MEMORANDUM

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

TO: Planning Commission Members
FROM: Planning Staff
DATE: October 7, 2025

The Robertson County Planning Commission will hold its monthly meeting on **Thursday October 23, 2025, at 7:00 P. M.** on the 2nd Floor, Judicial Complex, Robertson County Office Building. Assistant Director, 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 November 17, 2025.
4. Approval of Minutes: Approval of Minutes of September 25, 2025, meeting.
5. Old Business: None
6. New Business:

   A **Robertson County Planning and Zoning: Resolution No. 2025-06:** Resolution to Amend Article I, General Provisions, of the Robertson County Subdivision Regulations, and to Repeal any Resolutions or Portions of Resolutions in Conflict Herewith.

   B. **Robertson County Planning and Zoning: Resolution No. 2025-07:** Resolution to Amend Article II, Procedures for Plat Approval, of the Robertson County Subdivision Regulations, and to Repeal any Resolutions or Portions of Resolutions in Conflict Herewith.

   C. **Robertson County Planning and Zoning: Resolution No. 2025-08:** Resolution to Amend Article III, Assurance for Completion and Maintenance of Improvements, of the Robertson County Subdivision Regulations, and to Repeal and Resolution or Portions of Resolutions in Conflict Herewith.

D. **Robertson County Planning and Zoning: Resolution No. 2025-09:** Resolution to Amend Article IV, Requirements for Improvements, Reservations and Design, of the Robertson County Subdivision Regulations, and to Repeal any Resolutions or Portions of Resolutions in Conflict Herewith.

E. **Todd Bollinger on behalf of Brent Neal, Tony Neal, Mary Beth Hodge and Brett Pyles:** Rezone Request for 23.89 acres of property located on Betts Road, Greenbrier. Tax Map 113, Parcels 204.00 & 204.02 from AG-2 to R-40 (10th Voting District). Represented by Todd Bollinger, Todd Bollinger & Associates.

F. **Jason Starling:** Rezone Request for 1.86 acres of the 23.03 acres of property located at 6635 Hwy. 76 E, Springfield. Tax Map 093, Part of Parcel 242.00 from AG-2 to RP-80 (3rd Voting District). Represented by Todd Bolinger, Todd Bollinger & Associates.

G. **Reyes Construction:** Final Plat approval for Northwind Estates, Section II located on Hwy. 41 N., Cedar Hill. Tax Map 055, Parcel 070.00 (7th Voting District). Represented by Steve Artz, Steven E. Artz and Associates, Inc.

H. **Reports from Staff:** Planner to give update on Flag Lot findings and design standards.

I. **Adjourn**

The Robertson County Planning Commission met on September 25, 2025 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:
William B Henry	Jeremy Stinson	Hunter Mantooth
Cheryl Elliott	Eric Thompson	Pam Groves
Charles "Gene" Federman		Amanda Harrington
Robert Buck		
Matt Crabtree		
Jeremiah Pierce		

The meeting was called to order by Chairman Cheryl Elliott at 7:00 pm.

Roll Call was completed by Hunter Mantooth. Six were present.

Announcements: Chairman Cheryl Elliott announced that the zoning from this agenda will be heard at the County Commission on October 20, 2025. Any citizens wishing to speak for or against any items on the agenda will need to sign in on the sheet provided. Five citizens signed up to speak, however one of those was an applicant. We also received one email from a citizen that could not attend the meeting.

Motion to approve Minutes from the previous meeting of August 28, 2025, made by William Henry with a second by Matt Crabtree.
Motion passed 5 – 0.

1. Old Business: None

2. New Business:

   A. **Robertson County Planning and Zoning: Resolution No. 2025-04:** Resolution to Amend Article III, General Provisions, of the Robertson County Zoning Resolution, by Creating Section 3012, Traffic Studies & Assessments, Requiring the Same with Certain Rezoning Applications, and to Repeal any Resolutions or Parts of Resolutions in Conflict Herewith. Amanda Harrington was there to present. Amanda explained the differences in the Traffic Assessment vs. Traffic Impact Study. There were no comments or questions.

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

   B. **Robertson County Planning and Zoning: Resolution No. 2025-05:** Resolution to Amend Table VI, Permitted Use Schedule, of the Robertson County Zoning Resolution Pertaining to Residential Uses in Industrial Zones.
   Amanda Harrington was there to present and explained this was the resolution to correct the permitted use schedule for residential homes in industrial zoning that was discussed last month. One commissioner asked if there were already residential homes in industrial

zoning now. Amanda explained if they were they would be a non-conforming lot and not be kicked out.

Motion to recommend was made by Gene Federman with a second from Matt Crabtree. Motion passed 5 - 0.

C. **Larry Jones:** Rezone Request for 5.11 acres of the 24.5 acres of property located at 8511 Cedar Grove Road, Cross Plains. Tax Map 062, Part of Parcel 163.00 from AG-2 to R-40 (1st Voting District). Represented by Bruce Rainey, Bruce Rainey and Associates.
Deborah Jones was there to present and answer questions. Explained why they want to sell lots and explained what kind of houses will be built there. Several questions and comments from the commission were answered. Commissioner asked staff to explain denial and Amanda explained that it did not follow the future land use map. One citizen signed up to speak on this matter, and it was the builder / buyer, and he went into further detail on what will be built on these 3 lots if approved.

Motion to recommend was made by Gene Federman died with a lack of a second. Motion to NOT recommend was made by Jeremiah Pierce with a second by Robert Buck.
Motion passed 4 - 1. Gene Federman voted against.

D. **Jerry Somerville:** Rezone Request for 2.86 surveyed acres of property located at 4936 Rock House Road, Portland. Tax Map 050, Parcel 106.00 from AG-2 to R-40 (1st Voting District). Represented by Todd Bolinger, Todd Bollinger & Associates.
Todd Bollinger was there to present and answer questions. Todd explained they were wanting to build a house close to the aging mother. A couple of comments from the commission. Amanda asked about acquiring more land to make lot bigger and landowner said he doubted it. Three signed up to speak on this matter. One gentleman gave his time to one of the other speakers, so two spoke on this matter. There was a citizen that could not come to the meeting. He emailed Hunter and she passed a copy of the email to all commission members so they could read what he wrote.

Motion to recommend was made by Gene Federman died with a lack of a second. Motion to NOT recommend was made by Jeremiah Pierce with a second by Matt Crabtree.
Motion passed 4 - 1. Gene Federman voted against.

E. **James Marshall**: Rezone Request for 2.13 surveyed acres of the 7.15 acres of property located at 3968 Baggett Road, Springfield. Tax Map 082, Part of Parcel 041.05 from AG-2 to RP-80 (8th Voting District). Represented by Todd Bollinger, Todd Bollinger & Associates.
Todd Bollinger was there to present and answer questions. No questions or comments from the board and no one signed up to speak on this matter.

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

F. **Gregory Riddle:** Rezone Request for 1.84 surveyed acres of the 58.20 acres of property located at 5038 Jones Chapel Rd., Cedar Hill. Tax Map 043, Part of Parcel 032.00 from AG-2 to RP-80 (7th Voting District). Represented by Steve Artz, Steven E Artz and Associates, Inc.

Steve Artz was there to present and answer questions. Steve explained they are wanting to cut a lot off for the daughter. No questions or comments from the board. No one signed up to speak on this matter.

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

G. **Clay Jones:** Final Plat approval for Sturgeon Creek Reserve located at 6841 Hwy 41 N., Cedar Hill. Tax Map 054, Parcel 013.00 (8th Voting District). Represented by Steve Artz, Steven E. Artz and Associates, Inc.
Steve Artz was there to present and answer questions. Steve explained that the preliminary plat had 6 lots, but could only get 4 additional water taps, so the final plat only had 5 lots. Jeremiah Pierce asked if lot 1 was a flood zone, and Steve advised he marked the area for precaution. Jeremiah also asked Amanda about her comment on the staff notes and Amanda explained. Steve also explained he had discussed flood elevation with the Engineer prior to the plat being approved by the Engineer.
Matt Crabtree asked one question, and it was answered.

Motion to approve was made by Jeremiah Pierce with the condition that there be no variances allowed on lot 1 with a second by Matt Crabtree.
Motion passed 5 - 0.

Reports from Staff: Amanda discussed 2 items with the planning commission.

a. **Subdivision Regulations Articles I – V**: Amanda explained she had rewritten to try and make them easier to read and understand. Board was provided with an example of the resolutions that if everyone agreed could be voted on next month. There was some discussion and comments on the regulations.

   Motion to bring resolutions on Articles I - IV of the subdivision regulations to a vote next month was made by Gene Federman with a second by William Henry.
   Motion passed 5 - 0.

b. **Flag Lots**: Amanda explained that she has done some research and drafted a possible resolution to prohibit flag lots for consideration per request of the board.
   There was lots of discussion and possible changes. Opinions were given. Amanda is doing more research and will come back with more information.

Jeremiah asked if Amanda was able to get anything together on Design standards. Amanda is still researching and will come back next month with something to review.

A motion to adjourn made by Robert Buck with a second by Jeremiah Pierce.
Motion passed 5 – 0 and the meeting was adjourned at 8:00 pm.

Respectfully submitted,

Gene Federman

Gene Federman, Secretary

New Business: A

Resolution No. 2025-06

A RESOLUTION TO AMEND ARTICLE I, GENERAL PROVISIONS, OF THE ROBERTSON COUNTY SUBDIVISION REGULATIONS, AND TO REPEAL ANY RESOLUTIONS OR PORTIONS OF RESOLUTIONS IN CONFLICT HEREWITH.

WHEREAS, Tennessee Code Annotated §13-3-401 et seq. (for counties) authorize local planning commissions to adopt and amend subdivision regulations to provide for the harmonious development of land and to promote the health, safety, and general welfare of the public; and

WHEREAS, the Planning Commission of Robertson County has reviewed the General Provisions contained in Article I of the Subdivision Regulations and finds that amendments are necessary to ensure consistency with state law, clarity of administration, and alignment with the community's adopted planning goals; and

WHEREAS, the proposed amendment to Article I will:

1. Update references to applicable sections of the Tennessee Code Annotated.
2. Clarify the purpose and intent of the subdivision regulations.
3. Improve definitions and terminology to reflect current planning practice; and
4. Provide consistency in formatting and language throughout the regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF [JURISDICTION NAME], TENNESSEE, THAT:

1. The Planning Commission hereby recommends approval of the attached amendment to Article I, *General Provisions*, of the Subdivision Regulations of Robertson County.
2. The amended Article I shall replace the existing Article I in its entirety upon adoption.
3. A copy of this resolution and the amended text shall be transmitted to the Mayor for acknowledgment and filing in accordance with applicable law.

ADOPTED AND APPROVED this ___ day of _____, 2025.

Chair, Planning Commission

_____

ATTEST:

Secretary, Planning Commission

_____

New Business: B

Resolution No. 2025-07

A RESOLUTION TO AMEND ARTICLE II, PROCEDURES FOR PLAT APPROVAL, OF THE ROBERTSON COUNTY SUBDIVISION REGULATIONS, AND TO REPEAL ANY RESOLUTIONS OR PORTIONS OF RESOLUTIONS IN CONFLICT HEREWITH.

WHEREAS, Tennessee Code Annotated §13-3-401 et seq. (for counties) authorize local planning commissions to adopt and amend subdivision regulations to provide for the harmonious development of land and to promote the health, safety, and general welfare of the public; and

WHEREAS, the Planning Commission of Robertson County has reviewed the General Provisions contained in Article II of the Subdivision Regulations and finds that amendments are necessary to ensure consistency with state law, clarity of administration, and alignment with the community's adopted planning goals; and

WHEREAS, the proposed amendment to Article II will:

1. Update references to applicable sections of the Tennessee Code Annotated.
2. Clarify the purpose and intent of the subdivision regulations.
3. Improve definitions and terminology to reflect current planning practice; and
4. Provide consistency in formatting and language throughout the regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF ROBERTSON COUNTY, TENNESSEE, THAT:

1. The Planning Commission hereby recommends approval of the attached amendment to Article II, *Procedures for Plat Approval*, of the Subdivision Regulations of Robertson County.
2. The amended Article II shall replace the existing Article II in its entirety upon adoption.
3. A copy of this resolution and the amended text shall be transmitted to the Mayor for acknowledgment and filing in accordance with applicable law.

ADOPTED AND APPROVED this ___ day of _____, 2025.

Chair, Planning Commission

_____

ATTEST:

Secretary, Planning Commission

_____

New Business: C

Resolution No. 2025-08

A RESOLUTION TO AMEND ARTICLE III, ASSURANCE FOR COMPLETION AND MAINTENANCE OF IMPROVEMENTS, OF THE ROBERTSON COUNTY SUBDIVISION REGULATIONS, AND TO REPEAL ANY RESOLUTIONS OR PORTIONS OF RESOLUTIONS IN CONFLICT HEREWITH.

WHEREAS, Tennessee Code Annotated §13-3-401 et seq. (for counties) authorize local planning commissions to adopt and amend subdivision regulations to provide for the harmonious development of land and to promote the health, safety, and general welfare of the public; and

WHEREAS, the Planning Commission of Robertson County has reviewed the General Provisions contained in Article III of the Subdivision Regulations and finds that amendments are necessary to ensure consistency with state law, clarity of administration, and alignment with the community's adopted planning goals; and

WHEREAS, the proposed amendment to Article III will:

1. Update references to applicable sections of the Tennessee Code Annotated.
2. Clarify the purpose and intent of the subdivision regulations.
3. Improve definitions and terminology to reflect current planning practice; and
4. Provide consistency in formatting and language throughout the regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF ROBERTSON COUNTY, TENNESSEE, THAT:

1. The Planning Commission hereby recommends approval of the attached amendment to Article III, *Assurances for Completion and Maintenance of Improvements*, of the Subdivision Regulations of Robertson County.
2. The amended Article III shall replace the existing Article III in its entirety upon adoption.
3. A copy of this resolution and the amended text shall be transmitted to the Mayor for acknowledgment and filing in accordance with applicable law.

ADOPTED AND APPROVED this ___ day of _____, 2025.

Chair, Planning Commission

_____

ATTEST:

Secretary, Planning Commission

_____

New Business: D

RESOLUTION NO. 2025-09

A RESOLUTION TO AMEND ARTICLE IV, REQUIREMENTS FOR IMPROVEMENTS, RESERVATIONS, AND DESIGN, OF THE ROBERTSON COUNTY SUBDIVISION REGULATIONS, AND TO REPEAL ANY RESOLUTIONS OR PORTIONS OF RESOLUTIONS IN CONFLICT HEREWITH.

WHEREAS, Tennessee Code Annotated §13-3-401 et seq. (for counties) authorize local planning commissions to adopt and amend subdivision regulations to provide for the harmonious development of land and to promote the health, safety, and general welfare of the public; and

WHEREAS, the Planning Commission of Robertson County has reviewed the General Provisions contained in Article IV of the Subdivision Regulations and finds that amendments are necessary to ensure consistency with state law, clarity of administration, and alignment with the community's adopted planning goals; and

WHEREAS, the proposed amendment to Article IV will:

1. Update references to applicable sections of the Tennessee Code Annotated.
2. Clarify the purpose and intent of the subdivision regulations.
3. Improve definitions and terminology to reflect current planning practice; and
4. Provide consistency in formatting and language throughout the regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF ROBERTSON COUNTY, TENNESSEE, THAT:

1. The Planning Commission hereby recommends approval of the attached amendment to Article IV, *Requirements for Improvements, Reservations, and Design*, of the Subdivision Regulations of Robertson County.
2. The amended Article IV shall replace the existing Article IV in its entirety upon adoption.
3. A copy of this resolution and the amended text shall be transmitted to the Mayor for acknowledgment and filing in accordance with applicable law.

ADOPTED AND APPROVED this ___ day of _____, 2025.

Chair, Planning Commission

_____

ATTEST:

Secretary, Planning Commission

_____

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: Todd Bollinger (info below)
Mailing Address:
Email:
Telephone Number:

Applicant's Representative Information:

Name: Todd Bollinger
Name of Firm: Todd Bollinger & Assoc.
Mailing Address: 1199 Fisher Dr. Greenbrier TN 37073
Email:
Telephone Number:

Property Information:

Owner (if not applicant provide letter giving applicate permission):
Physical Address: Betts RD
Tax Map and Parcel Number: 113 map 204 & 204.02 PCLS
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:

To Subdivide Property

RECEIVED
SEP 15 2025
BY:

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.

Owner of Record Signature & DATE

Applicant's Signature & ~~DATE~~

Authentisign ID: 5A068A74-448F-F011-B483-000D3A4FF5B1

LETTER OF AGENCY

TO: ROBERTSON COUNTY REGIONAL PLANNING COMMISSION

IN RE: MAP 113, PARCEL 204.02

In connection with the above listed property, I hereby appoint the person indicted as my agent for the purpose of filing such application necessary and proper for the proposed use.

AUTHORIZED AGENT: TODD BOLLINGER

AGENT'S ADDRESS: 1199 Fisher Drive, Greenbrier, TN 37073

AGENT'S TELEPHONE: 615-218-0169

AuthentiSIGN Brent Neal 09/11/25

SIGNATURE OF PROPERTY OWNER:

AuthentiSIGN Tony Neal 09/11/25

AuthentiSIGN Mary Beth Hodge 09/11/25

WITNESSED: AuthentiSIGN James T Marshall 09/12/25

DATE: 09/11/25

Authentisign ID: 761EBD11-438F-F011-B483-000D3A4F5B1

LETTER OF AGENCY

TO: ROBERTSON COUNTY REGIONAL PLANNING COMMISSION

IN RE: MAP 113, PARCEL 204.00

In connection with the above listed property, I hereby appoint the person indicted as my agent for the purpose of filing such application necessary and proper for the proposed use.

AUTHORIZED AGENT: TODD BOLLINGER

AGENT'S ADDRESS: 1199 Fisher Drive, Greenbrier, TN 37073

AGENT'S TELEPHONE: 615-218-0169

SIGNATURE OF PROPERTY OWNER: AuthentiSIGN Brett Pyles 09/12/25

WITNESSED: AuthentiSIGN James T Marshall 09/12/25

DATE: 09/12/25

Robertson County - Parcel: 113 204.02



Date: September 17, 2025

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

County: ROBERTSON
Owner: NEAL ANTHONY LYNN ETAL RICHARD NEAL HODGES MARY BETH
Address: BETTS RD
Parcel ID: 113 204.02
Deeded Acreage: 11.94
Calculated Acreage: 0
Vexcel Imagery Date: 2023

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 County - Parcel: 113 204.00



Date: September 17, 2025

County: ROBERTSON
Owner: LOCKMILLER LORI PYLES ETAL PYLES MICHAEL BRETT
Address: BETTS RD
Parcel ID: 113 204.00
Deeded Acreage: 11.95
Calculated Acreage: 0
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.

PLAT CONTAINS 23.89 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.

CALL TABLE

COURSE	BEARING	DISTANCE
L-1	N 33°53'01"E	42.48'
L-2	N 21°07'42"E	66.70'
L-3	N 52°29'39"E	71.75'
L-4	N 30°34'34"E	48.94'
L-5	N 44°14'44"E	61.75'
L-6	N 73°23'52"E	59.73'
L-7	S 38°45'09"E	39.24'
L-8	S 61°43'29"E	29.69'
L-9	S 55°17'18"E	25.12'
L-10	S 35°02'59"E	51.40'
L-11	S 10°09'33"E	42.52'
L-12	S 03°36'19"W	59.09'
L-13	S 10°01'14"W	37.19'
L-14	S 61°10'12"E	47.11'

ANTHONY C. SUGGS
MAP 113, PCL 169.00 T.A.O.R.C.T.
RB 1653, PG 496 R.O.R.C.T.
2410 PLUMNELLY LANE
GREENBRIER, TN 37073

CLAYTON BRACEY
MAP 113, PCL 203.00 T.A.O.R.C.T.
DB 336, PG 300 R.O.R.C..T
4664 NEW CUT ROAD
GREENBRIER, TN 37073

ANTHONY C. SUGGS
MAP 113, PCL 205.00 T.A.O.R.C.T.
RB 2361, PG 496 R.O.R.C.T.
2410 PLUMNELLY LANE
GREENBRIER, TN 37073

ANTHONY LYNN & RICHARD NEAL
MARY BETH HODGES
MAP 113, PCL 204.02 T.A.O.R.C.T.
RB 1995, PG 282 R.O.R.C.T.
4272 MARTINS CHAPEL ROAD
SPRINGFIELD, TN 37172

KRISTOPHER GOETSCH
MAP 113, PCL 204.01 T.A.O.R.C.T.
RB 1662, PG 899 R.O.R.C.T.
1147 AUTUMN RIDGE
GREENBRIER, TN 37073

LORI PYLES LOCKMILLER, ETAL
MAP 113, PCL 204.00 T.A.O.R.C.T.
RB 1995, PG 286 R.O.R.C.T.
124 RIVERBIRCH LANE
HENDERSONVILLE, TN 37075

JAMES BIGGS
MAP 113, PCL 209.00 T.A.O.R.C.T
8127 BETTS RD
GREENBRIER, TN 37073

JAMES BIGGS
MAP 113, PCL 208.00 T.A.O.R.C.T.
8127 BETTS RD
GREENBRIER, TN 37073

PARADISE PROPERTIES
MAP 122, PCL 41.00 T.A.O.R.C.T.
PB 22, PG 97 R.O.R.C.T.
P.O. BOX 426
JOELTON, TN 37080

ANTHONY ESTELLA
MAP 122, PCL 30.00 T.A.O.R.C.T.
8169 BETTS RD
GREENBRIER, TN 37073

CYNTHIA THOMPSON
MAP 122, PCL 31.00 T.A.O.R.C.T.
8201 BETTS RD
GREENBRIER, TN 37073

JEFFERY PARKER
MAP 122, PCL 32.00 T.A.O.R.C.T
8239 BETTS RD
GREENBRIER, TN 37073

N 26°07'26"E 114.18'
N 70°37'11"W 205.49'
N 23°40'49"E 649.21'
S 06°44'22"W 445.48'
S 84°02'29"E 439.98'
S 07°11'57"W 599.09'
S 13°11'12"W 552.31'
N 59°21'26"W 32.22'
N 55°18'53"W 324.75'
N 50°22'58"W 728.86'
N 81°51'20"W 22.04'
PARCEL LINE
BETTS ROAD

0 100 200 300

ZONED AG2
REQUESTING R-40

ANTHONY T. BOLLINGER, R.L.S.
119 FISHER DRIVE
GREENBRIER, TENNESSEE 37073

REZONING PLAT FOR

MAP 113, PCLS 204 & 204.02 T.A.O.R.C.T.

SCALE	DRAWN BY	APPROVED	DATE
1" = 100'	A.T.B.	A.T.B.	09/11/25

16TH CIVIL DISTRICT

ROBERTSON COUNTY
TENNESSEE

DRAWING NO.
CAM257

Property Description

23.89 acres

Being a tract of land in the 16th Civil District of Robertson County Tennessee and that property conveyed to Anthony Lynn, Richard Neal & Mary Beth Hodges RB 1995, PG 282 R.O.R.C.T. and Lri Pyles Lockmiller, Etal RB 1995, PG 286 R.O.R.C.T. and more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN Lic. No. 2095 dated 9/11/25 as follows:

Beginning at an existing iron pin in the northerly margin of Betts Road, said pin being a common corner to Anthony C. Suggs RB 2361, PG 496 R.O.R.C.T. and being the most southwest corner of herein described tract; Thence now leaving said margin with said Suggs for the next 2 calls: N 23°40'49"E 649.21 feet to an existing iron pin; Thence N 70°37'11"W 205.49 feet to an existing iron pin in the easterly line of Anthony C. Suggs RB 1653, PG 496 R.O.R.C.T.; Thence now leaving said Suggs with said Suggs for the next 18 calls: N 33°53'01"E 42.48 feet to an existing iron pin; Thence N 28°07'26"E 114.18 feet to an existing iron pin; Thence N 21°07'42"E 66.70 feet to an existing iron pin; Thence N 52°29'39"E 71.75 feet to an existing iron pin; Thence N 34°24'03"E 90.87 feet to an existing iron pin; Thence N 30°34'34"E 48.94 feet to an existing iron pin; Thence N 26°57'27"E 78.25 feet to an existing iron pin; Thence N 49°33'52"E 101.48 feet to an existing iron pin; Thence N 44°14'44"E 61.75 feet to an existing iron pin; Thence N 73°23'52"E 69.73 feet to an existing iron pin; Thence S 38°45'09"E 39.24 feet to an existing iron pin; Thence S 61°43'29"E 29.69 feet to an existing iron pin; Thence S 55°17'18"E 25.12 feet to an existing iron pin; Thence S 35°02'59"E 51.40 feet to an existing iron pin; Thence S 10°09'33"E 42.52 feet to an existing iron pin; Thence S 03°36'19"W 59.09 feet to an existing iron pin; Thence S 10°01'14"W 37.19 feet to an existing iron pin; Thence S 61°10'12"E 47.11 feet to an existing iron pin, said pin being a common corner to Clayton Bracey DB 336, PG 300 R.O.R.C.T.; Thence now leaving said Suggs with said Bracey for the next 2 calls: S 06°44'22"W 445.48 feet to an existing iron pin; Thence S 84°02'29"E 439.98 feet to an existing iron pin, said pin being a common corner to Kristopher Goetsch RB 1662, PG 899 R.O.R.C.T.; Thence now leaving said Bracey with said Geotsch S 07°11'57"W 599.09 feet to an existing iron pin, said pin being a common corner to Paradise Properties PB 22, PG 97 R.O.R.C.T.; Thence now leaving said Geotsch with Paradise Properties for the next 2 calls: N 61°51'20"W 22.04 feet to an existing iron pin; Thence S 13°11'12"W 552.31 feet to an existing iron pin in the northerly margin of Betts Road; Thence now leaving said Paradise Properties with said margin for the next 3 calls: N 50°22'58"W 728.86 feet to an existing iron pin; Thence N 55°18'53"W 324.75 feet to an existing iron pin; Thence N 59°21'26"W 32.22 feet to the point of beginning containing 23.89 acres.

CITY OF SPRINGFIELD
Water/Wastewater Department

924 Central Avenue • Springfield, Tennessee 37172 • (615) 382-1600 • FAX (615) 384-6951
www.springfieldtn.gov

September 15, 2025

TO WHO IT MAY CONCERN:

There has been a letter of water availability requested by Mr. Cam Suggs for ten (10) water services on two (2) properties located on Betts Road (Hwy 257) in Robertson County. The properties are identified by Map 113 Parcel(s) 204.00 and 204.02. There is currently a 8" water main across Hwy 257 that can serve the properties. However, there must be an off-site infrastructure improvement made to provide service for these proposed lots. There will need to be a new six (6) inch water main installed across Hwy 257 that connects to the existing 8" water main. Approximately 675 L.F of 6" water main will need to be installed. After this work has been performed and accepted by the City of Springfield's Water and Wastewater Department, service can be provided for both domestic and fire protection. This letter of availability will be valid for the period of one (1) year. If there has been no activity until May 1, 2026, the property will need to be re-evaluated for service.

If you need further information or have questions, please contact me at 615-382-1600 or at terry.beers@springfieldtn.gov.

Thank you,

Terry Beers, P.E.
Director
Springfield Water and Wastewater Department

Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
October 23, 2025
Amanda Harrington, Planning Advisor

Applicant: Todd Bolinger on behalf of Brent Neal, Tony Neal, Mary Beth Hodge and Brett Pyles
Surveyor: Todd Bollinger

Request: Rezone **23.89 surveyed *acres***
Tax Map 113, Parcels 204.00 & 204.02
from AG-2 to R-40



Figure 1: TN Property Viewer: Tax Map 113, Parcels 204.00, 204.02 In their entirety is highlighted

Property Information:

- Tax Map 113, Parcels 204.00 & 204.02
- Betts Road, Greenbrier
- Total lot acreage: 23.89 acres (1,040,648.40 sq. ft.)
- **Rezone Request: 23.89 acres. (1,040,648.40 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 intends to rezone 23.89 surveyed acres to allow for subdivision. The property is bordered by AG-2 and R-40 zoned land with varying lot sizes. Several non-conforming lots nearby would now be classified as R-40 or RP-80 under current standards. The request to rezone to R-40 seems to be dimensionally suitable. Please refer to Exhibit 1 for the zoning map and a relevant section of the Comprehensive Plan.

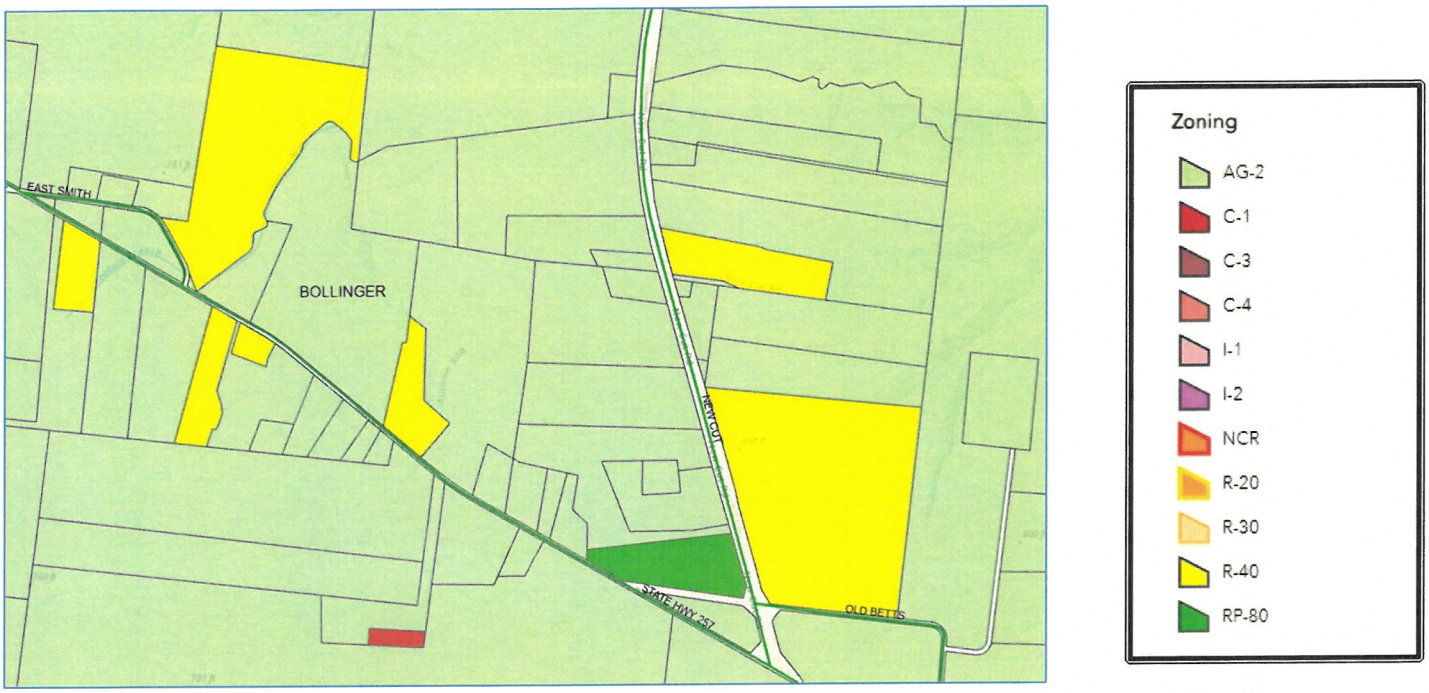
Robertson County 2040 Comprehensive Plan: The plan designates this area as rural. Location of Rural Preservation Areas: Most of the County will stay designated as Rural throughout the planning horizon of this land use plan. Uses in Rural Areas: Agricultural and rural activities, from open space to farming, homesteads related to agricultural uses, and agricultural service businesses are encouraged within this category.

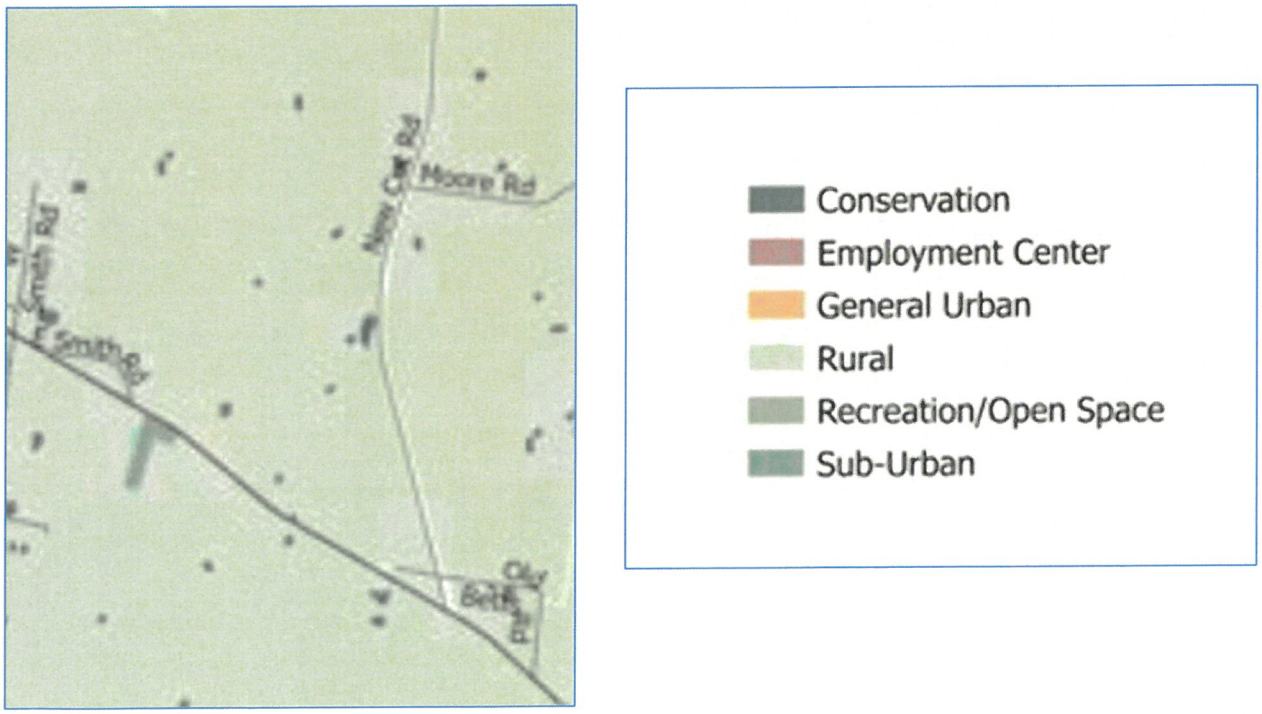
Recommendation: Denial. The application of the R-40 zoning district is inappropriate for Rural Designation.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map





New Business: F

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

Application for Rezoning

Applicant Information:

Name: Jason Starling
Mailing Address: 6635 Hwy 76E Springfield, TN 37172
Email: _
Telephone Number: ___

Applicant's Representative Information:

Name: Todd Bollinger
Name of Firm: Todd Bollinger & Assoc.
Mailing Address: 1199 Fisher Drive, Greenbrier TN 37073
Email: _____
Telephone Number: ___

Property Information:

Owner (if not applicant provide letter giving applicate permission):
Physical Address: 6635 Hwy 76E Springfield, TN 37172
Tax Map and Parcel Number: map 93 PCL 242.00
Current Zoning Designation: Ag2
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 Subdivide a Building lot.

RECEIVED
SEP 15 2025
BY:

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.

Owner of Record Signature & DATE

Jedd Ballou 9/15/25
Applicant's Signature & DATE

Robertson County - Parcel: 093 242.00



Date: September 17, 2025

County: ROBERTSON
Owner: STARLING JASON TYLER ETUX STARLING SAVANNAH GRACE
Address: HWY 76E 6635
Parcel ID: 093 242.00
Deeded Acreage: 23.03
Calculated Acreage: 0
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.

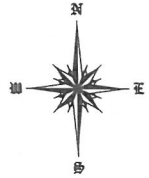
PLAT CONTAINS 1.857 ACRES

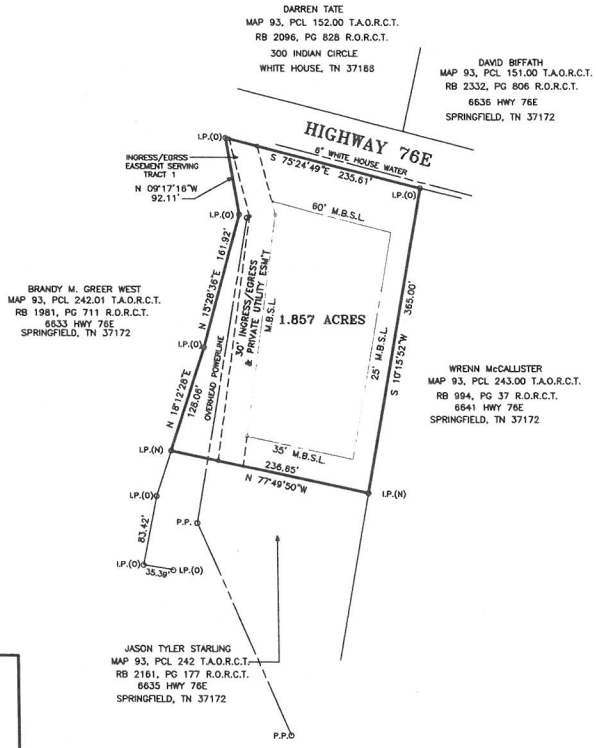
NOTE:
THIS SURVEY WAS PREPARED FROM CURRENT DEEDS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE. THIS SURVEY IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY OR WILL REVEAL.

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.

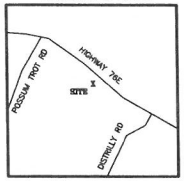
IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION OF ANY TYPE MUST NOTIFY ALL KNOWN UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT.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

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





VICINITY MAP



N.T.S.

ANTHONY T. BOLLINGER, R.L.S.
119 FISHER DRIVE
GREENBRIER TENNESSEE 37073

0 100 200 300

ZONED AG2
REQUESTING RP80

PROPERTY REFERENCE
JASON TYLER STARLING
MAP 93, PCL 242.00 T.A.O.R.C.T.
RB 2161, PG 177 R.O.R.C.T.

DEVELOPER
JASON TYLER STARLING
6635 HWY 76E
SPRINGFIELD, TN 37172
615/722-8593

REZONING PLAT FOR
JASON STARLING SUBDIVISION
HWY 76 EAST

SCALE	DRAWN BY	APPROVED	DATE
1" =100'	A.T.B.	A.T.B.	03/25/25

10TH CIVIL DISTRICT
ROBERTSON COUNTY TENNESSEE
DRAWING NO. 6635HW76

Property Description

1.857 Acres

Being a tract of land in the 10th Civil District of Robertson County Tennessee, and a portion of that property conveyed to Jason Tyler Starling in RB 2161, PG 177 R.O.R.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 03/25/25 as follows:

Beginning at an existing iron pin in the southerly margin of Hwy 76 E, said pin being the most northeast corner of the parent parcel and the most northeast corner of herein described tract; Thence leaving said margin with Wrenn McCallister in RB 994, PG 37 R.O.R.C.T., S 10°15'52" W, 365.00' to a set iron pin; Thence leaving said McCallister with a new line, N 77°49'50" W, 236.65' to a set iron pin; Thence with a new line N 18°12'28" E 128.06' to a set iron pin; Thence N 15°28'36" E, 161.92' to an existing iron pin; Thence N 09°17'16" W, 92.11' to an existing iron pin in the southerly margin of Hwy 76 E; Thence with said margin S 75°24'49" E, 235.61' to the point of beginning containing 1.857 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

September 24, 2025

Mr. Jason Tyler Sterling
6635 Hwy 76
Springfield, TN 37172

RE: Water Availability for 6635 Hwy 76
Robertson County, Tax Map 093 Parcel 242.00
Springfield, TN
REVISED to extend availability letter dated February 24, 2025

Dear Mr. Sterling,

This letter will serve as an extension to the availability letter WHUD issued on this project dated February 24, 2025. All flow requirements remain unchanged from the initial request.

White House Utility District can provide one additional domestic water service for the property mentioned above as long as each tract fronts Highway 76 or has an easement dedicated for the water service line to lie within. We understand you intend to alter the existing parcel such that one new residential tract will result. There is currently one water tap associated with this property.

WHUD's existing six-inch water main located on the south side of Highway 76 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 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
October 23, 2025
Amanda Harrington, Planning Advisor

Applicant: Jason Starling
Surveyor: Todd Bollinger

Request: Rezone **1.857 *surveyed acres*** of the 23.03 acres Tax Map 093, Part of Parcel 242.00 from AG-2 to RP-80



Figure 1: TN Property Viewer: Tax Map 093, Part of Parcel 242.00 In its entirety is highlighted

Property Information:

- Tax Map 093, Part of Parcel 242.00
- 6635 Hwy 76 E, Springfield
- Total lot acreage: 23.03 surveyed acres (1,003,186.80 sq. ft.)
- **Rezone Request: 1.857 surveyed acres (80,890.92 sq. ft.)**

Project Narrative:

RP-80 Minimum Requirements

Minimum Lot Size: 80,000 sq. ft.
Front: 60'
Side: 60'
Rear: 35'
Min. Lot Width @ Front Bldg. Setback Line: 150'
Min Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 30%.

Discussion & Observations:

The applicant seeks to rezone 1.857 surveyed acres of the 23.03-acre property. The area around the property includes a mix of AG-2 and R-40 zoning, with varying lot sizes. Several non-conforming lots nearby would now be classified as RP-80 and R-40 under current standards. The request to rezone to RP-80 appears to be dimensionally suitable. Please refer to Exhibit 1 for the zoning map and excerpts from the Comprehensive Plan.

Comprehensive Plan: The purpose of the Rural character area in the County is to maintain agricultural and rural uses. Areas closer to cities and villages transition from mainly agricultural to primarily rural residential. • Location of Rural Preservation Areas: Most of the County will stay designated as Rural throughout the planning horizon of this land use plan. • Uses in Rural Areas:

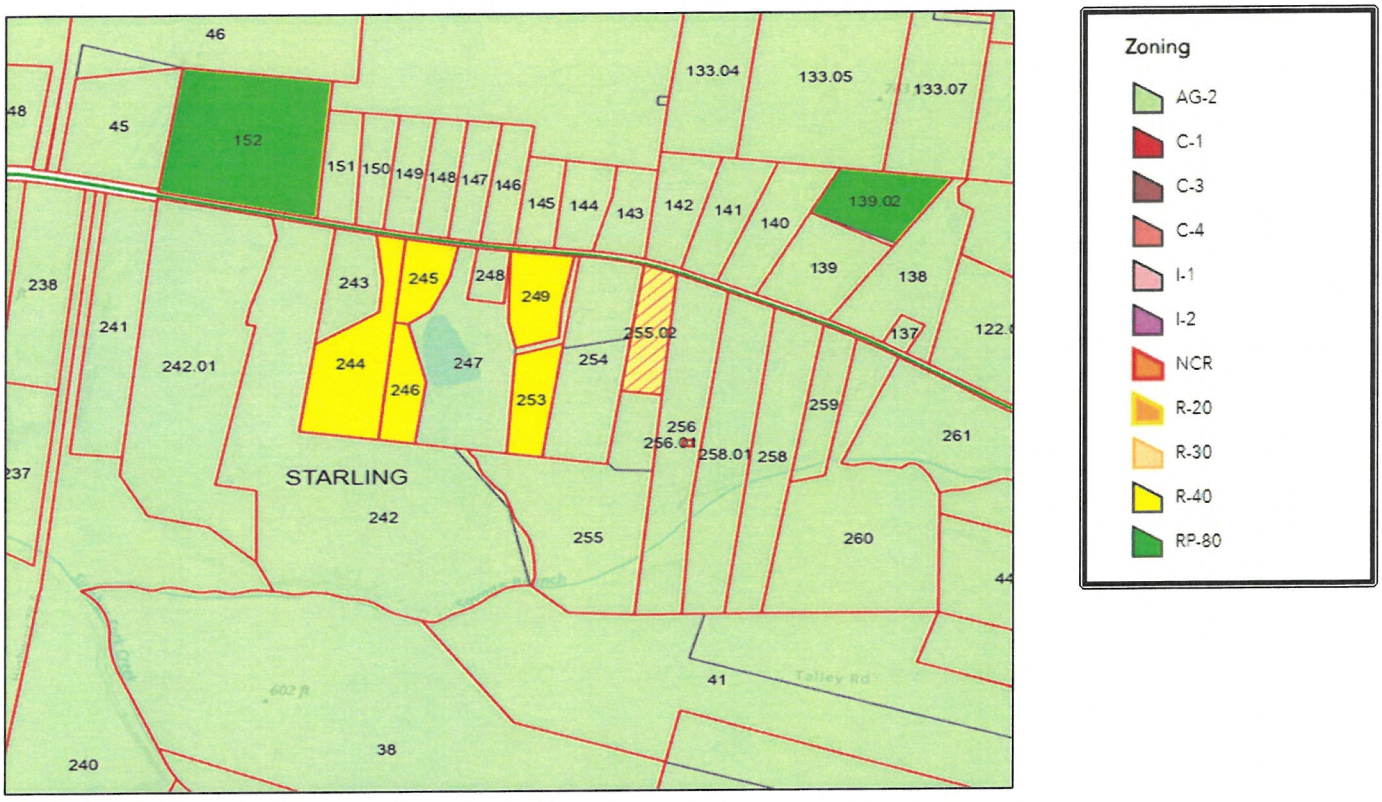
Agricultural and rural activities ranges from open space to farming, homesteads linked with agricultural uses, and agriculture service businesses are encouraged within this category.

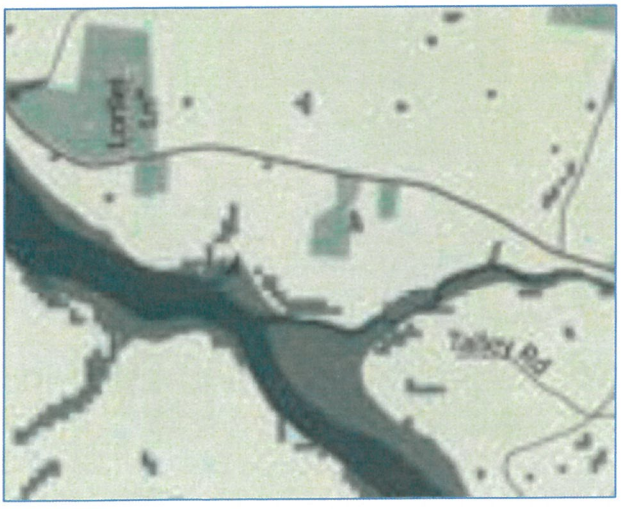
Recommendation: Approval. The application of the RP-80 zoning district is appropriate for Rural Designation.

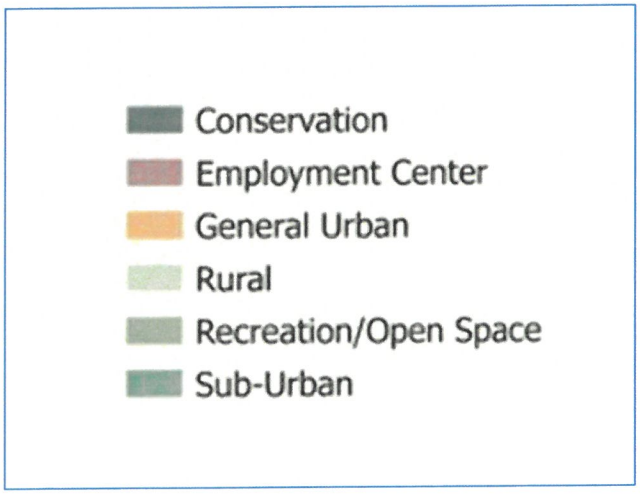
**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map







New Business: G

Staff Comments
October 2025
Amanda Harrington, Planning Advisor

Request: Final Plat Approval for Northwinds Estates, Section Two
Property: Tax Map 055, Parcel 070.00
Address: Highway 41N
Zoning: R-20 Cluster

The purpose of this plat is to create 40 independent lots of record for single-family development. The plat was reviewed using the Final Plat Checklist found in the Robertson County Subdivision Regulations, Article 5, Section 5-104.2, Final Plat Features.

That review did not need any corrections.

The final plat substantially conforms to the preliminary plat approved by the Robertson County Planning Commission in June 2024.

Staff recommends approving the Final plat.



** END COMMENTS **

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

October 10, 2025

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

RE: Review of Revised Northwind Estates Section Two Final Plat

Dear Traye:

I have reviewed the revised referenced final plat that I received on October 9, 2025 for the October 23, 2025 Planning Commission meeting. I have assumed all lot sizes, widths and set-backs have been accepted by the County for this cluster development. 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: R20
2. Physical Address of Property: _____
3. Tax Map & Parcel Number: MAP 55 PARCEL 70
4. Size of Property (square feet or acres): 22.90

5. Owner of Record Information
   Name: Reyes Construction
   Mailing Address (No P.O. Boxes, please): 2520 Memorial Blvd. Springfield Tn 37172
   Email: ___
   Telephone Number: ___

6. Owner's Representative Information (Surveyor, Self, Engineer, etc.)
   Name: Steven Artz
   Name of Firm: Steve Artz + Associates
   Mailing Address (No P.O. Boxes, please): _____
   Email: _____
   Telephone Number: _____

7. Purpose of Plat: Record 40 lots to record.

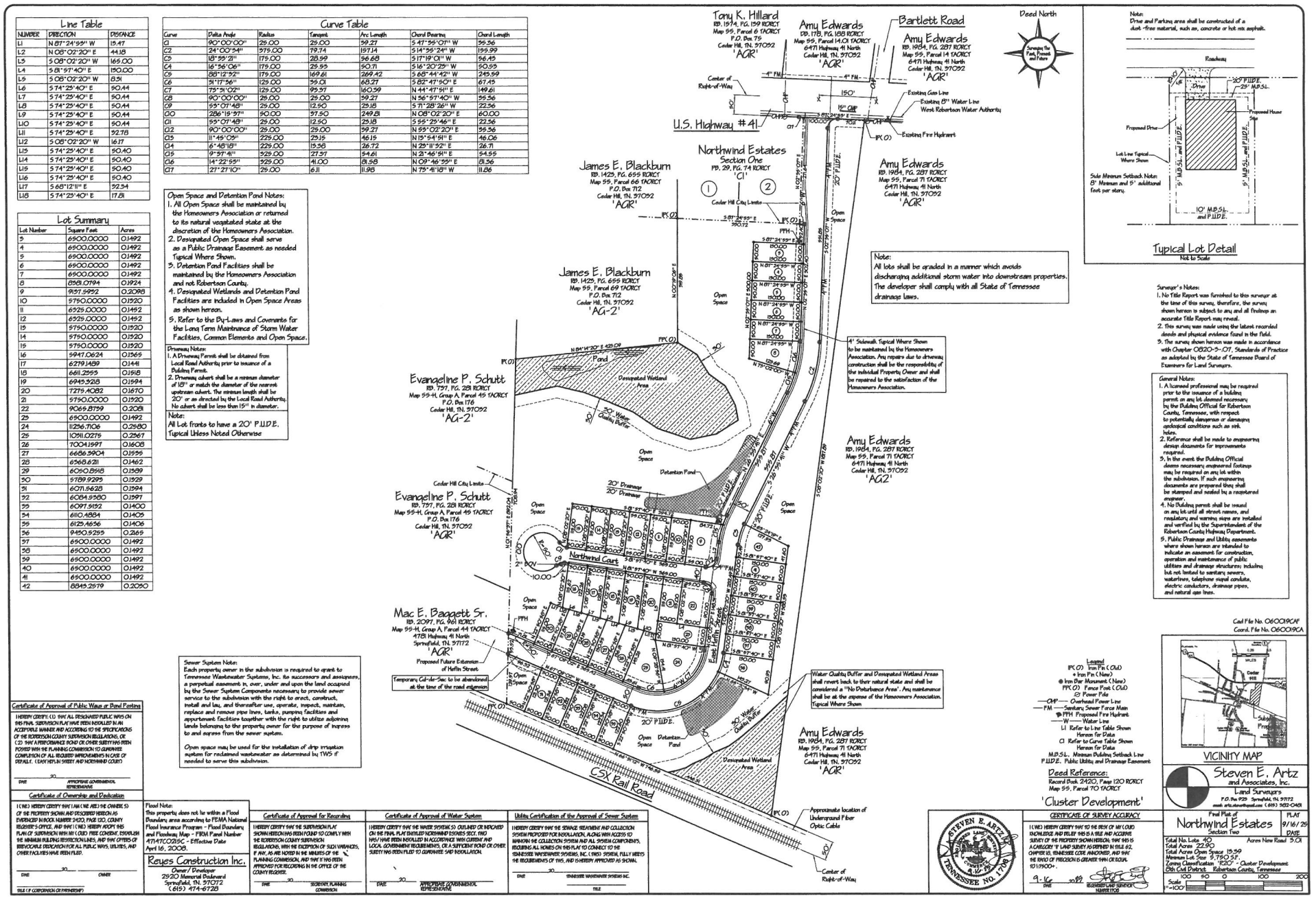
SUBMITTAL REVIEW PROCEDURE:

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 three (3) 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.

Deanne Ryan
Owner's Signature & DATE

Owner's Representative Signature & DATE

RECEIVED
SEP 15 2025
BY: PA/BK



Line Table

NUMBER	DIRECTION	DISTANCE
L1	N 87°24'55" W	15.47
L2	N 08°02'20" E	44.18
L3	S 08°02'20" W	165.00
L4	S 81°57'40" E	150.00
L5	S 08°02'20" W	8.31
L6	S 74°25'40" E	50.44
L7	S 74°25'40" E	50.44
L8	S 74°25'40" E	50.44
L9	S 74°25'40" E	50.44
L10	S 74°25'40" E	50.44
L11	S 74°29'40" E	92.78
L12	S 08°02'20" W	16.17
L13	S 74°25'40" E	50.40
L14	S 74°25'40" E	50.40
L15	S 74°25'40" E	50.40
L16	S 74°25'40" E	50.40
L17	S 68°12'11" E	92.34
L18	S 74°25'40" E	17.81

Curve Table

Curve	Delta Angle	Radius	Tangent	Arc Length	Chord Bearing	Chord Length
C1	90°00'00"	25.00	25.00	39.27	S 47°55'07" W	35.36
C2	24°00'54"	375.00	79.74	157.14	S 14°55'24" W	155.99
C3	18°55'21"	175.00	28.59	56.68	S 17°19'01" W	56.45
C4	16°56'06"	175.00	25.95	50.71	S 16°20'25" W	50.55
C5	88°12'52"	175.00	169.61	269.42	S 68°44'42" W	243.59
C6	91°17'56"	129.00	96.01	68.27	S 82°47'50" E	67.45
C7	73°29'02"	129.00	99.37	160.99	N 44°47'51" E	149.61
C8	90°00'00"	25.00	25.00	39.27	N 36°57'40" W	35.36
C9	55°07'48"	29.00	12.50	25.18	S 71°28'26" W	22.36
C10	286°15'37"	90.00	37.90	249.81	N 08°02'20" E	60.00
C11	55°07'48"	29.00	12.50	25.18	S 55°25'46" E	22.36
C12	90°00'00"	25.00	25.00	39.27	N 35°02'20" E	35.36
C13	11°45'09"	229.00	23.15	46.15	N 15°54'51" E	46.06
C14	6°48'18"	229.00	13.58	26.72	N 25°11'32" E	26.71
C15	9°37'41"	329.00	27.37	54.61	N 21°46'51" E	54.55
C16	14°22'55"	329.00	41.00	81.58	N 09°46'55" E	81.36
C17	27°27'10"	25.00	6.11	11.98	N 75°41'18" W	11.86

Lot Summary

Lot Number	Square Feet	Acres
3	6500.0000	0.1492
4	6500.0000	0.1492
5	6500.0000	0.1492
6	6500.0000	0.1492
7	6500.0000	0.1492
8	8198.0784	0.1924
9	9157.5952	0.2098
10	5750.0000	0.1320
11	6529.0000	0.1492
12	6529.0000	0.1492
13	5790.0000	0.1320
14	5790.0000	0.1320
15	5790.0000	0.1320
16	5947.0624	0.1369
17	6279.1489	0.1441
18	6611.2355	0.1518
19	6945.3218	0.1594
20	7279.4082	0.1670
21	5790.0000	0.1320
22	9068.8779	0.2081
23	6500.0000	0.1492
24	11256.7106	0.2580
25	10511.0279	0.2567
26	7004.1597	0.1608
27	6656.3904	0.1595
28	6368.8231	0.1462
29	6090.8518	0.1398
30	5789.9295	0.1329
31	6071.8628	0.1394
32	6084.8580	0.1397
33	6091.5132	0.1400
34	6110.4884	0.1403
35	6125.4636	0.1406
36	9450.9293	0.2169
37	6500.0000	0.1492
38	6500.0000	0.1492
39	6500.0000	0.1492
40	6500.0000	0.1492
41	6500.0000	0.1492
42	8845.2579	0.2030

Open Space and Detention Pond Notes:
1. All Open Space shall be maintained by the Homeowners Association or returned to its natural vegetated state at the discretion of the Homeowners Association.
2. Designated Open Space shall serve as a Public Drainage Easement as needed Typical Where Shown.
3. Detention Pond Facilities shall be maintained by the Homeowners Association and not Robertson County.
4. Designated Wetlands and Detention Pond Facilities are included in Open Space Areas as shown hereon.
5. Refer to the By-Laws and Covenants for the Long Term Maintenance of Storm Water Facilities, Common Elements and Open Space.

Driveway Notes:
1. A Driveway Permit shall be obtained from Local Road Authority prior to issuance of a Building Permit.
2. Driveway culvert shall be a minimum diameter of 18" or match the diameter of the nearest upstream culvert. The minimum length shall be 20' or as directed by the Local Road Authority. No culvert shall be less than 15" in diameter.

Note:
All Lot fronts to have a 20' P.U.D.E. Typical Unless Noted Otherwise

Sewer System Note:
Each property owner in the subdivision is required to grant to Tennessee Wastewater Systems, Inc. its successors and assignees, a perpetual easement in, over, under and upon the land occupied by the Sewer System Components necessary to provide sewer service to the subdivision with the right to erect, construct, install and lay, and thereafter use, operate, inspect, maintain, replace and remove pipe lines, tanks, pumping facilities and appurtenant facilities together with the right to utilize adjoining lands belonging to the property owner for the purpose of ingress to and egress from the sewer system.

Open space may be used for the installation of drip irrigation system for reclaimed wastewater as determined by TWS if needed to serve this subdivision.

Note:
All lots shall be graded in a manner which avoids discharging additional storm water into downstream properties. The developer shall comply with all State of Tennessee drainage laws.

4' Sidewalk Typical Where Shown
to be maintained by the Homeowners Association. Any repairs due to driveway construction shall be the responsibility of the individual Property Owner and shall be repaired to the satisfaction of the Homeowners Association.

Water Quality Buffer and Designated Wetland Areas
shall revert back to their natural state and shall be considered a "No Disturbance Area". Any maintenance shall be at the expense of the Homeowners Association. Typical Where Shown

Note:
Drive and Parking area shall be constructed of a dust-free material, such as, concrete or hot mix asphalt.

Typical Lot Detail
Not to Scale

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.

General Notes:
1. A licensed professional may be required prior to the issuance of a building permit on any lot deemed necessary by the Building Official for Robertson County, Tennessee, with respect to potentially dangerous or damaging geological conditions such as sink holes.
2. Reference shall be made to engineering design documents for improvements required.
3. In the event the Building Official deems necessary engineered footings may be required on any lot within the subdivision. If such engineering documents are prepared they shall be stamped and sealed by a registered engineer.
4. No Building permit shall be issued on any lot until all street names, and regulatory and warning signs are installed and verified by the Superintendent of the Robertson County Highway Department.
5. Public Drainage and Utility easements where shown hereon are intended to indicate an easement for construction, operation and maintenance of public utilities and drainage structures; including but not limited to sanitary sewers, waterlines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.

Legend
IP.(O) Iron Pin (Old)
+ Iron Pin (New)
⊕ Iron Star Monument (New)
PK.(O) Fence Post (Old)
Power Pole
—OHP— Overhead Power Line
—PM— Sanitary Sewer Force Main
FPH Proposed Fire Hydrant
—W— Water Line
L1 Refer to Line Table Shown Hereon for Data
C1 Refer to Curve Table Shown Hereon for Data
M.B.S.L. Minimum Building Setback Line
P.U.D.E. Public Utility and Drainage Easement

Deed Reference:
Record Book 2420, Page 120 RORCT
Map 99, Parcel 70 TAORCT

'Cluster Development'

Coal File No. 060019CM
Coord. File No. 060019CA

VICINITY MAP

Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 929 Springfield, TN. 37172
email: artz.steve@gmail.com (615) 382-0401

Certificate of Approval of Public Ways or Bond Posting

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE ROBERTSON COUNTY SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND OR OTHER SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. (SEE HEFLIN SHEET AND NORTHWIND COURT)

DATE — APPROPRIATE GOVERNMENTAL REPRESENTATIVE

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 2420, PAGE 120, COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE — OWNER

TITLE (IF CORPORATION OR PARTNERSHIP)

Flood Note:
This property does not lie within a Flood Boundary area according to FEMA National Flood Insurance Program - Flood Boundary and Floodway Map - FIRM Panel Number 47147C0216C - Effective Date April 16, 2008.

Reyes Construction Inc.
Owner/Developer
2920 Memorial Boulevard
Springfield, TN. 37172
(615) 474-6725

Certificate of Approval for Recording

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE ROBERTSON COUNTY SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE — SECRETARY, PLANNING COMMISSION

Certificate of Approval of Water System

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL PLAT INSTALLED NORTHWIND ESTATES SECT. TWO HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT AND LOCAL GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE — APPROPRIATE GOVERNMENTAL REPRESENTATIVE

Utility Certification of the Approval of Sewer System

I HEREBY CERTIFY THAT THE SEWAGE TREATMENT AND COLLECTION SYSTEM PROPOSED FOR INSTALLATION, ALONG WITH ACCESS TO MAINTAIN THE COLLECTION SYSTEM AND ALL SYSTEM COMPONENTS, INCLUDING ALL HOMES ON THIS PLAT TO CONNECT TO THE TENNESSEE WASTEWATER SYSTEMS, INC. (TWS) SYSTEM, FULLY MEETS THE REQUIREMENTS OF TWS, AND IS HEREBY APPROVED AS SHOWN.

DATE — TENNESSEE WASTEWATER SYSTEMS INC. — TITLE

STEVEN E. ARTZ — REGISTERED LAND SURVEYOR — TENNESSEE NO. 1749

CERTIFICATE OF SURVEY ACCURACY

I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CATEGORY 'T' LAND SURVEY AS DEFINED IN RULE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:7500+.

9-16 — 2019 — REGISTERED LAND SURVEYOR NUMBER FOR

Final Plat of Northwind Estates Section Two

PLAT 9/16/19 DATE

Total No. Lots 40 — Acres New Road 5.01
Total Acres 22.90
Total Acres Open Space 13.59
Minimum Lot Size 5,750 S.F.
Zoning Classification R20' - Cluster Development
Civil Civil District Robertson County, Tennessee

Scale 1"=100' — 100 50 0 100 200