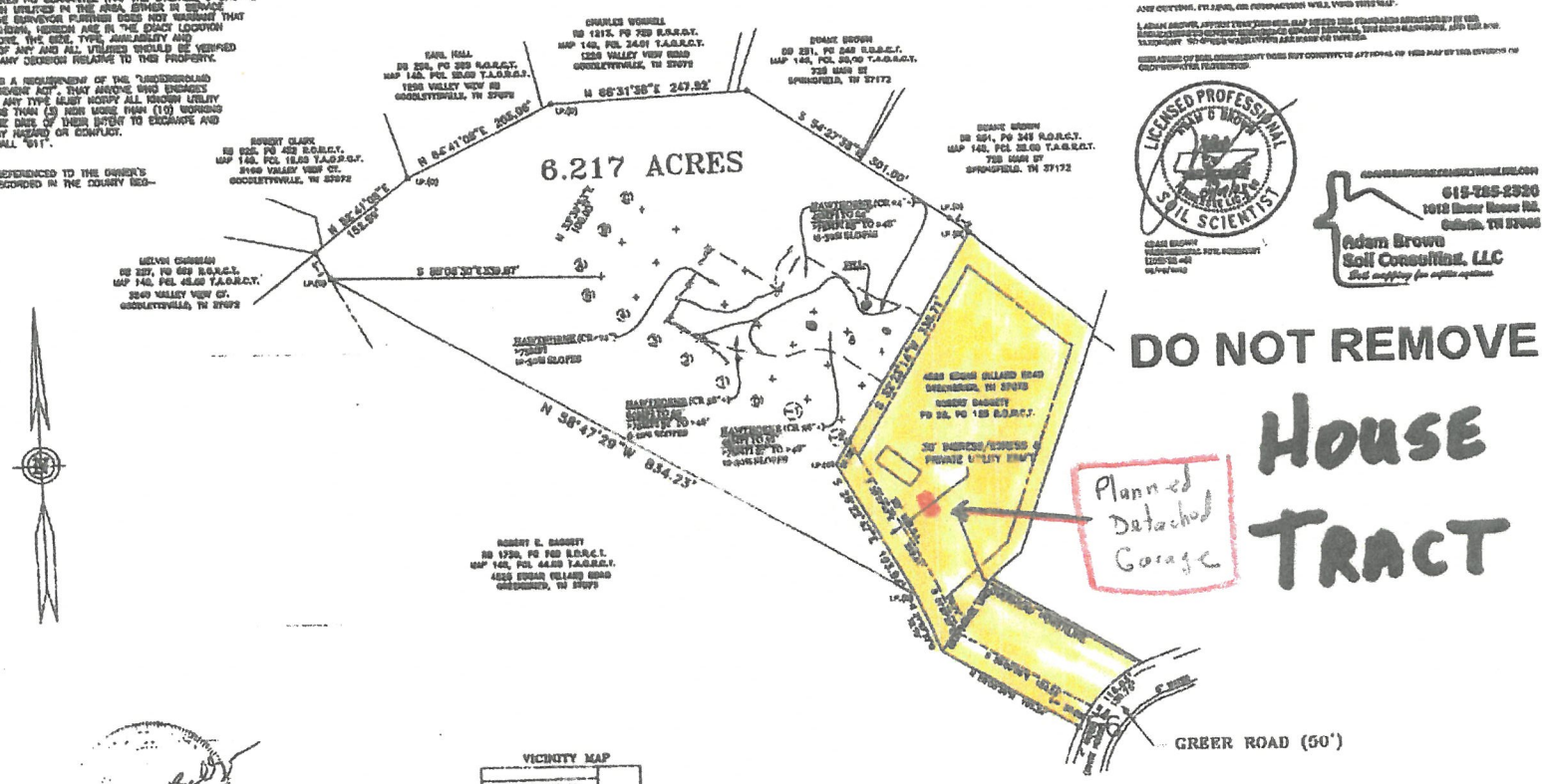
NOTE:
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UTILITIES. UTILITIES, IF SHOWN HEREON, ARE AS PER INFORMATION FURNISHED BY THE ASSOCIATED UTILITY AUTHORITY AND ARE APPROXIMATE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES, IF SHOWN, COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE 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 WOULD 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 OWNERS(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.

CALL TABLE

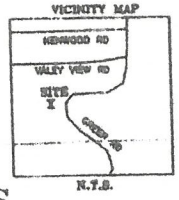
COURSE	BEARING	DISTANCE
L-1	N 27°58'45"W	32.08'
L-2	S 49°27'03"E	30.70'



LICENSED PROFESSIONAL SOIL SCIENTIST

615-585-2320
1013 Dover Rose Rd.
Ashland, TN 37015
Adam Brown Soil Consulting, LLC
Soil mapping for septic systems

VICINITY MAP



N.T.S.

PROPERTY REFERENCE
SIA INNOVATIONS, LLC
DB 2244, PG 814 R.O.R.C.T.
MAP 140, PCL 44.01 T.A.D.R.C.T.

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

100 0 100 200 300
GRAPHIC SCALE - FEET

SOIL GRID MAP FOR
CLIENT MASON
GREER ROAD

SCALE	DRAWN BY	APPROVED	DATE
1" = 100'	T.E.W.	T.E.W.	03/12/23

12TH CIVIL DISTRICT
ROBERTSON COUNTY
TENNESSEE
DRAWING NO. —