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: June 13, 2023

The Robertson County Planning Commission will hold its monthly meeting on **Thursday June 22, 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 July 17, 2023.

4. **Approval of Minutes:** Approval of Minutes from May 25, 2023, meeting.

5. **Old Business:** None

6. **New Business:**

   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.

   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.

7. Reports from Staff

8. Adjourn

The Robertson County Planning Commission met on May 25, 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:
Daniel Borthick	Bill Jones	Ross "Traye" Fann
Cheryl Elliott	Keith Hoover	Amanda Harrington
Charles "Gene" Federman	Allan Heard	Stacy Causey
William B. Henry		
Jeremiah Pierce		

Meeting was called to order by Vice-Chairman, Daniel Borthick.

Announcements: Vice-Chairman Daniel Borthick announced that the zoning from this agenda will be held at the County Commission on June 19, 2023. Any citizens wishing to speak for or against any items on the agenda will need to sign in on the sheet provided.

Ross "Traye" Fann, Robertson County Development Office Director announced that there is a new staff member in the Development Office. 1. Stacy Causey will be the point of contact for planning and zoning matters. 2. The Reyes Construction preliminary and final plat review for Hopewell Estates will be discussed tonight due to a glitch. 3. Plat review for 1 and 2 lots will be processed in house. Staff are working to get those caught up and have a goal going forward to have these fully completed within 21 days.

Motion to approve Minutes from previous meeting of April 27, 2023, was made by William Henry with a second by Cheryl Elliott. Motion passed unanimously 5-0.

1. Old Business:

   A. **Reyes Construction:** Preliminary Plat for property located on Hopewell Rd and Hwy 49E, Tax Map 047, Parcel 074.02 (8th Voting District). Represented by Surveyor Phil Casterline. This review was tabled at the April 27, 2023, meeting.

   Staff has no outstanding comments and recommends approval.

   Motion to recommend was made by Gene Federman with a second by William Henry. Motion passed 5-0.

2. New Business:

   A. **Robertson County Highway Department:** Approval of Highway Department Resolution No. 23-274-06 removing Certain Roads/Portion of Certain Roads from the official maintenance roads list and map.

   Motion to recommend was made by Cheryl Elliott with a second by Jeremiah Pierce. Motion passed 5-0.

B. **Reyes Construction:** Final Plat for property located on Hopewell Rd and Hwy 49E, Tax Map 047, Parcel 074.02 (8th Voting District). Represented by Surveyor Phil Casterline.

Staff stated there are no outstanding planning comments or engineering comments and recommends approval of the final plat.

Motion to recommend was made by Gene Federman with a second by Cheryl Elliott. Motion passed 5-0.

C. **Lee Borthick:** Final Plat of Borthick's Corner, Phase 2 located on Hwy 431 North, Tax Map 033, Parcel 077.00 (8th Voting District). Represented by Surveyor Steven Artz. Kyle Shneider was also in attendance to address any concerns regarding the construction plans.

Staff stated both construction plans and final plat have been reviewed and are in order.

Motion to recommend was made by Cheryl Elliott with a second by Gene Federman. Motion passed 5-0.

D. **Level I Real Estate Group:** Rezoning request for *4.56 acres out of 7.77 acres* for property located on Hwy 41 N, Tax Map 069, Parcel 002.01 from C-1 to R-40 (11th Voting District). Represented by Surveyor Steven Artz.

Steve Artz stated that this property lies in a shared planning region with the City of Springfield. In the past, these items have gone from the City of Springfield Planning recommendation straight to the County Commission. Amanda with GNRC stated that Tennessee Code requires any changes to the zoning map to be recommended by the County Planning Commission before going to the County Commission. The City of Springfield will review the final plat.

Motion to recommend was made by William Henry with a second by Jeremiah Pierce. Motion passed 5-0.

E. **Joyce Hendricks:** Rezoning request for 6.99 acres of property located on Possum Trot Road, Tax Map 104, Parcel 015.00 from AG-2 to RP-80 (3rd Voting District) Represented by Surveyor Todd Bollinger.

Staff recommends approval contingent upon applicant submitting final plat to execute the actual subdivision prior to the County Commission.

Motion to recommend was made by Jeremiah Pierce with a second by Gene Federman. Motion passed 5-0.

F. **Julie Ann Middleton:** Rezoning request for *1.96 acres out of 5.1 acres* for property located on Pulliam-Hardaway Road, Tax Map 019, Parcel 024.00 from AG-2 to RP-80 (8th Voting District). Represented by Surveyor Steven Artz.

Staff recommends approval contingent upon applicant submitting final plat prior to the County Commission hearing.

Motion to recommend contingent upon submission of the final plat was made by Cheryl Elliott with a second by Gene Federman. Motion passed 5-0.

G. **William Miller and Joseph Miller:** Rezoning request for 13.66 acres of property located on Airport Rd/Kinney's School Road, Tax Map 068, Parcel 140.00 from AG-2 to R-40 (11th Voting District). Represented by Surveyor Steven Artz.

Staff recommends approval without conditions.

Motion to recommend was made by William Henry with a second by Jeremiah Pierce. Motion passed 5-0.

H. **Maccie Stark:** Rezoning request for 20 acres of property located on Jimson Road, Tax Map 050, Parcel 034.01 from AG-2 to RP-80 (1st Voting District). Represented by Engineer Andy Leath.

Staff stated the request is dimensionally appropriate and recommends approval without condition.

Motion to recommend was made by Cheryl Elliott with a second by Gene Federman. Motion passed 5-0.

3. <u>Reports from Staff</u>

A. Discussion regarding amendments to the Robertson County Zoning Resolution & Subdivision Regulations.

Initial discussion tonight. Will discuss further at June meeting and anticipate having final document ready for review in July.

A motion to adjourn was made by Gene Federman with a second by William Henry. Motion passed 5-0 and the meeting was adjourned.

Respectfully submitted,

Gene Federman

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

4/20/23
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 0620-3-.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.C.A 28-3-114 & T.C.A 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) 9-10, 13 & 14 HAVE ADEQUATE SUITABLE SOIL TO INSTALL AND DUPLICATE A 4-BEDROOM CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEM. LOT (S) 11 & 12 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.

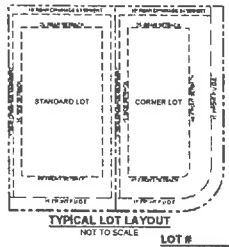
SHADED AREAS ARE RESERVED FOR THE SUBSURFACE SEWAGE DISPOSAL SYSTEM. ANY CONSTRUCTION, CUTTING, FILLING, OR ALTERATION OF THE SOILS WITHIN THE SHADED AREAS MAY VOID THE GENERAL APPROVAL OF THE LOT.

★ LOT 15 NOTE:

LOT 15 IS NOT A BUILDABLE LOT. LOT 15 IS INTENDED TO BE CONVEYED AND TRANSFERRED UNTO THE OWNERS OF LOT 68, GLOVER HILLS, SECTION 5. LOT 15 SHALL THEN BE SUBJECT TO, AND CONFORM TO, ALL MATTERS AS CURRENTLY ENCUMBERING SAID LOT 68, PER PLAT OF RECORD, PLAT BOOK 18, PAGE 94, R.O.R.C., TN, OTHERWISE, LOT 15 BECOMES NULL AND VOID AND THE AREA OF LOT 15 SHALL BE INCORPORATED INTO LOT 6

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.



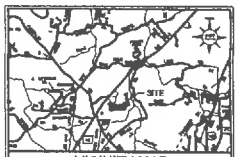
TYPICAL LOT LAYOUT
NOT TO SCALE

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)

LOT #	AREA
1	0.83 ACRES (40,672 SF.)
2	0.81 ACRES (36,678 SF.)
3	0.81 ACRES (36,662 SF.)
4	0.84 ACRES (40,841 SF.)
5	1.24 ACRES (53,820 SF.)
6	1.58 ACRES (69,366 SF.)
7	1.31 ACRES (57,640 SF.)
8	0.83 ACRES (40,577 SF.)
9	1.17 ACRES (51,151 SF.)
10	1.08 ACRES (47,298 SF.)
11	1.29 ACRES (56,359 SF.)
12	1.70 ACRES (74,057 SF.)
13	1.66 ACRES (72,513 SF.)
14	0.92 ACRES (40,387 SF.)
15	0.44 ACRES (18,957 SF.)

GRAPHIC SCALE - IN FEET
1"=100'
60' 0' 100' 200'

North



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
DNBS 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.

CERTIFICATE OF SURVEY ACCURACY

I 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 "R" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED TRAVERSE FOR THIS SURVEY IS GREATER THAN OR EQUAL TO THE MINIMUM REQUIRED STANDARD OF 1:7500 PLUS OR MINUS.

4-20 20 23
DATE

Christopher L. Clay, RLS
REGISTERED LAND SURVEYOR

NUMBER 2619

FLOOD PLANE 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 47147C0036C, EFFECTIVE DATE APRIL 18, 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

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.

SETBACK AND EASEMENT NOTE:

1. ALL LOT FRONTS, UNLESS OTHERWISE NOTED, HAVE A 40' MINIMUM BUILDING SETBACK AND A 15' PUBLIC UTILITY AND DRAINAGE EASEMENT.
2. ALL LOT SIDES, UNLESS OTHERWISE NOTED, HAVE A 15' MINIMUM BUILDING SETBACK AND A 5' DRAINAGE EASEMENT.
3. ALL LOTS, UNLESS OTHERWISE NOTED, HAVE A 25' MINIMUM BUILDING SETBACK AND A 10' DRAINAGE EASEMENT.

LOT	BEARING	DISTANCE
1	N 87°34'24" E	150.00'
2	S 02°25'36" E	150.00'
3	S 87°34'24" W	150.00'
4	S 87°34'24" W	150.00'
5	S 87°34'24" W	150.00'
6	S 87°34'24" W	150.00'
7	S 87°34'24" W	150.00'
8	N 02°25'36" W	150.00'
9	N 87°34'24" E	150.00'
10	N 87°34'24" E	150.00'
11	N 87°34'24" E	150.00'
12	N 87°34'24" E	150.00'
13	N 87°34'24" E	150.00'
14	N 87°34'24" E	150.00'
15	N 87°34'24" E	150.00'

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

_____, 20___
DATE

_____
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 DEEDS.

_____, 20___
DATE

_____
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).

_____, 20___
DATE

_____
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).

_____, 20___
DATE

_____
APPROPRIATE GOVERNMENTAL REPRESENTATIVE

CERTIFICATE OF APPROVAL OR SURETY/ING 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.

_____, 20___
DATE

_____
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.

_____, 20___
DATE

_____
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 THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.

4-20 20 23
DATE

Christopher L. Clay, RLS
REGISTERED LICENSED SURVEYOR 2619

CSR Engineering
CSR Engineering, Inc.
2010 HWY 49E
Pleasant View, TN 37146
P: 615.212.2388
F: 615.248.3815
www.csrengineers.com

OWNER'S INFORMATION
BURTON DUNN GLOVER
3073 GLOVER ROAD
SPRINGFIELD, TN 37172
(615) 477-9020

PRELIMINARY 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. 2619

NO.	BY	DATE	DESCRIPTION
1	TS	12-19-22	ADDED LOT 15
2	TS	1-9-23	ADDED LOT 15
3	TS	2-9-23	ADDED LOT 15
4	TS	3-9-23	ADDED LOT 15
5	TS	4-20-23	ADDED LOT 15

DRAWN BY: CLC DATE: 4-28-23
CHECKED BY: PLC DATE: 4-28-23
FIELDWORK BY: DRG DATE: 10-30-22
CSR PROJECT NO. 23-018

SHEET NO. 1 of 1

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

May 19, 2023

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

RE: Review of Glover Hills Phase 3 Preliminary Plat

Dear Stacy:

I have reviewed the referenced plat that I received on May 17, 2023 for the June 22, 2023 Planning Commission meeting. Following is a list of my comments:

1. Some of the text is very small.
2. Show a 10' Public Utility and Drainage Easement (PUDE) along the rear of the lots.
3. Kara's Way is more than the 1,000' maximum length allowed for cul-de-sacs if measured from Daza Drive. The length is approximately 1,000' if measured from the future road shown. However, this road may never be constructed or connected to another road network.
4. If the lot numbers shown have already been used in previous sections of the subdivision, then these lot numbers should be coordinated with previous sections and numbered accordingly.
5. Clarify the fire hydrant location at the end of the street.
6. A minimum 20' drainage easement is needed downstream of all culverts discharging onto private property.
7. Show concrete monuments or iron bar monuments at all major corners of the subdivision and at each end of right-of-way curves.
8. Suggest ending the future road at the end of the right-of-way radius. It does not access any lot at this time and vehicles that turn onto it will have to back out.
9. Add the following note: "All lots shall be graded in order to avoid discharging any additional stormwater onto downstream properties."
10. Add contours.
11. A drainage easement is needed across lots 5, 6, 10, 11, 12 and 13 to accommodate the existing drainage way across these lots.
12. A drainage easement is needed across the front corner of Lots 4 and 5 to accommodate the proposed ditch.
13. Show the minimum ground elevation for proposed structures for Lots 4,5,6,10,11,12 and 13.

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. 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

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

FOR
GLOVER HILLS, LLC

Initial Staff Comments provided by Amanda Harrington, GNRC.
Transmitted via email to Robertson County Staff on 5.30.23

1. Two certificates of accuracy are not required.
2. Please place preliminary plat approval certificate.
3. Remove final plat certificates.
4. Please show Lot 15 on the plat.
5. Label or indicate width of driveways.
6. Concern about location of driveway of lot 1 lining up with the future road.
7. Adjust approximate location of structure on lot 14 to reflect corner lot setback.
8. Contours of maximum 5' are missing.
9. Provide draft restrictive covenants indicating maintenance of any common areas, streets, drainage facilities, etc. If already recorded, provide a copy.

NEW BUSINESS: B

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

Application for Rezoning

Applicant Information:
Name: William C. Mason

Mailing Address (No P.O. Boxes, please): 425 Wilkinson Lane, White House TN 37188
Email: williammason92@gmail.com
Telephone Number: 615-389-1397

Applicant's Representative Information:
Name: Steven E. Artz

Name of Firm: Steven E. Artz and Assoc.
Mailing Address (No P.O. Boxes, please): P.O Box 693, Springfield TN 37172
Email: artz.steve@gmail.com
Telephone Number: 615.382-0481

Property Information:
Address: 11104 Betts Rd, Greenbrier TN 37073
Tax Map and Parcel Number: Map 123 parcel 178
Current Zoning Designation: AG2
Requested Zoning Designation: R40

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

Purpose of rezoning request: see attached letter

SUBMITTAL REVIEW PROCEDURE:
1. Deliver ten (10) copies of this application & any supporting materials to the Planning & Zoning Department before or by the final due date (Please see attached schedule- the "Corrections Due" does **not** apply to this type of application)
2. Provide copy of deed to prove ownership.

3. Provide aerial photograph of the property from TN Property Viewer
4. Pay review fee
5. Email a .PDF of the application & supporting materials (items 1-3) to gjones@robcotn.gov
6. Attend the Planning Commission meeting. Be ready to present and answer questions. **Failure to appear at the Planning Commission meeting may result in the denial of the application.**

William C Mann 5-12-23
Owner of Record Signature & Date

William C Mann 5-12-23
Applicant's Signature & Date

April 19, 2023

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

Re: Request for Rezoning

Dear Planning Commission Members,

The purpose for this letter is to request the rezoning of 2.13 acres. The subject property may be found on Tax Map 123, Parcel 178, in the Tax Assessor's Office for Robertson County, Tennessee. The property has road frontage on Betts Road, (State Route #257), in the 12th Civil District, 5th Voting District.

The property is currently zoned, 'AG-2'. We are wishing to rezone the property to 'R40'. We are in hopes of subdividing the property into two (2) lots assuming adequate soils are available for the installation of Subsurface Sewage Disposal Systems. We understand that if this request is approved, we must then submit appropriate plats for the approval by the Planning Commission and all other governing authorities.

Thank you for your cooperation with this matter and if we may assist you in any manner, please contact us at your earliest convenience.

Sincerely,

William C. Mason
425 Wilkinson Lane
White House, TN. 37188
(615) 389-1397

Steven E. Artz and Associates, Inc.

Surveyor's Description
April 19, 2023

The following paragraph describes a tract of land in the 12th Civil District of Robertson County, Tennessee, said tract being a portion of that property which was conveyed to William C. Mason, by Girish Panchal, in a deed of record which is recorded in Record Book 2244, Page 650, Register's Office for Robertson County, Tennessee, (RORCT), with further reference for title purposes of Record Book 2244, Page 952, RORCT.

Note:

1) Iron pin (new) called herein are ½" diameter rebar x 18" long with cap stamped 'SEA-1708'.
2) Bearings herein are referenced to a deed of record which may be found in Record Book 2244, Page 650, RORCT.

Beginning at an iron pin (old), in the northerly margin of Betts Road, (State Route #257), the southwest corner of a tract of land which belongs to Terry A. Johnson, having deed references in Record Book 1906, Page 230 and Record Book 1681, Page 19, RORCT, the southeast corner of this tract and continuing with the northerly margin of said road, as follows:
N 60°04'55" W, 124.60 feet to an iron pin (new);
thence with a curve to the left, having a radius of 2030.00 feet, an arc distance of 75.88 feet, and a chord bearing and distance of N 61°09'10" W, 75.88 feet to an iron pin (old), in the northerly margin of Betts Road, the southeast corner of a tract of land which belongs to William C. Mason, having deed reference in Record Book 2244, Page 650 and Record Book 2244, Page 952, RORCT;
thence, N 01°53'10" E, 426.26 feet to an iron pin (old), the northeast corner of said tract of land which belongs to William C. Mason, in the southerly boundary of a tract of land which belongs to Stephen Lee Cunningham, having a deed reference in Record Book 2110, Page 728, RORCT;
thence, N 72°46'53" E, 200.00 feet to a pipe (old), a common corner of said tract of land which belongs to Stephen Lee Cunningham, and a second tract of land which belongs to Stephen Lee Cunningham, having a deed reference in Record Book 2110, Page 728, RORCT, and said tract of land which belongs to Terry A. Johnson;
thence, S 03°00'00" W, 584.79 feet, to the point of beginning, containing **2.13 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4800 Highway 431 North, Springfield, Tennessee, 37172, dated April 19, 2023.

The above described tract of land may be found on Tax Map 123, Parcel 178, in the Tax Assessor's Office for Robertson County, Tennessee.

File: Steve\230089L

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

Curve Table						
NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	02°08'30"	2050.00	37.94	75.88	N 61°09'10" W	75.86

Line Table		
NUMBER	DIRECTION	DISTANCE
L1	N 60°04'55" W	124.60

Deed North

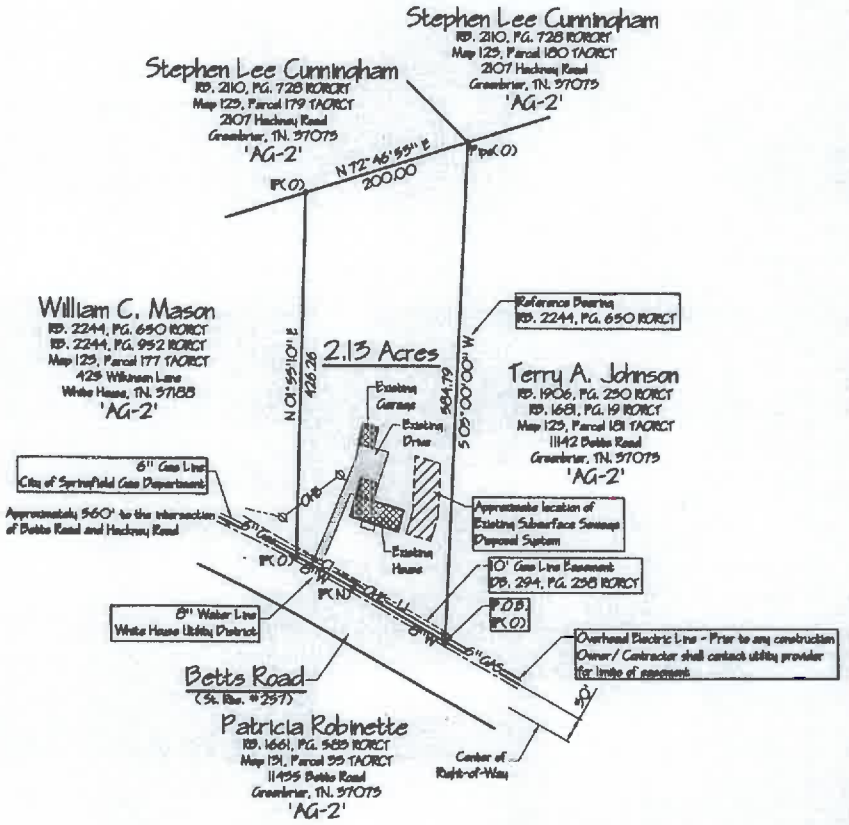
Surveying the Past, Present and Future

100 50 0 100 200

Scale in Feet
1"=100'

Surveyor's Notes:

1. No Title Report was furnished to this surveyor therefore the survey shown hereon is subject to any and all findings an accurate Title Report may reveal.
2. This survey was made using the latest recorded deeds and physical evidence found in the field.
3. All distances shown hereon are based on a field run survey using EDM equipment and have been adjusted for temperature.
4. The survey shown hereon was made in accordance with Chapter 0820-3-.07, Standards of Practice as adopted by the State of Tennessee Board of Examiners for Land Surveyors.



Legend
P.O.B. Point of Beginning
Pipe(O) Pipe (Old)
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
Power Pole
—OHE— Overhead Electric Line

William C. Mason
Owner
429 Wilkinson Lane
White House, TN. 37188
(615) 969-1597

Civil File No. 2300895
Control File No. 060169E

Property Address:
11104 Betts Road
Greenbrier, TN. 37073

Deed Reference:
Record Book 2244, Page 650 ROROT
Record Book 2244, Page 952 ROROT
Map 129, Parcel 178 TAORCT

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

Present Zoning Classification - 'AG-2'
Proposed Zoning Classification - "R40"

I hereby certify that this General Property Survey is a Category II Survey and the Ratio of Precision of the Unadjusted Survey is 1:7500+ and that this survey meets the current Tennessee Minimum Standards of Practice.

STEVEN E. ARTZ — TENNESSEE NO. 1708 — R.L.S.

Rezoning Request For
William C. Mason
12th Civil District
Robertson County, Tennessee

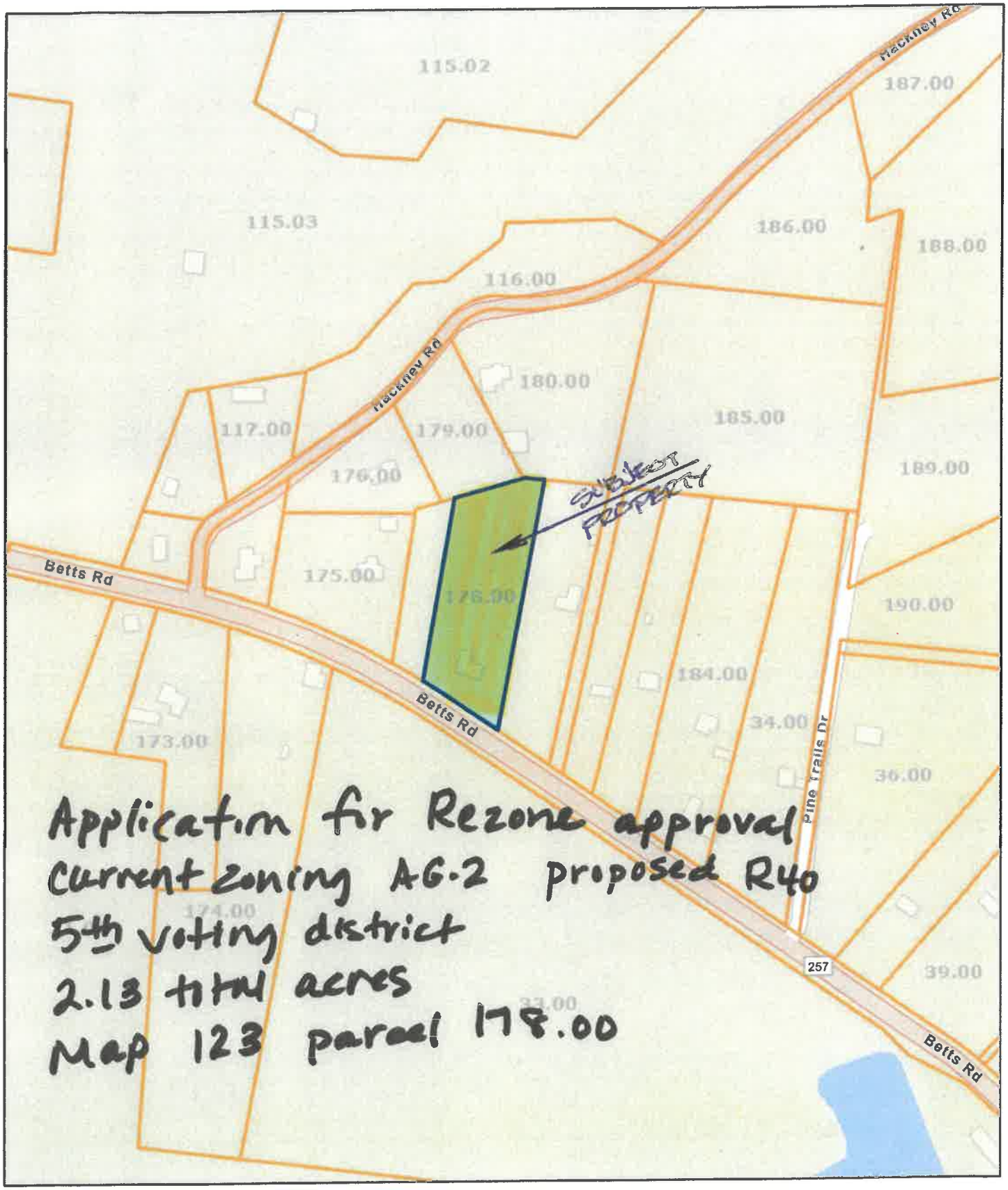
Revisions			
Number	Date	By	Comment

Drawn By SEA
Checked By JMM
Proj. No. 2300891
Date 4/19/23

Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 990 Goodlettsville, TN 37072
email artzse@aol.com
(615) 583-0418

RZ1
Sheet Number

Robertson County - Parcel: 123 178.00



Date: May 1, 2023

County: Robertson
Owner: PANCHAL GIRISH ETAL
Address: BETTS RD 11104
Parcel Number: 123 178.00
Deeded Acreage: 0
Calculated Acreage: 1.8

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

Robertson County - Parcel: 123 178.00



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The property lines are compiled from information maintained by your local

WHITE HOUSE UTILITY DISTRICT
P.O. BOX 608, 3303 HIGHWAY 31-W — WHITE HOUSE, TENNESSEE 37188
TELEPHONE (615) 672-4110 — FAX (615) 672-8098

May 5, 2023

Mr. William C. Mason
425 Wilkinson Ln
White House, TN 37188

RE: Water Availability for 11104 Betts Rd
Robertson County, Tax Map 123 Parcel 178.00
Greenbrier, TN

Dear Mr. Mason

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

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

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

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

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

Sincerely,

Pat Harrell, PE
District Engineer

Staff Comments
Amanda Harrington, Principal Planner
Reviewed for the Robertson County
Planning Commission Meeting
of June 22, 2023

New Business: William C. Mason Rezoning Application

Request: Rezone the entirety (2.13 total acres) of Tax Map 123, Parcel 178.00 from AG0-2 to R-40

Property Information:

- Tax Map 123, Parcel 178.00
- 11104 Betts Road, Greenbrier
- Gas served by City of Springfield
- Water served by White House Utility District
- Total lot acreage: 2.13 acres (92,782.8sq. ft.)

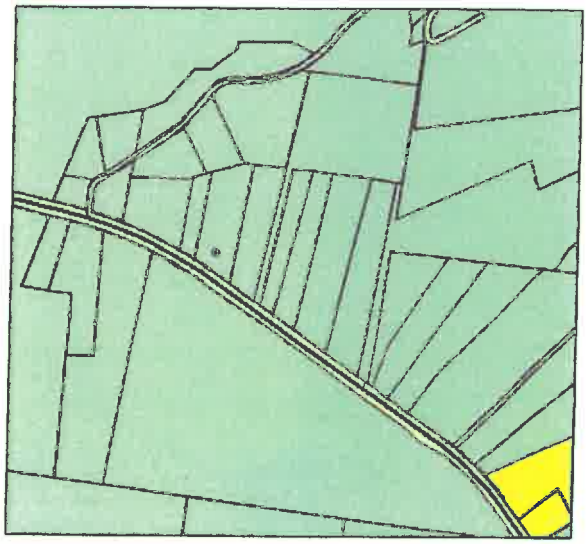


Figure 1: APSU-Hosted Robertson County Zoning Map

R-40 Minimum Requirements

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

Discussion & Observations:

The applicant wishes to rezone the entire parcel from AG-2 to R-40, with the stated intent to subdivide the property into two independent lots of record (subject to County approval). The property is surrounded by AG-2 zoned property.

**** END COMMENTS***

Exhibit 1
TN Property Viewer of Subject Property

