MEMORANDUM

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

TO: Planning Commission Members
FROM: Planning Staff
DATE: August 17, 2023

The Robertson County Planning Commission will hold its monthly meeting on **Thursday August 24, 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 September 18, 2023.

4. Approval of Minutes: Approval of Minutes from July 27, 2023, meeting.

5. Old Business: None

6. New Business:

   A. **Gerald and Martha Steele**: Rezoning Request for 2.27 acres of the 6.80 acres of property located at 5371 Minnis Rd., Springfield. Tax Map 044, Part of Parcel 060.00 from AG-2 to RP-80 (7th Voting District). Represented by Weakley Brothers Engineering.

   B. **Shelby Sanders:** Rezoning request for 2 acres of the 21.13 acres of property located at 4408 Woodrow Wilson Rd., Tax Map 072, Part of Parcel 080.00 from AG-2 to R-40 (8th Voting District). Represented by Surveyor Nathan Gregory.

   C. **Michael Crawley:** Rezoning request for 18.44 acres of property located at 2719 Tom Austin Hwy., Tax Map 113, Parcel 021.00 from AG-2 to C1 (10th Voting District). Represented by Josh Lyons, Klober Engineering.

7. Reports from Staff

8. Adjourn

The Robertson County Planning Commission met on July 27, 2023, at 7:00 p.m. in the Third Floor Conference Room, Robertson County Office Building, Springfield, Tennessee.

Roll Call:

MEMBERS PRESENT:	MEMBERS ABSENT:	OTHERS PRESENT:
Bill Jones	Daniel Borthick	Traye Fann
Cheryl Elliott		Hunter Mantooth
Charles "Gene" Federman		
Allan Heard		
William B. Henry		
Keith Hoover		
Jeremiah Pierce		

Meeting called to order by Chairman, Bill Jones.

Announcements: Chairman Bill Jones announced that the zoning from this agenda will be held at the County Commission on August 21, 2023. Any citizens wishing to speak for or against any items on the agenda will need to sign in on the sheet provided. Traye Fann introduced Hunter Mantooth who is the new Chief Deputy, Planning. Traye Fann read the letter from Robertson County Sheriff's Department and announced that BZA and Planning Commission meetings will be moving to the Juvenile Courtroom on the second floor of the Judicial Complex in the County Building. This move is to help with security.

Motion to approve Minutes from previous meeting of May 25, 2023, made by Cheryl Elliott with a second by Keith Hoover. Motion passed unanimously 7-0.

1. New Business: None

   A. Burton Glover: Final Plat for Glover Hills, Phase 3, located on Kara's Way, Springfield, TN, Tax Map 101, Parcel 116.00 (10th Voting District). Represented by Engineer, Phil Casterline and Surveyor, Christopher Clay.

Staff recommended approval of the final plat.

Motion to approve made by Gene Federman with a second by Jeremiah Pierce.

Motion passed 7-0.

   B. Amy Ellis Massey: Rezoning request for 1.84 acres for property located at 2833 Heads Church Road, Tax Map 109, Parcel 023.00 from AG-2 to RP-80 (11th Voting District). Represented by Surveyor Jeff Chandler

Staff stated request is dimensionally appropriate and recommended approval.

Motion to recommend made by Gene Federman with a second by Allan Heard.

Motion passed 7-0.

C. Edward Earl Jones: Rezoning request for 1.67 acres of property located on Bethlehem Road, Tax Map 094, Part of Parcel 138.00 from AG-2 to R-40 (3rd Voting District). Represented by Surveyor Trevor Teague.

Staff stated request is dimensionally appropriate and recommend approval.

Motion to recommend made by Keith Hoover with a second by Cheryl Elliott.

Motion passed 7-0.

2. Reports from Staff

Traye Fann briefly discussed the solar farm application that has been submitted and will go to BZA in August.

Discussion with staff, members and public pertaining to the zoning and subdivision regulation being updated and revised.

A motion to adjourn made by Jeremiah Pierce with a second by William Henry.

Motion passed 7-0.

Meeting adjourned.

Respectfully submitted,

Gene Federman

Gene Federman, Secretary

New 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: Gerald E Steele & Martha F. Steele
Mailing Address (No P.O. Boxes, please): Currently - 5371 Minnis Rd, Springfield TN 37172
Email: MARTHASTEELE@Comcast.Net
Telephone Number: Gerald cell 615-308-2430 MARTHA cell 615-202-4066

Applicant's Representative Information:
Name: Wesley Steele, owner of land
Name of Firm: NA
Mailing Address (No P.O. Boxes, please): 5371 Minnis Rd Springfield, TN 37172
Email: wsteele@southeasternbuilding.NET
Telephone Number: 615-426-2744

Property Information:
Address: 5371 Minnis Rd, Springfield TN 37172
Tax Map and Parcel Number: 44 60
Current Zoning Designation: Ag-2
Requested Zoning Designation: RP-80 of 2.27A of this tract

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 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 scausey@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.**

Martha F. Steele July 20, 2023
7/20/2023
Owner of Record Signature & DATE

Gerald E Steele 07/20/23
Applicant's Signature & DATE

Map 44 Parcel 60
Recorded in:
Record Book 1857, Page 163
R.O Robertson County
Springfield, TN

Date: July 18, 2023

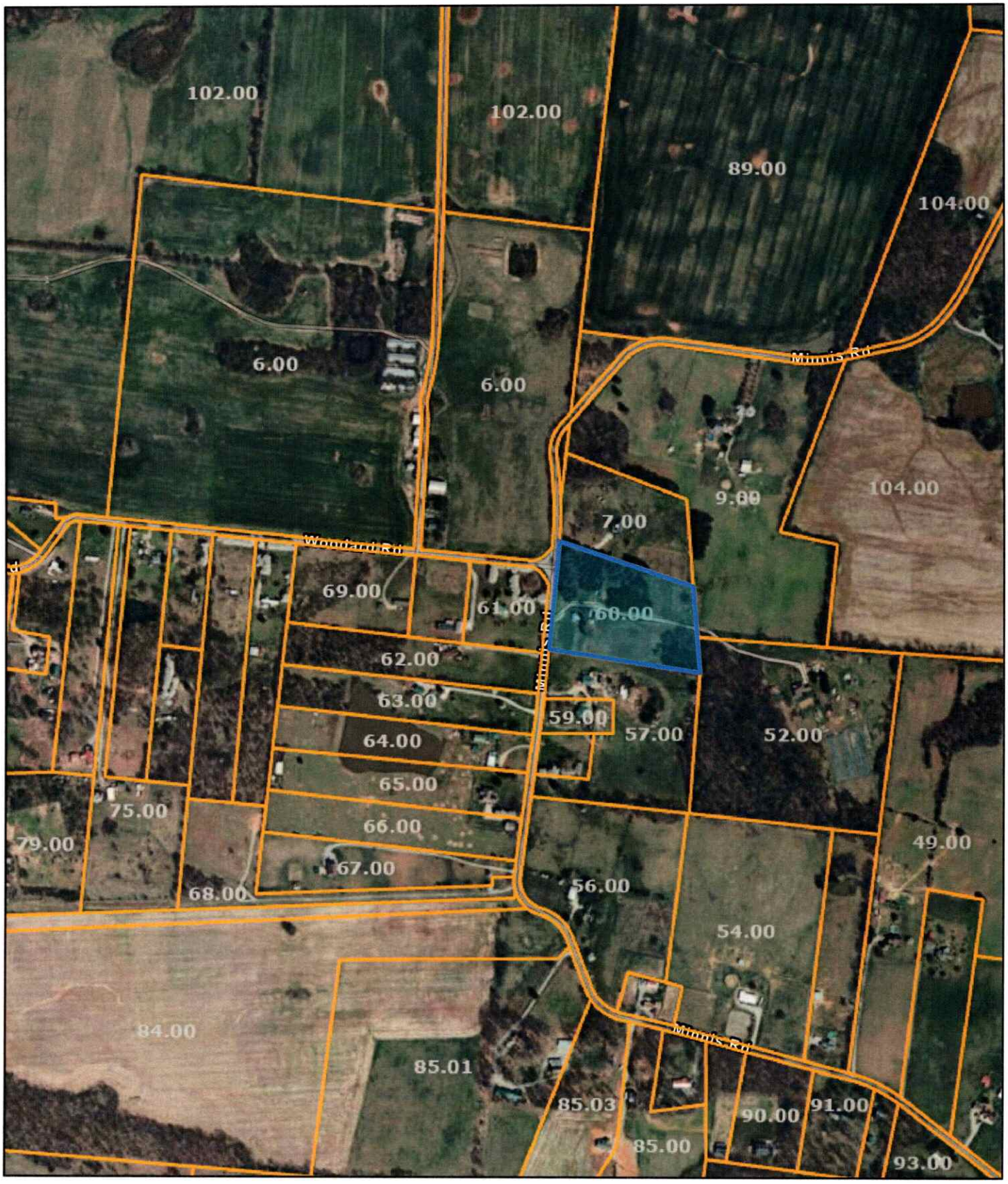
Robertson County Planning Commission
501 South Brown Street
Springfield, TN 37172

Purpose of Rezoning Request

The purpose of the action is to divide a 6.8A plot of land currently zoned AG-2 into 2 tracts and to rezone one, 2.27A, plot of that land to RP80. One tract will have existing dwellings located upon it and will remain zoned AG-2. We are that the second tract containing 2.27A will be rezoned to RP80. My aging parents are planning to build a new home on this rezoned tract of land.

Thank you for your cooperation with this request.

Wesley and Rebecca Steele
5371 Minnis Rd
Springfield, TN 37172
Contact: Wesley Steele, 615-426-2744



Date: July 18, 2023

County: Robertson
Owner: STEELE REBECCA ETVIR
Address: MINNIS RD 5371
Parcel Number: 044 060.00
Deeded Acreage: 6.8
Calculated Acreage: 0
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2021

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

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

WEAKLEY BROTHERS
ENGINEERING

P.O. Box 3409
Clarksville, TN 37043

Phone/ Fax: (931) 648-9445
www.Weakleybrothers.com

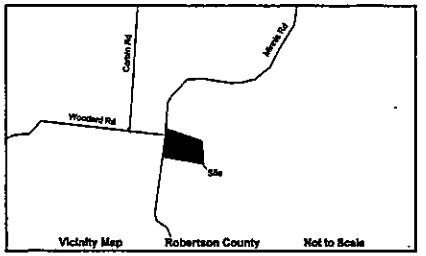
Tuesday, August 15, 2023

Wesley and Rebecca Steele

Portion of Map 44, Parcel 60
Recorded in:
Record Book 1857, Page 163
R.O. Robertson County
Springfield, Tennessee
4th Civil District
Also described as follows:

Lot 1

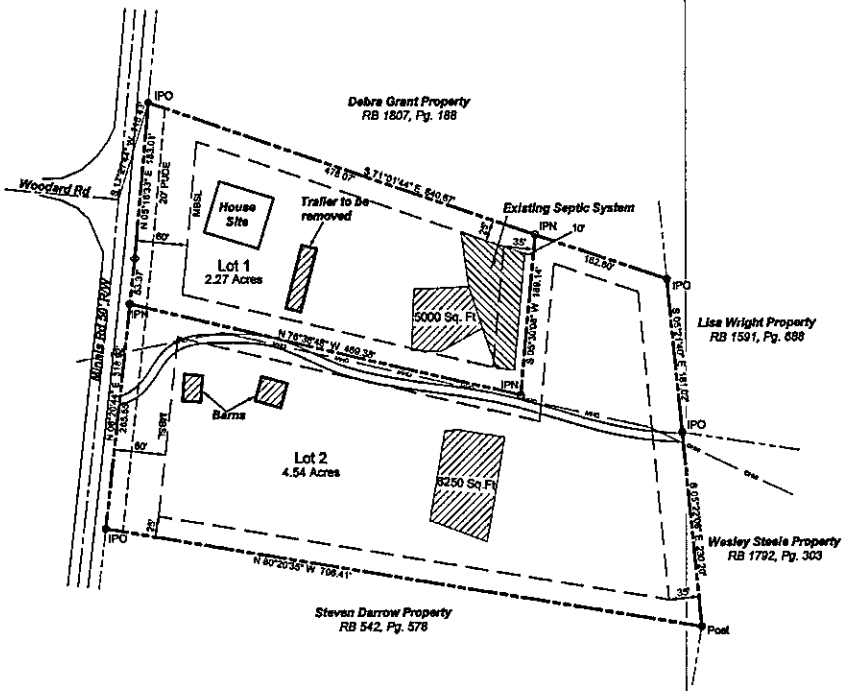
Beginning at an existing iron pin in the eastern margin of Minnis Rd, said pin being North 17 Degrees 27 Minutes 44 Seconds East 118.43 feet from the centerline intersection of Woodard Rd and Minnis Rd; thence with Debra Grant Property (Record Book 1807, Page 188) South 71 Degrees 01 Minutes 44 Seconds East 478.07 feet to a new iron pin; thence with a new division line for the next two calls as follows: South 05 Degrees 30 Minutes 08 Seconds West 189.14 feet to a new iron pin; North 76 Degrees 38 Minutes 48 Seconds West 469.38 feet to a new iron pin in the eastern margin of Minnis Rd.; thence with the margin North 06 Degrees 20 Minutes 44 Seconds East 53.37 feet to a point; thence North 05 Degrees 16 Minutes 33 Seconds East 183.01 feet to the point of beginning containing an area of 2.27 acres as surveyed by Ben R. Weakley, RLS 1457 of Weakley Brothers Engineering on April 5th, 2023, Job #23-064.



Legend

IPO ○	Iron Pin Old
IPN ○	1/2" Ø Iron Pin New
Point ◇	Point
P.O.B.	Point of Beginning
Public Utility & Drainage Easement	P.U.D.E.
Minimum Building Setback Line	M.B.S.L.
Fence	— x — x —
Overhead Wire	— OHW —
Boundary Line	

Areas designated for use by the SSDS are shown as :



Wesley Steele Property
Minnis Road
Lots 1 & 2

NOTES:
1. All easements shown may be used for power, telephone, gas, sanitary sewer, storm sewer, water, SSDS Supply Line and surface drainage, as well as the designated use. Easements to be used as drainage easements shall be shown and labeled on the plat.
2. Bearings and distances take precedence over scale.
3. All front and side street setbacks shall be as shown.
4. All lot corners are iron pins (new), unless noted otherwise.
5. It will be the responsibility of the subdivider or the owner to include the above referenced easements as an integral part of the subdivision in such a manner that said areas will be owned and maintained by the present owner or by a prospective owner.
6. Owner/Developer to provide water services to each lot.
7. Engineer/Builder shall design and size the driveway culverts. Drive culverts shall be inspected and approved by Robertson County Highway Department.
8. This plat does not require the dedication of any land to the public or installation of any public improvements.
9. Internal turnarounds on the driveways are required to exit onto Minnis Rd.

NOTARIZATION

STATE OF TENNESSEE, ROBERTSON COUNTY
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY

THE WITHIN NAMED BARGAINOR(S) WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN DESCRIBED INSTRUMENT.

NOTARY PUBLIC ____ DATE ____ MY COMMISSION EXPIRES

CERTIFICATE OF OWNERSHIP AND DEDICATION

I/WE HEREBY CERTIFY THAT I AM/WE ARE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I/WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ROADS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN.

OWNER(S) ____ DATE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT CATEGORY I SURVEY TO THE ACCURACY REQUIRED BY THE ROBERTSON COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON. THE RATIO OF PRECISION OF THE UNADJUSTED TRAVERSE IS BETTER THAN 1:10,000 AS SHOWN HEREON.

BEN ROBERT WEAKLEY
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1437

REGISTERED SURVEYOR ____ 7-6-23 DATE

Groundwater Notes:
1) Lot(s) 2 has adequate suitable soil to install and duplicate a 3-bedroom conventional subsurface sewage disposal system.
2) Shaded areas are reserved for the subsurface sewage disposal system. Any construction, cutting, filling, or alteration of the soils within the shaded areas may void the general approval of the lot.
3) Lot(s) 1 has an existing system. Adequate suitable soil is available to duplicate a 3-bedroom conventional subsurface sewage disposal system. Plat approval does not constitute approval of the existing system. See existing system re-inspection letter completed in conjunction with this lot(s) evaluation.

CERTIFICATE OF APPROVAL OF STREETS/ROADS

I HEREBY CERTIFY THAT ALL STREETS/ROADS AND DRAINAGE STRUCTURES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY OR COUNTY SPECIFICATIONS OR THAT A SURETY BOND IN THE AMOUNT OF ____ HAS BEEN POSTED WITH THIS OFFICE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DIR. CITY STREETS OR CO. HWY. DIRECTOR ____ DATE

CERTIFICATE OF APPROVAL OF UTILITIES

I HEREBY CERTIFY THAT ALL WATER & SEWER LINES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING CITY/UTILITY DISTRICT SPECIFICATIONS OR THAT A CASH BOND, IRREVOCABLE LETTER OF CREDIT OR A SURETY BOND IN AMOUNT OF ____ HAS BEEN POSTED WITH THIS OFFICE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CITY ENGINEER OR UTILITY DIST. OFFICIAL ____ DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON COMPLIES WITH ALL SUBDIVISION REGULATIONS FOR ROBERTSON COUNTY, TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES IF ANY AS NOTED IN MINUTES OF THE COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE ROBERTSON COUNTY REGISTER.

DIR. ROBERTSON CO. REG. PLAN. COMM. ____ DATE

CERTIFICATE OF APPROVAL ON-SITE SEWAGE DISPOSAL SYSTEM

General approval is hereby granted for Lot(s) 1 & 2 platted as Steele Robertson County, Tennessee, as being suitable for subsurface sewage disposal with the listed or attached restrictions. Prior to any construction of a structure (mobile or permanent) to be served by a subsurface sewage disposal system (SSDS) each lot must obtain a SSDS construction permit to be issued by the Department of Water Resources. The size, type and location of the SSDS will be determined at time of permit issuance. Any cutting, filling or alteration of the soil conditions may void the general approval.

Department of Water Resources ____ 7-11-23 Date

Owner Information:
Wesley and Rebecca Steele
5371 Minnis Road
Springfield, TN 37172

STATE PLANE (NAD 83)

SCALE: 1"=100'

Map 44, Parcel 60
Property Recorded in
Record Book 1857, Page 163
R. O. Robertson County
Springfield, Tennessee
4th Civil District

WEAKLEY BROTHERS
ENGINEERING
P.O.Box 3409 / 106 Center Points Drive
Clarksville, TN 37043 648-9445
Land Surveying Civil Engineering

Date: 4/5/2023
Job No.: 23-064
23064.dwg HK

Wesley Steele Property, Minnis Road, Lots 1 & 2

FINAL PLAT DATE: 7-3-2023
Address: Lot 1:
Lot 2:
Zoned: R-80

TOTAL ACRES	6.81	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	See Above	CIVIL DISTRICT	4th

SCALE: 1"= 100'
100 0 100 200

Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
August 24, 2023

Applicant: Gerald and Martha Steele
Surveyor: Weakley Brothers Engineering

Request: Rezone ***only 2.27 acres*** of Tax Map 044, Parcel 060.00 from AG-2 to RP-80



Figure 1: TN Property Viewer, Tax Map 044, Parcel 060 in entirety is highlighted.

Property Information:

- Tax Map 044, Parcel 060.00
- 5371 Minnis Rd, Springfield
- Total lot acreage: 6.80 acres (296,208 sq. ft.)
- **Rezone Request: 2.27 acres (98,881 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%

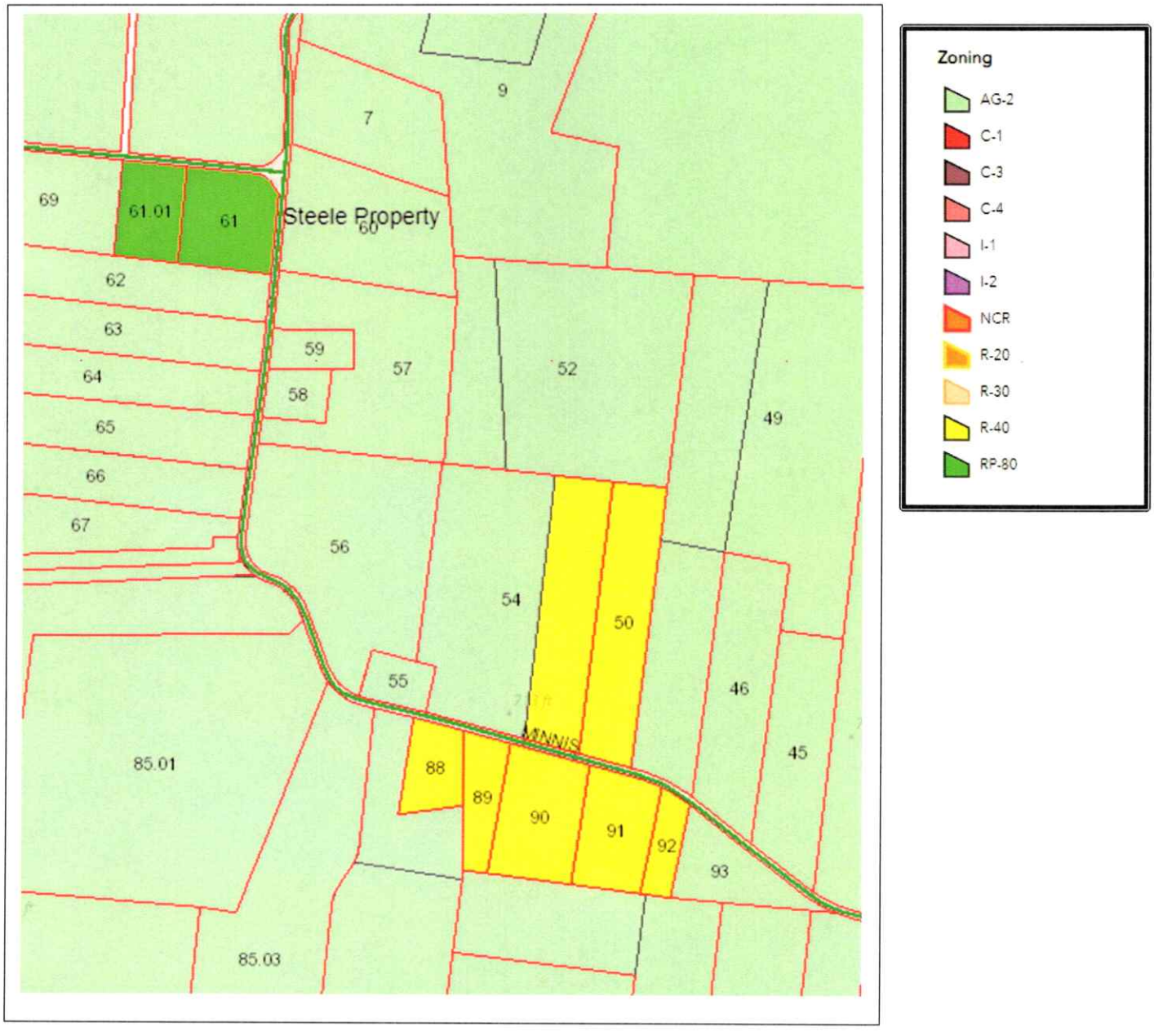
Discussion & Observations:
The applicant wishes to rezone only 2.*27 acres* of the 6.80-acre subject property. The subject property has a mixture of AG-2, R-40 and RP-80 property in immediate vicinity with varying lot sizes.
Please see Exhibit 1 for zoning map exhibit.

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

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map



New Business: B

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

Application for Rezoning

Applicant Information:
Name: Shelby Sanders
Mailing Address (No P.O. Boxes, please): 4408 Woodrow Wilson Rd. Springfield, TN 3717
Email: sncraig2121@gmail.com
Telephone Number: 1015-636-1503

Applicant's Representative Information:
Name: Shelby Sanders (self)
Name of Firm: _____
Mailing Address (No P.O. Boxes, please): _____
Email: _____
Telephone Number: _____

Property Information:
Address: 4408 Woodrow Wilson Rd. Springfield TN 37172
Tax Map and Parcel Number: 073 Parcel: 01800 072 080.00
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: releasing 2 acres for Shelby to build a house.

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 scausey@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.**

Sherri Craig 7.14.23
Owner of Record Signature & DATE

Shelby Sanders 7-14-2023
Applicant's Signature & DATE



Date: July 13, 2023

County: Robertson
Owner: CRAIG STEVEN R ETUX
Address: WOODROW WILSON RD 4408
Parcel Number: 072 080.00
Deeded Acreage: 22.53
Calculated Acreage: 21.3
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2021

1:4,514

0 0.03 0.06 0.12 mi

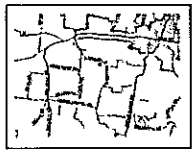
0 0.05 0.1 0.2 km

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

TSPCS GRID NORTH
(NAD83)

N



ELIS D. ARANGURE, ETAL
FRANSCISCO M. CARRILLO
RB. 1935 PG. 378 RORCT
MAP 72 PARCEL 031.00 TAORCT
4413 WOODROW WILSON RD
SPRINGFIELD, TN 37172
ZONED AG-2

GLENN ALAN PHELPS JR.,
ETUX SHEPRY PHELPS
RB. 1758 PG. 432 RORCT
MAP 72 PARCEL 032.00 TAORCT
4407 WOODROW WILSON RD
SPRINGFIELD, TN 37172
ZONED AG-2

TROY A. SEARS, ETUX
SABRINA D. SEARS
RB. 2238 PG.746 RORCT
MAP 72 PARCEL 33.00 TAORCT
4401 WOODROW WILSON RD
SPRINGFIELD, TN 37172
ZONED AG-2

JAMES B. COLLINS, ETUX
DENISE L. COLLINS
DB. 334 PG. 325 RORCT
MAP 72 PARCEL 034.00 TAORCT
4395 WOODROW WILSON RD
SPRINGFIELD, TN 37172
ZONED AG-2

WOODROW WILSON RD (50' RIGHT OF WAY)

WHITE HOUSE UTILITY DISTRICT

STEVEN R. CRAIG, ETUX
SHERRI CRAIG
RB. 345 PG.650 RORCT
MAP 72 PARCEL 080.00 TAORCT
4 4408 WOODROW WILSON RD.
2.00 ACRES +/- TO BE
REZONED FROM AG-2 TO R-40

EXISTING DRIVEWAY

EXISTING HOUSE

MICHAEL SHAWN DANCER
RB. 1702 PG.162 RORCT
MAP 72 PARCEL 80.01 TAORCT
4398 WOODROW WILSON RD
SPRINGFIELD, TN 37172
R-40

SEPTIC AREA
13076.63 SQ.FT.

JOHN M. GUEST, ETUX
CHERYL W. GUEST
DB. 325 PG. 136 RORCT
MAP 72 PARCEL 079.00 TAORCT
4364 WOODROW WILSON RD
SPRINGFIELD, TN 37172
ZONED AG-2

STEVEN R. CRAIG, ETUX
SHERRI CRAIG
RB. 345 PG.650 RORCT
MAP 72 PARCEL 080.00 TAORCT
4408 WOODROW WILSON RD.
REMAINDER 19.3 ACRES +/-
ZONED AG-2

EXISTING BARN

EXISTING BARN

LEGEND
IPN=IRON PIN NEW
IPO=IRON PIN OLD
WL=WATERLINE

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

LOT SETBACK:
1. THE LOT HAS THE REQUIRED FRONT SETBACK OF 50' FOR R-40 ZONING
2. THE LOT HAS THE REQUIRED SIDE SETBACK OF 20' FOR R-40 ZONING
3. THE LOT HAS THE REQUIRED REAR SETBACK OF 30' FOR R-40 ZONING

NATHAN CARL GREGORY
LICENSED LAND SURVEYOR
AGRICULTURE
TENNESSEE NO. 3206

SURVEYOR'S NOTE:
1. NO TITLE REPORT WAS FURNISHED TO THE SURVEYOR; THERFORE, THIS SURVEY WILL BE SUBJECT TO ANY FINDING AN COMPLETE TITLE MAY DISCOVER
2. THIS SURVEY WAS COMPLETED USING THE LATEST RECORDED DEEDS AND FIELD EVIDENCE.
3. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CHAPTER 0820-3-.07 OF THE STANDARDS OF PRACTICE OF THE TN BOARD OF EXAMINERS FOR LAND SURVEYORS.
4. EXISTING BUILDINGS AND DRIVEWAYS DIGITALLY LOCATED FROM AERIALS.
5. NEIGHBORING PROPERTY LINES LOCATED FROM PREVIOUS SURVEYS.
6. THIS PROPERTY DOES NOT LIE WITIN A FEMA SPECIAL FLOOD HAZARD DETAILED STUDY AREA

CERTIFICATE OF SURVEY ACCURACY

I DO CERTIFY TO BEST OF MY ABILITY THAT THIS AN PRECISE AND ACCURATE SURVEY OF THE PROPERTY SHOWN. IT IS COMPLETED AS A CATEGORY II SURVEY AS DEFINED IN TITLE 62 CHAPTER 18 OF THE TENNESSEE CODE ANNOTATE, AND THE PRECISION RATIO IS EQUAL TO OR EXCEEDS 1:7500.

DATE: 07/09/2023 SIGNATURE: N.C. Gregory

NATHAN C. GREGORY
LAND SURVEYOR
1736 FRIENDSHIP RD
CROSS PLAINS, TN 37049
FORGEENGINEERING@YAHOO.COM
(615) 478-1850

CERTIFICATE OF APPROVAL PRIVATE SUBSURFACE SEWAGE DISPOSAL

GENERAL APPROVAL IS HEREBY GRANTED FOR THE PURPOSED LOT SHOWN AS BEING SUITABLE FOR SUBSURFACE DISPOSAL WITH THE LISTED AND/OR RESTRICTIONS

THE SUBSURFACE SEWAGE DISPOSAL SYSTEM, REPAIRS OF, OR ALTERATIONS SHALL BE APPROVE BY THE LOCAL ENVIRONMENTAL AUTHORITY.

DATE: SIGNATURE:

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED AS RECORDED IN RB. 1579 PG. 644, COUNTY REGISTER'S OFFICE. I (WE) AGREE TO THIS SUBDIVISION PLAN AND THE REQUIRED SETBACKS.

DATE: SIGNATURE(S):

CERTIFICATE OF APPROVAL OF WATER SYSTEM

THE OWNER OF DESCRIBED PROPERTY HAS APPLIED FOR AND RECEIVED THE APPROVAL FOR SERVICE LETTER FROM WHUD. THE LETTER IS ATTACHED.

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN DOES COMPLY WITH THE ROBERTSON COUNTY SUBDIVISION REGULATIONS WITH ANY APPROVE VARIANCES, IF EXIST, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND IS APPROVED FOR RECORDING IN THE COUNTY REGISTER OFFICE.

DATE: SIGNATURE

SHELBY'S LOT REZONING REQUEST	REZONE FROM AG-2 TO R-40 DATE: 07/09/2023
NO. LOTS - 1 ACRES TO REZONE - 2.00 REMAINING ACRES - 19.3 ROBERTSON CO. TN 10th CIVIL DISTRICT	MILES NEW ROAD - 0 CURRENTLY ZONED AG-2 DEED REFERENCE: RB. 345, PG. 650 MAP 72, PART OF PARCEL 080.00

Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
August 24, 2023

Applicant: Shelby Sanders on behalf of Steve and Sherri Craig
Surveyor: Nathan C. Gregory

Request: Rezone ***only 2 acres*** of Tax Map 072, Parcel 080.00 from AG-2 to R-40

Property Information:

- Tax Map 072, Parcel 080.00
- 4408 Woodrow Wilson Rd., Springfield
- Total lot acreage: 21.13 acres (920,422 sq. ft.)
- **Rezone Request: 2 acres (87,124 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 072 Parcel 080. in entirety is highlighted.

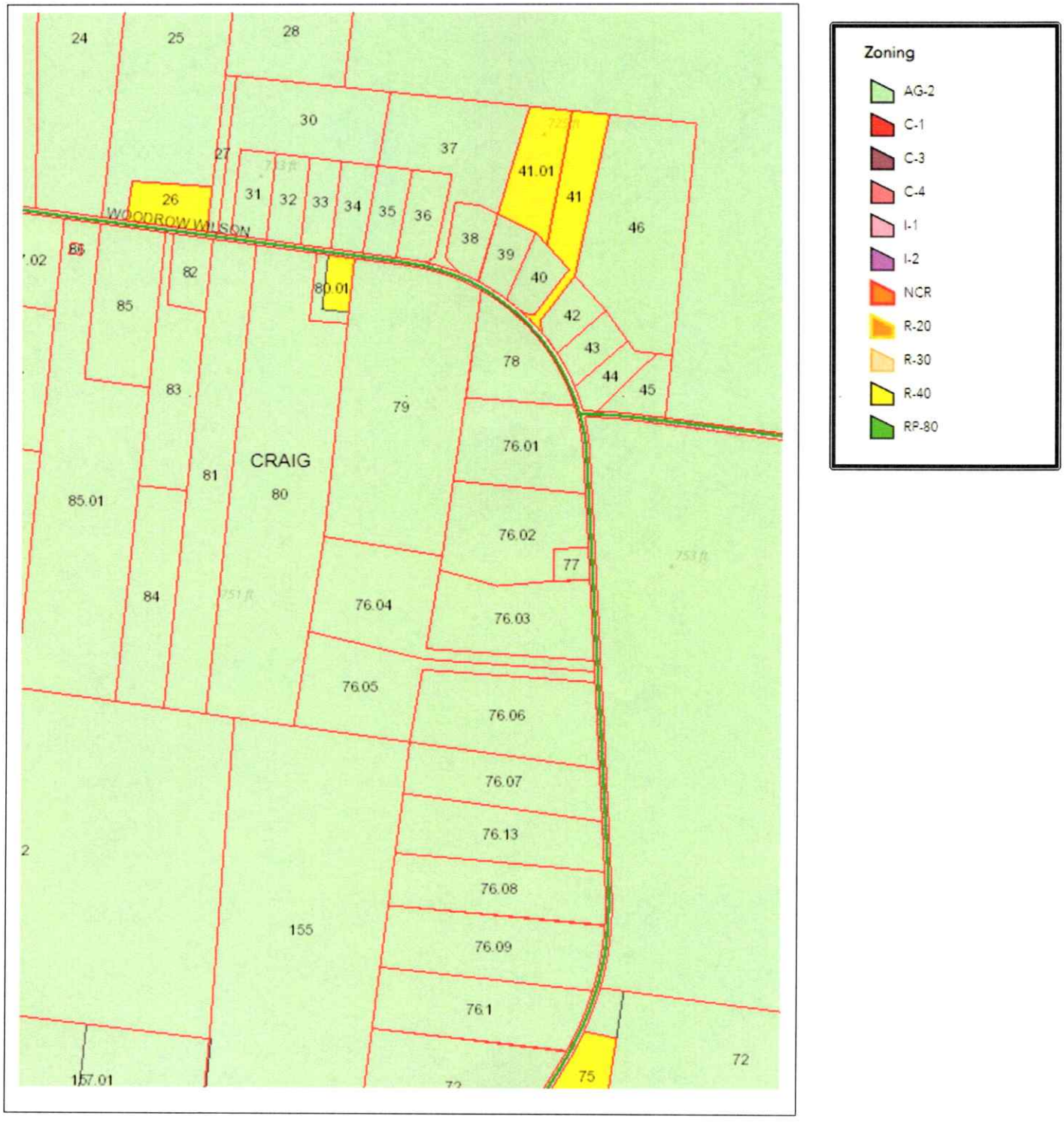
Discussion & Observations:
The applicant wishes to rezone only 2 *acres* of the 21.13-acre subject property. The subject property has a mixture of AG-2 and R-40 property in immediate vicinity with varying lot sizes.
Please see Exhibit 1 for zoning map exhibit.

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

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map



New Business: C

Authentisign ID: 3E0C807A-8721-EE11-A9B9-6045BDD47FEA

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

Application for Rezoning

Applicant Information:
Name: Michael Crawley
Mailing Address (No P.O. Boxes, please): 100 Mooreland Dr Springfield, TN 37172
Email: mcrawley.mdi@gmail.com
Telephone Number: 615.483.6086

Applicant's Representative Information:
Name: Josh Lyons
Name of Firm: Klober Engineering
Mailing Address (No P.O. Boxes, please): 3556 Tom Austin Highway Springfield, TN 371
Email: josh@kloberenq.com
Telephone Number: 615.382.2000

Property Information:
Address: 2719 Tom Austin Highway
Tax Map and Parcel Number: 113 021.00
Current Zoning Designation: AG2
Requested Zoning Designation: C1

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

Purpose of rezoning request:
Office - commercial

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 scausey@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.**

Authentisign Michael Crawley 07/13/23 Authentisign Candyce Crawley 07/13/23
Owner of Record Signature & DATE

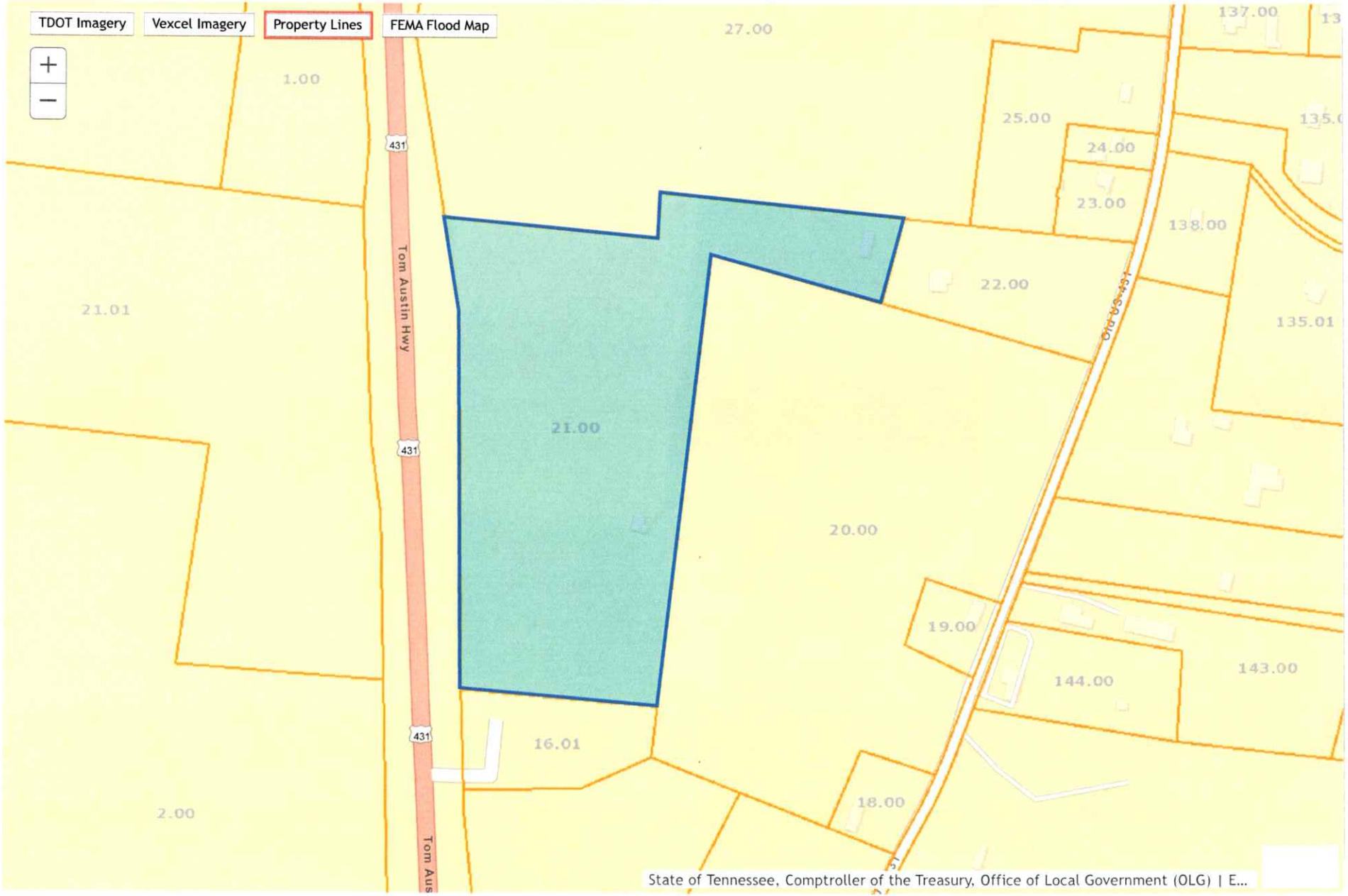
Authentisign Michael Crawley 07/13/23
Applicant's Signature & DATE

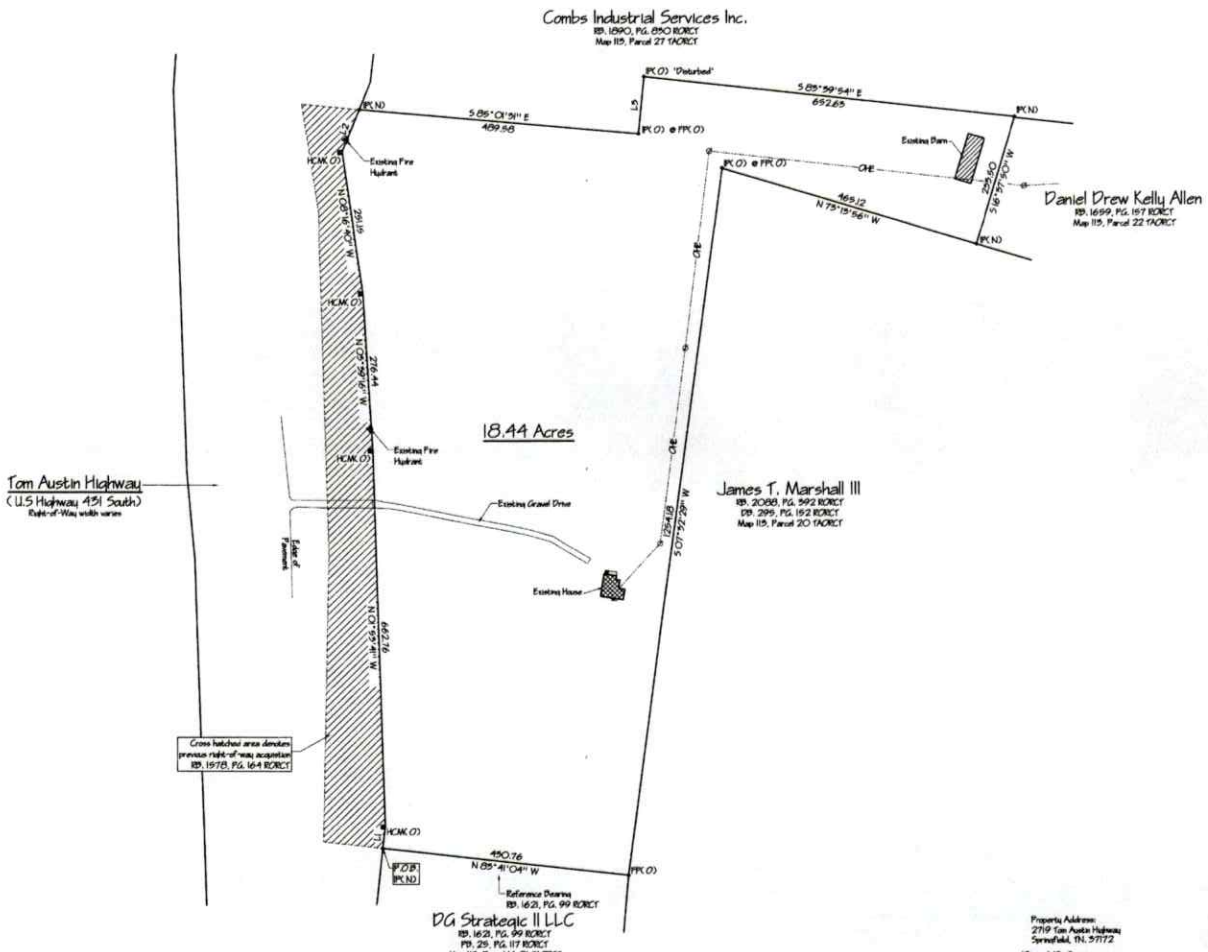
Authentisign Phillip A Starnes 07/13/23 Authentisign Crystal E Starnes 07/13/23

Tennessee Property Viewer



Tennessee Property Viewer





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.

Legend
P.O.B. Point of Beginning
IPC.O) Iron Pin (Old)
IPC.ND Iron Pin (New)
FPC.O) Fence Post (Old)
HCMK.O) Highway Concrete Monument (Old)
Power Pole
OHE Overhead Electric Line
L1 Refer to Line Table Shown Hereon for Data

Line Table

NUMBER	DIRECTION	DISTANCE
L1	N 06°55'08" E	58.86
L2	N 21°55'46" E	80.14
L3	N 05°58'20" E	100.69

Civil File No. 2500275
Control File No. 2500276

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

Property Address:
2719 Tom Austin Highway
Springfield, TN. 37172

Deed Reference:
Deed Book 595, Page 469 RORCT
Map 115, Parcel 21 TAORCT

I hereby certify that this General Property Survey is a Category III Survey and the Ratio of Precision of the Unadjusted Survey is 1:90000+ and that this survey meets the current Tennessee Minimum Standards of Practice.

STEVEN E. ARTZ REGISTERED LAND SURVEYOR TENNESSEE NO. 1709

General Property Survey For
Michael Crawley
'Moitra Investments LLC Property'
16th Civil District
Robertson County, Tennessee

Revisions			
Number	Date	By	Comment

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

Drawn By	SEA
Checked By	JMM
Proj. No.	250027
Date	5/1/25

S1.0
Sheet Number

Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
August 24, 2023

Applicant: Michael Crawley
Engineer: Josh Lyons
Surveyor: Steve Artz

Request: Rezone ***18.44 acres*** of Tax Map 113 Parcel 021 from AG-2 to C-1

Property Information:

- Tax Map 113, Parcel 021.00
- 2719 Tom Austin Hwy., Springfield
- Total lot acreage: 18.44 acres (803,246 sq. ft.)
- **Rezone Request: 18.44 acres (803,246 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%.



Figure 1: TN Property Viewer, Tax Map 113, Parcel 021.00 in entirety is highlighted.

Discussion & Observations:
The applicant wishes to rezone 18.44 *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 C-1 appears to be dimensionally appropriate.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map

