MEMORANDUM

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

TO: Planning Commission Members
FROM: Planning Staff
DATE: May 16, 2024

The Robertson County Planning Commission will hold its monthly meeting on **Thursday May 23, 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 June 17, 2024.

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

5. Old Business: None

6. New Business:

   A. **Robin and Brenda Daniels:** Rezone Request for 2.28 acres of property located at 6514 Ed Williams Rd., Greenbrier. Tax Map 125, Parcel 132.00 from AG-2 to R-40 (4th Voting District). Represented by Brandon Frank, Brandon Frank Construction, LLC.

   B. **Brittney Graves:** Rezone Request for 5.16 acres of property located at 2030 Friendship Rd., Cross Plains. Tax Map 049, Parcel 098.00 from AG-2 to R-40 (1st Voting District). Represented by Steve Artz, Steven Artz & Associates, Inc.

   C. **John Hallmark:** Rezone Request for 1.87 acres of the 6.53 acres of property located at 3943 Fykes Grove Rd., Cedar Hill. Tax Map 056, Part of Parcel 133.00 from AG-2 to RP-80 (7th Voting District). Represented by Steven Artz, Steve Artz & Associates, Inc.

   D. **Joseph and Julie Russel:** Rezone Request for 1.84 acres of the 5.29 acres of property located at 3984 Carr Rd., Adams. Tax Map 077, Part of Parcel 002.00 from AG-2 to RP-80 (7th Voting District). Represented by Steve Artz, Steven Artz & Associates, Inc.

E. **David Sircy:** Rezone Request for 6.13 acres of property located at 2518 Union Rd., White House. Tax Map 117, Parcels 177.00 and 191.00 from AG-2 to RP-80 (2nd Voting District). Represented by Steve Artz, Steven Artz & Associates, Inc.

7. Reports from Staff:

8. Adjourn

The Robertson County Planning Commission met on April 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	Keith Hoover	Hunter Mantooth
Daniel Borthick	Jeremy Stinson	Pam Groves
Charles "Gene" Federman		David Fauth - Planner
William B. Henry		
Cheryl Elliott		
Jeremiah Pierce		
Allan Heard		

Meeting was called to order by Chairman, Bill Jones at 7:02 pm.

Roll Call was completed by Hunter Mantooth. All present but Keith Hoover and Jeremy Stinson.

Announcements: Chairman Bill Jones announced that the zoning from this agenda will be heard at the County Commission on May 20, 2024. Any citizens wishing to speak for or against any items on the agenda will need to sign in on the sheet provided. No one signed in to speak.

Motion to approve Minutes from previous meeting of March 28, 2024, made by Cheryl Elliott with a second by Allan Heard.
Motion passed unanimously 7-0.

1. Old Business: None

2. New Business:

   A. **Donnie Spain:** Rezone Request for 5.13 acres of property located on Osborne Rd., Greenbrier. Tax Map 116, Parcel 254.04 from AG-2 to RP-80 (4th Voting District). Represented by Steve Artz, Steve Artz and Associates, Inc.

      Steve Artz was there to present, and Cheryl Elliott asked a couple of questions.

      Motion to recommend was made by Danny Borthick with a second from Willilam Henry.
      Motion passed unanimously 7 - 0.

   B. **Jeff and Lori Bradley:** Rezone Request for 1.58 acres of property located at 2520 Old Hwy 431 S, Springfield, Tax Map 113, Parcel 014.00 from R-40 to C-1 (10th Voting District). Represented by Applicant.

      Terry Watts was there to represent the applicants. William Henry asked a question.

      Motion to recommend was made by Gene Federman with a second from Danny Borthick.
      Motion passed unanimously 7 - 0.

A. **Reports from Staff:** Hunter reminded commissioners that there would be a commission member training on May 20, 2024 @ 6:00 pm in the 3rd floor conference room of the Robertson County Office Building.

A motion to adjourn made by Daniel Borthick with a second by Cheryl Elliott. Motion passed unanimously 7-0 and the meeting was adjourned at 7:10 pm.

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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: Mr. and Mrs. Robin and Brenda Daniels
Mailing Address (No P.O. Boxes, please): 6514 ED Williams Rd., Greenbrier, TN 37073
Email: N/A
Telephone Number: (615) 708-8588

Applicant's Representative Information:
Name: Brandon Frank
Name of Firm: Brandon Frank Construction LLC
Mailing Address (No P.O. Boxes, please): 2550 Highway 41 S, Greenbrier, TN 37073
Email: brandon@bfrankconstruction.com
Telephone Number: (615) 335-1341

Property Information:
Address: 6514 ED Williams Rd., Greenbrier, TN 37073
Tax Map and Parcel Number: 125 132.00
Current Zoning Designation: AG-2
Requested Zoning Designation: R-40

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

Purpose of rezoning request:
Subdivide parcel into two lots

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.**

Robin Daniels 3/26/24
Owner of Record Signature & DATE

Robin Daniels 3/26/24
Applicant's Signature & DATE

To Whom it May Concern:

Brandon Frank, Brandon Frank Construction LLC, is under contract with Mr. and Mrs. Robin and Brenda Daniels for the purchase of property located at 6514 ED Williams Rd., Greenbrier, TN 37073 (Map / Parcel 125 132.00). This letter is to give Mr. Brandon Frank permission to represent the property located at 6514 ED Williams Rd., Greenbrier, TN 37073 through the Rezoning process.

Sincerely,

Robin Daniels

Mr. Robin Daniels

Robertson County - Parcel: 125 132.00



Date: March 27, 2024

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.02 0.04 km

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County: Robertson
Owner: DANIELS ROBIN L ETUX
Address: E D WILLIAMS RD 6514
Parcel Number: 125 132.00
Deeded Acreage: 2.28
Calculated Acreage: 0

The property lines are compiled from information maintained by your local

Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
May 23, 2024

Applicant: Robin and Brenda Daniels
Representative: Brandon Frank

Request: Rezone **2.28 *acres***
Tax Map 125, Parcel 132.00
from AG-2 to R-40



Figure 1: TN Property Viewer: Tax Map 125, Parcel 132.00 In its entirety is highlighted

Property Information:

- Tax Map 125, Parcel 132.00
- 6514 ED Williams Rd., Greenbrier
- Total lot acreage: 2.28 acres (99,316.80 sq. ft.)
- **Rezone Request: 2.28 acres. (99,316.80 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%.

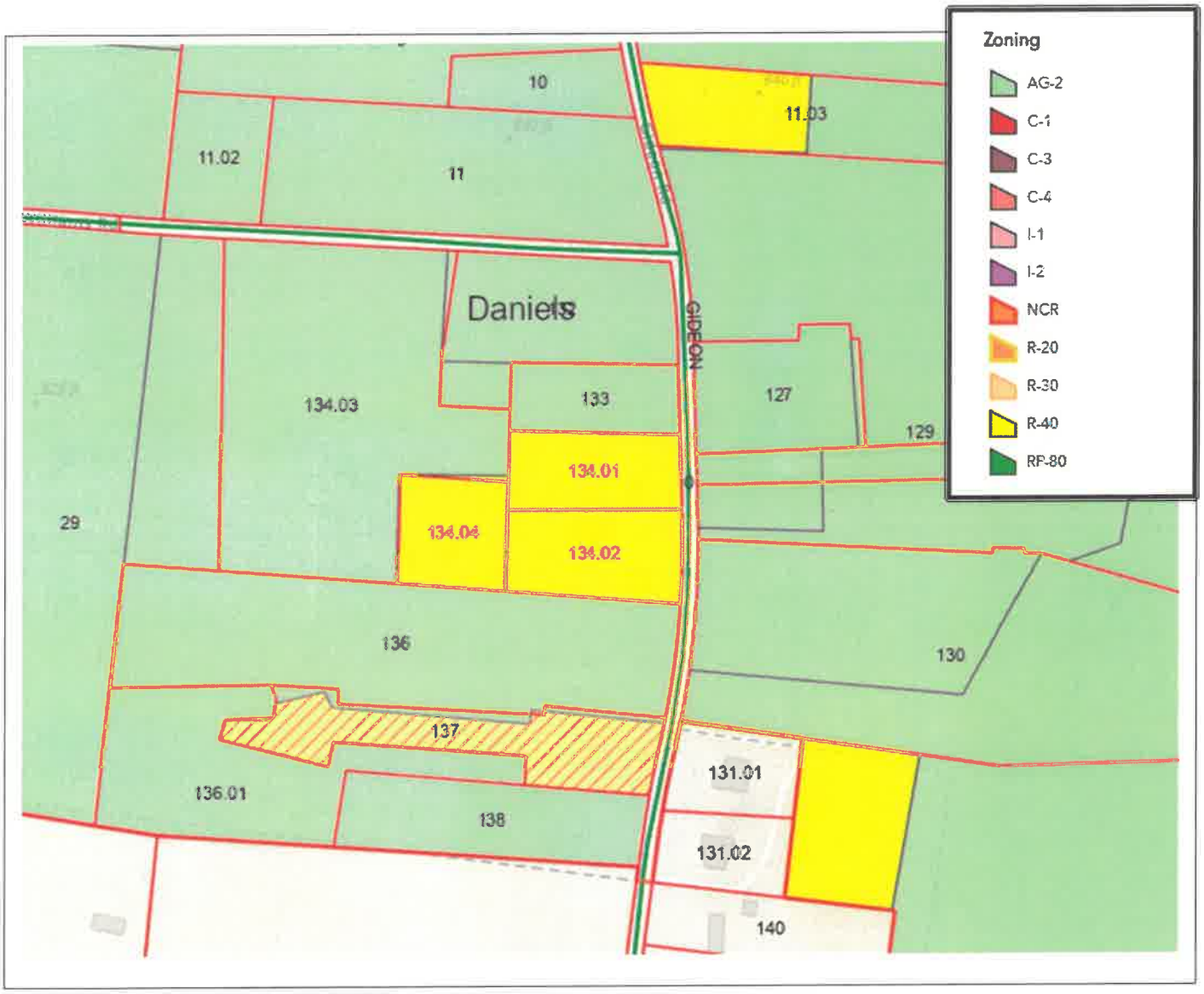
Discussion & Observations:
The applicant wishes to rezone 2.28 acres. This is a non-conforming lot in today's standards and must rezone to divide to meet all requirements. The subject property has a mixture of AG-2 and R-40 property in the immediate vicinity with varying lot sizes. A couple of the non-conforming 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: B

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

Application for Rezoning

Applicant Information:
Name: BRITNEY D. GRAVES
Mailing Address (No P.O. Boxes, please): 2030 FRIENDSHIP RD. CROSS PLAINS, TN. 37049
Email: _____
Telephone Number: 615-693-0520

Applicant's Representative Information:
Name: STEVE ARTZ
Name of Firm: STEVEN E. ARTZ & ASSOCIATES, INC.
Mailing Address (No P.O. Boxes, please): 4800 HWY. 431 N SPRINGFIELD, TN. 37172
Email: artz.steve@gmail.com
Telephone Number: 615-382-6481

Property Information:
Address: 2030 FRIENDSHIP RD. CROSS PLAINS, TN. 37049
Tax Map and Parcel Number: MAP 49, PARCEL 98
Current Zoning Designation: 'AG-2'
Requested Zoning Designation: 'R40'

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

Purpose of rezoning request:
HIGHLIGHTS TO DIVIDE PARCEL INTO TWO (2) LOTS

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.**

Britney Graves 5/15/2024
Owner of Record Signature & DATE

3.21.24
Applicant's Signature & DATE

Steven E. Artz and Associates, Inc.

Surveyor's Description
November 14, 2023

The following paragraph describes a tract of land in the 15h Civil District of Robertson County, Tennessee, said tract being that property which was conveyed to Brittney D. Graves and Tyler G. Smith, by Curtis Darnell Benton, in a deed of record which is recorded in Record Book 1902, Page 855, Register's Office for Robertson County, Tennessee, (RORCT).

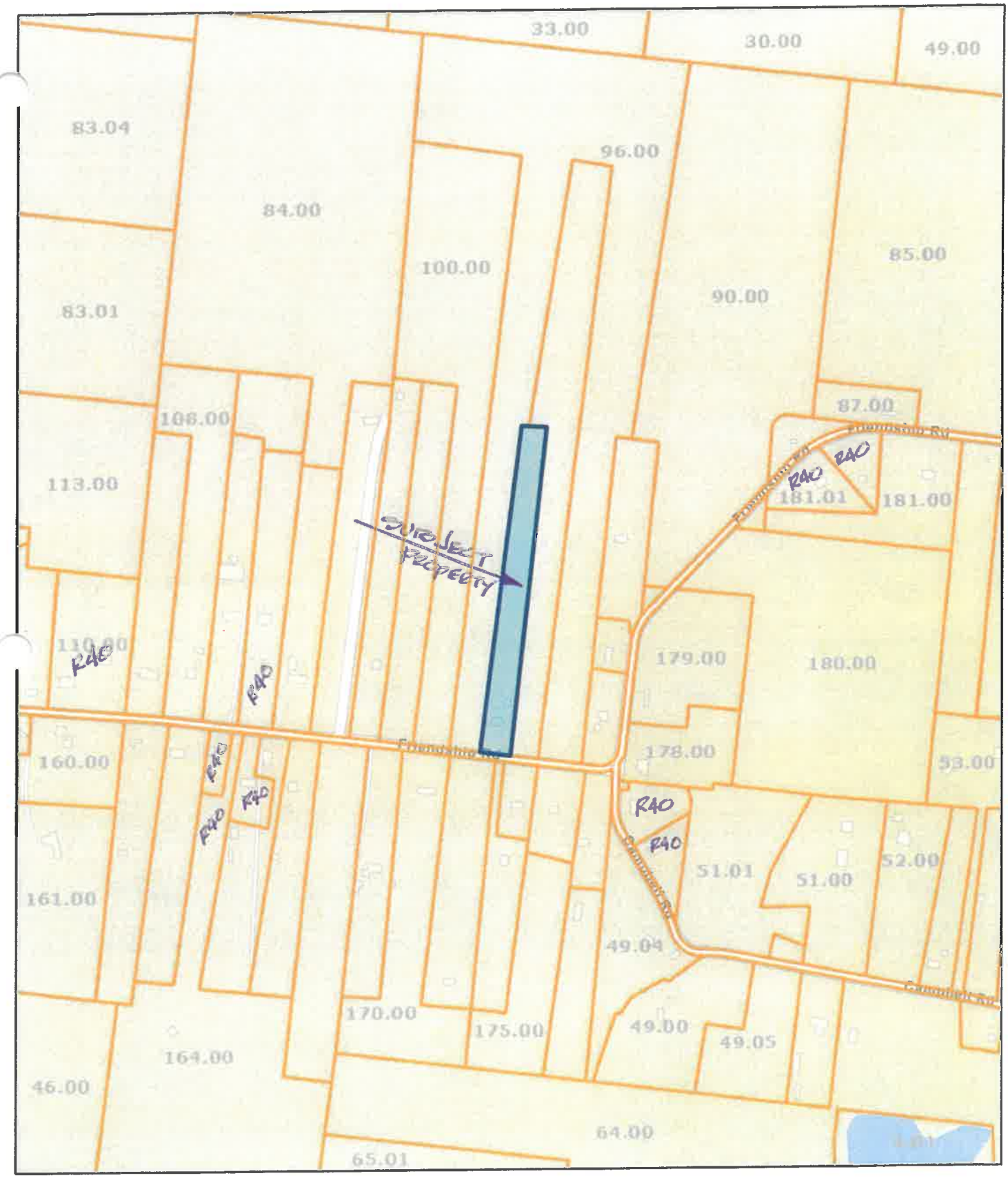
Beginning at an iron pin (new), in the northerly margin of Friendship Road, the southeast corner of a tract of land which belongs to Amon Ringemann, having a deed reference in Record Book 1874, Page 688, RORCT, the southwest corner of this tract and continuing with the boundary of said tract of land which belongs to Amon Ringemann, as follows:
N 07°34'16" E, 1480.00 feet to an iron pin (new)
thence, S 82°30'14" E, passing a common corner of said tract of land which belongs to Amon Ringemann, and a second tract of land which belongs to Amon Ringemann, having a deed reference in Record Book 1874, Page 688, RORCT, and continuing on in all, 150.00 feet to an iron pin (new), a corner of said second mentioned tract of land which belongs to Amon Ringemann;
S 07°34'16" W, 1479.34 feet to an iron pin (new0, in the northerly margin of Friendship Road, the southwest corner of said second mentioned tract of land which belongs to Amon Ringemann;
thence, N 82°45'22" W, 150.00 feet, to the point of beginning, containing **5.10 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 142023.

The above described tracts of land and easements may be found on Tax Map 49 Parcel 98, in the Tax Assessor's Office for Robertson County, Tennessee.

File: Steve\230251L

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

Robertson County - Parcel: 049 098.00



Date: November 14, 2023

County: Robertson
Owner: GRAVES BRITNEY D ETAL
Address: FRIENDSHIP RD 2030
Parcel Number: 049 098.00
Deeded Acreage: 5.16
Calculated Acreage: 0

1:9,028

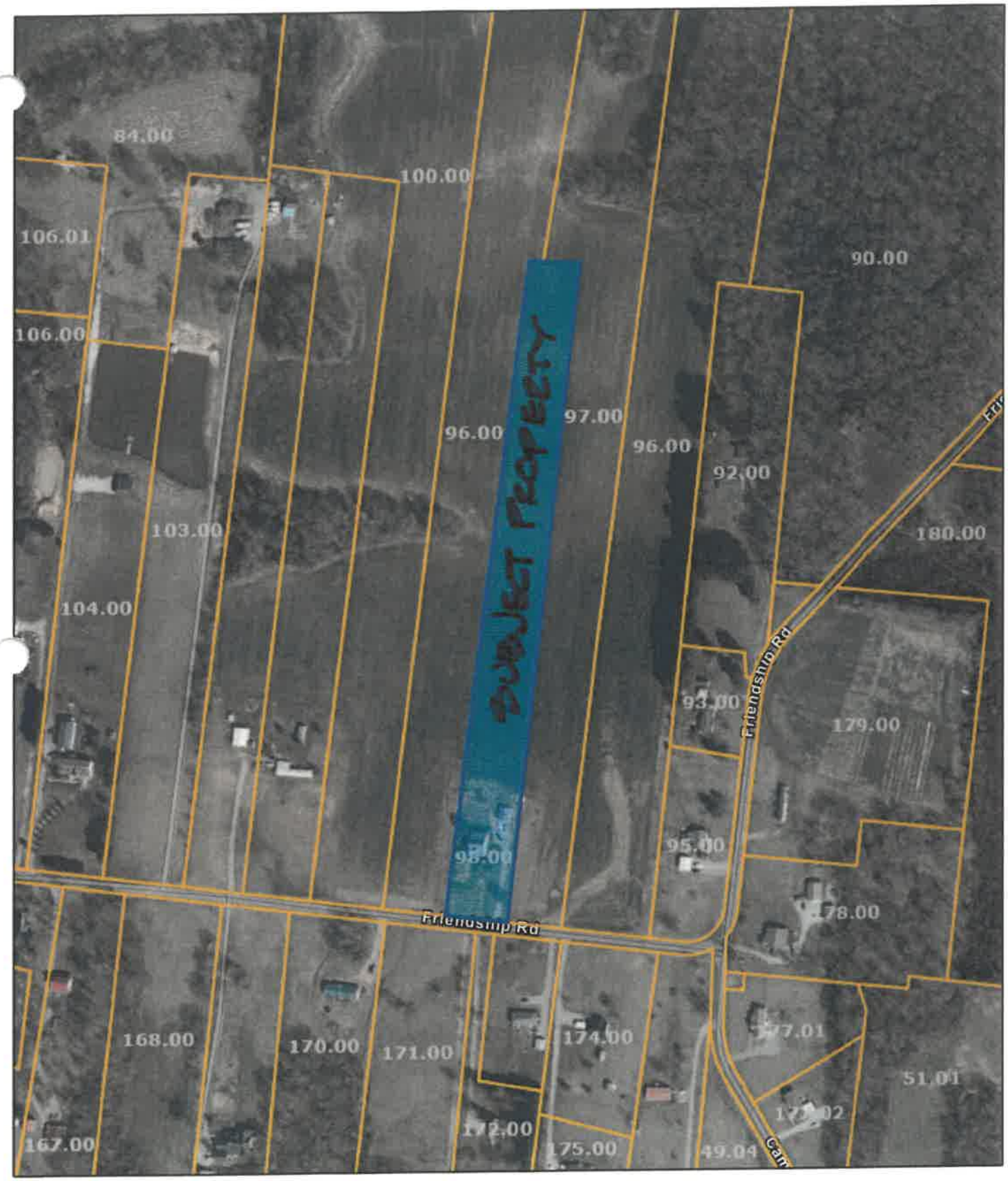
0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

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The property lines are compiled from information maintained by your local

Robertson County - Parcel: 049 098.00



Date: November 14, 2023

County: Robertson
Owner: GRAVES BRITNEY D ETAL
Address: FRIENDSHIP RD 2030
Parcel Number: 049 098.00
Deeded Acreage: 5.16
Calculated Acreage: 0

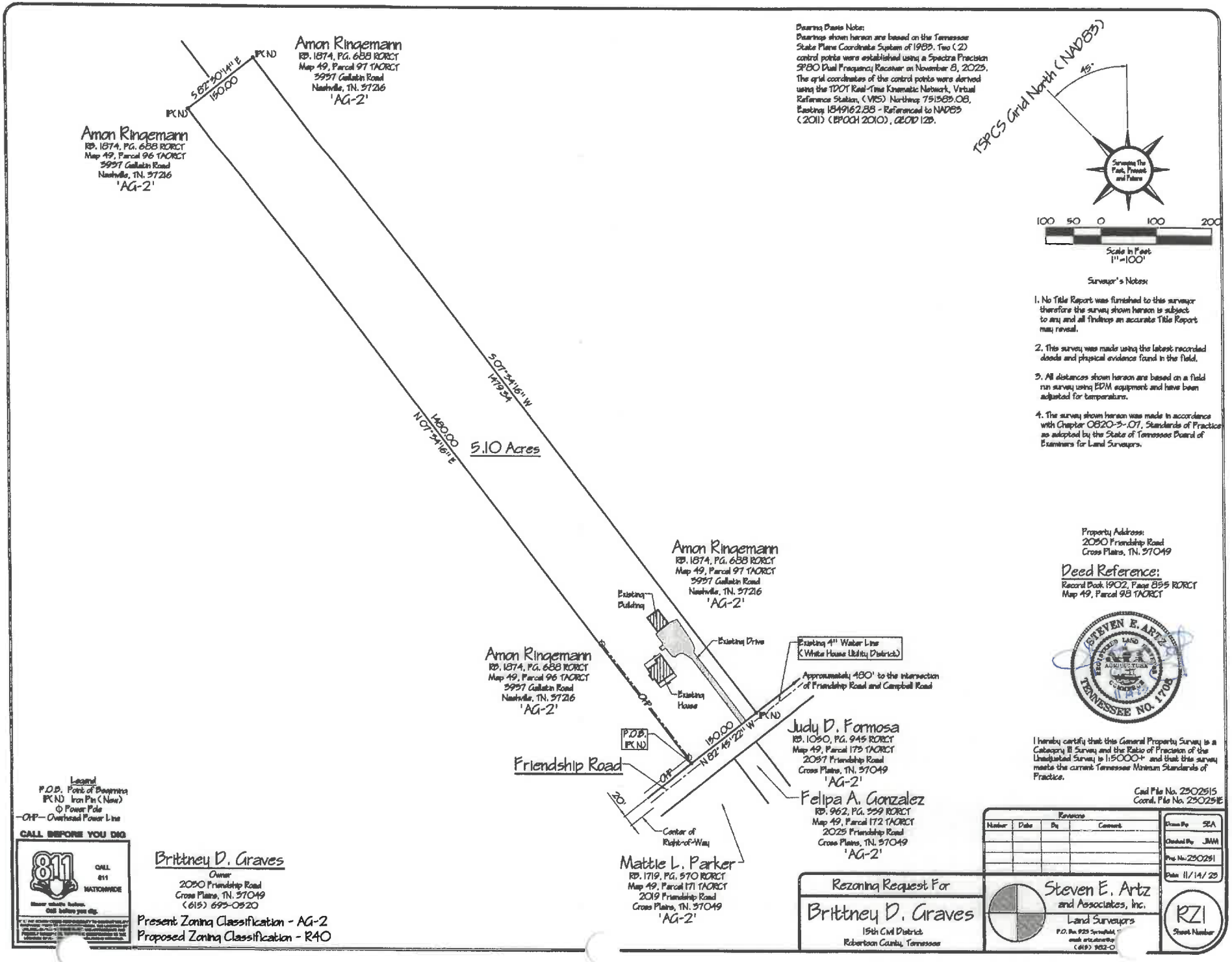
1:4,514

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


Amon Ringemann
RB. 1874, PG. 688 RORCT
Map 49, Parcel 97 TAORCT
3937 Gallatin Road
Nashville, TN. 37216
'AG-2'
S 82°30'14" E
150.00
IPCND
IPCND
Amon Ringemann
RB. 1874, PG. 688 RORCT
Map 49, Parcel 96 TAORCT
3937 Gallatin Road
Nashville, TN. 37216
'AG-2'
S 07°54'16" W
1479.54
1480.00
N 07°54'16" E
5.10 Acres
Amon Ringemann
RB. 1874, PG. 688 RORCT
Map 49, Parcel 97 TAORCT
3937 Gallatin Road
Nashville, TN. 37216
'AG-2'
Existing Building
Existing Drive
Existing 4" Water Line (White House Utility District)
Approximately 480' to the intersection of Friendship Road and Campbell Road
Amon Ringemann
RB. 1874, PG. 688 RORCT
Map 49, Parcel 96 TAORCT
3937 Gallatin Road
Nashville, TN. 37216
'AG-2'
Existing House
OHP
P.O.B. IPCND
150.00
N 82°45'22" W
IPCND
Judy D. Formosa
RB. 1050, PG. 945 RORCT
Map 49, Parcel 173 TAORCT
2037 Friendship Road
Cross Plains, TN. 37049
'AG-2'
Friendship Road
OHP
20'
Center of Right-of-Way
Felipa A. Gonzalez
RB. 962, PG. 359 ROREC
Map 49, Parcel 172 TAORCT
2025 Friendship Road
Cross Plains, TN. 37049
'AG-2'
Mattie L. Parker
RB. 1719, PG. 570 ROREC
Map 49, Parcel 171 TAORCT
2019 Friendship Road
Cross Plains, TN. 37049
'AG-2'
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 8, 2023. The grid coordinates of the control points were derived using the TDOT Real-Time Kinematic Network, Virtual Reference Station, (VRS) Northing: 751589.08, Easting: 1849162.88 - Referenced to NAD83 (2011) (EPOCH 2010), GEOID 12B.
TSPCS Grid North (NAD83)
15°
Surveying The Past, Present and Future
100 50 0 100 200
Scale In Feet
1"=100'
Surveyor's Notes:
1. No Title Report was furnished to this surveyor therefore the survey shown hereon is subject to any and all findings an accurate Title Report may reveal.
2. This survey was made using the latest recorded deeds and physical evidence found in the field.
3. All distances shown hereon are based on a field run survey using EDM equipment and have been adjusted for temperature.
4. The survey shown hereon was made in accordance with Chapter 0820-3-.07, Standards of Practice as adopted by the State of Tennessee Board of Examiners for Land Surveyors.
Property Address:
2050 Friendship Road
Cross Plains, TN. 37049
Deed Reference:
Record Book 1902, Page 885 ROREC
Map 49, Parcel 98 TAORCT
STEVEN E. ARTZ
REGISTERED LAND SURVEYOR
AGRICULTURA
TENNESSEE NO. 1708
I hereby certify that this General Property Survey is a Category II 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.
Cad File No. 2302515
Coord. File No. 230251E
Legend
P.O.B. Point of Beginning
IPCND Iron Pin (New)
Φ Power Pole
—OHP— Overhead Power Line
CALL BEFORE YOU DIG
811 CALL 811 NATIONWIDE
Brittney D. Graves
Owner
2050 Friendship Road
Cross Plains, TN. 37049
(615) 695-0520
Present Zoning Classification - AG-2
Proposed Zoning Classification - R40
Revisions
Number | Date | By | Comment
Drawn By: SEA
Checked By: JMM
Proj. No.: 230251
Date: 11/14/23
Rezoning Request For
Brittney D. Graves
15th Civil District
Robertson County, Tennessee
Steven E. Artz and Associates, Inc.
Land Surveyors
RZ1
Sheet Number

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 24, 2023

Ms. Britney Graves
2030 Friendship Rd
Cross Plains, TN 37049

RE: Water Availability for 2030 Friendship Rd
Robertson County, Tax Map 49 Parcel 98.00
Cross Plains, TN

Dear Ms. Graves,

This letter will confirm White House Utility District can provide one additional domestic water service for the property mentioned above as long as the new lot fronts Friendship 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 lots will result. There is currently one existing water tap associated with the property.

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

Fire protection cannot be provided should the local planning authority require fire hydrant for this project. The existing mains do not meet TDEC's size requirement for hydrant installations.

A water facilities fee of $467 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

Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
May 23, 2023

Applicant: Brittney Graves
Surveyor: Steve Artz

Request: Rezone ***5.10 acres***
Tax Map 049, Parcel 098.00
from AG-2 to R-40

Property Information:
- Tax Map 049, Parcel 098.00
- 2030 Friendship Rd., Cross Plains
- Total lot acreage: 5.10 acres (222,156 sq. ft.)
- **Rezone Request: 5.10 acres (222,156 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%.



Figure 1: TN Property Viewer: Tax Map 049, Parcel 098.00 In its entirety is highlighted

Discussion & Observations:
The applicant wishes to rezone 5.10 *acres*. Requesting R-40 due to lot width requirements per the zoning regulations. The subject property has a mixture of AG-2, R-40 and one R-30 zones in the immediate vicinity with varying lot sizes. Several of the surrounding lots are nonconforming that would be considered R-40 by today's zoning regulations.

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: John W. Hallmark
Mailing Address (No P.O. Boxes, please): 2725 Kinleys Road Cedar Hill, Tn. 37032
Email:
Telephone Number: 270-881-0342

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

Property Information:
Address: 3943 Fykes Grove Road Cedar Hill, Tn. 37032
Tax Map and Parcel Number: Map 56, Part of Parcel 133
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:
Rishing To Create Lot Around Existing House
Per Attached Drawing

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.**

John Hallmark 4/2/24
Owner of Record Signature & DATE

3-21-24
Applicant's Signature & DATE

October 25, 2023

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

Re: Request for Rezoning

Dear Planning Commission Members,

The purpose for this letter is to request the rezoning of 1.87 acres. The subject property may be found on Tax Map 56, part of Parcel 133, in the Tax Assessor's Office for Robertson County, Tennessee. The property has road frontage on Fykes Grove Road, in the 8th Civil District, 7th Voting District.

The property is currently zoned, 'AG-2'. We are wishing to rezone the property to 'RP80'. We are in hopes of subdividing the property into two (2) lots, one with the existing house and create a second lot for the construction of a new home. We understand that if this request is approved, we must then submit appropriate plats for the approval by the Planning Commission and all other governing authorities.

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

Sincerely,

John W. Hallmark
2725 Kinneys Road
Cedar Hill, TN. 37032
(270) 881-0342

Robertson County - Parcel: 056 133.00



Date: October 26, 2023

County: Robertson
Owner: HALLMARK JOHN W ETUX
Address: FYKES GROVE RD 3943
Parcel Number: 056 133.00
Deeded Acreage: 6.53
Calculated Acreage: 0

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

Steven E. Artz and Associates, Inc.

Surveyor's Description
October 25, 2023

The following paragraph describes a tract of land in the 8th Civil District of Robertson County, Tennessee, said tract being a portion of that property, which was conveyed to John W. Hallmark, , et ux, by William R. Blankenship, et ux, , in a deed of record in Record Book 2196, Page 388, Register's Office for Robertson County, Tennessee, (RORCT), and with further reference in a Scrivener's Error Corrective Affidavit to correct clerical error in date in Record Book 2211, Page 949, RORCT.

Beginning at an iron pin (new), in the easterly boundary of a tract of land which belongs to Vickie Riddle Patula, having a deed reference in Record Book 1980, page 756, RORCT, said iron pin being located from an iron pin (old), in the southwesterly margin of Fykes Grove Road, a corner of a tract of land which belongs to Vickie Riddle, having a deed reference in Record Book 1419, Page 344, RORCT,
S 40°02'59" E, 255.00 feet;
thence, S 37°30'15" W, 404.50 feet, **to the point of beginning,** the most northerly northeast corner of this tract and continuing with a new line, as follows:
S 52°29'45" E, 30.00 feet to an iron pin (new);
thence, S 16°08'15" E, 118.05 feet to an iron pin (new);
thence, S 37°29'46" W, 210.27 feet to an iron pin (new), in the northerly boundary of a tract of land which belongs to Donnie F. White, Trustee, having deed references in Record Book 1727, Page 447 and Record Book 1113, Page 376, RORCT;
thence, N 85°42'05" W, 340.99 feet to an iron pin (old), in the northerly boundary of said tract of land which belongs to Donnie F. White, Trustee, a common corner of a tract of land which belongs to Jeffrey M. Wilson, having a deed reference in Deed Book 301, Page 852, RORCT, and a tract of land which belongs to Jacob T. Whitby, having a deed reference in Record Book 2270, Page 445, RORCT;
thence, N 37°39'07" E, 336.05 feet to an iron pin (old), in the easterly boundary of said tract of land which belongs to Jacob T. Whitby, a corner of said tract of land which belongs to Vickie Riddle Patula;
thence with the boundary of said tract of land which belongs to Vickie Riddle Patula, as follows:
S 49°47'17" E, 159.52 feet to an iron pin (old);
thence, N 37°30'15" E, 138.48 feet, to the point of beginning, containing **1.87 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 October 25, 2023.

The above described tract of land is served by a 30' Ingress, Egress and Utility easement, which is described, as follows:

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

Steven E. Artz and Associates, Inc.

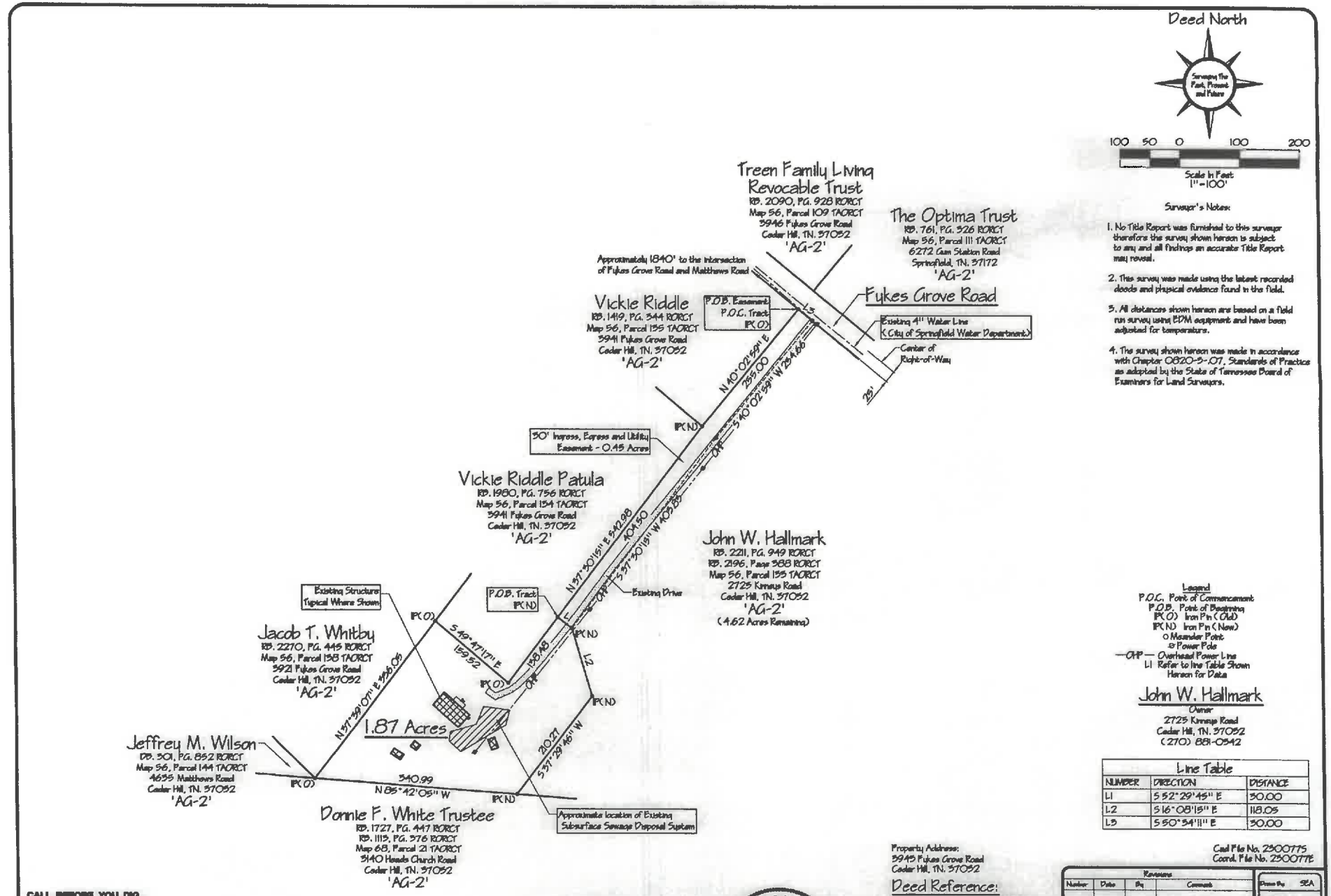
30' Ingress, Egress and Utility Easement

Beginning at an iron pin (old), in the southwesterly margin of Fykes Grove Road, a corner of a tract of land which belongs to Vickie Riddle, having a deed reference in Record Book 1419, Page 344, RORCT, the northwest corner of this easement, and continuing, as follows:
S 50°34'11" E, 30.00 feet to a point in the southwesterly margin of Fykes Grove Road; thence with a new line, as follows:
S 40°02'59" W, 254.66 feet;
thence, S 37°30'15" W, 403.83 feet to an iron pin (new);
thence, N 52°29'45" W, 30.00 feet to an iron pin (new), in the easterly boundary of a tract of land which belongs to Vickie Riddle Patula, having a deed reference in Record Book 1980, Page 756, RORCT;
thence, N 37°30'15" E, 404.50 feet to an iron pin (new), a common corner of said tract of land which belongs to Vickie Riddle Patula and said tract of land which belongs to Vickie Riddle;
thence, N 40°02'59" E, 255.00 feet, to the point of beginning, containing **0.45 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 October 25, 2023.

The above described tract of land may be found on Tax Map 56, part of Parcel 133, in the Tax Assessor's Office for Robertson County, Tennessee.

File: Steve\230077LRZ

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



Surveyor's Notes:

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

Legend
P.O.C. Point of Commencement
P.O.B. Point of Beginning
IP(O) Iron Pin (Old)
IP(ND) Iron Pin (New)
Meander Point
Power Pole
—OHP— Overhead Power Line
L1 Refer to line Table Shown Hereon for Data

John W. Hallmark
Owner
2725 Kinsey Road
Cedar Hill, TN. 37052
(270) 881-0542

Line Table		
NUMBER	DIRECTION	DISTANCE
L1	S 52°29'45" E	30.00
L2	S 16°08'15" E	118.05
L3	S 50°34'11" E	30.00

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. 1708

Property Address:
3945 Fykes Grove Road
Cedar Hill, TN. 37052

Deed Reference:
Record Book 2211, Page 949 RORCT
Record Book 2196, Page 388 RORCT
Map 56, part of Parcel 135 TAORCT

Cad File No. 2300775
Coord. File No. 2300776

Revisions			
Number	Date	By	Comments

Plotted By: SEA
Checked By: JWH
Proj. No.: 230077
Dated: 10/23/23

Rezoning Request For
John W. Hallmark
8th Civil District
Robertson County, Tennessee

Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 928 Springfield, TN. 37172
(615) 382-0451

RZ1
Sheet Number

Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
May 23, 2023

Applicant: John Hallmark
Surveyor: Steve Artz

Request: Rezone **1.87 *acres*** of the 6.53 acres of Tax Map 056, Part of Parcel 133.00 from AG-2 to RP-80



Figure 1: TN Property Viewer, Tax Map 056, Part of Parcel 133.00 in its entirety is highlighted

Property Information:

- Tax Map 056, Part of Parcel 133.00
- 3943 Fykes Grove Rd., Cedar Hill
- Total lot acreage: 6.53 acres (284,446 sq. ft.)
- **Rezone Request: 1.87 acres. (81,457 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 1.87 acres of the 6.53 *acres*. The subject property is surrounded by AG-2 but has several surrounding lots that are nonconforming that would be considered RP-80 by today's zoning regulations.

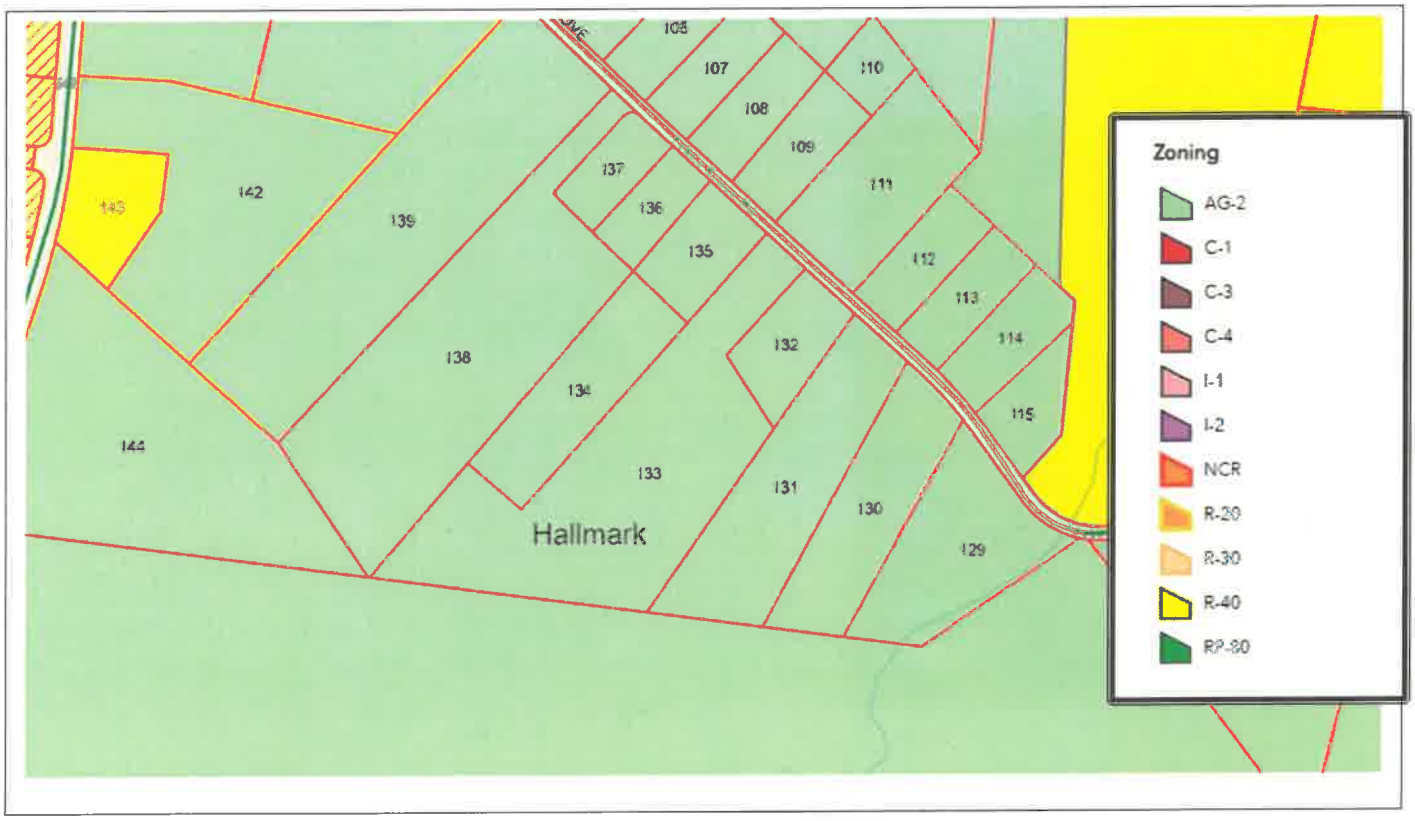
Please see Exhibit 1 for zoning map exhibit.

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

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map



New Business: 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: Joseph Clint Russell & Julie Lynn Russell
Mailing Address (No P.O. Boxes, please): 3984 Carr Rd. Adams, TN. 37010
Email:
Telephone Number: 615-268-7685

Applicant's Representative Information:
Name: Steve Artz
Name of Firm: Steven E. Artz & 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: 3984 Carr Rd. Adams, TN. 37010
Tax Map and Parcel Number: Map 77, P/O Parcel 2
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:
To Divide A 1.84 Acre Tract With Existing Cabin And Combine The Remaining 3.49 Acre Tract To Create A 5.01 Acre Tract

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.**

3-26-24
Owner of Record Signature & DATE

3-26-24
Applicant's Signature & DATE

Robertson County - Parcel: 077 002.00



Date: March 26, 2024

County: Robertson
Owner: RUSSELL JOSEPH CLINT ETUX
Address: CARR RD 3984
Parcel Number: 077 002.00
Deeded Acreage: 5.29
Calculated Acreage: 0

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 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, TDOT Aerial Surveys

The property lines are compiled from information maintained by your local

Steven E. Artz and Associates, Inc.

Surveyor's Description
March 22, 2024

The following paragraph describes a tract of land in the 7th Civil District of Robertson County, Tennessee, said tract being a portion of that property which was conveyed to Joseph Clint Russell, et ux, by Jody A. Dorris, Trustee, in a deed of record in Record Book 1789, Page 315, Register's Office for Robertson County, Tennessee, (RORCT).

1.84 Acres to be rezoned

Beginning at an iron pin (new), in the northerly margin of Carr Road, the southeast corner of a tract of land which belongs to Norma L. Jones, having a deed reference in Record Book 1742, Page 298, RORCT, the southwest corner of this tract and continuing, as follows:
N 05°35'14" E, 245.91 feet to an iron pin (new), in the easterly boundary of said tract of land which belongs to Norma L. Jones;
thence with a new line, and continuing as follows:
S 84°24'46" E, 329.70 feet to an iron pin (new);
thence, S 16°59'15" E, 168.00 feet to an iron pin (new), in the northerly margin of Carr Road;
thence with the northerly margin of said road, as follows:
thence, S 73°00'45" W, 81.59 feet to an iron pin (new);
thence with a curve to the right, having a radius of 466.00 feet, an arc distance of 19.37 feet, and a chord bearing and distance of S 74°12'13" W, 19.37 feet to an iron pin (new);
thence, S 75°23'40" W, 33.63 feet to an iron pin (new);
thence with a curve to the right, having a radius of 583.00 feet, an arc distance of 171.56 feet, and a chord bearing and distance of S 83°49'29" W, 170.94 feet to an iron pin (new);
thence, N 87°44'42" W, 102.07 feet, to the point of beginning, containing **1.84 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 March 22, 2024.

The above described tract of land may be found on Tax Map 77, part of Parcel 2, in the Tax Assessor's Office for Robertson County, Tennessee.

File: Steve\240056RZL

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

Steven E. Artz
and Associates, Inc.
Land Surveyors
P.O. Box 923 Springfield, TN. 37172
email: artz.steve@gmail.com (615) 382-0481

Rezoning Request For
Joseph Clint Russell

7th Civil District
Robertson County, Tennessee

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

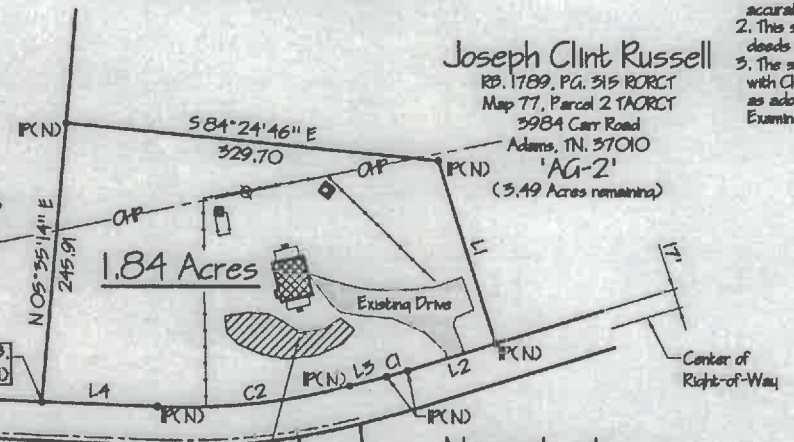
No. 240056
Date 3/22/24
By SEA
CAD File No. 2400565
Coord File No. 120054E

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

Note:
3.49 Acres remaining to be conveyed to Norma L. Jones and combined with a 1.51 Acre tract to create a 5.00 Acre tract.

Deed North





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
P.O.B. Point of Beginning
IP(O) Iron Pin (Old)
IP(N) Iron Pin (New)
FP(O) Fence Post (Old)
Power Pole
—OHP— Overhead Power Line
Existing Fence
L1 Refer to Line Table Shown Hereon for Data
C1 Refer to Curve Table Shown Hereon for Data
Existing Structure

Approximately 0.55 miles to the intersection of Carr Road and Glen Raven Road

Property Address:
3984 Carr Road
Adams, TN. 37010

Carr Road

Approximate location of Subsurface Sewage Disposal System per TDEC Division of Water Resources Perm No. 20160825-2405

Existing 2" Water Line (West Robertson Water Authority)

Norma L. Jones
RB. 1742, PG. 298 RORCT
Map 77, Parcel 3 TAORCT
4160 Carr Road
Adams, TN. 37010
'AG-2'

Joseph Clint Russell
RB. 2081, PG. 778 RORCT
Map 77, Parcel 3.01 TAORCT
3984 Carr Road
Adams, TN. 37010
'AG-2'

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

STEVEN E. ARTZ
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1708

Deed Reference:
Record Book 1789, Page 315 RORCT
Map 77, part of Parcel 2 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.

Joseph Clint Russell
Owner
3984 Carr Road
Adams, TN. 37010
(615) 268-7685

Curve Table

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	02°22'55"	466.00	9.69	19.37	S 74°12'15" W	19.37
C2	16°51'38"	585.00	86.40	171.56	S 83°49'29" W	170.94

Line Table

NUMBER	DIRECTION	DISTANCE
L1	S 16°59'15" E	168.00
L2	S 75°00'45" W	81.59
L3	S 75°23'40" W	55.65
L4	N 87°44'42" W	102.07

West Robertson Water Authority

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

February 5, 2024

RE: Letter of Water Availability for: **3984 Carr Rd Adams, Tn 37010**

To Whom It May Concern:

This letter is to serve as a guarantee that water is available at the above mentioned property in Adams, Tn 37010. 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,

Jay Walker
Executive Director
West Robertson Water Authority

Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
May 23, 2023

Applicant: Joseph and Julie Russell
Surveyor: Steve Artz

Request: Rezone **1.84 *acres*** of the 5.29 acres Tax Map 077, Part of Parcel 002.00 from AG-2 to RP-80

Property Information:

- Tax Map 077, Part of Parcel 002.00
- 3984 Carr Rd., Adams
- Total lot acreage: 5.29 acres (230,432.40 sq. ft.)
- **Rezone Request: 1.84 acres. (80,150.40 sq. ft.)**



Figure 1: TN Property Viewer: Tax Map 077, Parcel 002.00 In its entirety is highlighted

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 1.84 acres of the 5.29 acres. This rezone will remain in the future land use under rural as it will be the homestead associated with agricultural uses.

Please see Exhibit 1 for zoning map exhibit.

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

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map



New Business: 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: DAVID O. GIBBY
Mailing Address (No P.O. Boxes, please): 2518 UNION RD. WHITE HOUSE, TN. 37188
Email: _____
Telephone Number: 615-955-2275

Applicant's Representative Information:
Name: STEVE ARTZ
Name of Firm: STEVEN E. ARTZ & ASSOCIATES, LLC.
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: 2518 UNION RD. WHITE HOUSE, TN. 37188
Tax Map and Parcel Number: MAP 117, PARCEL'S 111 & 111
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:
DESIRING TO DIVIDE PROPERTY INTO TWO (2) LOTS

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.**

D J 4-10-24
Owner of Record Signature & DATE

3-21-24
Applicant's Signature & DATE

October 25, 2023

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

Re: Request for Rezoning

Dear Planning Commission Members,

The purpose for this letter is to request the rezoning of 6.13 acres. The subject property may be found on Tax Map 117, Parcel's 177 and 191, in the Tax Assessor's Office for Robertson County, Tennessee. The property has road frontage on Union Road, in the 11th Civil District, 2nd Voting District.

The property is currently zoned, 'AG-2'. We are wishing to rezone the property to 'RP80'. We are in hopes of subdividing the property into two (2) lots assuming adequate soils are available for the installation of Subsurface Sewage Disposal Systems. We understand that if this request is approved, we must then submit appropriate plats for the approval by the Planning Commission and all other governing authorities.

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

Sincerely,

David O. Sircy
2518 Union Road
White House, TN. 37188
(615) 955-2275

Steven E. Artz and Associates, Inc.

Surveyor's Description
October 24, 2023

The following paragraph describes a tract of land in the 11th Civil District of Robertson County, Tennessee, said tract being that property, which was conveyed to Davis Sircy, et ux, by David Sircy, in a deed of record in Record Book 1055, Page 99, Register's Office for Robertson County, Tennessee, (RORCT), and said tract also being that property which was conveyed to David O. Sircy, et ux, by Kerry High, et ux, in a deed of record which is recorded in Record Book 2120, Page 581, RORCT.

Beginning at an iron pin (new), in the southerly margin of Union Road, the northwest corner of a tract of land which belongs to Cynthia Vitulli, having a deed reference in Record Book 1180, Page 249, RORCT, the northeast corner of this tract and continuing with the boundary of said tract of land which belongs to Cynthia Vitulli, as follows:
S 22°57'42" W, 163.20 feet to an iron pin (new);
thence, S 06°12'40" W, 1163.29 feet to an iron pin (new), in the northerly boundary of a tract of land which belongs to Billy O. Jones, having a deed reference in Record Book 1689, Page 613, RORCT;
thence, S 84°55'49" W, 122.92 feet to a pipe (old) at a concrete monument, a common corner of said tract of land which belongs to Billy O. Jones, and a tract of land which belongs to Alfred J. Sheffield, having a deed reference in Deed Book 283, Page 617, RORCT;
thence with the boundary of said tract of land which belongs to Alfred J. Sheffield, as follows:
N 86°35'11" W, 60.68 feet to a stone (old);
thence, N 05°58'15" E, 1542.02 feet to an iron pin (new), in the southerly margin of Union Road, a corner of said tract of land which belongs to Alfred J. Sheffield;
thence with the southerly margin of Union Road, as follows:
S 29°22'14" E, 54.89 feet to an iron pin (new);
thence with a curve to the left, having a radius of 413.50 feet, an arc distance of 249.60 feet, and a chord bearing and distance of S 46°39'47" E, 245.82 feet to an iron pin (new);
thence, S 63°57'19" E, 7.14 feet, to the point of beginning, containing **6.13 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4800 Highway 431 North, Springfield, Tennessee, 37172, dated October 24, 2023.

The above described tract of land is subject to an served by a 50' Joint Driveway or Roadway easement of record in Deed Book 234, Page 247, RORCT, and a shown on the plat, this survey.

The above described tract of land may be found on Tax Map 117, Parcel's 177 and 191, in the Tax Assessor's Office for Robertson County, Tennessee.

File: Steve\230231L

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

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

September 14, 2023

Mr. David Sircy
2518 Union Rd
White House, TN 37188

RE: Water Availability for 2518 Union Road
Robertson County, Tax Map 117 Parcel 177.00
White House, TN

Dear Mr. Sircy,

This letter will confirm White House Utility District can provide one additional domestic water service for the property mentioned above as long as the new lot fronts Union 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.

WHUD's existing four-inch water main located on the south side of Union 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 $467 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.

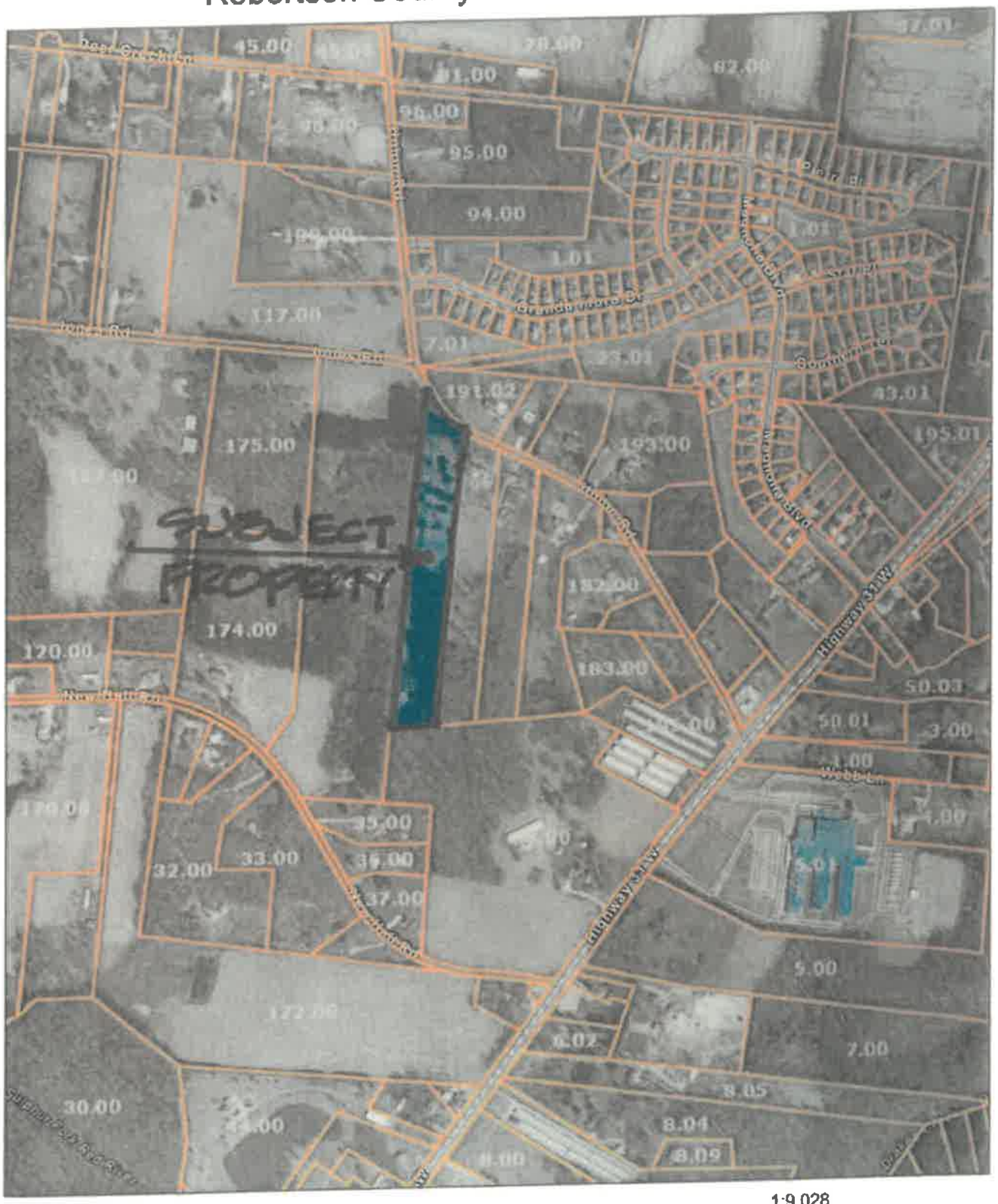
Please note that all fees, rates, and conditions noted in this letter are current as of the date of this letter and are subject to change over time. WHUD will hold the conditions stated above for a 90-day period past the date of this letter. You may request an extension of fee status in writing prior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

Robertson County - Parcel: 117 177.00



Date: October 25, 2023

County: Robertson
Owner: SIRCY DAVID ETUX
Address: UNION RD 2518
Parcel Number: 117 177.00
Deeded Acreage: 5.63
Calculated Acreage: 0

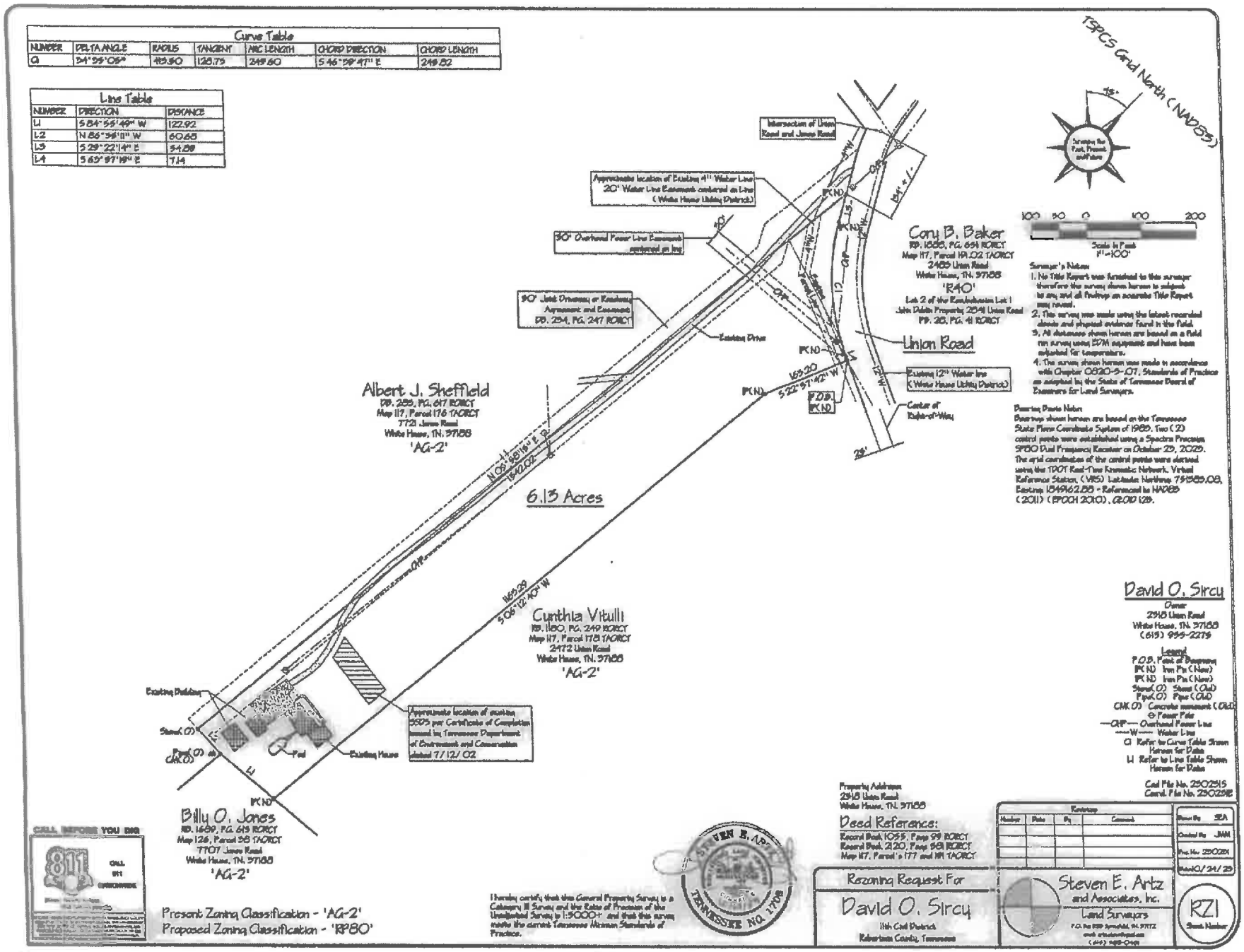
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0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

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The property lines are compiled from information maintained by your local


Curve Table
NUMBER | DELTA ANGLE | RADIUS | TANGENT | ARC LENGTH | CHORD DIRECTION | CHORD LENGTH
C1 | 34°55'05" | 410.50 | 128.79 | 249.60 | S 46°59'47" E | 245.82
Line Table
NUMBER | DIRECTION | DISTANCE
L1 | S 84°55'49" W | 122.92
L2 | N 86°36'11" W | 60.65
L3 | S 29°22'14" E | 54.09
L4 | S 65°37'19" E | 7.14
TSPCS Grid North (NAD83)
Surveyor Not Responsible for Past, Present, and Future
100 50 0 100 200
Scale in Feet 1"=100'
Intersection of Union Road and Jones Road
Approximate location of Existing 4" Water Line 20' Water Line Easement centered on Line (White House Utility District)
30' Overhead Power Line Easement centered on line
30' Joint Driveway or Roadway Agreement and Easement DB. 294, PG. 247 RORCT
Existing Drive
Existing 12" Water line (White House Utility District)
Center of Right-of-Way
Union Road
Cory B. Baker
RB. 1655, PG. 654 RORCT
Map 117, Parcel 191.02 TAORCT
2455 Union Road
White House, TN. 37188
'R40'
Lot 2 of the Kershaw Lot 1 John Dobbs Property 2541 Union Road
PB. 20, PG. 41 RORCT
Albert J. Sheffield
DB. 255, PG. 617 RORCT
Map 117, Parcel 176 TAORCT
7721 Jones Road
White House, TN. 37188
'AG-2'
6.13 Acres
N 05°48'18" E 0'
1540.02'
S 22°57'42" W
165.20'
N 65°39'
S 06°12'40" W
Cynthia Vitulli
RB. 1180, PG. 249 ROROT
Map 117, Parcel 178 TAORCT
2472 Union Road
White House, TN. 37188
'AG-2'
Approximate location of cistern 5525 per Certificate of Completion issued by Tennessee Department of Environment and Conservation dated 7/12/02
Existing Building
Stone(.5')
Pipe(.5') old
CMK(.5')
Pad
Existing House
Billy O. Jones
RB. 1659, PG. 619 ROROT
Map 126, Parcel 38 TAORCT
7707 Jones Road
White House, TN. 37188
'AG-2'
P.O.B.
P.K.N.D.
Bearing Basis Notes
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 October 29, 2029. The grid coordinates of the control points were derived using the TDOT Real-Time Kinematic Network, Virtual Reference Station, (VRS) Latitude: Northing: 791989.08, Eastings: 1541962.88 - Referenced to NAD83 (2011) (EPOCH 2010). GEOID 12B.
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.
David O. Sircy
Owner
2345 Union Road
White House, TN. 37188
(615) 995-2275
Legend
P.O.B. Point of Beginning
P.K.N.D. Iron Pin (New)
P.K.N.D. Iron Pin (New)
Stone(.5') Stone (Old)
Pipe(.5') Pipe (Old)
CMK(.5') Concrete monument (Old)
Power Pole
—OHP— Overhead Power Line
—W— Water Line
C1 Refer to Curve Table Shown Hereon for Data
L1 Refer to Line Table Shown Hereon for Data
Civil File No. 2502515
Control File No. 2502515
Property Address
2345 Union Road
White House, TN. 37188
Deed Reference:
Record Book 1055, Page 99 ROROT
Record Book 2120, Page 961 ROROT
Map 117, Parcel's 177 and 191 TAORCT
Revisions
Number | Date | By | Comments
Drawn By SEA
Checked By JMM
Proj. No. 2502515
Date 10/24/25
Rezoning Request For
David O. Sircy
11th Civil District
Robertson County, Tennessee
Steven E. Artz and Associates, Inc.
Land Surveyors
RZ1
Sheet Number
CALL BEFORE YOU DIG
811
CALL 811 OR ONE CALL
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 1:9000+ and that this survey meets the current Tennessee Minimum Standards of Practice.
STEVEN E. ARTZ
TENNESSEE NO. 2705

Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
May 23, 2023

Applicant: David Sircy
Surveyor: Steve Artz

Request: Rezone **6.13 *acres*** of Tax Map 117, Parcel 177.00 & 191.00 from AG-2 to RP-80

Property Information:

- Tax Map 117, Parcel 177.00 & 191.00
- 2518 Union Rd., White House
- Total lot acreage: 6.13 acres (267,023 sq. ft.)
- **Rezone Request: 6.13 acres. (267,023 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%.



Figure 1: TN Property Viewer: Tax Map 117 Parcel 117.00 and 191.00

Discussion & Observations:
The applicant wishes to rezone 6.13 acres, due to lot width requirements in the zoning regulations. 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

