MEMORANDUM

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

TO: Planning Commission Members
FROM: Planning Staff
DATE: February 15, 2023
RE: AMENDED Planning Commission Agenda: New Item A: Variance Request

The Robertson County Planning Commission will hold its monthly meeting on **Thursday February 23, 2023 at 7:00 P. M.** in the Third Floor Conference Room, Robertson County Office Building, Springfield, Tennessee. Planner Greg Jones or County Engineer Traye Fann are available to answer questions at (615) 384-3666.

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 March 20, 2023.

4. Old Business: No items.

5. New Business:

   A. **Subdivision Regulation Variance Request:** Johnathan Garner requests a variance to allow a private access easement to serve 3 lots, and to reduce the extension of the extended easement from 50' to 30'. Tax Map 141, Parcels 007, 5.01, & 6, located on Bynum Rd. *(Relevant Section: Article I, Section 1-112.109, Access to Lots by Public Way or Private Easement)*

   B. **Robertson County Highway Department:** Approval of Highway Department Resolution No. 23-271-02 removing Certain Roads/Portion of Certain Roads from the official maintenance roads list and map.

   C. Jeffrey Biggs- Whispering Meadows: Request for Final Plat approval of a replat of Lots 2 & 3 of Whispering Meadows Subdivision by combining Tax Map 109I, Group A, Parcels 096 & 097 into one new lot of record. The property is located at 334 Pennington Ln. (*7th Voting District).* Represented by Surveyor Steve Artz.

D. Holley Carter: Rezone 5.015 acres of property located at 6513 Greenbrier Cemetery Rd, more particularly identified as Tax Map 115, Parcel 36.00, from AG-2 to RP-80. *(3rd Voting District)* Represented by Surveyor Todd Bollinger.

E. Elizabeth Chambers: Rezone one (1) acre of 5.43 acres of Tax Map 100 Map 069.00 located at 4365 Mt Sharon Rd., from AG-1 to C-1. *(6th Voting District)* Represented by Phillip Palmer.

F. Chatman/Mathis Property: Request for Final Plat approval of a one (1) lot subdivision at 7575 Chowning Road, more particularly identified as Tax Map 094 Parcel P/O 044.00, (*8th voting district*). Represented by Bruce Rainey.

G. Burton Glover: Rezone 149 acres out of 204 acres of property located at 3073 Glover Rd, more particularly identified as Tax Map 101, Parcel 116.00, from R-30 to AG-2 *(6th voting district*). Represented by Surveyor Phil Casterline.

H. Burton Glover: Rezone Tax Map 112, Parcel 53 (63 acres), located on Derby Run Rd., from R-40 to AG-2 *(6th Voting District)*. Represented by Surveyor Phil Casterline.

I. Jerry Hager: Rezone 1.838 acres of 11.97 acres of 4471 Gunn Rd, more particularly identified as Tax Map 19 Parcel 058.00 from AG-2 to RP-80 *(8th voting district)*. Represented by Surveyor Todd Bollinger.

J. Isolde Ray Kleininger: Request for Final Plat approval of a one (1) lot subdivision of Tax Map 087, Parcel 85, located at 1838 Stroudville Rd.(7th voting District). Represented Todd Bollinger.

K. Brent Snyder: Request for Site Plan approval at 2701 Bedwell Rd. (Tax Map 114 Parcel 171.02) *(10th Voting District)*. Represented by Steve Artz.

L. Dean and Carol Whitley: Request for Final Plat approval for a three (3) lot subdivision of Tax Map 131, Parcel 116, located at 5786 Fisher Grove *(4th Voting District)*. Represented by Andrew Haley.

M. Discussion & Amendment of Robertson County Planning Commission by-laws.

6. Reports from Staff

7. Adjourn

Staff Comments
Amanda Harrington, Principal Planner

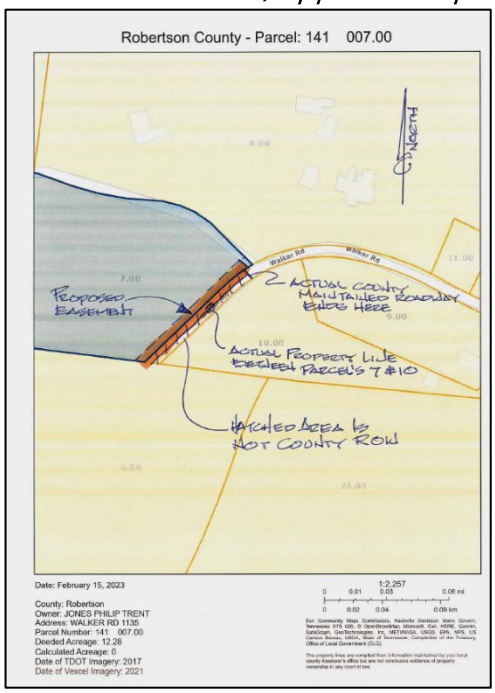
Reviewed for the
Robertson County Planning Commission
Meeting of February 23, 2023

Item: Jonathan Garner, Easement Variance Requests

Request: 1) to allow an easement to access three properties, and 2) to allow a 30' wide instead of 50' wide easement across/accessing Parcel 7

PROPERTY EXHIBITS:

Source: Steven Artz, Applicant Representative



Source: TN Property Viewer



Staff Discussion/Analysis:

Part A: Staff Comments & Recommendations

§1-112.109 of the Robertson County Subdivision Regulations states: Provided, further, that when a permanent easement to a public way is used as access to a lot or tract of land having been or being separated by deed or plat from other property, such easement shall be at least fifty (50) feet in width from and after the time of adoption of these regulations and shall not be used to provide access to more than one lot or tract of land. The request seeks relief from the provisions set forth of §1-112.109.

In order to grant this variance, and to be in compliance with the County Subdivision Regulations, the Planning Commission must find that "…extraordinary hardships or practical difficulties may result from strict compliance with these regulations, a variance from these regulations may be granted…" "…based upon written evidence presented to it in each specific case that:

1. The granting of the variance will not be detrimental to the public safety, health, or welfare, or be injurious to other property or improvements in the neighborhood in which the property is located.
2. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property.
3. Because of the particular physical surroundings, shape, or topographical condition of the specific property involved, a particular hardship (not self-imposed) to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations were carried out; and
4. The variance will not in any manner alter the provisions of the land development plan, the major street or road plan, or any zoning ordinance."

Though the Planning Commission may conclude that the purpose of these regulations may be specifically served to an equal or greater extent by an alternative proposal, condition, or circumstance, it may approve other variations to these regulations.

However, Staff has been unable to identify information or evidence that indicates the variance requests are to seek relief from any "extraordinary hardship or practical difficulties".

Therefore, staff respectfully recommends denial of both the 30' easement width variance, and the request to allow the easement to access more than one lot of record.

PART B. RELEVANT REGULATORY REFERENCES:

1-112.109 Access to Lots by Public Way or Private Easement. Pursuant to Sections *§13-3-411* and *§ 13-4-308, Tennessee Code,* no building permit shall be issued and no building or structure shall be erected on any lot within the jurisdictional area, unless the public way giving access to the lot upon which the building or structure is proposed to be placed shall have been accepted or opened or shall have otherwise received the legal status of a public way as provided by law, or unless such lot fronts upon a permanent easement which conforms to the provisions set forth in these regulations.

Provided, further, that when a permanent easement to a public way is used as access to a lot or tract of land having been or being separated by deed or plat from other property, such easement shall be at least fifty (50) feet in width from and after the

time of adoption of these regulations and shall not be used to provide access to more than one lot or tract of land. The above section shall not be construed to prohibit the development of buildings on lots or tracts with permanent access provided by private ways when such development is in the form of condominium ownership of such private improvements which have been approved by the planning commission and will be in private ownership and control in perpetuity.

1-101 Variances

1-111.1 General. If the planning commission finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations, a variance from these regulations may be granted; provided, such variance shall not have the effect of nullifying the general intent and purpose of these regulations and provided, further, that the planning commission shall not recommend variations unless it shall make findings based upon written evidence presented to it in each specific case that:

1. The granting of the variance will not be detrimental to the public safety, health, or welfare, or be injurious to other property or improvements in the neighborhood in which the property is located.
2. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property.
3. Because of the particular physical surroundings, shape, or topographical condition of the specific property involved, a particular hardship (not self-imposed) to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations were carried out; and
4. The variance will not in any manner alter the provisions of the land development plan, the major street or road plan, or any zoning ordinance.

Where the planning commission concludes that the purpose of these regulations may be specifically served to an equal or greater extent by an alternative proposal, condition, or circumstance, if may approve other variations to these regulations.

** End Comments **

PLAT CONTAINS 3.10 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.

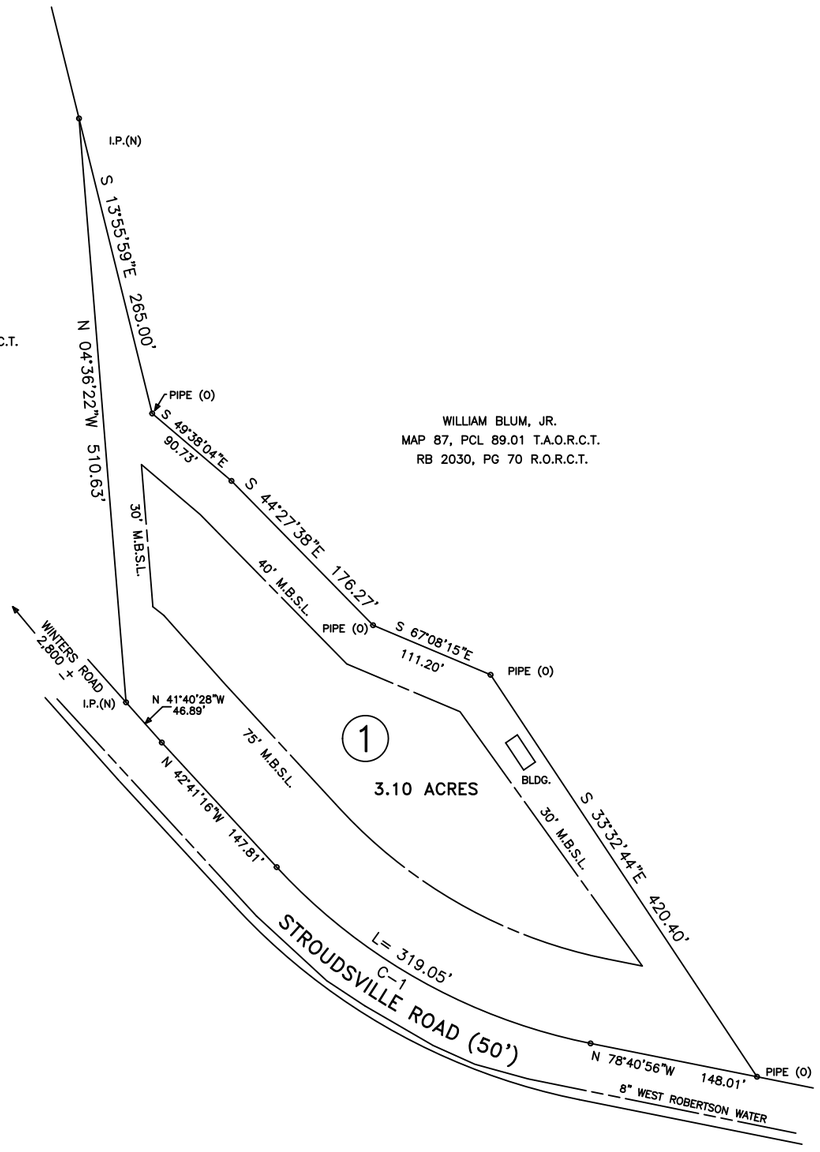
NOTE:
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UTILITIES. UTILITIES, IF SHOWN HEREON, ARE AS PER INFORMATION FURNISHED BY THE ASSOCIATED UTILITY AUTHORITY AND ARE APPROXIMATE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES, IF SHOWN, COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE 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 THE OWNER'S DEED OF RECORD RECORDED IN THE COUNTY REGISTER'S OFFICE.

NOTE:
THE PROPERTY SHOWN HEREON IS NOT IN A CURRENT F.I.R.M. OR F.E.M.A. FLOOD HAZARD AREA, ACCORDING TO INFORMATION AVAILABLE TO ME AT THIS DATE. SEE PANEL NO. 47147C 0330C DATED 04/16/2008 FOR DETAILED INFORMATION. ZONE X





CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY HEREON SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER_____, PAGE _____ RORCT, AND I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC STREETS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILLED AS REQUIRED BY THEESE REGULATIONS.

_____
DATE OWNER

CERTIFICATE APPROVAL FOR WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED AS SHOWN HEREON HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH LOCAL AND STATE GOVERNMENT REQUIRMENTS, OR SUFFICIENT BOND OR OTHER SECURITY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

_____
AUTHORIZED APPROVING AGENT DATE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND ACCURATE SURVEY AND MEETS THE ACCURACY REQUIRED BY THE ROBERTSON COUNTY, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON TO THE SPECIFACATIONS OF THE SUBDIVISION REGULATIONS AS APPROVED BY THE COUNTY ENGINEER.

_____
ANTHONY T. BOLLINGER R.L.S. TN LIC. NO. 2095

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SUBDIVISION HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFACATIONS OF THE ROBERTSON COUNTY SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND OR OTHER SECURITY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

_____
APPROPRIATE GOVERNMENTAL REPRESENTATIVE DATE

GENERAL NOTES

1) ALL DRIVEWAY CULVERTRS SHALL BE A MINIMUM DIA. OF 15" AND A MINIMUM LENGTH OF 20'.

CERTIFICATE OF APPROVAL FOR RECORDING

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

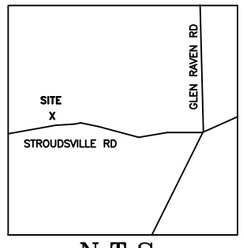
_____
SECRETARY PLANNING COMMISSION DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1: 7500 AS SHOWN HEREON.

_____
ANTHONY T. BOLLINGER R.L.S. TN LIC. NO. 2095

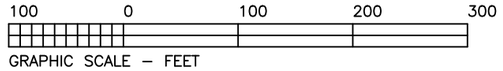
VICINITY MAP



N.T.S.

CURVE DATA TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C-1	507.87'	164.99'	319.05'	35°59'40"	313.83'	N 60°41'06"W



PROPERTY REFERENCE

ASTRID ISABELLA CARIANI
MAP 87, P/O/ PCL 85.00 T.A.O.R.C.T.
RB 1862, PG 774 R.O.R.C.T.
ZONED AG2

DEVELOPER

ISOLODE RAY-KLEININGER
118 LEDBETTER LANE
CLARKSVILLE, TN 37043
931-249-8970

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

FINAL PLAT OF

ISOLDE RAY-KLEININGER SUBDIVISION
STROUDSVILLE ROAD

SCALE	DRAWN BY	APPROVED	DATE
1" =100'	T.E.W.	T.E.W.	11/28/22

7TH CIVIL DISTRICT

ROBERTSON COUNTY TENNESSEE

DRAWING NO.

Staff Report
Amanda Harrington, Principal Planner

Reviewed for the Robertson County
Planning Commission Meeting
of February 23, 2023

Item C: Whispering Meadows Replotting of Lots 2 & 3

Request: Final Plat Approval to Combine Parcels 096.00 & 097.00 into one lot of record.

Discussion: This plat has been reviewed against the Robertson County Final Plat checklist, and no deficiencies have been identified. The applicant is not seeking rezoning of the property. Staff recommends approval.

** END COMMENTS **





Curve Table						
NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	04°15'20"	225.00	8.36	16.71	S 03°12'56" W	16.71
C2	09°16'26"	275.00	22.30	44.51	S 09°58'49" W	44.46

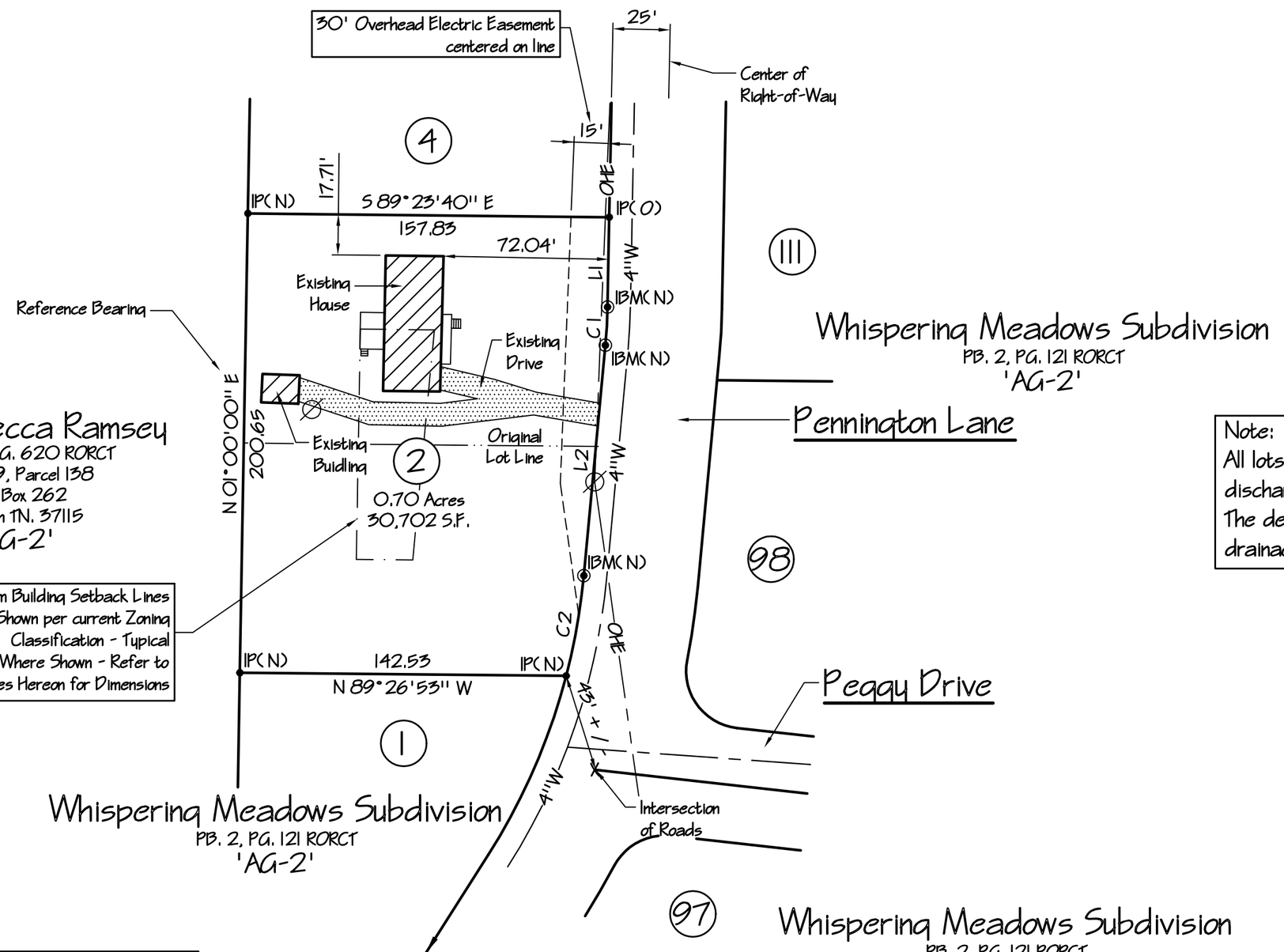
Line Table		
NUMBER	DIRECTION	DISTANCE
L1	S 01°05'17" W	39.23
L2	S 05°20'36" W	101.07

Note:
Bearing shown hereon are based upon orginal plat of record entitled 'Whispering Meadows Subdivision' recorded in Plat Book 2, Page 121 RORCT - Dated 2/13/1969.

Plat North

Surveying The Past, Present and Future

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.



Note:
All lots shall be graded in a manner which avoids discharging additional storm water into downstream properties. The developer shall comply with all State of Tennessee drainage laws.

Cad File No. 2300095
Coord. File No. 230009E

CALL BEFORE YOU DIG

811 CALL 811 NATIONWAY

Know what's below. Call before you dig.

IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE, THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.

Plat Notes:
1. The purpose of this replat is to consolidate Lots 2 and 3 as originally platted into one lot.
2. With the recording of this replat the lot designation of Lot 3 shall no longer be used.
3. With the recording of this replat any previous approvals of Lots 2 and 3 shall be voided, vacated and superseded.
4. With respect to Minimum Building Setback Lines shown hereon, existing structures are not expected to adhere to the requirements. At the time of the platting of the subdivision no requirements are shown on the plat and setback requirements at that time were different from todays standards. However, in the event the existing structures are destroyed or removed from the property any new strucutre must comply with requirements shown hereon.

TDEC Division of Water Resurce Restrictions

Due to the adding of acreage to the previously recorded lot, Lot 2 has an existing system and no further approval is required at this time.

However, any cutting, filling or alteration of the soils on the lot may void general approval of the lot.

Water Service Note:
Subject property has existing public water service provided by Pleasant View Utility District.

Note:
Subject property being known as Lots 2 and 3 of Whispering Meadows Subdivision being a plat of record in Plat Book 2, Page 121 RORCT.

Lot Setback Requirements:
1. Lot front to have a 75' Minimum Building Setback Line.
2. Lot rear to have a 50' Minimum Building Setback Line.
3. Lot sides to have a 50' Minimum Building Setback Line.

Current Property Address:
334 Pennington Lane
Cedar Hill, TN. 37032

Certificate of Ownership and Dedication

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 1368, PAGE 551, COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

_____, 20____ _____
DATE OWNER

Certificate of Approval for Recording

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

_____, 20____ _____
DATE SECRETARY, PLANNING COMMISSION

STEVEN E. ARTZ
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 1708

Certificate of Survey Accuracy

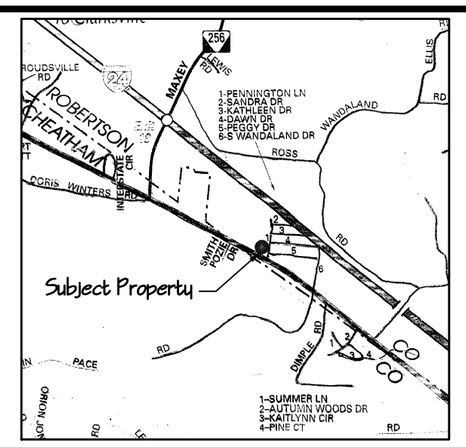
I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CATEGORY 'II' LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:7500+.

_____, 20____ _____
DATE REGISTERED LAND SURVEYOR NUMBER 1708

Legend
IP(O) Iron Pin (Old)
IP(N) Iron Pin (New)
L1 Refer to Line Table Shown Hereon for Data
C1 Refer to Curve Table Shown Hereon for Data
Ø Power Pole
—W— Existing Water Line
—OHE— Existing Overhead Electric Line

Flood Note:
This property does not lie within a Flood Boundary area according to FEMA National Flood Insurance Program - Flood Boundary and Floodway Map - FIRM Panel Number 47147C0330C - Effective Date April 16, 2008.

Jeffrey Lynn Biggs
Owner/Developer
3864 Edd Ross Road
Cedar Hill, TN. 37032
(931) 980-0038



Vicinity Map

Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 923 Springfield, TN. 37172
email: artz.steve@gmail.com (615) 382-0481

Replat of Lots 2 and 3 of Whispering Meadows Subdivision

Final Plat 1/31/23 Date

Total No. Lots 1
Total Acres 4.27
14th Civil District
Deed Reference:
Record Book 1368, Page 551 RORCT
Map 109-1, Group A, Parcel 96 and 97 TAORCT

Miles New Road 0
Present Zoning 'AG-2'
Robertson Co., TN.

Scale 1" = 50'
50 25 0 50 100

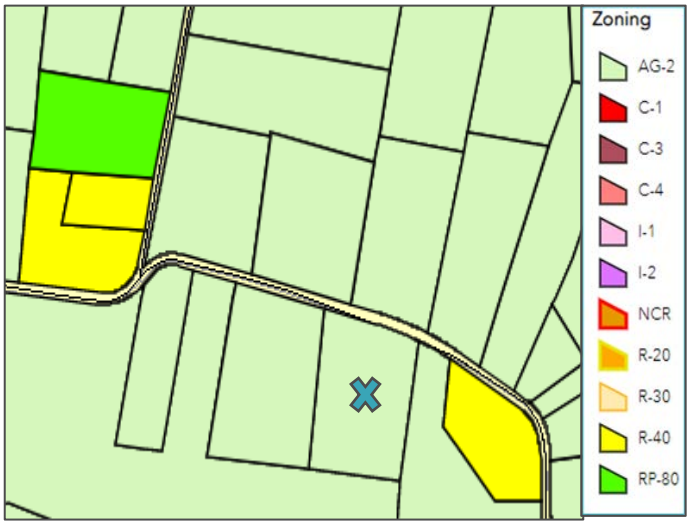
Staff Comments
Amanda Harrington, Principal Planner

Reviewed for the Robertson County
Planning Commission Meeting
of February 23, 2023



New Business, Item D: Holly Carter requests rezoning of Tax Map 115, Parcel 36.00 (5.015 acres), from AG-2 to RP-80, located on Greenbrier Cemetery Rd. *(3rd Voting District)* Represented by Surveyor Todd Bollinger.

Discussion: The minimum lot size for RP-80 is 80,000 sq. ft. 5.015 acres is 218,453.4 sq. ft. The request could accommodate up to two (2) new independent lots of record, assuming all other dimensional requirements of RP-80 were met. The stated purpose of the rezoning request is to allow the owners to divide the rear two acres off to sell to the neighbor.



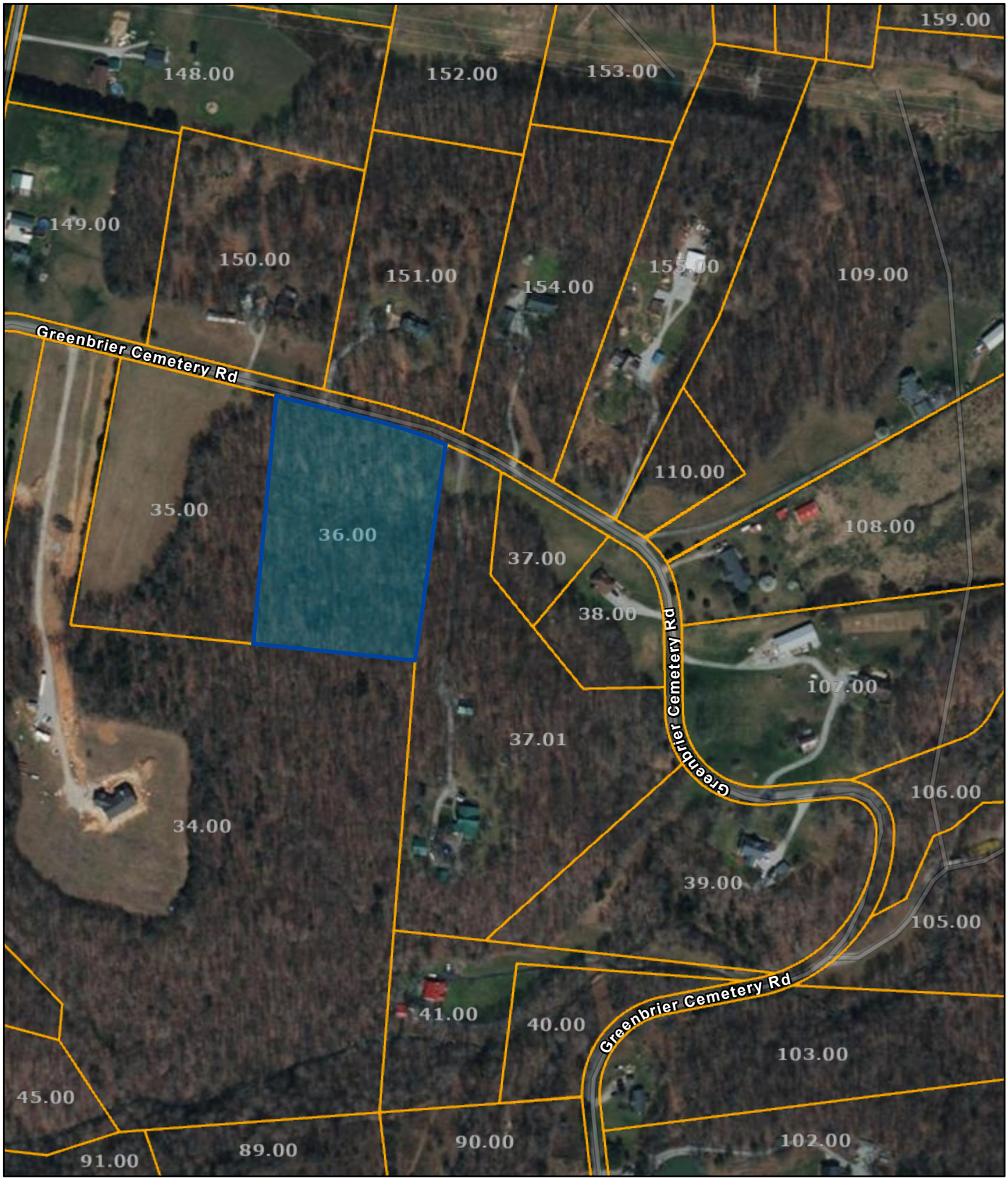
218,453.4 sq. ft - 87,120 sq. ft. = 131, 333.4
(property area total) – (amount to sell) = remaining acreage

The minimum lot size for AG-2 with water is 130,000 sq. ft. The property is served by a 4" Greenbrier water line. The applicant can achieve their stated purpose without the rezoning action.

The inset is from the Austin Peay State University Zoning Portal for Robertson County. The property is surrounded by AG-2, with one R-40 lot in close vicinity. The closest RP-80 zoned lot is approximately 0.22 miles to the east, on Possom Trot Rd., as measured using the APSU measuring tool on the zoning map.

End Comments

Robertson County - Parcel: 115 036.00



Date: February 10, 2023

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

County: Robertson
Owner: HUNTER TODD ETUX
Address: GREENBRIER CEMETERY RD
Parcel Number: 115 036.00
Deeded Acreage: 5.01
Calculated Acreage: 0
Date of TDOT Imagery: 2017
Date of Vexcel Imagery: 2021

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, Office of Local Government (OLG)

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.

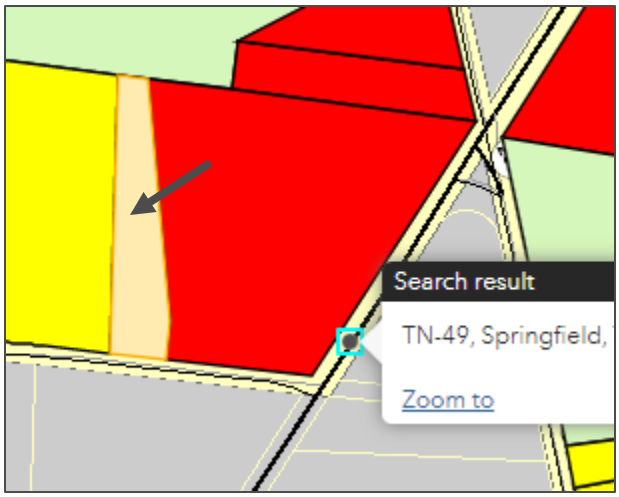
Staff Comments
Amanda Harrington, Principal Planner

Reviewed for the Robertson County
Planning Commission Meeting
of February 23, 2023

New Business, Item E: Elizabeth Chambers requests rezoning one (1) acre of 5.43 acres of Tax Map 100 Map 069.00 located at on Mt Sharon Rd., from AG-1 to C-1. *(6th Voting District)* Represented by Phillip Palmer.



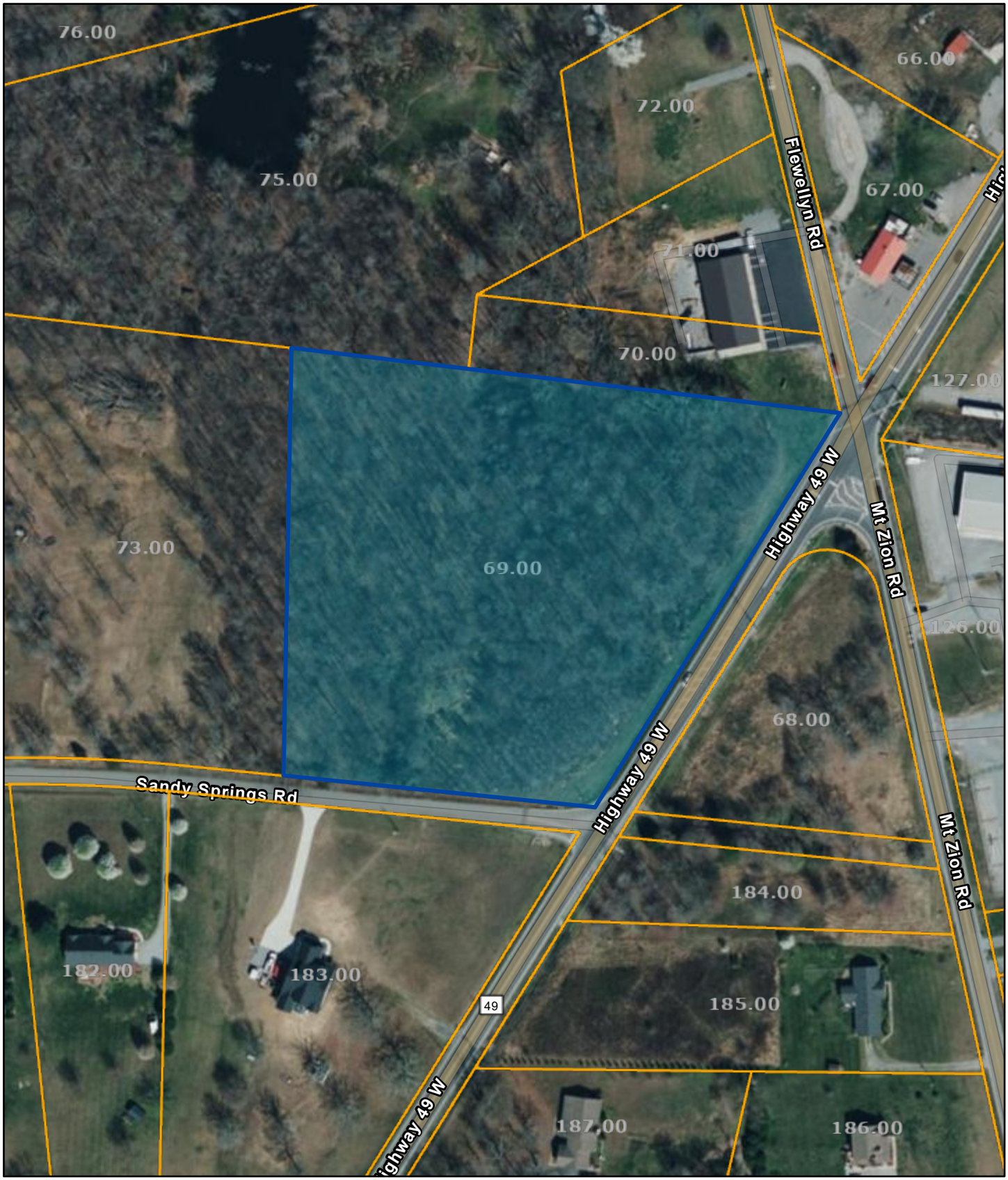
Discussion: The parcel in question is already substantially zoned C-1. County staff recollects that the 1 acre strip of residential zoning was required by the Planning Commission to serve as a buffer between the commercial use of the property and the adjacent residential. It is unknown to staff if there were provisions in the Zoning Resolution that address buffering requirements between zoning designations. The current Zoning Resolution does require buffers between zones to be installed when commercial property goes into use (stated differently, it would be checked for on the commercial site plan when submitted for approval).



Split zoning is generally looked unfavorably by the law and creates unnecessary friction points for the owner when attempting to develop or sell. Staff supports this rezoning recommendation.

End Comments

Robertson County - Parcel: 100 069.00



Date: February 10, 2023

County: Robertson
Owner: CHAMBERS ELIZABETH S
Address: HWY 49W
Parcel Number: 100 069.00
Deeded Acreage: 5.43
Calculated Acreage: 0
Date of TDOT Imagery: 2017
Date of Vexcel Imagery: 2021

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 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.

Staff Comments
Amanda Harrington, Principal Planner

Reviewed for the Robertson County
Planning Commission Meeting
of February 23, 2023

New Business, Item F: Chapman/Mathis Final Plat

Request: Final Plat Approval to Subdivide off 1.84 acres from Tax Map 094, Parcel 44

Discussion: Per the Final Plat Checklist, please address the following:

1. Please label 50' permanent access easement for access to the rear 5.23+/- acres remaining.
2. Please label names of all adjoining property owners.
3. Is the existing structure a single-wide trailer? Will it remain?
4. The setbacks denoted are for AG-2, but the Site Data Notes indicate R-80. Please clarify.
5. Please label rear 5.23 acre as "Lot 2"
6. Please indicate location of nearest fire hydrant.
7. Please correct typo in Certificate of Ownership & Dedication "RCRO"

** END COMMENTS **



Staff Comments
Amanda Harrington, Principal Planner

Reviewed for the Robertson County
Planning Commission Meeting
of February 23, 2023

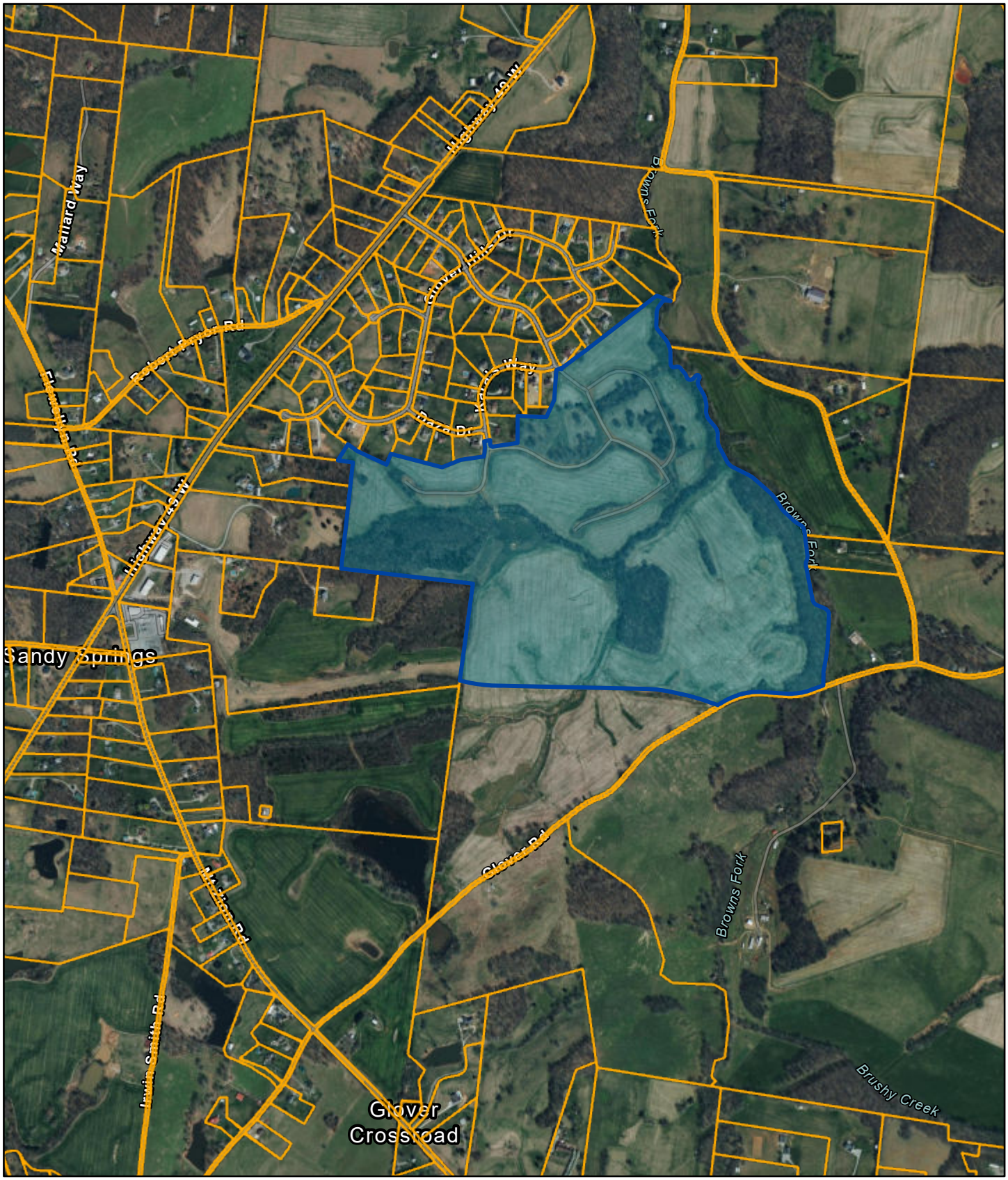
New Business, Item H: Burton Glover requests rezoning 149 acres out of 204 acres of property located at 3073 Glover Rd, more particularly identified as Tax Map 101, Parcel 116.00, from R-30 to AG-2 *(6th voting district)*. Represented by Surveyor Phil Casterline.



Discussion: Staff supports the rezoning request to return the property to A-2 zoning.

End Comments

Robertson County - Parcel: 101 116.00



Date: February 10, 2023

County: Robertson
Owner: GLOVER BURTON D
Address: GLOVER RD
Parcel Number: 101 116.00
Deeded Acreage: 0
Calculated Acreage: 204
Date of TDOT Imagery: 2017
Date of Vexcel Imagery: 2021

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

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Staff Comments
Amanda Harrington, Principal Planner

Reviewed for the Robertson County
Planning Commission Meeting
of February 23, 2023

New Business, Item H:

Rezone 63 acres of property located on Derby Run, more particularly identified as Tax Map 112, Parcel 53, from R-40 to AG-2 *(6th Voting District)*. Represented by Surveyor Phil Casterline.



Discussion: Staff supports the rezoning request to return the property to A-2 zoning.

End Comments

Robertson County - Parcel: 112 053.00



Date: February 10, 2023

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

County: Robertson
Owner: GLOVER BURTON D
Address: DERBY RUN RD
Parcel Number: 112 053.00
Deeded Acreage: 0
Calculated Acreage: 63
Date of TDOT Imagery: 2017
Date of Vexcel Imagery: 2021

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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.

Staff Comments
Amanda Harrington, Principal Planner

Reviewed for the Robertson County
Planning Commission Meeting
of February 23, 2023

New Business, Item I: Jerry Hager requests rezoning 1.838 acres of 11.97 acres of 4471 Gunn Rd, more particularly identified as Tax Map 19, Parcel 058.00 from AG-2 to RP-80 *(8th voting district)*. Represented by Surveyor Todd Bollinger.

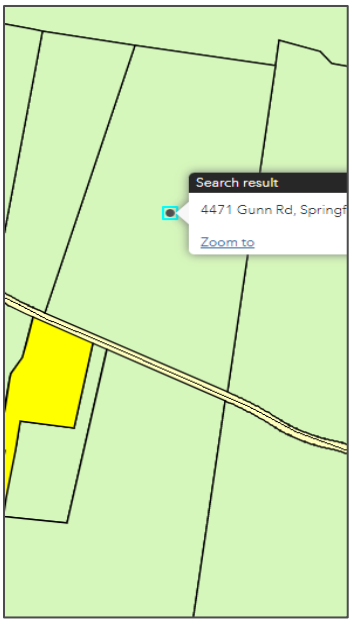


Discussion: The intended purpose of the rezoning request appears to be for a future one-lot subdivision. The inset is from the Austin Peay State University Zoning Portal for Robertson County.

The property is substantially surrounded by AG-2, with one piece of property in close proximity zoned R-40.

The property could support up to five (5) independent lots of record.

End Comments



Robertson County - Parcel: 019 058.00



Date: February 10, 2023

County: Robertson
Owner: HAGER JERRY ETAL
Address: GUNN RD 4471
Parcel Number: 019 058.00
Deeded Acreage: 11.97
Calculated Acreage: 0
Date of TDOT Imagery: 2017
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.

Staff Comments
Amanda Harrington, Principal Planner

Reviewed for the Robertson County
Planning Commission Meeting
of February 23, 2023

Item 5-J: Isolde Ray-Kleininger Subdivision Plat

Request: Final Plat Approval of a one-lot subdivision

Discussion: The final plat has been reviewed against the Robertson County Final Plat checklist. The minimum requirements of the checklist have been met. The surveyor of record indicates the nearest fire hydrant more than 500' away.

The proposed one-lot subdivision is 3.10 acres in size, leaving 19.50 acres remaining in the parent parcel.



** END COMMENTS **

PLAT CONTAINS 3.10 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.

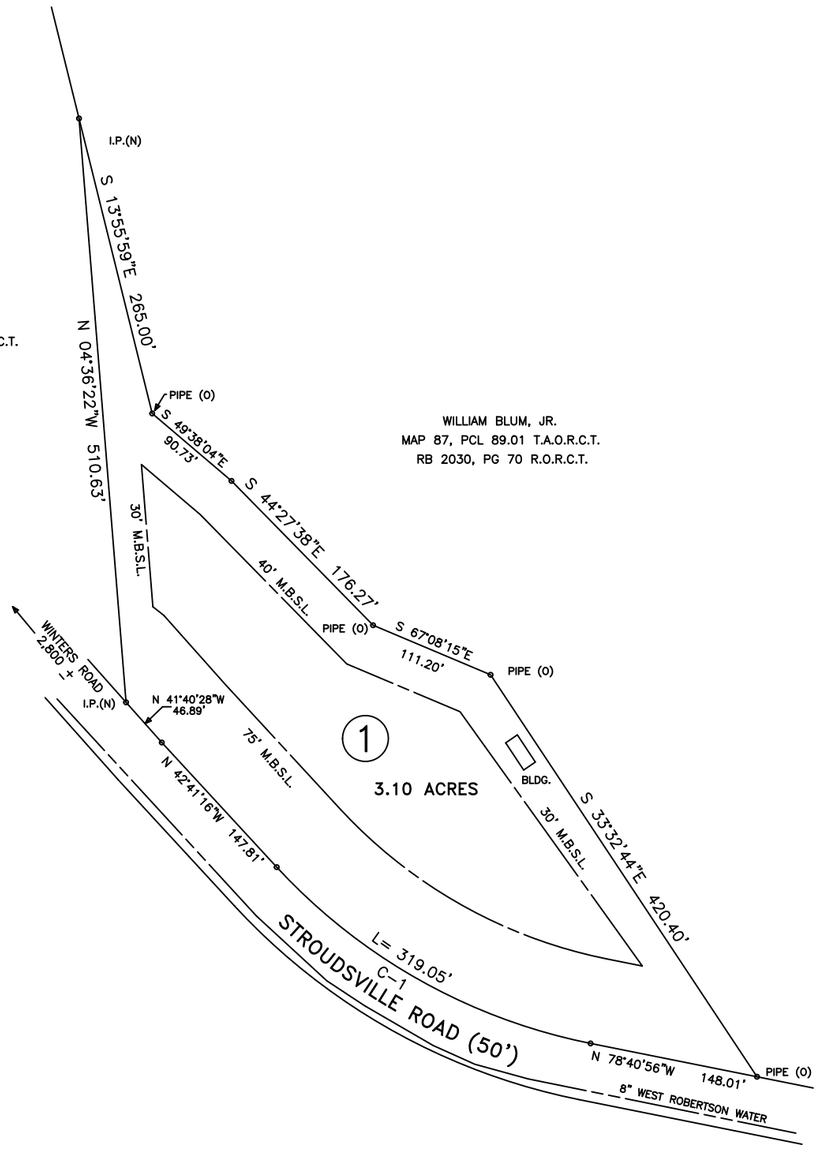
NOTE:
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UTILITIES. UTILITIES, IF SHOWN HEREON, ARE AS PER INFORMATION FURNISHED BY THE ASSOCIATED UTILITY AUTHORITY AND ARE APPROXIMATE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES, IF SHOWN, COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE 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 THE OWNER'S DEED OF RECORD RECORDED IN THE COUNTY REGISTER'S OFFICE.

NOTE:
THE PROPERTY SHOWN HEREON IS NOT IN A CURRENT F.I.R.M. OR F.E.M.A. FLOOD HAZARD AREA, ACCORDING TO INFORMATION AVAILABLE TO ME AT THIS DATE. SEE PANEL NO. 47147C 0330C DATED 04/16/2008 FOR DETAILED INFORMATION. ZONE X





CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY HEREON SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER_____, PAGE _____ RORCT, AND I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC STREETS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILLED AS REQUIRED BY THEESE REGULATIONS.

_____
DATE OWNER

CERTIFICATE APPROVAL FOR WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED AS SHOWN HEREON HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH LOCAL AND STATE GOVERNMENT REQUIRMENTS, OR SUFFICIENT BOND OR OTHER SECURITY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

_____
AUTHORIZED APPROVING AGENT DATE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND ACCURATE SURVEY AND MEETS THE ACCURACY REQUIRED BY THE ROBERTSON COUNTY, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON TO THE SPECIFACATIONS OF THE SUBDIVISION REGULATIONS AS APPROVED BY THE COUNTY ENGINEER.

_____
ANTHONY T. BOLLINGER R.L.S. TN LIC. NO. 2095

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SUBDIVISION HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFACATIONS OF THE ROBERTSON COUNTY SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND OR OTHER SECURITY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

_____
APPROPRIATE GOVERNMENTAL REPRESENTATIVE DATE

GENERAL NOTES

1) ALL DRIVEWAY CULVERTRS SHALL BE A MINIMUM DIA. OF 15" AND A MINIMUM LENGTH OF 20'.

CERTIFICATE OF APPROVAL FOR RECORDING

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

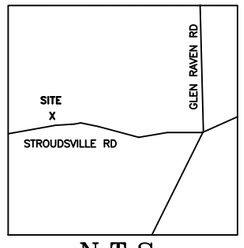
_____
SECRETARY PLANNING COMMISSION DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1: 7500 AS SHOWN HEREON.

_____
ANTHONY T. BOLLINGER R.L.S. TN LIC. NO. 2095

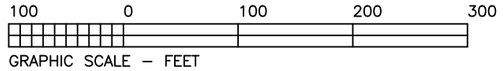
VICINITY MAP



N.T.S.

CURVE DATA TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C-1	507.87'	164.99'	319.05'	35°59'40"	313.83'	N 60°41'06"W



PROPERTY REFERENCE

ASTRID ISABELLA CARIANI
MAP 87, P/O/ PCL 85.00 T.A.O.R.C.T.
RB 1862, PG 774 R.O.R.C.T.
ZONED AG2

DEVELOPER

ISOLODE RAY-KLEININGER
118 LEDBETTER LANE
CLARKSVILLE, TN 37043
931-249-8970

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

FINAL PLAT OF

ISOLDE RAY-KLEININGER SUBDIVISION
STROUDSVILLE ROAD

SCALE	DRAWN BY	APPROVED	DATE
1" =100'	T.E.W.	T.E.W.	11/28/22

7TH CIVIL DISTRICT

ROBERTSON COUNTY TENNESSEE

DRAWING NO.

Staff Comments
Amanda Harrington, Principal Planner

Reviewed for the Robertson County
Planning Commission Meeting
of February 23, 2023

Item 5-K: Brent Snyder Site Plan Approval

Request: Site Plan Approval to Expand Current Commercial Activities on-site

Discussion: The site plan has been reviewed against the Site Plan checklist minimum requirements. There are no outstanding corrective comments. Design details have been provided and handicapped parking areas identified.

** END COMMENTS **



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.

Jessie L. Alley Jr.
RB. 1622, PG. 116 RORCT
Map 114, Parcel 171 TAORCT
7545 Moore Road
Springfield, TN. 37172
'AG-2'

Brent G. Snyder
RB. 1288, PG. 928 RORCT
Map 114, Parcel 171.01 TAORCT
2822 Paradise Lane
Springfield, TN. 37172
'AG-2'

Brass Revocable Living Trust Agreement
RB. 1525, PG. 309 RORCT
Map 114, Parcel 171.06 TAORCT
2710 Bedwell Road
Springfield, TN. 37172
'AG-2'

Terry E. Dorris
RB. 1929, PG. 1 RORCT
Map 114, Parcel 25 TAORCT
P.O. Box 315
Greenbrier, TN. 37073
'AG-2'

Michael Glenn Hallman
RB. 2025, PG. 804 RORCT
Map 114, Parcel 171.04 TAORCT
2751 Bedwell Road
Springfield, TN. 37172
'AG-2'

Michael Glenn Hallman
RB. 2025, PG. 804 RORCT
Map 114, Parcel 171.04 TAORCT
2751 Bedwell Road
Springfield, TN. 37172
'AG-2'

James B. Raymer Jr.
DB. 287, PG. 482 RORCT
Map 114, Parcel 177 TAORCT
2675 Frank Abernathy Road
Greenbrier, TN. 37073
'AG-2'

Bedwell Road
Private Drive
PB. 18, PG. 114 RORCT
End of Public Maintained Right-of-Way
30' Ingress, Egress and Utility Easement which serves Subject Property - RB. 1406, PG. 525 RORCT
Gate with Brick Column Each Side
75' M.B.S.L.
30' M.B.S.L.
40' M.B.S.L.
24.52 Acres
10' Cemetery Access Easement.
Cemetery (Unmarked Graves) location is approximate and was obtained from property owner
Carr Creek
Gravel Drive
One Way Traffic
Two Way Traffic
Concrete Drive
Split Rail Fence Typical Where Shown
Pond
Bridge
Arbor
Retaining Wall
Brick Walkway
Gravel Area with Swing
Existing Shed
Privy connected to SSDS
8" PVC
Gravel Walkway
Subsurface Sewage Disposal Area
Gravel Parking Area
Existing Reception Hall F.F.E. - 638.10
Portico
Proposed 8' Walkway
Picnic Area with Tables and Fire Pit
Mechanical Equipment
Proposed Handicap Parking See Detail this sheet
Propane Tank
Proposed Wedding Chapel 2,400 S.F.-12' Eave Height F.F.E. - 643.00 - Proposed F.F.E. 21.35' above B.F.E.
Grading Note: Minimal Grading is expected with the construction of the proposed structure.
15" HDPE
18" RCP
24"x72" Oval RCP
30" RCP
12" RCP
Approximate location of 100 Year Flood Boundary
Carr Creek
Subsurface Sewage Disposal Area

Flood Note:
Base Flood Elevation - 620.00 per FEMA National Flood Insurance Program Flood Insurance Rate Map - Map Number 47147C0580C - Effective Date April 16, 2008.

Bearing Basis Note:
Bearings shown hereon are based on the Tennessee State Plane Coordinate System of 1983. Two (2) control points were established using a Spectra SP80 Dual Frequency Receiver on December 28, 2022. The grid coordinates of the control points were derived using the TDOT Real-Time Kinematic Network, TDOT District 32 CORS ARP, FIP = 0.99992, Latitude: 36°25'48.56199" N, Longitude: 86°24'19.67565" W Referenced to NAD83 (2011) (EPOCH 2010), GEOID 12B.

Genreal Site Notes:
1. No additional signage is being proposedat this time.
2. All structures shown hereon are existing with the exception of the Proposed Wedding Chapel.
3. No new utilities are proposed for the 'Chapel'.
4. Handicap access is afforded by the continuous concrete area from the Proposed Handicap Parking to the existing reception hall and by means of sidewalks existing and proposed to the 'Chapel'.

Legend
IP(O) Iron Pin (Old)
WP(O) Witness Pin (OLD)
Meander Point
Light Pole
Power Pole
E Electric Meter
Electric Box
Guy Wire
—OHE— Overhead Electric Line
Clean Out
SSDS Subsurface Sewage Disposal System
—W— Water Line
H Heating Ventilating and Air Conditioning
Proposed Directional Stormwater Flow Arrow
RCP Reinforced Concrete Pipe
PVC Polyvinyl Chloride Pipe
HDPE High Density Polyethylene Pipe
L1 Refer to Line Table Shown Hereon for Data
M.B.S.L. Minimum Building Setback Line

Site Coverage Table
Existing and Proposed Buildings - 0.18 Acres - 1%
Concrete Drives and Walkways - 0.76 Acres - 4%
Gravel Parking Area - 1.15 Acres - 5%
Grass, Woodlands, Creeks and Ponds - 22.43 Acres - 90%
Total - 100%

CALL BEFORE YOU DIG
811 CALL 811 NATIONWIDE
Know what's below. Call before you dig.
IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION AS TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.

Vicinity Map
Not to Scale

TSPCS Grid North (NAD83)
Surveying The Past, Present and Future
50 25 0 50 100
Scale In Feet
1" = 50'

Handicap Parking Space Detail
Not to Scale
15'
H.C. Sign
Painted H.C. Parking Insignia (Blue)
20'
Painted Stripe Typical
4'-0" Minimum
Driveway

Front Elevation
Back Elevation
Right Elevation
Note:
Elevation information shown hereon provided to this surveyor by the owner.

Line Table

NUMBER	DIRECTION	DISTANCE
L1	S 76°16'02" W	67.55

Current Zoning Classification - 'AG-2'

Brent G. Snyder
Owner
2822 Paradise Lane
Springfield, TN. 37172
Contact: Sharolyn K. Snyder
(615) 714-5274

Property Address:
2701 Bedwell Road
Springfield, TN. 37172

Deed Reference:
Record Book 1406, Page 525 RORCT
Map 114, Parcel 171.02 TAORCT

I hereby certify that this General Property Survey is a Category III Survey and the Ratio of Precision of the Unadjusted Survey is 1:50000+ and that this survey meets the current Tennessee Minimum Standards of Practice.

STEVEN E. ARTZ
REGISTERED LAND SURVEYOR IN AGRICULTURE & COMMERCE
TENNESSEE NO. 1708

Cad File No. Y2002005S3
Coord. File No. Y2002005E

Revisions

Number	Date	By	Comment

Proposed Site Plan For
Brent G. Snyder
12th and 16th Civil District
Robertson County, Tennessee

Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 923
Springfield, Tennessee 37172
artz.steve@gmail.com (615) 382-0481

Drawn By: SEA
Checked By: JMM
Proj No: Y2002005
Date: 1/6/25

S1.0
Sheet Number

Staff Comments
Amanda Harrington, Principal Planner

Reviewed for the Robertson County
Planning Commission Meeting
of February 23, 2023

Item: Dean and Carol Whitley Final Plat – 5786 Fisher Grove Rd.

Request: Final Plat Approval to Subdivide Tax Map 131, Parcel 116 into three (3) independent lots of record.

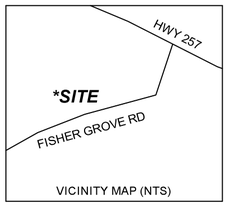


Discussion: Property is zoned RP-80.

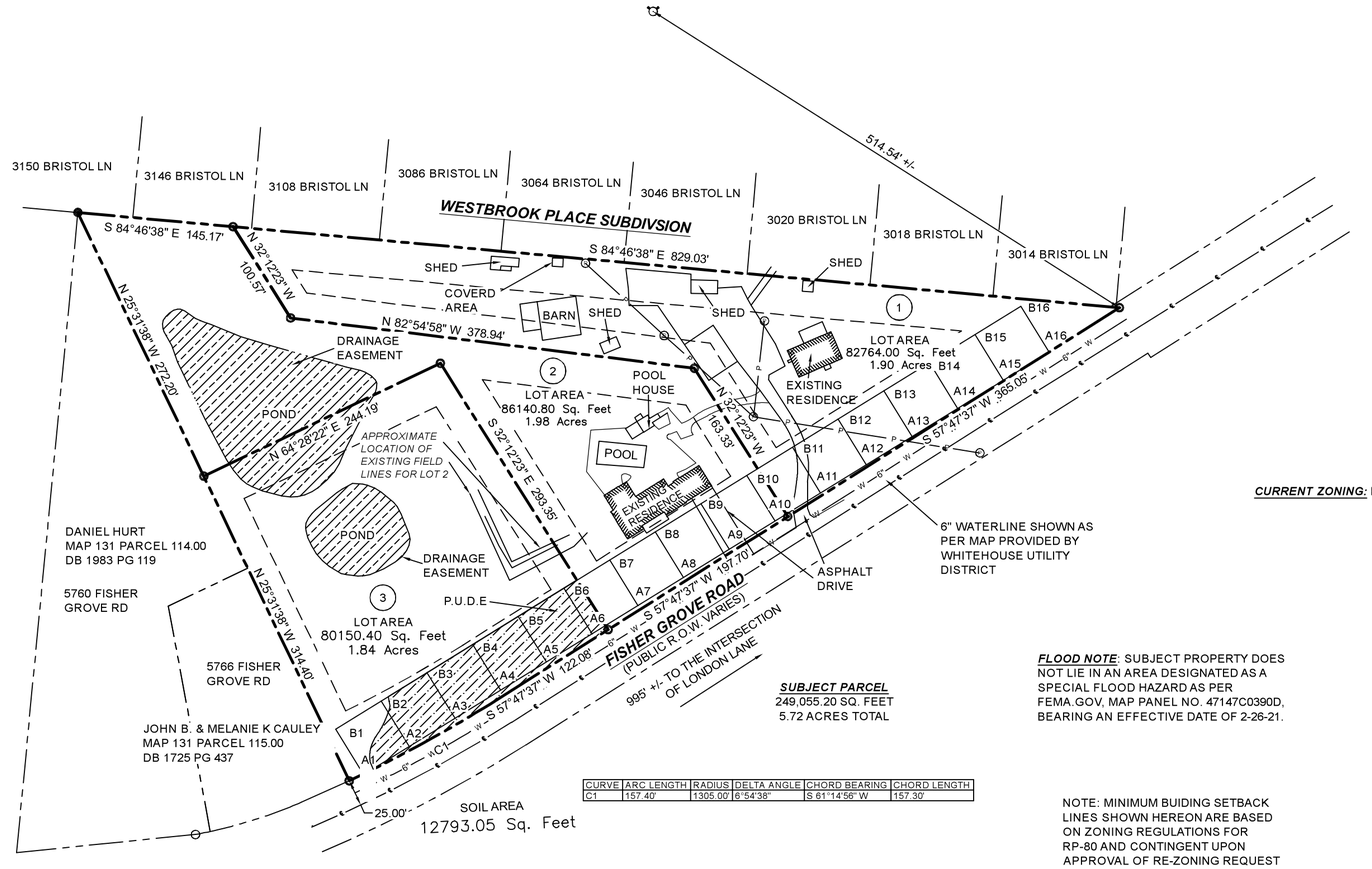
Per the Final Plat Checklist, please address the following:

1. Please adjust the name of the plat by removing "and rezoning request"; please also remove the reference to rezoning application note as the rezoning to RP-80 was approved.
2. Soils field is located on adjacent property – please address.

** END COMMENTS **



FINAL PLAT OF THE
DEAN & CAROLYN WHITLEY PROPERTY
LOCATED IN THE 12TH CIVIL DISTRICT
GREENBRIER, ROBERTSON COUNTY, TENNESSEE
MAY 18, 2022



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	157.40'	1305.00'	6°54'38"	S 61°14'56" W	157.30'

LEGEND

These standard symbols will be found in the drawing.

- IRON PIN (FOUND)
- IRON PIN (SET)
- POWER POLE
- FIRE HYDRANT
- *AREAS MAY BE FAVORABLE FOR SSDS

*NOTE: AREAS SHOWN AS FAVORABLE FOR SSDS AS PER A SOIL EVALUATION PROVIDED BY ALLEN RATHER, LICENSED PROFESSIONAL SOIL SCIENTIST, DATED 6-20-22.

CURRENT ZONING: RP-80

FLOOD NOTE: SUBJECT PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AS PER FEMA.GOV, MAP PANEL NO. 47147C0390D, BEARING AN EFFECTIVE DATE OF 2-26-21.

SUBJECT PARCEL
249,055.20 SQ. FEET
5.72 ACRES TOTAL

NOTE: MINIMUM BUIDING SETBACK LINES SHOWN HEREON ARE BASED ON ZONING REGULATIONS FOR RP-80 AND CONTINGENT UPON APPROVAL OF RE-ZONING REQUEST

SETBACKS:
FRONT - 60'
SIDE - 25'
REAR - 35'

NOTE: LOCATION OF 6" WATERLINE SHOWN HEREON AS PER MAP PROVIDED BY WHITEHOUSE UTILITY DISTRICT. WATERLINE WAS NOT FIELD LOCATED AT TIME OF SURVEY. A TENNESSEE ONE CALL LOCATE REQUEST SHOULD BE ADMINISTERED PRIOR TO DEVELOPMENT OF THIS TRACT.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (we are) the Owner(s) of the property shown and described hereon as evidenced in Book Number 199, Page 61, Robertson County Register's Office and that I (We) hereby adopt this plan of subdivision with My (Our) free consent, establish the minimum building restriction lines and that of irrevocable dedication for all Public Ways, Utilities and other facilities have been filed.

____20___ _____
CAROLYN WHITLEY

CERTIFICATE OF APPROVAL PRIVATE SUBSURFACE SEWAGE DISPOSAL

General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions. before the initiation of construction, the location of the house or other structures and plans for the subsurface sewage disposal system shall be approved the local health authority.

____20___ _____
DATE ENVIRONMENTAL SPECIALIST, DIVISION OF WATER RESOURCES

CERTIFICATE OF THE APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the Final Subdivision Plat Entitled, Dean & Carolyn Whitley Subdivision has/have been installed in accordance with current Local and State Government Requirements or a sufficient bond or other surety has been filed to guarantee said installation.

____20___ _____
DATE APPROPRIATE GOVERNMENTAL REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Robertson County, Tennessee Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the office of the County Register.

____20___ _____
DATE SECRETARY, PLANNING COMMISSION

CERTIFICATE OF SURVEY ACCURACY

I (we) hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a category "II" land survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:7500 plus or minus.

1-11-23 _____
DATE

JEFFREY A. LEOPARD — REGISTERED LAND SURVEYOR — TENNESSEE NO. 2415

NOTE: DRIVEWAY CULVERT (MINIMUM 15" DIAMETER, 20' LENGTH), TO BE DETERMINED BY THE ROBERTSON COUNTY HIGHWAY DEPARTMENT

NOTE: ALL LOTS SHALL BE GRADED IN ORDER TO AVOID DISCHARGING ANY ADDITIONAL STORMWATER ONTO DOWNSTREAM PROPERTIES

CURRENT OWNER: CAROLYN WHITLEY
ADDRESS: 5786 FISHER GROVE
GREENBRIER, TN 37073

B2L LAND SURVEYORS
LICENSED IN TN, KY, & AL
1198 OLD PINNACLE RD. JOELTON, TN 37080
PHONE: (615) 212-5703 E-MAIL: b2lhps@gmail.com

GRAPHIC SCALE 1"= 100'

100 0 100

N W B2L E S

BASIS OF BEARING:
TENNESSEE STATE PLANE COORDINATE SYSTEM BASED ON GPS OBSERVATIONS (NAD83, NAVD 88)

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

NOTE: For boundary aspects of this survey, RTK GPS positional data was observed on/between the dates of 5-18-22 utilizing a Carlson BRx7 dual frequency receiver. The grid coordinates of the Fixed Station(s) shown were derived using a VRS network of CORS stations referenced to NAD 83 (2011), Geoid 12B.

GENERAL NOTES:

1.) THE PURPOSE OF THIS PLAT IS TO CREATE 3 LOTS.
2.) BEARINGS BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM CALCULATED FROM GPS OBSERVATIONS.
3.) NO TITLE REPORT FURNISHED TO THIS SURVEYOR, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
4.) ALL DISTANCES MEASURED WITH E.D.M. EQUIPMENT, AND ARE ADJUSTED FOR TEMPERATURE.
5.) THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO ALL COVENANTS, RIGHT-OF-WAYS, EASEMENTS, ZONING, AND RESTRICTIONS OF RECORD WHETHER IMPLIED OR OF RECORD.
6.) THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED AT THE SURVEY DATE WITH ITS ORIGINAL SEAL TO INSURE THE ACCURACY OF THE INFORMATION AND NO RELIANCE SHOULD BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SEALED DOCUMENT ISSUED AT THE TIME OF THE SURVEY.
7.) BEARINGS AND DISTANCES SHOWN TAKE PRECEDENCE OVER SCALE.
8.) HORIZONTAL DATUM NAD83.
9.) PROPERTY CURRENTLY ZONED: RP-80
10.) SUBSURFACE AND ENVIRONMENTAL CONDITIONS HAVE NOT BEEN EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OF FACILITIES THAT MAY EFFECT THE USE OR DEVELOPMENT OF THE TRACT.

ADDTIONAL NOTES:

THIS SURVEY WAS COMPLETED TO THE MINIMUM STANDARDS AS REGULATED UNDER THE AUTHORITY OF SECTION 0820-3-.07 OF THE TENNESSEE LAND SURVEYORS LAWS AND REGULATIONS, 2000 EDITION.

NOTE: THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED ON THE CERTIFICATION HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR NAMING SAID.

NOTE: HEREON PROPERTY IS SUBJECT TO THE RESTRICTIONS AND REGULATIONS SET FORTH BY THE GREENBRIER/ROBERTSON COUNTY REGIONAL PLANNING COMMISSION.

NOTE: CONTACT PROPER AUTHORITIES BEFORE CONSTRUCTING NEAR UTILITY LINES FOR PROPER EASEMENT WIDTHS & RESTRICTIONS.

NOTE: THE CERTIFICATION AS PROVIDED ON THIS SURVEY, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE PROVIDED BY OTHERS.

NOTE: THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

NOTE: THIS SURVEY 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 SEARCH MAY REVEAL.

NO LIABILITY WILL BE ACCEPTED BEYOND THAT OF THE FOUR (4) YEAR STATUTE OF LIMITATIONS (T.C.A. 28-3-114 & T.C.A. 28-3-202) ORIGINATING FROM THE FIELD DATE SHOWN HEREON.

HEREON DIPICTION IS SUBJECT TO *FEDERAL COPYRIGHT LAWS* ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF B2L, LLC IS PROHIBITED

REVISION TABLE

1.

ORDERED BY: ANDREW HALEY

PROPERTY ADDRESS:
5786 FISHER GROVE RD.
GREENBRIER, TN 37073

OWNER:
DEAN & CAROLYN WHITLEY

DEED REFERENCE: BOOK 199 PAGE 61
PLAT REFERENCE: N/A
TAX MAP ID: MAP 131 PARCEL 116.00
ROBERTSON COUNTY TENNESSEE

DRAWING SCALE: 1"= 100'	PROJ. # LS-1485
DRAWN BY: CB	DATE: 6-7-22
CHECKED BY: JL	DATE: 6-7-22
FIELD CREW: BB/JL	DATE: 5-18-22