MEMORANDUM

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

TO: Planning Commission Members
FROM: Planning Staff
DATE: October 19, 2023

The Robertson County Planning Commission will hold its monthly meeting on **Thursday October 26, 2023, at 7:00 P. M.** on the 2nd Floor, Judicial Complex, Robertson County Office Building. Chief Deputy Planner, Hunter Mantooth, is available to answer questions at (615) 384-3666 or hmantooth@robcotn.org.

AGENDA

1. Roll Call

2. Comments from Citizens: Persons wishing to speak for or against any item must sign the log sheet prior to the meeting.

3. Announcements: Rezonings from this agenda will be heard at the next County Commission meeting on November 20, 2023.

4. Approval of Minutes: Approval of Minutes from September 28, 2023, meeting.

5. Old Business:

   A. **Jacob and Alexis Looney:** Rezoning Request for 5.21 acres of property located at 8926 Cedar Grove Rd., Cross Plains. Tax Map 062, Parcel 103.08 from AG-2 to R-40 (1st Voting District). Represented by Jeff Chandler, Chandler Surveying.

6. New Business:

   A. **Jason Harrington**: Rezoning Request for 2 acres of the 26.70 acres of property located at 2771 Gideon Rd., Greenbrier. Tax Map 116, Part of Parcel 015.01 from AG-2 to R-40 (3rd Voting District). Represented by Todd Bollinger, Todd Bollinger & Associates.

   B. **David Morris:** Rezoning Request for 5 acres of property located at 5803 Rockey Rd., Adams. Tax Map 015, Parcel 071.00 from AG-2 to RP-80 (7th Voting District). Represented by Steve Artz, Steve Artz & Associates, Inc.

   C. **Eddie Smith:** Rezone Request for 18 acres of property located at 4033 Hwy 31W, Cottontown, Tax Map 085, Parcel 074.00 from RP-80 to C-1 (2nd Voting District). Represented by Josh Lyon, Klober Engineering.

D. **Maccie Stark:** Preliminary Plat for Starks Subdivision, located at Jimson Rd., Cross Plains. Tax Map 050, Parcel 034.01 (1st Voting District). Represented by Zach Wilkinson, GreenLID Design.

7. Reports from Staff: None

8. Adjourn

The Robertson County Planning Commission met on September 28, 2023, at 7:00 p.m. in the Judicial Complex, Second Floor, Ropbertson County Office Building, Springfield, Tennessee.

Roll Call:

MEMBERS PRESENT:	MEMBERS ABSENT:	OTHERS PRESENT:
Bill Jones	Cheryl Elliott	Hunter Mantooth
Daniel Borthick	Keith Hover	Pam Groves
Charles "Gene" Federman		
William B. Henry		
Jeremy Stinson		
Jeremiah Pierce		
Allan Heard		

Meeting was called to order by Chairman, Bill Jones.

Announcements: Chairman Bill Jones announced that the zoning from this agenda will be heard at the County Commission on October 16, 2023. Any citizens wishing to speak for or against any items on the agenda will need to sign in on the sheet provided.

Motion to approve Minutes from previous meeting of August 24, 2023, was made by Daniel Borthick with a second by William Henry. Motion passed unanimously 7-0.

1. New Business: None

   A. **Jacob and Alexis Looney:** Rezoning request for 5.21 acres of property located at 8926 Cedar Grove Rd., Cross Plains, Tax Map 062, Parcel 103.08 from AG-2 to R-40 (1st Voting District). Represented by Jeff Chandler, Chadler Surveying.

Staff stated the request is dimensionally appropriate and recommended approval.

Motion to recommend was made by Jeremy Stinson with a second by Gene Federman. Motion passed 7-0.

2. **Reports from Staff**

   A. Proposal for Increasing Planning and Zoning Fees

Motion to recommend was made by Gene Federman with a second by Daniel Borthick. Motion passed 7-0.

A motion to adjourn was made by Dan Borthick with a second by Jeremy Stinson. Motion passed 7-0 and the meeting was adjourned.

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Respectfully submitted,

Gene Federman

Gene Federman, Secretary

Old Business:

A

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

Application for Rezoning

Applicant Information:
Name: JACOB & ALEXIS LOONEY
Mailing Address (No P.O. Boxes, please): 8926 CEDAR GROVE ROAD CROSSPLAINS TN 37049
Email: JacobLooney17@yahoo.com
Telephone Number: 615-681-5445

Applicant's Representative Information:
Name: JEFF CHANDLER
Name of Firm: CHANDLER SURVEYING
Mailing Address (No P.O. Boxes, please): 3421 COOPER NICHOLSON ROAD PLEASANT VIEW TN 37146
Email: Chandlersurv@yahoo.com
Telephone Number: 615-746-5900

Property Information:
Address: 8926 CEDAR GROVE ROAD
Tax Map and Parcel Number: 062 PARCEL 103.08
Current Zoning Designation: AG2
Requested Zoning Designation: R40

Will this property be subdivided (or combined) in some way within the next year? (Yes) No

Purpose of rezoning request:
WOULD LIKE TO REZONE IN ORDER TO SUBDIVIDE THE PROPERTY INTO TWO LOTS

SUBMITTAL REVIEW PROCEDURE:

1. Deliver three (3) copies of this application & any supporting materials to the Planning & Zoning Department before or by the final due date (Please see attached schedule- the "Corrections Due" does not apply to this type of application)
2. Provide copy of deed to prove ownership.
3. Provide aerial photograph of the property from TN Property Viewer
4. Pay the review fee.
5. Email a .PDF of the application & supporting materials (items 1-3) to hmantooth@robcotn.org
6. Attend the Planning Commission meeting. Be ready to present and answer questions. **Failure to appear at the Planning Commission meeting may result in the denial of the application.**

J. Looney 7/31/23 attorney 7/31/23 — Jeff Chandler 7/31/2023

Owner of Record Signature & DATE — Applicant's Signature & DATE

Robertson County - Parcel: 062 103.08



Date: July 31, 2023

County: Robertson
Owner: LOONEY ALEXIS M ETVIR
Address: CEDAR GROVE RD 8926
Parcel Number: 062 103.08
Deeded Acreage: 5.21
Calculated Acreage: 0
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2021

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, State of Tennessee, Comptroller of the Treasury

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 NOTES

1. BEARING SYSTEM IS DERIVED FROM TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83) ZONE 4100. UNLESS OTHERWISE NOTED DISTANCES AND COORDINATES RECITED ARE BASED ON GROUND MEASUREMENTS. NO SCALE FACTOR APPLIED.

2. G.P.S. EQUIPMENT USED TO ESTABLISH GRID NORTH: CARLSON BRX 7 DUAL FREQUENCY RECEIVER.

3. PROPERTY SUBJECT TO ANY AND ALL FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH. NO TITLE REPORT WAS FURNISHED TO THE SURVEYOR PRIOR TO SURVEY.

4. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE. PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.

5. IN TENNESSEE IT IS A REQUIREMENT OF THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THE INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111 UTILITIES NOT CHECKED.

6. SURVEYORS LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS UPON THIS SURVEY.

7. THIS PROPERTY WAS PREPARED FROM CURRENT DEEDS AND PLATS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY REVEAL. THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO ALL COVENANTS, RIGHT-OF-WAYS, EASEMENTS, AND RESTRICTIONS WHETHER IMPLIED OR OF RECORD.

GPS METADATA

Type of GPS field procedure :	Real-time Kinematic Network
Positional Accuracy Vectors does not exceed :	H0.0404, V0.076636364
Date of survey :	July 7 - November 11, 2022
Datum and Epoch Coordinates :	USA/NAD83/TN
Designation of fixed-control :	TN31
Geoid Model :	ContinentalUS_NGS2018
Combined grid factor(s) :	1.000000



VICINITY MAP
NOT TO SCALE

TENNESSEE STATE PLANE NAD 83

0 100 200 300

PROPERTY OWNER AND ADDRESS:
MAP 062, PARCEL 103.08
RECORD BOOK 2181, PAGE 751
JACOB T. & ALEXIS M. LOONEY
8926 CEDAR GROVE ROAD
CROSS PLAINS, TN 37049

FINAL PLAT
SUBDIVISION OF THE
JACOB AND ALEXIS LOONEY
PROPERTY
15TH CIVIL DISTRICT OF ROBERTSON COUNTY, TN.

LEGEND

These standard symbols will be found in the drawing.

- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- O IRON ROD (NEW) I.R. (N)
- ● IRON ROD (OLD) I.R. (O)
- FENCE ROW

I HEREBY CERTIFY THAT THIS IS A CATEGORY ___I___ SURVEY AS DEFINED BY THE STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10000 AS SHOWN HEREON.

JEFFREY P. CHANDLER
RLS 2353

JEFFREY PATRICK CHANDLER
LICENSED LAND SURVEYOR
TENNESSEE NO. 2353

CHANDLER SURVEYING
3421 COOPER NICHOLSON ROAD
PLEASANT VIEW, TN. 37146
(615) 746-5900 FAX (615) 746-6420
email: chandlersurv@yahoo.com

PROJECT INFORMATION: BEING THE SAME PROPERTY DESCRIBED IN RECORD BOOK 2181, PAGE 751 REGISTER'S OFFICE OF ROBERTSON COUNTY, TN.

CLIENT INFORMATION: JACOB LOONEY 8926 CEDAR GROVE ROAD CROSS PLAINS, TN 37049

REVISIONS JULY 31, 2023

REZONE

DRAWN	JORDAN C.	DATE	NOV. 2, 2022
APPROVED	JEFF C.	DATE	NOV. 23, 2022
SCALE	1" = 100'	SHEET	ONE OF ONE
MAP AND PARCEL	MAP 062, PARCEL 103.08		
CURRENTLY ZONED	AG2 TO R40		
PROJECT NO.	3-181		

Hunter Mantooth

From: Jeffrey Chandler <chandlersurv@yahoo.com>
Sent: Monday, October 16, 2023 9:54 PM
To: Kimberly Looney; Jacob Looney; Hunter Mantooth; Hunter Mantooth
Subject: [EXTERNAL]looney rezone
Attachments: 2181-751 LOONEY.tiff; 2030-616 restrictions.tiff; FM47147CIND0B (1).pdf; FM47147CIND0B (2).pdf

Kim, Jacob and Hunter,
Attached is what I found about restrictions that was mentioned in the previous deed of record book 2030, page 616. Unless there are some other floating around out there (which I doubt)
I have also attached a copy of the FEMA map 0300 C where the property is located as "Panel not printed - no special flood hazard areas"

When I was out there I saw no evidence of "flooding".
There is an area shown on the soil map performed by Soil Search of TN on lot 2 as a "cut bank" area and labeled as "fill" but no mention of a sink hole.
Soil Search of Tn determined that there appeared to be suitable soil for a septic system on lot 2. However that has not been reviewed and approved by the state environmental office yet but will be when the plat is applied for and submitted.

Hope this helps
Jeff Chandler

Chandler Surveying
3421 Cooper Nicholson Road Pleasant View, TN 37146
e-mail: chandlersurv@yahoo.com
Phone: 615-746-5900
Cell: 615-944-6489

WARRANTY DEED

Connie Stroud, Register
Robertson County Tennessee

Rec #:	333038	Instrument #:	402176
Rec'd:	15.00	Recorded	
State:	1332.00	6/1/2022 at 8:32 AM	
Clerk:	1.00	in Record Book	
Other:	2.00	2181	
Total:	1350.00	Pages 751-753	

STATE OF TENNESSEE
COUNTY OF robertson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2022.

Notary Public

MY COMMISSION EXPIRES: 2-26-24 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alexis M. Looney	The Farmers Bank	Map 62 Parcel 103.08
(NAME)	(NAME)	
8926 Cedar Grove Road	PO Box 657	
(ADDRESS)	(ADDRESS)	
Cross Plains, TN 37049	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Kimberly Looney and Timothy Looney, wife and husband, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Alexis M. Looney and Jacob T. Looney, wife and husband, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Robertson County, State of Tennessee, described as follows, to-wit:

Beginning at an iron pin (new), in the northerly margin of Cedar Grove Road, said iron pin being located from an iron pin (old), in the northerly margin of Cedar Grove Road, the southeast corner of Lot 2 of the William J. Bradley Property-Section One, being a plat of record in Plat Book 26, Page 21, RORCT, S 45°26'36" E, 245.42 feet, **to the point of beginning,** the southeast corner of this tract and continuing with a new line, as follows: N 41°17'40" E, 468.12 feet to an iron pin (new); thence, N 34°47'01" E, 367.29 feet to an iron pin (new); thence, S 56°50'25" E, 294.61 feet to an iron pin (new); thence, S 41°17'40" W, 902.47 feet to an iron pin (new), in the northerly margin of Cedar Grove Road; thence with the northerly margin of said road, as follows: N 45°26'36" W, 233.33 feet to an iron pin (new); thence, N 44°45'23" E, 13.47 feet to an iron pin (new); thence, N 45°26'36" W, 17.89 feet, to the point of beginning, containing **5.21 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172. dated November 25 2019.

Being the same property conveyed to Kimberly Looney and Timothy Looney, wife and husband by deed from Ronald Roe Holmes, Trustee of the Holmes Family Trust of record in Record Book 2030, Page 616, Register's Office, Robertson County, Tennessee.

This is the same description as in previous deed of record.

Subject to restrictions of record in Record Book 2030, Page 616, said Register's Office.

Subject to Right of Way & Easement Agreement of record in Deed Book 268, Page 92 with final payment in Deed Book 284, Page 655, said Register's Office.

Subject to Water/Sewer Easement of record in Record Book 606, Page 124 and Record Book ,527, Page 971 said Register's Office.

Subject to Final Order of record in Deed Book 142, Page 548, said Register's Office

unimproved ☐

This is improved ☑ property, known as 8926 Cedar Grove Road, Cross Plains, TN 37049
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out: and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Certificate of Authenticity

I, Kathy Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/25/22.

Date

KLee

Affiant Signature

5/25/22

Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 25th day of May, 2022

Notary's Signature

My Commission Expires: 5-30-25

Date

Notary's Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00

Affiant

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TN

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of January, 2021

Notary Public

MY COMMISSION EXPIRES: 9/18/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Kimberly Looney and Timothy Looney	New Owner	62-103 p/o
(NAME) 0 Cedar Grove Road Lot #8	(NAME) 2016 Renee Ct.	
(ADDRESS) Cross Plains, TN 37049	(ADDRESS) Cottontown TN 37048	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20203483

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Ronald Roe Holmes, Trustee of The Holmes Family Trust** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Kimberly Looney and Timothy Looney, wife and husband**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Robertson County, State of Tennessee, described as follows, to-wit. :

Beginning at an iron pin (new), in the northerly margin of Cedar Grove Road, said iron pin being located from an iron pin (old), in the northerly margin of Cedar Grove Road, the southeast corner of Lot 2 of the William J. Bradley Property-Section One, being a plat of record in Plat Book 26, Page 21, RORCT,
S 45°26'36" E, 245.42 feet, **to the point of beginning,** the southeast corner of this tract and continuing with a new line, as follows:
N 41°17'40" E, 468.12 feet to an iron pin (new);
thence, N 34°47'01" E, 367.29 feet to an iron pin (new);
thence, S 56°50'25" E, 294.61 feet to an iron pin (new);
thence, S 41°17'40" W, 902.47 feet to an iron pin (new), in the northerly margin of Cedar Grove Road;
thence with the northerly margin of said road, as follows:
N 45°26'36" W, 233.33 feet to an iron pin (new);
thence, N 44°45'23" E, 13.47 feet to an iron pin (new);
thence, N 45°26'36" W, 17.89 feet, to the point of beginning, containing **5.21 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated November 25 2019.

BEING a portion of the same property conveyed to Ronald Roe Holmes, Carolyn Holmes Dillard and Angela Holmes Beasley-Murray, Co-Trustees of The Holmes Family Trust by Co-Executor's Deed dated November 5, 2015 and filed of record in Record Book 1649, page 309 and as corrected in Record Book 1652, page 753, Register's Office for Robertson County, Tennessee. Mary Angela Beasley-Murray a/k/a was Angela Holmes Beasley-Murray was removed as Co-Trustee of Holmes Family Trust by instrument of record in Record Book 1790, page 594, said Register's Office. Carolyn Holmes Dillard having died on August 8, 2019. leaving Ronald Roe Holmes as Trustee.

RESTRICTIONS:
This conveyance is made subject to the following restrictions

1. House to be 1400 sq. ft. minimum
2. House to be brick or stone to grade
3. No modular or manufactured homes
4. No swine or foul
5. No junk cars or unlicensed vehicles

Barndominiums- 4ft minimum of brick or stone around building foundation

Unimproved ☒

This is improved ☐ property, known as 0 Cedar Grove Road Lot #8, Cross Plains, TN 37049
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Connie Stroud, Register
Robertson County Tennessee
Rec #: 311178 Instrument #: 374985
Rec'd: 15.00 Recorded
State: 273.80 1/8/2021 at 8:35 AM
Clerk: 1.00 in Record Book
Other: 2.00 2030
Total: 291.80 Pages 616-618

True Copy Certification

I, KATHY LEE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Robertson

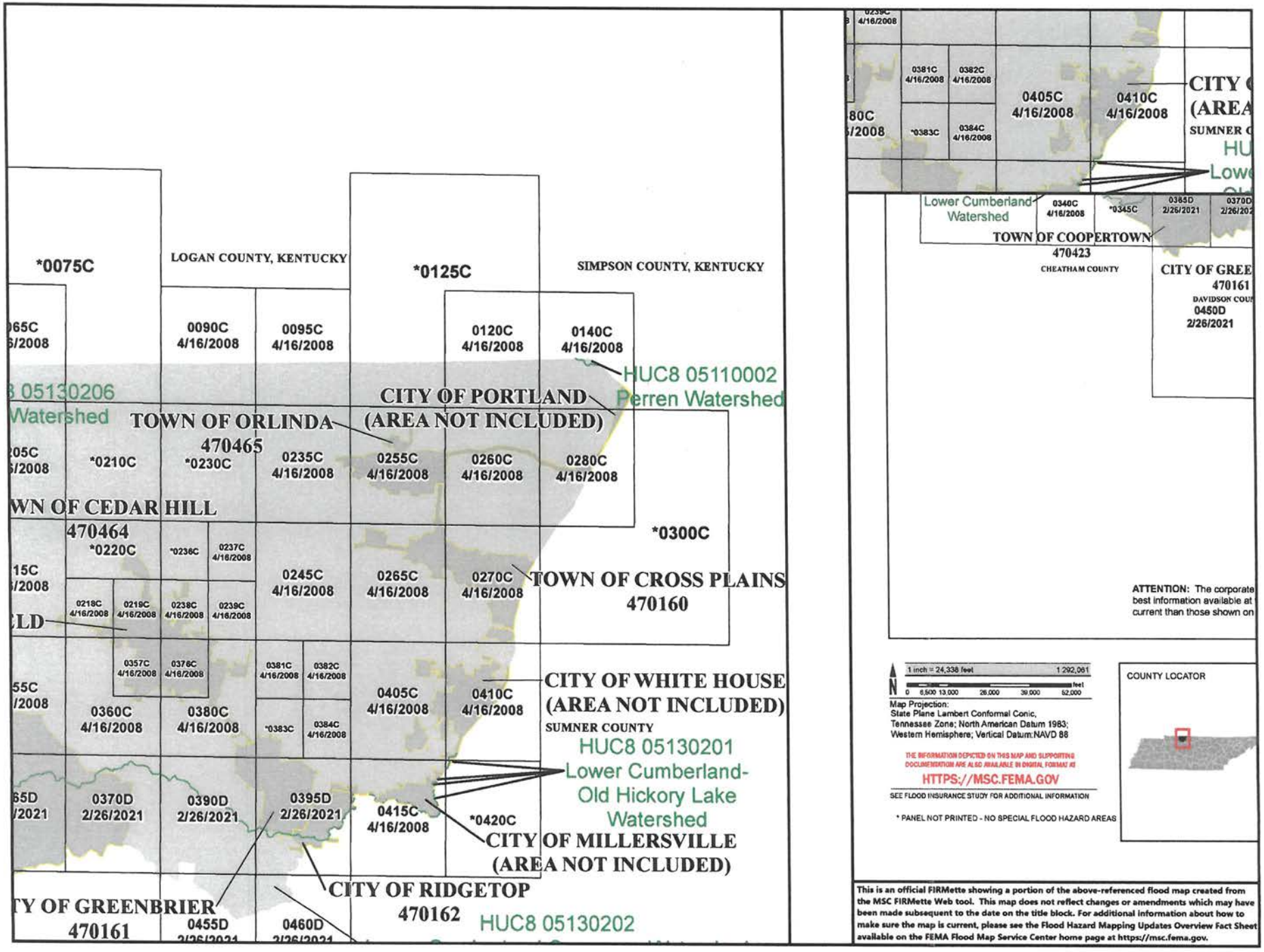
Personally appeared before me, Pam S. Atchley, a notary public for this county and state, KATHY LEE who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

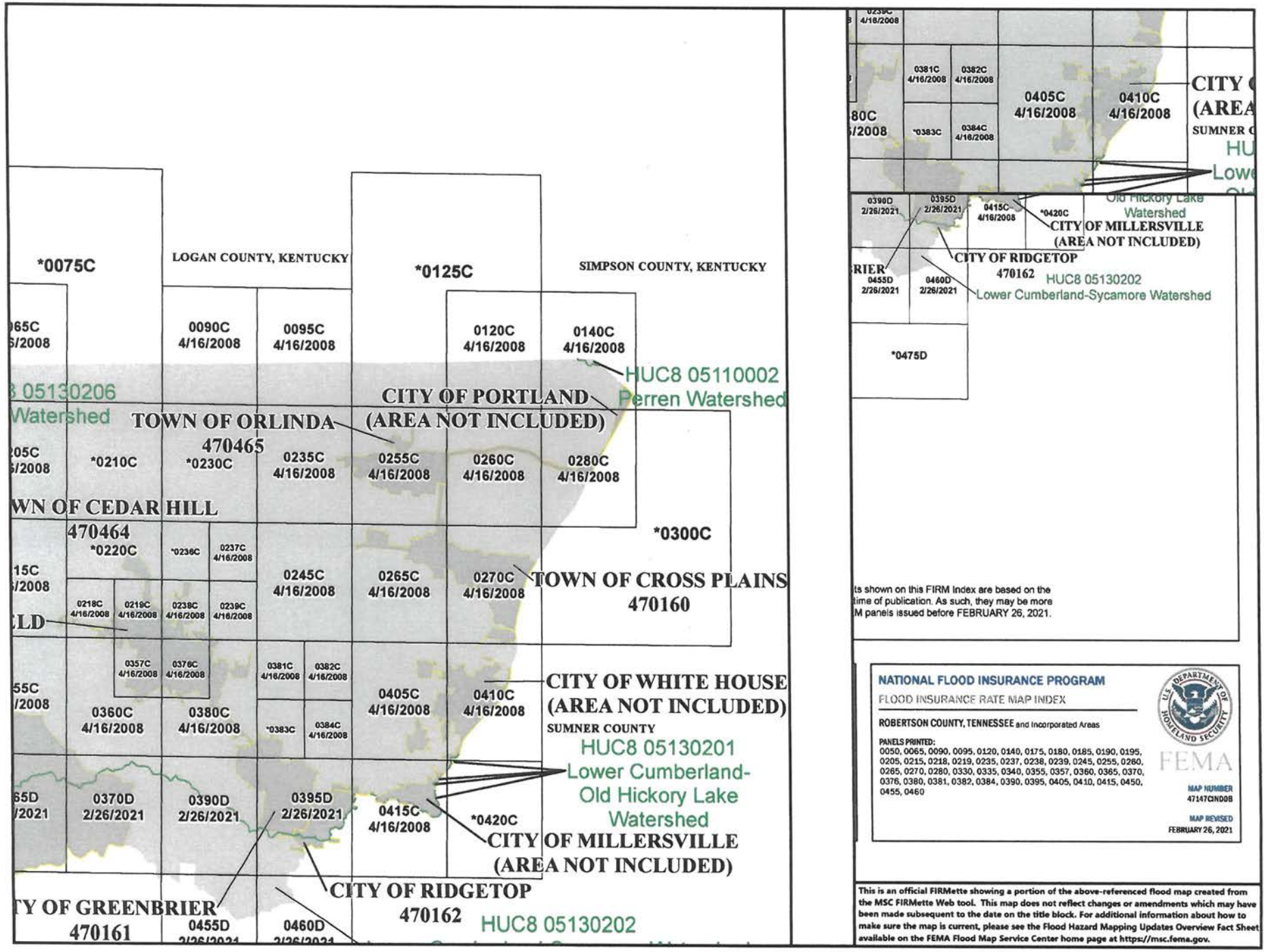
Notary's Signature

My Commission Expires: 6-21-21

Notary' Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON


*0075C
LOGAN COUNTY, KENTUCKY
*0125C
SIMPSON COUNTY, KENTUCKY
0090C 4/16/2008
0095C 4/16/2008
0120C 4/16/2008
0140C 4/16/2008
HUC8 05110002
Perren Watershed
CITY OF PORTLAND
(AREA NOT INCLUDED)
TOWN OF ORLINDA
470465
*0210C
*0230C
0235C 4/16/2008
0255C 4/16/2008
0260C 4/16/2008
0280C 4/16/2008
WN OF CEDAR HILL
470464
*0220C
*0236C
0237C 4/16/2008
0218C 4/16/2008
0219C 4/16/2008
0238C 4/16/2008
0239C 4/16/2008
0245C 4/16/2008
0265C 4/16/2008
0270C 4/16/2008
*0300C
TOWN OF CROSS PLAINS
470160
0357C 4/16/2008
0376C 4/16/2008
0381C 4/16/2008
0382C 4/16/2008
0360C 4/16/2008
0380C 4/16/2008
*0383C
0384C 4/16/2008
0405C 4/16/2008
0410C 4/16/2008
CITY OF WHITE HOUSE
(AREA NOT INCLUDED)
SUMNER COUNTY
HUC8 05130201
Lower Cumberland-
Old Hickory Lake
Watershed
0370D 2/26/2021
0390D 2/26/2021
0395D 2/26/2021
0415C 4/16/2008
*0420C
CITY OF MILLERSVILLE
(AREA NOT INCLUDED)
CITY OF RIDGETOP
470162
TY OF GREENBRIER
470161
0455D
0460D
HUC8 05130202
0381C 4/16/2008
0382C 4/16/2008
0405C 4/16/2008
0410C 4/16/2008
*0383C
0384C 4/16/2008
Lower Cumberland
Watershed
0340C 4/16/2008
*0345C
0385D 2/26/2021
TOWN OF COOPERTOWN
470423
CHEATHAM COUNTY
CITY OF GREE
470161
0450D
2/26/2021
ATTENTION: The corporate
best information available at
current than those shown on
1 inch = 24,338 feet
1:292,061
0 6,500 13,000 26,000 39,000 52,000 feet
Map Projection:
State Plane Lambert Conformal Conic,
Tennessee Zone; North American Datum 1983;
Western Hemisphere; Vertical Datum:NAVD 88
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING
DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
HTTPS://MSC.FEMA.GOV
SEE FLOOD INSURANCE STUDY FOR ADDITIONAL INFORMATION
* PANEL NOT PRINTED - NO SPECIAL FLOOD HAZARD AREAS
COUNTY LOCATOR
This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at https://msc.fema.gov.


*0075C
LOGAN COUNTY, KENTUCKY
*0125C
SIMPSON COUNTY, KENTUCKY
0090C 4/16/2008
0095C 4/16/2008
0120C 4/16/2008
0140C 4/16/2008
HUC8 05110002
Perren Watershed
CITY OF PORTLAND
(AREA NOT INCLUDED)
TOWN OF ORLINDA
470465
*0210C
*0230C
0235C 4/16/2008
0255C 4/16/2008
0260C 4/16/2008
0280C 4/16/2008
WN OF CEDAR HILL
470464
*0220C
*0236C
0237C 4/16/2008
0218C 4/16/2008
0219C 4/16/2008
0238C 4/16/2008
0239C 4/16/2008
0245C 4/16/2008
0265C 4/16/2008
0270C 4/16/2008
*0300C
TOWN OF CROSS PLAINS
470160
0357C 4/16/2008
0376C 4/16/2008
0381C 4/16/2008
0382C 4/16/2008
0360C 4/16/2008
0380C 4/16/2008
*0383C
0384C 4/16/2008
0405C 4/16/2008
0410C 4/16/2008
CITY OF WHITE HOUSE
(AREA NOT INCLUDED)
SUMNER COUNTY
HUC8 05130201
Lower Cumberland-
Old Hickory Lake
Watershed
0370D 2/26/2021
0390D 2/26/2021
0395D 2/26/2021
0415C 4/16/2008
*0420C
CITY OF MILLERSVILLE
(AREA NOT INCLUDED)
CITY OF RIDGETOP
470162
TY OF GREENBRIER
470161
0455D
0460D
HUC8 05130202
0381C 4/16/2008
0382C 4/16/2008
0405C 4/16/2008
0410C 4/16/2008
*0383C
0384C 4/16/2008
0390D 2/26/2021
0395D 2/26/2021
0415C 4/16/2008
*0420C
Old Hickory Lake
Watershed
CITY OF MILLERSVILLE
(AREA NOT INCLUDED)
CITY OF RIDGETOP
470162
HUC8 05130202
Lower Cumberland-Sycamore Watershed
0455D 2/26/2021
0460D 2/26/2021
*0475D
ts shown on this FIRM Index are based on the
time of publication. As such, they may be more
M panels issued before FEBRUARY 26, 2021.
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP INDEX
ROBERTSON COUNTY, TENNESSEE and Incorporated Areas
PANELS PRINTED:
0050, 0065, 0090, 0095, 0120, 0140, 0175, 0180, 0185, 0190, 0195, 0205, 0215, 0218, 0219, 0235, 0237, 0238, 0239, 0245, 0255, 0260, 0265, 0270, 0280, 0330, 0335, 0340, 0355, 0357, 0360, 0365, 0370, 0376, 0380, 0381, 0382, 0384, 0390, 0395, 0405, 0410, 0415, 0450, 0455, 0460
FEMA
MAP NUMBER
47147CIND0B
MAP REVISED
FEBRUARY 26, 2021
This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at https://msc.fema.gov.

Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
September 28, 2023

Applicant: Jacob and Alexis Looney
Surveyor: Jeff Chandler

Request: Rezone ***5.21 acres*** of Tax Map 062 Parcel 103.08 from AG-2 to R-40

Property Information:

- Tax Map 062, Parcel 103.08
- 8926 Cedar Grove Rd., Cross Plains
- Total lot acreage: 5.21 acres (226,948 sq. ft.)
- **Rezone Request: 5.21 acres (226,948 sq. ft.)**

Project Narrative:
R-40 Minimum Requirements
Minimum Lot Size: 40,000 sq. ft.
Front: 50'
Side: 20'
Rear: 30'
Min. Lot Width @ Front Bldg. Setback Line: 150'
Min Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 40%.



Figure 1: TN Property Viewer, Tax Map 062, Parcel 103.08 in entirety Is highlighted.

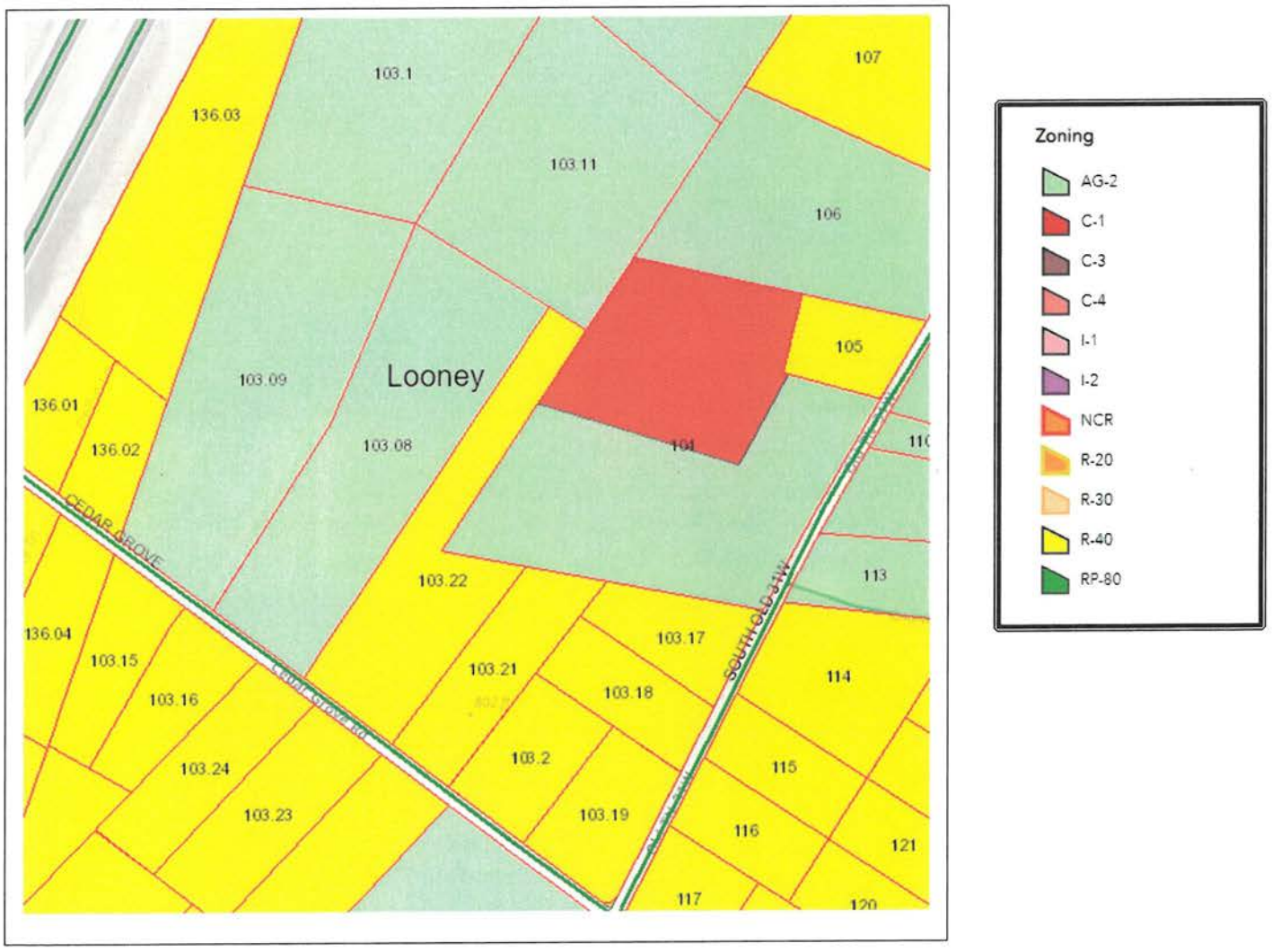
Discussion & Observations:
The applicant wishes to rezone 5.21 *acres*. The subject property has a mixture of zones in the immediate vicinity with varying lot sizes.
Please see Exhibit 1 for zoning map exhibit.

The applicant's request to rezone R-40 appears to be dimensionally appropriate.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map



New Business:

A

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

Application for Rezoning

Applicant Information:
Name: Jason Harrington
Mailing Address (No P.O. Boxes, please): 439 Crescent Dr. Springfield TN 37172
Email: jharrington@greenbriertn.org
Telephone Number: 615-440-1295

Applicant's Representative Information:
Name: Todd Bollinger
Name of Firm: Todd Bollinger & Assoc.
Mailing Address (No P.O. Boxes, please): 119 Fisher Dr Greenbrier, TN 37073
Email: ToddRLS@BellSouth.Net
Telephone Number: 615-218-6169

Property Information:
Address: Gideon RD -2771
Tax Map and Parcel Number: Map 116, P/O PCL 15.01 (2 acres)
Current Zoning Designation: Ag 2
Requested Zoning Designation: R-40

Will this property be subdivided (or combined) in some way within the next year? (Yes) No

Purpose of rezoning request:
To allow 1 lot Subdivision

SUBMITTAL REVIEW PROCEDURE:

1. Deliver ten (10) copies of this application & any supporting materials to the Planning & Zoning Department before or by the final due date (Please see attached schedule- the "Corrections Due" does not apply to this type of application)
2. Provide copy of deed to prove ownership.
3. Provide aerial photograph of the property from TN Property Viewer
4. Pay review fee
5. Email a .PDF of the application & supporting materials (items 1-3) to gjones@robcotn.gov
6. Attend the Planning Commission meeting. Be ready to present and answer questions. **Failure to appear at the Planning Commission meeting may result in the denial of the application.**

Jerrod Barrows 8-17-23
Owner of Record Signature & Date

8-17-23
Applicant's Signature & Date

TN

Tennessee Property Viewer



PLAT CONTAINS 2.00 ACRES

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

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

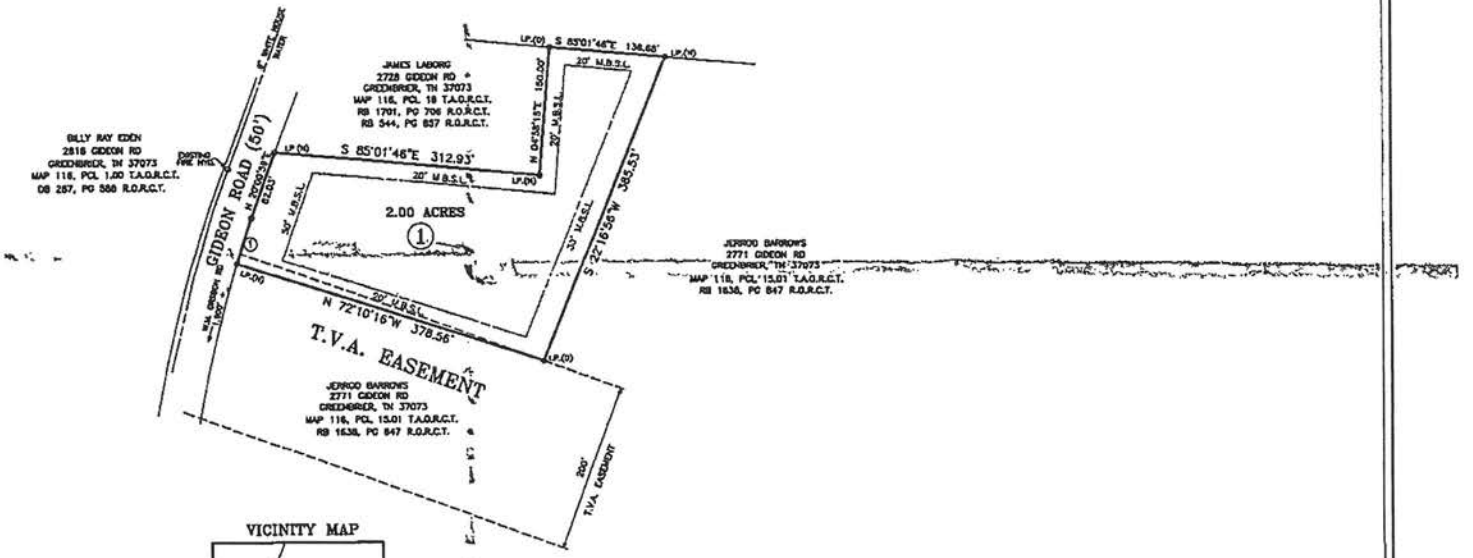
IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION OF ANY TYPE MUST NOTIFY ALL KNOWN UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT.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

NOTE:
ALL BEARINGS ARE REFERENCED TO A SURVEY BY STEVEN ARTZ DATED 07/17/15.

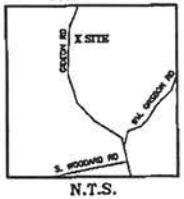
CURVE DATA TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
1	1525.00'	28.06'	56.11'	2°06'29"	56.10'	N 16°14'45"E





VICINITY MAP





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

0 100 200 300

ZONED AG2
REQUESTING R-40

PROPERTY REFERENCE
JERROD BARROWS, ETUX
MAP 116, PCL 15.01 T.A.O.R.C.T.
RB 1638, PG 847 R.O.R.C.T.

DEVELOPER
JERROD BARROWS, ETUX
2771 GIDEON RD
GREENBRIER, TN 37073

REZONING PLAT FOR

JERROD BARROWS LOT GIDEON ROAD			
SCALE 1" = 100'	DRAWN BY A.T.B.	APPROVED A.T.B.	DATE 08/16/23
12TH CIVIL DISTRICT			
ROBERTSON COUNTY TENNESSEE			DRAWING NO. GIDDN1

WHITE HOUSE UTILITY DISTRICT
P.O.BOX608, 3303HIGHWAY31-W—WHITEHOUSE, TENNESSEE37188
TELEPHONE (615) 672-4110 — FAX (615)672-8098

April 13, 2023

Mr. Jason Harrington
439 Crescent Dr
Springfield, TN 37172

RE: Water Availability for Gideon Rd
Robertson County, Tax Map 116 Parcel 15.01
Greenbrier, TN

Dear Mr. Harrington,

This letter will confirm White House Utility District can provide one additional domestic water service for the property mentioned above as long as the new lot fronts Gideon Rd or has an easement dedicated for the water service line to lie within. We understand the development will involve the alteration of an existing parcel such that two residential lots will result. There is currently one existing water tap associated with this property.

WHUD's existing six-inch water main located on the west side of Gideon Rd can provide domestic water flow for this project. No fire sprinkler flows, fire hydrant flows, commercial flows, or irrigation flows have been requested.

A water facilities fee of $250 for the new lot created will need to be paid to WHUD before we will release a signed plat or before we will sell a water tap, whichever comes first. Standard water tap fees will be due at the time service is requested. WHUD's tap fee schedule is available on our web site at www.whud.org. The current tap fee for a ¾" residential tap is $2,000 with a $50 account setup fee applied to the first bill, but that is subject to change over time.

Please note that all fees, rates, and conditions noted in this letter are current as of the date of this letter and are subject to change over time. WHUD will hold the conditions stated above for a 90-day period past the date of this letter. You may request an extension of fee status in writing prior to expiration of the 90-day period. WHUD will review the request and either deny or grant the request in writing.

Please contact our Engineering Department at 615-672-4110 ext. 262 if you have any questions.

Sincerely,

Pat Harrell, PE
District Engineer

Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
October 26, 2023

Applicant: Jason Harrington
Surveyor: Todd Bollinger

Request: Rezone ***2 acres*** of the 26.70 acres Tax Map 116 Part of Parcel 015.01 from AG-2 to R-40



Figure 1: TN Property Viewer, Tax Map 116. Part of Parcel 015.01 In entirety Is highlighted.

Property Information:

- Tax Map 116, Part of Parcel 015.01
- 2771 Gideon Rd., Greenbrier
- Total lot acreage: 26.70 acres (1,163,052 sq. ft.)
- **Rezone Request: 2 acres (87,120 sq. ft.)**

Project Narrative:

R-40 Minimum Requirements
Minimum Lot Size: 40,000 sq. ft.
Front: 50'
Side: 20'
Rear: 30'
Min. Lot Width @ Front Bldg. Setback Line: 150'
Min Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 40%.

Discussion & Observations:

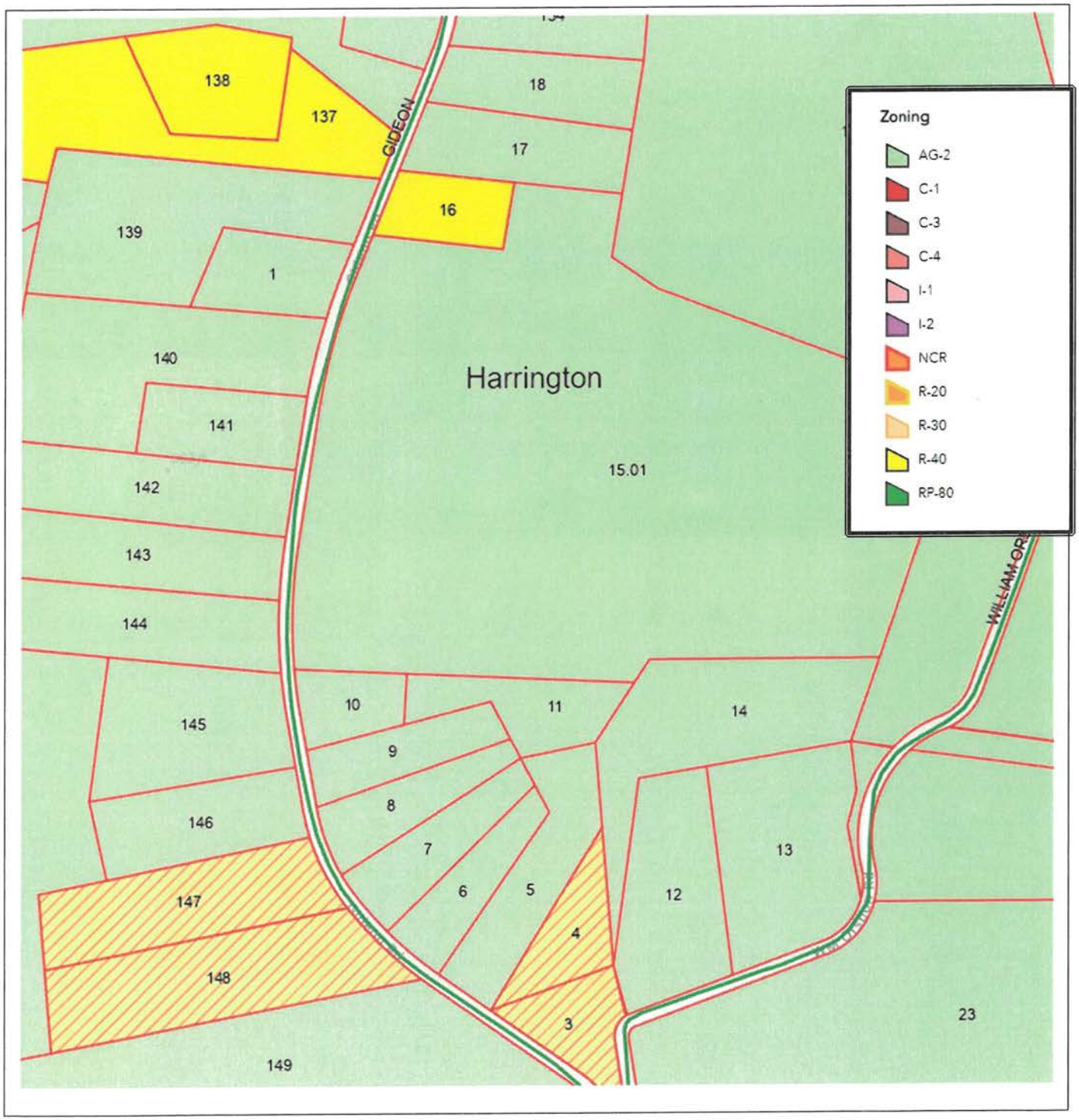
The applicant wishes to rezone 2 *acres* of the 26.70 acres. The subject property has a mixture of AG-2, R-30 and R-40 zones in the immediate vicinity with varying lot sizes.
Please see Exhibit 1 for zoning map exhibit.

The applicant's request to rezone R-40 appears to be dimensionally appropriate.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map



New Business:

B

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

Application for Rezoning

Applicant Information:
Name: David G. Morris
Mailing Address (No P.O. Boxes, please): 5803 Rockey Road, Adams TN 37010
Email:
Telephone Number: 615-945-7352

Applicant's Representative Information:
Name: Steve Artz
Name of Firm: Steven E. Artz & Assoc., Inc.
Mailing Address (No P.O. Boxes, please): 4800 Hwy 431 N, Springfield TN 37172
Email: artz.steve@gmail.com
Telephone Number: 615-382-0481

Property Information:
Address: 5803 Rockey Rd, Adams TN 37010
Tax Map and Parcel Number: M-15 P-71
Current Zoning Designation: AG2
Requested Zoning Designation: RP80

Will this property be subdivided (or combined) in some way within the next year? *Yes* *No*

Purpose of rezoning request: see attached letter

SUBMITTAL REVIEW PROCEDURE:

1. Deliver ten (10) copies of this application & any supporting materials to the Planning & Zoning Department before or by the final due date (Please see attached schedule- the "Corrections Due" does not apply to this type of application)
2. Provide copy of deed to prove ownership.
3. Provide aerial photograph of the property from TN Property Viewer
4. Pay review fee
5. Email a .PDF of the application & supporting materials (items 1-3) to gjones@robcotn.gov
6. Attend the Planning Commission meeting. Be ready to present and answer questions. **Failure to appear at the Planning Commission meeting may result in the denial of the application.**

David Morris
Owner of Record Signature & Date
9-1-23

Applicant's Signature & Date

August 24, 2023

Robertson County Planning Commission
501 South Brown Street
Springfield, TN 37172

Re: Request for Rezoning

Dear Planning Commission Members,

The purpose for this letter is to request the rezoning of a 5.00 acre tract of land. The subject property may be found on Tax Map 15, Parcel 71, in the Tax Assessor's Office for Robertson County, Tennessee. The property has road frontage on Rockey Road, in the 17th Civil District, 7th Voting District.

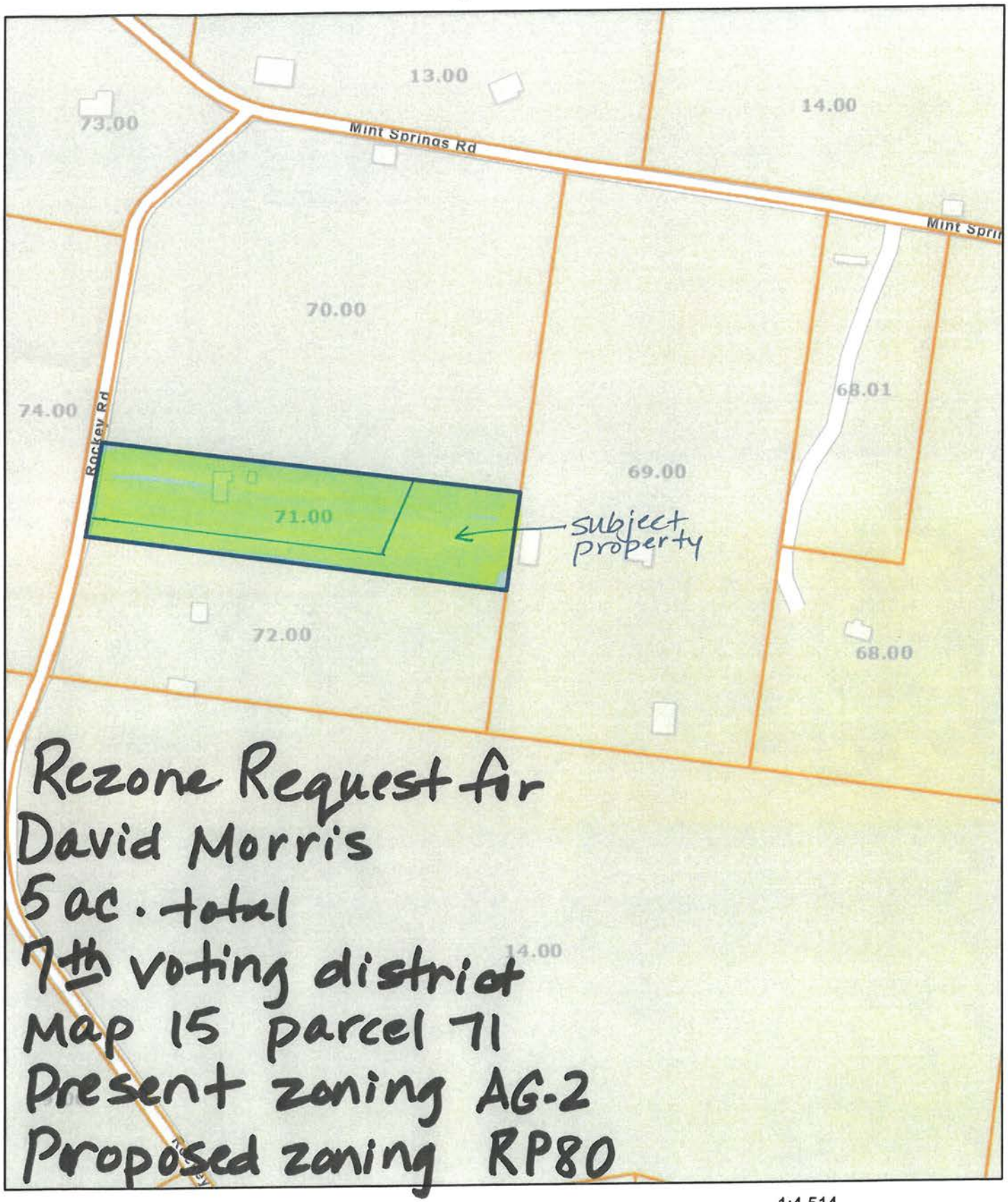
The property is currently zoned, 'AG-2'. We are requesting to rezone the property to 'RP80'. We are wishing to subdivide the property into two lots which will create one lot with the existing house and a new lot for our son to build a new home. We understand that if this request is approved, we must then submit appropriate plats to the Planning Commission and all other governing authorities.

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,

David G. Morris
5803 Rockey Road
Adams, TN. 37010
(615) 945-7352

Robertson County - Parcel: 015 071.00



Date: August 28, 2023

County: Robertson
Owner: MORRIS DAVID G ETUX
Address: ROCKY RD 5803
Parcel Number: 015 071.00
Deeded Acreage: 5
Calculated Acreage: 0

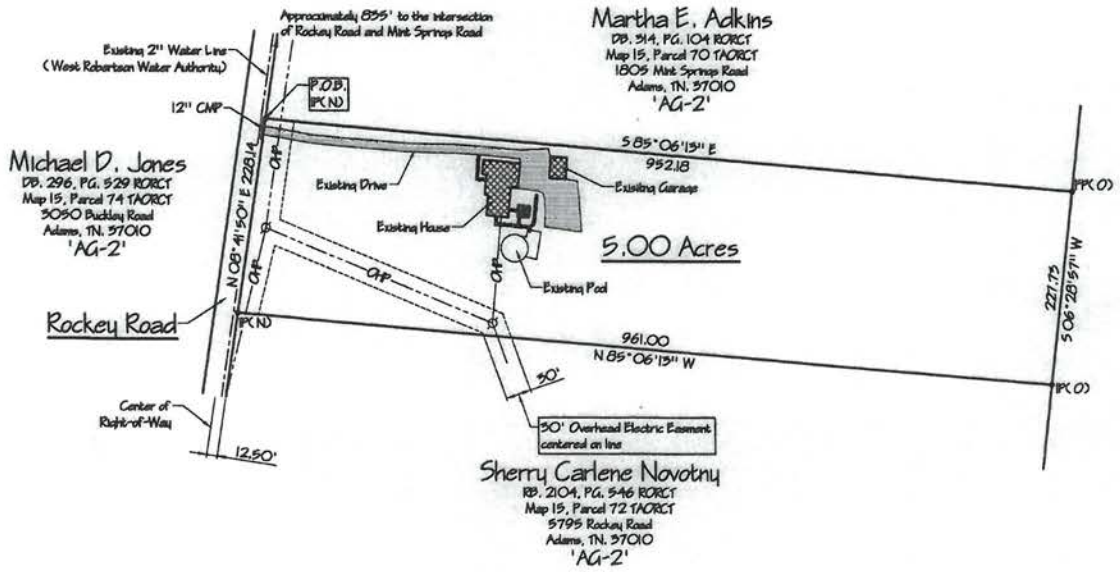
1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, State of Tennessee, Comptroller of the Treasury

The property lines are compiled from information maintained by your local



Deed North

Surveying The Past, Present and Future

100 50 0 100 200

Scale In Feet
1" = 100'

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.

David G. Morris
Owner/ Developer
5803 Rockey Road
Adams, TN. 37010
(615) 945-7552

Legend
P.O.B. Point of Beginning
IP(O) Iron Pin (Old)
IP(N) Iron Pin (New)
FP(O) Fence Post (Old)
Power Pole
—OHP— Overhead Power Line

Cad File No. 250182S
Coord. File No. 250182E

CALL BEFORE YOU DIG

811 CALL 811 NATIONWIDE

Know what's below. Call before you dig.

Present Zoning Classification - 'AG-2'
Proposed Zoning Classification - 'RP80'

I hereby certify that this General Property Survey is a Category II 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 — TENNESSEE NO. 1708

Property Address:
5803 Rockey Road
Adams, TN. 37010

Deed Reference:
Record Book 778, Page 740 RORCT
Map 15, Parcel 71 TAORCT

Rezoning Request For

David G. Morris

17th Civil District
Robertson County, Tennessee

Revisions			
Number	Date	By	Comment

Drawn By SEA
Checked By JMM
Proj. No.: 250182
Date: 8/24/23

Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 923 Springfield, TN. 37172
email: artz.steve@gmail.com
(615) 382-0413

RZ1
Sheet Number

Steven E. Artz and Associates, Inc.

Surveyor's Description
August 24, 2023

The following paragraph describes a tract of land 17th Civil District of Robertson County, Tennessee, said tract being that property which was conveyed to David G. Morris, et ux, by David G. Morris, et ux, in a Special Warranty Deed of record which is recorded in Record Book 778, Page 740, Register's Office for Robertson County, Tennessee, (RORCT).

Beginning at an iron pin (new), in the easterly margin of Rockey Road, the southwest corner of a tract of land which belongs to Martha E. Adkins, having a deed reference in Deed Book 314, Page 104, RORCT, the northwest corner of this tract and continuing, as follows:
S 85°06'13" E, 952.18 feet to a fence post (old), the southeast corner of said tract of land which belongs to Martha E. Adkins, in the westerly boundary of a tract of land which belongs to Ken Adkins, having a deed reference in Deed Book 320, Page 450, RORCT;
thence, S 06°28'57" W, 227.73 feet to an iron pin (old), in the westerly boundary of said tract of land which belongs to Ken Adkins, the northeast corner of a tract of land which belongs to Sherry Carlene Novotny, having a deed reference in Record Book 2104, Page 546, RORCT;
thence, N 85°06'13" W, 961.00 feet to an iron pin (new), in the easterly margin of Rockey Road, the northwest corner of said tract of land which belongs to Sherry Carlene Novotny;
thence, N 08°41'50" E, 228.14 feet, to the point of beginning, containing **5.00 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4800 Highway 431 North, Springfield, Tennessee, 37172, dated August 24, 2023.

The above described tract of land may be found on Tax Map 15, Parcel 71, in the Tax Assessor's Office for Robertson County, Tennessee.

File: Steve\230182L

Land Surveyors-Tennessee and Kentucky
Phone: (615) 382-0481 **Fax: (615) 382-0262**
4800 Highway 431 North **Springfield, Tennessee 37172**

West Robertson Water Authority

604 Keysburg Rd • Adams Tn 37010 • (615) 696-2266

June 16, 2023

RE: Letter of Water Availability for: _____ **Rockey Rd, Adams, Tn 37010**

To Whom It May Concern:

This letter is to serve as a guarantee that (1) water taps is available at the above mentioned property in Adams, Tn 37010. This area is served by the West Robertson Water Authority.

If you need any further information, please feel free to email me at office@wrwatn.com or call me at the number listed above.

Sincerely,

Jay Walker
Executive Director
West Robertson Water Authority

Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
October 26, 2023

Applicant: David Morris
Surveyor: Steve Artz

Request: Rezone **5 *acres*** of Tax Map 015 Parcel 071.00 from AG-2 to RP-80



Figure 1: TN Property Viewer, Tax Map 015.00. Parcel 071.00 In entirety Is highlighted.

Property Information:

- Tax Map 015, Parcel 071.00
- 5803 Rockey Rd., Adams
- Total lot acreage: 5 acres (217,800 sq. ft.)
- **Rezone Request: 5 acres (217,800 sq. ft.)**

Project Narrative:

RP-80 Minimum Requirements
Minimum Lot Size: 80,000 sq. ft.
Front: 60'
Side: 25'
Rear: 35'
Min. Lot Width @ Front Bldg. Setback Line: 175'
Min Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 30%.

Discussion & Observations:

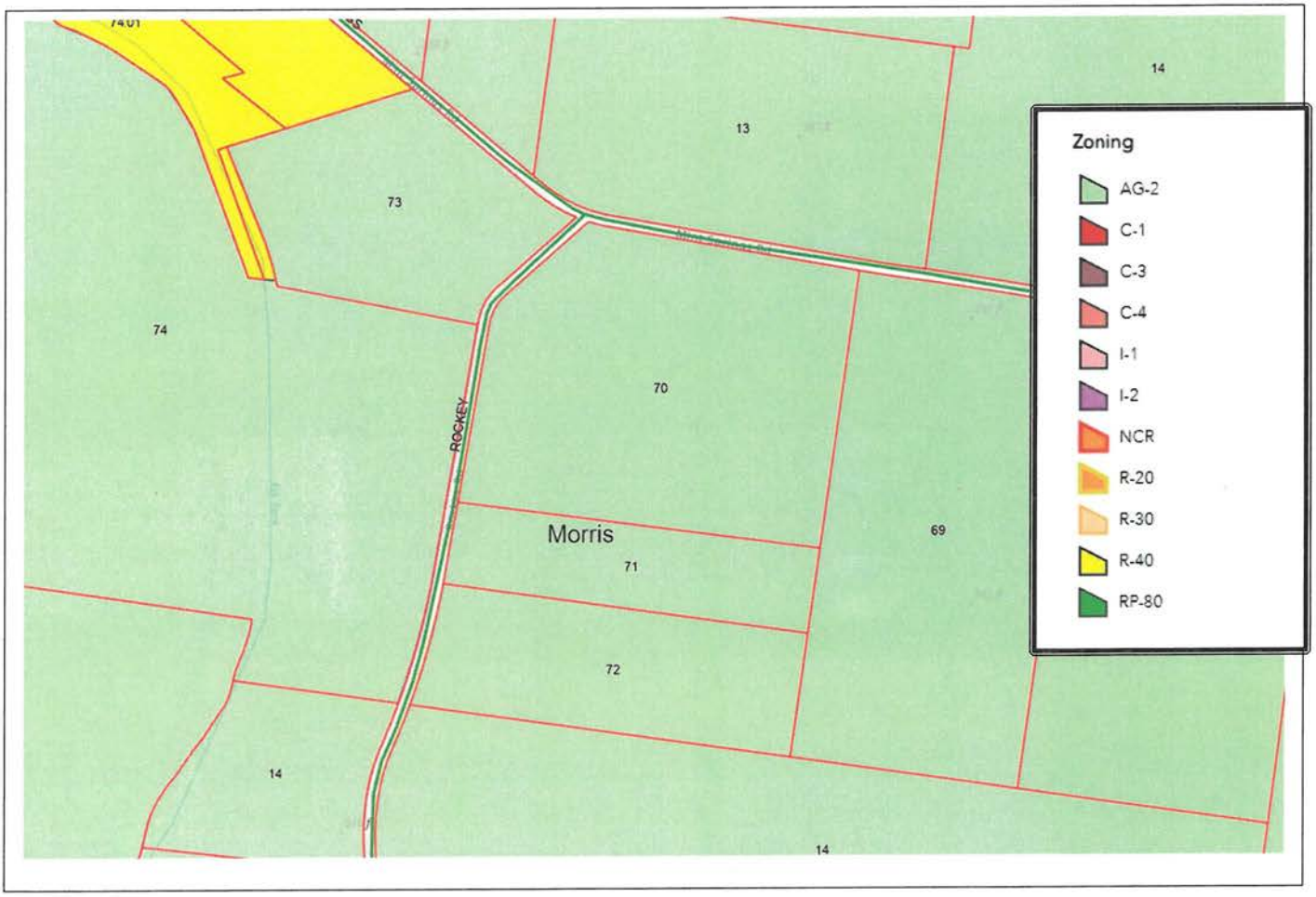
The applicant wishes to rezone 5 *acres*. The subject property is surrounded by AG-2, but has a few R-40 zones in the immediate vicinity with varying lot sizes.
Please see Exhibit 1 for zoning map exhibit.

The applicant's request to rezone RP-80 appears to be dimensionally appropriate.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map



New Business:

C

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

Application for Rezoning

Applicant Information:

Name: Eddie Smith
Mailing Address (No P.O. Boxes, please): ~~[redacted]~~ 1436 Latimer Ln Hendersonville, TN 37075
Email: RESinvest@Yahoo.com
Telephone Number: 615-504-2368

Applicant's Representative Information:

Name: Josh Lyon, P.E.
Name of Firm: Klober Engineering Services
Mailing Address (No P.O. Boxes, please): 3556 Tom Austin Hwy, Suite 1, Springfield, TN
Email: josh@klobereng.com
Telephone Number: 615-382-2000

Property Information:

Address: 4033 Hwy 31W, Cottontown, TN 37048
Tax Map and Parcel Number: Map 085 Parcel-074.00
Current Zoning Designation: RP-80
Requested Zoning Designation: C-1

Will this property be subdivided (or combined) in some way within the next year? *Yes* *No*

Purpose of rezoning request:
Rezone to C-1 to develop self storage facility at property.

SUBMITTAL REVIEW PROCEDURE:

1. Deliver three (3) copies of this application & any supporting materials to the Planning & Zoning Department before or by the final due date (Please see attached schedule- the "Corrections Due" does not apply to this type of application)
2. Provide copy of deed to prove ownership.
3. Provide aerial photograph of the property from TN Property Viewer
4. Pay the review fee.
5. Email a .PDF of the application & supporting materials (items 1-3) to hmantooth@robcotn.org
6. Attend the Planning Commission meeting. Be ready to present and answer questions. **Failure to appear at the Planning Commission meeting may result in the denial of the application.**

Owner of Record Signature & DATE

Applicant's Signature & DATE



Date: September 5, 2023

County: Robertson
Owner: SMITH ROY EDWARD
Address: HWY 31W 4033
Parcel Number: 085 074.00
Deeded Acreage: 18
Calculated Acreage: 0
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2021

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, State of Tennessee, Comptroller of the Treasury

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.

Steven E. Artz
and Associates, Inc.
Land Surveyors
P.O. Box 925 Springfield, TN. 37172
email: artz.steve@gmail.com (615) 382-0481

Rezoning Request For
Roy Edward Smith

11th Civil District
Robertson County, Tennessee

No. Y2002125
Date 9/14/23
By SEA
CAD File No. Y2002125
Coord File No. Y200212E

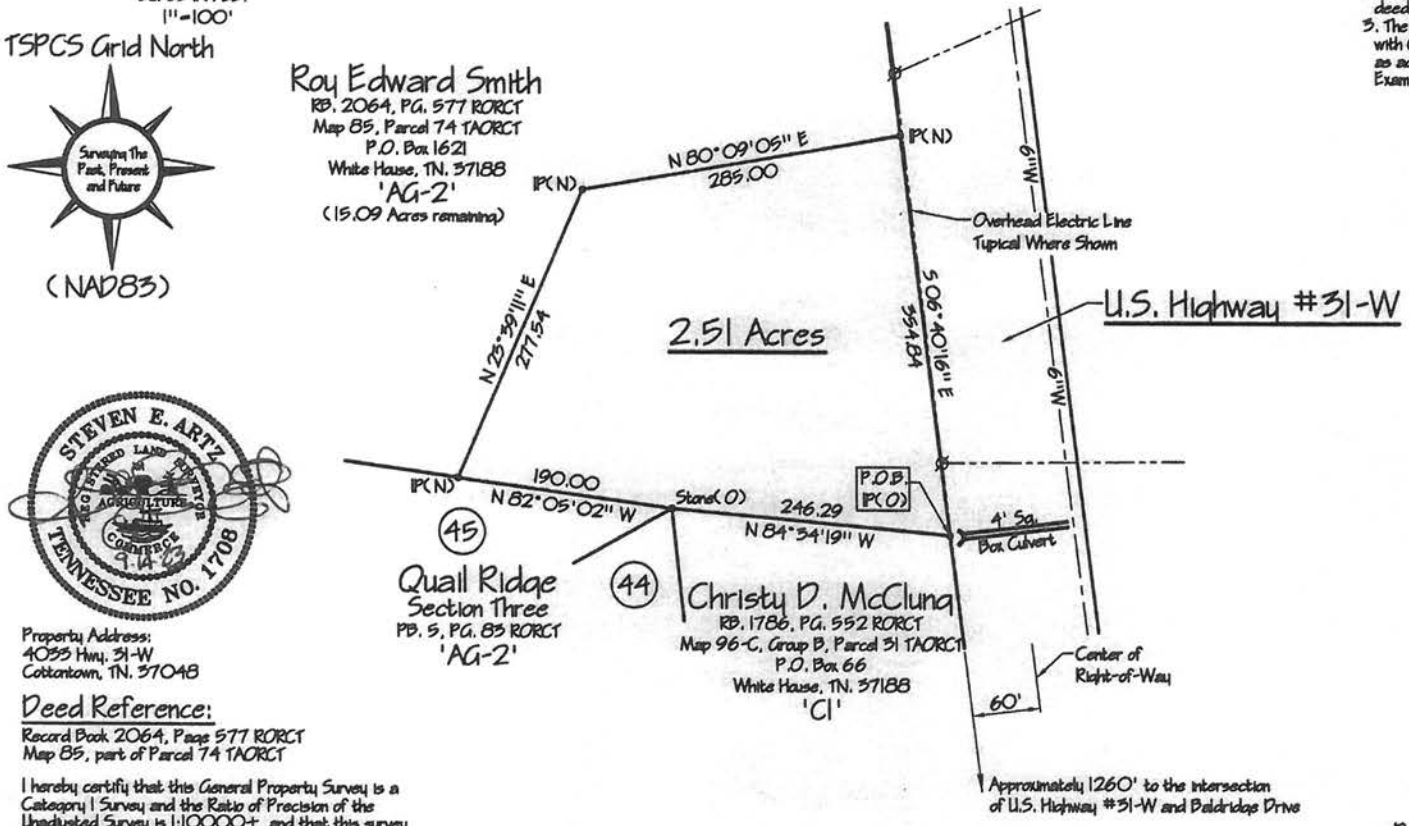
100 50 0 100 200
SCALE IN FEET
1"=100'

TSPCS Grid North

(NAD83)

Surveyor's Notes:
1. No Title Report was furnished to this surveyor at the time of this survey, 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. 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.

Legend
Legend
P.O.B. Point of Beginning
IP(N) Iron Pin (New)
IP(O) Iron Pin (Old)
ø Power Pole



STEVEN E. ARTZ
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
9-14-23
TENNESSEE NO. 1708

Property Address:
4035 Hwy. 31-W
Cottontown, TN. 37048

Deed Reference:

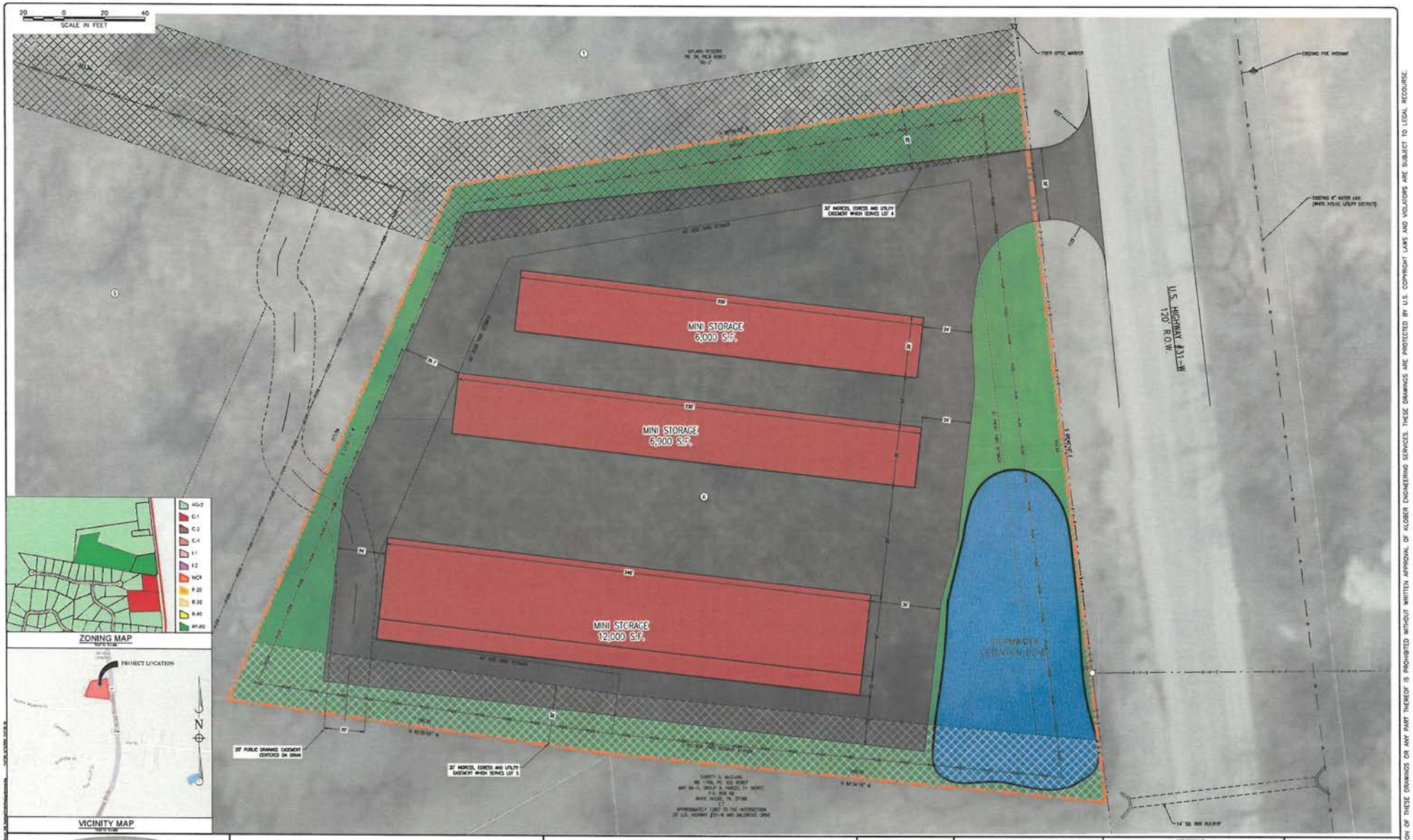
Record Book 2064, Page 577 RORCT
Map 85, part of Parcel 74 TAORCT

I hereby certify that this General Property Survey is a Category I Survey and the Ratio of Precision of the Unadjusted Survey is 1:10000+ and that this survey meets the current Tennessee Minimum Standards of Practice.

CALL BEFORE YOU DIG
811
CALL
811
NATIONWIDE
Know what's below.
Call before you dig.
IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE, THEREFORE COMPENSATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS REQUIRED.

Roy Edward Smith
Owner
P.O. Box 1621
White House, TN. 37188
(615) 504-2368

Present Zoning Classification-'RP80'
Proposed Zoning Classification-'CI'



KLOBER
ENGINEERING SERVICES

SERVING CLIENTS WITH CIVIL ENGINEERING & LAND DEVELOPMENT SERVICES
3556 TOM AUSTIN HWY., SUITE 1, SPRINGFIELD, TN 37172
PHONE: (615) 382-2000 FAX: (888) 373-4465
www.kloberengr.com

HIGHWAY 31-W MINI STORAGE

HIGHWAY 31-W
WHITE HOUSE, TENNESSEE
ROBERTSON COUNTY

CONCEPTUAL LAYOUT

OWNER/DEVELOPER:
ROY LENARD SMITH
P.O. BOX 1021
WHITE HOUSE, TN. 37188

PARCEL DATA:
MAP: 93 PARCEL: 74 LOT 6 TRACT
DK. 2564 PG. 577 #24CT

ZONING:
EXISTING ZONING - RPRD
PROPOSED ZONING - C-1

LOT COVERAGE:
TOTAL SITE AREA = 109,344 S.F., 2.51 ACRES
NEW BUILDING AREA = 34,900 S.F.
BUILDING COVERAGE = 22.0%
MAX BUILDING HEIGHT: 35'-0"
PROPOSED ASPHALT SURFACE: 854,917 S.F.
IMPERVIOUS AREA: 619,827 S.F. = 73.0%

REVISIONS

NO	BY	DATE	DISCRIPTION

N
W E
S

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Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
October 26, 2023

Applicant: Eddie Smith
Surveyor: Josh Lyon

Request: Rezone **2.51 *acres*** of the 18 acres Tax Map 085, Part of Parcel 074.00 from RP-80 – C-1



Figure 1: TN Property Viewer, Tax Map 085. Part of Parcel 074.00 In entirety Is highlighted.

Property Information:

- Tax Map 085, Parcel 074.00
- 4033 Hwy 31W, Cottontown
- Total lot acreage: 18 acres (784,080 sq. ft.)
- **Rezone Request: 2.51 acres (109,335.60 sq. ft.)**

Project Narrative:
C-1 Minimum Requirements
Minimum Lot Size: 25,000 sq. ft.
Front: 30'
Side: 10'
Rear: 20'
Min. Lot Width @ Front Bldg. Setback Line: 100'
Min Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 60%.

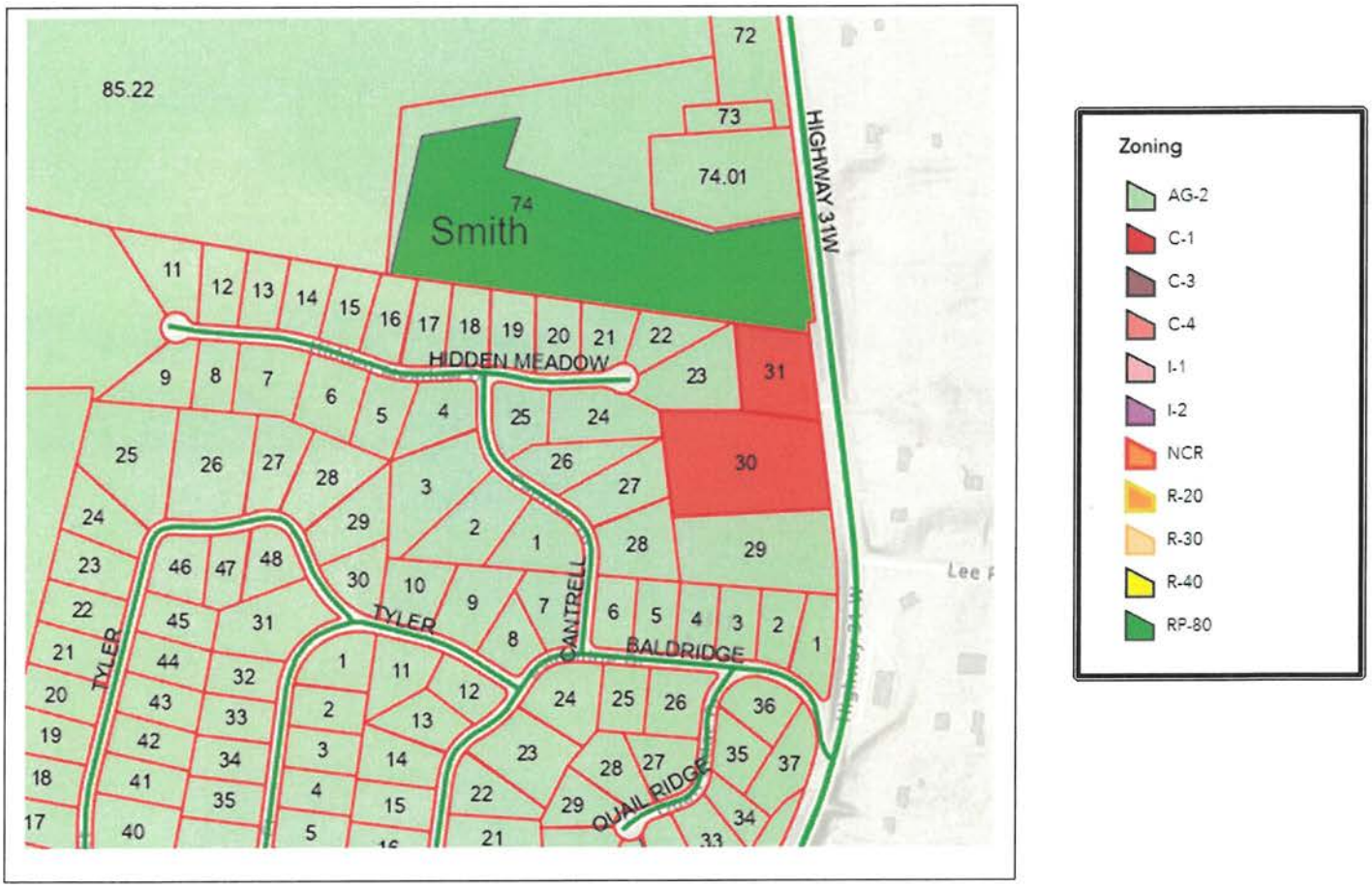
Discussion & Observations:
The applicant wishes to rezone 2.51 *acres* of the 18 acres. The subject property is surrounded by AG-2, but has a couple of C-1 zones in the immediate vicinity with varying lot sizes.
Please see Exhibit 1 for zoning map exhibit.

The applicant's request to rezone RP-80 appears to be dimensionally appropriate.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map



New Business:

D

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

Application for Plat Approval

Type of Plat (Please Circle One): *Sketch Plat* *Preliminary Plat* *Final Plat*

Property Information:

1. Current Zoning of Property: AG-2
2. Physical Address of Property: Jimson Road
3. Tax Map & Parcel Number: Map 50 Parcel 34.01
4. Size of Property (square feet or acres): _____

5. Owner of Record Information
   Name: Maccie L Stark
   Mailing Address (No P.O. Boxes, please): 3710 Trail Hollow Lane White Creek, TN
   Email: stark0380@gmail.com
   Telephone Number: _____

6. Owner's Representative Information (Surveyor, Self, Engineer, etc.)
   Name: Zach Wilkinson
   Name of Firm: GreenLID Design
   Mailing Address (No P.O. Boxes, please): 114B West Main Street Gallatin TN
   Email: zach.wilkinson@greenliddesign.com
   Telephone Number: 615-230-7269

7. Purpose of Plat:
   _____

SUBMITTAL REVIEW PROCEDURE:

1. Submit 1 hard copy (no smaller than 17" x 22") of the plat, this completed application, and fee payment to the Robertson County Planning & Zoning Department. **Please ensure the application is signed.** ***Attach proof of ownership of property (copy of deed is typical). Pay the review fee.***
2. Email a .PDF of the submitted plat to hmantooth@robcotn.org (Hunter Mantooth).
3. Application and plat will be reviewed, and corrective comments provided, by date listed on calendar (see attached).
4. Submit corrections by date listed on Planning Commission Submittal & Meeting Calendar
5. FINAL SUBMITTAL: Deliver three (3) folded hard copies of the corrected plat, no smaller than 17" x 22", and any supporting documentation to the Development Office before or by the final due date.
6. Email a .PDF of the corrected plat to hmantooth@robcotn.org
7. Attend the Planning Commission meeting. Be ready to present and answer questions. **Failure to appear at the Planning Commission meeting may result in the denial of the application.**

Owner's Signature & DATE

9/13/2023
Owner's Representative Signature & DATE

PRELIMINARY PLAT
STARKS SUBDIVISION

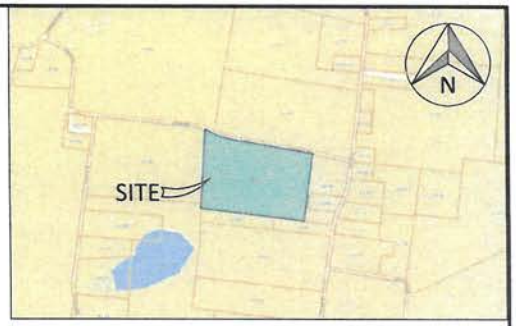
PROPERTY SITUATED ALONG THE SOUTHERN MARGIN OF JIMSON ROAD
ROBERTSON COUNTY, TENNESSEE

OWNER:
MACCIE L. STARK
3710 TRAIL HOLLOW LANE
WHITES CREEK, TN, 37189

PROPERTY ADDRESS:
JIMSON ROAD
CROSS PLAINS, TN, 37049

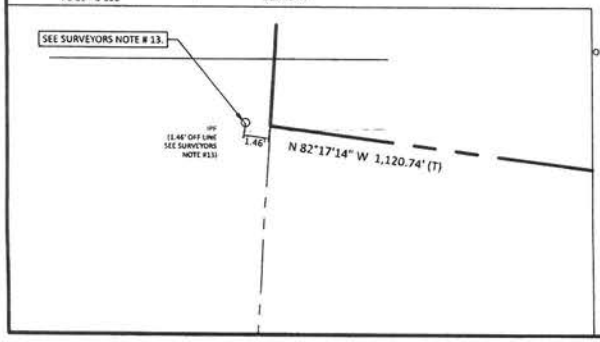
LEGEND

CMF	CONCRETE MONUMENT (FOUND)	BOUNDARY LINE	GUY ANCHOR
CMS	CONCRETE MONUMENT (SET)	SETBACK / YARD	UGHT POLE
IPF	1/2"IRON REBAR (FOUND)	EASEMENT	ELECTRICAL TRANSFORMER
IPS	1/2" IRON REBAR WITH RED CAP "2776 WILKINSON" (SET)	EDGE OF PAVEMENT	ELECTRICAL VAULT
PKF	PK NAIL (FOUND)	WATER LINE	COMMUNICATIONS VAULT
PKS	PK NAIL (SET)	OVERHEAD UTILITY LINE	COMMUNICATIONS PEDESTAL
	BENCHMARK	UNDERGROUND UTILITY LINE	SANITARY SEWER MANHOLE
		FENCE	WATER METER
		UTILITY POLE	WATER VALVE
		UTILITY POLE W/ LIGHT	BLOW OFF VALVE
			FIRE HYDRANT
			GAS METER
			GAS VALVE



LOCATION MAP
NOT TO SCALE





PLAT CONTAINS
19.99 ACRES ±
870,664 Sq. Ft

CURVE	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	109.59'	38.96'	76.97'	S 86°20'00" E	161°11'01"
C2	230.29'	150.01'	207.59'	S 30°33'06" E	87°57'57"
C3	102.13'	124.55'	99.35'	S 79°26'06" E	47°00'00"

LINE	BEARING	DISTANCE
L1	S 62°02'56" E	80.74'
L2	S 79°27'03" E	11.69'
L3	S 79°27'03" E	60.00'
L4	S 79°27'03" E	60.00'

SURVEYORS NOTES:
1. THE PURPOSE OF THIS PRELIMINARY PLAT FOR PRELIMINARY APPROVAL TO CREATE SIX BUILDABLE LOTS.
2. SUBJECT PROPERTY IS ZONED ROBERTSON COUNTY AG-2 WITH VACANT USE AS OF THE DATE OF THIS SURVEY. SETBACKS SHOWN ARE BASED ON THIS ZONING.
3. SUBJECT SURVEY WAS PERFORMED 3-08-2023 UTILIZING RTK GPS TECHINQUES AND FIELD RUN MEASUREMENTS UTILIZING ROBOTIC TOTAL STATION.
4. BEARINGS SHOWN ARE REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83 EPOCH 2010.00). THE TDOT GNSS REFERENCE NETWORK WAS USED TO ESTABLISH THESE COORDINATES UTILIZING NETWORK RTK TECHNIQUES.
   TYPE OF GPS EQUIPMENT USED: CARLSON BRX7 BASE AND ROVER
   TYPE OF TRANSIT USED: LEICA GEOSYSTEMS TS16 3" R500 TOTAL STATION
   RELATIVE POSITIONAL ACCURACY OF CONTROL POINTS SET IS LESS THAN:
   HRMS AVG: 0.03
   VRMS AVG: 0.05
   COMBINED GRID FACTOR: 1.00
5. VERTICAL CONTROL BASED ON NAVD1988 (GEOID 2018)
6. THIS SURVEYOR HAS NOT BEEN FURNISHED WITH A TITLE REPORT, THEREFORE SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
7. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HERON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. ALWAYS CALL TN811 BEFORE YOU DIG.
8. ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO SITE ARE NOT NECESSARILY SHOWN HEREON, ONLY THE IMPROVEMENTS OBSERVED VISUALLY ON THE DATE OF SURVEY ON SUBJECT PROPERTY ARE SHOWN.
9. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
   ONLY THE IMPROVEMENTS OBSERVED VISUALLY ON THE DATE OF SURVEY ON SUBJECT PROPERTY ARE SHOWN.
10. BY GRAPHIC PLOTTING ONLY, SUBJECT PROPERTY IS IN ZONE "X" AREA OF MINIMAL FLOOD HAZARD ACCORDING TO F.I.R.M. 47147C0260C, WITH AND EFFECTIVE DATE 4-16-2008, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
    ONLY AN ELEVATION CERTIFICATE CAN DETERMINE THE EXACT DESIGNATION.
11. XXXX INDICATES STREET ADDRESS.
12. THE RECORDING OF THIS PLAT VOIDS, VACATES & SUPERSEDES THE RECORDING OF PARTS OF LOTS 7-10 OF LONGVIEW ESTATES OF RECORD IN PB 3, PG 50, R.O.R.C..
13. SUBJECT PIN SET/CALLED FOR IN DEED OF RECORD APPEAR TO BE OFFLINE FROM WESTERN BOUNDARY.

DEED REFERENCE
BEING THE SAME PROPERTY CONVEYED TO MACCIE L. STARK BY DEED OF RECORD IN RECORD BOOK 1782, PAGE 605, REGISTERS OFFICE OF ROBERTSON COUNTY, TN.

PLAT REFERENCE
BEING LOTS 7-10 P/O OF LONGVIEW ESTATES SUBDIVISION PLAT OF RECORD IN PLAT BOOK 3,PAGE 50 OF THE REGISTER'S OFFICE OF ROBERTSON COUNTY, TENNESSEE.

TAX ASSESSORS REFERENCE
BEING SHOWN ON TAX MAP 50, PARCEL 34.01 OF THE TAX ASSESSORS OFFICE OF ROBERTSON COUNTY, TENNESSEE.

APPROVED BY THE ROBERTSON COUNTY REGIONAL PLANNING COMMISSION WITH SUCH EXCEPTIONS OR CONDITIONS AS ARE INDICATED IN THE MINUTES OF THE COMMISSION ON _____

DATE _____ SECRETARY, PLANNING COMMISSION SECRETARY

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY AND IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE ROBERTSON COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYORS IN THE STATE OF TENNESSEE WITH AN ADJUSTED ERROR OF CLOSURE EXCEEDING 1:10,000 AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS AS REQUIRED.

JOHN ZACHARY WILKINSON
TN RLS #2776

DATE : _____

DATE: 8/17/2023 JOB # 23.052G

PREPARED BY:

GreenLID Design
114 B West Main Street
Gallatin, TN 37066
615-230-7269
zach.wilkinson@greenliddesign.com

JOB # 23.052G SHEET 1 OF 1