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: December 11, 2025

The Robertson County Planning Commission will hold its monthly meeting on **Thursday December 18, 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 January 26, 2026.

4. Approval of Minutes: Approval of Minutes of November 20, 2025, meeting.

5. Old Business: None

6. New Business:

   A. **Robertson County Highway Department: Resolution No. 26-298-01:** Resolution Removing Certain Roads / Portion of Certain Roads from the Official Maintenance Road List and Map.

   B. **Larry Jones:** Rezone Request for 5.11 acres of the 24.5 acres of property located at 8511 Cedar Grove Rd., Cross Plains. Tax Map 062, Part of Parcel 163.00 from AG-2 to RP-80 (1st Voting District). Represented by Bruce Rainey, Bruce Rainey & Associates.

   C. **Canaan Russell:** Rezone Request for 5.14 acres of property located on Bill Moss Rd., White House. Tax Map 095 Parcel 054.05 from AG-2 to RP-80 (3rd Voting District). Represented by Todd Bollinger/Josh Russell.

D. **Josh Russell:** Rezone Request for 15.03 acres of property located on Bill Moss Rd., White House. Tax Map 095 Parcel 054.02 from AG-2 to RP-80 (3rd Voting District). Represented by Todd Bollinger.

E. **Red River IV, LLC:** Final Plat approval for Red River IV, LLC located on Sturgeon Creek Cedar Hill. Tax Map 029, Parcel 024.00 (7th Voting District). Represented by Gary O'Brien, LaBella Associates.

7. Reports from Staff:

8. Adjourn

The Robertson County Planning Commission met on November 20, 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:
Eric Thompson	Jeremiah Pierce	Hunter Mantooth
Cheryl Elliott	Jeremy Stinson	Pam Groves
Charles "Gene" Federman		Troy Adkins
Robert Buck		
Matt Crabtree		
William B Henry		

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 December 15, 2025. 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 up to speak.

Motion to approve Minutes from the previous meeting of October 23, 2025, made by Matt Crabtree with a second by Eric Thompson.
Motion passed 5 – 0.

1. Old Business: None

2. New Business:

   A. Robertson County Highway Department:

      a. **Resolution No. 25-295-12:** Resolution Making Changes to the Official Maintenance Road List and Map.

      b. **Resolution No. 25-296-12:** Resolution Adopting the Official Maintenance Road List for Robertson County, Tennessee.

      c. **Resolution No. 25-297-12:** Resolution Adopting Official 2026 Road Map for Robertson County, Tennessee.

   Troy Adkins Highway Superintendent was there to present and answer questions. Per the boards approval he presented all three together. There were no questions or comments from the board.

   Motion to approve all three resolutions was made by Gene Federman with a second from William B Henry.
   Motion passed 5 - 0.

B. **Theda Overby:** Rezone Request for 4.68 surveyed acres of property located at 4030 Armstrong Rd., Springfield. Tax Map 082, Parcel 190.00 from AG-2 to RP80 (8th Voting District). Represented by Steve Artz, Steven E Artz & Associates, Inc.
Steve Artz was there to present and answer questions. Cheryl confirmed there was already one house on the property. No more questions or comments from the board.

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

C. **Kenneth Foster:** Final Plat approval for K Farm Subdivision located at 5525 Minnis Rd., Springfield, TN 37172. Tax Map 031, Part of Parcel 104.00 (7th Voting District. Represented by Steve Artz, Steven Artz and Associates, Inc.
Steve Artz was there to present and answer questions. There were no questions or comments from the board.

Motion to approve was made by Robert Buck with a second by Gene Federman. Motion passed 5 - 0.

Reports from Staff:

Hunter advised that Amanda had sent over some information she had researched on flag lots and design standards. Hunter stated that she had sent them all a copy via email and had hard copies from them to look at. Since Amanda couldn't be there, they were just going to discuss likes and dislikes, and Hunter would get with Amanda on what they said.

A. Flag lots: There was lots of discussion and comments from the Planning Commissioners, Mayor and County Commissioners that were present. Cheryl Elliott said she would like to see some visuals. Eric Thompson stated that we can't not have flag lots, but we need to have some good guidelines to follow. Mayor brought up driveways and how 911 is working to help with shared driveways. Steve Artz mentioned there is no good solution, but flag lots are determined by road frontage. Recommended Sumner County as a good example. Bobby Couts discussed driveways and flag lots. Faye Stubblefield talked about how 911 addresses are given. Matt Crabtree suggested with planned developments we can have a percentage of lots that are allowed to be flag lots, and he did not like Murray County exceptions. After lots of discussion the board decided that they would like Amanda to be present to discuss it further.

B. GNRC representatives came to the request of the mayor to discuss our fee schedule. The rep stated that our fees were right in the middle of the surrounding counties. Passed out handouts of presentation. The only thing she saw that we don't have that we may want to implement is a grading and demolition permit. Some discussion was held on how to charge for these two permits if we decided to. She stated as of July 2026 there is a new state law that states any existing fee, modified fee, or newly created fee over $250 must have documentation justifying the fee's cost basis. Documentation requirements: provided rationale for the fee's amount and demonstrate how the fee reasonably relates to the actual costs incurred by the government. This is to increase accountability and transparency in how local governments charge fees related to development. Bobby Couts stated that the fees received should be enough to cover the office. The mayor thanked the GNRC reps for their hard work and his appreciation for them coming.

C. Design Standards: Matt Crabtree stated that he was ok with possibly making front more appealing, but not all. He does not want to tell them how to build. They again wanted to hold off on this discussion until Amanda could be present. They also would prefer Jeremiah Pierce to be present to explain and respond to Amanda's request.

D. Matt Crabtree asked to discuss something with the board. He wanted to discuss possibly amending the bylaws for any written documentation that is wanted to be presented from the board against or in favor or something on the agenda needs to go through the planning office, so the board has time to "vet" any documentation. Eric Thompso n thinks that maybe too much on the neighbors to have to go through that. There was discussion between the commissioners. Faye Stubblefield mentioned if documents are presented to the board on the night of and they need more time to verify then they could table until next month. Someone spoke up from the audience and said that wasn't fair to the applicant. The commission asked to see if Amanda could look at possible verbiage or how it is handled in other counties. Pam did stated that this was also being brought up on advice from the County Attorney to have this added legally.

A motion to adjourn made by Gene Federman with a second by Matt Crabtree.
Motion passed 5 – 0 and the meeting was adjourned at 8:04 pm.

Respectfully submitted,

Gene Federman

Gene Federman, Secretary

New Business: A

RESOLUTION NO._____
HIGHWAY DEPARTMENT RESOLUTION NO. 26-298-01

RESOLUTION REMOVING CERTAIN ROADS / PORTION OF CERTAIN ROADS FROM THE OFFICIAL MAINTENANCE ROAD LIST AND MAP

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

WHEREAS, Tennessee Code Annotated, Section 54-10-103, provides; prior to the County legislative body classifying a road as provided herein, the County legislative body shall receive the recommendation of the chief administrative officer of the County Highway Department and / or the Robertson County Private Act so required the review and recommendation of the Superintendent; and

WHEREAS, the Highway Commission of Robertson County, assembled in regular session the 25th day of November, 2025 voted and agreed that the following road/portion of roads, as described on attachment hereto, should be removed from the County maintenance road list and map, and the Highway Superintendent is in agreement with this recommendation; and

WHEREAS, the Robertson County Regional Planning Commission met in regular session the 18th day of December, 2025, voted and agreed that the following list of changes as described on attachment hereto should be made to the official maintenance road list and map.

NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners of Robertson County, Tennessee assembled in regular session on this 26th day of January, 2026, that the aforementioned roads/portion of roads be deleted from the official County maintenance road list and map.

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

Passed this the 26th day of January, 2026.

_____
COUNTY COMMISSIONER

_____
WILLIAM A. VOGLE, County Mayor

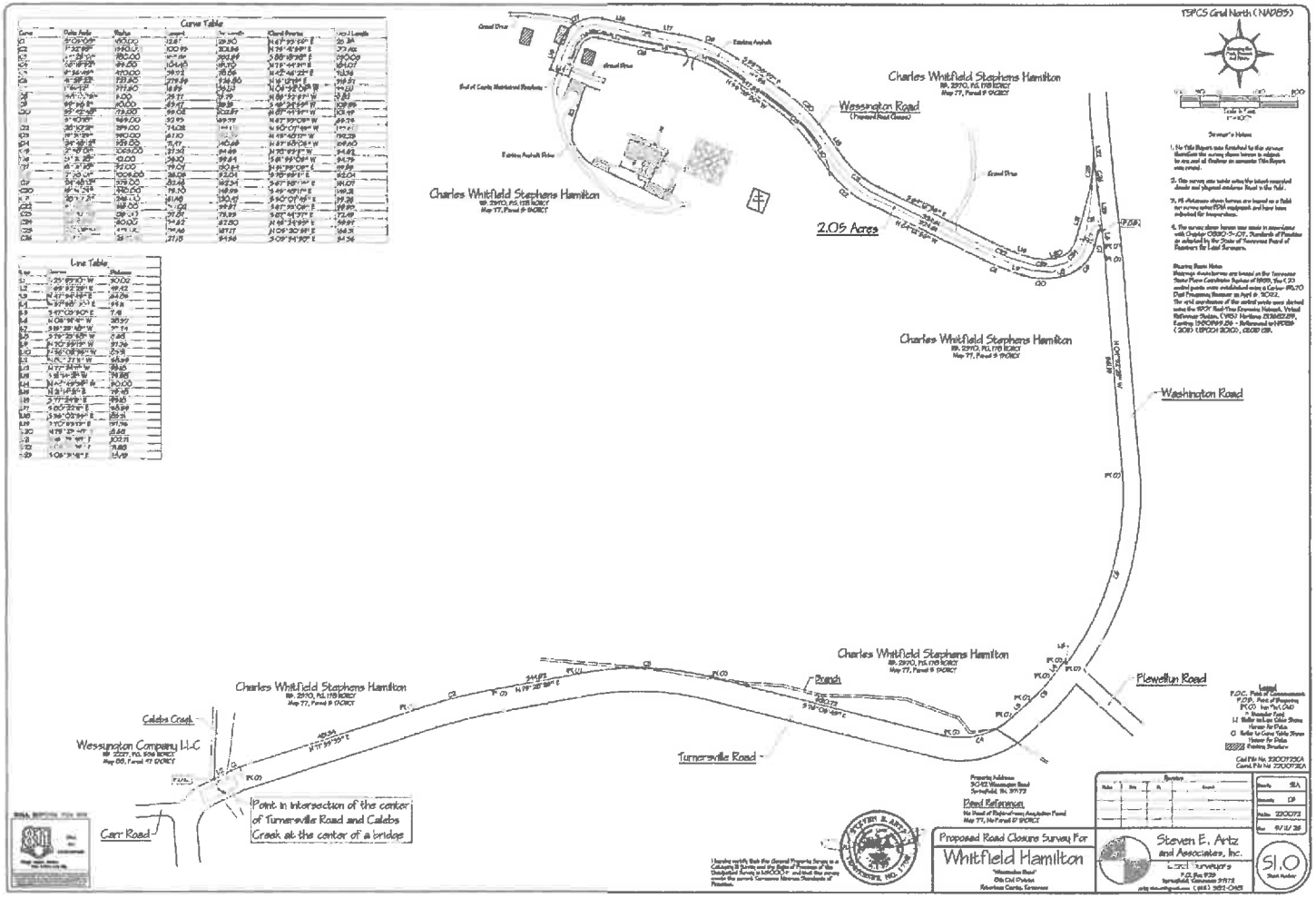
ATTEST:

_____
ANGIE H. GROVES, County Clerk

REMOVING THE FOLLOWING ROAD FROM THE OFFICIAL COUNTY MAINTENANCE ROAD LIST AND MAP

	INDEX	ROAD NAME	MILE	FEET	BEGINNING	ENDING	ROW	ROADBED	SURFACE	TYPE	CLASS	DIST	CITY LIMITS
458	B-3	Wessington	0.38	2,017	Old Washington	turnaround	50'	28'	12'	DBST	3	7	N/A

TOTALS **0.38** **2,017**


TSPCS Grid North (NAD83)
Curve Table
Line Table
Charles Whitfield Stephens Hamilton
Inst. 23970, Pg. 178 ROHCT
Map 77, Parcel 9 ROHCT
Wessington Road
(Proposed Road Closure)
2.05 Acres
Washington Road
Plewellyn Road
Turnerville Road
Caleb's Creek
Wessington Company LLC
Inst. 2227, Pg. 506 ROHCT
Map 88, Parcel 47 ROHCT
Carr Road
Point in intersection of the center of Turnerville Road and Caleb's Creek at the center of a bridge
Bench
Ground Drive
Existing Asphalt
End of County Maintained Roadway
Existing Asphalt Patch
Scale: 1" = 40'
Surveyor's Notes
Legend
Property Address
30421 Washington Road
Springfield, TN. 37172
Deed References
No Deed of Right-of-way Acquisition Found
Map 77, No Parcel 9 ROHCT
Proposed Road Closure Survey For
Whitfield Hamilton
"Wessington Road"
6th Civil District
Robertson County, Tennessee
Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 939
Springfield, Tennessee 37172
(615) 351-0415
Drawn By: SEA
Checked By: DP
Project: 220072
Date: 9/16/25
S1.0
Sheet Number

Steven E. Artz and Associates, Inc.

Surveyor's Description
September 11, 2025

The following paragraph describes a road closure in the 8th Civil District of Robertson County, Tennessee, said road being known as Wessington Road, with no deed of right-of-way acquisition being found.

Proposed Wessington Road Closure

Beginning at a point in the westerly margin of Washington Road, a corner of a tract of land which belongs to Charles Whitfield Stephens Hamilton, having a deed reference in Record Book 2370, Page 178, Register's Office for Robertson County, Tennessee, (RORCT), said point being located from a point at the intersection of the northerly margin of Turnersville Road and the center of Calebs Creek, a common corner of said tract of land which belongs to Charles Whitfield Stephens Hamilton, and a tract of land which belongs to Wessyngton Company, LLC, having a deed reference in Record Book 2227, Page 536, RORCT, said point being located from a point at the intersection of the center of Turnersville Road and the Center of Calebs Creek at the center of a bridge, N 23°53'10" W, 30.02 feet, **to the point of commencement,**
thence, N 63°52'25" E, 49.42 feet to an iron pin (old);
thence, N 67°53'59" E, 25.28 feet to an iron pin (old);
thence, N 71°55'33" E, 481.34 feet to an iron pin (old);
thence, N 75°41'59" E, 201.42 feet to an iron pin (old);
thence, N 79°28'26" E, 244.92 feet to an iron pin (old);
thence, S 88°18'38" E, 330.08 feet to an iron pin (old);
thence, S 76°05'43" E, 620.72 feet to an iron pin (old);
thence, N 75°44'31" E, 184.07 feet to an iron pin (old);
thence, N 47°34'35" E, 64.85 feet to an iron pin (old);
thence, N 42°46'22" E, 78.76 feet to an iron pin (old);
thence, N 37°58`00" E, 55.11 feet to an iron pin (old);
thence, S 47°03'50" E, 7.41 feet to an iron pin (old);
thence, N 16°12'13" E, 515.37 feet to an iron pin (old);
thence, N 04°32'29" W, 561.19 feet to an iron pin (old);
thence, N 05°32'05" W, 33.89 feet to an iron pin (old);
thence, N 06°31'41" W, 28.52 feet, **to the point of beginning,** the most easterly southeast corner of this road closure and continuing with the boundary of said tract of land which belongs to Charles Whitfield Stephens Hamilton, as follows:
with a curve to the left, having a radius of 5.00 feet, an arc distance of 13.79 feet, and a chord bearing and distance of N 85°32'57" W, 9.82 feet;
thence, S 15°25'48" W, 38.74 feet;
thence with a curve to the right, having a radius of 110.00 feet, an arc distance of 115.13 feet, and a chord bearing and distance of S 45°24'53" W, 109.95 feet;
thence, S 75°23'58" W, 8.68 feet;

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

thence with a curve to the right, having a radius of 175.00 feet, an arc distance of 102.97 feet, and a chord bearing and distance of N 87°44'37" W, 101.49 feet;
thence, N 70°53'13" W, 37.76 feet;
thence with a curve to the right, having a radius of 565.00 feet, an arc distance of 65.79 feet, and a chord bearing and distance of N 67°33'05" W, 65.75 feet;
thence, N 64°12'56" W, 324.61 feet;
thence with a curve to the right, having a radius of 295.00 feet, an arc distance of 145.05 feet, and a chord bearing and distance of N 50°07'45" W, 143.60 feet;
thence, N 36°02'35" W, 83.31 feet;
thence with a curve to the left, having a radius of 390.00 feet, an arc distance of 132.89 feet, and a chord bearing and distance of N 45°48'17" W, 132.25 feet;
thence, N 55°33'59" W, 147.53 feet;
thence with a curve to the left, having a radius of 325.00 feet, an arc distance of 140.69 feet, and a chord bearing and distance of N 67°58'05" W, 139.60 feet;
thence, N 80°22'11" W, 58.59 feet;
thence with a curve to the right, having a radius of 1055.00 feet an arc distance of 54.63 feet, and a chord bearing and distance of N 78°53'11" W, 54.62 feet;
thence, N 77°24'11" W, 93.18 feet;
thence with a curve to the left, having a radius of 42.00 feet, ana arc distance of 59.64 feet, and a chord bearing and distance of S 61°55'05" W, 54.75 feet;
thence, S 21°14'21" W, 79.98 feet;
thence, N 68°45'39" W, 50.00 feet;
thence, N 21°14'21" E, 79.98 feet;
thence with a curve to the right, having a radius of 92.00 feet, an arc distance of 130.64 feet, and a chord bearing and distance of N 61°55'05" E, 119.93 feet;
thence, S 77°24'11" E, 93.18 feet;
thence with a curve to the left, having a radius of 1005.00 feet, an arc distance of 52.04 feet, and a chord bearing and distance of S 78°53'11" E, 52.04 feet;
thence, S 80°22'11" E, 58.59 feet;
thence with a curve to the right, having a radius of 375.00 feet, ana arc distance of 162.34 feet, and a chord bearing and distance of S 67°58'05" E, 161.07 feet;
thence, S 55°33'59" E, 147.53 feet;
thence with a curve to the right, having a radius of 440.00 feet, an arc distance of 149.93 feet, and a chord bearing and distance of S 45°48'17" E, 149.21 feet;
thence, S 36°02'35" E, 83.31 feet;
thence, with a curve to the left, having a radius of 245.00 feet, an arc distance of 120.47 feet, and a chord bearing and distance of S 50°07'45" E, 119.26 feet;
thence, S 64°12'56" E, 324.61 feet;
thence with a curve to the left, having a radius of 515.00 feet, an arc distance of 59.97 feet, and a chord bearing and distance of S 67°33'05" E, 59.93 feet;
thence, S 70°53'13" E, 37.76 feet;
thence with a curve to the left, having a radius of 125.00 feet, an arc distance of 73.55 feet, and a chord bearing and distance of S 87°44'37" E, 72.49 feet;

thence, N 75°23'58" E, 8.68 feet;
thence with a curve to the left, having a radius of 60.00 feet, an arc distance of 62.80 feet, and a chord bearing and distance of N 45°24'53" E, 59.97 feet;
thence, N 15°25'48" E, 102.71 feet;
thence with a curve to the left, having a radius of 475.00 feet, an arc distance of 167.17 feet, and a chord bearing and distance of N 05°20'51" E, 166.31 feet to a point in the westerly margin of Washington Road, a corner of said tract of land which belongs to Charles Whitfield Stephens Hamilton;
thence with the westerly margin of said road, as follows:
S 05°17'36" E, 71.88 feet;
thence with a curve to the left, having a radius of 2522.50 feet, an arc distance of 54.36 feet, and a chord bearing and distance of S 05°54'38" E, 54.36 feet;
thence, S 06°31'41" E, 116.43 feet, to the point of beginning, containing **2.05 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 September 11, 2025.

The above described tract of land may be found on Tax Map 77,Not Parcel ID, in the Tax Assessor's Office for Robertson County, Tennessee.

File: Steve\220072LRoadClosure

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: LARRY JONES
Mailing Address: 8511 Cedar Grove Road, Cross Plains, TN 37049-5133
Email:
Telephone Number:

Applicant's Representative Information:

Name: Bruce Rainey
Name of Firm: Bruce Rainey and Associates
Mailing Address: P.O. Box 429, Portland, TN 37148
Email:
Telephone Number:

Property Information:

Owner (if not applicant provide letter giving applicate permission): Larry Jones
Physical Address: 8511 Cedar Grove Road, Cross Plains, TN 37049-5133
Tax Map and Parcel Number: Map 062, P/O Parcel 163.00
Current Zoning Designation: AG-2
Requested Zoning Designation: RP-80

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

Purpose of rezoning request:

The applicant is requesting to rezone the property to RP-80 for the purpose of subdividing into three buildable lots.

SUBMITTAL REVIEW PROCEDURE:

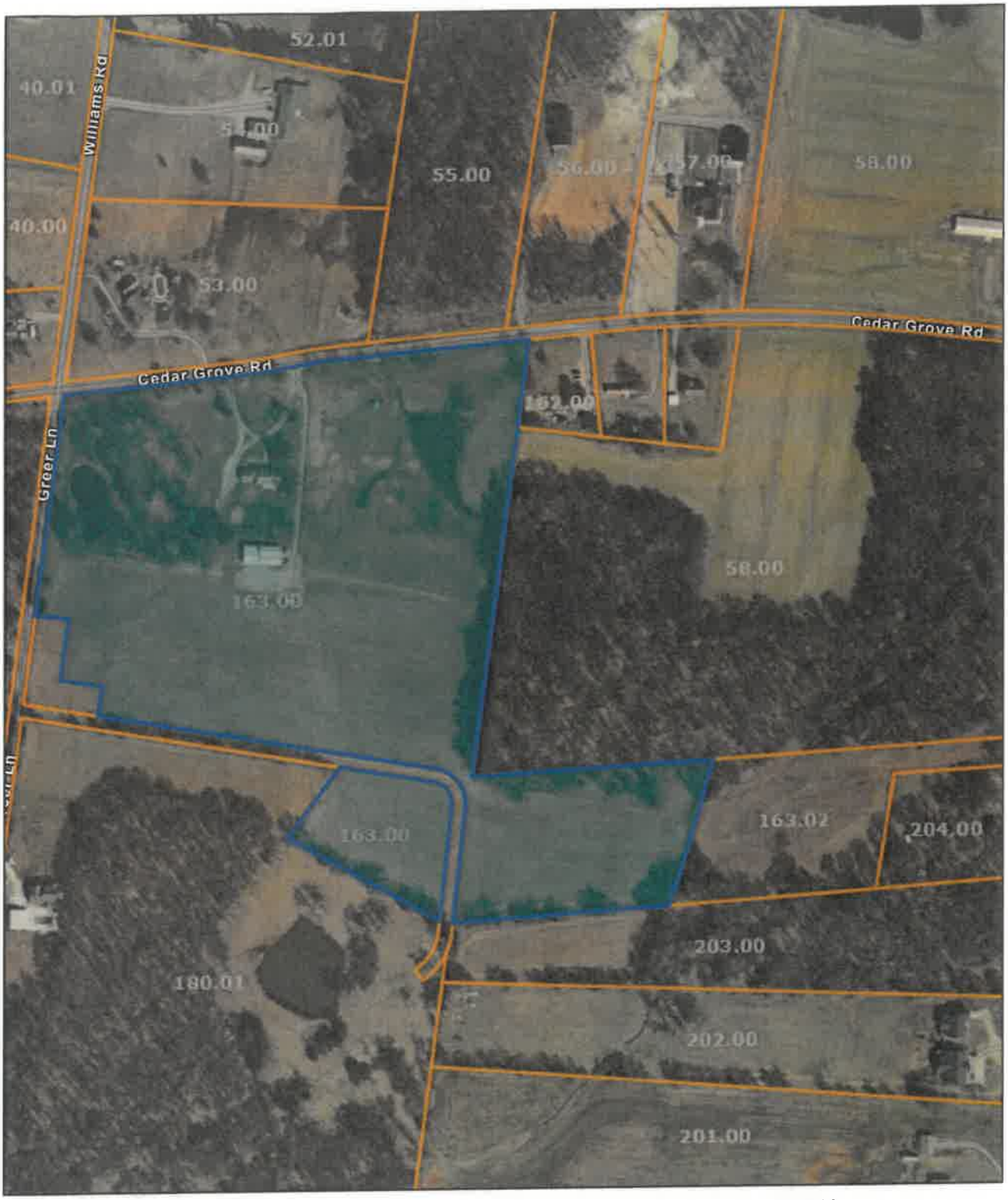
1. Deliver one (1) copy of this application & any supporting materials to the Development Office before or by the final due date (Please see attached schedule- the "Corrections Due" does not apply to this type of application)
2. Provide copy of deed to prove ownership.
3. Provide aerial photograph of 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.

Larry Jones 8-8-25
Owner of Record Signature & DATE

[illegible] 8-8-25
Applicant's Signature & DATE

Robertson County Application for Rezoning
Updated 5/10/2024

Robertson County - Parcel: 062 163.00



Date: October 23, 2025

County: ROBERTSON
Owner: JONES LARRY T ETUX JONES DEBRA K
Address: CEDAR GROVE RD 8511
Parcel ID: 062 163.00
Deeded Acreage: 0
Calculated Acreage: 24.5
Vexcel Imagery Date: 2023

1:4,514

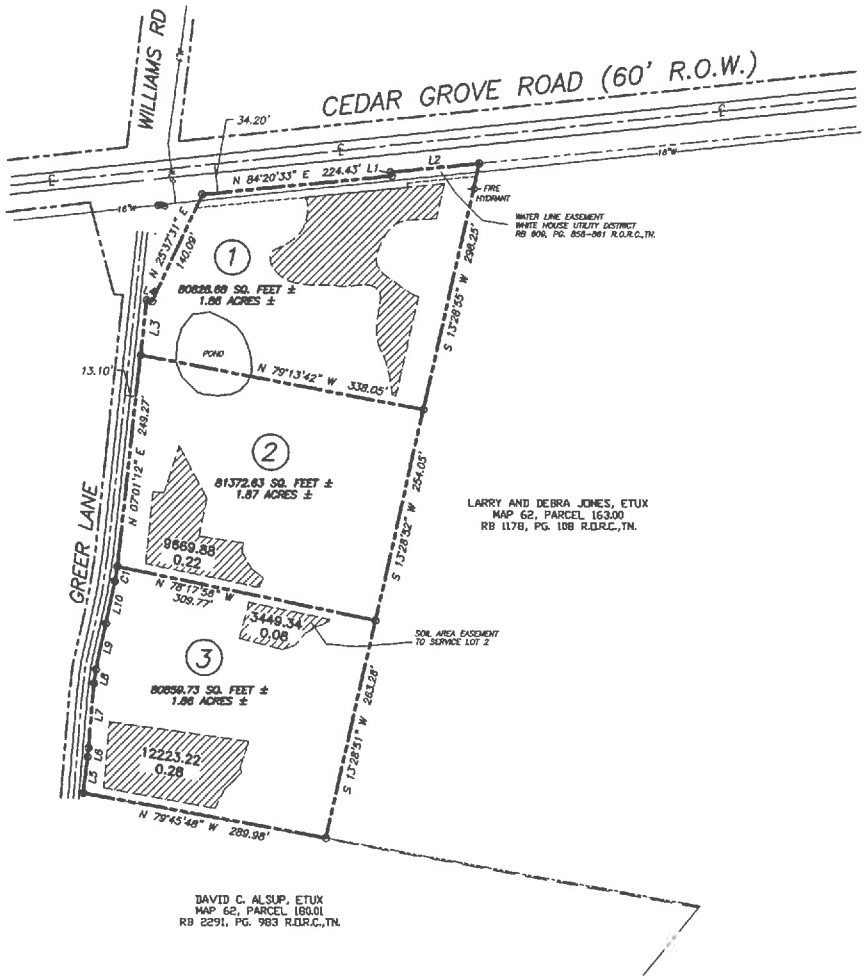
0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Commonwealth of Kentucky, © 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.

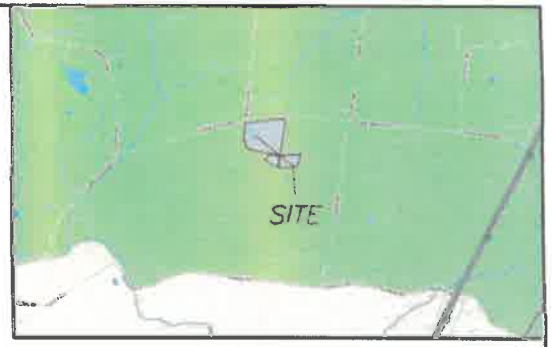
TOTAL AREA – 5.12 ACRES±
3 LOTS



LINE	BEARING	DISTANCE
L1	N 15°01'39" W	5.10'
L2	N 84°23'45" E	105.03'
L3	N 06°59'00" E	64.72'
L4	S 81°19'01" E	6.71'
L5	N 07°56'02" E	42.54'
L6	N 05°46'37" E	10.42'
L7	N 05°24'41" E	76.45'
L8	N 09°14'07" E	18.75'
L9	N 12°34'24" E	56.05'
L10	N 12°34'24" E	51.24'

100 50 0 100 200 300
SCALE IN FEET

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	4°04'22"	250.00'	17.77'	N 10°28'42" E	17.77'



LOCATION MAP

NOTES:

1. NORTH BASED ON TENNESSEE NAD 83 COORDINATE SYSTEM.
2. PROPERTY SHOWN AS PART OF PARCEL 163.00 ON ROBERTSON COUNTY PROPERTY MAP 062.
3. BEING PART OF THE PROPERTY CONVEYED TO LARRY T. AND DEBRA K. JONES BY DEED OF RECORD IN R.B. 1178, PG. 108 R.O.R.C., TN.
4. ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 47147C0270C, DATED 04/16/2008. THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA.
5. PROPERTY IS CURRENTLY ZONED AG-2
6. ALL LOTS SHALL BE GRADED IN ORDER TO AVOID DISCHARGING ANY ADDITIONAL STORMWATER ONTO DOWNSTREAM PROPERTIES.
7. —•— INDICATES IRON PIN OLD.
8. —○— INDICATES IRON PIN SET
9. REQUIRED DRIVEWAY CULVERTS MUST BE A MINIMUM OF 15" DIAMETER AND 20' IN LENGTH BUT BASED ON ACTUAL SIZE.

FINAL PLAT
OF
LARRY T. JONES, ETUX PROPERTY

PROPERTY LOCATED AT 8511 CEDAR GROVE ROAD IN CROSS PLAINS
15th CIVIL DISTRICT OF ROBERTSON COUNTY, TENNESSEE

DATE : JULY 29, 2025

SCALE : 1" = 100'

OWNER :
LARRY AND DEBRA JONES, ETUX
8511 CEDAR GROVE ROAD
CROSS PLAINS, TENNESSEE 37049-5133

CERTIFICATE OF OWNERSHIP & 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 R.B. 1178, page 108 R.O.R.C., TN., and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction line, and the offers of irrevocable dedication for all public roads, utilities, and other facilities have been filed, as required by the Robertson County Regional Subdivision Regulations.

DATE :_____ OWNER : _____
LARRY T. JONES

DATE :_____ OWNER : _____
DEBRA K. JONES

CERTIFICATE OF ACCURACY

I (we) hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Robertson County Planning Comission and that the monuments have been or will be placed as shown hereon, to the specifications in these regulations.

DATE : _____

J. BRUCE RAINEY — REGISTERED LAND SURVEYOR — TENNESSEE — No. 923

REGISTERED SURVEYOR

APPROVAL OF WATER SYSTEMS

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled LARRY T. JONES, ETUX PROPERTY have been installed in accordance with current local and/or state government requirements, or a surety instrument has been filed to guarantee said installation of such system(s).

WATER SYSTEM: _____ Date _____ Authorized Signature
WHITE HOUSE UTILITY DISTRICT

APPROVAL BY DEPT. OF CONSERVATION AND ENVIRONMENT

Certification of General Approval for Installation of Subsurface Sewage Disposal Systems with Restrictions.

General Approval is hereby granted for lots proposed hereon as being suited for subsurface sewage disposal with the listed and/or attached restrictions.

Before the installation or construction, the location of the house or other structure and plans for the subsurface sewage disposal system shall be approved by the local health authority.

DATE : _____

Environmentalist

APPROVAL OR SURETTING OF STREETS

I hereby certify: (1) that all designated public ways on this final subdivision plat entitled _____ LARRY T. JONES, ETUX PROPERTY have been installed in an acceptable manner and to the specifications of the Robertson County Regional Subdivision Regulations, or (2) that a surety instrument has been posted with the Robertson County Planning Commission to assure completion of all required improvements in case of default.

DATE : _____

Appropriate Governmental Representative
ROBERTSON COUNTY HIGHWAY DEPARTMENT

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 Robertson County Planning Commission and that it has been approved for recording in the Office of the Robertson County Register of Deed's.

DATE: _____

Secretary, Planning Commission

RECORD

Recorded _____, 2025
in Book _____, Page _____
of the Register's Office, Robertson County, TN.

Bruce Rainey and Associates
LAND DEVELOPMENT CONSULTANTS
302 E. BROADWAY ST. P.O. BOX 489
PORTLAND, TN 37148
Phone 615-902-0882
EMAIL REQUESTS@BRUCERAINEYANDASSOCIATES.COM

JOB NO. 240293

Legal Description

Larry T. Jones Property

Land in the 15th Civil District of Robertson County, Tennessee and being described according to a survey by J. Bruce Rainey R.L.S 823 known as Job No. 240293 as follows:

Beginning at an existing iron pin near a fence line in the easterly margin of Greer Lane, said iron pin being 11 feet from the centerline of said road, being the southwest corner of this tract and the northwest corner of David C. Alsup (R.B. 2291 Pg. 983 (R.O.R.C., Tn); thence with the margin of said road thence N 07°56'02" E a distance of 42.54' to an existing iron pin; N 05°46'37" E a distance of 10.42' to an existing iron pin; thence N 05°24'41" E a distance of 76.45' to an existing iron pin; thence N 09°14'07" E a distance of 16.75' to an existing iron pin; thence N 12°33'24" E a distance of 107.66' to an existing iron pin; thence with a curve turning to the left with an arc length of 24.17', with a radius of 250', with a chord bearing of N 09°44'58" E, with a chord length of 24.16', to an existing iron pin; thence N 07°01'25" E a distance of 182.42' to an iron pin set; thence N 06°59'00" E a distance of 124.80' to an existing iron pin; thence S 81°19'01" E a distance of 6.71' to an existing iron pin; thence N 25°37'31" E a distance of 140.09' to an iron pin set in the southerly margin of Cedar Grove Road (being 30' from the centerline of said Cedar Grove Road; thence with said southerly margin N 84°20'33" E a distance of 224.43' to an existing concrete highway monument; thence N 15°01'39" W a distance of 5.10' to an existing concrete highway monument; thence N 84°24'25" E a distance of 78.57' to an iron pin set; thence leaving said Cedar Grove Road and severing the land of Larry and Debra Jones of which this is a part S 13°28'55" W a distance of 350.83' to an iron pin set; thence S13°28'51"W 457.51' to an iron pin set in a fence line in the northerly line of the said Alsup property being N79°49'38"W a distance of 780.09' from an existing iron pin found a corner to said Jones and Alsup properties; thence with Alsup's northerly line and generally with a fence N 79°45'48" W a distance of 264.94' to an existing iron pin; which is the point of beginning, containing an area of 222759.34 square feet, 5.11 acres more or less.

Being a portion of the property conveyed to Larry. and Debra Jones by deed of record in Record Book 1178 Page 108 in the Registers Office for Robertson County, Tennessee.

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

November 24, 2025

Mr. Bruce Rainey
PO Box 429
Portland, TN 37148

RE: Water Availability for 8511 Cedar Grove Rd
Robertson County, Tax Map 62 Parcel 163.00
Cross Pains, TN
REVISED to extend availability letter dated December 20, 2024

Dear Mr. Rainey

This letter will serve as an extension to the availability letter WHUD issued on this project dated December 20, 2024. All flow requirements remain unchanged from the initial request.

White House Utility District can provide up to three additional domestic water services for the property mentioned above as long as each new lot fronts Cedar Grove Rd or has an easement dedicated for the water service lines to lie within. We understand you intend to alter an existing parcel such that four total residential tracts will result. There is currently one water tap associated with this property that serves an existing dwelling. A fire hydrant has been requested with a flow rate of 500 gallons per minute and minimum residual pressure of 20 psi. No fire sprinkler flows, commercial flows, or irrigation flows have been requested for this project.

Domestic and fire hydrant flows can be supplied to the project by WHUD's existing sixteen-inch water main located on the south side of Cedar Grove Rd. See attached overview map of existing water main. It would be the builder's responsibility to extend private water service lines to each new home from the newly installed water meters.

To proceed with a hydrant install, the fire hydrant installation fee noted below will need to be submitted to WHUD with an illustration of the proposed hydrant location. The hydrant would be installed in the southern right-of-way of Cedar Grove Rd, near the existing water main. Please allow 90 days from the date of payment for the hydrant to be installed.

Fees associated with this project include:

Water Meter Tap Fee:	Water tap fees are based on meter size and are due at the time builders request water service. Current pricing for a standard ¾" residential meter is **$2,000** each. A **$50** account setup fee will be charged on the first bill for each new account.
Water Facilities Fee:	**$467** per new lot The water facilities fee (total of $1,401 for 3 new lots) will need to

be paid to WHUD before we will release a signed plat or before we will sell water taps, whichever comes first.

Fire Hydrant Fee: **$4,000** per hydrant

This fee will need to be paid to WHUD before we will release a signed plat illustrating a hydrant or before installation of new hydrant, whichever comes first.

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 Planning and Zoning
Agenda Review Sheet
Planning Commission Meeting
December 18, 2025

Applicant: Larry Jones
Surveyor: Bruce Rainey

Request: Rezone **5.11 *acres*** *of the 24.5 acres* Tax Map 062, Part of Parcel 163.00 from AG-2 to RP-80



Figure 1: TN Property Viewer: Tax Map 062, Part of Parcel 163.00 In its entirety is highlighted

Property Information:

- Tax Map 062, Part of Parcel 163.00
- 8511 Cedar Grove Rd., Cross Plains
- Total lot acreage: 24.5 acres (1,067,220 sq. ft.)
- **Rezone Request: 5.11 acres. (222,591.60 sq. ft.)**

Project Narrative:
RP-80 Minimum Requirements
Minimum Lot Size: 80,000 sq. ft.
Front: 60'
Side: 25'
Rear: 35'
Min. Lot Width @ Front Bldg. Setback Line: 150'
Min Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 30%.

Zoning: The applicant wishes to rezone 5.11 acres of the 24.5 acres to create three (3) independent lots of record. The subject property is surrounded by AG-2 zoned property with varying lot sizes. Several non-conforming lots in the immediate vicinity would be classified as R-30, R-40, or RP-80 in today's standards. *Please see Exhibit 1 for excerpts from the Roberson County zoning map and the Comprehensive Plan map.* The applicant's request to rezone RP-80 appears to be dimensionally appropriate.

Robertson County Comprehensive Plan: The Robertson County Comprehensive Plan calls for this property to remain Rural. The purpose of the Rural character area in the County shall be to ensure the continuation of agrarian and rural-type uses. The closer the Rural areas are to cities and villages, the focus of the area changes from mostly agrarian to mostly rural residential. Location of Rural Preservation Areas: The majority of the County shall remain designated as Rural during the planning horizon of this land use plan.

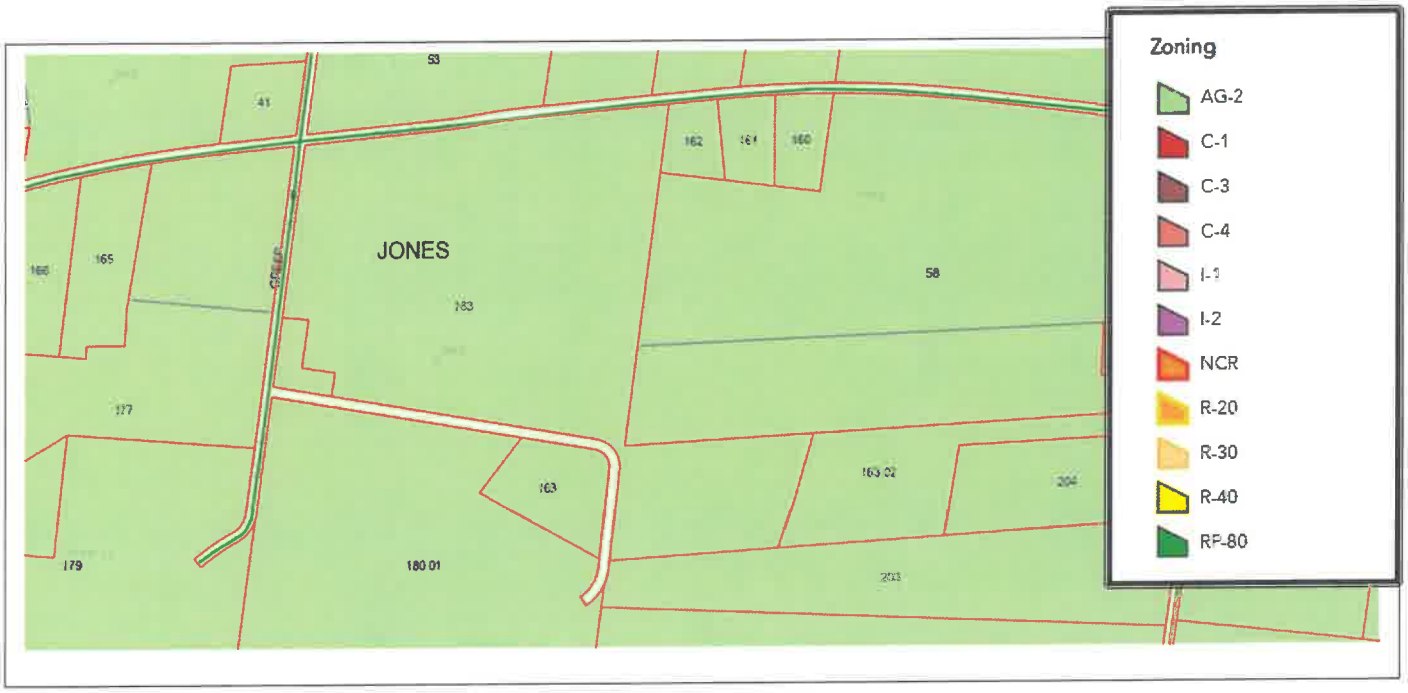
• Uses in Rural Areas. Agrarian and rural uses, ranging from open space to agricultural uses, homesteads associated with agricultural uses, and agricultural service businesses, are encouraged within this category.

Staff recommends approval.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map





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

New Business: C

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

Application for Rezoning

Applicant Information:

Name: Canaan Russell
Mailing Address: 127 Clearview Rd Cottontown TN 37048
Email: ____
Telephone Number: ____

Applicant's Representative Information:

Name: Jodi Russell / Teddi Ballinger
Name of Firm: N/A
Mailing Address: Same
Email: ____
Telephone Number: ____

Property Information:

Owner (if not applicant provide letter giving applicate permission): ____
Physical Address: 7908 Bill Moss Rd White House TN 37188
Tax Map and Parcel Number: M-95 P-054.05
Current Zoning Designation: AG-2
Requested Zoning Designation: RR-80

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

Purpose of rezoning request:

Land Split.

SUBMITTAL REVIEW PROCEDURE:

1. Deliver one (1) copy of this application & any supporting materials to the Development Office before or by the final due date (Please see attached schedule- the "Corrections Due" does not apply to this type of application)
2. Provide copy of deed to prove ownership.
3. Provide aerial photograph of the property from TN Property Viewer
4. Provide Legal description **AND** Survey of the areas to be rezoned including map and parcel number
5. Provide water letter from utility company stating location and size of current water line, adequate pressure for domestic use and if/where fire hydrants are required
6. Pay the review fee.
7. Email a .PDF of the application & supporting materials to hmantooth@robcotn.org
8. Attend the Planning Commission meeting. Be ready to present and answer questions. Failure to appear at the Planning Commission meeting may result in the denial of the application.

11.4.25
Owner of Record Signature & DATE

11-4-25
Applicant's Signature & DATE

Robertson County - Parcel: 095 054.05



Date: November 7, 2025

County: ROBERTSON
Owner: RUSSELL CANAAN
Address: BILL MOSS RD
Parcel ID: 095 054.05
Deeded Acreage: 5.14
Calculated Acreage: 0
Vexcel Imagery Date: 2023

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

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 5.14 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".

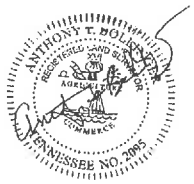
NOTE:
ALL LOT LINE AND FOUNDATION DEMINSIONS SHOWN ARE AS PER INFORMATION SUPPLIED BY THE OWNER AND/OR BUILDER. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR BUILDER TO VARIFY ALL DEMINSIONS PRIOR TO BEGINNING ANY EXCAVATION OR CONSTRUCTION.

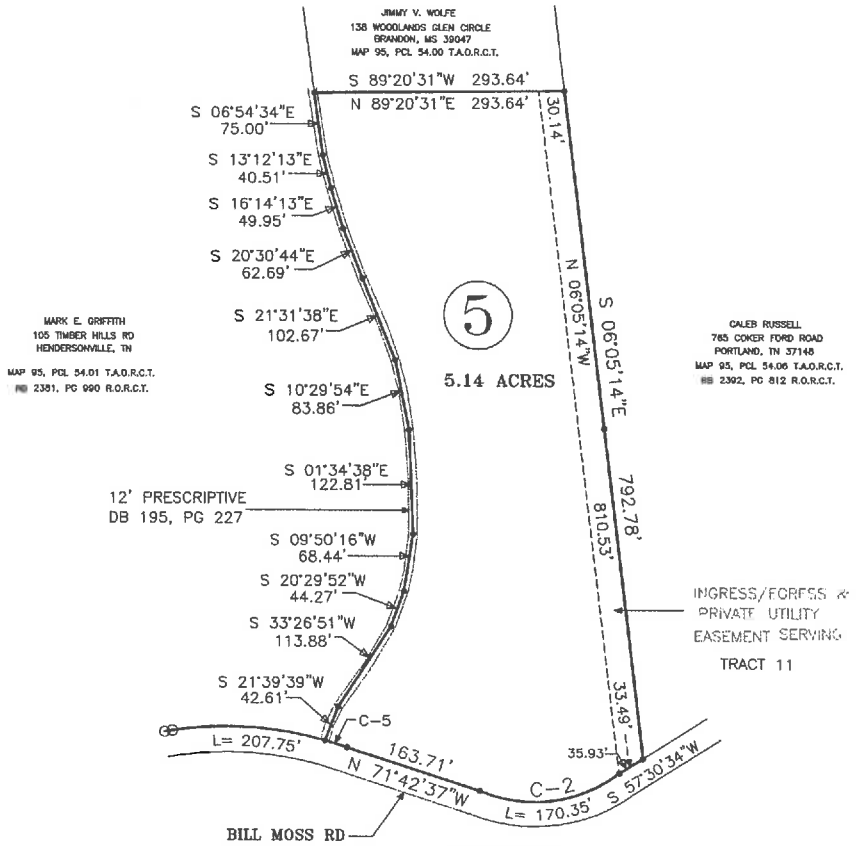
NOTE:
ALL BEARINGS ARE REFERENCED TO THE OWNER'S DEED OF RECORD RECORDED IN THE COUNTY REGISTER'S OFFICE.

CURVE DATA TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C-2	163.61'	93.81'	170.36'	59°39'27"	162.76'	S 82°54'05"W
C-5	420.49'	13.43'	26.86'	3°39'34"	26.85'	N 72°17'41"W







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

SCALE 1"= 100'

0 100 200 300

OWNER/DEVELOPER
CANAAN RUSSELL
127 CLEARVIEW RD
COTTONTOWN, TN 37048

ZONED AG2
REQUESTING RP-80

SITE PLAN FOR
CANAAN RUSSELL
MAP 95, PCL 54.05 T.A.O.R.C.T.

SCALE	DRAWN BY	APPROVED	DATE
1" = 100'	A.T.B.	A.T.B.	11/18/25

11TH CIVIL DISTRICT
ROBERTSON COUNTY
TENNESSEE

DRAWING NO.
JRBM

Property description

Tract 5

5.14 Acres

Being a tract of land in the 11th Civil District of Robertson County Tennessee, and a portion of that property conveyed to Wolfe Mountain, LLC. And Jimmy & Kimberly Wolfe RB 2312, PG 281 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 10/31/24 as follows:

Beginning at a set iron railroad spike in the center of a gravel drive in the northerly margin of Bill Moss Road, said spike being a common corner to Tract 4 of the same survey and being the most southwest corner of herein described tract; Thence now leaving said margin with the center of the gravel road and Tract 4 for the next 11 calls: N 21°39'39"E 42.61 feet to a spike; Thence N 33°26'51"E 113.88 feet to a spike; Thence N 20°29'52"E 44.27 feet to a spike; Thence N 09°50'16"E 68.44 feet to a spike; Thence N 01°34'38"W 122.81 feet to a spike; Thence N 10°29'54"W 83.86 feet to a spike; Thence N 21°31'38" W 102.67 feet to a spike; Thence N 20°30'44"W 62.69 feet to a spike; Thence N 16°14'13"W 49.95 feet to a spike; Thence N 13°12'13"W 40.51 feet to a spike; Thence N 06°54'34"W 75.00 feet to a spike, said spike being a common corner to Tract 11 of the same survey; Thence now leaving said gravel road and Tract 4 with Tract 11 N 89°20'31"E 293.64 feet to a set iron pin in the line of Tract 13 of the same survey; Thence now leaving Tract 11 with Tract 13 S 06°05'14"E 792.78 feet to a set iron pin in the northerly margin of Bill Moss Road; Thence now leaving Tract 13 with said margin for the next 4 calls: Thence S 57°30'34"W 35.93 feet to a point; Thence with a curve to the right having a radius of 163.61 feet and having a chord bearing and chord of S 82°54'05"W 162.76 feet to a point; Thence N 71°42'37"W 163.71 feet to a point; Thence with a curve to the right having a radius of 420.49' and having a chord bearing and chord of N 72°17'41" W 26.85 feet to the point of beginning containing 5.14 acres.

The above-described tract is subject to 2 easements, one being a 12'

Prescriptive Easement found in DB 195, PG 227 R.O.R.C.T., and also a 30' ingress/egress and private utility easement serving tract 11 on the same survey, more accurately described as follows:

Being at a set iron pin in the northerly margin of Bill Moss Road, said pin being a common corner to Tract 13 of the same survey and being the most southeast corner of herein described tract; Thence now leaving Tract 13 with said margin S 57°30'34"W 35.93 feet to a point; Thence now leaving said margin N 06°05'14"W 810.53 feet to a point in the southerly line of Tract 11; Thence with Tract 11 N 89°20'31"E 30.14 feet to a set iron pin in the line of Tract 13 of the same survey; Thence now leaving Tract 11 with Tract 13 S 06°05'14"E 792.78 feet to the point of beginning.

The above-described tract is subject to a 20' White House Utility District easement, according to a survey by Vester Land Surveying dated 02/13/2025.

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 30, 2025

Mr. Josh Russell
127 Clearview Rd
Cottontown, TN 37048

RE: Water Availability for Russell – Bill Moss Road residential project
Robertson County Tax Map 95 Parcel 54.00
White House, TN

Dear Mr. Russell,

Based on the information submitted to WHUD on September 8, 2025, you are requesting water service for a project consisting of 11 tracts to be created by dividing portions of the parcel noted above. Please see attached schedule for flows requested. he current water main is shown in Map 1.

WHUD will install a new water main along Bill Moss Road where no water main currently exists and as approximately shown on the attached Map 2. Only after this new water main is constructed and placed in service will new water taps connecting to the new water main be made available for sale. WHUD anticipates construction beginning on the new water main later in 2025.

In order for WHUD to provide water service to the project the developer will be required to do the following, after the new water line has been installed:

1. Pay fees noted in the attached schedule
2. Coordinate with WHUD personnel to confirm locations of any fire hydrants that the developer may be required to install for the project

It does not appear that new offsite utility easements will need to be acquired for this project. If new easements are required, WHUD will manage and facilitate the acquisition process for all easements. The developer shall be responsible for reimbursing WHUD for all costs associated with the acquisition of easements required for this project.

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

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

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

Sincerely,

Pat Harrell, P.E.
District Engineer


Russell
Bill Moss Road
Residential Project
Map 1
WHUD
N
0
262.5
525 Feet
9/23/2025
Gap along Bill Moss Road where no water main currently exists
2" PVC
6" PVC
8" DI
End of existing 8" water main
End of existing 6" water main

Russell
Bill Moss Road
Residential Project
Map 2



CORNERSTONE
DEVELOPMENT SERVICES
SURVEYING • LAND DEVELOPMENT

120 Main Street
Portland, TN 37148
(615 864-0940
cornerstonedevelops.com

Traffic Assessment

This Traffic Assessment is for tracts 5 of the Survey for Wolfe Mountain, LLC (Jimmy & Kimberly Wolfe). Said property being parcel 54.05 of the Robertson County Tax Assessor's Office and shown in **Exhibit 1 and Exhibit 2**.

General Site Description

The site of assessment is located on the north side of Bill Moss Road, approximately 0.4 miles west of its intersection with Interstate 65, in jurisdiction of Robertson County Planning. The site is uninhabited, and is wooded, and consists of gently rolling terrain. The surrounding properties are 5+ acres with the exception of Holly Tree Subdivision (a low density residential planned unit development consisting of lots around 10,000 sf) located to the southwest of the site.

The existing property is a 5 acre tract approximately 300' wide by 800' deep fronting Bill Moss Road. The property is currently zoned AG-2 with a minimum lot size of 130,000 sf. The adjoining properties are zoned AG-2 as well. With the existing zoning, Tract 5 could only yield one buildable lot meeting current zoning requirements.

The proposed zoning of the site is RP-80 with a minimum lot size of 80,000 sf. With this zoning the property could yield 2 buildable lots. This would be a net increase of 1 buildable lot.

Trip Generation

The 12th addition of the ITE Trip Generation Manual was used for traffic generation data. For single family residential lots (Land Use Code 210) 10 trips per dwelling unit per day was used for ADT generation. For the AM peak hour generation 0.75 trips per dwelling unit was used and for the PM peak hour generation 1.0 trips per dwelling unit was use. The results of this generation are summarized in the Table below.

Existing Zoning ADT	Proposed Zoning ADT	Increase	Existing Zoning AM Peak	Proposed Zoning AM Peak	Increase	Existing Zoning PM Peak	Proposed Zoning PM Peak	Increase
10	20	10	0.75	1.5	0.75	1	2	1

RECEIVED
NOV 14 2025
BY:

CORNERSTONE
DEVELOPMENT SERVICES
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120 Main Street
Portland, TN 37148
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cornerstonedevelops.com

Roadway Conditions and Access Potential

TDOT has performed yearly traffic county on Bill Moss Road between I65 and Pleasant Grove Rd where the proposed project is located. Below is a summary of the counts and data for the counting station.

Location ID	74000175	MPO ID	
Type	SPOT	HPMS ID	
On NHS		On HPMS	
LRS ID	74L608101P00000	LRS Loc Pt.	1.5
SF Group	Lower FC (2025)	Route Type	
AF Group	Region 3 Urban Major Collector (2025)	Route	
GF Group	Robertson (2025)	Active	Yes
Class Dist Grp	Region 3 Urban Major Collector (2025)	Category	CC
Seas Clss Grp			
WIM Group			
QC Group	Default		
Fnct'l Class	Major Collector	Milepost	
Located On	06081		
Loc On Alias	BILL MOSS RD.		
	S OF I-65		
More Detail			

STATION DATA

Directions: 2-WAY

AADT

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2024	917	159	17	65	890 (97%)	27 (3%)	
2023	632[3]		10	65	615 (97%)	17 (3%)	Grown from 2022
2022	605	57	10	65	590 (98%)	15 (2%)	
2021	678	73	11	65	657 (97%)	21 (3%)	
2020	485	60	12	65	469 (97%)	16 (3%)	

|<< < > >>| 1-5 of 9

VOLUME COUNT

Date	Int	Total
Tue 10/15/2024	15	1,085
Thu 3/7/2024	15	940
Tue 7/5/2022	15	637
Wed 5/26/2021	15	768
Wed 7/1/2020	15	544
Mon 6/17/2019	15	523
Tue 4/24/2018	15	643
Mon 6/5/2017	15	535
Mon 12/12/2016	15	637

VOLUME TREND

Year	Annual Growth
2024	45%
2023	4%
2022	-11%
2021	40%
2020	0%
2019	-18%
2018	18%
2017	-19%

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DEVELOPMENT SERVICES
SURVEYING • LAND DEVELOPMENT

120 Main Street
Portland, TN 37148
(615 864-0940
cornerstonedevelops.com

Bill Moss Road in this area is considered an Urban Major Collector, per TDOT. It is currently 20' wide with a speed limit of 35 MPH. It is striped with a double yellow center and white lines on the edges. Pavement condition is adequate, and the striping indicates it is maintained regularly by the County, and will be on the repaving list when needed.

Given the minimal increase in ADT (1.1%) and peak hour trips (0.6%) that the proposed rezoning potentially would cause, a change in the existing LOS is extremely unlikely. Although a full on LOS analysis is beyond the scope of this assessment, the increase in traffic generated due to the proposed zoning change would be extremely unlikely to cause a change in LOS. For reference, 100 or more peak hour trips or 1,000 or more ADT are the standard triggers for the need of a full Traffic Impact Study analyzing Level of Service (LOS).

There are no road intersections close to the property that would cause issues involving access management. There is a roadside ditch that will need to be crossed to access the property, but pipe sizes would be minimal and no cause for concern. There is a slight horizontal curve in the frontage of the property, and some tree removal should be done along the frontage to ensure sight distance is maintained. Access points should be located along the far west of the property or one on the fare west and one on the far east (with some tree removal for sight distance. The vertical curvature of the road does not appear to be an issue.

Conclusions

The existing road network appears more than adequate to handle traffic from the proposed development. Given the minimal increase in density the proposed rezoning would bring, and the more than adequate roadway conditions for the existing ADT, a more detailed Traffic Impact Study should not be required.



11-12-2025

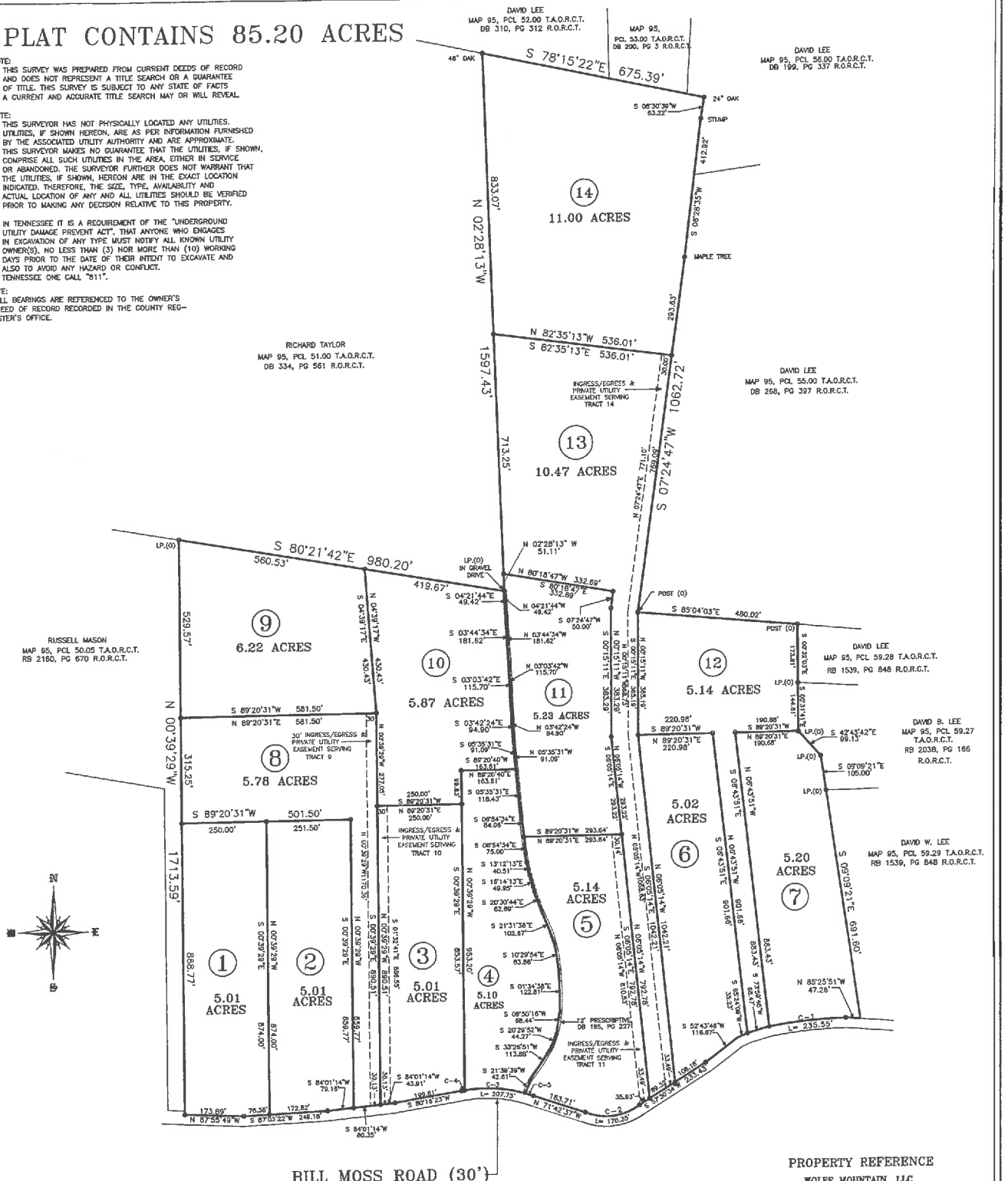
PLAT CONTAINS 85.20 ACRES

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



PROPERTY REFERENCE
WOLFE MOUNTAIN, LLC
JIMMY & KIMBERLY WOLFE
MAP 95, PCL 54.00 T.A.O.R.C.T.
RB 2312, PG 281 R.O.R.C.T.

CURVE DATA TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C-1	1365.58'	118.07'	235.55'	9°52'59"	235.26'	S 84°08'17"W
C-2	163.61'	93.81'	170.35'	59°39'27"	162.76'	S 82°54'05"W
C-3	420.49'	106.04'	207.75'	28°18'27"	205.64'	N 84°37'08"W
C-4	420.49'	4.64'	9.28'	1°15'50"	9.28'	S 80°35'44"W
C-5	420.49'	13.43'	26.86'	3°39'34"	26.85'	N 72°17'41"W

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY ___U___ SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1: ___5000___ AS SHOWN HEREON.

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

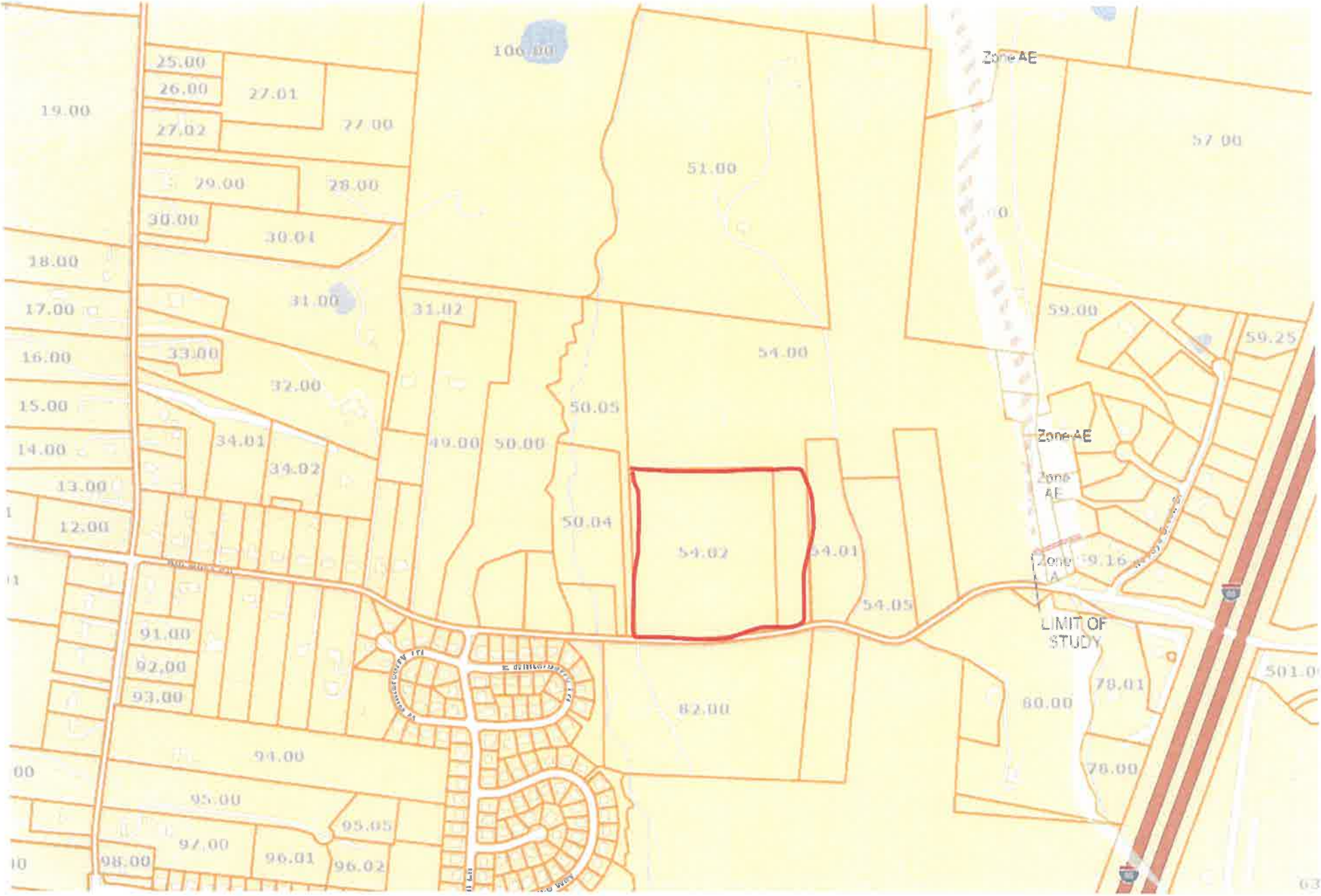
ANTHONY T. BOLLINGER, R.L.S.
119 FISHER DRIVE
GREENBRIER, TENNESSEE 37073
615/218-0169

0 200 400 600

SURVEY FOR
WOLFE MOUNTAIN, LLC
JIMMY & KIMBERLY WOLFE

SCALE	DRAWN BY	APPROVED	DATE
1" = 200'	A.T.B.	A.T.B.	10/31/24

11TH CIVIL DISTRICT
ROBERTSON COUNTY
TENNESSEE
DRAWING NO.
85BILLMO


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Zone AE
Zone AE
9.16
LIMIT OF STUDY
78.01
80.00
78.00
501.0

Hunter Mantooth

To: Hunter Mantooth
Subject: RE: [EXTERNAL]Fwd: Traffic Assessments - Bill Moss Rd. - Robertson County, TN

Canaan Russell (54.05); Russell Tracts 1-3 (54.02)

- For both Russell submittals, the general and overall content of the traffic assessment (as prepared and sealed by John Zachary Wilkinson) contains expected information. Preparation and confirmation of trip generation (using ITE resources) is consistent with typical procedures. We do advise that fractional trips resulting from trip generation calculations be rounded to the nearest whole number. The review addresses and discusses intersection sight distances related to the proposed access driveways. Future reviews of site plan submittals by county officials should confirm that the applicant's design implements the recommended driveway placement and vegetation management as discussed in the study.

- Review had some confusion in references made to the tracts and land being considered. For the Tract 5 submittal, the traffic assessment's opening paragraph references parcel 54.05 and Tract 5. However, the exhibit on page 5 of the study red lines parcel 54.02. Similarly, for the assessment regarding Tracts 1-3, the introduction mentioned parcels 54.00 and 54.02, but Tract 54.05 is red highlighted in its exhibit. This may be a result of my unfamiliarity with the project - but caused some uncertainty on my part. Regardless, this should be confirmed by the applicant.

- The proposed driveway spacing and arrangement should be monitored and reviewed. It is unclear if the Tract 5 proposal intends to utilize a single driveway for both proposed dwelling units or if the dwellings will be served by separate driveway accesses to Bill Moss Rd. Appropriate driveway spacing should be maintained between adjacent properties. We recommend a site plan showing the orientation of the dwelling units and locations of the driveway(s) always be provided with the traffic assessment. Submittals should provide information as to how proposed driveways connect to the public street and to allow discernment if shared driveways are being proposed for multiple units.

- Of most interest in our review, we noted that the traffic assessment approaches its traffic studies in "piecemeal" fashion. One submittal involves Tract 5 (two proposed homesites) and the other submittal concerns Tracts 1-3 (seven total proposed homesites). However, review noted a total of 13 tracts depicted on the plat (property map) - of unknown possible future development size. This information suggests that there may be additional development proposals to come for the property. Typical practice and recommended methodology would have the applicant prepare one traffic assessment based on the property's full development potential (meaning all currently know tracts that could be developed). Conducting traffic assessments on a tract-by-tract basis is not desirable as the study would likely not capture (recognize) the cumulative impact of what could be developed over time. Said another way.....conducting a traffic assessment one tract at a time may not yield the same results, compared to assessing the entire development potential as part of one evaluation. We would advise that full development potential

(combining all tracts) be estimated and a single traffic assessment be prepared. Please let us know if this does not make sense.

I hope this information helps. If we need to get on a call to discuss particulars, we can certianly do that at a time that is convenient for all.

Regards,
Greg

GREGORY D. JUDY, P.E., PTOE
Engineer Manager – Vice President

Neel-Schaffer, Inc.
201 E Main St, Suite 325, Murfreesboro, TN 37130
O: 615.217.0500 | D: 615.546.0722
www.neel-schaffer.com

Robertson County Planning and Zoning
Agenda Review Sheet
Amanda Harrington, Planning Advisor
Planning Commission Meeting
December 18, 2025

Applicant: Canaan Russell
Surveyor: Todd Bollinger

Request: Rezone **5.14 *acres***
Tax Map 095, Parcel 054.05
from AG-2 to RP-80

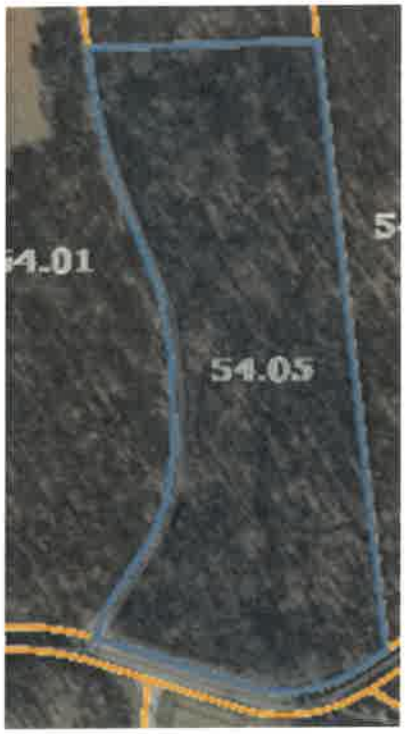


Figure 1: TN Property Viewer: Tax Map 095, Parcel 054.05 In its entirety is highlighted

Property Information:

- Tax Map 095, Parcel 054.05
- Bill Moss Rd., White House
- Total lot acreage: 5.14 acres (223,898.40 sq. ft.)
- **Rezone Request: 5.14 acres. (223,878.40 sq. ft.)**

Project Narrative:
RP-80 Minimum Requirements
Minimum Lot Size: 80,000 sq. ft.
Front: 60'
Side: 25'
Rear: 35'
Min. Lot Width @ Front Bldg. Setback Line: 150'
Min Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 30%.

Zoning:
The applicant wishes to rezone 5.14 acres to divide the property. Several zones surround the subject property and are across the street from the City of White House's corporate limits. *Please see Exhibit 1 for the Comprehensive Plan and the Robertson County zoning map exhibits.*

Robertson County Comprehensive Plan:
The parcel is located in the Employment Center zone of the Robertson County Comprehensive Plan. The Employment Center land use category is similar to the general urban area but encompasses areas with the greatest potential for locating employment opportunities.

- **Location of Employment Centers.** Areas identified as Employment Center include the Springfield Industrial Park, the proposed Red River Preserve, and the area around the Springfield/Robertson County airport. The following criteria shall be used for assigning new areas or expanding the employment center character area.

- The character of the Employment Center is predominantly non-residential, providing locations for professional or industrial nodes and retail and service support to the community as a whole. Therefore, the area shall be served by high-capacity transportation systems.
- Because Employment Center lands are served by high-capacity transportation systems, development in this category can support a substantial regional commercial center.
- The more intensive development within Employment Center areas shall be located where infrastructure includes central water and sewer systems, stormwater management systems, and major paved public streets or highways.
- Designation of new Employment Center lands should only be allowed if adjacent to other employment center lands, unless justification for establishing new employment centers, at an appropriate scale to serve the community, can be demonstrated.
- Direct access to collector or arterial roads shall be required for high-density residential development, unless located within a mixed-use development.

The applicant's request to rezone RP-80 appears to be dimensionally appropriate for RP-8- bulk regulation requirements. The applicant intends to subdivide this property into eleven (11) independent lots of record upon completion of the rezoning action.

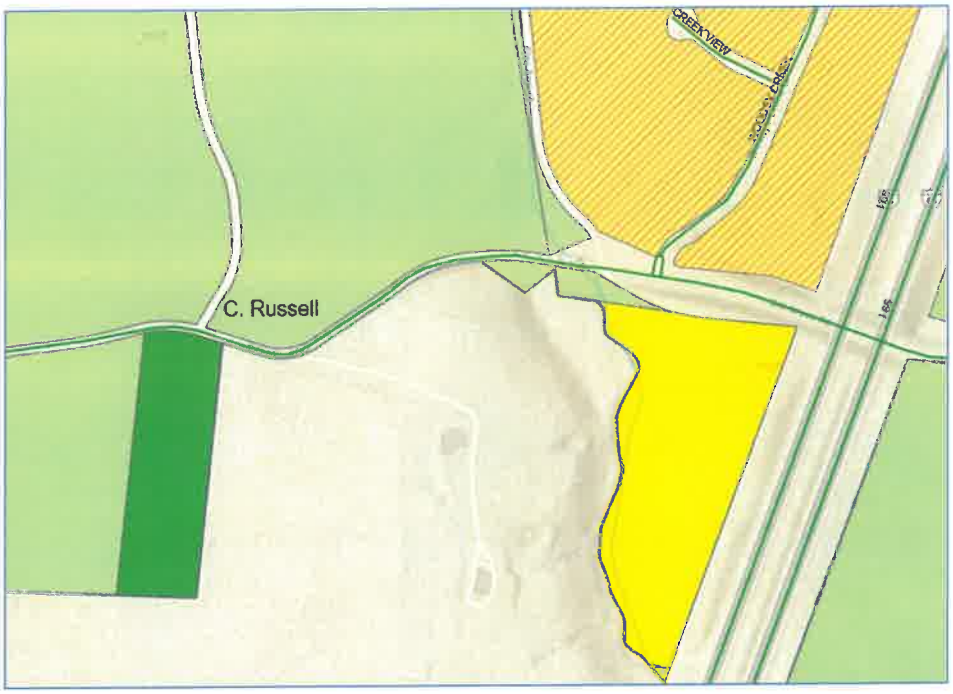
Employment Center Uses. Uses allowed within this category include multiple types of land uses, such as commercial, office, institutional, multi-family, duplexes, attached single-family, etc. Industrial uses will also be allowed in this category if they are large enough in size and scope to be properly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

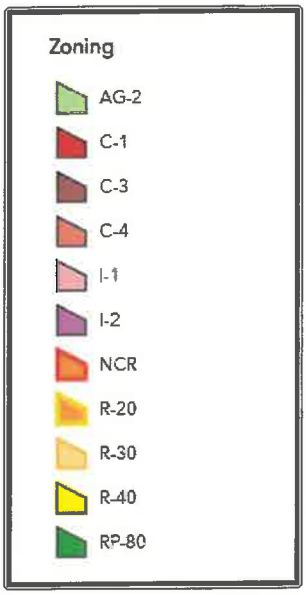
Staff recommends approval.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map







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

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: Tody Russell
Mailing Address: 127 Clearview Dr Cottontown TN 37048
Email: _____
Telephone Number: _____

Applicant's Representative Information:

Name: Self & /or Todd Bolliger
Name of Firm: N/A
Mailing Address: NA
Email: _____
Telephone Number: _____

Property Information:

Owner (if not applicant provide letter giving applicate permission): _____
Physical Address: Bill Moss Rd White House TN 37188
Tax Map and Parcel Number: M-95 P- 54.02
Current Zoning Designation: AG-2
Requested Zoning Designation: RP-80

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

Purpose of rezoning request:

Building Lots

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.

Josh Russell 11-4-25
Owner of Record Signature & DATE

Josh Russell 11-4-25
Applicant's Signature & DATE

Robertson County - Parcel: 095 054.02



Date: November 7, 2025

County: ROBERTSON
Owner: RUSSELL JOSHUA
Address: BILL MOSS RD
Parcel ID: 095 054.02
Deeded Acreage: 15.03
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 15.03 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 LOT LINE AND FOUNDATION DEMINSIONS SHOWN ARE AS PER INFORMATION SUPPLIED BY THE OWNER AND/OR BUILDER. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR BUILDER TO VARIFY ALL DEMINSIONS PRIOR TO BEGINNING ANY EXCAVATION OR CONSTRUCTION.

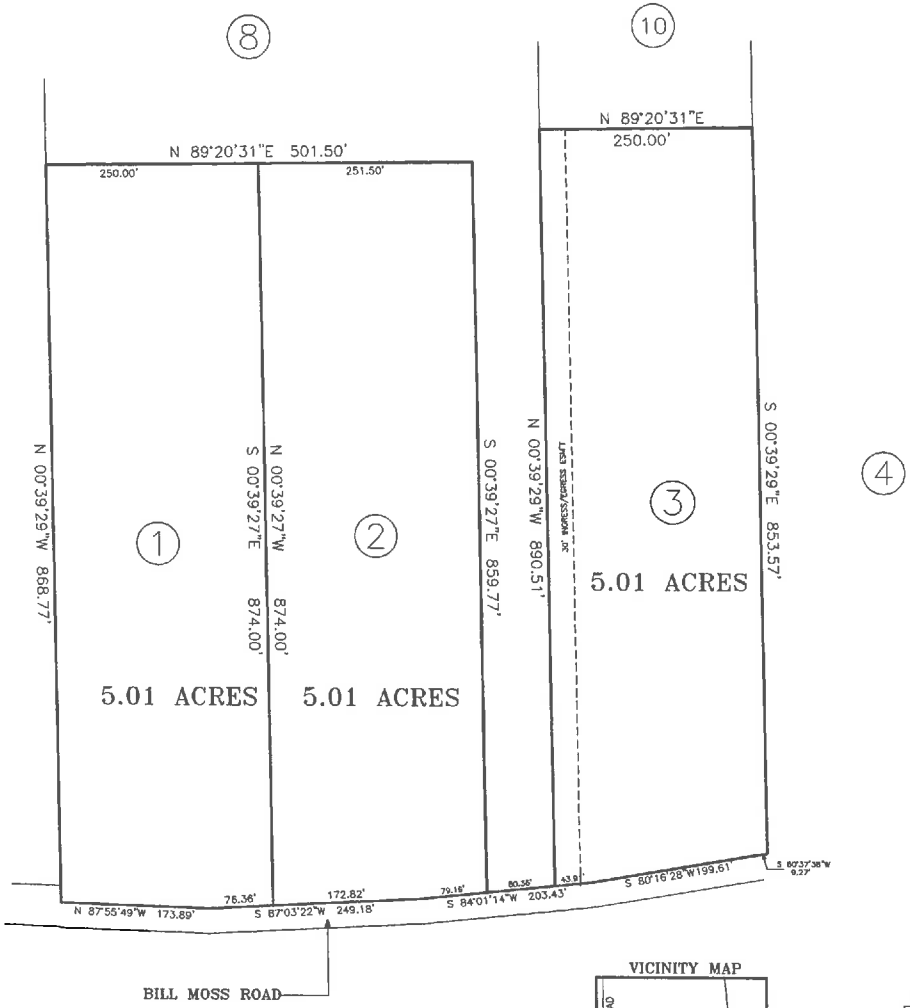
PROPERTY REFERENCE

JOSHUA RUSSELL
MAP 95, PCL 54.02 T.A.O.R.C.T.
RB 2385, PG 889 R.O.R.C.T.

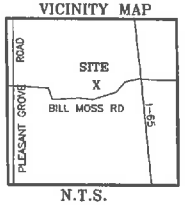


MAP 95, PCL 50.05 T.A.O.R.C.T.

ZONED AG2
REQUESTING RP-80



VICINITY MAP



N.T.S.

SCALE = 1" = 100'
0 100 200 300

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

REZONING PLAT FOR
TRACTS 1,2, & 3
MAP 95, PCL 54.02 T.A.O.R.C.T.

SCALE	DRAWN BY	APPROVED	DATE
1" = 100'	A.T.B.	A.T.B.	03/08/25

11TH CIVIL DISTRICT
ROBERTSON COUNTY
TENNESSEE
DRAWING NO. JRBMOSS

Property description

Tract 1

5.01 Acres

Being a tract of land in the 11th Civil District of Robertson County Tennessee, and a portion of that property conveyed to Wolfe Mountain, LLC. And Jimmy & Kimberly Wolfe RB 2312, PG 281 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 10/31/24 as follows:

Beginning at a set iron pin in the northerly margin of Bill Moss Road, said pin being the southwest corner of the parent tract and being the most southwest corner of herein described tract; Thence now leaving said margin passing the southeast corner of Russell Mason in RB 2160, PG 670 R.O.R.C.T., N 00°39'29"W 868.77 feet to a set iron pin, said pin being a common corner to Tract 8 of the same survey; Thence now leaving said Mason with Tract 8 N 89°20'31"E 250.00 feet to a set iron pin, said pin being a common corner to Tract 2 of the same survey; Thence now leaving Tract 8 with Tract 2 S 00°39'29"E 874.00 feet to a set iron pin in the northerly margin of Bill Moss Road; Thence now leaving Tract 2 with said margin for the next 2 calls: S 87°03'22"W 76.36 feet to a point; Thence N 87°55'49"W 173.89 feet to the point of beginning containing 5.01 acres.

The above-described tract is subject to a 20' White House Utility District easement, according to a survey by Vester Land Surveying dated 02/13/2025.

Property description

Tract 2

5.01 Acres

Being a tract of land in the 11th Civil District of Robertson County Tennessee, and a portion of that property conveyed to Wolfe Mountain, LLC. And Jimmy & Kimberly Wolfe RB 2312, PG 281 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 10/31/24 as follows:

Beginning at a set iron pin in the northerly margin of Bill Moss Road, said pin being a common corner to Tract 1 of the same survey and being the most southwest corner of herein described tract; Thence now leaving said margin with Tract 1 N 00°39'29"W 874.00 feet to a set iron pin in the southerly line of Tract 8 of the same survey; Thence now leaving Tract 1 with Tract 8 for the next 2 calls: N 89°20'31"E 251.50 feet to a set iron pin; Thence S 00°39'29"E 859.77 feet to a set iron pin in the northerly margin of Bill Moss Road; Thence now leaving Tract 8 with said margin for the next 2 calls: S 84°01'14"W 79.16 feet to a point; Thence S 87°03'22"W 172.82 feet to the point of beginning containing 5.01 acres.

The above-described tract is subject to a 20' White House Utility District easement, according to a survey by Vester Land Surveying dated 02/13/2025.

Property description

Tract 3

5.01 Acres

Being a tract of land in the 11th Civil District of Robertson County Tennessee, and a portion of that property conveyed to Wolfe Mountain, LLC. And Jimmy & Kimberly Wolfe RB 2312, PG 281 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 10/31/24 as follows:

Beginning at a set iron pin in the northerly margin of Bill Moss Road, said pin being a common corner to Tract 8 of the same survey and being the most southwest corner of herein described tract; Thence now leaving said margin with Tract 8 N 00°39'29"W 890.51 feet to a set iron pin, said pin being a common corner to Tract 10 of the same survey; Thence now leaving Tract 8 with Tract 10 N 89°20'31"E 250.00 feet to a set iron pin in the westerly line of Tract 4 of the same survey; Thence now leaving Tract 10 with Tract 4 S 00°39'29"E 853.57 feet to a set iron pin in the northerly margin of Bill Moss Road; Thence now leaving Tract 4 with said margin for the next 3 calls: Thence with a curve to the left having a radius of 420.49 feet and having a chord bearing and chord of S 80°35'44"W 9.28 feet to a point; Thence S 80°16'23"W 199.61 feet to a point; Thence S 84°01'14"W 43.91 feet to the point of beginning containing 5.01 acres.

The above-described tract is subject to an ingress/egress and private utility easement that serves Tract 10 of the same survey and more accurately described:

Beginning at a set iron pin in the northerly margin of Bill Moss Road, said pin being a common corner to Tract 8 of the same survey and being the most southwest corner of herein described tract; Thence now leaving said margin with Tract 8 N 00°39'29"W 890.51 feet to a set iron pin, said pin being a common corner to Tract 10 of the same survey; Thence now leaving Tract 8 with Tract 10 N 89°20'31"E 30 feet to a point; Thence now leaving Tract 10 S

01°32’41”E 886.55 feet to a point in the northerly margin of Bill Moss Road; Thence S 84°01’14”W 30.13 feet to the point of beginning.

The above-described tract is subject to a 20’ White House Utility District easement, according to a survey by Vester Land Surveying dated 02/13/2025.

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 30, 2025

Mr. Josh Russell
127 Clearview Rd
Cottontown, TN 37048

RE: Water Availability for Russell – Bill Moss Road residential project
Robertson County Tax Map 95 Parcel 54.00
White House, TN

Dear Mr. Russell,

Based on the information submitted to WHUD on September 8, 2025, you are requesting water service for a project consisting of 11 tracts to be created by dividing portions of the parcel noted above. Please see attached schedule for flows requested. he current water main is shown in Map 1.

WHUD will install a new water main along Bill Moss Road where no water main currently exists and as approximately shown on the attached Map 2. Only after this new water main is constructed and placed in service will new water taps connecting to the new water main be made available for sale. WHUD anticipates construction beginning on the new water main later in 2025.

In order for WHUD to provide water service to the project the developer will be required to do the following, after the new water line has been installed:

1. Pay fees noted in the attached schedule
2. Coordinate with WHUD personnel to confirm locations of any fire hydrants that the developer may be required to install for the project

It does not appear that new offsite utility easements will need to be acquired for this project. If new easements are required, WHUD will manage and facilitate the acquisition process for all easements. The developer shall be responsible for reimbursing WHUD for all costs associated with the acquisition of easements required for this project.

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

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

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

Sincerely,

Pat Harrell, P.E.
District Engineer

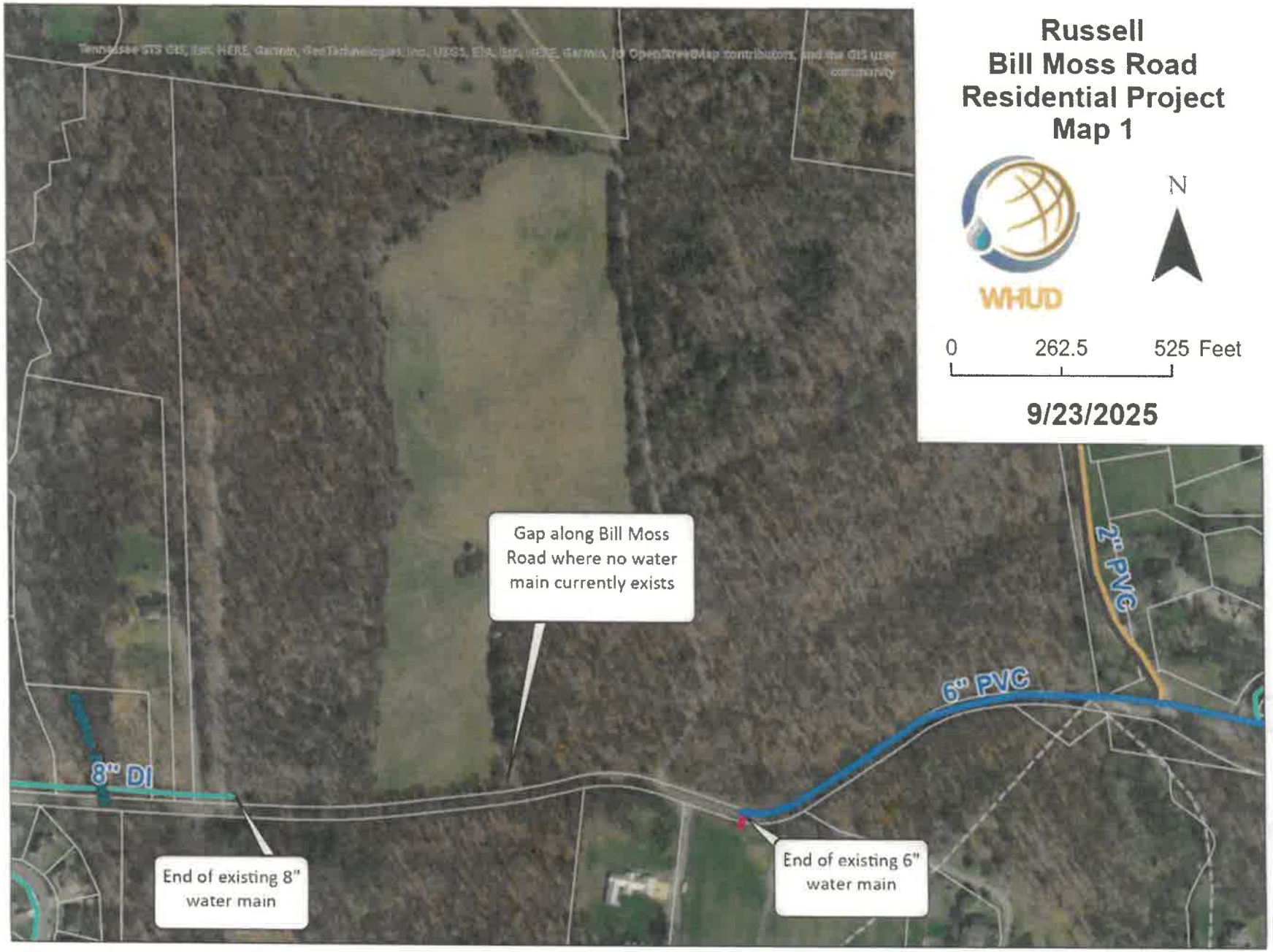
Russell
Bill Moss Road
Residential Project
Map 1

WHUD

N

0 262.5 525 Feet

9/23/2025



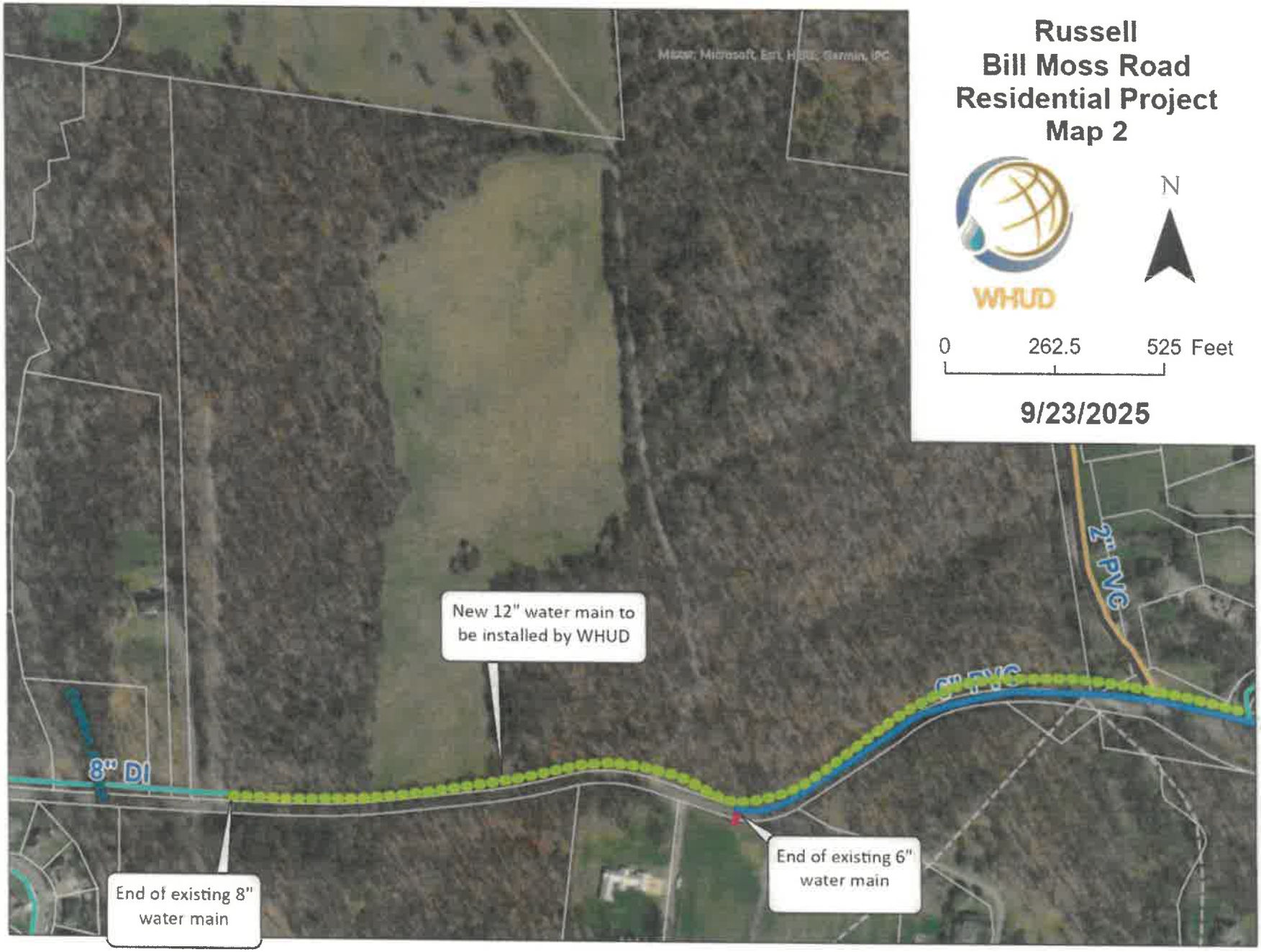
Russell
Bill Moss Road
Residential Project
Map 2

WHUD

N

0 262.5 525 Feet

9/23/2025



CORNERSTONE
DEVELOPMENT SERVICES
SURVEYING • LAND DEVELOPMENT

120 Main Street
Portland, TN 37148
(615 864-0940
cornerstonedevelops.com

Traffic Assessment

This Traffic Assessment is for tracts 1,2, and 3 of the Survey for Wolfe Mountain, LLC (Jimmy & Kimberly Wolfe). Said property being part of parcels 54.00 and 54.02 of the Robertson County Tax Assessor's Office and shown in **Exhibit 1 and Exhibit 2**.

General Site Description

The site of assessment is located on the north side of Bill Moss Road, approximately 0.4 miles west of its intersection with Interstate 65, in jurisdiction of Robertson County Planning. The site is uninhabited, and is partially wooded with a large field, and consists of gently rolling terrain. The surrounding properties are 5+ acres with the exception of Holly Tree Subdivision (a low density residential planned unit development consisting of lots around 10,000 sf) located to the southwest of the site.

The existing property has been cut up into 5 acre tracts approximately 250' wide by 860' deep fronting Bill Moss Road. Tracts 1 & 2 are separated from tract 3 by a 80' strip of land serving as access to tract 8 & 9 of the same survey. The property is currently zoned AG-2 with a minimum lot size of 130,000 sf. The adjoining properties are zoned AG-2 as well. With the existing zoning, Tracts 1 & 2 could be combined to create 3 lots meeting its current zoning requirements. Tract 3 could not be divided further with its existing zoning. The existing zoning for all three tracts would allow a total of 4 lots.

The proposed zoning of the site is RP-80 with a minimum lot size of 80,000 sf. With this zoning Tracts 1 & 2 could be divided into 5 lots and tract 3 could be divided into 2 lots creating a total of 7 lots. This would be a net increase of 3 buildable lots.

Trip Generation

The 12th addition of the ITE Trip Generation Manual was used for traffic generation data. For single family residential lots (Land Use Code 210) 10 trips per dwelling unit per day was used for ADT generation. For the AM peak hour generation 0.75 trips per dwelling unit was used and for the PM peak hour generation 1.0 trips per dwelling unit was use. The results of this generation are summarized in the Table below.

Existing Zoning ADT	Proposed Zoning ADT	Increase	Existing Zoning AM Peak	Proposed Zoning AM Peak	Increase	Existing Zoning PM Peak	Proposed Zoning PM Peak	Increase
40	70	30	3	5.25	2.25	4	7	3

RECEIVED
NOV 14 2025
BY:

CORNERSTONE
DEVELOPMENT SERVICES
SURVEYING • LAND DEVELOPMENT

120 Main Street
Portland, TN 37148
(615 864-0940
cornerstonedevelops.com

Roadway Conditions and Access Potential

TDOT has performed yearly traffic county on Bill Moss Road between I65 and Pleasant Grove Rd where the proposed project is located. Below is a summary of the counts and data for the counting station.

Location ID	74000175	MPO ID	
Type	SPOT	HPMS ID	
On NHS		On HPMS	
LRS ID	74L608101P00000	LRS Loc Pt	1.5
SF Group	Lower FC (2025)	Route Type	
AF Group	Region 3 Urban Major Collector (2025)	Route	
GF Group	Robertson (2025)	Active	Yes
Class Dist Grp	Region 3 Urban Major Collector (2025)	Category	CC
Seas Class Grp			
WIM Group			
QC Group	Default		
Fnct'l Class	Major Collector	Milepost	
Located On	06081		
Loc On Alias	BILL MOSS RD.		
	S OF I-65		

More Detail

STATION DATA

Directions: 2-WAY

AADT

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2024	917	159	17	65	890 (97%)	27 (3%)	
2023	632[3]		10	65	615 (97%)	17 (3%)	Grown from 2022
2022	605	57	10	65	590 (98%)	15 (2%)	
2021	678	73	11	65	657 (97%)	21 (3%)	
2020	485	60	12	65	469 (97%)	16 (3%)	

|<< < > >>| 1-5 of 9

VOLUME COUNT

Date	Int	Total
Tue 10/15/2024	15	1,085
Thu 3/7/2024	15	940
Tue 7/5/2022	15	637
Wed 5/26/2021	15	768
Wed 7/1/2020	15	544
Mon 6/17/2019	15	523
Tue 4/24/2018	15	643
Mon 6/5/2017	15	535
Mon 12/12/2016	15	637

VOLUME TREND

Year	Annual Growth
2024	45%
2023	4%
2022	-11%
2021	40%
2020	0%
2019	-18%
2018	18%
2017	-19%

CORNERSTONE
DEVELOPMENT SERVICES
SURVEYING • LAND DEVELOPMENT

120 Main Street
Portland, TN 37148
(615 864-0940
cornerstonedevelops.com

Bill Moss Road in this area is considered an Urban Major Collector, per TDOT. It is currently 20' wide with a speed limit of 35 MPH. It is striped with a double yellow center and white lines on the edges. Pavement condition is adequate, and the striping indicates it is maintained regularly by the County, and will be on the repaving list when needed.

Given the minimal increase in ADT (3.3%) and peak hour trips (1.8%) that the proposed rezoning potentially would cause, a change in the existing LOS is extremely unlikely. Although a full on LOS analysis is beyond the scope of this assessment, the increase in traffic generated due to the proposed zoning change would be extremely unlikely to cause a change in LOS. For reference, 100 or more peak hour trips or 1,000 or more ADT are the standard triggers for the need of a full Traffic Impact Study analyzing Level of Service (LOS).

There are no road intersections close to the property that would cause issues involving access management. There is a roadside ditch that will need to be crossed to access the property, but pipe sizes would be minimal and no cause for concern. There is a slight horizontal curve to the east of the site, but not to a degree that would cause sight distance issues. The same is true for vertical curvature of the road.

Conclusions

The existing road network appears more than adequate to handle traffic from the proposed development. Given the minimal increase in density the proposed rezoning would bring, and the more than adequate roadway conditions for the existing ADT, a more detailed Traffic Impact Study should not be required.



11-12-2025

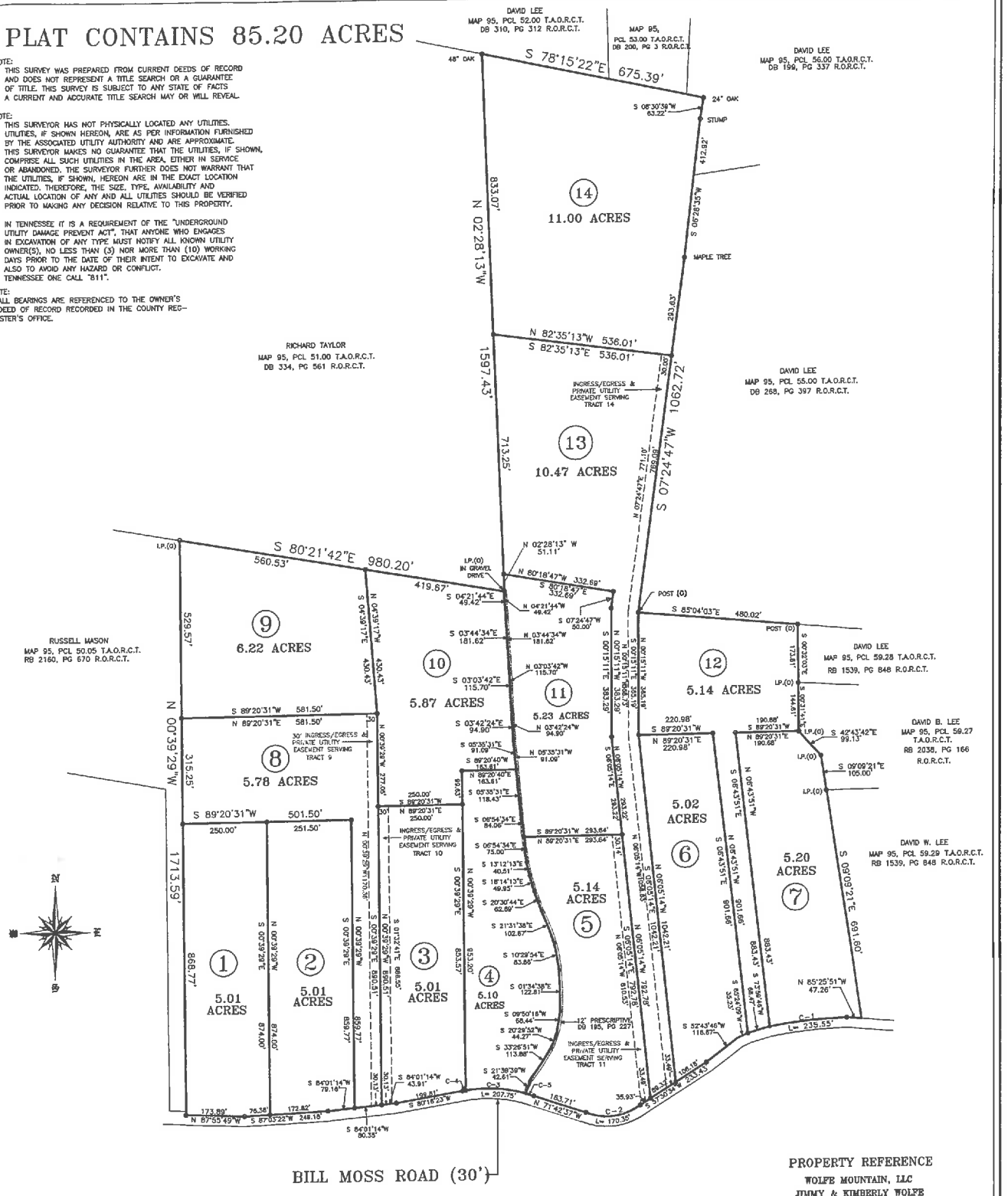
PLAT CONTAINS 85.20 ACRES

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.



PROPERTY REFERENCE

WOLFE MOUNTAIN, LLC
JIMMY & KIMBERLY WOLFE
MAP 95, PCL 54.00 T.A.O.R.C.T.
RB 2312, PG 281 R.O.R.C.T.

SURVEYOR'S CERTIFICATE

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

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

CURVE DATA TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C-1	1365.58'	118.07'	235.55'	9°52'59"	235.26'	S 84°08'17"W
C-2	163.61'	93.81'	170.35'	59°39'27"	162.76'	S 82°54'05"W
C-3	420.49'	106.04'	207.75'	28°18'27"	205.64'	N 84°37'08"W
C-4	420.49'	4.64'	9.28'	1°15'50"	9.28'	S 80°35'44"W
C-5	420.49'	13.43'	26.86'	3°39'34"	26.85'	N 72°17'41"W

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

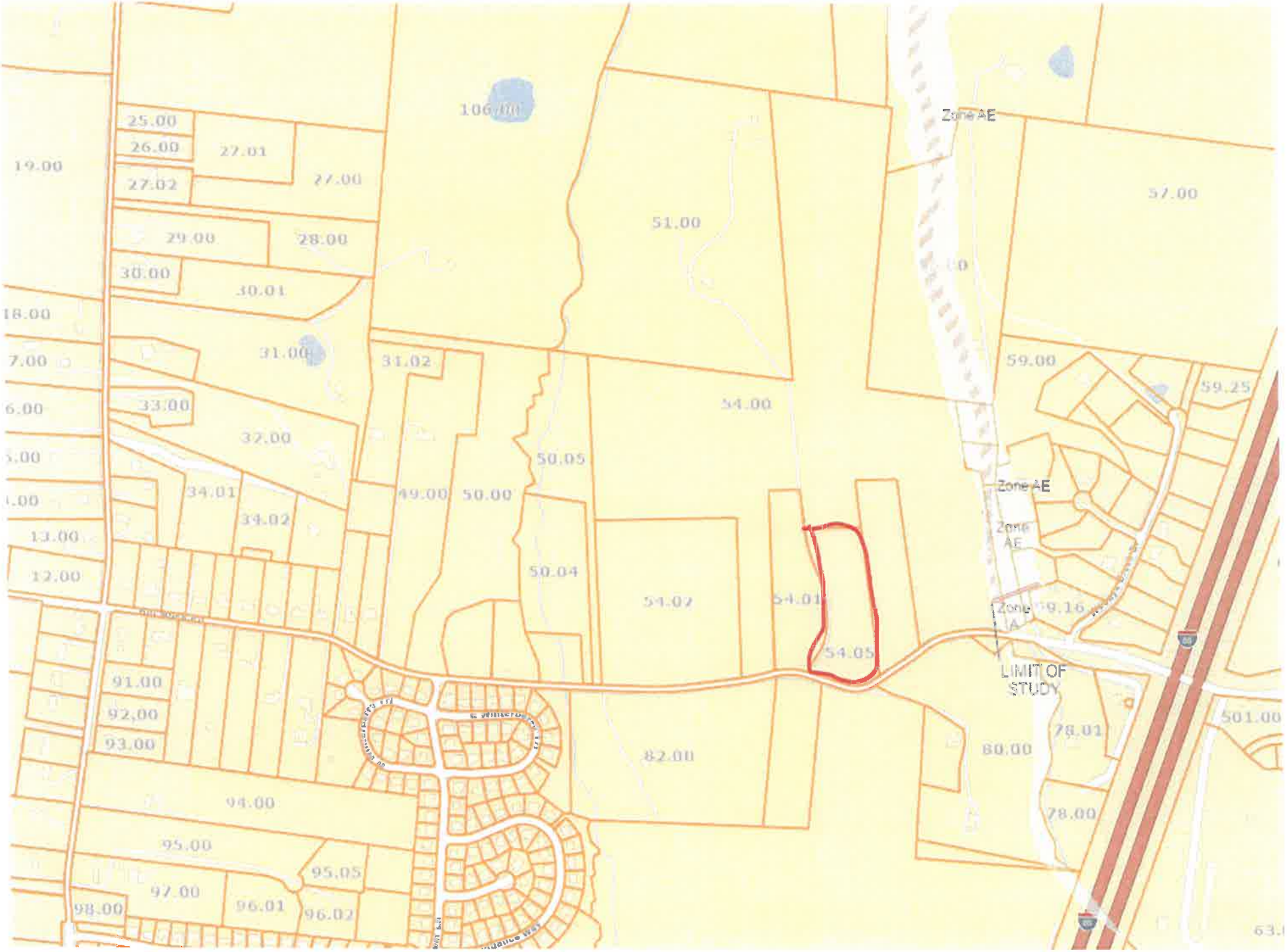
0 200 400 600

SURVEY FOR
WOLFE MOUNTAIN, LLC
JIMMY & KIMBERLY WOLFE

SCALE	DRAWN BY	APPROVED	DATE
1" = 200'	A.T.B.	A.T.B.	10/31/24

11TH CIVIL DISTRICT
ROBERTSON COUNTY
TENNESSEE

DRAWING NO. 85BILLMO


106.00
Zone AE
19.00
25.00
26.00
27.02
27.01
27.00
29.00
28.00
30.00
30.01
51.00
57.00
18.00
7.00
31.00
31.02
59.00
59.25
6.00
33.00
32.00
54.00
50.05
34.01
34.02
49.00
50.00
Zone AE
Zone AE
13.00
12.00
50.04
54.02
54.01
59.16
Zone A
54.05
LIMIT OF STUDY
91.00
92.00
93.00
82.00
80.00
78.01
501.00
94.00
95.00
78.00
95.05
97.00
98.00
96.01
96.02

Hunter Mantooth

To: Hunter Mantooth
Subject: RE: [EXTERNAL]Fwd: Traffic Assessments - Bill Moss Rd. - Robertson County, TN

Canaan Russell (54.05); Russell Tracts 1-3 (54.02)

- For both Russell submittals, the general and overall content of the traffic assessment (as prepared and sealed by John Zachary Wilkinson) contains expected information. Preparation and confirmation of trip generation (using ITE resources) is consistent with typical procedures. We do advise that fractional trips resulting from trip generation calculations be rounded to the nearest whole number. The review addresses and discusses intersection sight distances related to the proposed access driveways. Future reviews of site plan submittals by county officials should confirm that the applicant's design implements the recommended driveway placement and vegetation management as discussed in the study.

- Review had some confusion in references made to the tracts and land being considered. For the Tract 5 submittal, the traffic assessment's opening paragraph references parcel 54.05 and Tract 5. However, the exhibit on page 5 of the study red lines parcel 54.02. Similarly, for the assessment regarding Tracts 1-3, the introduction mentioned parcels 54.00 and 54.02, but Tract 54.05 is red highlighted in its exhibit. This may be a result of my unfamiliarity with the project - but caused some uncertainty on my part. Regardless, this should be confirmed by the applicant.

- The proposed driveway spacing and arrangement should be monitored and reviewed. It is unclear if the Tract 5 proposal intends to utilize a single driveway for both proposed dwelling units or if the dwellings will be served by separate driveway accesses to Bill Moss Rd. Appropriate driveway spacing should be maintained between adjacent properties. We recommend a site plan showing the orientation of the dwelling units and locations of the driveway(s) always be provided with the traffic assessment. Submittals should provide information as to how proposed driveways connect to the public street and to allow discernment if shared driveways are being proposed for multiple units.

- Of most interest in our review, we noted that the traffic assessment approaches its traffic studies in "piecemeal" fashion. One submittal involves Tract 5 (two proposed homesites) and the other submittal concerns Tracts 1-3 (seven total proposed homesites). However, review noted a total of 13 tracts depicted on the plat (property map) - of unknown possible future development size. This information suggests that there may be additional development proposals to come for the property. Typical practice and recommended methodology would have the applicant prepare one traffic assessment based on the property's full development potential (meaning all currently know tracts that could be developed). Conducting traffic assessments on a tract-by-tract basis is not desirable as the study would likely not capture (recognize) the cumulative impact of what could be developed over time. Said another way.....conducting a traffic assessment one tract at a time may not yield the same results, compared to assessing the entire development potential as part of one evaluation. We would advise that full development potential

(combining all tracts) be estimated and a single traffic assessment be prepared. Please let us know if this does not make sense.

I hope this information helps. If we need to get on a call to discuss particulars, we can certianly do that at a time that is convenient for all.

Regards,
Greg

GREGORY D. JUDY, P.E., PTOE
Engineer Manager – Vice President

Neel-Schaffer, Inc.
201 E Main St, Suite 325, Murfreesboro, TN 37130
O: 615.217.0500 | D: 615.546.0722
www.neel-schaffer.com

Robertson County Planning and Zoning
Agenda Review Sheet
Amanda Harrington, Planning Advisor
Planning Commission Meeting
December 18, 2025

Applicant: Josh Russell
Surveyor: Todd Bollinger

Request: Rezone **15.03 *acres***
Tax Map 095, Parcel 054.02
from AG-2 to RP-80



Figure 1: TN Property Viewer: Tax Map 095, Parcel 054.02 In its entirety is highlighted

Property Information:

- Tax Map 095, Parcel 054.02
- Bill Moss Rd., White House
- Total lot acreage: 15.03 acres (654,706.80 sq. ft.)
- **Rezone Request: 15.03 acres. (654,706.80 sq. ft.)**

Project Narrative:

RP-80 Minimum Requirements
Minimum Lot Size: 80,000 sq. ft.
Front: 60'
Side: 25'
Rear: 35'
Min. Lot Width @ Front Bldg. Setback Line: 150'
Min Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 30%.

Robertson County 2040 Comprehensive Plan: The plan designates this area as "Employment Center". The Employment Center land use category is similar to the general urban area but encompasses areas with the greatest potential for locating employment opportunities.

- **Location of Employment Centers**. Areas identified as Employment Center include the Springfield Industrial Park, the proposed Red River Preserve, and the area around the Springfield/Robertson County airport. The following criteria shall be used to assign new areas or expand the employment center character area.
    - The character of the Employment Center is predominantly non-residential, providing locations for professional or industrial nodes and retail and service support to the community as a whole. Therefore, the area shall be served by high-capacity transportation systems.
    - Because Employment Center lands are served by high-capacity transportation systems, development in this category can support a substantial regional commercial center.

  - The more intensive development within Employment Center areas shall be located where infrastructure includes central water and sewer systems, stormwater management systems, and major paved public streets or highways.
  - Designation of new Employment Center lands should only be allowed if adjacent to other employment center lands, unless justification for establishing new employment centers, at an appropriate scale to serve the community, can be demonstrated.
  - Direct access to collectors or arterial roads shall be required for high-density residential development, unless located within a mixed-use development.
- **Employment Center Uses**. Uses allowed within this category include multiple types of land uses, such as commercial, office, institutional, multi-family, duplexes, attached single-family, etc. Industrial uses will also be allowed in this category if they are large enough in size and scope to be properly buffered and designed to minimize impacts and maximize compatibility. Single-family uses are permitted; however, multi-family and workforce housing are encouraged as they can directly benefit from nearby economic opportunities.

Discussion: The applicant wishes to rezone 15.03 acres to divide the property. Several different zones surround the subject property and is across the street from the City of White House property. *Please see Exhibit 1 for excerpts from the Robertson County Zoning Map and Comprehensive Plan.*

While the Comprehensive Plan calls for this area to maintain "Employment Center" zoning, the Employment Center designation does include single-family housing, which is the applicant's stated intent for future development. The property appears to be located at the boundary between "Conservation" and "Employment Center" on the County Comprehensive Land Use map.

Staff recommends approval.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map





New Business: E

Staff Comments
December 2025
Amanda Harrington, Planning Advisor

Request: Final Plat Approval for Red River IV, LLC Property
Property: Tax Map 029, Parcel 024.00
Zoning: AG-2



The purpose of this plat is to create twelve (12) independent lots of record. The plat was reviewed using the Final Plat Checklist in the Robertson County Subdivision Regulations, Article 5, Section 5-104.4, Final Plat Features.

1. Please indicate the name of any existing and/or proposed roads.

Recommendation: Staff recommends the conditional approval of this plat, subject to the resolution of the items above to staff satisfaction.

** END COMMENTS **

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

December 9, 2025

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

RE: Review of Revised Red River IV, LLC Property Final Plat

Dear Traye:

I have reviewed the referenced revised final plat that I received on December 8, 2025 for the December 18, 2025 Planning Commission meeting. All of my previous comments have been addressed.

Only a very cursory review has been performed of these documents in order to get an overall sense of general compliance with the surveying and engineering requirements contained in the Robertson County Subdivision Regulations. No planning related review was performed. This review is not intended as a check of accuracy of the documents or compliance with other state or federal laws and regulations, including Erosion Protection and Sediment Control or water quality design that was not reviewed by me but is to be reviewed by TDEC. No liability for the correctness or completeness of design or surveying performed by others is assumed by me or Robertson County by my review of these documents.

Please contact me if you have any questions or comments. Thank you for the opportunity to serve you.

Sincerely,

Rick Mayo, PE, RLS

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

Application for Plat Approval

Type of Plat (Please Circle One): *Sketch Plat* *Preliminary Plat* *Final Plat*

Property Information:

1. Current Zoning of Property: AG-2
2. Physical Address of Property: Sturgeon Creek Road in Robertson County, TN 38032
3. Tax Map & Parcel Number: Tax Parcel 029 024.00
4. Size of Property (square feet or acres): 170.40 +/- acres (refer to plat)

5. **Owner of Record Information**
   Name: Red River IV, LLC (Cardon Smith)
   Mailing Address (No P.O. Boxes, please): 1412 East Main Street, Chattanooga, TN 37404
   Email:
   Telephone Number:

6. **Owner's Representative Information (Surveyor, Self, Engineer, etc.)**
   Name: Gary O'Brien
   Name of Firm: LaBella Associates
   Mailing Address (No P.O. Boxes, please): 2416 21st Avenue South, Suite 103, Nashville, TN 37212
   Email:
   Telephone Number:

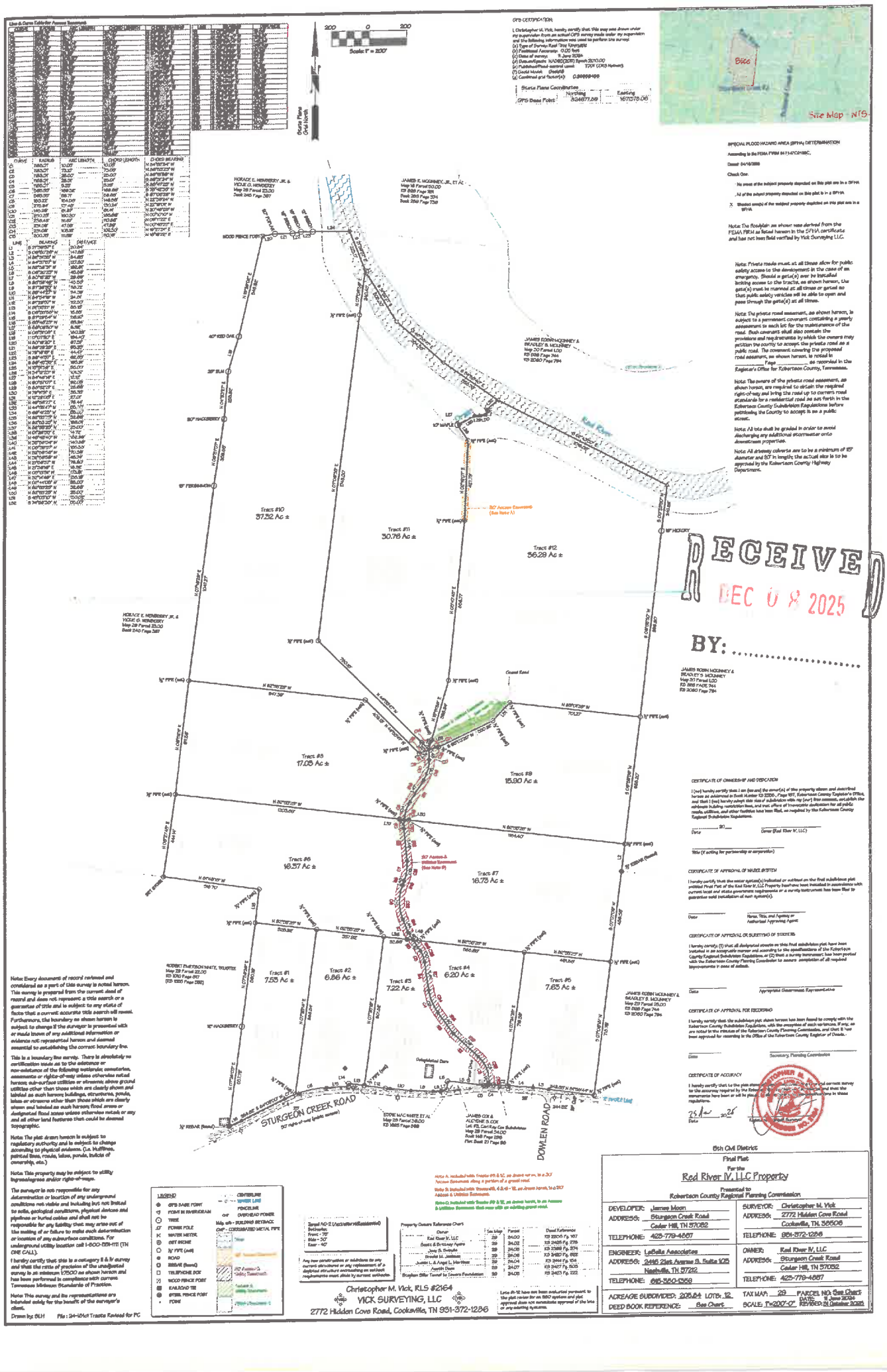
7. **Purpose of Plat:**
   Residential subdivision

SUBMITTAL REVIEW PROCEDURE:

1. Submit 1 hard copy (no smaller than 17" x 22") of the plat, this completed application, and fee payment to the Robertson County Planning & Zoning Department. **Please ensure the application is signed.** ***Attach proof of ownership of property (copy of deed is typical). Pay the review fee.***
2. Email a .PDF of the submitted plat to hmantooth@robcotn.org (Hunter Mantooth).
3. Application and plat will be reviewed, and corrective comments provided, by date listed on calendar (see attached).
4. Submit corrections by date listed on Planning Commission Submittal & Meeting Calendar
5. FINAL SUBMITTAL: Deliver one (1) folded hard copies of the corrected plat, no smaller than 17" x 22", and any supporting documentation to the Development Office before or by the final due date.
6. Email a .PDF of the corrected plat to hmantooth@robcotn.org
7. Attend the Planning Commission meeting. Be ready to present and answer questions. **Failure to appear at the Planning Commission meeting may result in the denial of the application.**

Owner's Signature & DATE

Gary W. O'B. 11/6/2025
Owner's Representative Signature & DATE



Final Plat

For the

Red River IV, LLC Property

Presented to

Robertson County Regional Planning Commission

6th Civil District

DEVELOPER: James Moon	SURVEYOR: Christopher M. Vick
ADDRESS: Sturgeon Creek Road	ADDRESS: 2772 Hidden Cove Road
Cedar Hill, TN 37032	Cookeville, TN 38506
TELEPHONE: 423-779-4687	TELEPHONE: 931-372-1256
ENGINEER: LaSalle Associates	OWNER: Red River IV, LLC
ADDRESS: 2440 21st Avenue S. Suite 105	ADDRESS: Sturgeon Creek Road
Nashville, TN 37212	Cedar Hill, TN 37032
TELEPHONE: 615-320-1358	TELEPHONE: 423-779-4687
ACREAGE SUBDIVIDED: 205.24 LOTS: 12	TAX MAP: 29 PARCEL NO: See Chart
DEED BOOK REFERENCE: See Chart	DATE: 11 June 2024 REVISED: 01 October 2025
	SCALE: 1"=200'-0"

Christopher M. Vick, RLS #2164
VICK SURVEYING, LLC
2772 Hidden Cove Road, Cookeville, TN 931-372-1256