MEMORANDUM

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

TO: Planning Commission Members
FROM: Planning Staff
DATE: February 15, 2024

The Robertson County Planning Commission will hold its monthly meeting on **Thursday February 22, 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 March 18, 2024.

4. Approval of Minutes: Approval of Minutes from January 25, 2024, meeting.

5. Old Business: None

6. New Business:

   A. **Robertson County Highway Department: Resolution No. 24-280-03:** Resolution Making Certain Changes in the Official Maintenance Road List and Map Due to Annexations of Various Cities.

   B. **Ron Gregory on behalf of Rosetta Carter:** Rezoning Request for 2.14 acres of the 13.4 acres of property located on Hall Road, Greenbrier. Tax Map 116, Part of Parcel 169.00 from AG-2 to R-40 (3rd Voting District). Represented by Todd Bollinger, Todd Bollinger & Associates.

   C. **Johnnie S Marlin:** Rezone Request for 20.84 acres of the 32.20 acres of property located at 4160 Armstrong Rd., Springfield. Tax Map 082, Part of Parcel 005.00 from AG-2 to RP-80 (8th Voting District). Represented by Steve Artz, Steve Artz and Associates, Inc.

7. Reports from Staff: None

8. Adjourn

The Robertson County Planning Commission met on January 25, 2024 at 7:00 p.m. in the Judicial Complex, Second Floor, Robertson County Office Building, Springfield, Tennessee.

Roll Call:

MEMBERS PRESENT:	MEMBERS ABSENT:	OTHERS PRESENT:
Bill Jones	Jeremiah Pierce	Hunter Mantooth
Daniel Borthick	Jeremy Stinson	Pam Groves
Charles "Gene" Federman		
William B. Henry		
Cheryl Elliott		
Keith Hoover		
Allan Heard		

Meeting was called to order by Chairman, Bill Jones at 7:00 pm.

Announcements: Chairman Bill Jones announced that the zoning from this agenda will be heard at the County Commission on February 26, 2024. Any citizens wishing to speak for or against any items on the agenda will need to sign in on the sheet provided.

Motion to approve Minutes from previous meeting of December 28, 2023, made by Cheryl Elliott with a second by Daniel Borthick.
Motion passed unanimously 7-0.

1. Old Business: None

2. New Business:

   A. **Ian and Jared Leftrick:** Rezoning Request for 2.50 acres of property located at 5225 Ezbon Holland Rd., Springfield. Tax Map 019, Parcel 090.00 from AG-2 to R-40 (8th Voting District). Represented by Applicant.
   No questions or comments from the audience.
   Motion to recommend made by Daniel Borthick with a second from Gene Federman.
   Motion passed unanimously 7-0

   B. **Jacob and Morgan (Baggett) Fann:** Rezone Request for 7.64 acres of property located at 3211 Will Head Rd., Cedar Hill. Tax Map 099, Parcel 094.04 from AG-2 to RP-80 (11th Voting District). Represented by Nettie Boyle, CSR Engineering.
   One comment/question from the audience.
   Motion to recommend made by Gene Federman a second from Daniel Borthick.
   Motion passed unanimously 7-0

   C. **Gina Zylstra, Executor:** Rezoning Request for 21.70 acres of property located on Burgess Gower Rd., Cedar Hill. Tax Map 099, Parcel 094.00 from AG-2 to RP-80 (11th Voting District). Represented by Nettie Boyle, CSR Engineering.
   Three comments/questions from the audience.
   Motion to recommend made by Allan Heard with a second by Keith Hoover.
   Motion passed unanimously 7-0.

D. **Johnnie Marlin:** Rezone Request for 20.84 acres of property located at 4160 Armstrong Rd., Springfield. Tax Map 082, Parcel 005.00 from AG-2 to RP-80 (8th Voting District). Represented by Steve Artz, Steve Artz and Associates, Inc.
Application pulled by Surveyor until further notice via email on 1.23.24.

E. **Philip Palma:** Final Site Plan for Delta Demo Headquarters, located on Hwy. 49 W., Springfield. Tax Map 100, Parcel 069.00 (11th Voting District). Represented by Josh Lyon (Kyle Schneider), Klober Engineering.
No comments from the audience.
Motion to approve made by Keith Hoover with a second from Cheryl Elliott.
Motion passed unanimously 7-0.

A. **Reports from Staff:** None

A motion to adjourn made by Daniel Borthick with a second by Keith Hoover.
Motion passed unanimously 7-0 and the meeting was adjourned.

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Respectfully submitted,

Gene Federman

Gene Federman, Secretary

New Business: A

RESOLUTION NO._____
HIGHWAY DEPARTMENT RESOLUTION NO. 24-280-03

RESOLUTION MAKING CERTAIN CHANGES IN THE OFFICIAL MAINTENANCE ROAD LIST AND MAP DUE TO ANNEXATIONS OF VARIOUS CITIES

WHEREAS, Tennessee Code Annotated, Section 54-10-103, authorizes the Robertson County legislative body to accept and classify roads; and

WHEREAS, Tennessee Code Annotated, Section 54-10-103, provides; prior to the County legislative body classifying a road as provided herein, the County legislative body shall receive the recommendation of the Chief Administrative Officer of the County Highway Department and / or the Robertson County Private Act so requires the review and recommendation of the Highway Superintendent and/or the elected Highway Commission; and

WHEREAS, the Highway Commission of Robertson County, assembled in regular session the 25th day of January, 2024, recognized that since the last adoption of the Official Road List, that certain roads, or portions of roads previously designated on that list have now become official public roads of various cities within Robertson County, as a result of the recent annexation of those areas, and that the Robertson County Highway Department, as required by law, has ceased to maintain those roads / portions of roads lying within the various cities, as described on attachment hereto, and thus the Official Maintenance List and Map should be changed accordingly, and the Highway Superintendent is in agreement with this recommendation; and

WHEREAS, the Robertson County Regional Planning Commission met in regular session the 22nd day of February, 2024, voted and agreed that the following changes, as described on attachment hereto, should be made to the Official Maintenance Road List and Map; and

NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners of Robertson County, Tennessee assembled in regular session this 18th day of March, 2024, that the road or portions of roads, as described on attachment hereto, due to the annexation of the various cities, and as required by law are not hereafter a part of the Official County Maintenance Road List and Map.

BE IT FURTHER RESOLVED that this Resolution shall take effect from and after its passage, the public welfare requiring it.

Pass this the 18th day of March, 2024.

_____ _____
COUNTY COMMISSIONER WILLIAM A. VOGLE, COUNTY MAYOR

ATTEST:

_____
ANGIE H. GROVES, COUNTY CLERK

REMOVING A PORTION / ALL OF THE FOLLOWING ROADS FROM THE OFFICIAL COUNTY MAINTENANCE ROAD LIST & MAP DUE TO ANNEXATIONS OF

CITY OF SPRINGFIELD

	INDEX	ROAD NAME	MILE	FEET	BEGINNING	ENDING	ROW	ROADBED	SURFACE	TYPE	CLASS	DIST.	CITY LIMITS
116	D-3	Dorris St.	0.07	385	county portion	Poplar Ave.	30'	21'	16'	DBST	2	9	N/A
346	D-3	Pitt Ave.	0.03	150	Dorris St.	Springfield limits	30'	22'	16'	DBST	2	9	150' off Highland Street
351	D-3	Poplar Ave.	0.07	380	county portion	Springfield limits	30'	23'	16'	DBST	2	9	150' off Highland Street
		TOTALS	**0.17**	**915**									

New Business: B

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

Application for Rezoning

Applicant Information:
Name: Rosetta Carter
Mailing Address (No P.O. Boxes, please): 7255 Hall Rd Greenbrier TN 37073
Email: One of a Kind rose 2@gmail.com
Telephone Number: 615-417-8706

Applicant's Representative Information:
Name: Todd Bollinger
Name of Firm: Todd Bollinger & Assoc.
Mailing Address (No P.O. Boxes, please): 119 Fisher Dr Greenbrier, TN 37073
Email: ToddRLS@Bellsouth.net
Telephone Number: 615-218-0169

Property Information:
Address: Hall Road 7255 Hall Rd Greenbrier TN 37073
Tax Map and Parcel Number: Map 116, PCL P/O ~~169.02~~ 169.00
Current Zoning Designation: AG2
Requested Zoning Designation: R-40

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

Purpose of rezoning request:
To allow Subdivision of the Property

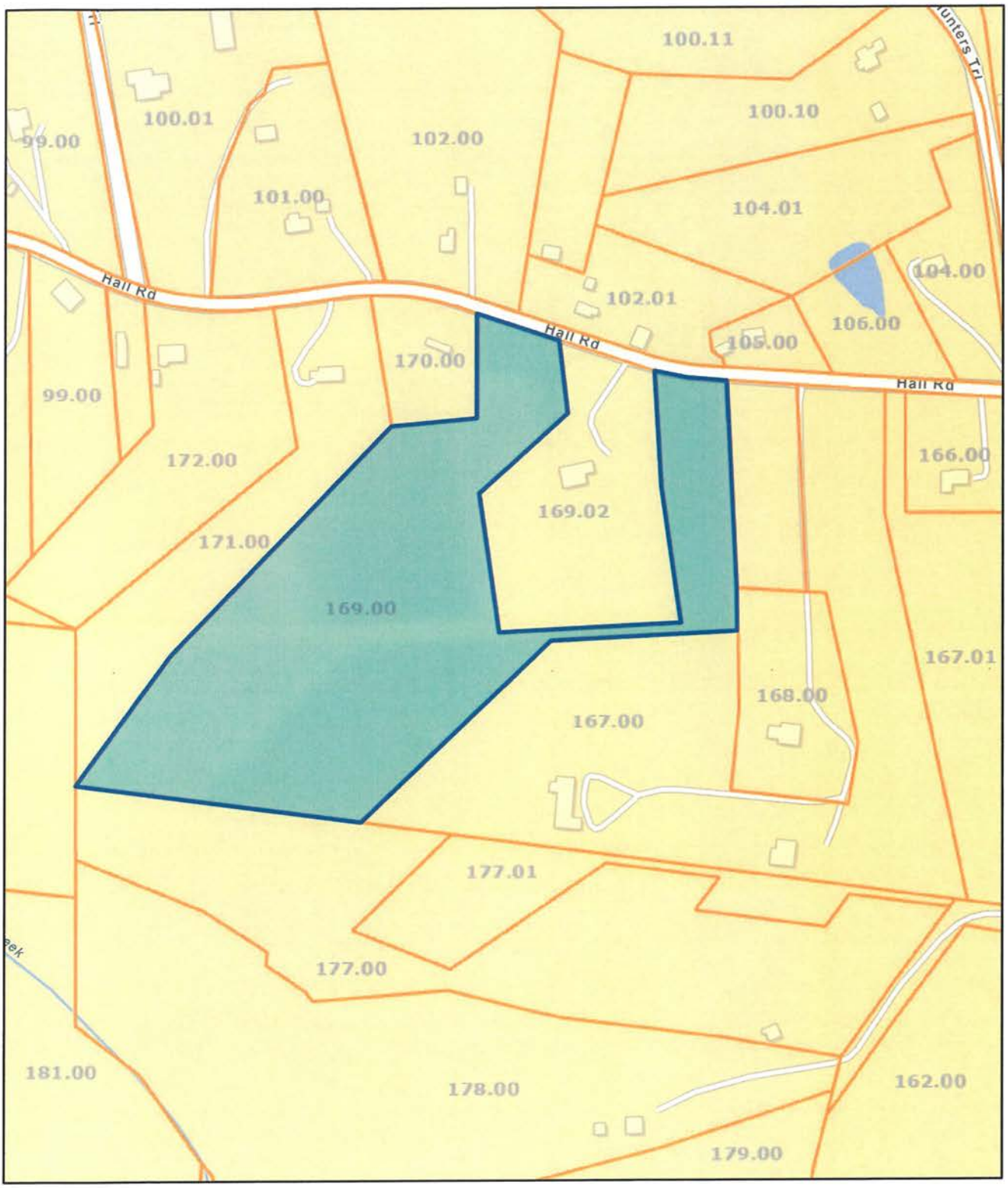
SUBMITTAL REVIEW PROCEDURE:

1. Deliver ten (10) copies of this application & any supporting materials to the Planning & Zoning Department before or by the final due date (Please see attached schedule- the "Corrections Due" does not apply to this type of application)
2. Provide copy of deed to prove ownership.
3. Provide aerial photograph of the property from TN Property Viewer
4. Pay review fee
5. Email a .PDF of the application & supporting materials (items 1-3) to gjones@robcotn.gov
6. Attend the Planning Commission meeting. Be ready to present and answer questions. **Failure to appear at the Planning Commission meeting may result in the denial of the application.**

Rosetta Carter
Owner of Record Signature & Date

Ron Gregory
Applicant's Signature & Date
Realty Auction Svc.
615-943-2309
Rongregory35@gmail.com

Robertson County - Parcel: 116 169.00



Date: February 12, 2024

County: Robertson
Owner: CARTER JIMMIE G ETUX
Address: HALL RD
Parcel Number: 116 169.00
Deeded Acreage: 0
Calculated Acreage: 13.4
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2023

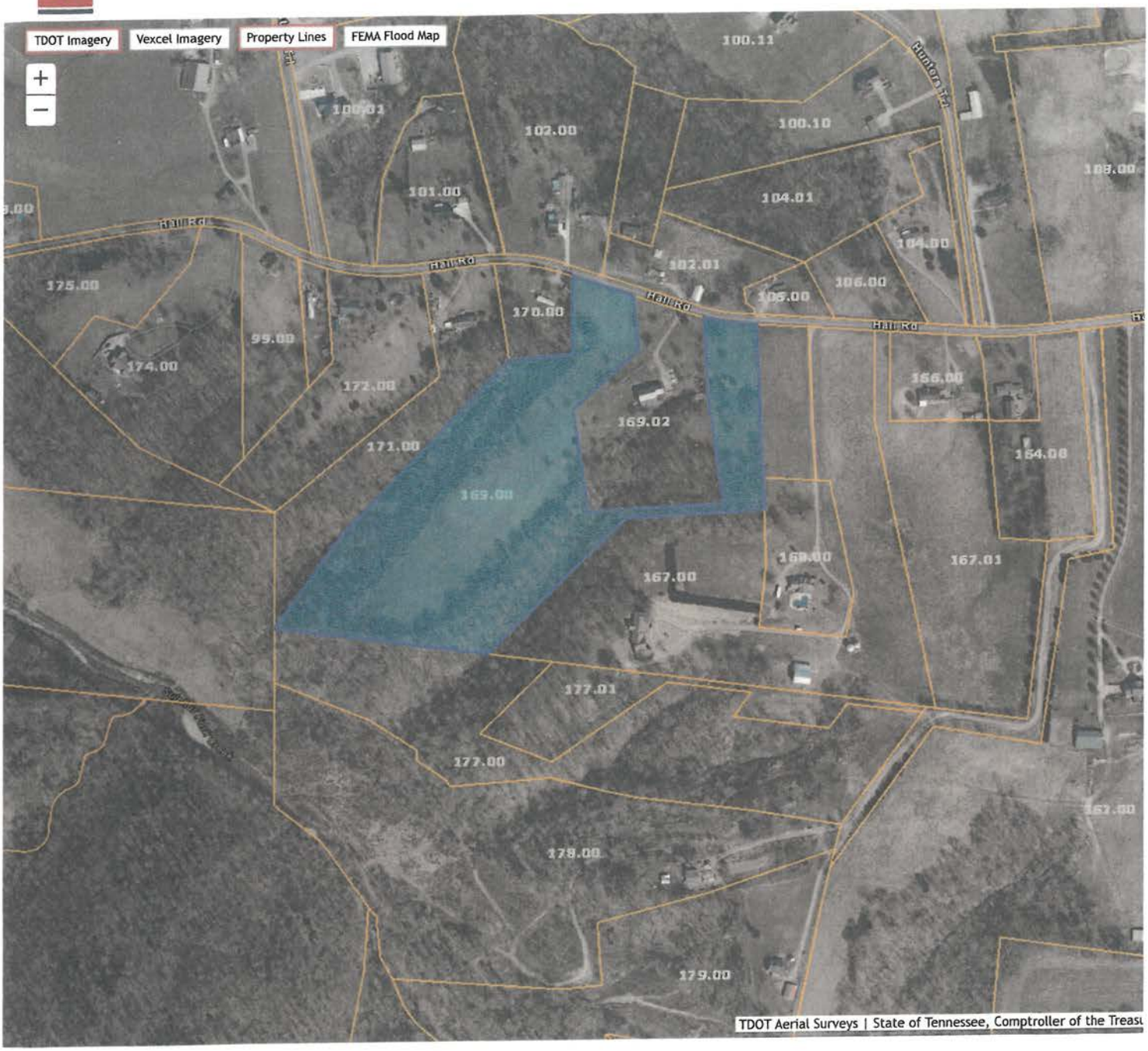
1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.


TDOT Imagery
Vexcel Imagery
Property Lines
FEMA Flood Map
Hall Rd
Hall Rd
Hall Rd
Hall Rd
Hunters Trl
100.11
100.01
102.00
100.10
101.00
104.01
104.00
102.01
106.00
105.00
175.00
170.00
99.00
174.00
172.00
169.02
171.00
169.00
166.00
164.00
169.00
167.00
167.01
177.01
177.00
178.00
179.00
TDOT Aerial Surveys | State of Tennessee, Comptroller of the Treasu

PLAT CONTAINS 2.140 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, F 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.

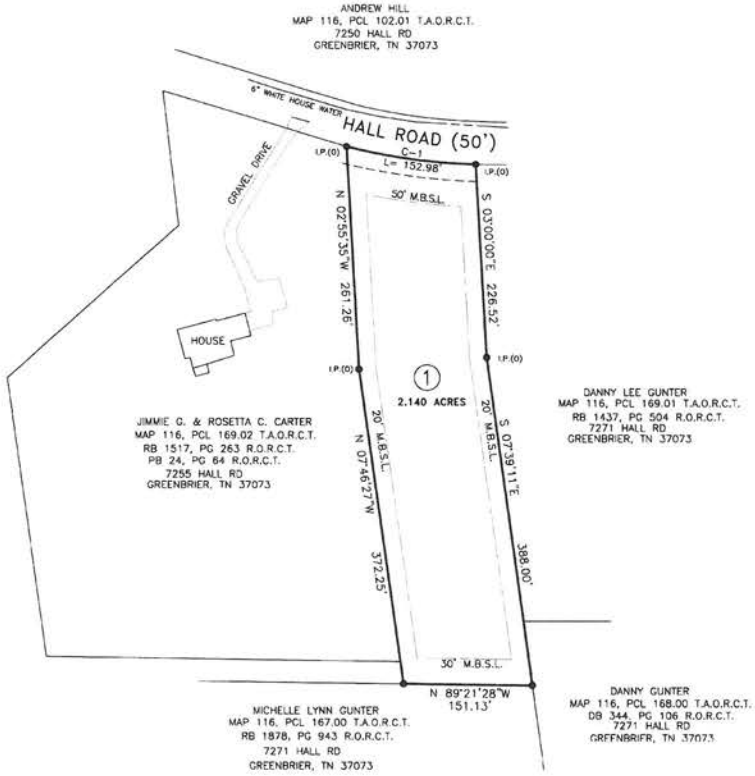
IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION OF ANY TYPE MUST NOTIFY ALL KNOWN UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TC THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT.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

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

NOTE:
THE PROPERTY SHOWN HEREON IS NOT IN A CURRENT F.I.R.M. OR F.E.M.A. FLOOD HAZARD AREA, ACCORDING TO INFORMATION AVAILABLE TO ME AT THIS DATE. SEE PANEL NO. 47147C 0405C DATED 04/16/08 FOR DETAILED INFORMATION.

NOTE:
LOT SHALL BE GRADED IN ORDER NOT TO DISCHARGE ANY ADDITONAL STORM WATER ON DOWNSTREAM PROPERTIES.





CURVE DATA TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C-1	716.25'	76.78'	152.98'	12°14'15"	152.69'	S 82°12'56"E

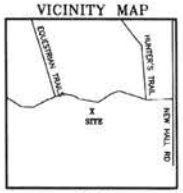
SURVEYOR'S CERTIFICATE

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

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

VICINITY MAP



N.T.S.

LEGEND

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

0 100 200 300

PROPERTY REFERENCE

JIMMIE G. & ROSETTA C. CARTER
MAP 116, PCLS 169 & 169.02 T.A.R.C.T.
RB 1517, PG 263 R.O.R.C.T.
DB 158, PG 135 R.O.R.C.T.
PB 24, PG 64 R.O.R.C.T.

DEVELOPER

RON GREGORY
123 UPPER STATION CAMP CREEKRD
GALLATIN, TN 37066
615-943-2309

ZONED AG
REQUESTING R-40

REZOING PLAT FOR
ROSETTA C. CARTER
HALL ROAD

SCALE	DRAWN BY	APPROVED	DATE
1" = 100'	A.T.B.	A.T.B.	01/16/24

11TH CIVIL DISTRICT

ROBERTSON COUNTY
TENNESSEE

DRAWING NO.
RDHALL

Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
February 22, 2024

Applicant: Ron Gregory on behalf of Rosetta Carter
Surveyor: Todd Bollinger

Request: Rezone **2.14 *acres*** of the 13.40 acres.
Tax Map 116, Part of Parcel 169.00
from AG-2 to R-40



Figure 1: TN Property Viewer: Tax Map 116, Part of Parcel 169.00 In its entirety is highlighted.

Property Information:

- Tax Map 116, Part of Parcel 169.00
- Hall Rd., Greenbrier
- Total lot acreage: 13.40 acres (583,704 sq. ft.)
- **Rezone Request: 2.14 acres. (93,218 sq. ft.)**

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

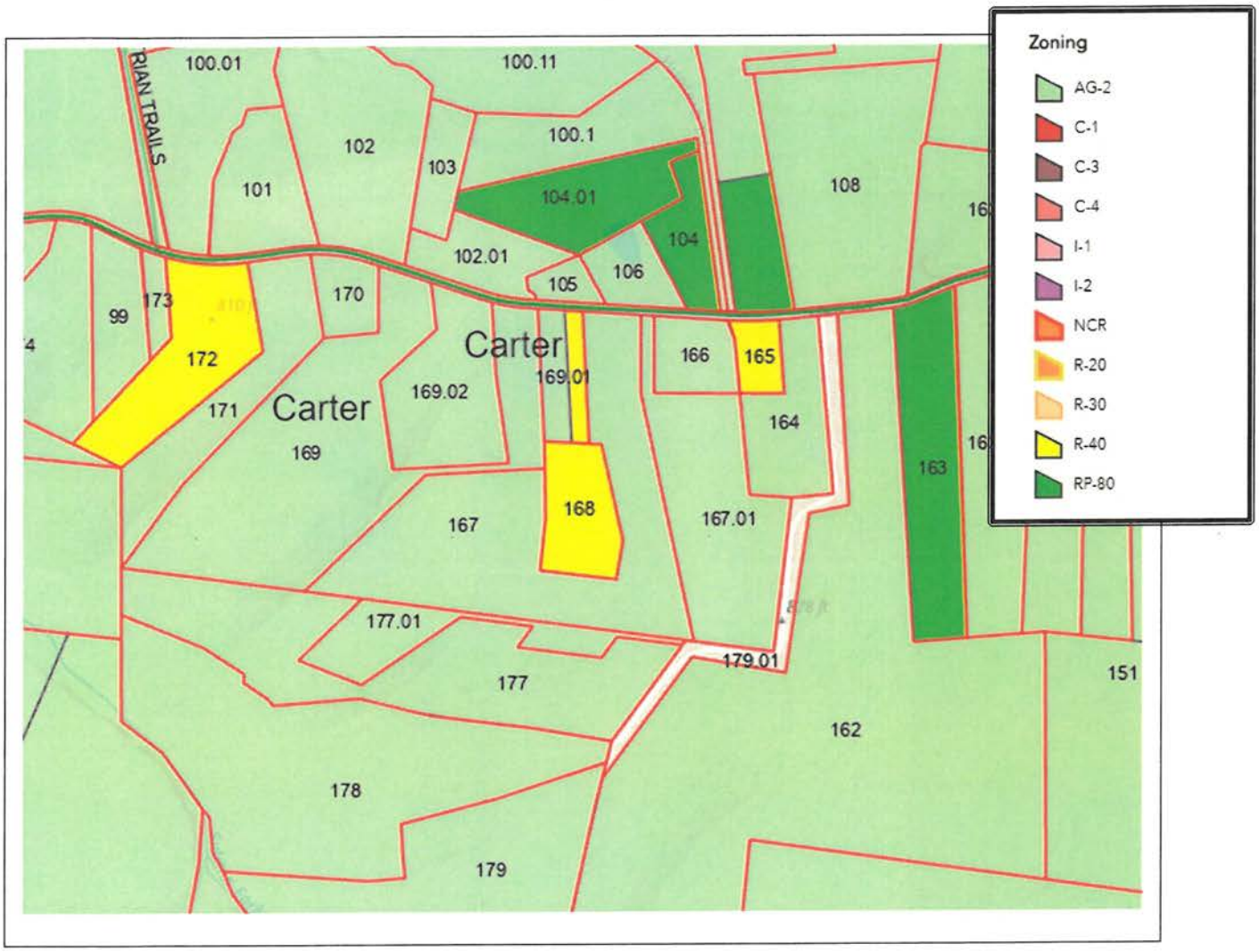
Discussion & Observations:
The applicant wishes to rezone 2.14 acres of the 13.40 acres. The subject property has a mixture of AG-2, RP-80 and R-40 property in the immediate vicinity with varying lot sizes. Several of the non-conforming properties surrounding this lot would be zoned R-40 per today's standards.
Please see Exhibit 1 for zoning map exhibit.

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

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map



New Business: C

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

Application for Rezoning

Applicant Information:
Name: Johnnie S. Marlin
Mailing Address (No P.O. Boxes, please): 4160 Armstrong RD Springfield, TN. 37172
Email:
Telephone Number: 615-756-9866

Applicant's Representative Information:
Name: Steven Artz
Name of Firm: Steven E. Artz and Associates, inc.
Mailing Address (No P.O. Boxes, please): 4800 Hwy 431 N Springfield, TN. 37172
Email: artz.steve@gmail.com
Telephone Number: 615-382-0481

Property Information:
Address: 4160 Armstrong RD Springfield, TN. 37172 (20.84 acres)
Tax Map and Parcel Number: Map 82, part of Parcel 5
Current Zoning Designation: AG-2
Requested Zoning Designation: RP80

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

Purpose of rezoning request:
We are wishing to divide the subject property into four (4) 5 acre tracts and are requesting the change of zoning to reduce tract width.

SUBMITTAL REVIEW PROCEDURE:

1. Deliver one (1) copies 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. Pay the review fee.
5. Email a .PDF of the application & supporting materials (items 1-3) to hmantooth@robcotn.org
6. Attend the Planning Commission meeting. Be ready to present and answer questions. **Failure to appear at the Planning Commission meeting may result in the denial of the application.**

Johnnie S. Marlin 11-30-23
Owner of Record Signature & DATE

Applicant's Signature & DATE

Robertson County - Parcel: 082 005.00



Date: November 17, 2023

County: Robertson
Owner: MARLIN JOHNNIE S ETUX
Address: ARMSTRONG RD 4160
Parcel Number: 082 005.00
Deeded Acreage: 0
Calculated Acreage: 32.2
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2023

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 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.

Surveyor's Notes:

1. No Title Report was furnished to the surveyor therefore the survey shown hereon is subject to any and all findings an accurate Title Report may reveal.

2. This survey was made using the latest recorded deeds and physical evidence found in the field.

3. All distances shown hereon are based on a field run survey using EDM equipment and have been adjusted for temperature.

4. The survey shown hereon was made in accordance with Chapter 0820-3-.07, Standards of Practice as adopted by the State of Tennessee Board of Examiners for Land Surveyors.

Curve Table						
NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	02°02'50"	8261.25	147.61	295.19	S 07°34'51" W	295.17

Bearing Basis Note:
Bearings shown hereon are based on the Tennessee State Plane Coordinate System of 1983. Two (2) control points were established using a Spectra Precision SP80 Dual Frequency Receiver on November 14, 2025. The grid coordinates of the control points were derived using the TDOT Real-Time Kinematic Network, Virtual Reference Station, (VRS) Northing: 751583.08, Easting: 1849162.88 - Referenced to NAD83 (2011) (EPOCH 2010), GEOID 12B.

TSPCS Grid North (NAD83)

Surveying The Past, Present and Future

100 50 0 100 200
Scale in Feet
1"=100'

Corey N. Blick
RB. 1464, PG. 686 RORCT
Map 82, Parcel 7 TAORCT
4969 Henry Road
Cross Plains, TN. 37049
'AG-2'

IP(O)

S 85°36'42" E
1292.66

Approximately 2550' to the intersection of Armstrong Road and Owens Chapel Road

P.O.B. Tract 1
P.O.C. Tract 2-4
IR(O)

292.15
S 08°36'18" W

Ronald C. Fuqua
DB. 285, PG. 729 RORCT
Map 82, Parcel 2 TAORCT
6021 Brown Road
Springfield, TN. 37172
'AG-2'

N 08°52'09" E
700.66

20.84 Acres

Donna MacLeod
RB. 2109, PG. 934 RORCT
Map 82, Parcel 88 TAORCT
4181 Armstrong Road
Springfield, TN. 37172
'AG-2'

Armstrong Road

C1

Existing 4" Water Line
(White House Utility District)

IP(N)

Existing Road Bed

1306.65
N 85°36'42" W

152.89
S 06°35'25" W

Theresa L. Adams
RB. 2109, PG. 931 RORCT
Map 82, Parcel 82.01 TAORCT
4175 Armstrong Road
Springfield, TN. 37172
'AG-2'

Johnnie S. Marlin
DB. 350, PG. 609 RORCT
Map 82, Parcel 5 TAORCT
4160 Armstrong Road
Springfield, TN. 37172
'AG-2'
(11.29 Acres Remaining)

20'
Center of Right-of-Way

Legend
P.O.C. Point of Commencement
P.O.B. Point of Beginning
IP(O) Iron Pin (Old)
IP(N) Iron Pin (New)
IR(O) Iron Rod (Old)
Meander Point
L1 Refer to Line Table Shown Hereon for Data
C1 Refer to Curve Table Shown Hereon for Data

Johnnie S. Marlin
Owner
4160 Armstrong Road
Springfield, TN. 37172
(615) 756-9866

Cad File No. 2502855
Coord. File No. 2502855

Property Address:
4160 Armstrong Road
Springfield, TN. 37172

Deed Reference:
Deed Book 350, Page 609 RORCT
Map 82, part of Parcel 5 TAORCT

Revisions			
Number	Date	By	Comment

Drawn By: SEA
Checked By: JMM
Proj. No.: 2502855
Date: 11/16/25

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

Present Zoning Classification - AG-2'
Proposed Zoning Classification - 'RP80'

I hereby certify that this General Property Survey is a Category III Survey and the Ratio of Precision of the Unadjusted Survey is 1:5000+ and that this survey meets the current Tennessee Minimum Standards of Practice.

STEVEN E. ARTZ
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1709
11/16/25

Rezoning Request For
Johnnie S. Marlin
10th 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) 382-0401

RZ1
Sheet Number

Steven E. Artz and Associates, Inc.

Surveyor's Description
November 16, 2023

The following paragraph describes a tract of land in the 10th Civil District of Robertson County, Tennessee, said tract being a portion of that property which was conveyed to Johnnie S. Marlin, et ux, by Bruce W. Minnick, Sr. and Todd Johnson Tregoning, in a deed of record which is recorded in Deed Book 330, Page 609, Register's Office for Robertson County, Tennessee, (RORCT).

Beginning at an iron rod (old), in the westerly margin of Armstrong Road, the southeast corner of a tract of land which belongs to Corey N. Blick, having a deed reference in Record Book 1464, Page 686 RORCT, the northeast corner of this tract and continuing with the westerly margin of said road, as follows:
S 08°36'16" W, 252.15 feet;
thence with a curve to the left, having a radius of 8261.25 feet, an arc distance of 295.19 feet, and a chord bearing and distance of S 07°34'51" W, 295.17 feet;
thence, S 06°33'25" W, 152.93 feet to an iron pin (new), in the westerly margin of Armstrong Road;
thence with a new line, N 83°36'42" W, 1306.65 feet to an iron pin (new), in the easterly boundary of a tract of land which belongs to Ronald C. Fuqua, having a deed reference in Deed Book 285, Page 729, RORCT;
thence, N 08°52'09" E, 700.66 feet to an iron pin (old), in the easterly boundary of said tract of land which belongs to Ronald C. Fuqua, a corner of said tract of land which belongs to Corey N. Blick;
thence, S 83°36'42" E, 1292.66 feet, to the point of beginning, containing **20.84 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4800 Highway 431 North, Springfield, Tennessee 37172, dated November 16, 2023.

The above described tract of land may be found on Tax Map 82, part of Parcel 5, in the Tax Assessor's Office for Robertson County, Tennessee.

File: Steve\230285LRZ

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

Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
February 22, 2024

Applicant: Johnnie S. Marlin
Surveyor: Steve Artz

Request: Rezone **20.84 *acres*** of the 32.20 acres.
Tax Map 082, Part of Parcel 005.00
from AG-2 to RP-80



Figure 1: TN Property Viewer: Tax Map 082, Part of Parcel 005.00 In its entirety is highlighted.

Property Information:

- Tax Map 082, Part of Parcel 005.00
- 4160 Armstrong Rd., Springfield
- Total lot acreage: 32.20 acres (1,402,632 sq. ft.)
- **Rezone Request: 20.84 acres. (907,790 sq. ft.)**

Project Narrative:
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 & Observations:
The applicant wishes to rezone 20.84 acres of the 32.20 acres. The subject property has a mixture of AG-2, and R-40 property in the immediate vicinity with varying lot sizes.
Please see Exhibit 1 for zoning map exhibit.

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

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map

