MEMORANDUM

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

TO: Planning Commission Members
FROM: Planning Staff
DATE: December 12, 2024

The Robertson County Planning Commission will hold its monthly meeting on **Thursday December 19, 2024, at 7:00 P. M.** on the 2nd Floor, Judicial Complex, Robertson County Office Building. Chief Deputy Planner, Hunter Mantooth, is available to answer questions at (615) 384-3666 or hmantooth@robcotn.org.

AGENDA

1. Roll Call

2. Comments from Citizens: Persons wishing to speak for or against any item must sign the log sheet prior to the meeting.

3. Announcements: Rezonings from this agenda will be heard at the next County Commission meeting on January 27, 2025.

4. Approval of Minutes: Approval of Minutes from November 21, 2024, meeting.

5. Old Business: None

6. New Business:

   A. **Kevin D Nash:** Rezone Request for 1.526 acres of the 15.70 acres of property located at 7679 Webster Rd. White House. Tax Map 117 Part of Parcel 007.00 from AG-2 to R-40 (3rd Voting District). Represented by Todd Bollinger, Todd Bollinger & Associates.

   B. **Brandon Frank on behalf of Michael and Diane Selfridge and Brian Linderman:** Rezone Request for 20.22 acres of property located on Gideon Rd. Greenbrier. Tax Map 104 Parcel 068.02 from AG-2 to RP-80 (3rd Voting District). Represented by Brandon Frank, Brandon Frank Construction.

   C. **Geoffrey & Ashley Sanders:** Rezone Request for 3.00 acres of the 10.74 acres on Gideon Rd. Greenbrier. Tax Map 116 Part of Parcels 261.00 and 261.01 from AG-2 to RP-80 (4th Voting District). Represented by Todd Bollinger, Todd Bollinger & Associates.

D. **Eddie Smith:** Rezone Request for 2.51 acres of property located on Hwy 31W, Cottontown. Tax Map 096, Parcel 074.06 from RP-80 to C-1 (2nd Voting District). Represented by Josh Lyon, Klober Engineering Services.

E. **Clint Head on behalf of CWHFP, LLC:** Rezone Request for 20.2 acres of the 26.82 acres of property located on Maxey Rd., Adams. Tax Map 097, Part of Parcel 058.00 from AG-2 to C-4 (7th Voting District). Represented by Clint Head, Young Hobbs & Associates.

F. **John Blackwell:** Final Plat for Blackwell Property located at 6245 Dyer Rd., Goodlettsville. Tax Map 140 Parcel 066.00 (4th Voting District). Represented by Beau Agee, Agee Professional Land Surveying.

7. Reports from Staff: None

8. Adjourn

The Robertson County Planning Commission met on November 21, 2024 at 7:00 p.m. in the Judicial Complex, Second Floor, Robertson County Office Building, Springfield, Tennessee.

Roll Call:

MEMBERS PRESENT:
Bill Jones
Allan Heard
Charles "Gene" Federman
Daniel Borthick
Cheryl Elliott
William B Henry

MEMBERS ABSENT:
Jeremiah Pierce
Jeremy Stinson

OTHERS PRESENT:
Hunter Mantooth
Pam Groves
Amanda Harrington
Troy Adkins – Hwy. Dept.

Meeting was called to order by Chairman, Bill Jones at 7:01 pm.

Roll Call was completed by Hunter Mantooth. All the members were present, but Jeremiah Pierce and Jeremy Stinson.

Announcements: Chairman Bill Jones announced that the zoning from this agenda will be heard at the County Commission on December 16, 2024. Any citizens wishing to speak for or against any items on the agenda will need to sign in on the sheet provided. Ten citizens signed up to speak.

Motion to approve Minutes from previous meeting of October 24, 2024, made by Cheryl Elliott with a second by Daniel Borthick.
Motion passed unanimously 6-0.

1. Old Business: None

2. New Business:

   A. Robertson County Highway Department:

      a. **Resolution No. 24-285-12:** Resolution Making Changes to the Official Maintenance Road List and Map
      b. **Resolution No. 24-286-12:** Resolution Adopting the Official Mainte3nacne Road List for Robertson County, Tennessee
      c. **Resolution No. 24-287-12:** Resolution Adopting Official 2024 Road Map for Robertson County, Tennessee

      Troy Adkins with the Highway Department was there to present and answer questions. No questions were asked and no one to speak on this item.

   Motion to approve all 3 highway resolutions was made by Gene Federman with a second from William B Henry.
   Motion passed unanimously 6 - 0.

B. **Clarion Homes on behalf of Randy Graves:** Rezone Request for 46.30 acres of the 51.30 acres of property located at 8203 Horseshoe Road, Cross Plains. Tax Map 085, Part of Parcel 096.00 from AG-2 to R-30 (3rd Voting District). Represented by Andy Leath, GreenLID Design.
Drew with GreenLID Design was there to present and answer questions. Ten citizens signed up to speak on this agenda item. Each were given a chance to speak for or against this rezone request. Bill Jones allowed a statement and question from the audience after everyone had spoken. Several emails were received by Hunter from citizens that could not make the meeting. Those emails were forwarded to the commissioners prior to the meeting and a copy provided to them at the meeting.
Several commissioners asked questions and comments.
Gene Federman made the comment that the request fits the requirements, but there are other issues that need to be addressed.

Gene Federman made a motion to send to the County Commission without a recommendation with a second from Daniel Borthick.
Motion passed 5 – 1. Allan Heard voted against.

C. **Mark Cox:** Rezone Request for 1.00 acre of property located at 6255 Crawford Store Rd., Springfield. Tax Map 004, Parcel 033.00 from AG-2 to R-40 (8th Voting District). Represented by Steve Artz, Steve Artz & Associates, Inc.
Steve Artz was there to present and answer questions.
No one signed up to speak on this matter and there were no questions or comments from the commission.

Motion to recommend was made by Daniel Borthick with a second from Cheryl Elliott.
Motion passes unanimously 6- 0.

D. **Keith Griswold:** Rezone Request for 2.00 acres of property located at 6757 Lovel Cook Rd., Springfield. Tax Map 072 Parcel 107.00 from AG-2 to R-40 (8th Voting District). Represented by Todd Bollinger, Todd Bollinger & Associates.
Todd Bollinger was there to present and answer questions.
No one signed up to speak on this matter and there were no questions or comments from the commission.

Motion to recommend was made by Allan Heard with a second from Daniel Borthick.
Motion passes unanimously 6- 0.

E. **Jason Krisle:** Rezone Request for 3.00 acres of property located at 4216 Roy Cole Rd., Springfield. Tax Map 071 Parcel 063.00 from AG-2 to R-40 (8th Voting District). Represented by Todd Bollinger, Todd Bollinger & Associates.
Todd Bollinger was there to present and answer questions.
No one signed up to speak on this matter and there were no questions or comments from the commission.

Motion to recommend was made by Gene Federman with a second from William B Henry.
Motion passes unanimously 6- 0.

F. **Jeff and Lori Bradley:** Final Site Plan for Standing Stone Nursery, located at 2520 Old Hwy 431 S., Springfield. Tax Map 113 Parcel 014.00 (10th Voting District). Represented by Tyler Bagwell, EIT, Southern Mapping & Drafting, LLC.
Tyler Bagwell was there to present and answer questions.
No one signed up to speak on this matter and there were no questions or comments from the commissioners.

Motion to approve was made by Cheryl Elliott with a second from Gene Federman.
Motion passes unanimously 6- 0.

Reports from Staff: None from staff, however Sara Sinatra from Inspire Place Making was there along with Vonda Gates with the Robertson County Economic Development Board to discuss the findings of a land use project completed by a grant received. They discussed how it could be a tool for planning and zoning to use to help make recommendations.

A motion to adjourn made by Daniel Borthick with a second by Gene Federman.
Motion passed unanimously 6-0 and the meeting was adjourned at 7:55 pm.

Respectfully submitted,

Gene Federman

Gene Federman, Secretary

New Business: A

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

Application for Rezoning

Applicant Information:

Name: Kevin D Nash
Mailing Address: 7550 George Nash Rd White House TN 37188
Email: kevin@nasherectionandwelding.com
Telephone Number: 615-202-0887 KN

Applicant's Representative Information:

Name: Todd Bollinger
Name of Firm: Todd Bollinger & Assoc.
Mailing Address: 119 Fisher Dr Greenbrier, TN 37073
Email: ToLRLS@BellSouth.net
Telephone Number: 615-218-0169

Property Information:

Owner (if not applicant provide letter giving applicate permission): _____
Physical Address: 7679 Webster RD
Tax Map and Parcel Number: Map 117 PCL 7.00 Part of Parcel KN
Current Zoning Designation: AG 2
Requested Zoning Designation: ~~RP 80~~ R-40

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

Purpose of rezoning request:

will be Subdivided From PCL 7.00
to sell house to renter KN

SUBMITTAL REVIEW PROCEDURE:

1. Deliver one (1) copy of this application & any supporting materials to the Development Office 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. Provide Legal description **AND** Survey of the areas to be rezoned including map and parcel number
5. Provide water letter from utility company stating location and size of current water line, adequate pressure for domestic use and if/where fire hydrants are required
6. Pay the review fee.
7. Email a .PDF of the application & supporting materials to hmantooth@robcotn.org
8. 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.

11/4/24

Owner of Record Signature & DATE

Applicant's Signature & DATE

PLAT CONTAINS 1.526 ACRES

NOTE:
THIS SURVEY WAS PREPARED FROM CURRENT DEEDS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE. THIS SURVEY IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY OR WILL REVEAL.

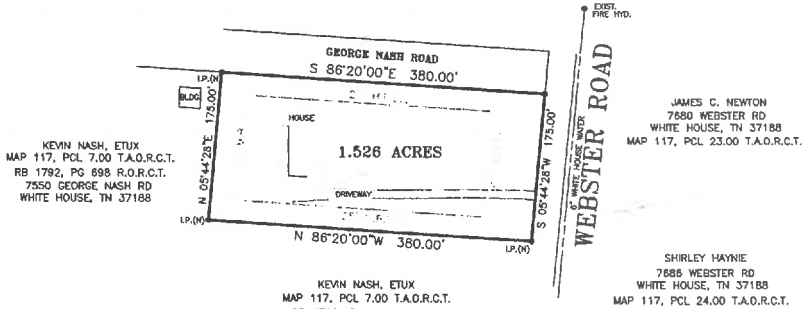
NOTE:
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UTILITIES. UTILITIES, IF SHOWN HEREON, ARE AS PER INFORMATION FURNISHED BY THE ASSOCIATED UTILITY AUTHORITY AND ARE APPROXIMATE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES, IF SHOWN, COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES, IF SHOWN, HEREON ARE IN THE EXACT LOCATION INDICATED. THEREFORE, THE SIZE, TYPE, AVAILABILITY AND ACTUAL LOCATION OF ANY AND ALL UTILITIES SHOULD BE VERIFIED PRIOR TO MAKING ANY DECISION RELATIVE TO THIS PROPERTY.

IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION OF ANY TYPE MUST NOTIFY ALL KNOWN UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT. TENNESSEE ONE CALL "811".

NOTE:
ALL BEARINGS ARE REFERENCED TO THE OWNER'S DEED OF RECORD RECORDED IN THE COUNTY REGISTER'S OFFICE.



KEVIN NASH, ETUX
7550 GEORGE NASH RD
WHITE HOUSE, TN 37188
MAP 106, PCL 155.00 T.A.O.R.C.T.



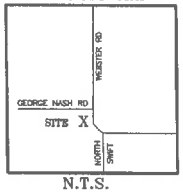
KEVIN NASH, ETUX
MAP 117, PCL 7.00 T.A.O.R.C.T.
RB 1792, PG 698 R.O.R.C.T.
7550 GEORGE NASH RD
WHITE HOUSE, TN 37188

JAMES C. NEWTON
7680 WEBSTER RD
WHITE HOUSE, TN 37188
MAP 117, PCL 23.00 T.A.O.R.C.T.

SHIRLEY HAYNIE
7686 WEBSTER RD
WHITE HOUSE, TN 37188
MAP 117, PCL 24.00 T.A.O.R.C.T.

KEVIN NASH, ETUX
MAP 117, PCL 7.00 T.A.O.R.C.T.
RB 1792, PG 698 R.O.R.C.T.
7550 GEORGE NASH RD
WHITE HOUSE, TN 37188

VICINITY MAP



N.T.S.

SURVEYOR'S CERTIFICATE

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

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

ZONED AG2
REQUESTING R-40

PROPERTY REFERENCE

KEVIN NASH, ETUX
MAP 117, PCL 7.00 T.A.O.R.C.T.
RB 1792, PG 698 R.O.R.C.T.



REZONING PLAT FOR
KEVIN NASH LOT
7679 WEBSTER ROAD

SCALE	DRAWN BY	APPROVED	DATE
1" = 100'	A.T.B.	A.T.B.	10/1/24

11TH CIVIL DISTRICT

ROBERTSON COUNTY
TENNESSEE

DRAWING NO.
7679WEB

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

Robertson County - Parcel: 117 007.00



Date: November 4, 2024

County: Robertson
Owner: NASH KEVIN ETUX
Address: WEBSTER RD 7679
Parcel Number: 117 007.00
Deeded Acreage: 0
Calculated Acreage: 15.7
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2023

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.

Property Description

1.526 Acres

Being a tract of land in the 11th Civil District of Robertson County Tennessee, and a portion of that property conveyed to Kevin Nash in RB 1792, PG 698 R.O.R.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 10/01/24 as follows:

Beginning at a point at the intersection of the southerly margin of George Nash Road and the westerly margin of Webster Road, said point being the most northeast corner of herein described tract; Thence with the westerly margin of Webster Road S 05°44'28" W, 175.00' to a set iron pin; Thence now leaving said margin with a new line N 86°20'00" W, 380.00' to a set iron pin; Thence with a new line N 05°44'28" E, 175.00' to a set iron pin in the southerly margin of said George Nash Road; Thence with said margin S 86°20'00" E, 380.00' to the point of beginning containing 1.526 acres.

Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
December 19, 2024
Amanda Harrington, Planning Advisor

Applicant: Kevin D Nash
Representative: Todd Bollinger

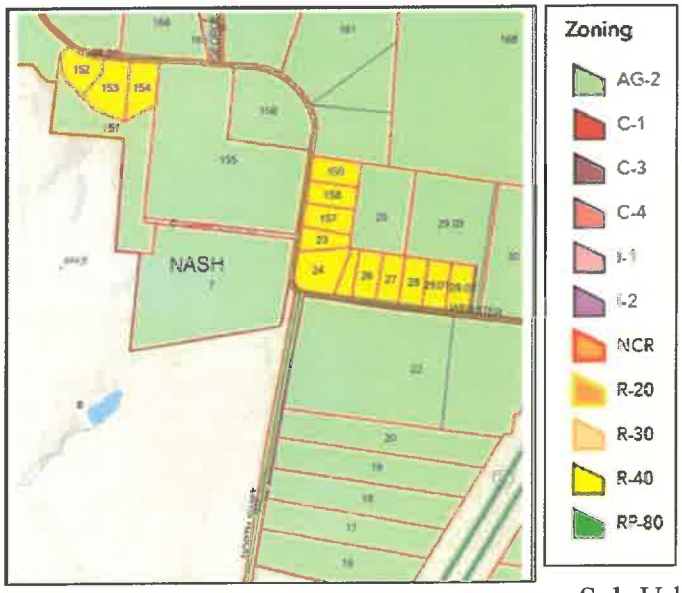
Request: Rezone 1.526 acres of 15.70 acres
Property: Tax Map 117, Part of Parcel 007.00
Zoning: From AG-2 to R-40



Property Information:

- 7679 Webster Rd., White House
- Total lot acreage: 15.70 acres (683,892 sq. ft.)
- Rezone Request: 1.526 acres (66,473 sq. ft.)

Discussion & Observations:
The applicant wishes to rezone 1.526 acres of the 15.70 acres. The subject property has AG-2 and R-40 zones in the immediate vicinity with varying lot sizes.

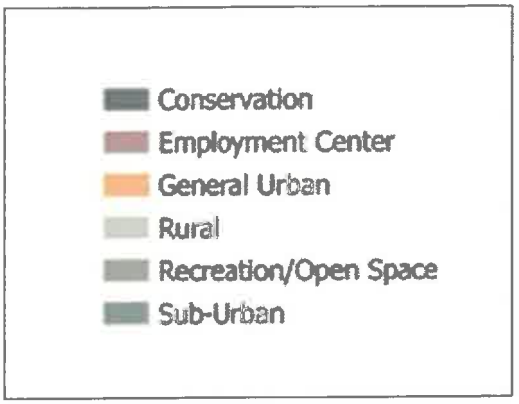


The future land use plan calls for this area to be Sub-Urban, which is described as areas consist of low density residential, and support uses in progressive degrees of urban intensity with higher density/intensity in areas generally adjacent to the General Urban areas and lower density/intensity in areas adjacent to the Rural category.

• Location of Sub-Urban Areas. The Sub-Urban area serves as a transition between the rural areas and the more intense urban areas.

• Sub-Urban Uses. Predominantly low density/estate residential with low key support uses combined with some agriculture and equestrian activities.





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

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%

Staff recommends that the Planning Commission approve the rezoning request and forward it to the Robertson County Board of Commissioners, with the condition that the applicant submits a subdivision plat to finalize the subdivision process before the zoning change takes effect

** END COMMENTS **

New Business: B

Authentisign ID: 85915398-B990-EF11-8473-002248299057

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

Application for Rezoning

Applicant Information:

Name: Brandon Frank
Mailing Address: 2550 Highway 41 S. Greenbrier, TN 37073
Email: brandon@bfrankconstruction.com
Telephone Number: (615) 335-1341

Applicant's Representative Information:

Name: Brandon Frank
Name of Firm: Brandon Frank Construction LLC
Mailing Address: 2550 Highway 41 S, Greenbrier, TN 37073
Email: brandon@bfrankconstruction.com
Telephone Number: (615) 557-8861 (Mobile) / (615) 335-1341 (Office)

Property Information:

Owner (if not applicant provide letter giving applicate permission): Michael and Diane Selfridge, Brian Linderman
Physical Address: 0 Gideon Road, Greenbrier, TN 37073
Tax Map and Parcel Number: 104 068.02
Current Zoning Designation: Agricultural
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:

20.22 Acres to be subdivided into 8-11 Tracts at approximately 2. +/- Acres each, pending Soil Testing

Authentisign ID: 85915398-B990-EF11-8473-002248299057

SUBMITTAL REVIEW PROCEDURE:

1. Deliver one (1) copy of this application & any supporting materials to the Development Office 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. Provide Legal description **AND** Survey of the areas to be rezoned including map and parcel number
5. Provide water letter from utility company stating location and size of current water line, adequate pressure for domestic use and if/where fire hydrants are required
6. Pay the review fee.
7. Email a .PDF of the application & supporting materials to hmantooth@robcotn.org
8. Attend the Planning Commission meeting. Be ready to present and answer questions. Failure to appear at the Planning Commission meeting may result in the denial of the application.

Authentisign Diane L. Selfridge 10/22/24 Authentisign Michael L. Selfridge 10/22/24

Owner of Record Signature & DATE

Applicant's Signature & DATE

Authentisign Brian K. Linderman 10/22/24

Authentisign ID: 85915398-B990-EF11-8473-002248299057

To Whom it May Concern:

Brandon Frank is under contract with Michael Selfridge, Diane Selfridge, and Brian Linderman for the purchase of the property located at 0 Gideon Road, Greenbrier, TN 37073, Map/Parcel 104 068.02. This letter is to give Brandon Frank permission to represent this property located at 0 Gideon Road, Greenbrier, TN 37073 as needed through the rezoning process with local municipalities.

Sincerely,

Authentisign
Michael L. Selfridge 10/22/24

Michael Selfridge, Seller

Authentisign
Diane L. Selfridge 10/22/24

Diane Selfridge, Seller

Authentisign
Brian K. Linderman 10/22/24

Brian Linderman

Robertson County - Parcel: 104 068.02



Date: October 22, 2024

1:4,514

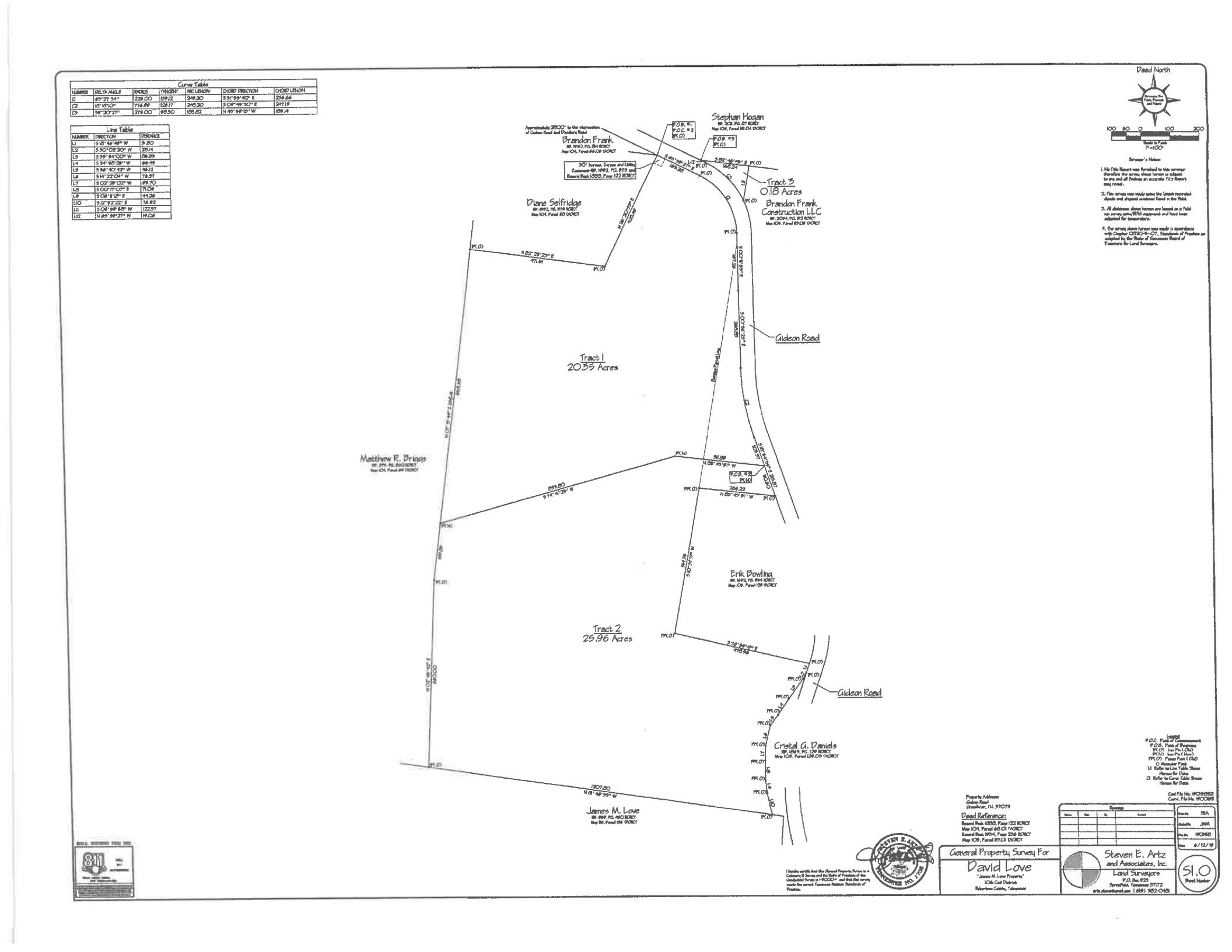
0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

County: Robertson
Owner: SELFRIDGE MICHAEL ETUX, DIANE ETAL
Address: GIDEON RD
Parcel Number: 104 068.02
Deeded Acreage: 20.22
Calculated Acreage: 0

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The property lines are compiled from information maintained by your local


Curve Table
NUMBER | DELTA ANGLE | RADIUS | TANGENT | ARC LENGTH | CHORD DIRECTION | CHORD LENGTH
C1 | 85°27'54" | 229.00 | 159.12 | 341.50 | S 51°59'40" E | 309.66
C2 | 15°15'10" | 776.99 | 103.17 | 345.00 | S 08°49'50" E | 347.18
C3 | 98°30'27" | 219.00 | 165.50 | 376.52 | N 45°59'59" W | 331.74
Line Table
NUMBER | DIRECTION | DISTANCE
L1 | S 15°46'49" W | 91.80
L2 | S 50°05'30" W | 251.4
L3 | S 59°54'00" W | 286.39
L4 | S 54°55'28" W | 88.48
L5 | S 56°40'42" W | 148.12
L6 | S 14°22'04" W | 76.37
L7 | S 03°28'02" W | 99.70
L8 | S 00°17'07" E | 71.08
L9 | S 08°11'08" E | 44.26
L10 | S 12°52'22" E | 76.82
L11 | S 08°58'59" W | 122.97
L12 | N 89°59'27" W | 19.08
Deed North
Bearings Are From Plat Provided and Noted
100 50 0 100 200
Scale is 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 TCR 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 RTK 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.
Stephan Hogan
BP. 3231, PG. 67 ROHCT
Map 109, Parcel 118.04 ROHCT
Approximately 2500' to the intersection of Gideon Road and Dobbins Road
Brandon Frank
BP. 1940, PG. 894 ROHCT
Map 104, Parcel 64.08 ROHCT
P.O.B. #1
P.O.C. #2
P.O.B. #3
30' Ingress, Egress and Utility Easement-BP. 1992, PG. 979 and Record Book 1066, Page 122 ROHCT
Diane Selfridge
BP. 1992, PG. 979 ROHCT
Map 104, Parcel 60 ROHCT
Tract 3
0.18 Acres
Brandon Frank Construction LLC
BP. 3044, PG. 912 ROHCT
Map 109, Parcel 89.09 ROHCT
Gideon Road
Tract 1
20.35 Acres
Matthew R. Briggs
BP. 2711, PG. 540 ROHCT
Map 104, Parcel 69 ROHCT
Erik Bowling
BP. 1693, PG. 994 ROHCT
Map 109, Parcel 128 ROHCT
Tract 2
25.96 Acres
Cristal G. Daniels
BP. 1869, PG. 139 ROHCT
Map 109, Parcel 129.29 ROHCT
James M. Love
BP. 999, PG. 480 ROHCT
Map 98, Parcel 184 ROHCT
Legend
P.O.C. Point of Commencement
P.O.B. Point of Beginning
IPK.O Iron Pin (Old)
IPK.N Iron Pin (New)
PPK.O Power Pole (Old)
Meander Post
L1 Refer to Line Table Shown Hereon for Data
C1 Refer to Curve Table Shown Hereon for Data
Property Address
Gideon Road
Greenbrier, TN. 37073
Deed Reference:
Record Book 1066, Page 122 ROHCT
Map 104, Parcel 66.01 (+0.18ac) ROHCT
Record Book 1934, Page 236 ROHCT
Map 109, Parcel 89.01 (+0.18ac) ROHCT
Land Plat No. 190158522
Coord. File No. 190398
I hereby certify that this General Property Survey is a Category II Survey and the Ratio of Precision of the Unadjusted Survey is 1:90000+ and that this survey meets the current Tennessee Minimum Standards of Practice.
General Property Survey For
David Love
"James M. Love Property"
104th Civil District
Robertson County, Tennessee
Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 929
Springfield, Tennessee 37172
artz.steve@gmail.com (615) 382-0401
Revisions
Number | Date | By | Comment
Drawn By SEA
Checked By JMH
Proj. No. 190985
Date 6/12/19
S1.0
Sheet Number

Steven E. Artz and Associates, Inc.

Surveyor's Description
June 12, 2019
Revised July 23, 2021

The following paragraphs describe three (3) tracts of land in the 10th Civil District of Robertson County, Tennessee, each tract being a portion of that property which was conveyed to James N. Love, by Mary Kathryn Sprouse, et al, in a deed of record in Record Book 1888, Page 122, Register's Office for Robertson County, Tennessee, (RORCT), and a portions of Tract 1 and 2 being that property which was conveyed to James M. Love, by Brandon Frank, in a deed of record which is recorded in Record Book 1934, Page 236, RORCT.

Tract 1

Beginning at an iron pin (old), in the southerly margin of Gideon Road, a common corner of a tract of land which belongs to Brandon Frank, having a deed reference in Record Book 1930, Page 814, RORCT, and a tract of land which belongs to Diane Selfridge, having a deed reference in Record Book 1992, Page 375, RORCT, the most northerly northwest corner of this tract and continuing with the southerly margin of Gideon Road, as follows:
S 63°39'27" E, 163.28 feet to an iron pin (new);
thence with a curve to the right, having a radius of 225.00 feet, an arc distance of 249.20 feet, and a chord bearing and distance of S 31°55'40" E, 236.66 feet to an iron pin (new);
thence, S 00°11'53" E, 197.26 feet;
thence, S 00°36'25" E, 268.83 feet;
thence with a curve to the left, having a radius of 776.99 feet, an arc distance of 248.20 feet, and a chord bearing and distance of S 09°45'30" E, 247.15 feet;
thence, S 18°54'35" E, 103.37 feet to an iron pin (new0, in the westerly margin of Gideon Road;
thence with a new line, as follows:
N 83°43'51" W, 311.89 feet to an iron pin (new);
thence, S 76°50'26" W, 841.10 feet to an iron pin (new), in the easterly boundary of a tract of land which belongs to Matthew R. Biggs, having a deed reference in Deed Book 275, Page 860, RORCT;
thence, N 07°31'44" E, 924.33 feet to an iron pin (old), in the easterly boundary of a tract of land which belongs to Matthew R. Briggs, a corner of said tract of land which belongs to Diane Selfridge;
thence with the boundary of said tract of land which belongs to Diane Selfridge, as follows:
S 82°25'23" E, 471.51 feet to an iron pin (old);
thence, N 26°20'33" E, 428.49 feet, to the point of beginning, containing **20.04 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 June 12, 2019, revised July 23, 2021.

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

The above described tract of land is subject to a 30' Ingress, Egress and utility easement of record in Record Book 1992, Page 375, and Record Book 1888, Page 122, RORCT.

Tract 2

Beginning at an iron pin (new), in the westerly margin of Gideon Road, said iron pin being located from an iron pin (old), in the southerly margin of said road, a common corner of a tract of land which belongs to Brandon Frank, having a deed reference in Record Book 1930, Page 814, RORCT, and a tract of land which belongs to Diane Selfridge, having a deed reference in Record Book 1992, Page 375, RORCT,
S 63°39'27" E, 163.28 feet;
thence, S 31°55'40" E, 236.66 feet;
thence, S 00°11'53" E, 197.26 feet;
thence, S 00°36'25" E, 268.83 feet;
thence, S 09°45'30" E, 247.15 feet;
thence, S 18°54'35" E, 103.37 feet, **to the point of beginning,** the northeast corner of this tract and continuing, as follows:
S 18°54'35" E, 110.50 feet to an iron pin (old), in the westerly margin of Gideon Road, a corner of a tract of land which belongs to Erik Bowling, having a deed reference in Record Book 1692, Page 934, RORCT;
thence with the boundary of said tract of land which belongs to Erik Bowling, as follows:
N 83°43'51" W, 266.22 feet to a fence post (old);
thence, S 10°37'17" W, 514.76 feet to a fence post (old);
thence, S 76°59'41" E, 478.96 feet to an iron pin (old), in the westerly margin of Gideon Road, a corner of said tract of land which belongs to Erik Bowling;
thence, S 18°46'49" W, 31.80 feet to an iron pin (old), in the westerly margin of Gideon Road, a corner of a tract of land which belongs to Cristal G. Daniels, having a deed reference in Record Book 1863, Page 129, RORCT;
thence with the boundary of said tract of land which belongs to Cristal Daniels and generally with a fence, as follows:
S 30°02'20" W, 28.14 feet to a fence post (old);
thence, S 35°54'00" W, 85.33 feet to a fence post (old);
thence, S 34°58'25" W, 66.45 feet to a fence post (old);
thence, S 36°40'42" W, 46.12 feet to a fence post (old);
thence, S 14°22'04" W, 76.37 feet to a fence post (old);
thence, S 02°29'02" W, 53.70 feet to a fence post (old);
thence, S 00°17'07" E, 71.05 feet to a fence post (old);
thence, S 06°11'18" E, 44.26 feet to a fence post (old);
thence, S 12°52'22" E, 76.52 feet to an iron pin (old), a corner of said tract of land which belongs to Cristal G. Daniels, in the northerly boundary of a tract of land which belongs to James M. Love, having a deed reference in Record Book 959, Page 450, RORCT;
thence, N 81°46'33" W, 1207.80 feet to an iron pin (old), in the northerly boundary of said tract of land which belongs to James M. Love, a corner of a tract of land which

belongs to Matthew R. Briggs, having a deed reference in Deed Book 275, page 860, RORCT;
thence with the boundary of said tract of land which belongs to Matthew R. Briggs, as follows:
N 02°45'42" E, 660.00 feet to an iron pin (old);
thence, N 07°31'48" E, 234.08 feet to an iron pin (new), in the easterly boundary of said tract of land which belongs to Matthew R. Briggs;
thence with a new line, as follows:
N 76°50'26" E, 841.10 feet to an iron pin (new);
thence, S 83°43'51" E, 311.89 feet, to the point of beginning, containing **26.27 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 June 12, 2019, revised July 23, 2021.

Tract 3

Beginning at an iron pin (old), in the northerly margin of Gideon Road, a corner of a tract of land which belongs to Stephan Hogan, having a deed reference in Record Book 2011, Page 87, RORCT, the northwest corner of this tract and continuing, as follows:
S 82°46'43" E, 168.24 feet to an iron pin (new), in the southerly boundary of said tract of land which belongs to Stephan Hogan, a corner of a tract of land which belongs to Brandon Frank Construction, LLC, having a deed reference in Record Book 2054, Page 512, RORCT;
thence, S 09°59'58" W, 122.37 feet to an iron pin (new), in the northerly margin of Gideon Road, a corner of said tract of land which belongs to Brandon Frank Construction, LLC;
thence with the northerly margin of Gideon Road, as follows:
with a curve to the left, having a radius of 275.00 feet, an arc distance of 188.82 feet, and a chord bearing and distance of N 43°59'13" W, 185.14 feet to an iron pin (new);
thence, N 63°39'27" W, 19.06 feet, to the point of beginning, containing **0.18 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 June 12, 2019, revised July 22, 2021.

The above described tracts of land may be found on Tax Map 104, Parcel 68 and Tax Map 105, part of Parcel 113.01, in the Tax Assessor's Office for Robertson County, Tennessee.

File: Steve\190158L21

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

October 22, 2024

Brandon Frank Construction
Attn: Mr. Brandon Frank
2550 Highway 41S
Greenbrier, TN 37073

RE: Water Availability Brandon Frank- Gideon Road Residential Project
Robertson County Tax Map 104 Parcel 68.02
Greenbrier, TN

Dear Mr. Frank,

Based on the information submitted to WHUD on 10/10/2024 you are requesting water service for up to twelve new single-family homes that will be built on the parcel noted above. Requested flows for the project are included in the attached schedule.

Based on a preliminary analysis, White House Utility District (WHUD) can confirm domestic water service can be provided to the project. In order to provide this level of service to the project the developer will be required to pay fees as noted in the attached schedule.

After payment of fees, WHUD will install new water taps near the western right-of-way of Gideon Road. The developer will be required to ensure each lot has legal access to its respective new water tap along Gideon Road.

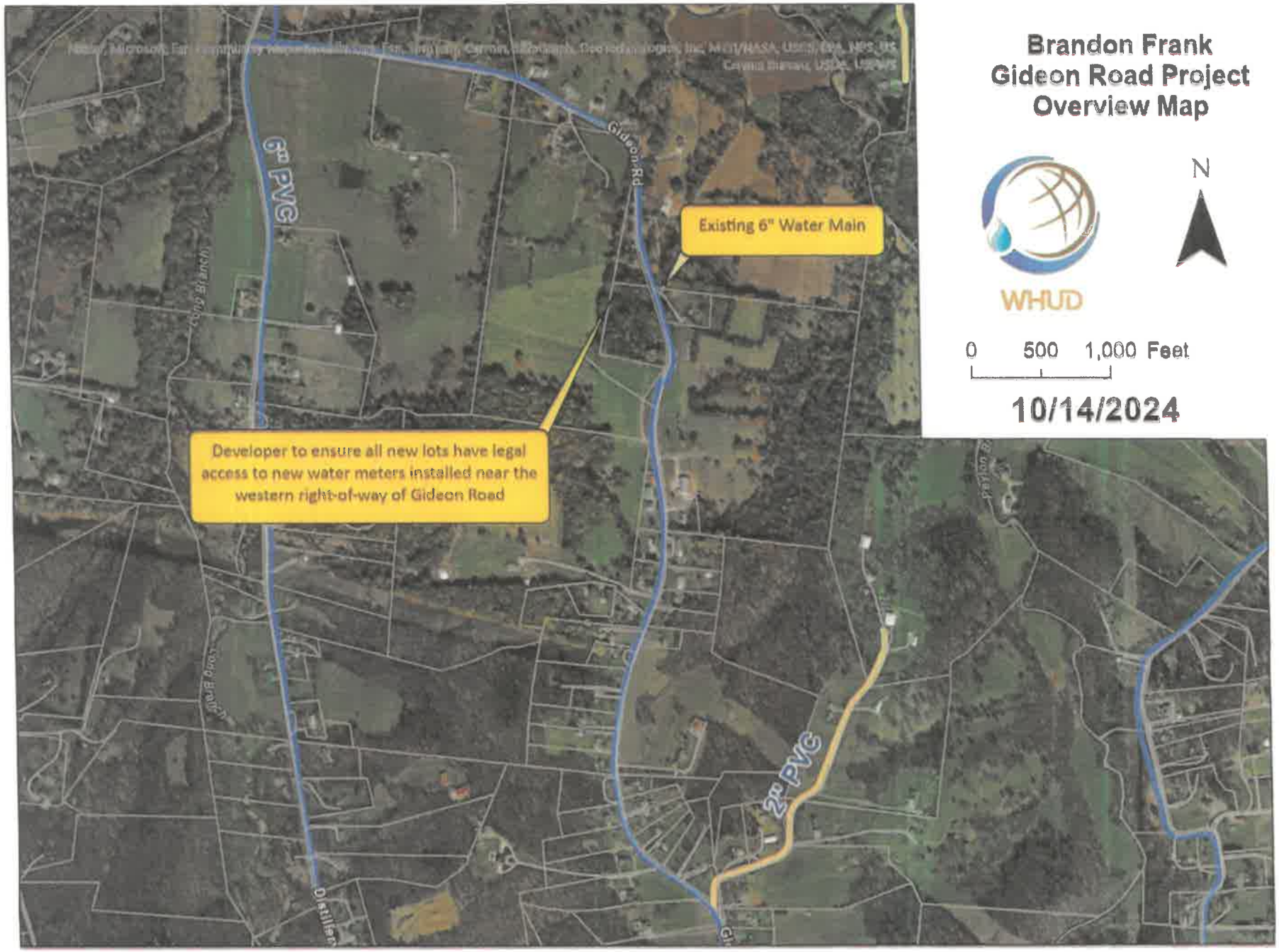
In conclusion, the information provided is to be considered due diligence in nature. This letter is neither a commitment nor a contract between the developer and WHUD nor is it to be relied upon for the purpose of design.

Should the developer desire to move beyond the due diligence inquiry phase of this project it will be necessary for the developer to pay noted fees.

Should you have any questions, please contact our Engineering Department at 615-672-4110 ext. 262 or via email at WHUDEngineering@whud.org.

Sincerely,

Pat Harrell, P.E.
District Engineer


6" PVC
Gideon Rd
Existing 6" Water Main
Developer to ensure all new lots have legal access to new water meters installed near the western right-of-way of Gideon Road
2" PVC
Brandon Frank
Gideon Road Project
Overview Map
WHUD
N
0 500 1,000 Feet
10/14/2024

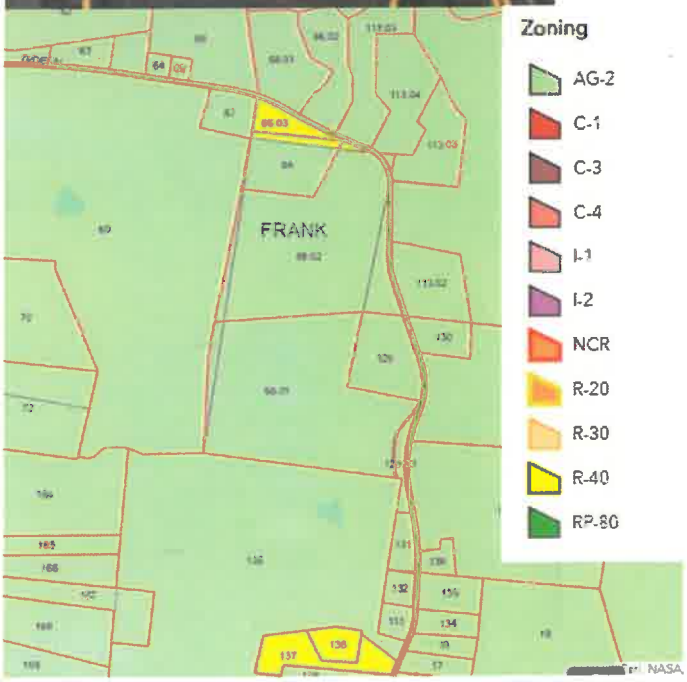
Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
December 19, 2024

Applicant: Brandon Frank on behalf of Michael and Diane Selfridge and Brian Linderman

Representative: Brandon Frank

Request: Rezone 20.22 acres (880,783 square feet) Tax Map 104, Parcel 068.02 from AG-2 to RP-80





Property Information:

- Tax Map 104, Parcel 068.02
- Gideon Road, Greenbrier
- Total lot acreage: 20.22 acres (880,783 sq. ft.)

RP-80 Minimum Requirements

Minimum Lot Size: 80,000 sq. ft.
Front: 60'
Side: 25'
Rear: 25'
Min. Lot Width @ Front Bldg. Setback Line: 175'
Min Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 30%.

Discussion:
The applicant wishes to rezone 20.22 acres. The subject property is mainly surrounded by AG-2 and a few R-40 zones in the immediate vicinity with varying lot sizes. Several of the surrounding AG-2 zoned lots are nonconforming that would be considered RP-80 and R-40 by today's zoning regulations. The applicant's request to rezone RP-80 appears to be dimensionally appropriate.

The County's Future Land Use Plan calls for this area to remain rural, described as: "The purpose of the Rural character area in the County shall be to ensure the continuation of agrarian and rural type uses. The closer the Rural areas are to cities and villages, the focus of the area changes from mostly agrarian to mostly rural residential.

• Location of Rural Preservation Areas. The majority of the County shall remain designated as Rural during the planning horizon of this land use plan.

• Uses in Rural Areas. Agrarian and rural type uses ranging from open space to agriculture, homesteads associated with agricultural uses and agriculture service businesses are encouraged within this category."



** END COMMENTS **

Conservation
Employment Center
General Urban
Rural
Recreation/Open Space
Sub-Urban

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: Geoffrey + Ashley Sanders
Mailing Address: 2451 gideon Rd Greenbrier TN 37073
Email: Ashley.Sanders1537@gmail.com
Telephone Number: (615) 300 7291

Applicant's Representative Information:

Name: Todd Bollinger
Name of Firm: Todd Bollinger & Assoc.
Mailing Address: 119 Fisher Dr Greenbrier, TN 37073
Email: ToddRLS@BellSouth.net
Telephone Number: 615-218-0169

Property Information:

Owner (if not applicant provide letter giving applicate permission):
Physical Address:
Tax Map and Parcel Number: Map 111e, PCLS 261 & 261.01
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:

~~To Shrink Road Frontage~~ To be able to build and cannot meet the 250' lot width at the building site if we remain in AG-2 while changing prop. lines

A.S.

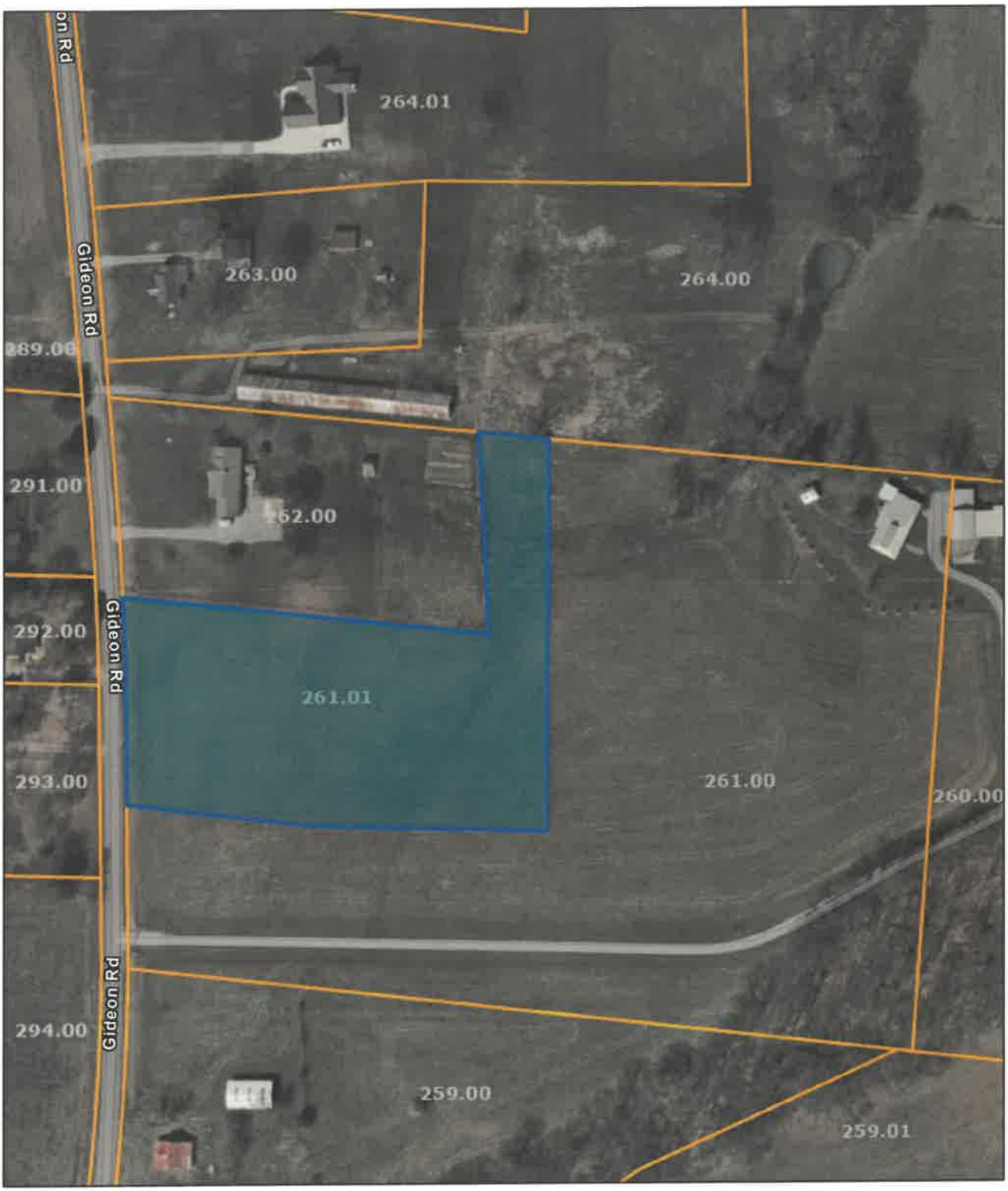
SUBMITTAL REVIEW PROCEDURE:

1. Deliver one (1) copy of this application & any supporting materials to the Development Office 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. Provide Legal description **AND** Survey of the areas to be rezoned including map and parcel number
5. Provide water letter from utility company stating location and size of current water line, adequate pressure for domestic use and if/where fire hydrants are required
6. Pay the review fee.
7. Email a .PDF of the application & supporting materials to hmantooth@robcotn.org
8. 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.

Ashley Sanders 11/14/24
Owner of Record Signature & DATE

Ashley Sanders 11/14/24
Applicant's Signature & DATE

Robertson County - Parcel: 116 261.01



Date: December 10, 2024

County: ROBERTSON
Owner: SANDERS GEOFFREY M ETUX SANDERS ASHLEY W
Address: GIDEON RD
Parcel ID: 116 261.01
Deeded Acreage: 3
Calculated Acreage: 0
Vexcel Imagery Date: 2023

1:2,257

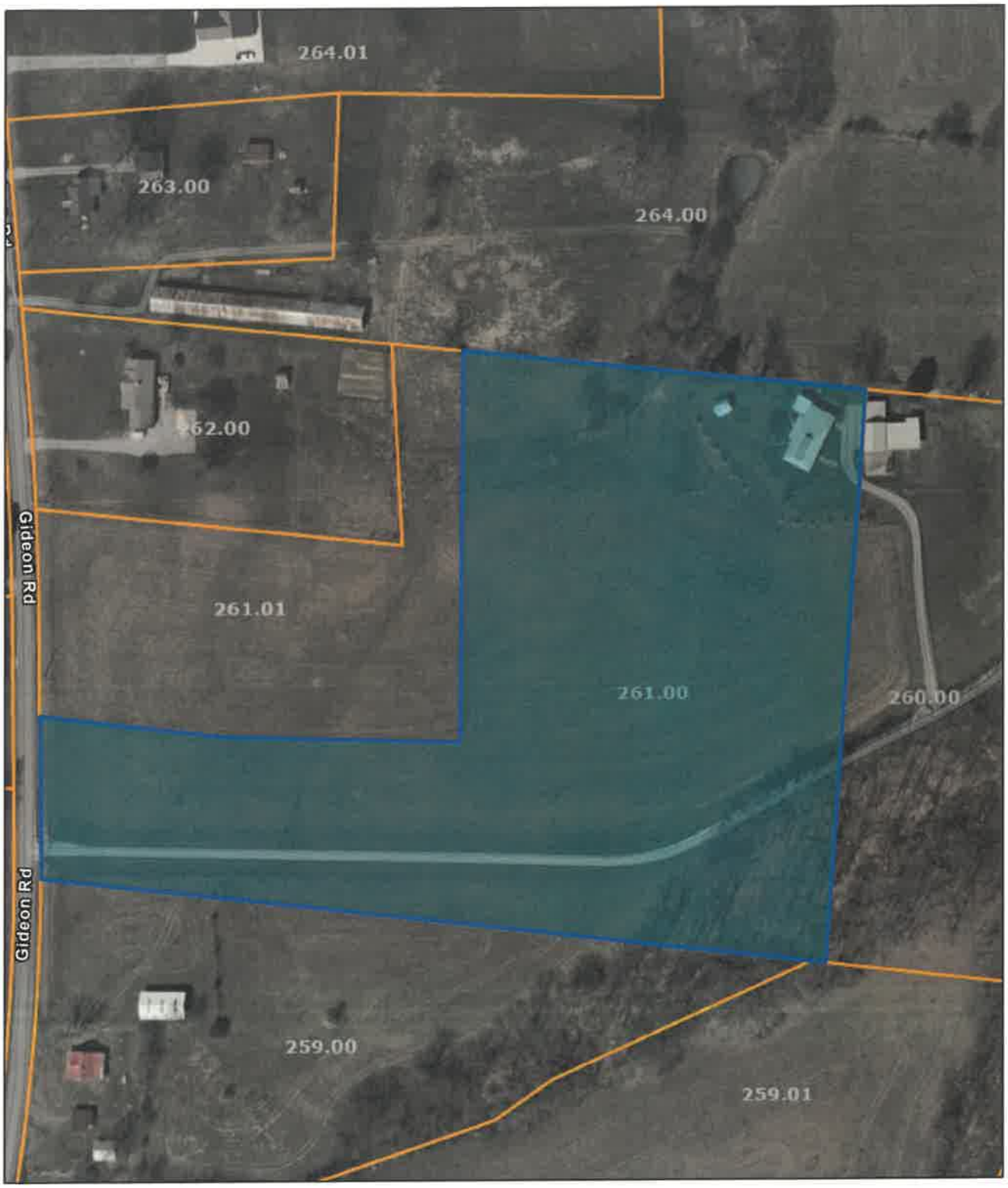
0 0.01 0.03 0.06 mi

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.

Robertson County - Parcel: 116 261.00



Date: December 10, 2024

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

County: ROBERTSON
Owner: SANDERS MICHAEL W ETUX L/E SANDERS MICHAEL A ETUX SHELLIE M
Address: GIDEON RD
Parcel ID: 116 261.00
Deeded Acreage: 0
Calculated Acreage: 7.7
Vexcel Imagery Date: 2023

Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA)

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.

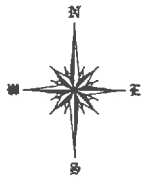
PLAT CONTAINS 3.00 ACRES

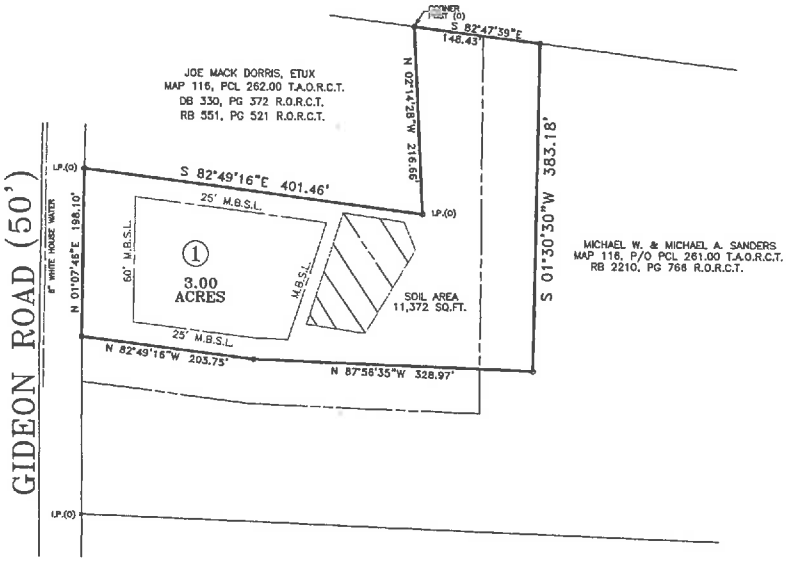
NOTE:
THIS SURVEY WAS PREPARED FROM CURRENT DEEDS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE. THIS SURVEY IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY OR WILL REVEAL.

NOTE:
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UTILITIES. UTILITIES, IF SHOWN HEREON, ARE AS PER INFORMATION FURNISHED BY THE ASSOCIATED UTILITY AUTHORITY AND ARE APPROXIMATE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES, IF SHOWN, COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES, IF SHOWN, HEREON ARE IN THE EXACT LOCATION INDICATED. THEREFORE, THE SIZE, TYPE, AVAILABILITY AND ACTUAL LOCATION OF ANY AND ALL UTILITIES SHOULD BE VERIFIED PRIOR TO MAKING ANY DECISION RELATIVE TO THIS PROPERTY.

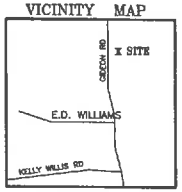
IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION OF ANY TYPE MUST NOTIFY ALL KNOWN UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT. TENNESSEE ONE CALL "811".

NOTE:
THE PROPERTY SHOWN HEREON IS NOT IN A CURRENT F.I.R.M. OR F.E.M.A. FLOOD HAZARD AREA, ACCORDING TO INFORMATION AVAILABLE TO ME AT THIS DATE. SEE PANEL NO. 47147C 0395D DATED 02/26/21 FOR DETAILED INFORMATION.





VICINITY MAP



N.T.S.

LEGEND

IRON PIN NEW	I.P.(N)
IRON PIN OLD	I.P.(O)
PROPERTY LINE	
M.B.S.L.	

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY III SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1: 5000 AS SHOWN HEREON.

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

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

ZONED AG2
REQUESTING RP-80

DEVELOPER
GEOFFREY & ASHLY SANDERS
2451 GIDEON ROAD
GREENBRIER, TN 37073

PROPERTY REFERENCES
GEOFFREY & ASHLY SANDERS
MAP 116, PCL 261.01 T.A.O.R.C.T.
RB 2355, PG 743 R.O.R.C.T.
MICHAEL SANDERS, ETUX
MAP 116, PCL 261.00 T.A.O.R.C.T.
RB 2210, PG 768 R.O.R.C.T.

0 100 200 300

FINAL PLAT OF
LOT 1
MICHEAL SANDERS SUBDIVISION

SCALE	DRAWN BY	APPROVED	DATE
1" = 100'	A.T.B.	A.T.B.	02/11/24

12TH CIVIL DISTRICT
ROBERTSON COUNTY
TENNESSEE

DRAWING NO.
MSAND

Property description

3.00 Acres

Being a tract of land in the 12th Civil District of Robertson County Tennessee, and a portion of that property conveyed to Michael A. Sanders in RB 2210, PG 766 R.O.R.C.T., and a portion of that property conveyed to Geoffrey Sanders in RB 2355, PG 743 R.O.R.C.T., More accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 02/11/24 as follows:

Beginning at an existing iron pin in the easterly margin of Gideon Road, said pin being a corner to Joe Mack Dorris in DB 330, PG 372 R.O.R.C.T., and the most northwest corner of herein described tract; Thence now leaving said margin with said Dorris for the next two calls: S 82°49'16" E, 401.46' to an existing iron pin; Thence N 02°14'28" W, 216.66' to an existing corner post in the line of Carl Dorris; Thence with said Dorris S 82°47'39" E 148.43' to a set iron pin; Thence now leaving said Dorris with three new lines; Thence S 01°30'30" W, 383.18' to a set iron pin; Thence N 87°56'35" W, 328.97' to a set iron pin; Thence N 82°49'16" W, 203.75' to a set iron pin in the easterly margin of said Gideon Road; Thence with said margin for the next two calls: Thence N 01°07'46" E, 198.10' to the point of beginning containing 3.00 acres.

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

November 19, 2024

Ms. Ashley Sanders
3733 Oakland Rd
Springfield, TN 37172

RE: Water Availability for 2455 Gideon Rd
Robertson County, Tax Map 116 Parcel 261.00
Greenbrier, TN
REVISED to extend availability letter dated January 12, 2024

Dear Ms. Sanders,

This letter will serve as an extension to the availability letter WHUD issued on this project dated January 12, 2024. All flow requirements remain unchanged from the initial request.

White House Utility District can provide two domestic water services for the property mentioned above as long as each tract fronts Gideon Rd or has an easement dedicated for the water service line to lie within. We understand you intend to alter an existing parcel such that two residential tracts will result. There are currently no existing water taps associated with the property.

WHUD's existing six-inch water main located on the west side of Gideon 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 or $2,800 for a 1" residential tap 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

Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
December 19, 2024
Amanda Harrington, Planning Advisor

Applicant: Geoffrey and Ashley Sanders
Representative: Todd Bollinger



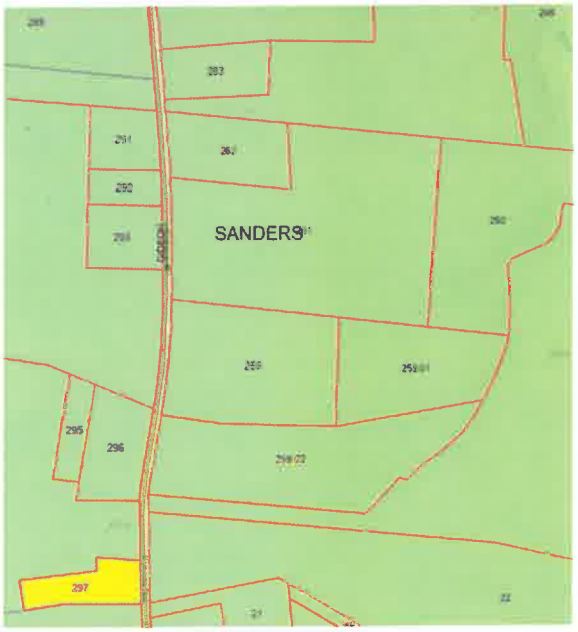
Request: Rezone 3.00 acres of the 10.74 acres
Property: Tax Map 116, Part of Parcels 261.00 & 261.01
Zoning: From AG-2 to RP-80

Property Information:
- Gideon Road, Greenbrier
- Total lot acreage: 10.74 acres (467,834 sq. ft.)
- Rezone Request: 3.00 acres. (130,680 sq. ft.)

Discussion:

The applicant wishes to rezone 3.00 acres of the 10.74 acres. The subject property is substantially surrounded by AG-2 zoned property in the immediate vicinity. The Sanders indicate a desire to rezone both of their parcels and do some minor subdivision action to parcel 261, which would allow them to bring their parcel to meet the minimum requirement of RP-80, thus allowing them to build what is presumed to be a single-family dwelling.





The RP-80 Minimum Requirements are:

Minimum Lot Size: 80,000 sq. ft.
Front: 60'
Side: 25'
Rear: 25'
Min. Lot Width @ Front Bldg. Setback Line: 175'
Min Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 30%.

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

The applicant's request to rezone to RP-80 is consistent with the Future Land Use Map, which describes this area as follows:

Rural: The purpose of the Rural character area in the County shall be to ensure the continuation of agrarian and rural type uses. The closer the Rural areas are to cities and villages, the focus of the area changes from mostly agrarian to mostly rural residential.

• Location of Rural Preservation Areas. The majority of the County shall remain designated as Rural during the planning horizon of this land use plan.

• Uses in Rural Areas. Agrarian and rural type uses ranging from open space to agriculture, homesteads associated with agricultural uses and agriculture service businesses are encouraged within this category.



Staff recommends that the Planning Commission approve the rezoning request and forward it to the Robertson County Board of Commissioners, with the condition that the applicant submits a subdivision plat to finalize the subdivision process before the zoning change takes effect.

New Business: D

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

Application for Rezoning

Applicant Information:

Name: Eddie Smith
Mailing Address: 1436 Latimer Ln., Hendersonville, TN 37075
Email: resinvest@yahoo.com
Telephone Number: (615) 504-2368

Applicant's Representative Information:

Name: Josh Lyon, P.E.
Name of Firm: Klober Engineering Services
Mailing Address: 3556 Tom Austin Hwy, Suite 1, Springfield, TN 37172
Email: josh@klobereng.com
Telephone Number: (615) 382-2000

Property Information:

Owner (if not applicant provide letter giving applicate permission):
Physical Address: ~~3039~~ Hwy 31W, Cottontown, TN 37048
Tax Map and Parcel Number: ~~Map 085, Parcel 074.00~~ (Lot 6) Map 096 Parcel 074.06
Current Zoning Designation: RP-80 2.51 ac
Requested Zoning Designation: C-1

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

Purpose of rezoning request:

Rezone to C-1 to develop self-storage facility at property.

SUBMITTAL REVIEW PROCEDURE:

1. Deliver one (1) copy of this application & any supporting materials to the Development Office 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. Provide Legal description **AND** Survey of the areas to be rezoned including map and parcel number
5. Provide water letter from utility company stating location and size of current water line, adequate pressure for domestic use and if/where fire hydrants are required
6. Pay the review fee.
7. Email a .PDF of the application & supporting materials to hmantooth@robcotn.org
8. 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.

11-12-24
Owner of Record Signature & DATE

11-12-24
Applicant's Signature & DATE

Robertson County - Parcel: 096 074.06



Date: November 12, 2024

County: Robertson
Owner: SMITH ROY EDWARD
Address: HWY 31W
Parcel Number: 096 074.06
Deeded Acreage: 2.51
Calculated Acreage: 0
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2023

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA)

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.

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

Rezoning Request For
Roy Edward Smith

11th Civil District
Robertson County, Tennessee

No. Y2002125
Date 9/14/25
By SEA
CAD File No. Y2002125
Coord File No. Y2002125E

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

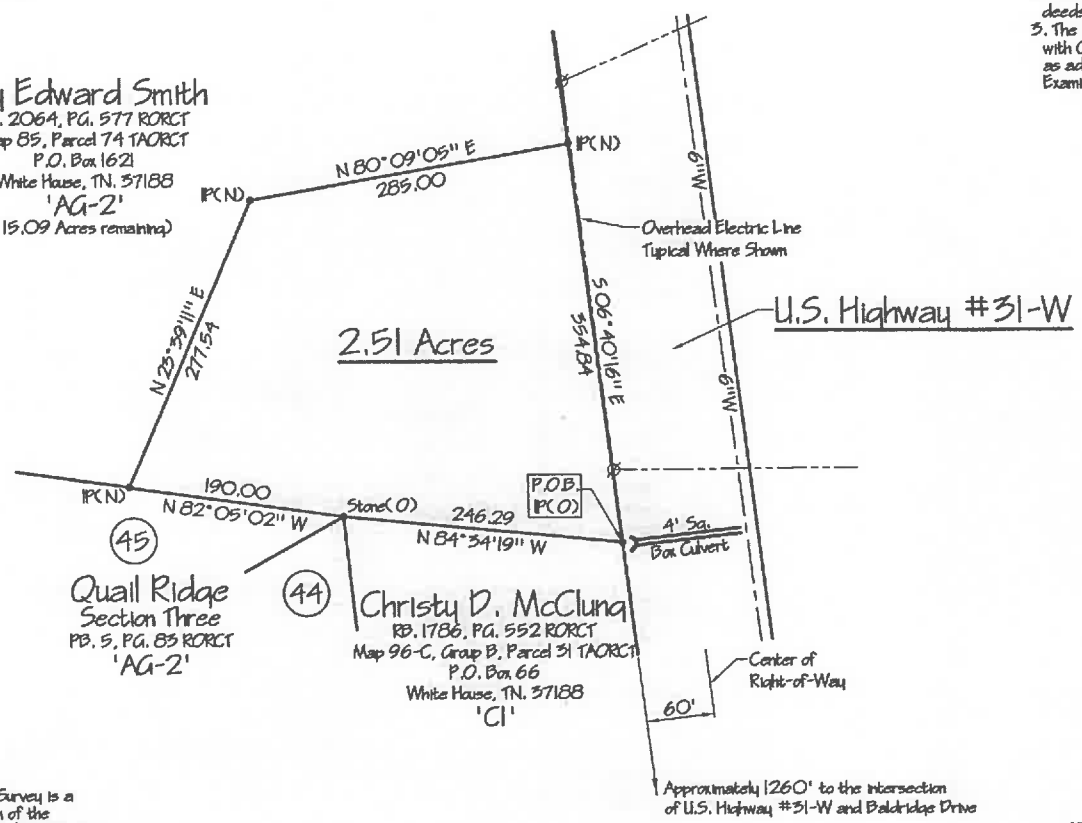
TSPCS Grid North

Surveying The Past, Present and Future

(NAD83)

Surveyor's Notes:
1. No Title Report was furnished to this surveyor at the time of this survey, therefore, the survey shown hereon is subject to any and all findings an accurate Title Report may reveal.
2. This survey was made using the latest recorded deeds and physical evidence found in the field.
3. The survey shown hereon was made in accordance with Chapter 0820-3-.07, Standards of Practice as adopted by the State of Tennessee Board of Examiners for Land Surveyors.

Legend
Legend
P.O.B. Point of Beginning
IP(N) Iron Pin (New)
IP(O) Iron Pin (Old)
ø Power Pole



STEVEN E. ARTZ
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
9-14-25
TENNESSEE NO. 1708

Property Address:
4035 Hwy. 31-W
Cottontown, TN. 37048

Deed Reference:

Record Book 2064, Page 577 RORCT
Map 85, part of Parcel 74 TAORCT

I hereby certify that this General Property Survey is a Category I Survey and the Ratio of Precision of the Unadjusted Survey is 1:10000+ and that this survey meets the current Tennessee Minimum Standards of Practice.

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

Roy Edward Smith
Owner
P.O. Box 1621
White House, TN. 37188
(615) 504-2568

Present Zoning Classification-'RP80'
Proposed Zoning Classification-'CI'



ZONING MAP

VICINITY MAP

KLOBER
ENGINEERING SERVICES

SERVING CLIENTS WITH CIVIL ENGINEERING & LAND DEVELOPMENT SERVICES
3068 TOM AUSTIN HWY. SUITE 1, SPRINGFIELD, TN 37172
PHONE: (615) 383-2000 FAX: (888) 373-4485
www.kloberenng.com

HIGHWAY 31-W MINI STORAGE

HIGHWAY 31-W
WHITE HOUSE, TENNESSEE
ROBERTSON COUNTY

CONCEPTUAL LAYOUT

OWNER/DEVELOPER:
ROY LEONARD SMITH
P.O. BOX 1831
WHITE HOUSE, TN 37188

PARCEL DATA:
MAP: 85 PARCEL: 74 LOT: 6 TADPET
BK: 2064 PG: 377 ROMCT

ZONING:
EXISTING ZONING – RP80
PROPOSED ZONING – C-1

LOT COVERAGE:
TOTAL SITE AREA = 908,344 S.F., 7.51 ACRES
NEW BUILDING AREA = 24,900 S.F.
BUILDING COVERAGE = 22.8%
MAX BUILDING HEIGHT: 35'-0"
PROPOSED ASPHALT SURFACE: 254,827 S.F.
IMPERVIOUS AREA: 279,827 S.F. = 77.0%

REVISIONS			
NO	BY	DATE	DESCRIPTION

N
W E
S

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Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
December 19, 2024
Amanda Harrington, Planning Advisor

Applicant: Eddie Smith
Surveyor: Josh Lyon



Request: Rezone **2.51** ***acres*** (109,335.60 sq. ft.)
Tax Map 096, Parcel 074.06 from **RP-80 – C-1**

Property Information:

- Tax Map 096, Parcel 074.06
- Hwy 31W, Cottontown
- Total lot acreage: 2.51

Discussion:
The applicant wishes to rezone 2.51 acres. AG-2 surrounds the subject property but has a couple of C-1 zones in the immediate vicinity with varying lot sizes.



The applicant's request to rezone to C-1 appears dimensionally appropriate and follows the future land use map, which is designated as general urban. The purpose of the general urban land use category is to promote various types of non-residential land uses mixed with predominantly medium-density residential.

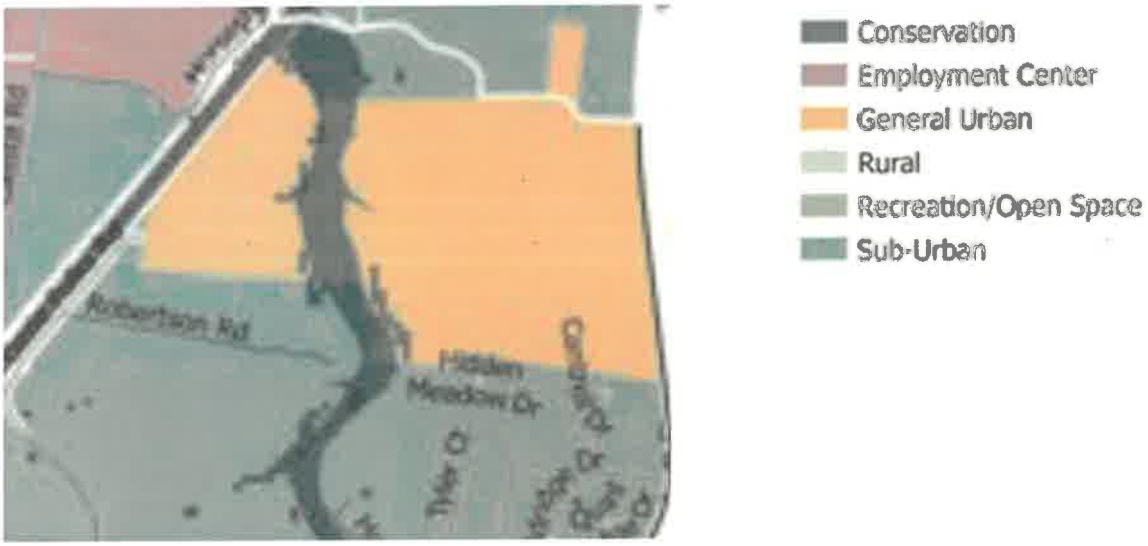
• Location of General Urban. The following criteria shall be used to create new areas or expand General Urban.

- The general urban area is expected to capture intensive non-residential uses and shall be served by major roadways.
- The general urban area's character is predominantly non-residential, providing industrial job centers interspersed with higher-intensity commercial uses and workforce housing.

- The General Urban areas shall be located where infrastructure includes potable water and sewer systems, stormwater management systems, and major paved public streets or highways.

- Designation of new General Urban areas should only be allowed if adjacent to other general urban areas, unless justification for a new area can be demonstrated at an appropriate scale.

- General Urban Uses. Non-residential land uses, such as commercial, industrial, office, and institutional, mixed with predominantly multifamily residential, will be encouraged within this category. Large scale uses such as home improvement centers are also typical of this character area. The General Urban area contains uses serving the community as a whole.



C-1 Minimum Requirements
Minimum Lot Size: 25,000 sq. ft.
Front: 30'
Side: 10'
Rear: 20'
Min. Lot Width @ Front Bldg. Setback Line: 100'
Min Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 60%.

**** END COMMENTS ****

New Business: E

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

Application for Rezoning

Applicant Information:

Name: CWHFP LLC
Mailing Address: PO BOX 30789, CLARKSVILLE, TN 37040
Email: CHARLES.HAND@HANDFAMILYCOMPANIES.COM
Telephone Number: 931-552-3303

Applicant's Representative Information:

Name: CLINT HEAD
Name of Firm: YOUNG HOBBS & ASSOCIATES
Mailing Address: 1202 CROSSLAND AVE, CLARKSVILLE, TN 37040
Email: CLINT@YOUNGHOBBS.COM
Telephone Number: 931-645-2524

Property Information:

Owner (if not applicant provide letter giving applicate permission): CWHFP LLC
Physical Address: MAXEY RD
Tax Map and Parcel Number: 97-58.00
Current Zoning Designation: SPLIT ZONING (6.62 AC - C-4) (20.2 AC - AG-2)
Requested Zoning Designation: C-4 (26.82 AC)

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

Purpose of rezoning request:

THE PROPERTY IS CURRENTLY SPLIT ZONED; APPLICANT IS REQUESTING THE PROPERTY BE REZONED INTO A SINGLE ZONING DISTRICT (C-4)

SUBMITTAL REVIEW PROCEDURE:

1. Deliver one (1) copy of this application & any supporting materials to the Development Office 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. Provide Legal description **AND** Survey of the areas to be rezoned including map and parcel number
5. Provide water letter from utility company stating location and size of current water line, adequate pressure for domestic use and if/where fire hydrants are required
6. Pay the review fee.
7. Email a .PDF of the application & supporting materials to hmantooth@robcotn.org
8. 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.

11/12/24

Owner of Record Signature & DATE

Applicant's Signature & DATE

Robertson County - Parcel: 097 058.00



Date: December 9, 2024

County: ROBERTSON
Owner: C W H F P LLC
Address: MAXEY RD
Parcel ID: 097 058.00
Deeded Acreage: 0
Calculated Acreage: 10
Vexcel Imagery Date: 2023

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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 (074)
Tax Year 2025 | Reappraisal 2023

Jan 1 Owner
C W H F P LLC
P O BOX 30789
CLARKSVILLE TN 37040

Current Owner

MAXEY RD

Ctrl Map:	Group:	Parcel:	PI:	SI:
097		058.00		000

Value Information

Land Market Value:	$484,800
Improvement Value:	$423,900
Total Market Appraisal:	$908,700
Assessment Percentage:	40%
Assessment:	$363,480

Additional Information

100 100 043.03 000
PARCEL 1 DB 347-566

General Information

Class: 08 - Commercial
City #:
Special Service District 1: 000
District: 14
Number of Buildings: 2
Utilities - Water/Sewer: 02 - PUBLIC / PRIVATE
Utilities - Gas/Gas Type: 00 - NONE
City:
Special Service District 2: 000
Neighborhood: T99
Number of Mobile Homes: 0
Utilities - Electricity: 01 - PUBLIC
Zoning:

Outbuildings & Yard Items

Building #	Type	Description	Units
1	ASP - ASPHALT PAVING		30,000
1	CLF - CHAIN LINK FENCE		40

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0 **Calculated Acres:** 10 **Total Land Units:** 10

Land Code	Soil Class	Units
11 - COM RURAL		10.00

Commercial Building #: 1

Improvement Type:
23 - SERV STA/MARKET
Quality:
1 - AVERAGE
Foundation:
02 - CONTINUOUS FOOTING
Roof Framing:
05 - BAR JOIST/RIGID FRAME
Cabinet/Millwork:
03 - AVERAGE
Interior Finish:
12 - PANELING AVERAGE
Bath Tiles:
00 - NONE
Shape:
01 - RECTANGLE
Heat and AC:
07 - HVAC SPLIT
Building Sketch



Actual Year Built:
1978
Business Living Area:
6482
Floor System:
01 - SLAB ON GRADE
Roof Cover/Deck:
13 - PREFIN METAL CRIMPED
Floor Finish:
04 - ASPHALT TILE
Paint/Decor:
03 - AVERAGE
Electrical:
03 - AVERAGE
Structural Frame:
05 - RIGID FRAME
Plumbing Fixtures:
12

Interior/Exterior Areas

Type	Square Feet	Exterior Wall
23 - SERV STA/MARKET	6,482	19 - PREFIN METAL CRIMPED

Commercial Features

Type	Units
CAN - CANOPY	454 X 1
CAN - CANOPY	510 X 1
CPY - CANOPY	1176 X 1

Robertson (074)
Tax Year 2025 | Reappraisal 2023

Jan 1 Owner
C W H F P LLC
P O BOX 30789
CLARKSVILLE TN 37040

Current Owner

MAXEY RD

Ctrl Map:	Group:	Parcel:	PI:	SI:
097		058.00		001

Value Information

Land Market Value:	$343,600
Improvement Value:	$0
Total Market Appraisal:	$343,600
Assessment Percentage:	25%
Assessment:	$85,900

Additional Information

2025 COMBO - 97-59.00 000 & 97-58.00 001 = 16.8 ACC

General Information

Class: 10 - Farm
City #:
Special Service District 1: 000
District: 14
Number of Buildings: 0
Utilities - Water/Sewer: 02 - PUBLIC / PRIVATE
Utilities - Gas/Gas Type: 00 - NONE
City:
Special Service District 2: 000
Neighborhood: T99
Number of Mobile Homes: 0
Utilities - Electricity: 01 - PUBLIC
Zoning:

Outbuildings & Yard Items

Building #	Type	Description	Units

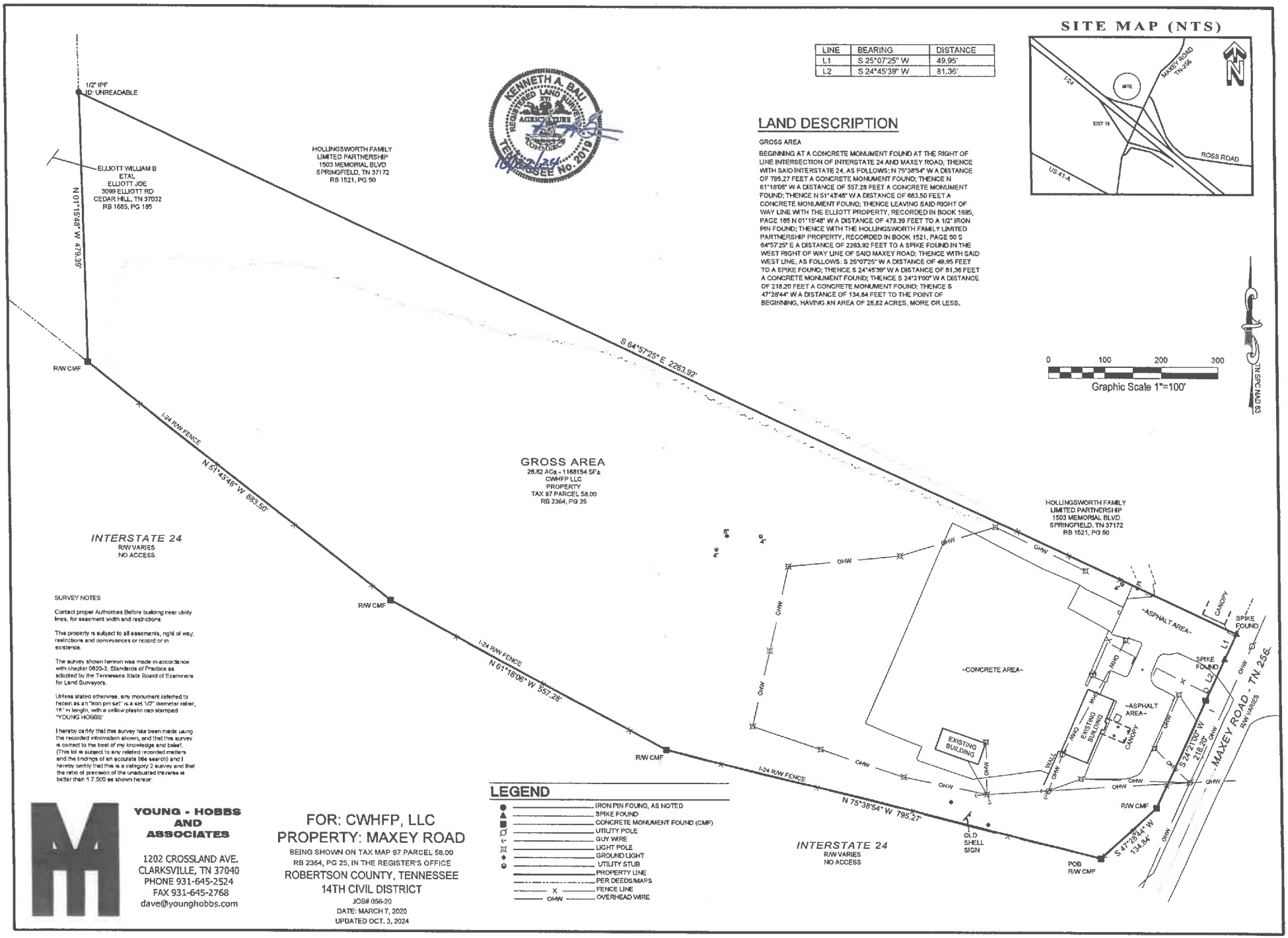
Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
11/27/2024	$0	2364	25		QC - QUITCLAIM DEED	-
2/22/2006	$733,200	1089	206	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS

Land Information

Deed Acres: 0 **Calculated Acres:** 16.8 **Total Land Units:** 16.8

Land Code	Soil Class	Units
20 - ACREAGE		16.80



SITE MAP (NTS)

LINE	BEARING	DISTANCE
L1	S 25°07'25" W	49.95'
L2	S 24°45'39" W	81.36'

LAND DESCRIPTION

GROSS AREA

BEGINNING AT A CONCRETE MONUMENT FOUND AT THE RIGHT OF LINE INTERSECTION OF INTERSTATE 24 AND MAXEY ROAD; THENCE WITH SAID INTERSTATE 24, AS FOLLOWS: N 75°38'54" W A DISTANCE OF 795.27 FEET A CONCRETE MONUMENT FOUND; THENCE N 61°18'06" W A DISTANCE OF 557.28 FEET A CONCRETE MONUMENT FOUND; THENCE N 51°43'48" W A DISTANCE OF 683.50 FEET A CONCRETE MONUMENT FOUND; THENCE LEAVING SAID RIGHT OF WAY LINE WITH THE ELLIOTT PROPERTY, RECORDED IN BOOK 1685, PAGE 185 N 01°15'48" W A DISTANCE OF 479.39 FEET TO A 1/2" IRON PIN FOUND; THENCE WITH THE HOLLINGSWORTH FAMILY LIMITED PARTNERSHIP PROPERTY, RECORDED IN BOOK 1521, PAGE 50 S 64°57'25" E A DISTANCE OF 2263.92 FEET TO A SPIKE FOUND IN THE WEST RIGHT OF WAY LINE OF SAID MAXEY ROAD; THENCE WITH SAID WEST LINE, AS FOLLOWS: S 25°07'25" W A DISTANCE OF 49.95 FEET TO A SPIKE FOUND; THENCE S 24°45'39" W A DISTANCE OF 81.36 FEET A CONCRETE MONUMENT FOUND; THENCE S 24°21'00" W A DISTANCE OF 218.20 FEET A CONCRETE MONUMENT FOUND; THENCE S 47°28'44" W A DISTANCE OF 134.84 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 26.82 ACRES, MORE OR LESS.

SURVEY NOTES

Contact proper Authorities Before building near utility lines, for easement width and restrictions.

This property is subject to all easements, right of way, restrictions and conveyances of record or in existence.

The survey shown hereon was made in accordance with chapter 0820-3, Standards of Practice as adopted by the Tennessee State Board of Examiners for Land Surveyors.

Unless stated otherwise, any monument referred to herein as a "iron pin set" is a set 1/2" diameter rebar, 18" in length, with a yellow plastic cap stamped "YOUNG HOBBS"

I hereby certify that this survey has been made using the recorded information shown, and that this survey is correct to the best of my knowledge and belief. (This lot is subject to any related recorded matters and the findings of an accurate title search) and I hereby certify that this is a category 2 survey and that the ratio of precision of the unadjusted traverse is better than 1:7,500 as shown hereon.

LEGEND

- IRON PIN FOUND, AS NOTED
- SPIKE FOUND
- CONCRETE MONUMENT FOUND (CMF)
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- GROUND LIGHT
- UTILITY STUB
- PROPERTY LINE
- PER DEEDS/MAPS
- FENCE LINE
- OVERHEAD WIRE

YOUNG - HOBBS AND ASSOCIATES

1202 CROSSLAND AVE.
CLARKSVILLE, TN 37040
PHONE 931-645-2524
FAX 931-645-2768
dave@younghobbs.com

FOR: CWHFP, LLC
PROPERTY: MAXEY ROAD
BEING SHOWN ON TAX MAP 97 PARCEL 58.00
RB 2364, PG 25, IN THE REGISTER'S OFFICE
ROBERTSON COUNTY, TENNESSEE
14TH CIVIL DISTRICT
JOB# 058-20
DATE: MARCH 7, 2020
UPDATED OCT. 3, 2024

LAND DESCRIPTION

GROSS AREA

BEGINNING AT A CONCRETE MONUMENT FOUND AT THE RIGHT OF LINE INTERSECTION OF INTERSTATE 24 AND MAXEY ROAD; THENCE WITH SAID INTERSTATE 24, AS FOLLOWS: N 75°38'54" W A DISTANCE OF 795.27 FEET A CONCRETE MONUMENT FOUND; THENCE N 61°18'06" W A DISTANCE OF 557.28 FEET A CONCRETE MONUMENT FOUND; THENCE N 51°43'48" W A DISTANCE OF 683.50 FEET A CONCRETE MONUMENT FOUND; THENCE LEAVING SAID RIGHT OF WAY LINE WITH THE ELLIOTT PROPERTY, RECORDED IN BOOK 1685, PAGE 185 N 01°15'48" W A DISTANCE OF 479.39 FEET TO A 1/2" IRON PIN FOUND; THENCE WITH THE HOLLINGSWORTH FAMILY LIMITED PARTNERSHIP PROPERTY, RECORDED IN BOOK 1521, PAGE 50 S 64°57'25" E A DISTANCE OF 2263.92 FEET TO A SPIKE FOUND IN THE WEST RIGHT OF WAY LINE OF SAID MAXEY ROAD; THENCE WITH SAID WEST LINE, AS FOLLOWS: S 25°07'25" W A DISTANCE OF 49.95 FEET TO A SPIKE FOUND; THENCE S 24°45'39" W A DISTANCE OF 81.36 FEET A CONCRETE MONUMENT FOUND; THENCE S 24°21'00" W A DISTANCE OF 218.20 FEET A CONCRETE MONUMENT FOUND; THENCE S 47°28'44" W A DISTANCE OF 134.84 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 26.82 ACRES, MORE OR LESS.

West Robertson Water Authority

604 Keysburg Road • Adams, TN 37010 • (615) 696-2266

November 5, 2024

RE: Letter of Water Availability for: **Maxey Rd Truck Stop Cedar Hill, Tn 37032**

To Whom It May Concern

This letter is to serve as a guarantee that (1) water taps does exist at the above mentioned property in Cedar Hill, Tn 37032. This water tap is supplied by a 6'' main water line. This area is served by the West Robertson Water Authority.

If you need any further information, please feel free to email me at office@wrwatn.com or call me at the number listed above.

Sincerely,

James Walker
Executive Director
West Robertson Water Authority

Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
December 19, 2024
Amanda Harrington, Planning Advisor

Applicant: Clint Head, on behalf of CWHFP, LLC
Representative: Clint Head



Request: Rezone **20.20 *acres*** of the 26.82 acres Tax Map 097, Part of Parcel 058.00 **from AG-2 to C-4**

Property Information:
- ♦ Tax Map 097, Part of Parcel 058.00
- ♦ Maxey Road, Adams

Discussion:

The applicant wishes to rezone 20.20 acres of the 26.82 acres. The subject property is a split zone, and the applicant requests that it be rezoned into a single zoning district. The property is mainly surrounded by C-4, C-1, and AG-2 zones in the immediate vicinity, with varying lot sizes.



The applicant's request to rezone C-4 appears to be dimensionally appropriate.

C-4 Minimum Requirements

Minimum Lot Size: 25,000 sq. ft.
Front: 30'
Side: 10'
Rear: 20'
Min. Lot Width @ Front Bldg. Setback Line: 100'
Min Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 60%.

Future Land Use Plan: The Employment Center land use category is similar to the general urban area but encompasses areas with the greatest potential for locating employment opportunities.

• Location of Employment Centers. Areas identified as Employment Center include the Springfield Industrial Park, the proposed Red River Preserve, and the area around the

Springfield/Robertson County airport. The following criteria shall be used for assigning new areas or expanding the employment center character area.

o The character of the Employment Center is predominantly non-residential providing locations for professional or industrial nodes and retail and service support to the community as a whole. Therefore, the area shall be served by high-capacity transportation systems.

o Because Employment Center lands are served by high-capacity transportation systems, development in this category can support a substantial regional commercial center.



o The more intensive development within Employment Center areas shall be located where infrastructure includes central water and sewer systems, stormwater management systems, and major paved public streets or highways.

o Designation of new Employment Center lands should only be allowed if adjacent to other employment center lands, unless justification for establishing new employment centers, at an appropriate scale to serve the community, can be demonstrated.

o Direct access to collector or arterial roads shall be required for high-density residential development, unless located within a mixed use development.

• Employment Center Uses. Uses allowed within this category include multiple types of land uses, such as commercial, office, institutional, multi-family, duplexes, attached single family, etc. Industrial uses will also be allowed in this category if they are large enough in size and scope to be properly buffered and designed to minimize impacts and maximize compatibility. Single-family uses are permitted; however, multi-family and workforce housing are encouraged as they can directly benefit from nearby economic opportunities.

**** END COMMENTS ****

New Business: F

Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
December 19, 2024
Amanda Harrington, Planning Advisor

Applicant: John Blackwell
Representative: Beau Agee

Request: Creation of four independent lots of record
Property: Tax Map 140, Parcel 066.00 (13.38 acres total)
Address: 6245 Dyer Rd.
Zoning: AG-2



Discussion: The applicant seeks to subdivide Tax Map 140, Parcel 66 into four independent lots of record as follows:

LOT 1: 130,015 SQ.FT. +/- OR 2.98 AC. +/-
LOT 2: 130,012 SQ.FT. +/- OR 2.98 AC. +/-
LOT 3: 130,328 SQ.FT. +/- OR 2.99 AC. +/-
LOT 4: 193,064 SQ.FT. +/- OR 4.43 AC. +/-
TOTAL ACREAGE: 13.38 AC. +/-

TABLE 6-5-A

DIMENSIONAL REQUIREMENTS FOR SINGLE FAMILY DWELLINGS IN AGRICULTURAL AND RESIDENTIAL DISTRICTS

	AG-1	AG-2	RP-80	R-40	R-30	R-20
Minimum Lot Size (sq. ft.)	15 ac.	130,000	80,000	40,000	30,000	20,000
Without Public Water		218,000	218,000	N.P.	N.P.	N.P.
Minimum Lot Width (ft.) at Building Setback Line [3]	400	250	175	150	125	100
Minimum Road Frontage (ft.) [1]	50	50	50	50	50	50
Minimum Front Yard Setback (ft.)[2]	100	75	60	50	40	30
Minimum Side Yard Setback (ft.)*	50	30	25	20	15	10
Without Public Water		50	50	N.P.	N.P.	N.P.
Minimum Rear Yard Setback	50	40	35	30	25	20
Without Public Water		50	50	N.P.	N.P.	N.P.
Maximum Height (ft.) [4]	35	35	35	35	35	35
Maximum Building Coverage (% of lot)	10	25	30	40	45	50

The final plat was reviewed against the final plat checklist found in Article 5, Section 5.104.2, Features, of the Subdivision Regulations of Robertson County Subdivision Regulations. The plat appears to meet the minimum requirements as required by the checklist. A signature by the Robertson County Soil Scientist will be required before the issuance of any building permits. Furthermore, the applicant's request for the creation of four independent lots of records via this final plat appears to be dimensionally appropriate. Staff recommends approval of the final plat.

** END COMMENTS **

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

December 4, 2024

Traye Fann
County Engineer
Robertson County Planning and Zoning
527 South Brown Street
Springfield, Tennessee 37172

RE: Review of Revised Blackwell Property Final Plat

Dear Traye:

I have reviewed the referenced revised final plat that I received on December 4, 2024 for the December 19, 2024 Planning Commission meeting. 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 surveying and engineering requirements contained in the Robertson County Subdivision Regulations. No planning related review was performed. 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 or water quality 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

ROBERTSON COUNTY DEVELOPMENT OFFICE
ROBERTSON COUNTY OFFICE BUILDING,
527 SOUTH BROWN STREET, SPRINGFIELD, TENNESSEE 37172
(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: AG-2 Agricultural/Residential District
2. Physical Address of Property: 6245 Dyer Rd Goodlettsville TN 37072
3. Tax Map & Parcel Number: Map 140 Parcel 66.00
4. Size of Property (square feet or acres): 13.38 Acres

5. Owner of Record Information
   Name: John Blackwell
   Mailing Address (No P.O. Boxes, please): 3080 Leeville Pike, Lebanon TN 37087
   Email: john@johnblackwellgroup.com
   Telephone Number: 615.444.0072

6. Owner's Representative Information (Surveyor, Self, Engineer, etc.)
   Name: Beau Agee
   Name of Firm: Agee Professional Land Surveying
   Mailing Address (No P.O. Boxes, please): 110 S. Cumberland St Lebanon TN 37087
   Email: beauageej@gmail.com
   Telephone Number: 615.887.1371

7. Purpose of Plat:
   To create 4 residential 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 the application is signed.** *Attach proof of ownership of property (copy of deed is typical). Pay the review fee.*
2. Email a .PDF of the submitted plat to hmantooth@robcotn.org (Hunter Mantooth).
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 one (1) folded hard copies of the corrected plat, no smaller than 17" x 22", and any supporting documentation to the Development Office before or by the final due date.
6. Email a .PDF of the corrected plat to hmantooth@robcotn.org
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.**

11-8-24
Owner's Signature & DATE

11-8-24
Owner's Representative Signature & DATE

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

August 9, 2024

Mr. Samuel Blackwell
3080 Leeville Pike
Lebanon, TN 37090

RE: Water Availability for 6245 Dyer Road
Robertson County, Tax Map 140 Parcel 66.00
Goodlettsville, TN

Dear Mr. Blackwell,

This letter will confirm White House Utility District can provide four additional domestic water services for the property mentioned above as long as each lot fronts Dyer Rd or has an easement dedicated for the water service line to lie within. We understand you intend to alter an existing parcel such that five residential tracts will result. There is currently one existing water tap associated with the property.

WHUD's existing four-inch water main located on the south side of Dyer 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 per new lot 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.

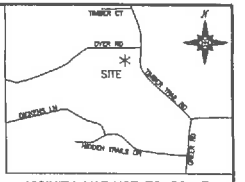
Sincerely,

Pat Harrell, PE
District Engineer

SOURCES OF NORTH IN THIS PLAT NAD - 1983

100 0 100
1" = 100'

LOT 1:	130,015 SQ.FT. +/- OR 2.98 AC. +/-
LOT 2:	130,012 SQ.FT. +/- OR 2.98 AC. +/-
LOT 3:	130,328 SQ.FT. +/- OR 2.99 AC. +/-
LOT 4:	193,064 SQ.FT. +/- OR 4.43 AC. +/-
TOTAL ACREAGE:	13.38 AC. +/-



VICINITY MAP: NOT TO SCALE

NOTES:

1. The purpose of this survey is to create 4 residential lots
2. The property is Zoned AG-2; Minimum Building Setback Lines (M B S.L.) Front – 75 feet, Side – 30 feet, Rear – 40 feet. Property address is 4240 Dyer Road, Coopertown, TN 37023.
3. Bearings for this survey were obtained from Tennessee State Plane Coordinate System NAD-1983. Field work for this survey performed October, 2024
4. All corners are ½" rebar with cap set by this surveyor, unless noted otherwise.
5. The underground utilities have not been physically located. Above ground and underground utilities shown were taken From visible appurtenances at the site, utility records, and or maps prepared by others. This surveyor makes no guarantees that the underground utilities shown represent all such utilities on the site or that the underground utilities shown are in the exact location indicated. The appropriate utility provider must be contacted to confirm availability and location of utilities.
6. Any and all utilities may carry one or more easements. Property owner must contact the appropriate utility authority for the exact location of these easements.
7. Federal Flood Note: The property shown hereon is not in an area designated to a special flood hazard zone as indicated on FEMA Community Map Panel No. 47147C0095D, Effective Date 2 26 2010
8. This survey was performed without benefit of title search, therefore this property is subject to any findings that a warrant and assurance title search might reveal
9. Drainage culverts will be a minimum of 30 feet in length and a minimum of 15 inches in diameter, actual size to be determined by the Robertson County Highway Department.
10. All lots shall be graded in order to avoid discharging any subdivision stormwater onto down stream properties.

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 on 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.

Date — Secretary, Planning Commission

THIS PLAT IS VOID UNLESS RECORDED BY _____

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 ____, Page ____, 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 offers or irrevocable dedication for all public roads, utilities, and other facilities have been filed, as required by the Robertson County Regional Subdivision Regulations.

Date — Owner (John Blackwell)

Date — Owner (Samuel Blackwell)

Title if acting for a partnership or corporation

Certificate of Approval of Private Subsurface Sewage Disposal

Approval is hereby granted for lots 1 - 4 defined on Blackwell Property, in Robertson County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed or attached restrictions.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Division of Ground Water Protection. Water taps, water lines, underground utilities and driveways should be located at the side property lines unless otherwise noted. Any cutting, filling, or alterations of the soil conditions may void this approval.

Environmental Specialist — Date
Division of Groundwater Protection

Subdivision Restrictions

Lots __ are approved for installation and duplication of conventional subsurface sewage disposal systems to serve a estimated house size of __ bedrooms.

Some lots may require pump systems to transfer septic tank effluent to areas of the lot with suitable soils conditions for disposal.

Shading on some lots represents an area reserved to be used for the installation of the primary and duplicate subsurface sewage disposal systems, and shall be used for no other purposes such as house locations, other structure locations, lateral utilities, driveways, swimming pools, etc., or use which would conflict with the Regulations for Onsite Subsurface Sewage Disposal in Tennessee. Modifications of the shaded area may be considered, provided soils and shaded area is unestimated.

Lots 1 - 4 are approved for use with utility water only.

All underground utilities and driveways must enter along the property lines.

The max. number of square feet, design, and location of the proposed dwelling may further restrict the maximum number of bedrooms for which a permit may be issued.

Prior to commencing construction on any lot, the owner of the lot must identify and mark the boundaries of the approved subsurface sewage disposal lots as such lot as shown on the plat. If the owner desires to modify or relocate the soils area, the owner will be responsible for obtaining a test evaluation of the proposed location and obtaining all necessary approvals prior to commencing construction.

Certificate of Approval of Utility Systems

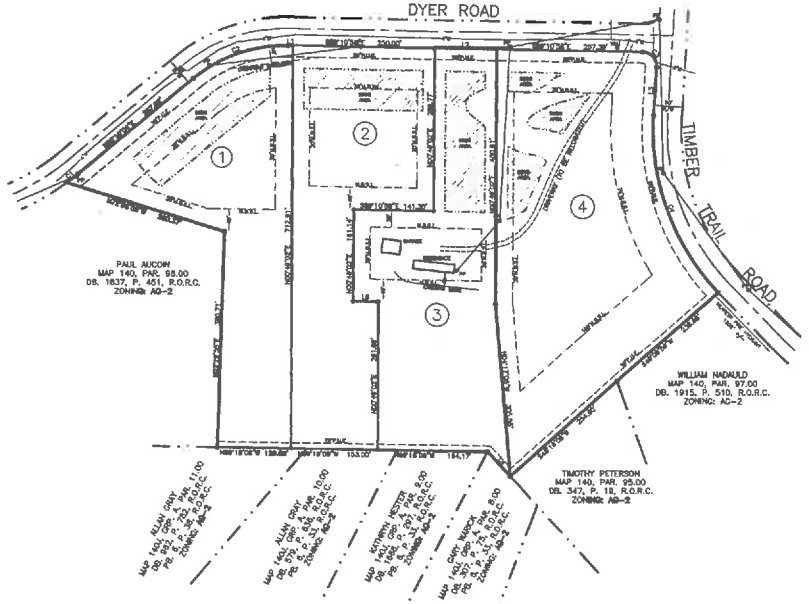
I hereby certify that the water system(s) indicated or indicated on the final subdivision plat entitled Blackwell Property has/have been installed in accordance with current local and state government requirements or a surety instrument has been filed in patronage and installation of such system(s).

Date — Name, Title, and Agency or Authorized Approving Agent

Certificate of Approval of Streets

I hereby certify: (1) that all designated streets on the final subdivision plat have been installed in an acceptable manner and according to the specifications of the Robertson County Personal 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 — Appropriate Governmental Representative



Certificate of Accuracy

I (we) hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Robertson County Tennessee Planning Commission and that the monuments have been placed as shown hereon to the specifications of the State Board of Examiners for Land Surveyors. The unadjusted closure ratio of the survey shown hereon meets and/or exceeds 1:10,000.

Date — Beau Marshall Agee PLS, TN #2871

LINE TABLE		
LINE	BEARING	LENGTH
L1	S09°10'56"E	8.80'
L2	S89°19'56"E	110.00'
L3	S04°14'28"W	86.42'
L4	N42°04'38"W	58.77'
L5	N89°10'56"W	44.35'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	28.24'	437.55'	3°18'13"	N51°49'12"E	28.23'
C2	181.51'	258.84'	40°38'58"	N70°29'33"E	177.73'
C3	40.76'	25.00'	93°25'27"	S42°28'14"E	36.40'
C4	342.35'	411.05'	47°43'13"	S19°37'07"E	332.54'

PROPERTY INFO:
OWNER: JOHN BLACKWELL and SAMUEL BLACKWELL
RB. 2327, P. 56, R.O.R.C.

FINAL SUBDIVISION PLAT OF THE
BLACKWELL PROPERTY
MAP 140, PARCEL 66.00
12TH CIVIL DISTRICT of ROBERTSON COUNTY, TN
ZONING: AG-2
DATE: NOVEMBER 8, 2024 JOB # 24-0808-A1722
REVISED: DECEMBER 3, 2024

AGEE PROFESSIONAL LAND SURVEYING, LLC
110 S. CUMBERLAND ST.
LEBANON, TN 37087
615.887.1371
beaugee1@gmail.com