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: July 20, 2023

The Robertson County Planning Commission will hold its monthly meeting on **Thursday July 27, 2023, at 7:00 P. M.** in the Third Floor Conference Room, Robertson County Office Building, Springfield, Tennessee. County Engineer, Traye Fann, or Chief Deputy Planner, Stacy Causey, 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 August 21, 2023.

4. Approval of Minutes: Approval of Minutes from June 22, 2023, meeting.

5. Old Business: None

6. New Business:

   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.

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

   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.

7. Reports from Staff

   A. Letter from Sheriff's Department

8. Adjourn

The Robertson County Planning Commission met on June 22, 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	Allan Heard	Stacy Causey
Daniel Borthick		
Cheryl Elliott		
Charles "Gene" Federman		
William B. Henry		
Keith Hoover		
Jeremiah Pierce		

Meeting was 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 July 17, 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 April 27, 2023, was made by Daniel Borthick with a second by Cheryl Elliott. Motion passed unanimously 7-0.

1. New Business: None

   A. Burton Glover: Preliminary 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 stated they are in communication with CSR Engineering to work through outstanding comments that have taken place since the publishing of the packet and recommends approval of the preliminary plat.

Motion to approve was made by Keith Hoover with a second by Gene Federman. Motion passed 7-0.

   B. William C. Mason: Rezoning request for 2.13 acres for property located at 11104 Betts Road, Tax Map 123, Parcel 178.00 from AG-2 to R-40 (5th Voting District). Represented by Surveyor Steven Artz.

There was discussion about the zoning of surrounding properties.

Staff stated the request is dimensionally appropriate and recommends approval.

Motion to recommend was made by Gene Federman with a second by Dan Borthick. Motion passed 6-1.

2. Reports from Staff

Staff stated the review of the Subdivision Regulations are tabled for this meeting and will be re-visited at a later date.

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

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Respectfully submitted,

_____

Gene Federman, Secretary

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 Plat Approval

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

Property Information:

1. Current Zoning of Property: R-30
2. Physical Address of Property: Kara's Way, Springfield, TN 37172
3. Tax Map & Parcel Number: 101 116.00
4. Size of Property (square feet or acres): 19.10 Acres

5. Owner of Record Information
   Name: Burton D Glover
   Mailing Address (No P.O. Boxes, please): 3073 Glover Rd. Springfield, TN 37172
   Email:
   Telephone Number: 850-687-6113

6. Owner's Representative Information (Surveyor, Self, Engineer, etc.)
   Name: Phillip Casterline, PE (Engineer), Christopher Clay, RLS (Surveyor)
   Name of Firm: CSR Engineering, Inc
   Mailing Address (No P.O. Boxes, please): 2010 Hwy 49 E, Pleasant View, TN 37146
   Email: phil.casterline@csrengineers.com
   Telephone Number: 615-247-0154

7. Purpose of Plat:
   Glover Hills, Phase 3 - Subdivide a portion of map 101 parcel 116.00 into 14 lots

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 application is signed.** ***Attach proof of ownership of property (copy of deed is typical). Pay review fee.***
2. Email a .PDF of the submitted plat to gjones@robcotn.gov (Greg Jones).
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 ten (10) folded hard copies of the corrected plat, no smaller than 17" x 22", and any supporting documentation to the Planning & Zoning Department before or by the final due date.
6. Email a .PDF of the corrected plat to gjones@robcotn.gov
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.**

Burton D Glover
Owner's Signature & Date

7/5/23
Owner's Representative Signature & Date

Robertson County - Parcel: 101 116.00



Date: February 1, 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

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 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, TDOT, 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.

GENERAL NOTES:

1. BOUNDARY FIELDWORK FOR THIS SURVEY WAS PERFORMED BY CSR ENGINEERING, INC.
2. BEARINGS BASED ON TN STATE PLANE COORDINATE SYSTEM CALCULATED FROM GNSS OBSERVATIONS.
3. HORIZONTAL DATUM - NAD83, VERTICAL DATUM - NAVD88.
4. ALL DISTANCES MEASURED WITH E.D.M. EQUIPMENT ARE ADJUSTED FOR TEMPERATURE.
5. BEARINGS AND DISTANCES SHOWN TAKE PRECEDENCE OVER SCALE.
6. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
7. THIS SURVEY WAS PREPARED FROM CURRENT DEEDS AND PLATS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE SEARCH MAY REVEAL.
8. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL COVENANTS, RIGHT-OF-WAYS, EASEMENTS, ZONING, AND RESTRICTIONS WHETHER IMPLIED OR OF RECORD.
9. THE HEREON SHOWN PROPERTY IS SUBJECT TO THE RESTRICTIONS AND REGULATIONS AS SET FORTH BY THE ROBERTSON COUNTY REGIONAL PLANNING COMMISSION.
10. 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.
11. PROPERTY CURRENTLY ZONED R-30.
12. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE, OR LACK THEREOF OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
13. CONTACT PROPER AUTHORITIES BEFORE CONSTRUCTING NEAR UTILITY LINES FOR PROPER EASEMENT WIDTHS AND RESTRICTIONS.
14. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED AS OF THE SURVEY DATE WITH ITS ORIGINAL SEAL TO INSURE THE ACCURACY OF THE INFORMATION. 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 THIS SURVEY.
15. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY, IF ANY, NAMED ON THE CERTIFICATION HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMED HEREON.
16. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE. 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. NO LIABILITY WILL BE ACCEPTED BEYOND THAT OF THE FOUR (4) YEAR STATUTE OF LIMITATIONS (T.CA 28-3-114 & T.CA 28-3-202) ORIGINATING FROM THE FIELD DATE SHOWN HEREON.

GROUNDWATER NOTES:

GENERAL APPROVAL IS HEREBY GRANTED FOR LOTS 1-14 DEFINED AS GLOVER HILLS, PHASE 3,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 DIVISION OF GROUNDWATER PROTECTION. 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 THIS GENERAL APPROVAL.

LOT(S) 88-97, 100 & 101 HAVE ADEQUATE SUITABLE SOIL TO INSTALL AND DUPLICATE A 4-BEDROOM CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEM. LOT(S) 98 & 99 HAVE ADEQUATE SUITABLE SOIL TO INSTALL AND DUPLICATE A 3-BEDROOM CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEM.

ALL LOTS MAY REQUIRE THE INSTALLATION OF SOIL IMPROVEMENT PRACTICES IN CONJUNCTION WITH SSDS APPROVAL.

SUBSURFACE SEWAGE DISPOSAL SYSTEMS ON SOME LOTS MAY REQUIRE EFFLUENT PUMPS AND DOSING CHAMBERS.

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.

* LOT 102 NOTE:

LOT 102 IS NOT A BUILDABLE LOT. LOT 102 IS INTENDED TO BE CONVEYED AND TRANSFERRED UNTO THE OWNERS OF LOT 69, GLOVER HILLS, SECTION 5. LOT 102 SHALL THEN BE SUBJECT TO, AND CONFORM TO, ALL MATTERS AS CURRENTLY ENCUMBERING SAID LOT 69, PER PLAT OF RECORD, PLAT BOOK 18, PAGE 94, R.O.R.C., TN, OTHERWISE, LOT 102 BECOMES NULL AND VOID AND THE AREA OF LOT 102 SHALL BE INCORPORATED INTO LOT 93.

STORMWATER MANAGEMENT NOTE:

STORMWATER MANAGEMENT FOR THE PROPOSED DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER. A STORMWATER DESIGN GUIDELINE AND MAINTENANCE AGREEMENT IS RECORDED WITH THIS PLAT. THE DESIGN GUIDELINE WILL PROVIDE STORMWATER CONTROL SIZING AND MAINTENANCE PROCEDURES BASED ON THE AREA COVERED BY IMPERVIOUS SURFACES. THIS INCLUDES THE PRIMARY RESIDENCE FOOTPRINT AND DRIVEWAY. PROPOSED ALTERNATIVES TO THE METHODS DETAILED IN THE DESIGN GUIDELINE SHALL BE APPROVED BY THE COUNTY ENGINEER.

TYPICAL LOT LAYOUT

NOT TO SCALE

STANDARD LOT — CORNER LOT — CORNER LOT

10' P.U.D.E. — 15' SIDE SETBACK — 25' REAR SETBACK — 40' FRONT SETBACK — 10' FRONT P.U.D.E. — 5' SIDE DRAINAGE EASEMENT

REAR AND SIDE EASEMENTS AND SETBACKS OF CORNER LOTS SHALL SWAP ORIENTATION SHOULD THE PROPOSED STRUCTURE SWAP ORIENTATION TO FRONT OTHER ROAD.

LOT #	AREA
88	0.93 ACRES (40,672 SF.)
89	0.91 ACRES (39,678 SF.)
90	0.91 ACRES (39,682 SF.)
91	0.94 ACRES (40,[illegible]1 SF.)
92	1.24 ACRES (53,920 SF.)
93	1.59 ACRES (69,386 SF.)
94	1.31 ACRES (57,040 SF.)
95	0.93 ACRES (40,577 SF.)
96	1.17 ACRES (51,151 SF.)
97	1.08 ACRES (47,289 SF.)
98	1.29 ACRES (56,350 SF.)
99	1.70 ACRES (74,057 SF.)
100	1.66 ACRES (72,513 SF.)
101	0.92 ACRES (40,387 SF.)
102	0.44 ACRES (18,957 SF.)

LEGEND:

EXISTING PROPERTY LINE (SUBJECT)
EXISTING PROPERTY LINE (ADJOINER)
PROPOSED RIGHT-OF-WAY
PROPOSED LOT LINE
PROPOSED PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.D.E)
PROPOSED DRAINAGE EASEMENT
PROPOSED MINIMUM BUILDING SETBACK LINE (M.B.S.L)
EXISTING WATERLINE
EXISTING FIRE HYDRANT
PROPOSED WATERLINE
PROPOSED FIRE HYDRANT
PROPOSED WATER SERVICE AND METER
EXISTING GAS LINE
EXISTING POWER LINE
EXISTING UTILITY POLE
EXISTING GUY WIRE
PROPOSED POWER LINE
PROPOSED UTILITY POLE
PROPOSED UTILITY POLE WITH LIGHT
PROPOSED GUY WIRE
PROPOSED ELECTRIC PULL BOX
EXISTING STORM DRAINAGE PIPE
PROPOSED STORM DRAINAGE PIPE
PROPOSED OUTLET CONTROL STRUCTURE
PROPOSED HEADWALL
A.O.R.C.,TN ASSESSOR'S OFFICE OF ROBERTSON COUNTY, TENNESSEE
R.O.R.C.,TN REGISTER'S OFFICE OF ROBERTSON COUNTY, TENNESSEE
PROPOSED SEPTIC FIELD AREA
4BR PROPOSED APPROVED BEDROOM HOME
PROPOSED LOT NUMBERS
IRON PIN (FOUND)
FENCE POST (FOUND)
1/2" REBAR IRON PIN WITH "CSR" CAP (SET)
SUBDIVISION MONEMENT

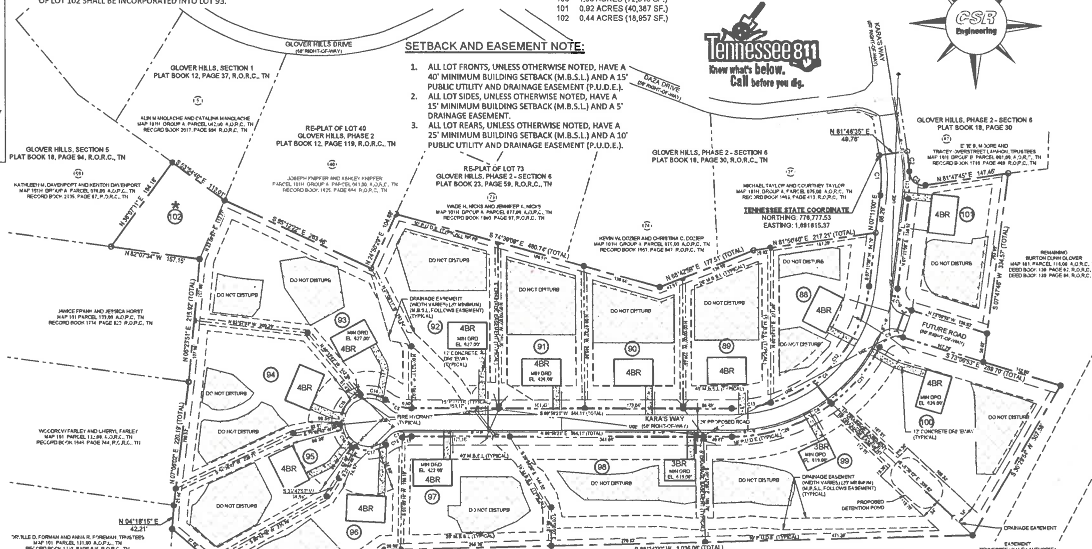
GRAPHIC SCALE - IN FEET
1"=100'
100' 0' 100' 200'

Tennessee 811
Know what's below.
Call before you dig.

North

SETBACK AND EASEMENT NOTE:

1. ALL LOT FRONTS, UNLESS OTHERWISE NOTED, HAVE A 40' MINIMUM BUILDING SETBACK (M.B.S.L.) AND A 15' PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.D.E.).
2. ALL LOT SIDES, UNLESS OTHERWISE NOTED, HAVE A 15' MINIMUM BUILDING SETBACK (M.B.S.L.) AND A 5' DRAINAGE EASEMENT.
3. ALL LOT REARS, UNLESS OTHERWISE NOTED, HAVE A 25' MINIMUM BUILDING SETBACK (M.B.S.L.) AND A 10' PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.D.E.).



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	71.17'	244.21'	016°41'54"	35.84'	N 01°09'57" W	70.92'
C2	36.05'	[illegible]	007°01'35"	18.05'	S 05°47'09" E	36.03'
C3	42.[illegible]	21.71'	097°50'37"	28.35'	S 49°16'56" E	37.26'
C4	354.01'	245.00'	082°47'24"	215.55'	S 48°24'42" W	324.01'
C5	48.26'	75.00'	036°52'12"	25.00'	N 71°35'31" W	47.43'
C6	221.43'	50.00'	253°44'23"	66.67'	S 00°01'37" E	80.00'
C7	48.26'	75.00'	036°52'12"	25.00'	N 71°32'18" E	47.43'
C8	320.17'	295.00'	062°11'18"	177.91'	N 58°52'44" E	[illegible]1.70'
C9	48.38'	35.00'	079°12'02"	28.95'	N 67°23'06" E	44.62'
C10	48.99'	35.00'	080°11'52"	29.47'	N 32°54'57" W	45.09'
C11	[illegible]8.53'	287.21'	[illegible]°40'49"	24.32'	N 02°09'53" E	48.47'
C12	[illegible]4.28'	245.00'	066°28'52"	160.57'	S 40°25'25" W	268.60'
C13	69.74'	245.00'	016°18'32"	35.11'	S 81°49'07" W	69.50'
C14	46.69'	50.00'	053°30'29"	25.21'	N 79°54'40" W	45.02'
C15	68.00'	50.00'	077°55'26"	40.43'	S 34°22'23" W	62.8[illegible]
C16	50.09'	50.00'	057°23'40"	27.37'	S 33°17'10" E	48.02'
C17	56.65'	50.00'	064°54'44"	31.80'	N 65°33'36" E	53.67'
C18	31.86'	75.00'	024°20'35"	16.18'	N 65°16'29" E	31.63'
C19	16.40'	75.00'	012°31'37"	8.23'	N 83°42'35" E	16.36'
C20	1[illegible]56'	295.00'	036°37'19"	97.62'	N 71°39'44" E	185.36'
C21	131.63'	295.00'	025°33'59"	66.93'	N 40°34'05" E	130.54'

DRIVEWAY NOTE:

1. A DRIVEWAY PERMIT SHALL BE OBTAINED FROM LOCAL ROAD AUTHORITY PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
2. DRIVEWAY CULVERT SHALL BE A MINIMUM DIAMETER OF 18" OR MATCH THE DIAMETER OF THE NEAREST UPSTREAM CULVERT. THE MINIMUM LENGTH SHALL BE 20' OR AS DIRECTED BY THE LOCAL ROAD AUTHORITY. NO CULVERT SHALL BE LESS THAN 15" IN DIAMETER.
3. DRIVEWAYS SHALL BE PLACED IN A MANNER WHICH MAXIMIZES SIGHT DISTANCE.

SEPTIC NOTE:

DISPOSAL FIELDS ARE APPROXIMATE AND ARE NOT TO BE CONSIDERED FINAL.

LOT DRAINAGE NOTE:

ALL LOTS SHALL BE GRADED IN SUCH A MANNER AS TO AVOID THE DISCHARGE OF ANY ADDITIONAL STORMWATER ONTO DOWNSTREAM PROPERTIES.

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 2183 PAGE 179, 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, AS REQUIRED BY THE ROBERTSON COUNTY REGIONAL SUBDIVISION REGULATIONS

DATE ________ 20___

OWNER ________

TITLE (IF ACTION FOR PARTNERSHIP OR CORPORATION) ________

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 ROBERTSON COUNTY PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE ROBERTSON COUNTY REGISTER OF DEED'S.

DATE ________ 20___

SECRETARY, PLANNING COMMISSION ________

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED, GLOVER HILLS, PHASE 3 HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SURETY INSTRUMENT HAS BEEN FILED TO GUARANTEE SAID INSTALLATION OF SUCH SYSTEM(S).

DATE ________ , 20___

APPROPRIATE GOVERNMENTAL REPRESENTATIVE ________

CERTIFICATE OF APPROVAL OF SEWAGE SYSTEM

I HEREBY CERTIFY THAT THE SEWAGE DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR FINAL INSTALLATION IN THE SUBDIVISION, ENTITLED GLOVER HILLS, PHASE 3 HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SURETY INSTRUMENT HAS BEEN FILED WHICH WILL GUARANTEE INSTALLATION OF SUCH SYSTEM(S).

DATE ________ , 20___

APPROPRIATE GOVERNMENTAL REPRESENTATIVE ________

CERTIFICATE OF APPROVAL OR SURETYING OF STREETS

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED STREETS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE ROBERTSON COUNTY SUBDIVISION REGULATIONS, OR (2) THAT A SURETY INSTRUMENT HAS BEEN POSTED WITH THE ROBERTSON COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE ________ 20___

APPROPRIATE GOVERNMENTAL REPRESENTATIVE ________

CERTIFICATE OF COMMON AREA DEDICATION

I (WE), ________ IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS WITHIN GLOVER HILLS, PHASE 3 FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS WITHIN GLOVER HILLS, PHASE 3, AS MORE FULLY PROVIDED IN CHAPTER ___, "DECLARATION OF COVENANTS AND RESTRICTIONS", APPLICABLE TO THE GLOVER HILLS, PHASE 3 AND RECORDED BY THIS PLAT. SAID CHAPTER ________ IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

"DECLARATION OF COVENANTS AND RESTRICTIONS," APPLICABLE TO THE ABOVE-NAMED SUBDIVISION, IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

DATE ________ , 20___

OWNER ________

CERTIFICATE OF ACCURACY

I (WE) HEREBY CERTIFY THAT TO THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE ROBERTSON COUNTY PLANNING COMMISSION AND THE STATE OF TENNESSEE, TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, WITH AN AN UNADJUSTED PRECISION OF 1:7,500, OR GREATER, FOR A CATEGORY "II" SURVEY, AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.

DATE 7-11 20 23

Christopher L. Clay, RLS 2614
REGISTERED LICENSED SURVEYOR

VICINITY MAP

NOT TO SCALE

SITE LOCATION:

KARA'S WAY, SPRINGFIELD, ROBERTSON COUNTY, TN 37172

AREA SUMMARY:

TOTAL AREA = 832,040.53 S.F. (19.10 ACRES)

CURRENT ZONING: R-30

MINIMUM LOT SIZE: 30,000 SQ FT
MINIMUM LOT WIDTH AT FRONT SETBACK: 125'
MINIMUM FRONT YARD SETBACK: 40'
MINIMUM SIDE YARD SETBACK: 15'
MINIMUM REAR YARD SETBACK: 25'

BASIS OF BEARINGS:

TENNESSEE STATE PLANE COORDINATE SYSTEM NAD 83 & NAVD 88
TENNESSEE DEPARTMENT OF TRANSPORTATION CORS STATIONS NETWORK
GNSS OBSERVATIONS MADE ON OR ABOUT 10-30-22
UTILIZING TRIMBLE R12 EQUIPMENT

THE OBLIGATIONS AND LIABILITIES OF CSR ENGINEERING, INC. AND THIS SURVEYOR FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY(S). A RE-CERTIFICATION BY CSR ENGINEERING, INC. AND THE SURVEYOR WHOSE NAME APPEARS HEREON SHALL BE REQUIRED BY ANY FUTURE PARTY(S).

THE DEPICTION SHOWN HEREON IS SUBJECT TO FEDERAL COPYRIGHT LAWS AND ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN CONSENT OF CSR ENGINEERING, INC AND THE SURVEYOR WHOSE NAME APPEARS HEREON IS STRICTLY PROHIBITED.

FLOODPLAIN NOTE:

SUBJECT PROPERTY IS SHOWN TO LIE WITHIN ZONE "X" FLOOD BOUNDARY AREA, AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 47147C0335C, EFFECTIVE DATE APRIL 16, 2008.

REFERENCE

GLOVER ROAD, SPRINGFIELD, ROBERTSON COUNTY, TN 37172

MAP 101, GROUP N/A, PARCEL 116.00

DEED BOOK 139, PAGE 82, R.O.R.C., TN
DEED BOOK 139, PAGE 84, R.O.R.C., TN

DEVELOPER INFORMATION

GLOVER HILLS, LLC
BURT GLOVER
4711 WEST CHEROKEE ROAD
TAMPA, FL 33629
(850) 687-6113

CSR Engineering

CSR Engineering, Inc.
2010 HWY 49E
Pleasant View, TN 37146
P: 615.212.2389
F: 615.246.3815
www.csrengineers.com

OWNER'S INFORMATION

BURTON DUNN GLOVER
3073 GLOVER ROAD,
SPRINGFIELD, TN 37172
(615) 477-9920

FINAL PLAT
OF
GLOVER HILLS, PHASE 3
KARA'S WAY, SPRINGFIELD,
ROBERTSON COUNTY, TN 37172
FOR
GLOVER HILLS, LLC

CHRISTOPHER L. CLAY — REGISTERED LAND SURVEYOR — TENNESSEE NO. 2614 — 7-11-23

REVISIONS			
NO.	BY	DATE	DESCRIPTION
1)			
2)			
3)			
4)			
5)			
6)			
7)			
8)			

DRAWN BY: CLC — DATE: 7-11-23
CHECKED BY: PLC — DATE: 7-11-23
FIELDWORK BY: DRO — DATE: 10-30-22
CSR PROJECT NO. 22-010

SHEET NO. 1 of 1

EARL R. MAYO **CONSULTING ENGINEER AND SURVEYOR**
119 SUESAND COURT PLEASANT VIEW, TN 37146 (615)522-4704

July 14, 2023

Ms. Stacy Causey
Chief Deputy, Planning
Robertson County Planning and Zoning
527 South Brown Street
Springfield, Tennessee 37172

RE: Review of Revised (Second Revision) Glover Hills Phase 3 Construction Plans

Dear Stacy:

I have reviewed the referenced revised (second revision) construction plans that I received on July 12, 2023 for the July 27, 2023 Planning Commission meeting. Following is a list of my comments:

All of my previous comments have been addressed.

Only a very cursory review has been performed of these documents in order to get an overall sense of general compliance with the engineering requirements contained in the Robertson County Subdivision Regulations by seeing if these requirements appear to be addressed. This review is not intended as a check of accuracy of the documents or compliance with other state or federal laws and regulations, including Erosion Protection and Sediment Control design that was not reviewed by me but is to be reviewed by TDEC. No liability for the correctness or completeness of design or surveying performed by others is assumed by me or Robertson County by my review of these documents.

Please contact me if you have any questions or comments. Thank you for the opportunity to serve you.

Sincerely,

Rick Mayo, PE, RLS

EARL R. MAYO **CONSULTING ENGINEER AND SURVEYOR**
119 SUESAND COURT PLEASANT VIEW, TN 37146 (615)522-4704

July 14, 2023

Ms. Stacy Causey
Chief Deputy, Planning
Robertson County Planning and Zoning
527 South Brown Street
Springfield, Tennessee 37172

RE: Review of Revised Glover Hills Phase 3 Final Plat

Dear Stacy:

I have reviewed the referenced plat that I received on July 12, 2023 for the July 27, 2023 Planning Commission meeting. Following is a list of my comments:

All of my previous comments have been addressed.

Only a very cursory review has been performed of these documents in order to get an overall sense of general compliance with the engineering requirements contained in the Robertson County Subdivision Regulations by seeing if these requirements appeared to be addressed. This review is not intended as a check of accuracy of the documents or compliance with other state or federal laws and regulations, including Erosion Protection and Sediment Control design that was not reviewed by me but is to be reviewed by TDEC. No liability for the correctness or completeness of design or surveying performed by others is assumed by me or Robertson County by my review of these documents.

Please contact me if you have any questions or comments. Thank you for the opportunity to serve you.

Sincerely,

Rick Mayo, PE, RLS

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: Amy Ellis Massey
Mailing Address (No P.O. Boxes, please): 4613 Wandaland Road Cedar Hill TN 37032
Email: ellisamy@bellsouth.net
Telephone Number: 615-972-9696

Applicant's Representative Information:
Name: JEFF CHANDLER
Name of Firm: CHANDLER SURVEYING
Mailing Address (No P.O. Boxes, please): 3421 COOPER NICHOLSON RD PV TN 37146
Email: Chandlersurv@yahoo.com
Telephone Number: 615-746-5900 (C) 615-944-6489

Property Information:
Address: 2833 HEADS CHURCH ROAD CEDAR HILL, TN 37032
Tax Map and Parcel Number: MAP 109, PARCEL 23
Current Zoning Designation: AG 2
Requested Zoning Designation: RP 80

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

Purpose of rezoning request:
OWNERS ARE WANTING TO CONVEY THE HOUSE & PROPERTY TO A FAMILY MEMBER AND WANTS TO ADJUST THE PROPERTY LINES TO ADD PROPERTY TO PARCEL 2 OF MAP 110

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.**

Amy Ellis Massey 6.2.23
Owner of Record Signature & DATE

Jeff Chandler
Applicant's Signature & DATE

Robertson County - Parcel: 109 023.00



Date: June 1, 2023

County: Robertson
Owner: ELLIS ANTHONY T ETAL
Address: HEADS CHURCH RD 2833
Parcel Number: 109 023.00
Deeded Acreage: 2.85
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

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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.

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.

LEGEND

These standard symbols will be found in the drawing.

- WATER METER WM
- IRON ROD (OLD) I.R. (O)
- METAL FENCE POST

WELL NOTE:
WELL IS CURRENTLY NOT AND HAS NOT BEEN IN USE FOR YEARS PER OWNER. THE CURRENT RESIDENCE IS ON PUBLIC WATER.

N
W E
S

0 100 200 300

LINE	BEARING	DISTANCE
L1	N 05°41'38" E	116.26'

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	73.65'	498.39'	N 26°55'46" W	73.59'
C2	106.79'	523.39'	N 28°49'39" W	106.61'

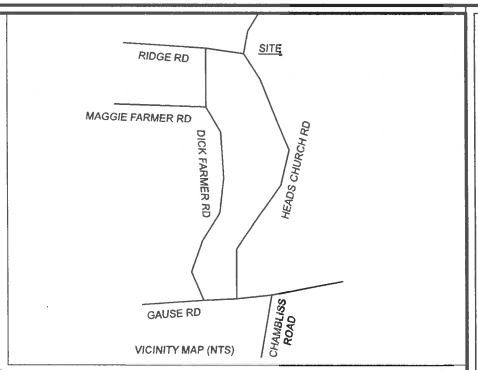
CERTIFICATE OF APPROVAL
PRIVATE SUBSURFACE SEWAGE DISPOSAL

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 BY THE LOCAL HEALTH AUTHORITY.

DATE _____ _____

ENVIRONMENTAL SPECIALIST,
DIVISION OF WATER RESOURCES

PROPERTY OWNERS AND
PROPERTY ADDRESS:
ANTHONY T. ELLEIS ETAL AND
AMY ELLIS ETAL
2833 HEADS CHURCH ROAD
CEDAR HILL, TN 37032



VICINITY MAP (NTS)

NOTE:
The existing 2.85-acre lot is an existing non-conforming lot and the rezone request will create a conforming RP-80 lot



I HEREBY CERTIFY THAT THIS IS A CATEGORY II 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
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
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 A PORTION OF THE PROPERTIES DESCRIBED IN RECORD BOOK 1360, PAGE 652, AND RECORD BOOK 1230, PAGE 152 AND ALSO AS PART OF TRACT 1 IN PLAT BOOK 21, PAGE 34, REGISTER'S OFFICE OF ROBERTSON COUNTY, TN.

CLIENT INFORMATION: ANTHONY T. ELLIS, ET AL AND AMY ELLIS, ETAL
2833 HEADS CHURCH ROAD
CEDAR HILL, TN 37032

REVISIONS
JULY 19, 2023

REZONE

DRAWN	JEFF C	DATE	MAY 24, 2023
APPROVED	JEFF C	DATE	MAY 24, 2023
SCALE	1" = 100'	SHEET	ONE OF ONE
MAP AND PARCEL	MAP 109, PARCEL 23		
CURRENTLY ZONED	AG 2 TO RP80		
PROJECT NO.	226-3		

Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
July 27, 2023

Applicant: Amy Ellis Massey
Surveyor: Jeff Chandler

Request: Rezone ***only 1.84 acres*** of Tax Map 109, Parcel 023.00 from AG-2 to RP-80

Property Information:
- Tax Map 109, Parcel 023.00
- 2833 Heads Church Road, Cedar Hill
- Total lot acreage: 2.85 acres (124,146 sq. ft.)
- **Rezone Request: 1.84 acres (80,150 sq. ft.)**



Figure 1: TN Property Viewer, Tax Map 109, Parcel 023 in entirety is highlighted. The applicant wishes to adjust the property lines and add property to Parcel 002.00 of Map 110. See Figure 2, below.

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%

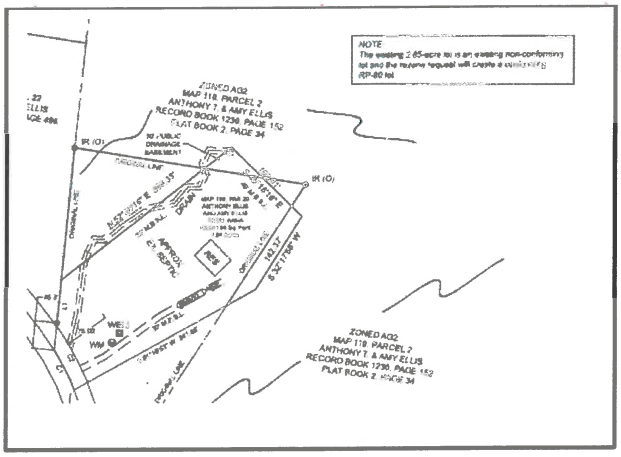


Figure 2: Snip from Surveyor Rezone Plat, showing proposed boundary lines. Full Plat is attached to the application.

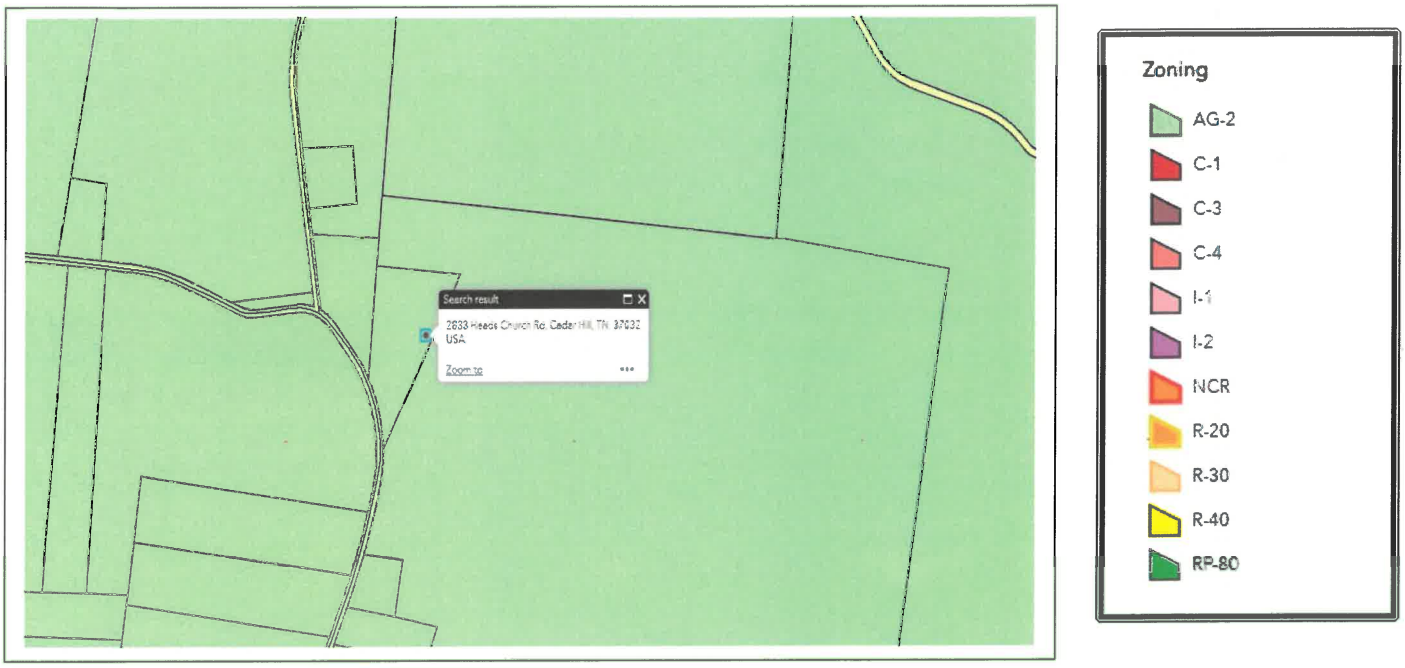
Discussion & Observations:
The applicant wishes to rezone only *1.84 acres* of the 2.85-acre subject property and adjust the property lines to add property to adjoining parcel 002.00 of Map 110. The subject property, and all property in the immediate vicinity, are zoned AG-2 with varying lot sizes. *Please 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: Edward Earl Jones, III
Mailing Address (No P.O. Boxes, please): 7955 Bethlehem Road Springfield, TN 37172
Email: eejj40@aol.com
Telephone Number: 615-975-2573

Applicant's Representative Information:

Name: Trevor Teague
Name of Firm: L.I. Smith and Associates
Mailing Address (No P.O. Boxes, please): 302 N. Caldwell Street Paris, TN 38242
Email: tteague@lismith.com
Telephone Number: 731-644-1014

Property Information:

Address: Bethlehem Road
Tax Map and Parcel Number: Tax Map 094, Parcel 138.00
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:
The purpose of this rezoning request is to rezone from AG-2 to R-40 to allow for a smaller acreage lot to be divided from the parent tract.

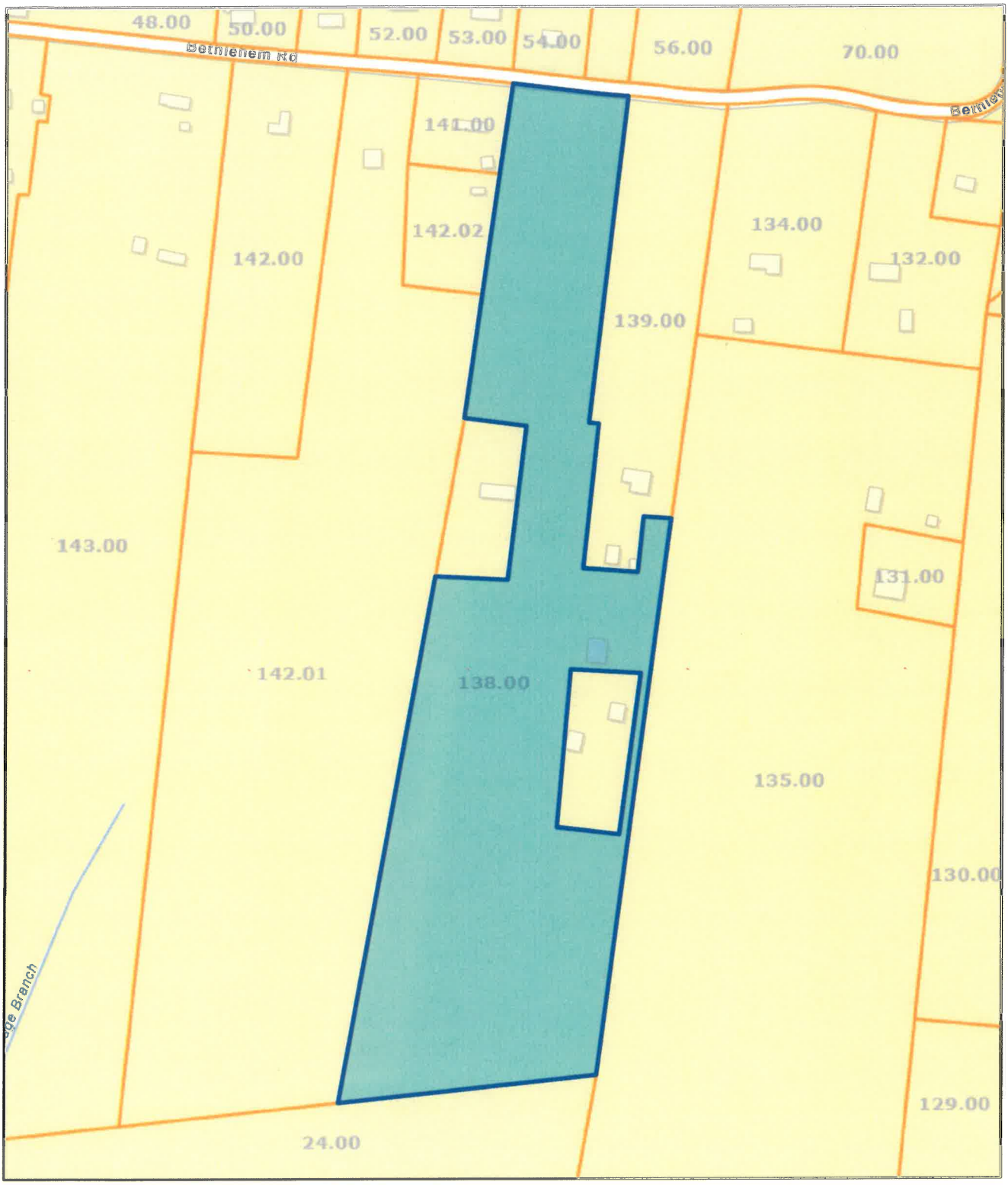
SUBMITTAL REVIEW PROCEDURE:

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.**

Owner of Record Signature & DATE

Applicant's Signature & DATE

Robertson County - Parcel: 094 138.00



Date: June 12, 2023

County: Robertson
Owner: JONES EDWARD EARL JR ETUX
Address: BETHLEHEM RD
Parcel Number: 094 138.00
Deeded Acreage: 19.27
Calculated Acreage: 0
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2021

1:4,514

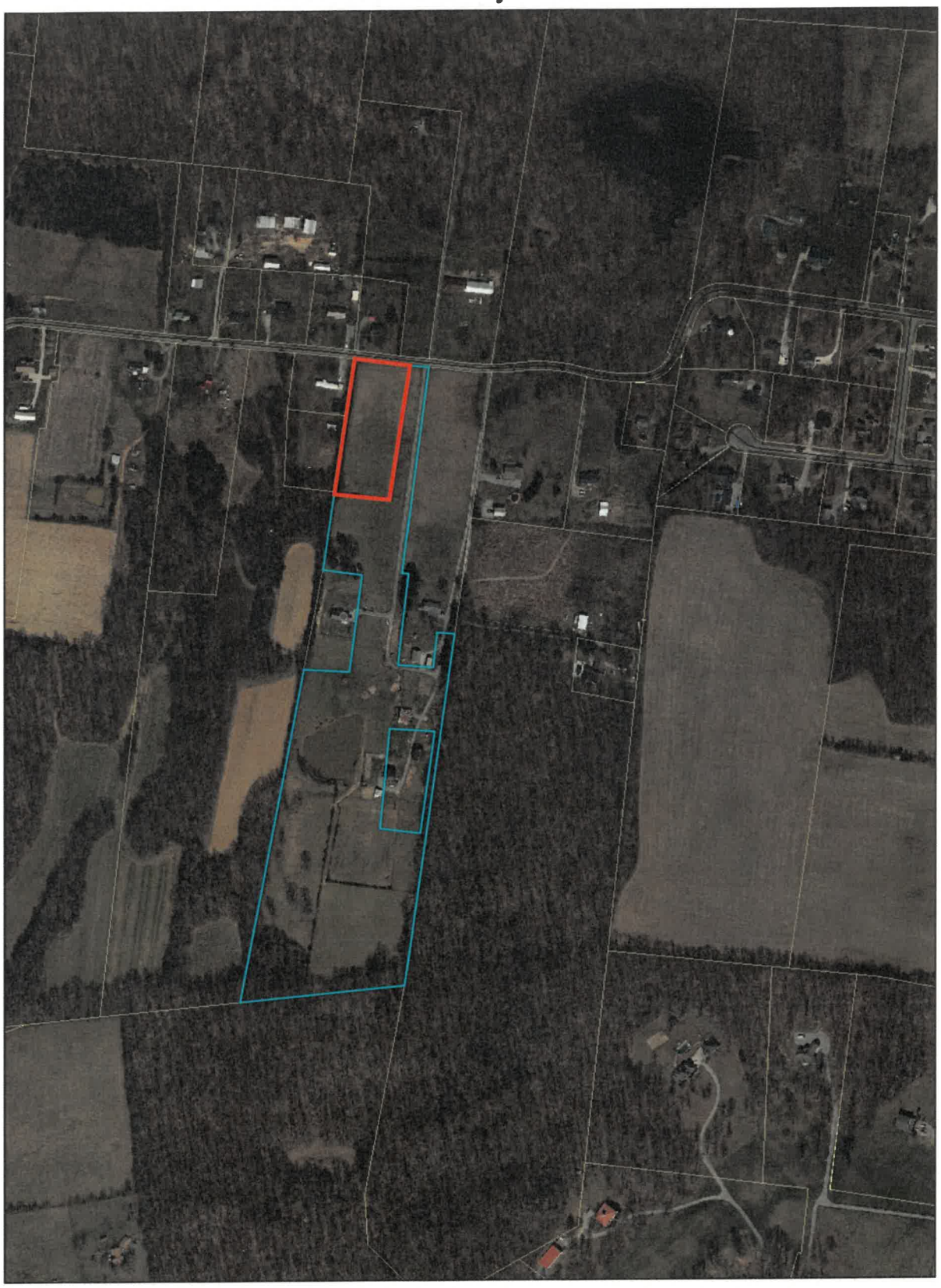
0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

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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.

Robertson County Web Viewer



4/28/2023, 8:42:20 AM

parc_addr

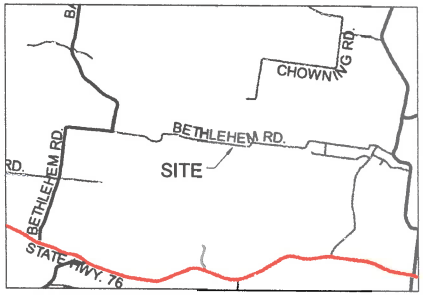
Streets

1:4,000

0 0.04 0.09 0.17 mi

0 0.05 0.1 0.2 km

APSU GIS Center



VICINITY MAP - NOT TO SCALE

LEGEND

- PROPERTY LINE
- PROPERTY ADJOINER LINE
- EASEMENT LINE
- SETBACK LINE
- CENTERLINE OF ROAD
- FENCE LINE
- OE — OVERHEAD UTILITY LINE
- W — WATER LINE
- △ 1/2" REBAR FOUND
- ▲ 5/8" REBAR WITH L.I. SMITH CAP SET
- GUY WIRE
- POWER POLE
- (W) WATER METER

Location of found perimeter monuments of this boundary survey were performed using GPS and conventional survey equipment:

GPS Equipment used: Spectra Precision SP80 GNSS receivers using Real Time Kinematic (RTK) methods relative to an TDOT base reference receiver.

Locations generated using Real Time Kinematic (RTK) vectors had an Root Mean Square (RMS) of no more than 0.04' horizontal.

Distances shown hereon are ground distances.

N

TENNESSEE STATE PLANE COORDINATE SYSTEM - NAD 1983

SOURCE OF TITLE
RECORD BOOK 690, PAGE 572

OWNER: EDWARD EARL JONES, JR., THRESSA K. JONES, & EDWARD EARL JONES, III
7911 BETHLEHEM ROAD
SPRINGFIELD, TN 37172
CONTACT: EDWARD EARL JONES, JR.
PHONE NUMBER: 615-314-7866

TAX MAP 074, PARCEL 138.00

11TH CIVIL DISTRICT
ROBERTSON COUNTY, TENNESSEE

CURRENT ZONING: AG-2, AGRICULTURAL/RESIDENTIAL DISTRICT

AG-2 ZONING SETBACK REQUIREMENTS:
FRONT SETBACK: 75'
SIDE SETBACK: 30'
REAR SETBACK: 40'

PROPOSED ZONING: R-40, LOW DENSITY RESIDENTIAL

R-40 ZONING SETBACK REQUIREMENTS:
FRONT SETBACK: 50'
SIDE SETBACK: 20'
REAR SETBACK: 30'

PROPOSED SETBACKS ARE SHOWN HEREON.

LOT 1 AREA = 1.670± ACRES / 72,743 ± SQUARE FEET

THE REMAINING PROPERTY IS APPROXIMATELY 17.595 ACRES.

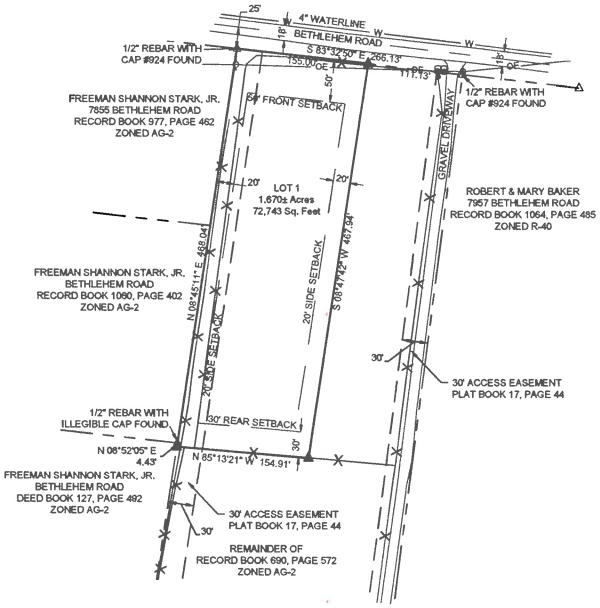
THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.

SITE HAS ACCESS TO PUBLIC WATER PROVIDED BY WHITE HOUSE UTILITY DISTRICT.

SURVEY FIELD WORK WAS COMPLETED ON 05/18/2023.

BY GRAPHIC PLOTTING ONLY, THE PROPERTY IS IN ZONE X ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47147C0405C, WHICH BEARS AN EFFECTIVE DATE OF APRIL 16, 2008.



THE PURPOSE OF THIS PLAT IS TO REZONE THE PROPERTY SHOWN FROM AG-2 TO R-40 ZONING. UPON APPROVAL, THE PROPERTY WILL BE SUBMITTED TO THE PLANNING DEPARTMENT AS A MINOR SUBDIVISION.

I, TREVOR TEAGUE, TN RLS # 3236, HEREBY CERTIFY THAT

(1) THIS PLAT ACCURATELY REPRESENTS MONUMENTATION AND GROUND EVIDENCE OBSERVED DURING THE PROCESS OF THIS SURVEY. THIS SURVEY WAS PREFORMED USING THE LATEST RECORDED DEEDS AND OTHER DOCUMENTATION FOUND BY THIS OFFICE.

(2) THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE WERE NO VISIBLE DISCREPANCIES, OVERLAPPING IMPROVEMENTS, OR ROADWAYS OBSERVED, EXCEPT AS SHOWN HEREON. RECORDED EASEMENTS SHOWN ON THIS PLAT WERE DISCOVERED DURING THE ORDINARY RESEARCH PROCESS. THIS PROPERTY HAS FRONTAGE ON A PUBLIC ROADWAY, EXCEPT AS SHOWN HERON.

(3) THE GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) PORTION OF THIS SURVEY WAS PERFORMED TO THE FEDERAL GEODETIC CONTROL COMMITTEE, GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2 STANDARDS FOR GEODETIC NETWORKS (95% CONFIDENCE).

(4) THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE CLOSED TRAVERSE IS IN EXCESS OF 1:10,000 USING TOTAL STATION SURVEY EQUIPMENT BY THE METHOD OF RANDOM TRAVERSE. THIS SURVEY WAS PERFORMED IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

(5) THIS SURVEY WAS PERFORMED UNDER MY SUPERVISION AND IS CORRECT TO MY KNOWLEDGE, EXPERTISE, AND BELIEF.

TREVOR TEAGUE
REGISTERED LAND SURVEYOR
TENNESSEE NO. 3236
06/12/2023

TENNESSEE ONE CALL SYSTEM, INC.
1-800-351-1111
STOP-CALL BEFORE YOU DIG!

0' 100' 200' 300'

REZONING MAP

NUMBER: 1 of 1

L.I. Smith and Associates, Inc.
LAND DEVELOPMENT | INFRASTRUCTURE DESIGN
SURVEYING SERVICES
302 North Caldwell Street, Paris, TN 38242 | 731-644-1014 | www.lismith.com
475 Metroplex Drive, Suite 212 Nashville, TN 37211 | 615-256-0290

DRAWN BY: TGT	CHECKED BY: TGT	SCALE: 1"=100'
PROJECT # 230212	DATE: 06/05/2023	

THIS DRAWING SHALL BE CONSIDERED PRELIMINARY IN NATURE AND, IN NO WAY, FINAL OR COMPLETE, UNLESS THE SEAL OF THE ENGINEER OR SURVEYOR OF RECORD IS AFFIXED HERETO.

REVISIONS

NO.	DESCRIPTION	DATE

© 2023 L.I. SMITH & ASSOCIATES, INC.

ALL DESIGNS, DATA, AND INFORMATION PRESENTED ON THESE PLANS ARE THE INTELLECTUAL PROPERTY OF L.I. SMITH & ASSOCIATES, INC. THESE PLANS, DESIGNS, DATA AND/OR INFORMATION HAVE BEEN PREPARED SOLELY FOR THOSE PARTIES NAMED HEREON, OR THE REPRESENTATIVES OF SAID PARTIES FOR THE USE OF THOSE PARTIES LISTED HEREON. USE OF THESE PLANS BY ANY OTHER PARTIES, OR USE OF THESE PLANS FOR ANY OTHER PARTIES NOT EXPRESSLY STATED HEREON, SHALL BE CONSIDERED UNAUTHORIZED AND IN VIOLATION OF COPYRIGHT LAWS.

BETHLEHEM ROAD MINOR SUBDIVION
REZONING MAP
BETHLEHEM ROAD
SPRINGFIELD, ROBERTSON COUNTY, TN

Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
July 27, 2023

Applicant: Edward Earl Jones, III
Surveyor: Trevor Teague

Request: Rezone ***only 1.67 acres*** of Tax Map 094, Parcel 138.00 from AG-2 to R-40.

Property Information:
- Tax Map 094, Parcel 138.00
- Unaddressed Bethlehem Road, Springfield
- Total lot acreage: 19.27 acres (839,401 sq. ft.)
- **Rezone Request: 1.67 acres (72,745 sq. ft.)**



Figure 1: TN Property Viewer, Tax Map 094, Parcel 138.00 in entirety is highlighted. The applicant requests only 1.67 acres of the property to be rezoned. See Figure 2, below.

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 2: Aerial view showing subject property to be rezoned.

Discussion & Observations:
The applicant wishes to rezone only *1.67 acres* of the 19.27-acre subject property. The subject property has a mixture of R-40, R-30, and AG-2 property in the immediate vicinity with varying lot sizes.
Please see Exhibit 1 for zoning map exhibit.

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

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map

Tax Map 094, Parcel 138.00 is identified by triangle on below excerpt from zoning map.



Reports from Staff:

Letter from Sheriff's Department

ROBERTSON COUNTY SHERIFF
MIKE VAN DYKE

Lt. Scott D. Trelstad
Court Security Division
507 South Brown Street
Springfield, Tennessee 37172
Sheriff's Office (615) 384-7971
strelstad@robertsonsheriff.com
Cell Number: 615-566-4153
Direct Office Number: 615-382-6198 ext. 1805

Date: 6-8-23
Subject: Security Recommendations

As court security we have been asked to staff the Planning and Zoning meetings that occur every 4th Thursday of the month. In the past the meetings have been held in the conference room on the 3rd floor of the county building. After working the meeting on May 25th, 2023 and speaking with the Deputies who worked it, I am recommending the meeting be moved to the courtrooms on the 2nd floor.

The reason I am recommending this move is security would be able to utilize the security functions already in place for the court system. The Deputies would be able to run all bags through the x-ray machine, people attending the meetings will be screened for weapons, any issues the deputies may need to handle would be covered by video surveillance. The courtrooms also have much more seating compared to the current location on the 3rd floor.

There are current rules in place for the courtrooms that state no cell phones. This would not be in place for the meetings due to it not being a court function.

As for conflict of the meeting schedule and court functions. We rarely go beyond 6pm on Thursdays in the Juvenile Courtroom. If by chance Juvenile Court proceedings are running late the security can adjust to hold the meeting in the General Sessions Courtroom, leaving the 3rd floor conference room as a 3rd alternative.

_____
Lt. Scott D. Trelstad