MEMORANDUM

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

Posted on Robertson County Website on:

TO: Planning Commission Members
FROM: Planning Staff
DATE: March 14, 2023

The Robertson County Planning Commission will hold its monthly meeting on **Thursday March 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- motion to Approve last month's minutes.

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 April 17, 2023.

4. Old Business: No items.

5. New Business:

   A. **Wendell Marshall Jr. Rezone:** Rezoning Request from AG-2 To R-40 Campbell Rd Tax Map 62, Parcel 4.04. (1st Voting District) Represented by Steve Artz

   B. Frank and Kathleen Phillips: Request for Final Plat approval one Lots 1 Pleasant Grove Rd Tax Map 084 Parcel 055.00 new lot of record. The property is located at 334 Pennington Ln. (*8th Voting District).* Represented by Kathleen Phillips.

   C. **Robertson County Regional Planning Commission:** Approval of Resolution No. 022723015. To confirm Authority of the Robertson County Regional Planning Commission to delegate approval authority of certain minor subdivision plats to Planning Department staff.

6. Reports from Staff

7. **Adjourn**

The Robertson County Planning Commission met on February 23,2023 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	Jeremiah Stinson	Traye Fann
Daniel Borthick	Ricky Green	Amanda Harrington
Allen Heard		Gregory Jones
Kay Bagby		
Gene Federman		
William Henry		
Jeremiah Pierce		

The meeting was called to order by Chairman, Bill Jones.

Staff started the nomination.

President, Federman Nominated Bill Jones, second by William Henry passed 7-0.

Vice President, William Henry nominated Danny Borthick, Second by Federman, passed 7-0

Secretary, Borthick nominated Federman second Kay Bagby, passed 7-0

Motion to approve the minutes of the January 26th meeting was made by Daniel Borthick with second by William Henry. Motion passed 7-0.

Old Business

No old Business

New Business:

A. **Subdivision Regulation Variance Request**: Staff stated this was under Subdivision Regs not BZA.
Garner stated that road was removed, Artz stated didn't no when it was removed. For Anglin, Thomas, and Jones land lock. Steve explains Jones going through property and keep other from being detached. Staff stated request seeks relief from the provisions set forth of 1-112.109

Federman motion to approve 2nd by Henry motion passed 7-0.

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 map.

Motion to approve by Heard with second by Pierce. Motion passed 7-0.

C. **Jeffrey Bigg-Whispering Meadows**: Request for Final Plat approval of a replat of lots 2 & 3 of Whispering Meadows Subdivision by combining Tax Map 109l. 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.

Artz stated just combing lots. **Motion to approve Federman 2nd by Borthick, Motion passed 7-0**.

D. **Holley Carter**: Rezone 5.015 acres of property located at 6513 Greenbrier 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.

Staff recommended rezone.

Motion to approve Borthick, 2nd by Henry motion passed 7-0

E. Elizabeth Chambers: Rezone one (1) ace 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.

Staff stated a longtime ago adjourning property owner zone entire area. You can require a buffer, Duty zoning request is appropriate Staff will recommend.

Motion to Approve by Federman 2nd by Danny Borthick, motion passed 7-0

F. **Chatman/Mathis Property- withdrawn.**

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.

Staff supports.

Motion to approve Borthick 2nd Federman motion passed 7-0

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.

Staff supports request.

Motion to approve by Henry 2nd by Allen/Federman motion passed 7-0

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 Todd Bollinger.

Staff stated that we only 1 lot at this time, any anther will be handled separately. Jerry Hager said he had cleaned up the lot.

Motion to approve Federman 2nd by William Henry, motion passed 7-0

J. **Isolde Ray Kleininger**: Request for Final Plat approved of a one (1) lot subdivision of Tax Map 087, Parcel 85 located at 1838 Stroudville rd. (7th voting District). Represented by Andrew Haley.

Staff approves Final Plat Requirements.

Motion to Approve Borthick 2nd Federman motion approve 7-0

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

Staff requirements are met.

Motion to approve Heard 2nd by Federman motion pass 7-0

L. Dean and Carol Whitley: Request for Final Plat approval for a three (3) lot subdivision of Tax Map131, Parcel 116, located at 5786 Fisher Grove (4th Voting District). Represented by Andrew Haley.

Staff already RP-80, Engineer stated lines are there.

Motion approves by Federman 2nd by Henry motion passed 7-0.

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

Motion Approved Heard 2nd Borthick.

Solar System discussion- various ideas, Staff will right recommendation to be discussed.

Move to Adjourn Borthick 2nd by Federman motion passed 7-0.

Respectfully Submitted,

_____

Gene Federman Secretary

Robertson County, Tennessee
Application for Rezoning

AG-1: Agricultural/Business District
AG-2: Agricultural/Residential District
RP-80: Rural Preservation District

R-40: Low Density Residential
R-30: Medium Density Residential
R-20: High Density Residential

Property Information:

1. Current Zoning of Property: AG2
2. I want to be rezoned to: R40
3. Owner of Record Name, Phone Number, & Physical Address Where Mail is Received:
   - Name: Wendell Marshall Jr.
   - Phone Number: 615-714-6370
   - Physical Address: 5298 Campbell Rd. Cross Plains TN 37049
   - Email Address:
4. Physical Address of Property (No P.O. Boxes) – If unaddressed, say none.
   same as above
5. Tax Map & Parcel Number:
   Map 62 parcel 4.04
6. Size of Property (sq ft. or acres):
   1.00 ac
7. Owner's Representative (real estate agent, surveyor, engineer, family member, self, etc.)
   - Name: Steven E. Artz and Assoc., LLC
   - Phone Number: 615-382-0481
   - Physical Address: 4800 Hwy 431 N, Springfield TN 37172
   - Email Address: artz.steve@gmail.com

Please Answer the Following Questions:

8. What is the purpose of wanting to rezone the property (sell, build rental property, etc.)
   See attached letter

9. Is any part of the property in a flood zone? No

SUBMITTAL REVIEW PROCEDURE:

1. Submit 3 hard copies and email a .PDF aerial photograph of the property for review (refer to attached schedule for due date).
2. Remit payment for review to Robertson County.
3. Attend the Planning Commission meeting. Be ready to present and answer questions. **Failure to appear at the Planning Commission meeting may result in the Planning Commission denying recommendation of the rezoning request or deferring to the next scheduled meeting.**
4. If the Planning Commission votes to recommend the application to the County Commission, staff will provide the relevant information to the County Mayor's office.
5. The County Commission will conduct one hearing to determine approval or denial of the rezoning request

MY SIGNATURE CERTIFIES THAT I HAVE READ THE ABOVE SUBMITTAL REVIEW PROCEDURE AND UNDERSTAND WHAT IS REQUIRED.

Owner of Record Signature & Date: 3-8-23

Owner's Representative Signature & Date

February 13, 2023

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

Re: Request for Rezoning

Dear Planning Commission Members,

The purpose for this letter is to request the rezoning of a 1.00 acres tract of land. The subject property may be found on Tax Map 62, Parcel 4.04, in the Tax Assessor's Office for Robertson County, Tennessee. The property will be served by a 30' Ingress, Egress and utility easement which fronts Campbell Road, in the 15th Civil District, 1st Voting District.

The property is currently zoned, `AG-2`, we are wishing to rezone the property to `R40` in order for, our daughter and her family to construct a new home on the lot. We understand that if this request is granted, we will then need to submit appropriate plats to the Planning Commission and other approving agencies for approval.

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,

Wendell J. Marshall, Jr.
5298 Campbell Road
Cross Plains, TN. 37049
(615) 714-6370

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

June 24, 2020

Mr. Wendell J Marshall
5298 Campbell Road
Cross Plains, TN 37049

RE: **Water Availability for Campbell Road**
*****Revised for Fire Protection*****
Robertson County, Tax Map 062 Parcel 004.04
Cross Plains, TN

Dear Mr. Marshall,

This letter will serve as a revision to the original availability response issued from our office dated June 11, 2020. This confirm that White House Utility District can provide one domestic water service for the property mentioned above as long as the property fronts Campbell Road or has an easement dedicated for the water service line to lie within. We understand you wish to serve the existing parcel behind 5298 Campbell Road and there will be no alteration to the existing parcel. There are currently no existing water taps associated with this property. A fire hydrant flow rate of 500 gallons per minute with a minimum residual pressure of 20 psi has been requested. No fire sprinkler flows, commercial flows, or irrigation flows have been requested for this project.

Domestic and fire hydrant flows can be supplied to the project by WHUD's existing six-inch diameter water main located on the west side of Campbell Road. To procced with a hydrant install, you will need to submit the $3,000 fire hydrant installation fee to WHUD. Once received, we will prepare plans to go to TDEC for approval and schedule the install. Please allow 90 days from the date of payment for the hydrant to be installed. Standard water tap fees will be due for this property 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 $2,050, but that is subject to change over time.

Should this property be subdivided, or additional services needed in the future, you will need to contact our office for additional availability.

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

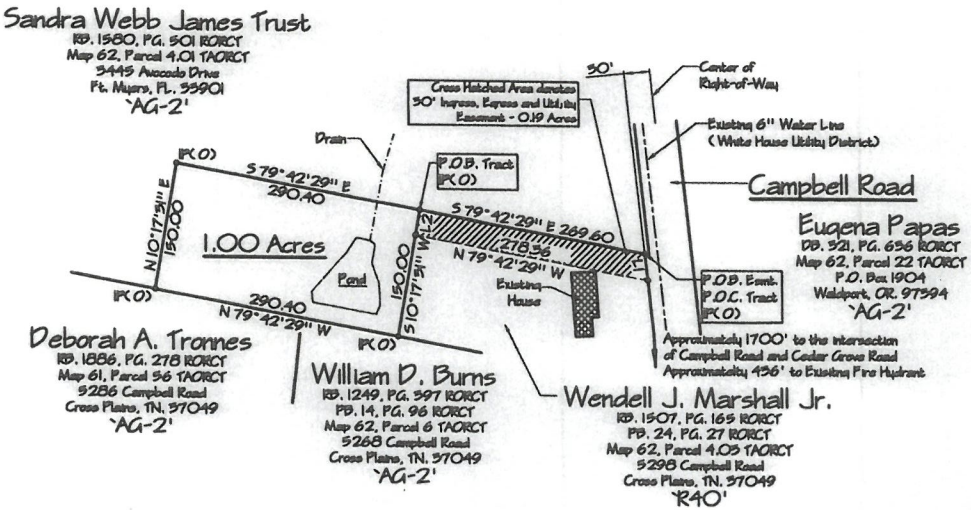
Deed North

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 the surveyor at the time of this survey, therefore, the survey shown hereon is subject to any and all findings an accurate Title Report may reveal.
2. This survey was made using the latest recorded deeds and physical evidence found in the field.
3. The survey shown hereon was made in accordance with Chapter 0820-3-.07, Standards of Practice as adopted by the State of Tennessee Board of Examiners for Land Surveyors.



Legend
P.O.C. Point of Commencement
P.O.B. Point of Beginning
IP(O) Iron Pin (Old)
O Meander Point
L1 Refer to Line Table Shown Hereon for Data

Wendell J. Marshall Jr.
Owner
9298 Campbell Road
Cross Plains, TN. 37049
(615) 714-6970

Line Table		
NUMBER	DIRECTION	DISTANCE
L1	S 05°59'36" E	31.25
L2	N 10°17'51" E	30.00

Property Address:
9298 Campbell Road
Cross Plains, TN. 37049

Deed Reference:
Tract:
Record Book 1541, Page 746 RORCT
Map 62, Parcel 4.04 TAORCT
Easement:
Record Book 1507, Page 165 RORCT
Map 62, part of Parcel 4.03 TAORCT

Cad File No. Y2001505
Coord. File No. 07012SE

Revisions			
Number	Date	By	Comment

Drawn By: SEA
Checked By: JMM
Proj. No.: Y2001510
Date: 3/8/25

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

Present Zoning Classification - AG2
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
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE
No. 1708

Rezoning Request For
Wendell J. Marshall Jr.
15th Civil District
Robertson County, Tennessee

Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 929 Springfield, TN. 37172
email: artz.steve@gmail.com
(615) 382-0481

RZ1
Sheet Number

Staff Comments
Amanda Harrington, Principal Planner
Reviewed for the Robertson County
Planning Commission Meeting
of March 23, 2023

New Business: Wendell Marshall Jr. Rezoning Request from AG-2 to R-40.

Property Information:

- Tax Map 62, Parcel 4.04
- Unaddressed Campbell Road
- One (1) acre – 43,560 square feet
- Property is served by White House Utility District



Map 1: Source TN Property Viewer

R-40 Zoning Dimensional 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%



Map 2: Robertson County Zoning Map, Austin Peay University

Discussion & Observations: While the property appears landlocked, there is a 30' ingress/egress easement that runs on the north side of parcel 4.03, providing access to Parcel 4.04. The area has a variety of existing zoning designations. There is one lot adjoining the subject property that is already zoned R-40 (Low Density Residential). Several lots to the south are zoned R-30 (Medium Density Residential). One parcel across Campbell Road is zoned RP-80 (Rural Preservation). The remaining property in the immediate vicinity is AG-2. The minimum lot size for R-40 is 40,000 sq. ft. The subject property appears to be dimensionally appropriate.

****End Comments****

ROBERTSON COUNTY PLANNING & ZONING DEPARTMENT

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

Application for Plat Approval

Is this a PRELIMINARY or FINAL plat? (Circle one)

Property Information:

1. Current Zoning of Property: Residential - Ag2

2. Owner of Record Name, Phone Number, & Physical Address Where Mail is Received:

   Name: Frank and Kathleen Phillips

   Phone Number: Kathleen - 615-943-3784

   Physical Address: 3932 Pleasant Grove Road; White House, TN 37188

   Email Address: kathiphillips68@yahoo.com

3. Physical Address of Property (No P.O. Boxes) - If unaddressed, say none.
   3932 Pleasant Grove Road; White House, TN 37188

4. Tax Map & Parcel Number:
   084 / 055.00

5. Size of Property (sq ft. or acres):
   8.65 ACRES

6. Owner's Representative (real estate agent, surveyor, engineer, family member, self, etc.)

   Name: Frank and Kathleen Phillips

   Phone Number: 615-943-3784

Physical Address: 3932 Pleasant Grove Road; White House, TN 37188

Email Address: kathiphillips68@yahoo.com

Please Answer the Following Questions:

7. Is any part of the property in a flood zone? No
8. How many new lots are being proposed? 1
9. Are there new roads or utilities required from this subdivision action? Utilities only
10. Have any variances been granted for this project? No
    a. If yes, when & for what?

    _____

SUBMITTAL REVIEW PROCEDURE:

1. Submit 1 hard copy (no smaller than 11x17) and email a .PDF of the completed application & plat of the property for review (refer to attached schedule for due date).
2. Remit payment for review to Robertson County.
3. Attend the Planning Commission meeting. Be ready to present and answer questions. **Failure to appear at the Planning Commission meeting may result in the Planning Commission denying the submittal or deferring to the next scheduled meeting.**

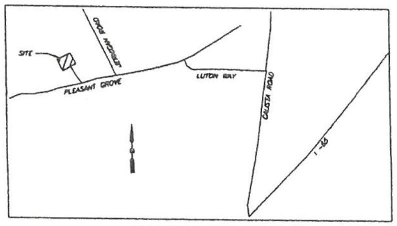
MY SIGNATURE CERTIFIES THAT I HAVE READ THE ABOVE SUBMITTAL REVIEW PROCEDURE AND UNDERSTAND WHAT IS REQUIRED.

Kathleen M. Phillips 2/24/23

Owner of Record Signature & Date

Kathleen M. Phillips 2/24/23

Owner's Representative Signature & Date



VICINITY MAP – N.T.S.

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 '1' LAND SURVEY AS DEFINED IN THE TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY DOES NOT EXCEED 1:10,000

3/15/2023

DANIEL A CURRY   RLS#2964   DATE

CERTIFICATE OF APPROVAL SYSTEM:

I HEREBY CERTIFY THAT THE WATER SYSTEM INFRASTRUCTURE DEPICTED ON THE FINAL SUBDIVISION PLAT ENTITLED INDIAN PLAINS SUBDIVISION SECTION 2 EITHER (A) HAS BEEN INSTALLED IN ACCORDANCE WITH CURRENT WHITE HOUSE UTILITY DISTRICT, LOCAL AND STATE GOVERNMENT REQUIREMENTS, (B) A SURETY BOND SUFFICIENT TO COVER SUCH INSTALLATION HAS BEEN POSTED WITH THE WHITE HOUSE UTILITY DISTRICT. IN THE EVENT OF DEFAULT BY THE DEVELOPER OR OWNER, THE WHITE HOUSE UTILITY DISTRICT SHALL IN NO WAY BE RESPONSIBLE FOR COMPLETION OF THE WATER SYSTEM INFRASTRUCTURE DEPICTED ON THIS FINAL PLAT UNLESS THE SURETY BOND HAS BEEN POSTED IN FAVOR OF THE WHITE HOUSE UTILITY DISTRICT, IS IN EFFECT AT THE TIME OF DEFAULT AND IS IN TE AMOUNT SUFFICIENT TO COVER ALL COSTS TO COMPLETE SUCH WATER SYSTEM INFRASTRUCTURE.

WHITE HOUSE DISTRICT UTILITY DISTRICT   DATE

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 1012, PAGE 213, 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.

OWNER   DATE

CERTIFICATE OF APPROVAL OF PRIVATE SUBSURFACE SEWAGE DISPOSAL

GENERAL APPROVAL IS HEREBY GRANTED FOR THE PHILLIPS SUBDIVISION, 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 (SSDS) EACH LOT MUST OBTAIN A SSDS CONSTRUCTION PERMIT TO BE ISSUED BY THE DIVISION OF WATER RESOURCES, THE SIZE, TYPE AND LOCATION OF THE SSDS WILL BE DETERMINED AT THE TIME OF THE PERMIT ISSUANCE. ANY CUTTING, FILLING OR ALTERATION OF SOIL CONDITION MAY VOID THE GENERAL APPROVAL.

ENVIRONMENTAL SPECIALIST TDEC DIVISION OF WATER RESOURCES   DATE

UTILITY NOTE:

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. 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 SHOWN 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. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-366-1987 OR 1-800-351-1111.

GPS CERTIFICATION:

I, DANIEL A. CURRY, HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM TWO POINTS ESTABLISHED VIA THE TDOT GNSS REFERENCE NETWORK AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THIS SURVEY:

TYPE OF SURVEY: REAL TIME KINEMATIC
POSITIONAL ACCURACY: 0.05 FEET
DATE OF SURVEY: JANUARY 30TH, 2023
DATUM/EPOCH: NAD83(2011) EPOCH 2010.00
PUBLISHED/FIXED CONTROL USED: TDOT CORS NETWORK
GEOID MODEL: 2003(CONUS)
COMBINED GRID FACTOR: NONE

SURVEYOR'S NOTE:

1. THE PURPOSE OF THIS PLAT IS TO CREATE A SECOND LOT FOR HOME CONSTRUCTION AND IDENTIFY SEPTIC LEACHING FIELD.

2. 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 AND ACCURATE TILE REPORT MAY REVEAL.

3. THIS SURVEY WAS MADE USING THE LATEST RECORDED DEEDS AND PHYSICAL EVIDENCE FOUND IN THE FIELD.

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.

5. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, NAD83. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION ON TWO (2) CONTROL POINTS FOR THE SURVEYED PROPERTY TO ESTABLISH AS BASIS FOR BEARING FOR THE SURVEY.

6. 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.

7. BY GRAPHIC PLOTTING ONLY THIS PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS PER FEMA MAP AND PANEL NUMBER 47147C0270C EFFECTIVE DATE APRIL 15, 2008.

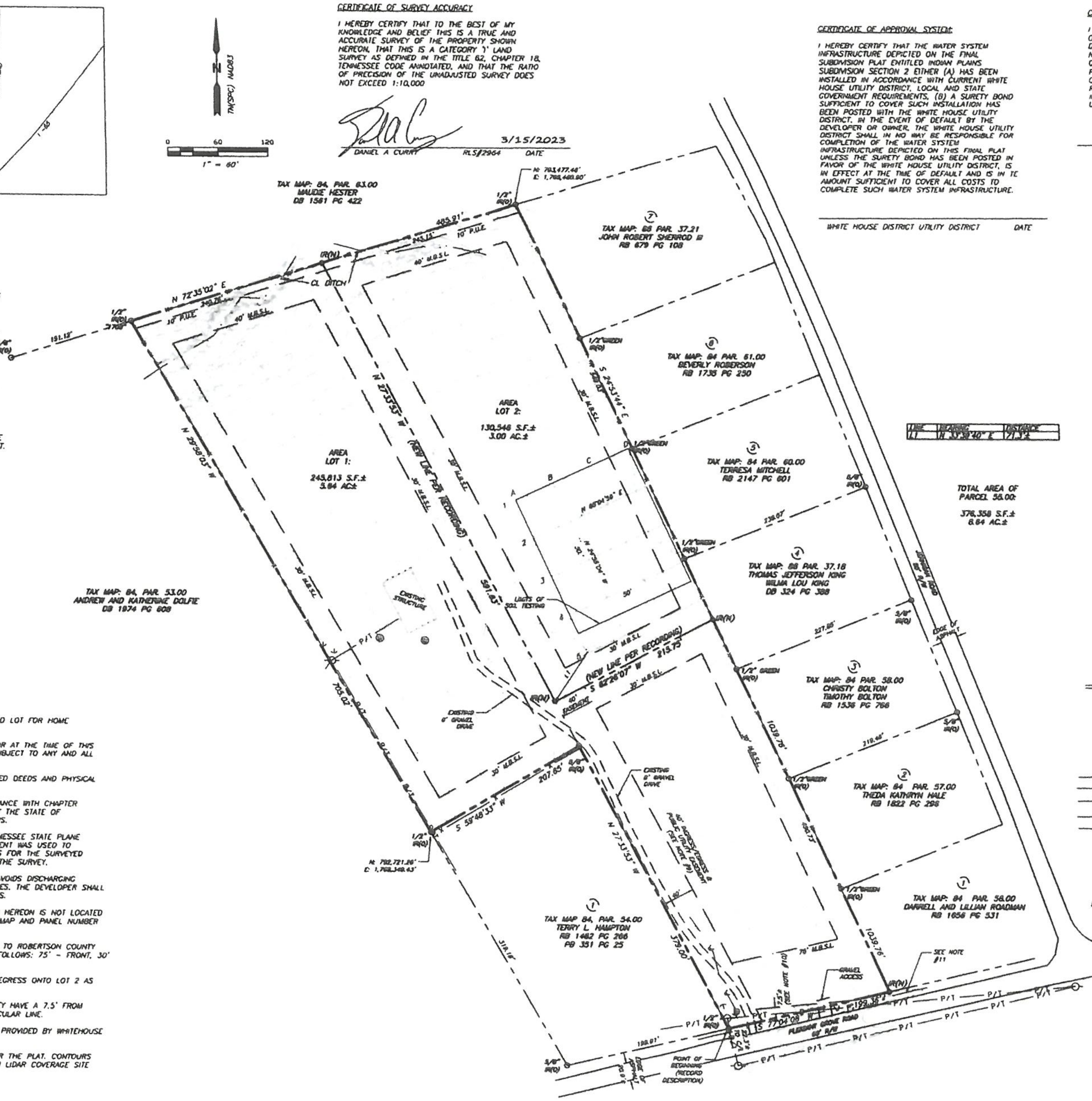
8. PROPERTY IS CURRENTLY ZONED AG-2. ACCORDING TO ROBERTSON COUNTY ZONING ORDINANCE TABLE 6-5-A SETBACKS ARE AS FOLLOWS: 75' – FRONT, 30' SIDE & 40' REAR.

9. THIS 40' EASEMENT IS TO BE USED FOR INGRESS/EGRESS ONTO LOT 2 AS WELL AS UTILITIES TO SERVE LOT 2.

10. IN CONVERSATION WITH CUMBERLAND ELECTRIC THEY HAVE A 7.5' FROM CENTERLINE RIGHT OF WAY EASEMENT FOR THIS PARTICULAR LINE.

11. THIS WATER LINE WAS DERIVED FROM UTILITY MAP PROVIDED BY WHITEHOUSE UTILITY AND IS 6" IN SIZE.

12. NO FIELD RUN TOPOGRAPHIC WORK WAS DONE FOR THE PLAT. CONTOURS SHOWN HEREON WAS DERIVED FROM THE STATE OF TN LIDAR COVERAGE SITE THAT CAN BE ACCESSED HERE: https://lidar.tn.gov/
VERTICAL DATUM IS NAVD88.



LINE	BEARING	DISTANCE
L1	N 33°38'40" E	171.3±

OWNER:

FRANK AND KATHLEEN PHILLIPS
3932 PLEASANT GROVE ROAD
WHITE HOUSE, TN 37188
615.943.3784
kathiphillips68@yahoo.com

DEED REFERENCE:

TO: FRANK AND KATHLEEN PHILLIP
FROM: TROY LYLE HAMPTON
RB 1781 PG 391

PROPERTY MAP REFERENCE:
BEING ALL OF PARCEL 55.00 ON ROBERTSON COUNTY TAX MAP 74-84.

LEGEND

⊠	WATER METER
-O-	UTILITY POLE
◎	SEWER CLEANOUT
⊥	ANCHOR
○IR(O)	IRON ROD, OLD
●IR(N)	IRON ROD, NEW
—— — — ——	PROPERTY LINE
—— x ——	FENCE
—— W ——	WATER LINE
—— P/T ——	OVERHEAD ELECTRIC
—— P(UG) ——	UNDERGROUND ELECTRIC
(1)	LOT NUMBER

ALL EASTERLY ADJOINERS SHOWN HEREON CAN ALSO BE IDENTIFIED AS LOTS 1-7 SHOWN ON THE PRELIMINARY AND FINAL PLAT OF PLEASANT ACRES, AS RECORDED IN PLAT BOOK 4 PAGE 95, R.O.R.C.

REVISIONS		
NO DATE	BY	DESCRIPTION

COLLIER ENGINEERING CO., INC.
CONSULTING • DESIGN • CONSTRUCTION
2949 NOLENSVILLE PIKE, NASHVILLE, TN 37211
PHONE: (615) 331-1441 FAX: (615) 331-1050

PRELIMINARY PLAT
3932 PLEASANT GROVE RD - 11TH CIVIL DIST.
WHITE HOUSE, ROBERTSON COUNTY
TENNESSEE

3/15/2023

DATE 3/15/2023
DRAWN BY S.M.R.
SUPERVISED BY D.A.C.
CHECKED BY D.A.C.

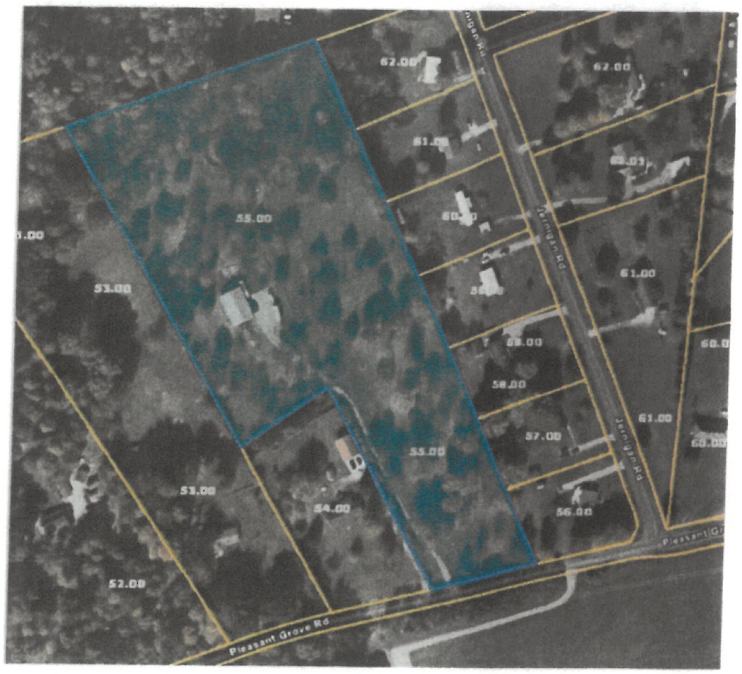
GEN. PROP. SURVEY

SHEET NO. 1 OF 1

Corrections 2-15-14

Staff Comments
Amanda Harrington, Principal Planner
Reviewed for the Robertson County
Planning Commission Meeting
of March 23, 2023

New Business: Frank and Kathleen Phillips' request for one-lot subdivision.



Property Information:

- Tax Map 084, Parcel 55
- 3932 Pleasant Grove Road, White House
- 8.65 acres - 376, 794 square feet.
- New utilities required.
- No new roads proposed.
- Property is zoned AG-2.
- Property is served by White House Utility District.

AG-2 (With Water) Zoning Dimension Requirements:
Minimum Lot Size: 130,000
Front: 75'
Side: 30'
Rear: 40'
Min. Lot Width @ Front Bldg. Setback Line: 250'
Min. Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 25%

Discussion & Observations: The preliminary plat has been reviewed against the Robertson County preliminary plat checklist requirements. There are no outstanding corrective comments.

****End Comments****

ROBERTSON COUNTY
RESOLUTION NO. 022723015
(AS AMENDED)

RESOLUTION TO CONFIRM AUTHORITY OF THE ROBERTSON COUNTY REGIONAL PLANNING COMMISSION TO DELEGATE APPROVAL AUTHORITY OF CERTAIN MINOR SUBDIVISION PLATS TO PLANNING DEPARTMENT STAFF

WHEREAS, the Robertson County Regional Planning Commission (Planning Commission) has historically delegated the review and approval of minor subdivision plats (*i.e.*, two (2) or fewer lots that do not require waivers) to Planning Department Staff ("Staff"); and

WHEREAS, consistent with T.C.A. § 13-3-402, this delegation of minor subdivision review to Staff is common among other jurisdictions in the State; and

WHEREAS, on May 4, 2022, Governor Lee signed Public Chapter 994 ("Platting Statute"), which expands the Planning Commission's delegative authority, allowing the Planning Commission to delegate to Staff the review and approval of up to twenty-five (25) lots if the development received preliminary plan approval and up to five (5) lots if the development did not require preliminary plan approval; and

WHEREAS, the revised authority, however, only allows this Planning Commission delegation of authority to Staff if the County Legislative Body approves such delegation by majority vote; and

WHEREAS, Planning Staff made a presentation to the County Commission regarding the Platting Statute at their February 27, 2023 meeting and, at said meeting, the County Commission authorized Staff's ability to approve final plats of up to two (2) lots for which the development does not require preliminary plan approval and wherein said final plats comply with the County's Subdivision Regulations and no request for a variance or waiver from the County's Subdivision Regulations has been requested, as well as actions that combine lots; and

WHEREAS, delegating this authority to Staff reduces the cost of the subdivision process and time for review and approval for property owners in the County; and

WHEREAS, the Board of County Commissioners finds and determines that the best interests of Robertson County and its citizens will be served by the adoption of this Resolution.

NOW THEREFORE, BE IT RESOLVED by the Robertson County Board of Commissioners that, pursuant to the authority granted by T.C.A. § 13-3-402, it hereby confirms and approves allowing the Planning Commission to delegate approval authority of minor subdivision plats to Planning Department Staff as described in this Resolution.

RESOLVED this _____ day of _____, 2023.

ROBERTSON COUNTY, TENNESSEE

ATTEST:

_____
Robertson County Clerk

BY: _____
Billy Vogle, County Mayor

_____
Date

_____
Chairman Signature & Date
Robertson County Planning Commission