MEMORANDUM

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

TO: Planning Commission Members
FROM: Planning Staff
DATE: February 20, 2025

The Robertson County Planning Commission will hold its monthly meeting on **Thursday February 27, 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. Election of Officers: Elect Chairman, Vice Chairman and Secretary for the year.
3. Comments from Citizens: Persons wishing to speak for or against any item must sign the log sheet prior to the meeting.
4. Announcements: Rezonings from this agenda will be heard at the next County Commission meeting on March 24, 2025.
5. Approval of Minutes: Approval of Minutes of January 23, 2025, meeting.
6. Old Business: None
7. New Business:

   A. **Opal Carlisle:** Rezone Request for 2.00 acres of the 12.59 surveyed acres of property located at 3909 Edd Ross Rd., Cedar Hill. Tax Map 076, Part of Parcel 039.00 from AG-2 to R-40 (7th Voting District). Represented by Steve Artz, Steven E Artz and Associates.

   B. **Kwanna Gregory:** Rezone Request for 2.03 acres of the 3.41 surveyed acres of property located at 4815 Hwy 31 W., Cottontown. Tax Map 062, Part of Parcel 111.00 from AG-2 to R-40 (1st Voting District). Represented by Steve Artz, Steven E Artz and Associates.

   C. **Kwanna Gregory**: Rezone Request for 1.38 acres of the 3.41 surveyed acres of property located at 4815 Hwy 31 W., Cottontown. Tax Map 062, Part of Parcel 111.00 from AG-2 to C-1 (1st Voting District). Represented by Steve Artz, Steven E Artz and Associates.

D. **Kitty Waggoner, Executor:** Rezone Request for 19.92 acres of property located at 6841 Hwy 41 N., Cedar Hill. Tax Map 054, Parcel 013.00 from AG-2 to R-20 (7th Voting District). Represented by Nettie Boyle, PE, CSR Engineering.

E. Reports from Staff: None

F. Adjourn

The Robertson County Planning Commission met on January 23, 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	William Henry	Hunter Mantooth
Allan Heard	Jeremiah Pierce	Pam Groves
Charles "Gene" Federman	Cheryl Elliott	Amanda Harrington
Bill Jones	Danny Borthick – resigned in December	
Jeremy Stinson		

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

Roll Call was completed by Hunter Mantooth. Five members were present, and William Henry, Jeremiah Pierce, Cheryl Elliott and Danny Borthick were absent.

Announcements: Chairman Bill Jones announced that the zoning from this agenda will be heard at the County Commission on February 24, 2025. Any citizens wishing to speak for or against any items on the agenda will need to sign in on the sheet provided. Five citizens signed up to speak.

Motion to approve Minutes from previous meeting of December 19, 2024, made by Alan Heard with a second by Eric Thompson.
Motion passed unanimously 5 – 0.

1. Old Business: None

2. New Business:

   A. **Clarion Homes:** Rezone Request for 39.30 acres of property located on Horseshoe Road, Cross Plains. Tax Map 085, 096.00 from AG-2 to R-30 (3rd Voting District). Represented by Andy Leath, GreenLID Design.
   Andy Leath and Johnny Johnson presented and answered questions. Five people signed up to speak on this matter. Several commissioners asked questions, and they were answered.

   Motion to recommend was made by Gene Federman with a second from Jeremy Stinson.
   Motion passed 3 - 2. Allan Heard and Eric Thompson voted against.

   B. **Jacob Fann & Morgan Baggett, Trustees: Gina Zylstra, Jim Baggett, Christy Baggett:** Final Plat approval for B-Acres located at 3211 Will Head Rd. and on Burgess Gower Rd. Cedar Hill. Tax Map 099, Parcels 094.00 & 094.04 (11th Voting District). Represented by Nettie Boyle, PE, CSR Engineering.
   Nettie Boyle was there to present and answer questions. No one signed up to speak on this matter and no questions from the board.

   Motion to approve was made by Allan Heard with a second from Gene Federman.
   Motion passed unanimously 5 - 0.

C. **Glover Hills:** Final Plat for Phase 3, located on Kara's Way, Springfield, TN. Tax Map 101, Parcel 116.00 (10th Voting District). Represented by Engineer, Phillip Casterline and Surveyor, Christopher Clay.
Nettie Boyle was there to present and answer questions. No one signed up to speak on this matter and no questions from the board.

Motion to approve was made by Gene Federman with a second from Jeremy Stinson.
Motion passes unanimously 5- 0.

Reports from Staff: Hunter addressed the board to let them know that Bill Jones, Allan Heard and Danny Borthick would be leaving the board. New members will be presented to the County Commission on 1.27.25. She also let the board know that we would be electing officers at the beginning of next month's meeting and that Gene Federman would open the meeting for elections and then the new chairman would take over.
Bill Jones addressed the board to give his appreciation for the last 20 plus years and looks forward to the board being successful.

A motion to adjourn made by Jeremy Stinson with a second by Eric Thompson.
Motion passed unanimously 5-0 and the meeting was adjourned at 7:40 pm.

Respectfully submitted,

Gene Federman

Gene Federman, Secretary

New Business: A

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

Application for Rezoning

Applicant Information:

Name: Opal Carlisle
Mailing Address: 3909 Edd Ross Rd. Cedar Hill, TN 37032
Email:
Telephone Number: Brian Gainous 615-415-5607

Applicant's Representative Information:

Name: Steve Artz
Name of Firm: Steven E. Artz and Assoc.
Mailing Address: P.O Box 923, Springfield TN 37172
Email: artz.steve@gmail.com
Telephone Number: 615-382-0481

Property Information:

Owner (if not applicant provide letter giving applicate permission): Opal Carlisle
Physical Address: 3909 Edd Ross Rd, Cedar Hill TN 37032
Tax Map and Parcel Number: Map 76 parcel 39
Current Zoning Designation: AG-2
Requested Zoning Designation: R40

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

Purpose of rezoning request:

See attached letter.

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.

12/2/24
Owner of Record Signature & DATE

12/2/24
Applicant's Signature & DATE

September 9, 2024

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

Re: Request for Re-Zoning of Property

Dear Planning Commission Members,

The purpose of this letter is to request the rezoning of property. The subject property may be found on Tax Map 76, part of Parcel 39, in the Tax Assessor's Office for Robertson County, Tennessee. The property has road frontage on Edd Ross Road, in the 7th Civil District, 7th Voting District.

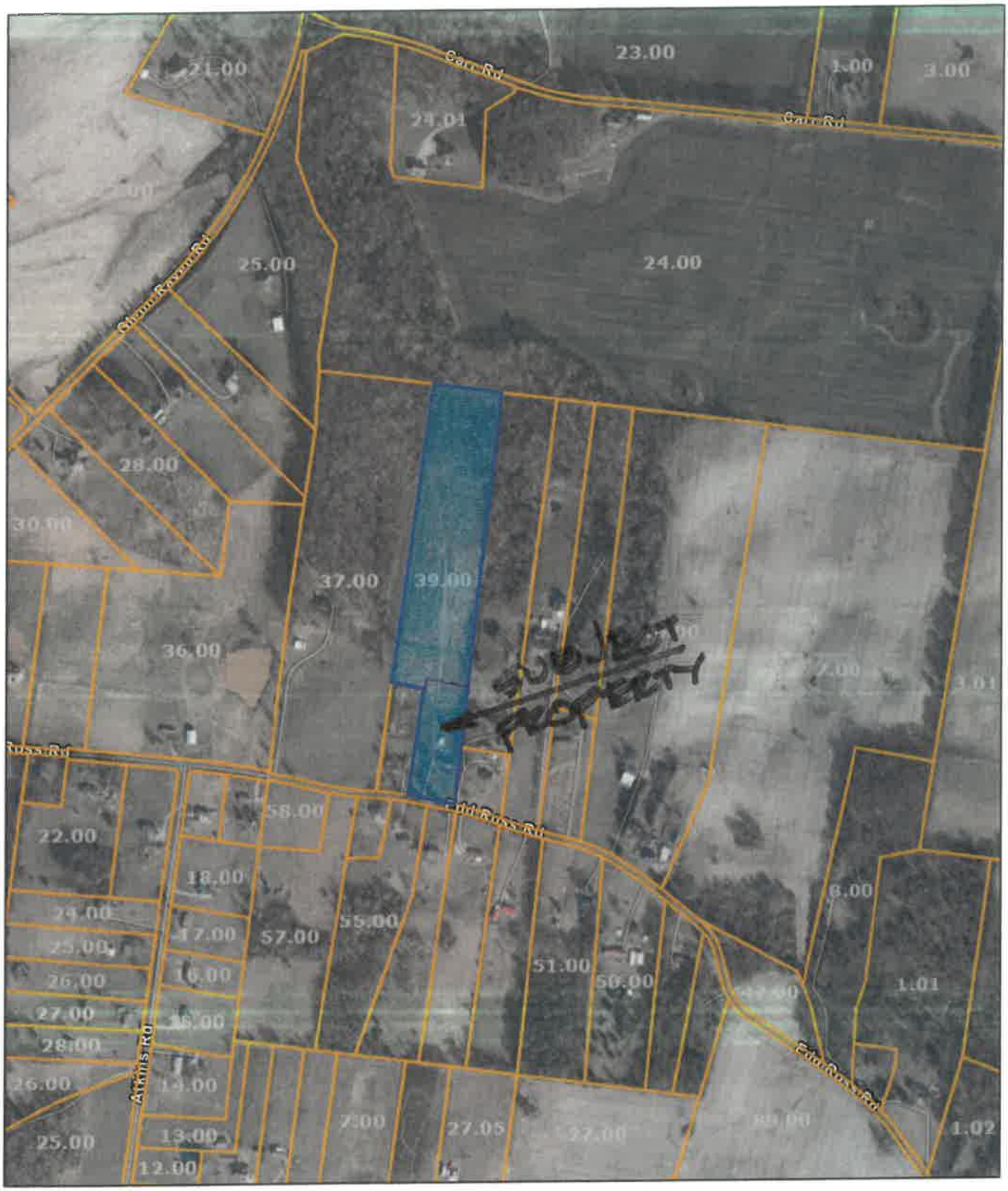
The property is currently zoned, 'AG-2'. We are wishing to create a 2.00 acre lot around the existing house, however, due to the existing lot width we are requesting the property be rezoned to 'R40'. We understand that if the rezoning is granted, we must then submit a Final Plat for approval to the appropriate governing authorities prior to recording.

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

Sincerely,

Opal Carlisle
3909 Edd Ross Road
Cedar Hill, TN. 37032
Contact: Brian Gainous
(615) 415-5607

Robertson County - Parcel: 076 039.00



Date: September 10, 2024

County: Robertson
Owner: CARLISLE OPAL ETAL
Address: EDD ROSS RD 3909
Parcel Number: 076 039.00
Deeded Acreage: 0
Calculated Acreage: 13
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2023

1:9,028

0 0.05 0.1 0.2 mi

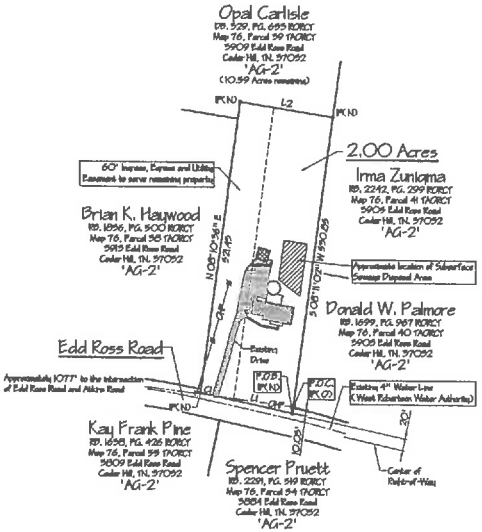
0 0.1 0.2 0.4 km

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

Curve Table						
NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	00°45'17"	2020.00	13.31	26.61	N 78°06'51" W	26.61

Line Table		
NUMBER	DIRECTION	DISTANCE
L1	N 77°49'52" W	159.93
L2	S 68°02'50" E	169.28



Deed North

Bearing Basis Per Deed, Plotted, and Future

100 50 0 100 200

Scale In Feet
1"=100'

Surveyor's Notes:

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

Opal Carlisle
Owner
5909 Edd Ross Road
Cedar Hill, TN. 37032
Cedarhill Brian Cassie
(615) 415-5607

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

Civil File No. 2403345
Const. File No. 2306661

CALL BEFORE YOU DIG
811 CALL 811 BATCHWISE
Three whole tickets. One before you dig.

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

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

STEVEN E. ARTZ
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1708

Property Address:
5909 Edd Ross Road
Cedar Hill, TN. 37032

Deed Reference:
Deed Book 529, Page 699 ROROCT
Map 76, part of Parcel 59 TAOROCT

Rezoning Request For
Opal Carlisle
7th Civil District
Robertson County, Tennessee

Revisions			
Number	Date	By	Comment

Drawn By SEA
Checked By JMM
Proj. No. 240134
Date 9/9/24

Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 939 Brentwood, TN. 37027
web: stevenartzassoc.com
(615) 383-0418

RZ1
Sheet Number

Steven E. Artz and Associates, Inc.

Surveyor's Description
September 9, 2024

The following paragraph describes a tract of land in the 7th Civil District of Robertson County, Tennessee, said tract being a portion of that property which was conveyed to Opal Carlisle and Melissa Crain, by Allison H. Holman, et vir, in a deed of record in Deed Book 329, Page 653, Register's Office for Robertson County, Tennessee, (RORCT).

2.00 Acres to be rezoned

Beginning at an iron pin (new), in the northerly margin of Edd Ross Road, said iron pin being located from an iron pin (old), in the northerly margin of said road, the southwest corner of a tract of land which belongs to Donald W. Palmore, having a deed reference in Record Book 1699, Page 967, RORCT,
S 08°11'02" W, 10.03 feet, **to the point of beginning,** the southeast corner of this tract and continuing with the northerly margin of said road, as follows:
N 77°43'52" W, 139.53 feet;
thence with a curve to the left, having a radius of 2020.00 feet, an arc distance of 26.61 feet, and a chord bearing and distance of N 78°06'31" W, 26.61 feet to an iron pin (new), in the northerly margin of Edd Ross Road;
thence, N 08°10'36" E, passing the southeast corner of a tract of land which belongs to Brian K. Haywood, having a deed reference in Record Book 1836, Page 500, RORCT, and continuing on passing the northeast corner of said tract of land which belongs to Brian K. Haywood, and continuing on with a new line, in all 521.43 feet to an iron pin (new);
thence with a new line, S 81°02'30" E, 165.81 feet to an iron pin (new), in the westerly margin of a tract of land which belongs to Irma Zunigma, having a deed reference in Record Book 2242, Page 299, RORCT;
thence, S 08°11'02" W, passing a common corner of said tract of land which belongs to Irma Zunigma, and said tract of land which belongs to Donald W. Palmore, and continuing passing the previously mentioned southwest corner of said tract of land which belongs to Donald W. Palmore, and continuing on in all, 530.85 feet, to the point of beginning, containing **2.00 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 9, 2024.

The above described tract of land may be found on Tax Map 76, part of Parcel 39, in the Tax Assessor's Office for Robertson County, Tennessee.

File: Steve\240134LRZ

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

West Robertson Water Authority

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

September 19, 2024

To Whom It May Concern:

This letter, requested by Brian Gainous regarding property located at 3909 Edd Ross Rd , Cedar Hill, Tennessee.

This property is in the jurisdiction of the West Robertson Water Authority (WRWA) and can be serviced by our water system. The WRWA has approved this property for two residential water taps with the meters to be installed within the boundaries of this property.

This letter is to serve as a guarantee of availability of water services for the property in question. This guarantee is good for one year from the date of this letter. If you need any further information, please feel free to email me at walker@wrwatn.com or call at the number listed above.

Sincerely,

Jay Walker
Superintendent
West Robertson Water Authority

Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
February 27, 2025
Amanda Harrington, Planning Advisor

Applicant: Opal Carlisle
Representative: Steve Artz

Request: Rezone ***2.00 acres*** of the 12.59 surveyed Acres, Tax Map 076, Part of Parcel 039.00 from AG-2 to R-40



Figure 1: TN Property Viewer: Tax Map 076, Part of Parcel 039.00 in its entirety is highlighted

Property Information:

- Tax Map 076, Part of Parcel 039.00
- 3909 Edd Ross Rd., Cedar Hill
- Total lot acreage: 12.59 surveyed acres (548,420.40 sq. ft.)
- **Rezone Request: 2.00 acres (87,120 sq. ft.)**

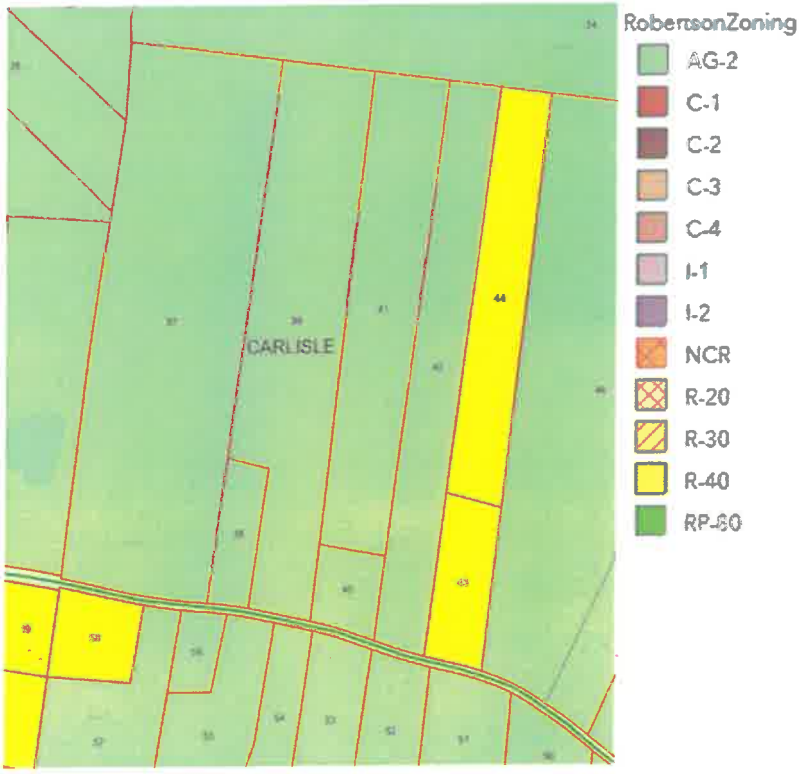
Project Narrative:
R-40 Minimum Requirements
***Minimum Lot Size**: 40,000 sq. ft.*
***Front**: 50'*
***Side**: 20'*
Rear: 30'
Min. Lot Width @ Front Bldg. Setback Line: 150'
Min Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 40%.

Discussion & Observations:
The Robertson County Land Use Map identifies this area as "Rural." The types of uses in Rural Areas range from "Agrarian and rural type uses ranging from open space to agriculture, homesteads associated with agricultural uses and agriculture service businesses are encouraged within this category." Due to lot width, the applicant wishes to rezone 2.00 acres of the 12.59 surveyed acres to R-40, intending to create a 2.00-acre lot around the existing house. The subject property has AG-2 and R-40 zones in the immediate vicinity with varying lot sizes. Several surrounding AG-2 lots are nonconforming and would be considered R-40 by today's zoning regulations. Furthermore, The applicant's request to rezone R-40 appears to be dimensionally appropriate. Staff recommends approval.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map and Robertson County Land Use Map





Rural.

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

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

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

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

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: KWANNA SHANTA GREGORY
Mailing Address: 4846 SOUTH OLD HWY. 31-W COTTONTOWN, TN. 37048
Email: KWANNASHANTA@GMAIL.COM
Telephone Number: WILLIAM THOMERSON - 615-693-9392

Applicant's Representative Information:

Name: STEVE ARTZ
Name of Firm: STEVEN E. ARTZ & ASSOCIATES INC.
Mailing Address: 4800 HWY. 431 NORTH SPRINGFIELD, TN. 37172
Email: artz.steve@gmail.com
Telephone Number: 615. 382-0481

Property Information:

Owner (if not applicant provide letter giving applicate permission): KWANNA SHANTA GREGORY
Physical Address: 4815 HWY. 31-W COTTONTOWN, TN. 37048
Tax Map and Parcel Number: MAP 62, PART OF PARCEL 111
Current Zoning Designation: 'AG-2'
Requested Zoning Designation: 'R40'

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

Purpose of rezoning request:

WE ARE WISHING TO DIVIDE THIS TRACT INTO 2 LOTS. ONE LOT WITH THE EXISTING HOUSE & CREATE ONE LOT FOR THE CONSTRUCTION OF A NEW HOME.

SUBMITTAL REVIEW PROCEDURE:

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

Owner of Record Signature & DATE 1/3/25

Applicant's Signature & DATE

Robertson County - Parcel: 062 111.00



Date: December 18, 2024

County: ROBERTSON
Owner: GREGORY KWANNA SHANTA
Address: HWY 31W 4815
Parcel ID: 062 111.00
Deeded Acreage: 0
Calculated Acreage: 3.3
Vexcel Imagery Date: 2023

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

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

Curve Table						
NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	02°17'05"	3525.00	66.29	132.56	N 30°07'24" E	132.55

Line Table		
NUMBER	DIRECTION	DISTANCE
L1	S 25°22'04" W	155.15
L2	N 78°16'24" W	91.77
L3	N 24°31'20" E	6.21
L4	N 85°48'05" W	164.85
L5	N 31°15'55" E	75.25

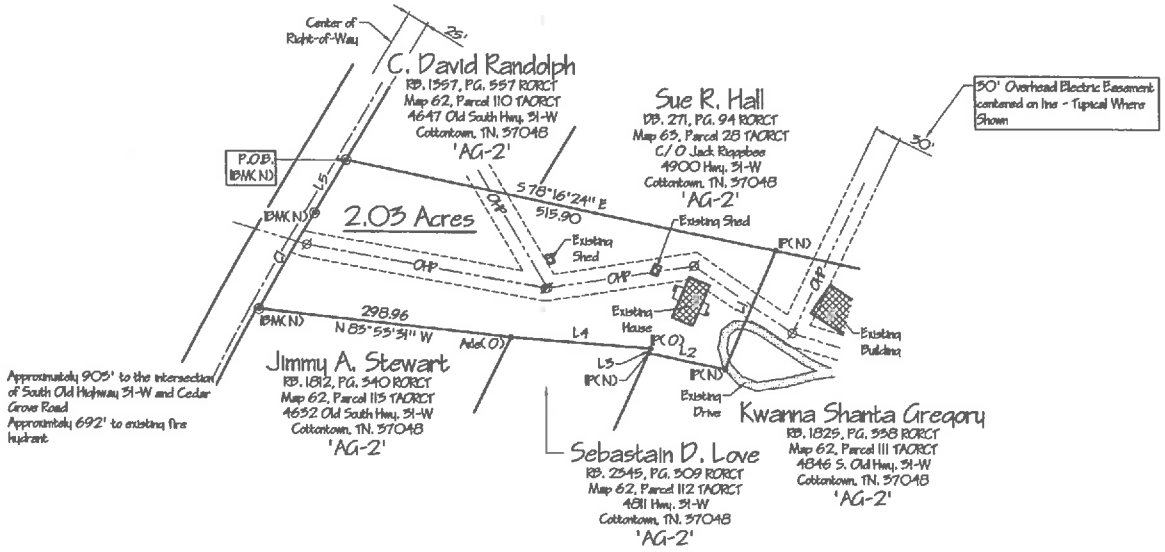
Bearing Basis Note:
Bearings shown hereon are based on the Tennessee State Plane Coordinate System of 1983, Two (2) control points were established using a Carlson BRX7O Dual Frequency Receiver on August 28, 2024. The grid coordinates of the control points were derived using the TDOT Real-Time Kinematic Network, TDOT District 32 CORS ARP. PID = DJ9552, Latitude: 36°25'48.56199" N, Longitude: 86°24'19.67565" W Referenced to NAD83 (2011) (EPOCH 2010). GEOID 12B.

TSPCS Grid North (NAD83)

Scale In Feet
1"=100'

Surveyor's Notes:

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



Legend
P.O.B. Point of Beginning
IP(O) Iron Pin (Old)
IP(N) Iron Pin (New)
IBMK(N) Iron Bar Monument (New)
Ade(O) Axle (Old)
Ø Power Pole
—OHP— Overhead Power Line
L1 Refer to Line Table Shown Hereon for Data
C1 Refer to Curve Table Shown Hereon for Data

Kwanna Shanta Gregory
Owner
4846 South Old Hwy. 31-W
Cottontown, TN. 37048
Contact: William Thomerson
(615) 695-9592

Cad File No. 24022575
Coord. File No. 24022576

Property Address:
4815 Hwy. 31-W
Cottontown, TN. 37048

Deed Reference:
Record Book 1829, Page 358 RORCT
Map 62, part of Parcel 112 TAORCT

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

Present Zoning Classification-'AG-2'
Proposed Zoning Classification-'R40'

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

STEVEN E. ARTZ
TENNESSEE No. 1708

Revisions			
Number	Date	By	Comment

Drawn By SEA
Checked By DMB
Proj. No. 240297
Date 12/16/24

Rezoning Request For
Kwanna Shanta Gregory
15th Civil District
Robertson County, Tennessee

Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 925 Springfield, TN. 37172
email: artz.steve@gmail.com
(615) 382-0401

RZ1
Sheet Number

Steven E. Artz and Associates, Inc.

Surveyor's Description
December 18, 2024

The following paragraphs describe a tract of land in the 15th Civil District of Robertson County, Tennessee, said tract being a portion of that property conveyed to Kwanna Shanta Gregory, by Diana Hopkins McGuire, in a deed of record which is recorded in Record Book 1825, Page 338, Register's Office for Robertson County, Tennessee, RORCT.

2.03 Acres to be rezoned ('AG-2' to 'R40')

Beginning at an iron bar monument (new), in the easterly margin of South Old Highway 31-W, the southwest corner of a tract of land which belongs to David C. Randolph, having a deed reference in Record Book 1357, Page 557, RORCT, the northwest corner of this tract and continuing, as follows:
S 78°16'24" E, passing a common corner of said tract of land which belongs to David C. Randolph, and a tract of land which belongs to Sue R. Hall, having a deed reference in Deed Book 271, Page 94, RORCT, and continuing on in all, 515.90 feet to an iron pin (new), in the southerly boundary of said tract of land which belongs to Sue R. Hall;
thence with a new line, as follows:
S 23°22'04" W, 153.15 feet to an iron pin (new);
thence, N 78°16'24" W, 91.77 feet to an iron pin (new), in the easterly boundary of a tract of land which belongs to Sebastian D. Love, having a deed reference in Record Book 2345, Page 309, RORCT;
thence with the boundary of said tract of land which belongs to Sebastian D. Love, as follows:
N 24°31'02" E, 6.21 feet to an iron pin (old);
thence, N 85°48'03" W, 164.83 feet to an axle (old), a common corner of said tract of land which belongs to Sebastian D. Love, and a tract of land which belongs to Jimmy A. Stewart, having a deed reference in Record Book 1812, Page 340, RORCT;
thence, N 83°53'31" W, 298.96 feet to an iron bar monument (new), in the easterly margin of South Old Highway 31-W, in the northerly boundary of said tract of land which belongs to Jimmy A. Stewart;
thence with the easterly margin of South Old Highway 31-W, as follows:
with a curve to the right, having a radius of 3325.00 feet, an arc distance of 132.56 feet, and a chord bearing and distance of N 30°07'24" E, 132.55 feet to an iron bar monument (new);
thence, N 31°15'55" E, 73.25 feet, to the point of beginning, containing **2.03 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 December 17, 2024.

The above described tract of land is subject to two (2) Overhead Electric easements, as shown on the plat this survey.

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

The above described tract of land and easement may be found on Tax Map 62, Parcel 112, in the Tax Assessor's Office for Robertson County, Tennessee.

File: Steve\240237L

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

WHITE HOUSE UTILITY DISTRICT
P.O.BOX608, 3303HIGHWAY31-W—WHITEHOUSE, TENNESSEE37188
TELEPHONE (615) 672-4110 — FAX (615)672-8098

June 11, 2024

Mr. William Thomerson
4846 S Old Highway 31 W
Cottontown, TN 37048

RE: Water Availability for 4815 Highway 31 W
Robertson County, Tax Map 062 Parcel 111.00
Cottontown, TN

Dear Mr. Thomerson,

This letter will confirm White House Utility District can provide three additional domestic water services for the property mentioned above as long as each new lot fronts Highway 31W, S Old Highway 31W or has an easement dedicated for the water service line to lie within. We understand you intend to alter an existing parcel such that four residential lots will result. There is currently one existing water tap associated with the property.

WHUD's existing twelve-inch water main located on the northwest side of Highway 31W or the existing six-inch water main located on the southeast side of S Old Highway 31W can provide domestic water flow for this project. No fire sprinkler flows, fire hydrant flows, commercial flows, or irrigation flows have been requested.

A water facilities fee of $467 per new lot will need to be paid to WHUD before we will release a signed plat or before we will sell a water tap, whichever comes first. Standard water tap fees will be due at the time service is requested. WHUD's tap fee schedule is available on our web site at www.whud.org. The current tap fee for a ¾" residential tap is $2,000 with a $50 account setup fee applied to the first bill, but that is subject to change over time.

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

Please contact our Engineering Department at 615-672-4110 ext. 262 if you have any questions.

Sincerely,

Pat Harrell, PE
District Engineer

Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
February 27, 2025
Amanda Harrington, Planning Advisor

Applicant: Kwanna Shanta Gregory
Representative: Steve Artz

Request: Rezone ***2.03 acres*** of the 3.41 surveyed Acres, Tax Map 062, Part of Parcel 111.00 from AG-2 to R-40



Figure 1: TN Property Viewer: Tax Map 062, Part of Parcel 111.00 in its entirety is highlighted

Property Information:

- Tax Map 062, Part of Parcel 111.00
- 4815 Hwy 31 W., Cottontown
- Total lot acreage: 3.41 surveyed acres (148,539.60 sq. ft.)
- **Rezone Request: 2.03 acres (88,426.80 sq. ft.)**

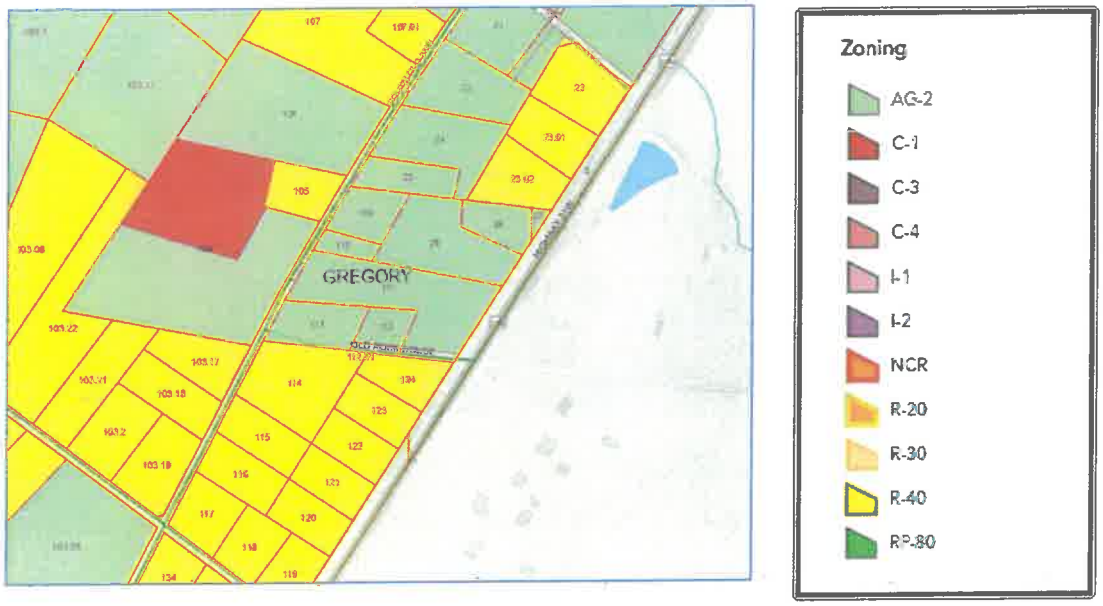
Project Narrative:
R-40 Minimum Requirements
***Minimum Lot Size**: 40,000 sq. ft.*
***Front**: 50'*
***Side**: 20'*
Rear: 30'
Min. Lot Width Front Bldg. Setback Line: 150'
Min Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 40%.

Discussion & Observations:
The applicant wishes to rezone 2.03 *acres* of the 3.41 surveyed acres to R-40. The subject property has AG-2 and R-40 zones in the immediate vicinity with varying lot sizes. Several surrounding AG-2 lots are nonconforming and would be considered R-40 by today's zoning regulations. The zoning map excerpt (Exhibit 1) demonstrates significant areas of R-40 zoned property near and adjacent to the subject property. The applicant's request to rezone to R-40 appears to be dimensionally appropriate. The Land Use Plan intends for this area to remain rural, with intended uses being primarily residential in nature. The applicant's stated intent post-rezoning is subdividing the property into two independent lots of record for the purpose of constructing one single-family residence and maintaining the existing home on-site. Staff recommends this application positively to the County Legislative Body.

**** END COMMENTS****

Exhibit 1

Austin Peay University Zoning Map & Robertson County Land Use Map





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

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

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

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: KWANNA SHANTA GREGORY
Mailing Address: 4846 SOUTH OLD HWY. 31-W COTTONTOWN, TN. 37048
Email: KWANNASHANTA@ME.COM
Telephone Number: WILLIAM THOMERSON - 615-693-9392

Applicant's Representative Information:

Name: STEVE ARTZ
Name of Firm: STEVEN E. ARTZ & ASSOCIATES INC.
Mailing Address: 4800 HWY. 431 NORTH SPRINGFIELD, TN. 37172
Email: artz.steve@gmail.com
Telephone Number: 615.382-0481

Property Information:

Owner (if not applicant provide letter giving applicate permission): KWANNA SHANTA GREGORY
Physical Address: 4815 HWY. 31-W COTTONTOWN, TN. 37048
Tax Map and Parcel Number: MAP 62, PART OF PARCEL 111
Current Zoning Designation: 'AG-2'
Requested Zoning Designation: 'C1'

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

Purpose of rezoning request:

WE ARE WISHING TO CREATE LOT FOR EXISTING BUILDING.

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.

1-3-25

Owner of Record Signature & DATE

Applicant's Signature & DATE

Robertson County - Parcel: 062 111.00



Date: December 18, 2024

County: ROBERTSON
Owner: GREGORY KWANNA SHANTA
Address: HWY 31W 4815
Parcel ID: 062 111.00
Deeded Acreage: 0
Calculated Acreage: 3.3
Vexcel Imagery Date: 2023

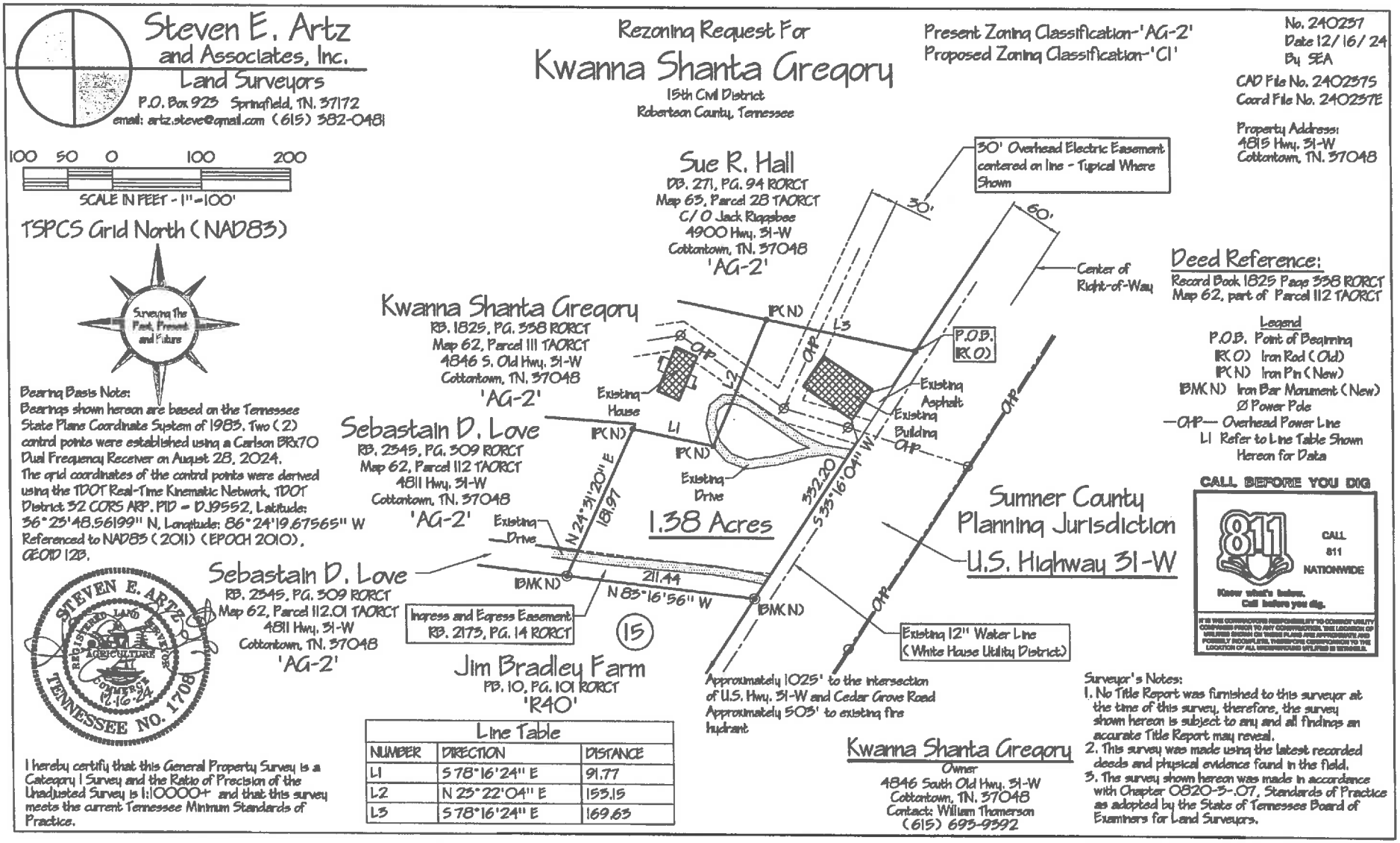
1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

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

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


Steven E. Artz
and Associates, Inc.
Land Surveyors
P.O. Box 923 Springfield, TN. 37172
email: artz.steve@gmail.com (615) 382-0481
Rezoning Request For
Kwanna Shanta Gregory
15th Civil District
Robertson County, Tennessee
Present Zoning Classification-'AG-2'
Proposed Zoning Classification-'CI'
No. 240237
Date 12/16/24
By SEA
CAD File No. 240237S
Coord File No. 240237E
Property Address:
4815 Hwy. 31-W
Cottontown, TN. 37048
100 50 0 100 200
SCALE IN FEET - 1"=100'
TSPCS Grid North (NAD83)
Surveying The Past, Present and Future
Bearing Basis Note:
Bearings shown hereon are based on the Tennessee State Plane Coordinate System of 1983. Two (2) control points were established using a Carlson BRx7O Dual Frequency Receiver on August 28, 2024. The grid coordinates of the control points were derived using the TDOT Real-Time Kinematic Network, TDOT District 32 CORS ARP. PID - DJ9552, Latitude: 36°25'48.56199" N, Longitude: 86°24'19.67565" W Referenced to NAD83 (2011) (EPOCH 2010), GEOID 12B.
STEVEN E. ARTZ REGISTERED LAND SURVEYOR AGRICULTURE TENNESSEE NO. 1708
I hereby certify that this General Property Survey is a Category I Survey and the Ratio of Precision of the Unadjusted Survey is 1:10000+ and that this survey meets the current Tennessee Minimum Standards of Practice.
Sue R. Hall
DB. 271, PG. 94 RORCT
Map 65, Parcel 2B TAORCT
C/O Jack Riggsbee
4900 Hwy. 31-W
Cottontown, TN. 37048
'AG-2'
Kwanna Shanta Gregory
RB. 1825, PG. 338 RORCT
Map 62, Parcel 111 TAORCT
4846 S. Old Hwy. 31-W
Cottontown, TN. 37048
'AG-2'
Sebastain D. Love
RB. 2545, PG. 309 RORCT
Map 62, Parcel 112 TAORCT
4811 Hwy. 31-W
Cottontown, TN. 37048
'AG-2'
Sebastain D. Love
RB. 2545, PG. 309 RORCT
Map 62, Parcel 112.01 TAORCT
4811 Hwy. 31-W
Cottontown, TN. 37048
'AG-2'
Jim Bradley Farm
PB. 10, PG. 101 RORCT
'R40'
1.38 Acres
30' Overhead Electric Easement centered on line - Typical Where Shown
30'
60'
Center of Right-of-Way
IP(N)
IPC(O)
P.O.B.
L3
L2
L1
OHP
Existing House
Existing Asphalt
Existing Building
Existing Drive
Existing Drive
N 24°31'20" E
181.97
211.44
N 85°16'56" W
S 33°16'04" W
332.20
IBM(N)
IBM(N)
Ingress and Egress Easement RB. 2173, PG. 14 RORCT
15
Existing 12" Water Line (White House Utility District)
Approximately 1025' to the intersection of U.S. Hwy. 31-W and Cedar Grove Road Approximately 505' to existing fire hydrant
Sumner County Planning Jurisdiction
U.S. Highway 31-W
Deed Reference:
Record Book 1825 Page 338 RORCT
Map 62, part of Parcel 112 TAORCT
Legend
P.O.B. Point of Beginning
IPC(O) Iron Rod (Old)
IP(N) Iron Pin (New)
IBM(N) Iron Bar Monument (New)
Ø Power Pole
—OHP— Overhead Power Line
L1 Refer to Line Table Shown Hereon for Data
CALL BEFORE YOU DIG
811 CALL 811 NATIONWIDE
Know what's below. Call before you dig.
IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE, THEREFORE COMPENSATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS REQUIRED.
Line Table
NUMBER | DIRECTION | DISTANCE
L1 | S 78°16'24" E | 91.77
L2 | N 23°22'04" E | 153.15
L3 | S 78°16'24" E | 169.63
Kwanna Shanta Gregory
Owner
4846 South Old Hwy. 31-W
Cottontown, TN. 37048
Contact: William Thomerson
(615) 693-9392
Surveyor's Notes:
1. No Title Report was furnished to this surveyor at the time of this survey, therefore, the survey shown hereon is subject to any and all findings an accurate Title Report may reveal.
2. This survey was made using the latest recorded deeds and physical evidence found in the field.
3. The survey shown hereon was made in accordance with Chapter 0820-3-.07, Standards of Practice as adopted by the State of Tennessee Board of Examiners for Land Surveyors.

Steven E. Artz and Associates, Inc.

Surveyor's Description
December 18, 2024

The following paragraphs describe a tract of land in the 15th Civil District of Robertson County, Tennessee, said tract being a portion of that property conveyed to Kwanna Shanta Gregory, by Diana Hopkins McGuire, in a deed of record which is recorded in Record Book 1825, Page 338, Register's Office for Robertson County, Tennessee, RORCT.

1.38 Acres to be rezoned ('AG-2' to 'C1')

Beginning at an iron rod (old), in the westerly margin of U.S. Highway 31-W, the southeast corner of a tract of land which belongs to Sue R. Hall, having a deed reference in Deed Book 271, Page 94, RORCT, the northeast corner of this tract and continuing, as follows:
S 33°16'04" W, 332.20 feet to an iron bar monument (new), in the westerly margin of U.S. Highway 31-W, the northeast corner of Lot 15 of the Jim Bradley Farm, being a plat of record in Plat Book 10, Page 101, RORCT;
thence, N 83°16'56" W, 211.44 feet to an iron bar monument (new), in the northerly boundary of said Lot 15, a corner of a tract of land which belongs to Sebastian D. Love, having a deed reference in Record Book 2345, Page 309, RORCT;
thence, N 24°31'20" E, passing a common corner of said tract of land which belongs to Samantha R. Craig, and a second tract of land which belongs to Sebastian D. Love having a deed reference in Record Book 2345, Page 309, RORCT, and continuing on in all, 181.97 feet to an iron pin (new), in the easterly boundary of said second mentioned tract of land which belongs to Sebastian D. Love;
thence with a new line, as follows:
S 78°16'24" E, 91.77 feet to an iron pin (new);
thence, N 23°22'04" E, 153.15 feet to an iron pin (new), in the southerly boundary of said tract of land which belongs to Sue R. Hall;
thence, S 78°16'24" E, 169.63 feet, to the point of beginning, containing **1.38 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 December 17, 2024.

The above described tract of land is subject to an Ingress and Egress easement of record in Record Book 2173, Page 14, RORCT, and two (2) Overhead Electric easements, as shown on the plat of this survey.

The above described tract of land and easement may be found on Tax Map 62, Parcel 112, in the Tax Assessor's Office for Robertson County, Tennessee.

File: Steve\240237L

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

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

June 11, 2024

Mr. William Thomerson
4846 S Old Highway 31 W
Cottontown, TN 37048

RE: Water Availability for 4815 Highway 31 W
Robertson County, Tax Map 062 Parcel 111.00
Cottontown, TN

Dear Mr. Thomerson,

This letter will confirm White House Utility District can provide three additional domestic water services for the property mentioned above as long as each new lot fronts Highway 31W, S Old Highway 31W or has an easement dedicated for the water service line to lie within. We understand you intend to alter an existing parcel such that four residential lots will result. There is currently one existing water tap associated with the property.

WHUD's existing twelve-inch water main located on the northwest side of Highway 31W or the existing six-inch water main located on the southeast side of S Old Highway 31W can provide domestic water flow for this project. No fire sprinkler flows, fire hydrant flows, commercial flows, or irrigation flows have been requested.

A water facilities fee of $467 per new lot will need to be paid to WHUD before we will release a signed plat or before we will sell a water tap, whichever comes first. Standard water tap fees will be due at the time service is requested. WHUD's tap fee schedule is available on our web site at www.whud.org. The current tap fee for a ¾" residential tap is $2,000 with a $50 account setup fee applied to the first bill, but that is subject to change over time.

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

Please contact our Engineering Department at 615-672-4110 ext. 262 if you have any questions.

Sincerely,

Pat Harrell, PE
District Engineer

Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
February 27, 2025
Amanda Harrington, Planning Advisor

Applicant: Kwanna Shanta Gregory
Representative: Steve Artz

Request: Rezone ***1.38 acres*** of the 3.41 surveyed Acres, Tax Map 062, Part of Parcel 111.00 from AG-2 to C-1



Figure 1: TN Property Viewer: Tax Map 062, Part of Parcel 111.00 in its entirety is highlighted

Property Information:

- Tax Map 062, Part of Parcel 111.00
- 4815 Hwy 31 W., Cottontown
- Total lot acreage: 3.41 surveyed acres (148,539.60 sq. ft.)
- **Rezone Request: 1.38 acres (60,112.80 sq. ft.)**

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

Discussion & Observations:
The applicant wishes to rezone 1.38 *acres* of the 3.41 surveyed acres to C-1. The subject property has one C-1 zone and several AG-2 and R-40 zones in the immediate vicinity with varying lot sizes. The applicant's request to rezone R-40 appears to be dimensionally appropriate. *Please see Exhibit 1 for zoning map exhibit. The Robertson County Land Use Map calls for this area to remain rural, with the primary uses of property being agrarian and rural* type uses ranging from open space to agriculture, homesteads associated with agricultural uses, and agriculture service businesses are encouraged within this category. If the rezoning is successful, the applicant desires to subdivide the C-1 portion of property into an independent lot of record to utilize an existing building as a beauty shop. A beauty shop is a permitted use within the C-1 zoning district. A small-scale beauty shop may initially be consistent with the land use plan for this area, though it does not fit neatly into the category of agrarian, agricultural, open space, or residential.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map



New Business: D

dotloop signature verification: dtlp.us/B9fp-wRgM-Vp4d

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

Application for Rezoning

Applicant Information:

Name: CARL BREWER (c/o KITTY WAGGONER)
Mailing Address: 1602 LEVIS SMITH RD. PENDLETON, SC 29670
Email: CLAYJONES35@GMAIL.COM
Telephone Number: (615) 586-1000

Applicant's Representative Information:

Name: NETTIE BOYLE, PE
Name of Firm: CSR ENGINEERING
Mailing Address: 118 N. GREENWOOD ST. LEBANON, TN 37087
Email: NETTIE.BOYLE@CSRENGINEERS.COM
Telephone Number: (615) 619-9877

Property Information:

Owner (if not applicant provide letter giving applicate permission): _____
Physical Address: 6841 HWY 41 N, CEDAR HILL, TN 37032
Tax Map and Parcel Number: MAP 54, PARCEL 013.00
Current Zoning Designation: AG-2 AGRICULTURAL / RESIDENTIAL DISTRICT
Requested Zoning Designation: RP-20 HIGH DENSITY RESIDENTIAL DISTRICT

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

Purpose of rezoning request:

FOR THE PROPOSED DEVELOPMENT OF HIGH DENSITY SINGLE FAMILY RESIDENTIAL LOTS.

dotloop signature verification: dtlp.us/B9fp-wRgM-Vp4d

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.

Kitty B. Waggoner dotloop verified 01/23/25 6:03 PM EST DUC3-4WHE-UPU4-EYLV

Owner of Record Signature & DATE

Nettie Boyle
2025.01.23 09:16:55-06'00'

Applicant's Signature & DATE



Date: January 14, 2025

County: ROBERTSON
Owner: BREWER CARL C/O KITTY WAGGONER
Address: HWY 41N 6841
Parcel ID: 054 013.00
Deeded Acreage: 19.92
Calculated Acreage: 0
Vexcel Imagery Date: 2023

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 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.



CSR Engineering
CSR Engineering, Inc.
2010 Hwy 49 E
Pleasant View, TN 37146
P 615.212.2388
F 615.248.3815
www.csrengineers.com

REZONE REQUEST EXHIBIT

CEDAR HILL PROPERTY

FOR
CLAY JONES
MAP 42 P/N
CEDAR HILL, TN 37032
ROBERTSON COUNTY

NO.	DATE	BY	DESCRIPTION

REVISIONS

DESIGNER DAA
REVIEWER WEB

PROJECT 24-004

DATE 01-24-25

SHEET A1

CSR Engineering Inc.
118 N. Greenwood St.
Lebanon, TN 37087
Phone: (615) 212-2389
Fax: (615) 246-3715
www.csrengineers.com

To: Hunter Mantooth,
Assistant Director, Planning and Zoning
Robertson County Development Offices

From: Nettie Boyle, Project Engineer
CSR Engineering

Date: January 21, 2025

Subject: Capacity Request for Sewer and Water - Referencing Rezoning Application
Map 54, Parcel 013.00
6841 Hwy 41 N, Cedar Hill, TN 37032

Dear Ms. Mantooth,

I am writing to address the capacity request for sewer and water services in support of the rezoning application for the above-referenced site.

Sewer Service:
We have been in communication with Adenus regarding connection to their sewer treatment system maintained by TN Wastewater. Adenus has provided an email confirming capacity to accommodate 43 residential units at the subject site per our request. This email is submitted as part of the rezoning application's capacity request requirement.

Water Service:
Regarding water service, we have engaged in discussions with the West Robertson Water Authority. While there is an existing water line along Highway 41 in front of the site, the line requires significant upgrades. Currently, the West Robertson Water Authority cannot issue a capacity confirmation. However, we were informed by Mr. Jay Walker of the West Robertson Water Authority that there are approved engineering plans to install a new 12-inch trunk line along Highway 41, pending funding approval. This upgrade will provide sufficient capacity to service the site. Construction on the new line is anticipated to begin as early as February 2025.

Should you require additional information or documentation, please do not hesitate to reach out.

Sincerely,

Nettie Boyle
Project Engineer
CSR Engineering

Nettie Boyle

From: Jeff Risden <Jeff.Risden@Adenus.com>
Sent: Tuesday, January 21, 2025 1:26 PM
To: Nettie Boyle
Cc: Keith Townsend; Bryan Bellar
Subject: Re: Sewer Capacity Request for property in Cedar Hill TN

Nettie -

We can provide up to the 43 taps you need for your project, however the ultimate factor in determining this is how much useable soils are available for the treatment system. Assuming this is a residential project, design flow is 300 gpd per home so total design flow will be 12, 900 gpd. We require 50% reserve soils in addition to primary soils so ballpark we're looking at 2 acres of soils that will need to be used for the system (these soils will eventually be conveyed to the utility). If you've had the area soil mapped, etc... please send that information to Keith so he can evaluate it. Based on what you have available we can confirm how much capacity we can provide.

Keith, please correct anything I may have misstated or missed.

Thanks,
Jeff

From: Nettie Boyle <nettie.boyle@csrengineers.com>
Sent: Tuesday, January 21, 2025 10:52 AM
To: Jeff Risden <Jeff.Risden@Adenus.com>
Subject: RE: Sewer Capacity Request for property in Cedar Hill TN

You don't often get email from nettie.boyle@csrengineers.com. Learn why this is important

*** This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email. ***

Good morning, Jeff,

Thank you for getting back with me it is greatly appreciated.
We are currently walking through the rezoning process with a maximum number of units of 43.
Could you give me a written capacity letter noting how many taps you could provide us?
What documents do you need from me to process this capacity request?

This is for Parcel 13 (19.92 Ac.) at the intersection of Hwy 41 and Billy Badgett Rd. just north of Cedar Hill.
Speaking with Mr. Keith Townsend, your line runs right in front of our parcel.

Thank you for your time this morning.

Nettie Boyle, PE
CSR Engineering
Office: (615)212-2389 ext 508
Direct: (615)619-9877

West Robertson Water Authority

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

January 24, 2025

This letter confirms that West Robertson Water Authority has reviewed the request for water service for the proposed development located 6841 Hwy 41, Cedar Hill, TN 37037 (map 54, parcel 013.00). Based on the provided information on the proposed number of lots, we confirm that the water system does not currently have adequate capacity to serve the proposed project.

We confirm that the water capacity and fire flow required to support the development at 6841 Hwy 41, Cedar Hill, TN 37037 (map 54, parcel 013.00) will be available in the near future following the construction of the planned 12-inch trunk line along Highway 41. Construction of this new 12-inch line is anticipated to begin in early to mid-2025, contingent upon funding approval.

The capacity and fire flow availability with the installed new 12" line are as follows:

1. Potable Water Supply:

o The water system can provide a daily demand capacity sufficient for the anticipated needs of the development.

2. Fire Flow Availability:

o The water system can deliver a fire flow in compliance with the requirements of local fire code or fire authority.

3. Conditions and Requirements:

o Connection to the water system will require adherence to all applicable standards.

o Fees associated with connection and capacity, as outlined in our fee schedule, must be paid prior to initiating service.

Please contact our office at 615-696-2266 or office@wrwatn.com if you have any questions or require additional information.

Sincerely,

James D Walker

Superintendent

Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
February 27, 2025
Amanda Harrington, Planning Advisor

Applicant: Kitty Waggoner, Executor
Representative: Nettie Boyle, PE

Request: Rezone **19.92 *acres***
Tax Map 054, Parcel 013.00
from AG-2 to R-20



Property Information:
- Tax Map 054, Parcels 013.00
- 6841 Hwy 41 N., Cedar Hill
- Total lot acreage: 19.92 acres (867,715.20 sq. ft.)
- **Rezone Request: 19.92 acres (867,715.20 sq. ft.)**

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

Discussion & Observations:
The applicant wishes to rezone 19.92 acres. The subject property is mainly surrounded by AG-2 zones, with a few R-40 zones in the immediate vicinity and varying lot sizes. By today's zoning regulations, several of the surrounding AG-2-zoned lots would be considered RP-80 and R-40. The applicant's request to rezone R-20 appears to be dimensionally appropriate. However, no other R-20-zoned properties are near or adjacent to the subject property. The Robertson County Land Use Plan envisions this area being used as a rural area. Uses in the Rural area are described as "Agrarian and rural type uses ranging from open space to agriculture, homesteads associated with agricultural uses, and agriculture service businesses are encouraged within this category." The applicant states the property's intended use, should the rezoning be successful, is the development of high-density single-family residential lots. Please see Exhibit 1 for the zoning map and Land Use excerpts.

While single family residential is appropriate to the land use plan, high density is not. Staff does not recommend approval of the request based on the stated density the applicant desires for the project post-rezoning.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map

