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: May 15, 2025

The Robertson County Planning Commission will hold its monthly meeting on **Thursday May 22, 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 June 16, 2025.
4. Approval of Minutes: Approval of Minutes of April 24, 2025, meeting.
5. Old Business: None
6. New Business:
   A. **Clarion Homes:** Rezone Request for 39.30 acres of property located on Horseshoe Road, Cross Plains. Tax Map 085, Parcel 096.00 from AG-2 to R-40 (3rd Voting District). Represented by Andy Leath, GreenLID Design.
   B. **Clay Jones:** 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 RP-80 (7th Voting District). Represented by Nettie Boyle, P.E., CSR Engineering.
   C. **Jason Brown on behalf of Barbara Scheel:** Rezone Request for 5.01 surveyed acres of property located at 5838 N Mt. Pleasant Rd., Greenbrier. Tax Map 105, Parcel 138.00 from AG-2 to RP-80 (3rd Voting District). Represented by Steve Artz, Steven E Artz and Associates, Inc.

D. **Lee Borthick:** Preliminary Plat approval for Borthick's Corner Phase II located on Roy Holman Rd. and Hwy 431 N., Springfield. Tax Map 033, Parcel 077.00 (8th Voting District). Represented by Steve Artz, Steven E. Artz and Associates, Inc.

E. **Dalvin Pirtle:** Final Site Plan for 2 additions to existing structure located at 5880 Hwy 161, Springfield. Tax Map 31, Parcel 031.00 (7th Voting District). Represented by Josh Lyon, P.E., Klober Engineering Services.

F. Reports from Staff: None

G. Adjourn

The Robertson County Planning Commission met on April 24, 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:
Jeremiah Pierce	William B Henry	Hunter Mantooth
Matt Crabtree	Jeremy Stinson	Pam Groves
Charles "Gene" Federman	Eric Thompson	
Robert Buck		
Cheryl Elliott		

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

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

Announcements: Chairman Cheryl Elliott announced that the zoning from this agenda will be heard at the County Commission on May 19, 2025. Any citizens wishing to speak for or against any items on the agenda will need to sign in on the sheet provided. Fifteen citizens signed up to speak.

Motion to approve Minutes from the previous meeting of March 27, 2025, made by Jeremiah Pierce with a second by Matt Crabtree.
Motion passed 5 – 0.

1. Old Business: None

2. New Business:

   A. **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-40 (7th Voting District). Represented by Nettie Boyle, PE, CSR Engineering.
   Hunter Mantooth announced this item had been withdrawn by email received on 4.21.25. There will be no public comment on this item since it was withdrawn.

   B. **Glen Fry:** Rezone Request for 2.80 surveyed acres of property located at 8345 Horseshoe Rd., Cross Plains. Tax Map 085, Parcel 082.00 from AG-2 to R-40 (2nd Voting District). Represented by Steve Artz, Steven E Artz and Associates
   Steve Artz was there to present and answer questions. No one from the public signed up to speak on this item.
   Motion to recommend was made by Gene Federman with a second from Matt Crabtree.
   Motion passed 5 - 0.

   C. **Hershel Wooden Estate, Barbara Spain, Executor:** Rezone Request for 2.09 surveyed acres of the 11.00 surveyed acres of property located at 4540 Roy Cole Rd., Springfield. Tax Map 060, Part of Parcel 076.00 from AG-2 to RP-80 (8th Voting District). Represented by Steve Artz, Steven E Artz and Associates.
   Steve Artz was there to present and answer questions. No one from the public signed up to speak on this item.

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

D. **Reyes Construction, Inc.**: Rezone Request for 73.63 acres of property located on Pinson School Rd., Springfield. Tax Map 093, Parcels 199.00 & 199.01 from AG-2 to RP-80 (3rd Voting District). Represented by Nettie Boyle, PE, CSR Engineering.
Nettie Boyle was there to present and answer questions. Five signed up to speak on this item. One passed and didn't want to speak Four spoke against due to roads, traffic, infrastructure, etc. Cheryl asked about the water line being at the expense of the developer. Jeremiah spoke against due to road safety, schools and infrastructure.
Motion to recommend was made by Gene Federman with a second from Matt Crabtree.
Motion passed 4 – 1. Jeremiah Pierce voted No

E. **Armando Chavarria:** Rezone Request for 10.03 surveyed acres of property located at 3095 Burr Rd. Ext., Springfield. Tax Map 101, Parcel 112.00 from AG-2 to C-1 (10th Voting District). Represented by Applicant.
Applicant or Representative did not show up to present. The application was withdrawn due to no one showing up. No public comment was made since application was withdrawn.

F. **Eddie Smith:** Final Site Plan for Mini Storage/Warehousing Buildings, located at Hwy 31 W., Cottontown. Tax Map 096, Parcel 074.06 (2nd Voting District). Represented by Josh Lyon, P.E., Klober Engineering Services.
Josh Lyon was there to present and answer questions. No one signed up to speak on this item. Jeremiah asked about drainage and pond. Josh explained.
Motion to approve was made by Matt Crabtree with a second by Robert Buck,
Motion passed 5 – 0.

Reports from Staff: Nothing from the planning staff.

A motion to adjourn made by Gene Federman with a second by Robert Buck.
Motion passed 5-0 and the meeting was adjourned at 7:30 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: Clarion Homes
Mailing Address: 180 Belvedere Drive, Suite 8, Gallatin, TN 37066
Email: jjohnson@clarionhomes.com
Telephone Number: 615-946-3611

Applicant's Representative Information:

Name: Andy Leath
Name of Firm: GreenLID Design
Mailing Address: 114 B West Main Street, Gallatin, TN 37066
Email: andy.leath@greenliddesign.com
Telephone Number: 615-230-7269

Property Information:

Owner (if not applicant provide letter giving applicate permission): Clarion Homes
Physical Address: ~~2203~~ Horseshoe Road
Tax Map and Parcel Number: part of parcel 085 096.00 000
Current Zoning Designation: AG-2
Requested Zoning Designation: R-40

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

Purpose of rezoning request:

To Rezone property from AG-2 to R-40

SUBMITTAL REVIEW PROCEDURE:

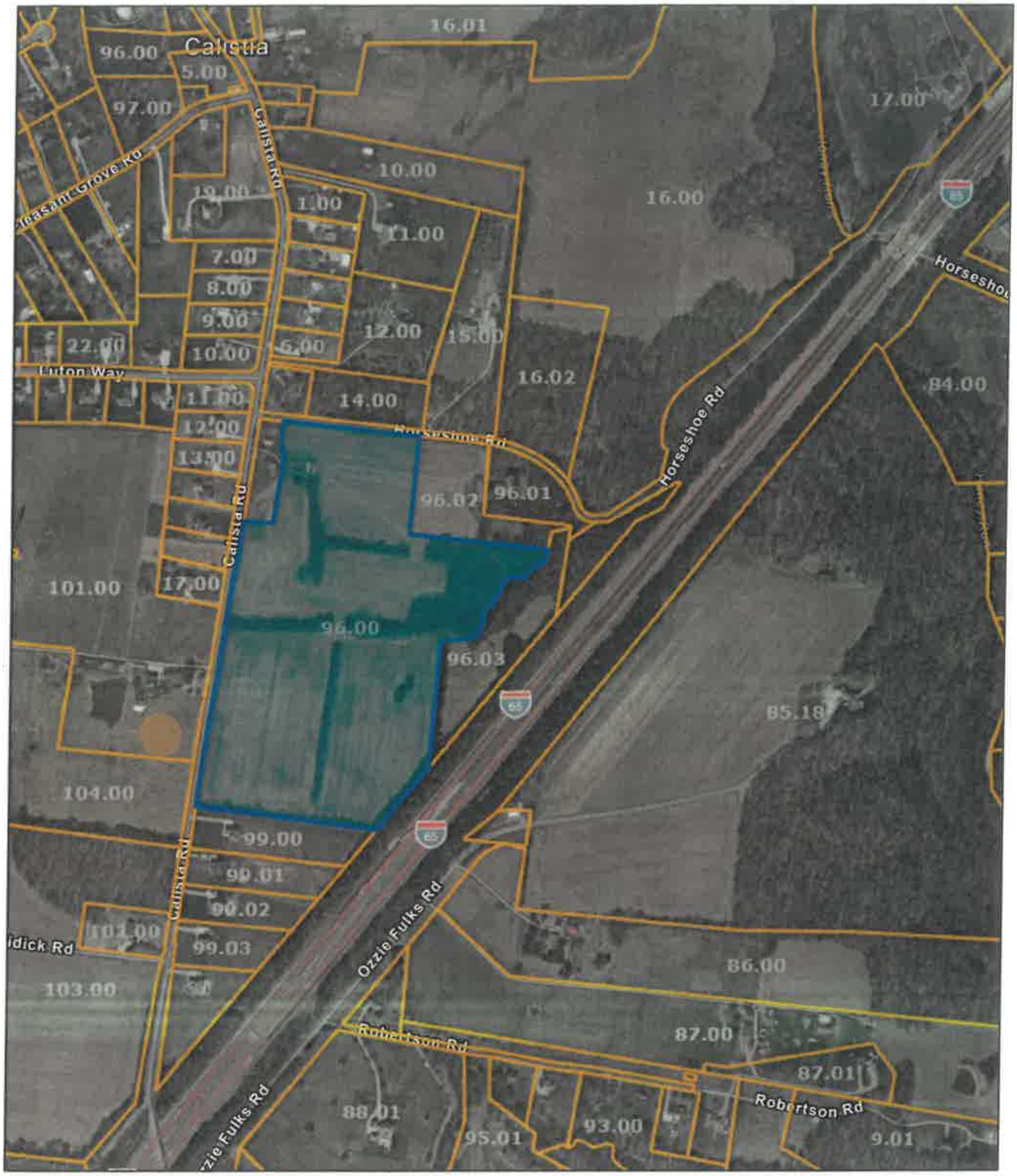
1. Deliver one (1) copy of this application & any supporting materials to the Development Office before or by the final due date (Please see attached schedule- the "Corrections Due" does not apply to this type of application)
2. Provide copy of deed to prove ownership.
3. Provide aerial photograph of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

Clarion Homes, LLC by Johnny R. Johnson

Owner of Record Signature & DATE 3/14/25

Applicant's Signature & DATE

Robertson County - Parcel: 085 096.00



Date: March 13, 2025

County: ROBERTSON
Owner: CLARION HOMES LLC
Address: HORSESHOE RD
Parcel ID: 085 096.00
Deeded Acreage: 39.3
Calculated Acreage: 0
Vexcel Imagery Date: 2023

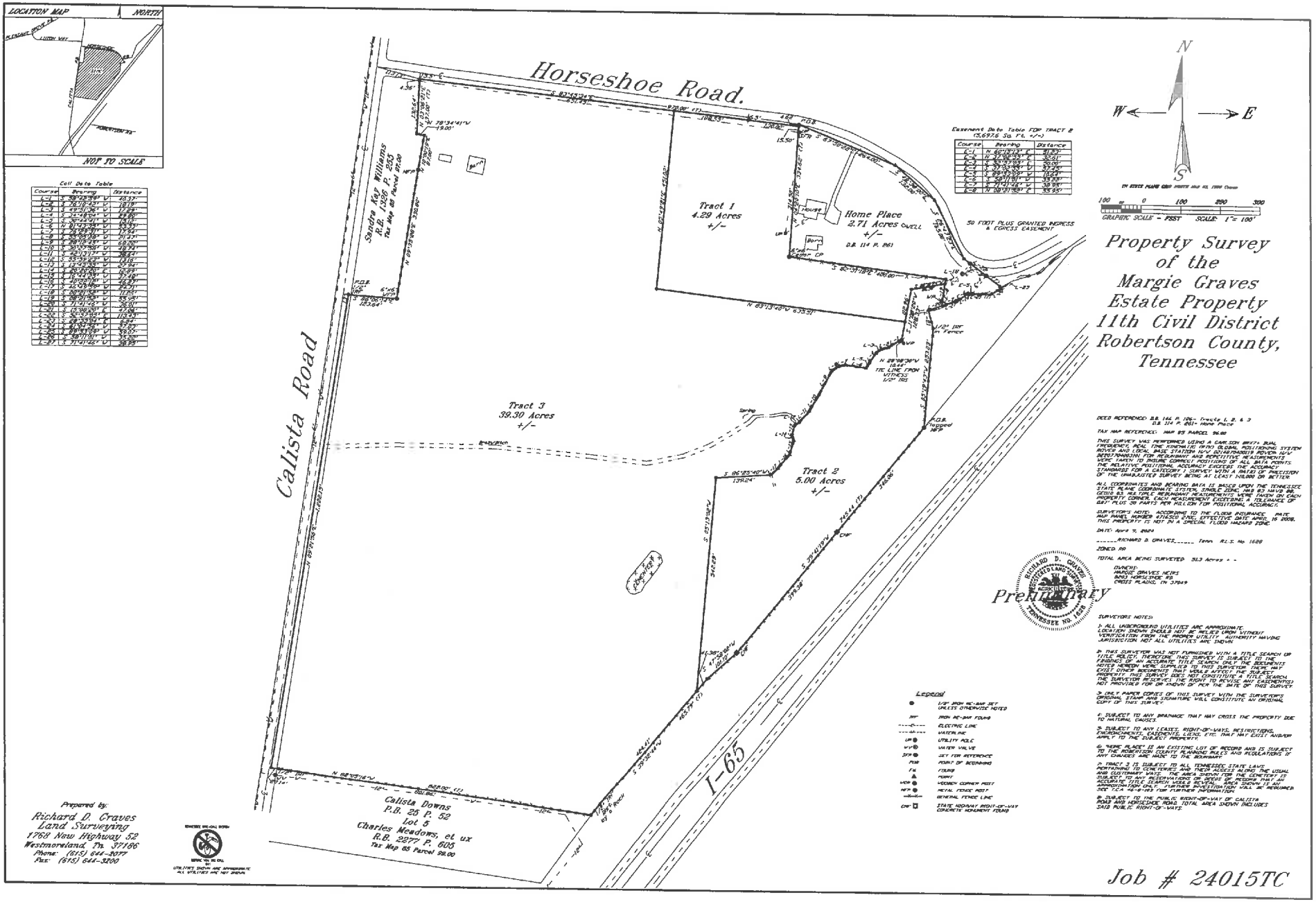
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0 0.05 0.1 0.2 mi

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.


LOCATION MAP
NORTH
NOT TO SCALE
Horseshoe Road.
Calista Road
I-65
Tract 1
4.29 Acres
+/-
Home Place
2.71 Acres
+/-
Tract 2
5.00 Acres
+/-
Tract 3
39.30 Acres
+/-
Sandra Kay Williams
R.B. 1328 P. 223
Tax Map 65 Parcel 29.00
Calista Downs
P.B. 25 P. 52
Lot 5
Charles Meadows, et ux
R.B. 2277 P. 605
Tax Map 65 Parcel 28.00
50 FOOT PLUS GRAVITED INGRESS & EGRESS EASEMENT
Property Survey
of the
Margie Graves
Estate Property
11th Civil District
Robertson County,
Tennessee
Preliminary
Job # 24015TC
Prepared by:
Richard D. Craves
Land Surveying
1768 New Highway 52
Westmoreland, Tn. 37186
Phone: (615) 644-2077
Fax: (615) 644-2200
Legend
Call Data Table
Easement Data Table FOR TRACT 2
15,697.6 Sq. Ft. +/-)
SURVEYORS NOTES:

PROPOSAL: CALISTA / HORSESHOE ROAD DEVELOPMENT

Engineer: Andy Leath with Green LID in Gallatin, TN

Developer and Builder: Johnny Johnson, Travis Johnson, and Rachel Johnson Teal with Clarion Homes, LLC

About The Project

Clarion Homes has recently acquired 39.3 acres of the Graves Farm, situated adjacent to Calista and Horseshoe Road. As many of you know, we attempted to rezone the property to R-30. But, since that request was not approved, we would like to rezone to R-40.

There is a significant amount of property nearby that is already zoned R-40. This will allow for lot sizes of 0.90 acre and larger. We will construct a road complete with curbs and create two access points—one on Calista and another on Horseshoe. Soil work has already been done to accommodate private septic systems for each lot. Based on preliminary design work we will have up to 32 lots each over 40,000 square feet.

Home Prices and Demographics

We expect our homes to be between $500,000 to $800,000. This will vary based on the size of the home and the finishes and features included. The homes range from around 2,000 square feet and up with most falling between 2,400 to 2,800 SF. All will have an attached two or three-car garage.

Over the last several years, we have found that a majority of our clients are either empty nesters or retired. Therefore, the impact on schools should be minimal. Of the most recent 42 homes we have built in Creekview Estates in Gallatin, only 13 of these households had children in the home. This is further supported by the National Association of Realtors recently as they reported that 73% of current home buyers did not have a child under the age of 18 in their home.

In addition, usually around a third of our clients have at least one family member working from home as in-home offices are a common request. This will lessen the impact on traffic especially during peak hours.

Infrastructure

Water: Provided by White House Utility District, we will connect to the 12-inch main on Calista to provide water for each home. WHUD has approved up to 38 water taps.

Septic: Soil work has been completed and each home will have a private septic system installed. No public sewer or step system will be utilized.

Roads: At the recommendation of the Robertson County Highway Dept, we will widen Horseshoe Road between the end of our property and Calista Road.

Stormwater: Drainage will be designed to meet all requirements of Robertson County and the Tennessee Dept. of Environment and Conservation. Proposed roads are to be curbed with storm inlets and drainage pipes.

Home Features

- Custom Framed On-Site with an Engineered Floor System and 3/4" Tongue and Groove Subfloor that is Glued, Nailed, and Screwed Down
- Conditioned Crawl Spaces
- Exterior Finishes including Brick, Hardie Board Siding and Stone with Brick or Stone to grade
- Covered Porches
- Two or Three Car Attached Garages
- We allow our clients the ability to customize their home to meet their needs and their own style!

Phone: 615-461-8890

Email: Info@ClarionHomes.com

Website: www.clarionhomes.com

CLARION HOMES, LLC

About Us:

Clarion Homes is a family-owned and operated business led by Johnny Johnson, along with two of his children, Travis Johnson and Rachel Johnson-Teal. Since its inception in 1999 by Johnny and Travis, Clarion Homes has been dedicated to constructing high quality, single-family homes across Middle Tennessee. Johnny has lived in Sumner County since 1971, where he raised his family on a farm in Bethpage. Travis currently resides in Rutherford County with his family, while Rachel makes her home in Hendersonville.

Averaging twelve to eighteen homes per year, Clarion Homes has built a diverse range of homes in various sizes and price points, always prioritizing quality craftsmanship in responsibly developed communities. Although we've operated throughout Middle Tennessee, our primary focus has been in Sumner County in recent years. Some of the neighborhoods we helped construct in Sumner County include Creekview Estates off Pruitt Lane, Shiloh Estates located off 31-E, and Stone Creek just off Big Station Camp Creek Road. Here are some recent pictures from these neighborhoods.

Clarion Homes is a local, family-owned business. We have established a good reputation in Sumner County as a quality builder that stands behind their work and we aim to replicate that success in Robertson County. We already have valuable relationships with contractors and suppliers in your area, including Tate Ornamental and Hutson Brother's Plumbing. We would appreciate the chance to discuss our project with each of you individually before the Planning Commission meeting to answer any questions you have.

We appreciate your time and consideration.

Phone: 615-461-8890

Email: Info@ClarionHomes.com

Website: www.clarionhomes.com

Creekview Estates



Shiloh



Stone Creek



Current Zoning Map

AG-2

Agricultural / Residential - Lot sizes must be at least 130,000 square feet or about 3 acres.

R-40

Residential Zoning - Lot sizes must be 40,000 square feet or 0.92 acres.

R-30

Residential Zoning - Lot sizes must be at least 30,000 square feet or 0.69 acres.



Proposed Layout





N

GRAPHIC SCALE

0 100 200 400

1 Inch = 100 ft

LEGEND

- CONCRETE MONUMENT (OLD)
- CONCRETE MONUMENT (NEW)
- IRON ROD (OLD)
- IRON ROD (NEW)
- BENCHMARK
- BOUNDARY LINE
- BUFFER
- SETBACK / YARD
- RIDE
- EXTRUDED CURB
- SS — SANITARY SEWER LINE
- W — WATER LINE
- STORM SEWER
- GAS LINE
- OHE — OVERHEAD UTILITY LINE
- UGT — UNDERGROUND UTILITY LINE
- FENCE
- TREE LINE
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- GUY ANCHOR
- TELEPHONE MANHOLE
- ELECTRIC JUNCTION BOX
- CABLE PEDESTAL
- SANITARY SEWER MANHOLE
- WATER METER
- WATER VALVE
- BLOW OFF VALVE
- AIR RELEASE ASSEMBLY
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- A/C PAD

811 IF YOU DIG IN TENNESSEE CALL 811 FIRST or (800) 351-1111 or (615) 366-1987 TENNESSEE ONE CALL IPS THE LAW

GreenLID Design

114 E Wood Moon Street
Shelbyville, TN 37160
615-298-7260

CLARION HORSESHOE
CONCEPT PLAN
CALISTA & HORSESHOE RD
CITY OF WHITE HOUSE
ROBERTSON COUNTY, TENNESSEE

R-40 CONCEPTUAL LAYOUT

NO	DATE	REVISION

SHEET NO.
C 1.0
SHEET 1 OF 1

PROJ #24-0158 07 FEBRUARY 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

October 1, 2024

GreenLid Design
Attn: Ashley Viselli
114B West Main Street
Gallatin, TN 37066

RE: Water Availability for Clarion Homes Horseshoe Road Single Family Residential Project
Robertson County Tax Map 085 Parcel 096.00
Cross Plains, TN

Dear Ms. Viselli,

Based on the information submitted to WHUD dated September 5, 2024 you are requesting water service availability on the parcel number referenced above for a 38-unit, single family residential housing project.

Based on a preliminary analysis of information submitted, White House Utility District (WHUD) can confirm water service is available for the proposed project. The developer will be required to pay WHUD fees noted in the attached schedule and install the following water system improvements:

1. Provide two connections to an existing twelve-inch water main on Calista Road and extend a new water main through the project to provide water service to new lots.

Water system improvements are approximately represented on the attached overview map.

Utility easements may be required for this project. WHUD will manage and facilitate the acquisition process for all required easements. The developer shall be responsible for all costs associated with the acquisition of easements required for this project. Offsite construction shall not be permitted until all easements have been legally acquired.

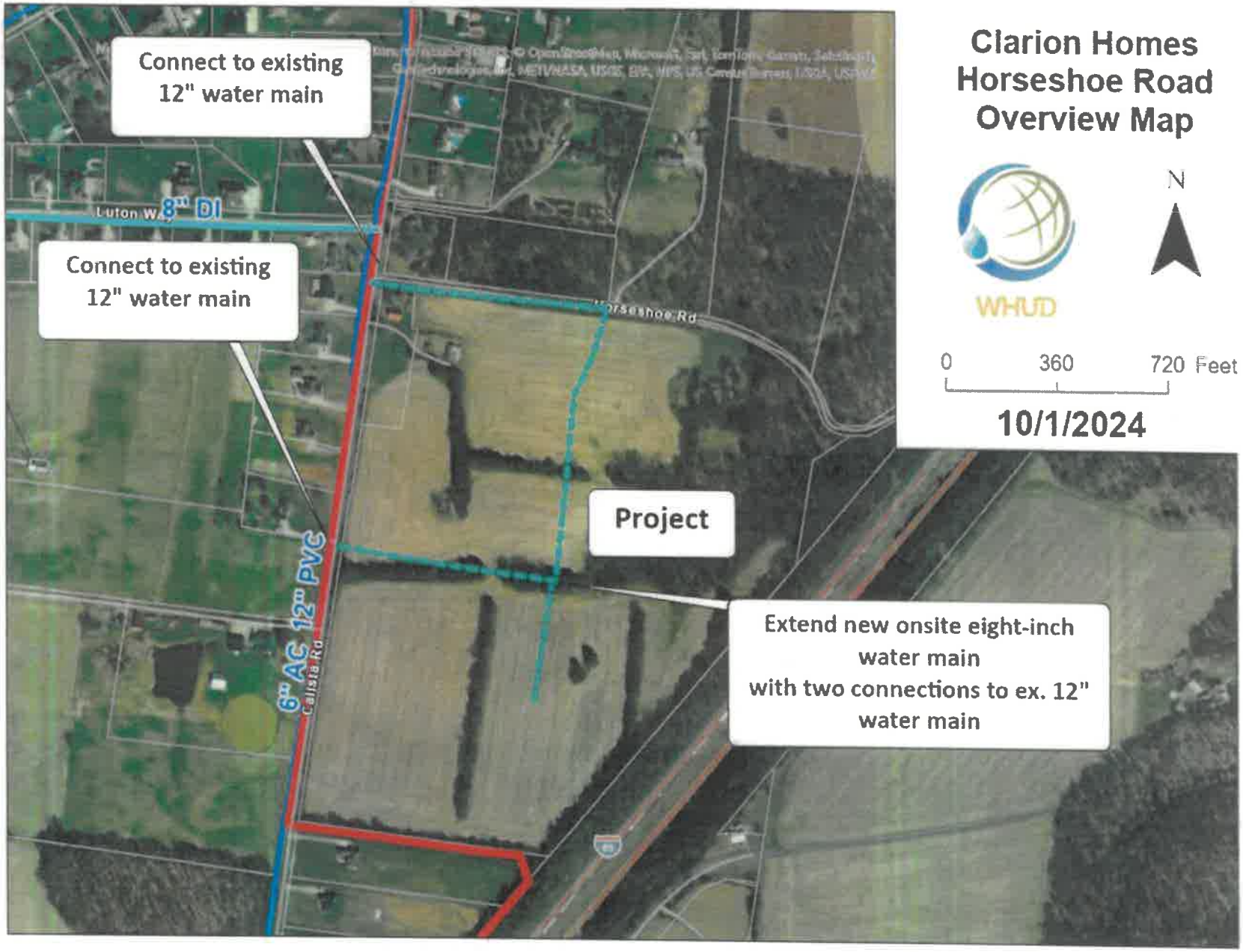
In conclusion, the information provided is to be considered due diligence in nature. This letter is neither a commitment nor a contract between the developer and WHUD nor is it to be relied upon for the purpose of design.

Should the developer desire to move beyond the due diligence inquiry phase of this project it will be necessary for the developer to submit plans and enter into a formal agreement with WHUD.

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



Clarion Homes Horseshoe Road Overview Map

WHUD

N

0 360 720 Feet

10/1/2024

Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
May 22, 2025
Amanda Harrington, Planning Advisor

Applicant: Clarion Homes
Representative: Andy Leath

Request: Rezone **39.30 *acres***
Tax Map 085, Parcel 096.00
from AG-2 to R-40

Property Information:

- Tax Map 085, Parcel 096.00
- Horseshoe Rd., Cross Plains
- Total lot acreage: 39.30 acres (1,711,908 sq. ft.)
- **Rezone Request: 39.30 acres (1,711,908 sq. ft.)**

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



Figure 1: TN Property Viewer: Tax Map 085, Parcel 096.00 In its entirety is highlighted

Zoning: The applicant wishes to rezone 39.30 acres. The subject property has a mixture of AG-2, R-30 and R-40 property 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 and Comprehensive Plan exhibit.*

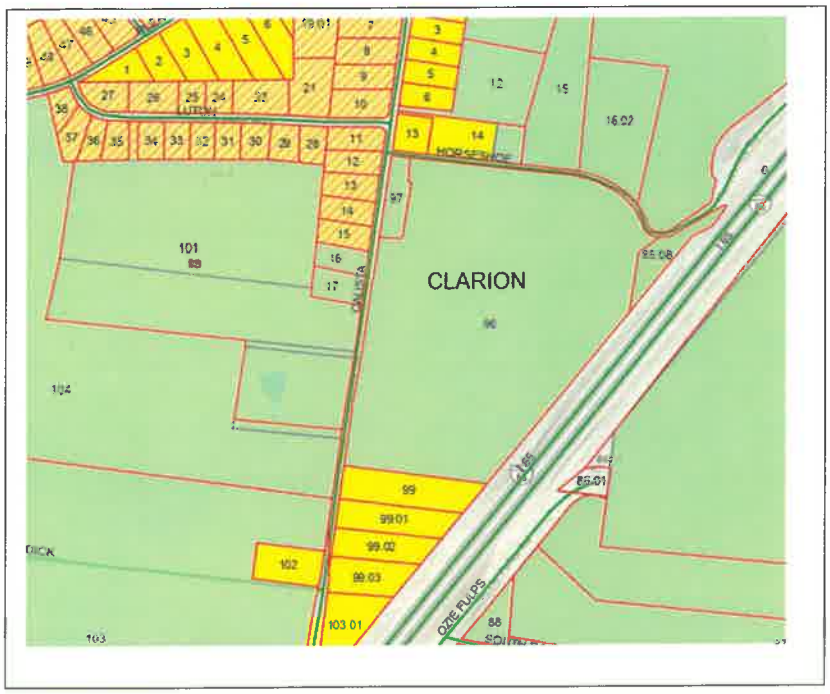
Robertson County 2040 Comprehensive Plan: The Comprehensive Plan calls for this area to transition to Sub-Urban and General Urban. The Sub-Urban areas consist of low density residential, and support uses in progressive degrees of urban intensity with higher density/intensity in areas generally adjacent to the General Urban areas and lower density/intensity in areas adjacent to the Rural category. Location of Sub-Urban Areas: The Sub-Urban area serves as a transition between the rural areas and the more intense urban areas. Sub-Urban Uses: Predominantly low density/estate residential with low key support uses combined with some agriculture and equestrian activities.

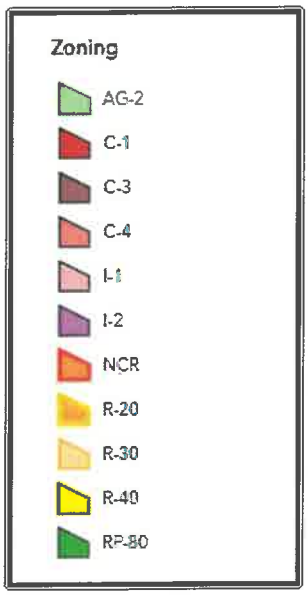
Recommendation: Approve. The R-40, Low Density Residential District, is appropriate in Sub-Urban and General Urban areas of the adopted 2040 comprehensive Growth and Development Plan.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map







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

New Business: B

dotloop signature verification: dtlp.us/fj7i-5dJK-G4kB

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

Application for Rezoning

Applicant Information:

Name: CLAY JONES
Mailing Address: 3002 OLD GREEN BRIER PIKE GREEN BRIER, TN 37073
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-80 RURAL PRESERVATION 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 LOW DENSITY SINGLE FAMILY RESIDENTIAL LOTS.

dotloop signature verification: dtlp.us/fj7i-SdJK-G4kB

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.

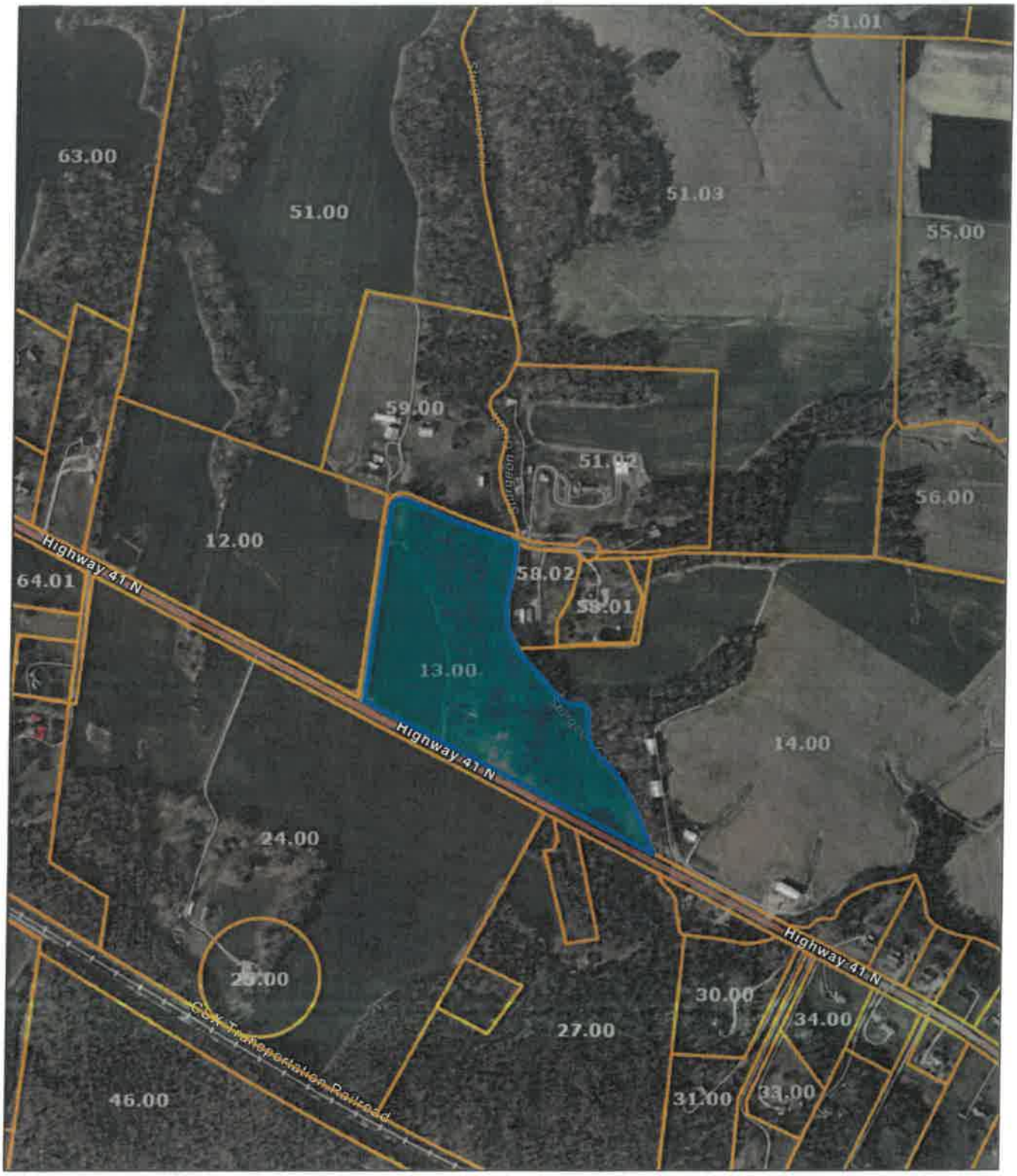
4/15/25

Owner of Record Signature & DATE

Nettie Boyle
2025.04.21 12:01:32-05'00'

Applicant's Signature & DATE

Robertson County - Parcel: 054 013.00



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

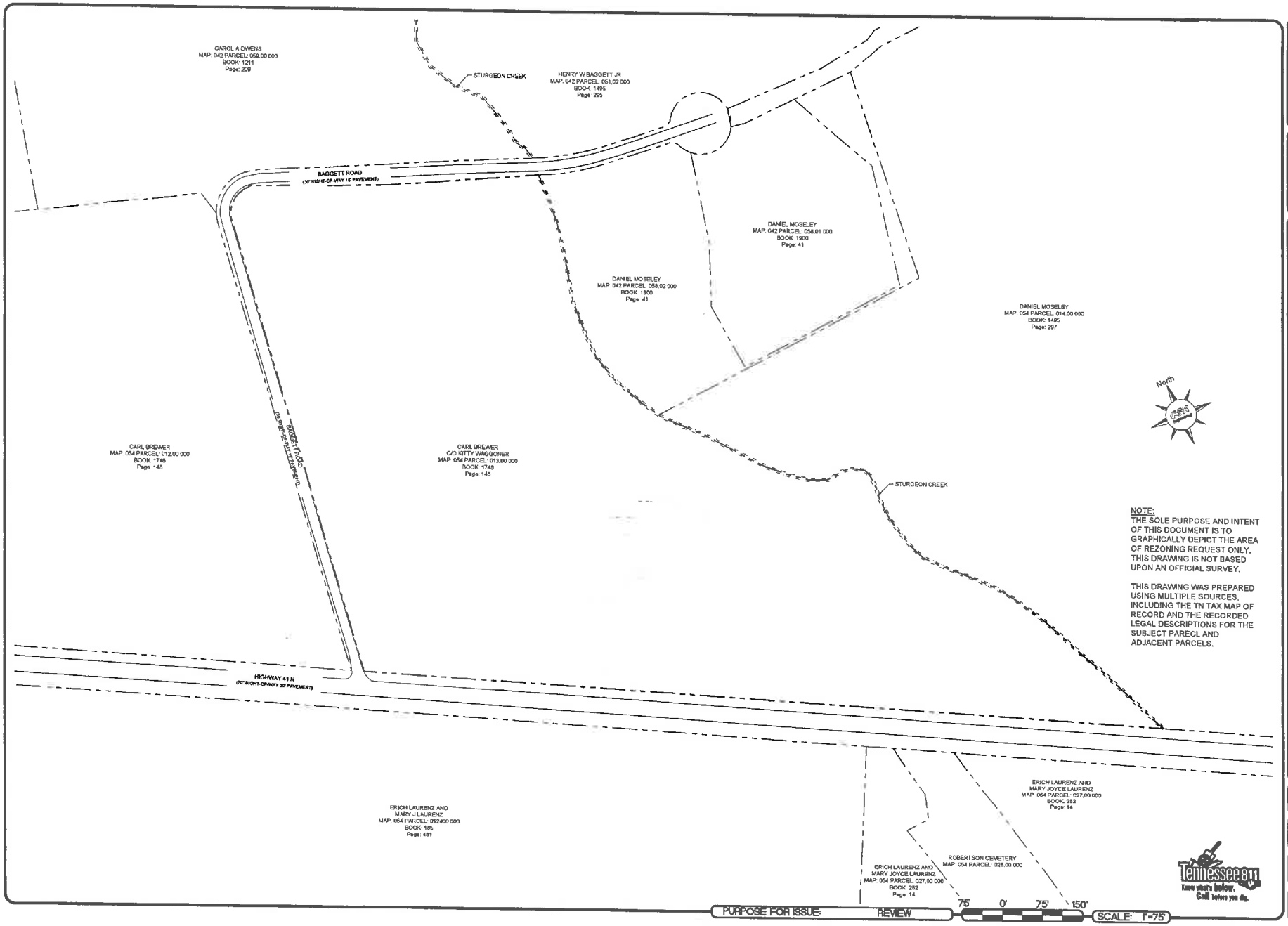
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0 0.1 0.2 0.4 km

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. 615.212.2389
F. 615.246.3815
www.csrengineers.com

REZONE REQUEST EXHIBIT

CEDAR HILL PROPERTY
FOR
CLAY JONES
HWY 41 N
CEDAR HILL, TN 37032
ROBERTSON COUNTY

REVISIONS			
NO.	DATE	BY	DESCRIPTION

DESIGNER DAA
REVIEWER MPB

PROJECT 24-004

DATE 01-24-25

SHEET A1

West Robertson Water Authority

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

March 24, 2025

To Whom It May Concern:

This letter, requested by Clay Jones regarding property located on 6481 Hwy 41N, 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 four 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
May 22, 2025
Amanda Harrington, Planning Advisor

Applicant: Clay Jones
Representative: Nettie Boyle, PE

Request: Rezone **19.92 *acres***
Tax Map 054, Parcel 013.00
from AG-2 to RP-80



Figure 1: TN Property Viewer: Tax Map 054, Parcel 013.00 in its entirety is highlighted

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:

RP-80 Minimum Requirements
Minimum Lot Size: 80,000 sq. ft.
Front: 60'
Side: 25'
Rear: 35'
Min. Lot Width @ Front Bldg. Setback Line: 175'
Min Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 30%.

Zoning: 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 with varying lot sizes. Several of the surrounding AG-2 zoned lots are nonconforming that would be considered RP-80 and R-40 by today's zoning regulations. The applicant's request to rezone RP-80 appears to be dimensionally appropriate. *Please see Exhibit 1 for zoning map and Comprehensive Plan exhibit.*

Robertson County 2040 Comprehensive Plan: The Comprehensive Plan calls for this area to remain rural. 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.

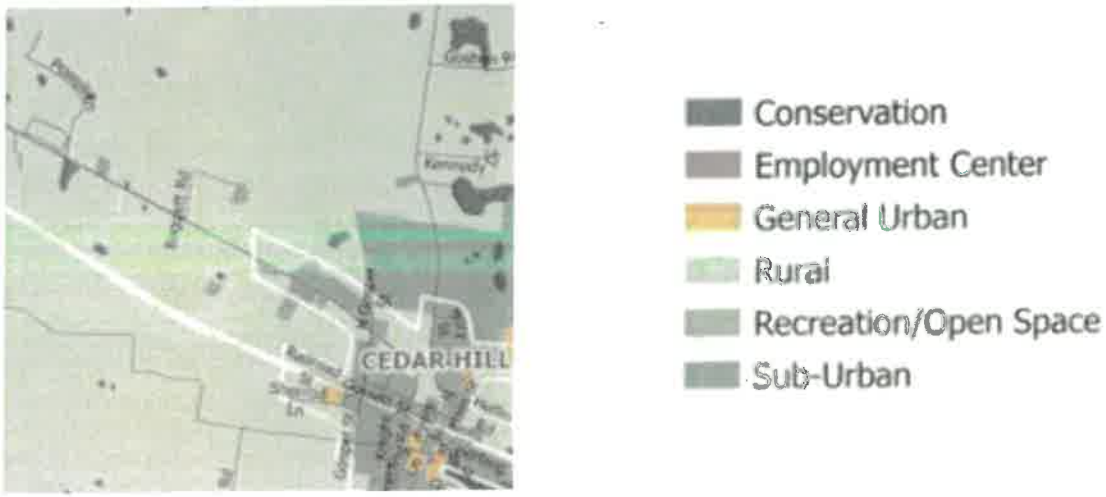
Recommendation: Approval. The application of the RP-80 zoning district is appropriate for Rural Designation.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map





New Business: C

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

Application for Rezoning

Applicant Information:

BNB Services
Name: ~~Ben the Builder~~; ATTN: Jason Brown
Mailing Address: 2264 US-41, Greenbrier, TN 37073
Email: ~~jason@benthebuilder.com~~ Jbrown8372@Gmail.com
Telephone Number: (615) 496-0508

Applicant's Representative Information:

Name: Steve Artz
Name of Firm: Steven E. Artz and Associates, Inc.
Mailing Address: 4800 Hwy. 431 N Springfield, TN. 37172
Email: artz.steve@gmail.com
Telephone Number: (615) 382-0481

Property Information:

Owner (if not applicant provide letter giving applicate permission): Barbara Jane Scheel
Physical Address: 5838 North Mt Pleasant Rd, Greenbrier, TN, 37073
Tax Map and Parcel Number: map 105 parcel 138.00
Current Zoning Designation: AG-2
Requested Zoning Designation: R80

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

Purpose of rezoning request:

The purpose of the rezoning request is to change the zoning to create a 2-lot subdivision.

SUBMITTAL REVIEW PROCEDURE:

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

3-14-25
Owner of Record Signature & DATE

3.14.25
Applicant's Signature & DATE

To whom it may concern:

Jason Brown has my permission to place any requests on my behalf to divide my property at 5838 N. Mount Pleasant Rd. Greenbrier, TN 37073. Jason is the builder handling all the administrative work needed to complete the project.

Thank you,

Jayne Scheel

Robertson County - Parcel: 105 138.00



Date: March 14, 2025

County: ROBERTSON
Owner: SCHEEL BARBARA JANE
Address: NORTH MT PLEASANT RD 5838
Parcel ID: 105 138.00
Deeded Acreage: 0
Calculated Acreage: 5

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

Curve Table						
Curve	Delta Angle	Radius	Tangent	Arc Length	Chord Bearing	Chord Length
C1	14°25'00"	460.00	58.04	115.48	S 44°34'22" W	115.17
C2	1°36'27"	480.00	6.73	13.47	S 52°34'09" W	13.47

Line Table		
Line	Bearing	Distance
L1	S 37°22'52" W	87.82

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 BRx7 Dual Frequency Receiver on March 4, 2025. The grid coordinates of the control points were derived using the TDOT Real-Time Kinematic Network, Virtual Reference Station, (VRS) Northing: 751583.08, Easting: 1849162.94 - Referenced to NAD83 (2011) (EPOCH 2010), ZONE 1201.

TSPCS Grid North (NAD83)

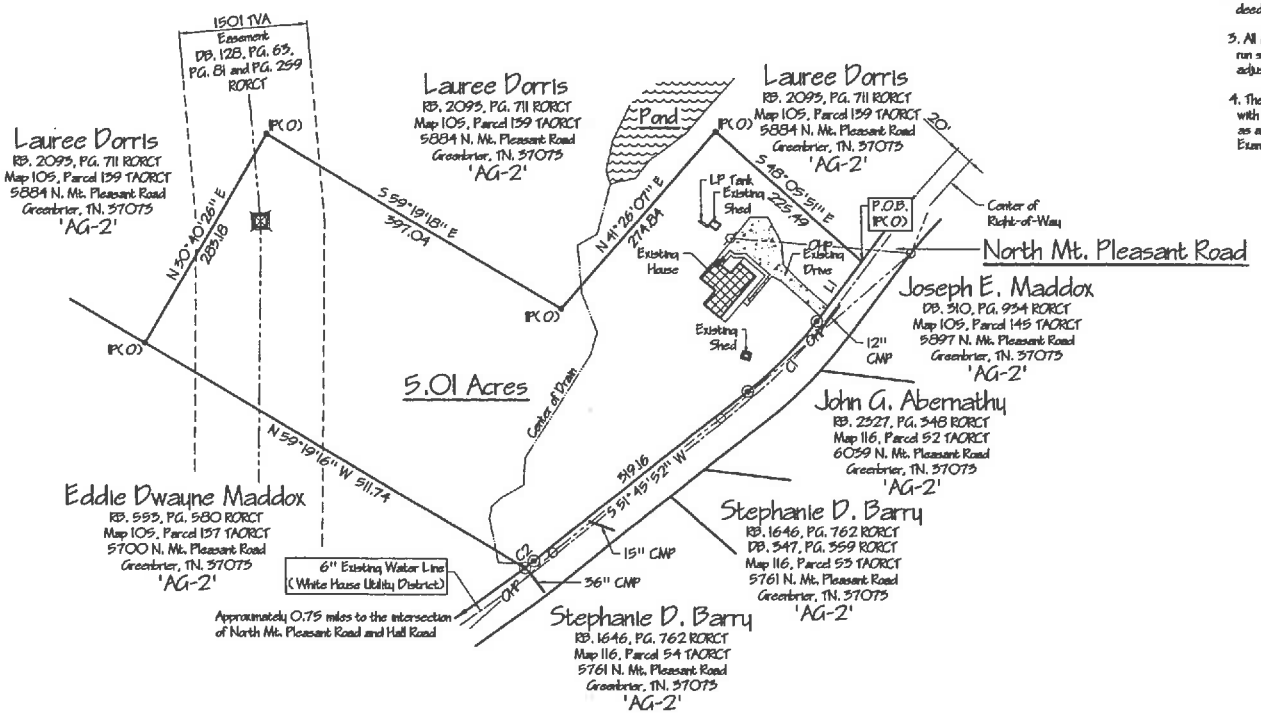
Surveying the Past, Present and Future

100 50 0 100 200

Scale in Feet
1" = 100'

Surveyor's Notes:

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



Legend
P.O.B. Point of Beginning
IP(O) Iron Pin (Old)
Iron Bar Monument (New)
Power Pole
—OHP— Overhead Power Line
LP Liquid Propane
CMP Corrugated Metal Pipe
L1 Refer to Line Table Shown Hereon for Data
C1 Refer to Curve Table Shown Hereon for Data

Barbara Jane Scheel
Owner
5838 North Mt. Pleasant Road
Greenbrier, TN. 37073
Contact: Jason Brown
(615) 496-0508

Cad File No. 240299SCA
Coord. File No. 240299CA

Property Address:
5838 North Mt. Pleasant Road
Greenbrier, TN. 37073

Deed Reference:
Deed Book 264, Page 390 RORCT
Map 105, Parcel 138 TAORCT

Revisions			
Number	Date	By	Comment

Drawn By: SEA
Checked By: DMB
Proj. No.: 240299
Date: 3/12/25

Rezoning Request For
Barbara Jane Scheel
12th 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) 382-0481

RZ1
Sheet Number

CALL BEFORE YOU DIG
811 CALL 811 NATIONWIDE
Know what's below. Call before you dig.
IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY NEGLIGIBLE. THEREFORE CONTRACTOR TO FIELD LOCATION OF ALL UNDERGROUND UTILITIES IN ITS ENTIRETY.

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

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

STEVEN E. ARTZ REGISTERED LAND SURVEYOR TENNESSEE NO. 1708

Steven E. Artz and Associates, Inc.

Surveyor's Description
March 12, 2025

The following paragraph describes a tract of land 12th Civil District of Robertson County, Tennessee, said tract being that property which was conveyed to Barbara Jane Scheel, by Robert Scheel, in a deed of record in Deed Book 264, Page 390, Register's Office for Robertson County, Tennessee, RORCT.

Beginning at an iron pin (old), in the northerly margin of North Mt. Pleasant Road, the southeast corner of a tract of land which belongs to Lauree Dorris, having a deed reference in Record Book 2093, Page 711, RORCT, the northeast corner of this tract and continuing with the northerly margin of said road, as follows:
S 37°22'52" W, 87.82 feet to an iron bar monument (new);
thence with a curve to the right, having a radius of 460.00 feet, an arc distance of 115.48 feet, and a chord bearing and distance of S 44°34'22" W, 115.17 feet to an iron bar monument (new);
thence, S 51°45'52" W, 319.16 feet to an iron bar monument (new);
thence with a curve to the left, having a radius of 480.00 feet, an arc distance of 13.47 feet, and a chord bearing and distance of S 52°34'05" W, 13.47 feet to an iron bar monument (new), in the northerly margin of North Mt. Pleasant Road, a corner of a tract of land which belongs to Eddie Dwayne Maddox, having a deed reference in Record Book 553, Page 580, RORCT;
thence, N 59°19'16" W, 511.74 feet to an iron pin (old), in the northerly boundary of said tract of land which belongs to Eddie Dwayne Maddox, a corner of said tract of land which belongs to Lauree Dorris;
thence with the boundary of said tract of land which belongs to Lauree Dorris, as follows:
N 30°40'26" E, 283.18 feet to an iron pin (old);
thence, S 59°19'18" E, 397.04 feet to an iron pin (old);
thence, N 41°26'07" E, 274.84 feet to an iron pin (old);
thence, S 48°05'51" E, 225.49 feet, to the point of beginning, containing **5.01 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4800 Highway 431 North, Springfield, Tennessee, 37172, dated March 12, 2025.

The above described tract of land is subject to a 150' Tennessee Valley Authority easement of record in Deed Book 128, Pages, 63, 81 and 259, RORCT. as shown on the plat, this survey.

The above described tract of land may be found on Tax Map 105, Parcel 138, in the Tax Assessor's Office for Robertson County, Tennessee.

File: Steve\240299L

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

March 31, 2025

Mr. Jason Brown
1044 Forest Harbor Dr
Hendersonville, TN 37075

RE: Water Availability for 5838 N Mount Pleasant Rd
Robertson County, Tax Map 105 Parcel 138.00
Greenbrier, TN

Dear Mr. Brown,

This letter will confirm White House Utility District can provide one additional domestic water service for the property mentioned above as long as each lot fronts N Mount Pleasant Rd or has an easement dedicated for the water service line to lie within. We understand you intend to alter the existing parcels such that one new residential lot will result. There are currently two water taps associated with this property (5838 N Mount Pleasant Rd and 5780 N Mount Pleasant Rd).

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

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

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

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

Sincerely,

Pat Harrell, PE
District Engineer

Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
May 22, 2025
Amanda Harrington, Planning Advisor

Applicant: Jason Brown on behalf of Barbara Scheel
Representative: Steve Artz

Request: Rezone **5.01 surveyed *acres***
Tax Map 105, Parcel 138.00
from AG-2 to RP-80



Figure 1: TN Property Viewer: Tax Map 105, Parcel 138.00 in its entirety is highlighted

Property Information:
- Tax Map 105, Parcel 138.00
- 5838 N Mt. Pleasant Rd., Greenbrier
- Total lot acreage: 5.01 surveyed acres (218,235.60 sq. ft.)
- **Rezone Request: 5.01 surveyed acres (218,235.60 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: 175'
Min Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 30%.

Zoning: The applicant wishes to rezone 5.01 surveyed acres. The subject property is mainly surrounded by AG-2 zones with a few R-40 zones in the immediate vicinity with varying lot sizes. Several of the surrounding AG-2 zoned lots are nonconforming that would be considered RP-80 and R-40 by today's zoning regulations. The applicant's request to rezone RP-80 appears to be dimensionally appropriate. *Please see Exhibit 1 for zoning map and Comprehensive Plan exhibit.*

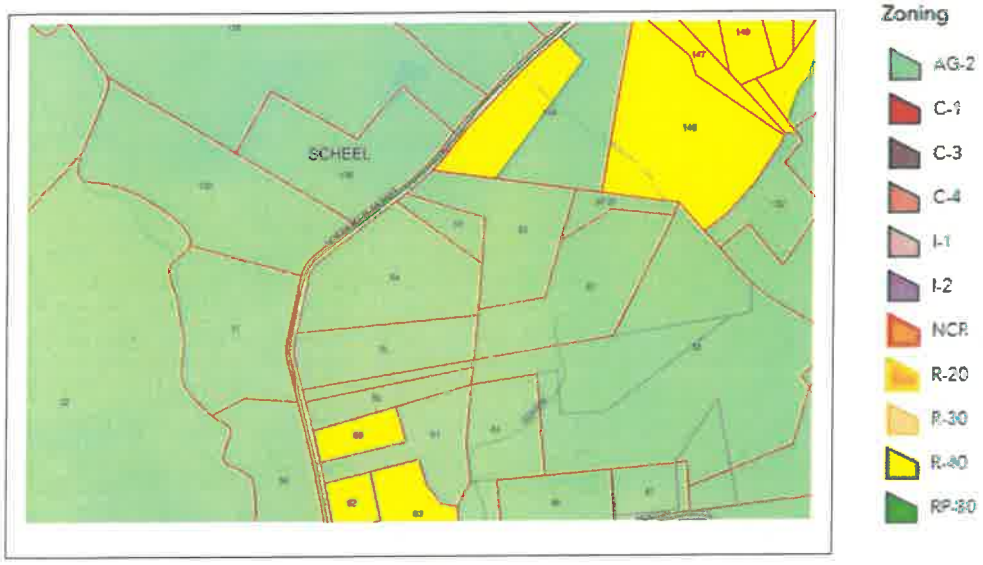
Robertson County 2040 Comprehensive Plan: The Comprehensive Plan calls for this area to remain rural. Location of Rural Preservation Areas: The majority of the County shall remain designated as Rural during the planning horizon of this land use plan. *Uses in Rural Areas*: Agrarian and rural type uses ranging from open space to agriculture, homesteads associated with agricultural uses and agriculture service businesses are encouraged within this category.

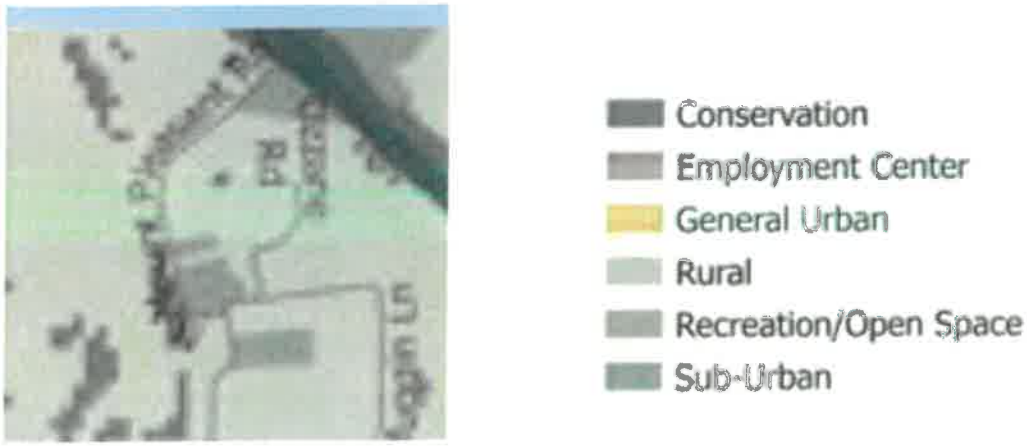
Recommendation: Approval. The application of the RP-80 zoning district is appropriate for Rural Designation.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map





New Business: D

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:

Subdivision Name: Borthick's Corner – Phase Two

Current Zoning of Property: R80

Physical Address of Property: Highway 431 North and Roy Holman Road

Tax Map & Parcel Number: Map 33, Parcel 77

Size of Property (square feet or acres): 54.26 Acres

Property Owner of Record Information Name: Lee Borthick

Mailing Address (No P.O. Boxes, please): 5635 Borthick Road Springfield, TN. 37172

Email:

Telephone Number: (615) 739-0659

Owner's Representative Information (Surveyor, Self, Engineer, etc.)
Name: Steve Artz

Name of Firm: Steven E. Artz and Associates, Inc.

Mailing Address (No P.O. Boxes, please): 4800 Hwy. 431 N Springfield, TN. 37172

Email: artz.steve@gmail.com

Telephone Number: (6 1 5) 3 8 2 - 0 4 8 1

Purpose of Plat: This plat is for the creation of a nine (9) Lot Private Road Development

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.

3-11-25

Owner's Signature & DATE

2-12-25

Owner's Representative Signature & DATE

Robertson County - Parcel: 033 077.00



Date: March 10, 2025

County: ROBERTSON
Owner: BORTHICK LEE
Address: HWY 431N
Parcel ID: 033 077.00
Deeded Acreage: 46.71
Calculated Acreage: 0
Vexcel Imagery Date: 2023

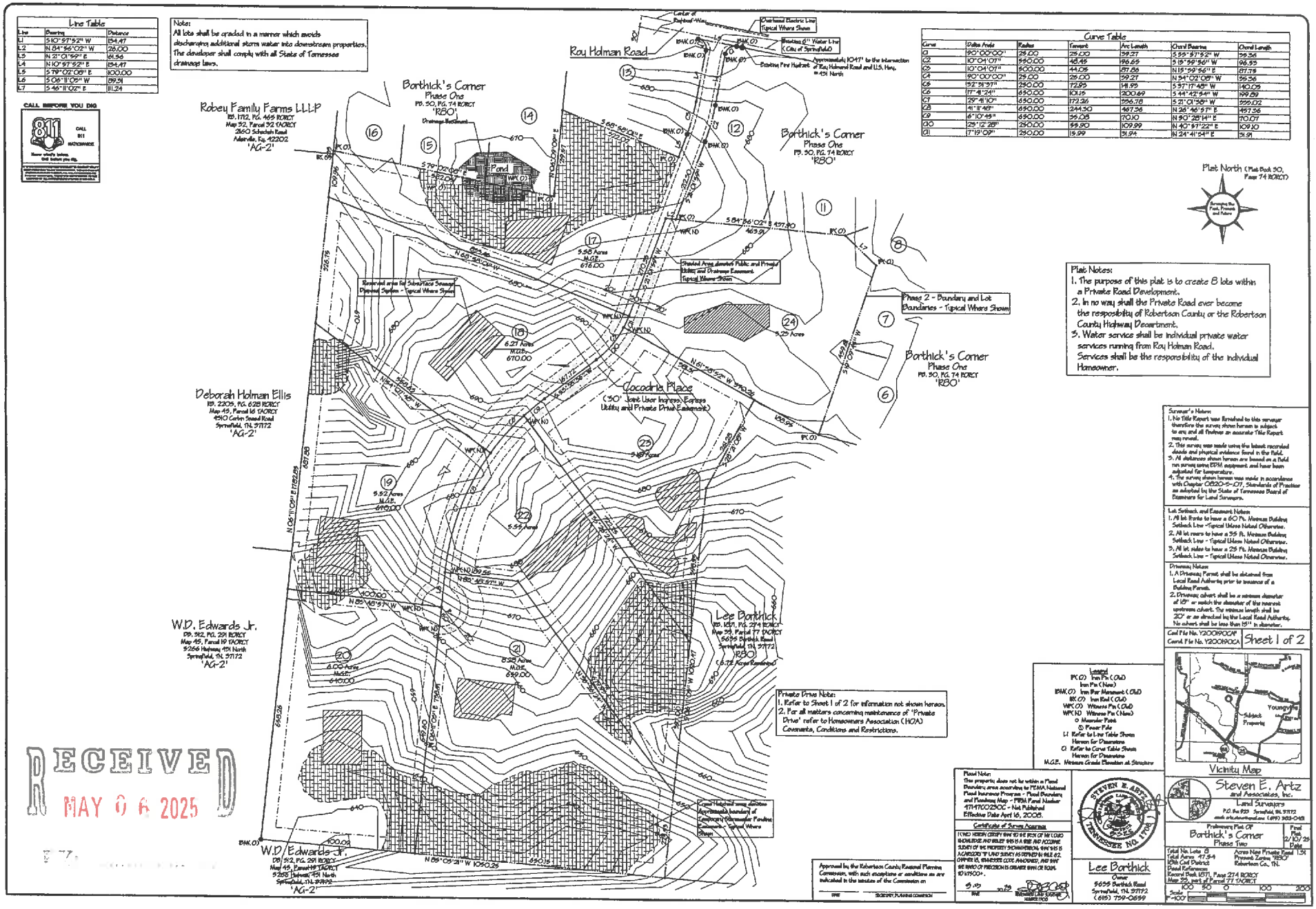
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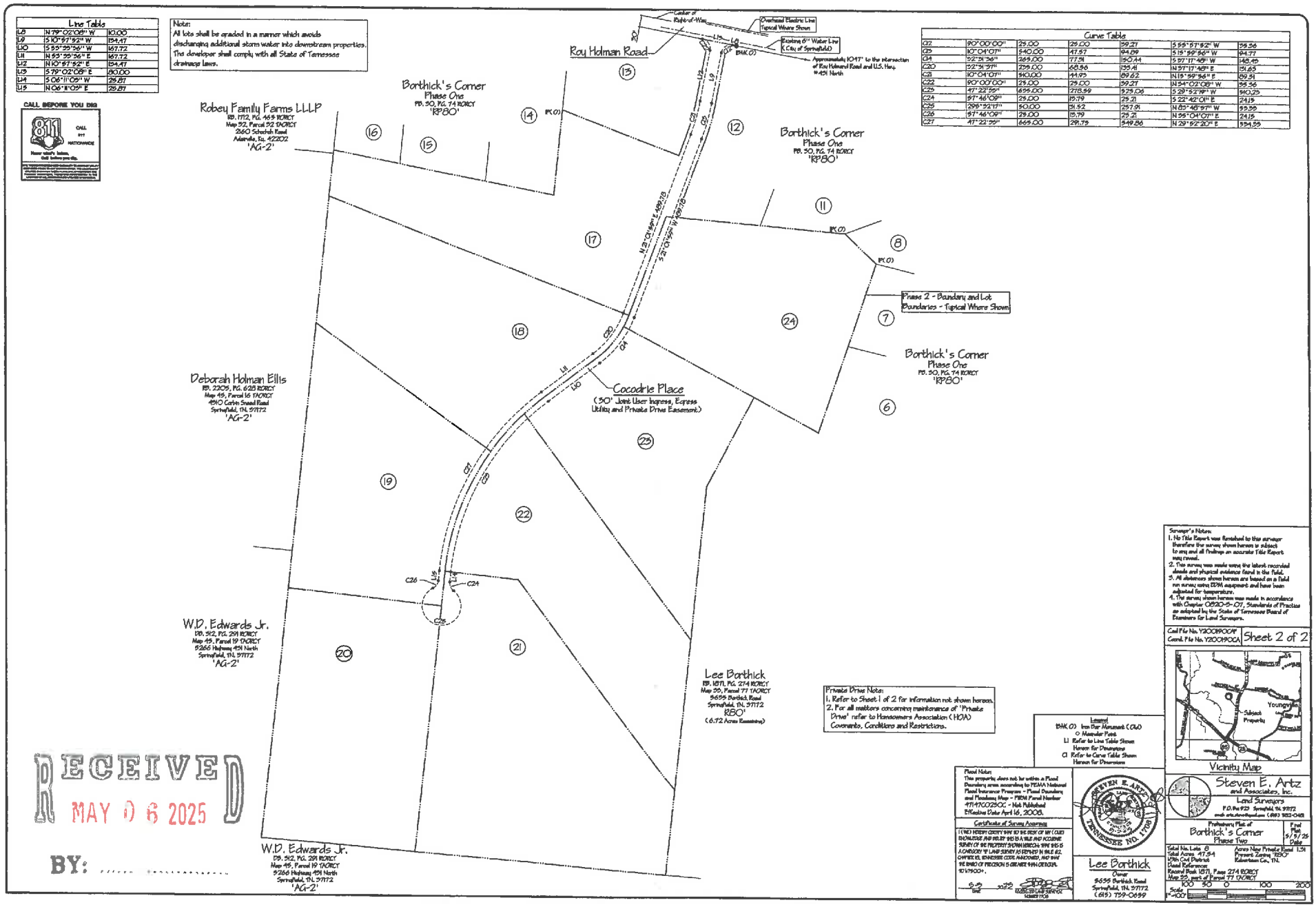
0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 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.


Line Table
Curve Table
Note: All lots shall be graded in a manner which avoids discharging additional storm water into downstream properties. The developer shall comply with all State of Tennessee drainage laws.
Roy Holman Road
Borthick's Corner Phase One PB. 30, PG. 74 ROR(T) 'RBO'
Borthick's Corner Phase Two PB. 30, PG. 74 ROR(T) 'RBO'
Robey Family Farms LLLP RB. 1772, PG. 465 ROR(T) Map 52, Parcel 52 ROR(T) 2160 Schodack Road Adairville, Ky. 42202 'AG-2'
Deborah Holman Ellis RB. 2209, PG. 628 ROR(T) Map 45, Parcel 16 ROR(T) 4510 Corbin Sneed Road Springfield, TN. 37172 'AG-2'
W.D. Edwards Jr. RB. 512, PG. 291 ROR(T) Map 45, Parcel 19 ROR(T) 5266 Highway 49N North Springfield, TN. 37172 'AG-2'
Lee Borthick RB. 1671, PG. 274 ROR(T) Map 33, Parcel 17 ROR(T) 5695 Borthick Road Springfield, TN. 37172 'RBO'
Pond
Cocodrie Place (30' Joint User Ingress, Egress Utility and Private Drive Easement)
Phase 2 - Boundary and Lot Boundaries - Typical Where Shown
Reserved area for Subsurface Sewage Disposal System - Typical Where Shown
Shaded Area denotes Public and Private Utility and Drainage Easement. Typical Where Shown
Overhead Electric Line Typical Where Shown
Existing 6" Water Line (City of Springfield)
Existing Fire Hydrant
Approximately 1047' to the intersection of Roy Holman Road and U.S. Hwy. 41A North
Plat North (Plat Book 30, Page 74 ROR(T))
Plat Notes:
1. The purpose of this plat is to create 8 lots within a Private Road Development.
2. In no way shall the Private Road ever become the responsibility of Robertson County or the Robertson County Highway Department.
3. Water service shall be individual private water services running from Roy Holman Road. Services shall be the responsibility of the individual Homeowner.
Private Drive Note:
1. Refer to Sheet 1 of 2 for information not shown hereon.
2. For all matters concerning maintenance of 'Private Drive' refer to Homeowners Association (HOA) Covenants, Conditions and Restrictions.
Legend
Surveyor's Notes:
Lot Setback and Easement Notes:
Driveway Notes:
Cad File No. Y2001900A
Sheet 1 of 2
Vicinity Map
Plated Note:
Certificate of Survey Accuracy
Approved by the Robertson County Regional Planning Commission, with such exceptions or conditions as are indicated in the minutes of the Commission on
Steven E. Artz and Associates, Inc. Land Surveyors
P.O. Box 820 Springfield, TN. 37172
Preliminary Plat Of Borthick's Corner Phase Two
Final Plat 2/10/25
Tax Id No. Lots 8
Total Acres 47.54
10th Civil District
Deed Reference: Record Book 1671, Page 274 ROR(T) Map 33, part of Parcel 17 (A.K.A.)
Acres Not Private Road 1.34
Present Zone 'RBO'
Robertson Co., TN.
Scale 1"=100'
Steven E. Artz TENNESSEE NO. 1978
Lee Borthick Owner 5695 Borthick Road Springfield, TN. 37172 (615) 799-0699
RECEIVED MAY 06 2025



Line Table		
L8	N 79°02'08" W	10.00
L9	S 10°57'52" W	154.47
L10	S 53°39'56" W	167.72
L11	N 53°39'56" E	167.72
L12	N 10°57'52" E	154.47
L13	S 79°02'08" E	80.00
L14	S 06°11'09" W	28.87
L15	N 06°11'09" E	28.87

Curve Table						
C12	90°00'00"	29.00	29.00	39.27	S 59°57'52" W	35.36
C19	10°04'07"	540.00	47.57	94.09	S 15°59'56" W	94.77
C14	52°51'56"	269.00	77.74	150.44	S 37°17'48" W	145.45
C20	52°51'57"	229.00	66.86	155.41	N 37°17'48" E	151.65
C21	10°04'07"	540.00	44.93	89.82	N 15°59'56" E	89.51
C22	90°00'00"	29.00	29.00	39.27	N 34°02'08" W	35.36
C23	47°22'56"	699.00	278.89	929.06	S 29°52'19" W	910.25
C24	57°46'09"	29.00	19.79	29.21	S 22°42'01" E	24.19
C25	295°32'18"	30.00	31.52	257.91	N 65°48'57" W	95.56
C26	57°46'09"	29.00	15.79	29.21	N 56°04'07" E	24.15
C27	47°22'56"	669.00	291.79	549.86	N 29°52'20" E	534.35

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

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

Private Drive Note:
1. Refer to Sheet 1 of 2 for information not shown hereon.
2. For all matters concerning maintenance of 'Private Drive' refer to Homeowners Association (HOA) Covenants, Conditions and Restrictions.

Legend
BM(O) Iron Bar Monument (Old)
○ Monument Point
L1 Refer to Line Table Shown Hereon for Dimensions
C1 Refer to Curve Table Shown Hereon for Dimensions

Flood Note:
This property does not lie within a Flood Boundary area according to FEMA National Flood Insurance Program - Flood Boundary and Floodway Map - FIRM Panel Number 47171C0215C - Not Published
Effective Date April 16, 2008.

Certificate of Survey Accuracy
I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON. THAT THIS IS A CATEGORY 'B' LAND SURVEY AS REFERED TO IN RULE 62. CHAPTER 01, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1/7500+.

x22 Date
LICENSED LAND SURVEYOR NUMBER 1708

Surveyor's Notes:
1. No Title Report was furnished to this surveyor therefore the survey shown hereon is subject to any and all findings in 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.

Civil File No. Y2001900CP
Coord. File No. Y2001900A
Sheet 2 of 2

Vicinity Map
Youngville
Subject Property
Springfield

Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 923 Springfield, TN. 37172
email: artzsurveying@aol.com (615) 382-0418

Professional Plat of
Borthick's Corner
Phase Two

Final Plat 5/5/25 Date

Total No. Lots 6
Total Acres 47.34
10th Civil District
Deed Reference:
Record Book 1871, Page 274 ROHCT
Map 35, part of Parcel 77 ROHCT

Acres Now Private Road 1.34
Present Zoning 'RSO'
Robertson Co., TN.

Scale 1"=100'
100 50 0 100 200

Lee Borthick
Owner
9655 Borthick Road
Springfield, TN. 37172
(615) 759-0699

RECEIVED
MAY 06 2025
BY:

Staff Comments
May 22, 2025
Amanda Harrington, Planning Advisor

Request: Preliminary Plat Approval for Borthick's Corner, Phase Two
Property: Tax Map 33, Parcel 77
Address: ## Hwy 431N
Zoning: RP-80

The site was reviewed against the Robertson County Subdivision Regulations, specifically Article 5, Section 5-102.2(Features) for a preliminary plat submittal. Review yielded no corrective comments.

Staff recommends approval of the preliminary plat.



** END COMMENTS **

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

May 15, 2025

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

RE: Review of Updated Borthick's Corner Preliminary Plat

Dear Traye:

I have reviewed the referenced preliminary plat that I received on May 15, 2025 for the May 22, 2025 Planning Commission meeting. Following are my comments, which are minor in nature and can be addressed on the final plat.

1. Final Plat is noted in a small box in the title block on both sheets, but the main title is shown correctly as a Preliminary Plat.
2. Show the Minimum Ground Elevation on Lots 22 and 23 on Sheet 1.
5. There is text on text for the acreage for Lot 23 on Sheet 1.

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

New Business: E

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

Application for Site Plan Approval

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

Property Information:

1. Current Zoning of Property: I-1 Restrictive Industrial District
2. Physical Address of Property: 5880 Hwy 161, Springfield, TN, 37172
3. Tax Map & Parcel Number: Map 31, Parcel 031.0
4. Size of Property (square feet or acres): 2.00 Acres

5. **Owner of Record Information**
   Name: Dalvin Pirtle
   Mailing Address (No P.O. Boxes, please): 6711 E Benton Rd Springfield, TN 37172
   Email: Dalvinpirtle@gmail.com
   Telephone Number: 615.405.3182

6. **Owner's Representative Information (Surveyor, Self, Engineer, etc.)**
   Name: Josh Lyon, P.E.
   Name of Firm: Klober Engineering Services
   Mailing Address (No P.O. Boxes, please): 3556 Tom Austin Hwy, Ste 1, Springfield, TN 37172
   Email: josh@klobereng.com
   Telephone Number: 615-382-2000

7. **Purpose of Site Plan:**
   Minor Site Plan for (2) building additions on existing structure

SUBMITTAL REVIEW PROCEDURE:

1. Submit 1 hard copy (no smaller than 17" x 22") of the site plan, this completed application, and fee payment to the Robertson County Development Office. **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 site plan to hmantooth@robcotn.org (**Hunter Mantooth**).
3. Application and site plan 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 site plan 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.**

Dalvin Pirtle 4/7/25
Owner's Signature & DATE

Owner's Representative Signature & DATE

Robertson County Development Office
Staff Comments
May 22, 2025
Amanda Harrington, Planning Advisor

Applicants: Klober Engineering

Request: Final Site Plan Approval of two building additions (3,250 sq ft. total) to an existing structure, plus additional site improvements.

Property Information:

- Tax Map 31, Parcel 031.00
- 5880 Hwy 161, Springfield, TN 37172
- 2.00 acres
- Zoned I-1, Restrictive Industrial
- Voting District

The applicant is seeking Site Plan approval to add two additional structures at 5880 Hwy 161. One is a 1,150-square-foot lean-to-shed; the other is a 2,100-square-foot lean-to-shed on either side of an existing building. The plans were reviewed using the Robertson County Zoning Resolution. There are no outstanding corrective comments.

Recommendation: Staff recommends approval of the site plan

**** END COMMENTS ****

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

April 17, 2025

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

RE: Review of Revised Pirtle Minor Site Plan

Dear Traye:

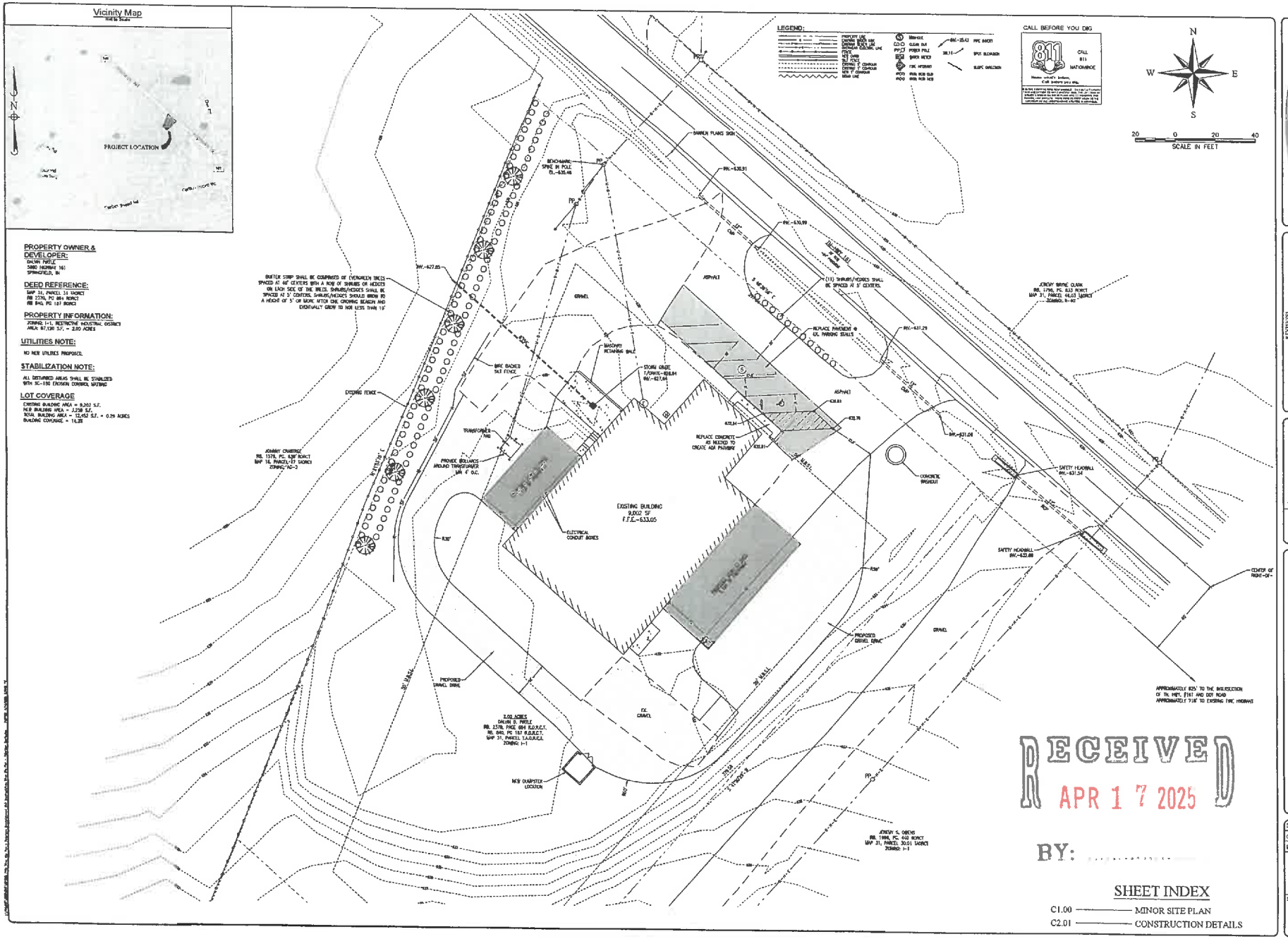
I have reviewed the referenced revised minor site plan that I received on April 17, 2025. All of my previous comments have been addressed.

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.

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Sincerely,

Rick Mayo, PE, RLS



KLOBER ENGINEERING SERVICES

SERVING CLIENTS WITH CIVIL ENGINEERING & LAND DEVELOPMENT SERVICES
3668 TOM AUSTIN HWY, SUITE 1, SPRINGFIELD, TN 37172
PHONE: (615) 384-4440 WWW.KLOBERINC.COM

NO	BY	DATE	DESCRIPTION
			REVISIONS

JOSHUA M. LYON, P.E. TN#112331

NOT FOR CONSTRUCTION

PIRTLE MINOR SITE PLAN

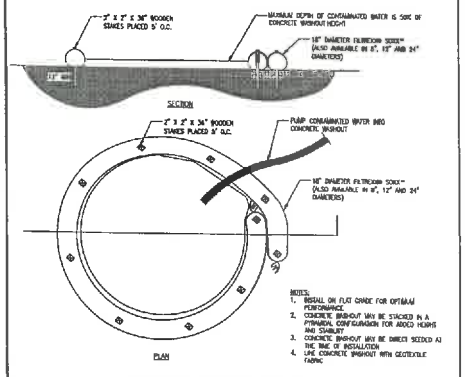
5810 HIGHWAY 41A1
SPRINGFIELD, TN 37172
ROBERTSON COUNTY

DRAWN BY:	RWB
CHECKED BY:	JML
PROJECT NO:	C01923

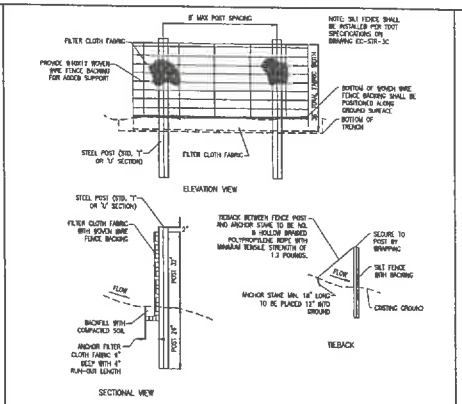
MINOR SITE PLAN

SHEET NUMBER
C1.00

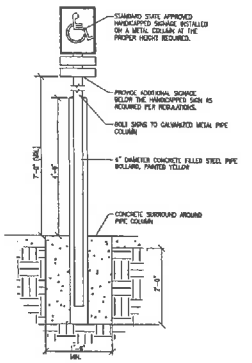
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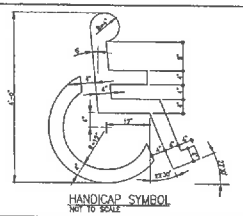
FILTREXX® CONCRETE WASHOUT
NOT TO SCALE



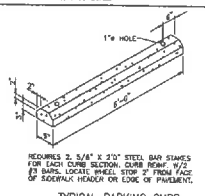
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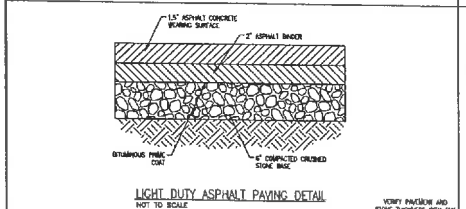
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NOT TO SCALE



HANDICAP SYMBOL
NOT TO SCALE

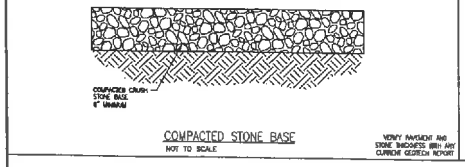


TYPICAL PARKING CURB
NOT TO SCALE



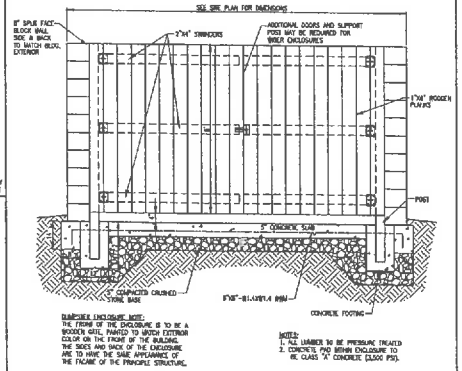
LIGHT DUTY ASPHALT PAVING DETAIL
NOT TO SCALE

VERIFY PAVEMENT AND STONE THICKNESS WITH ANY CURRENT GEOTECH REPORT



COMPACTED STONE BASE
NOT TO SCALE

VERIFY PAVEMENT AND STONE THICKNESS WITH ANY CURRENT GEOTECH REPORT



TRASH & RECYCLING BIN ENCLOSURE DETAIL
NOT TO SCALE

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3065 TOM AUSTIN HWY, SUITE 1, SPRINGFIELD, TN 37172
PHONE: (615) 384-5495 FAX: (615) 373-4480
www.kloberengineering.com

NO	BY	DATE	DESCRIPTION
			REVISIONS

JOSHUA M. LYON, P.E. TN#112331

NOT FOR CONSTRUCTION

PIRTLE MINOR SITE PLAN

5910 HIGHWAY #161
SPRINGFIELD, TN 37172
ROBERTSON COUNTY

DRAWN BY:	RWB
CHECKED BY:	JML
PROJECT NO.:	C01923

CONSTRUCTION DETAILS

SHEET NUMBER
C2.01

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