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: September 18, 2025

The Robertson County Planning Commission will hold its monthly meeting on **Thursday September 25, 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 October 20, 2025.
4. Approval of Minutes: Approval of Minutes of August 28, 2025, meeting.
5. Old Business: None
6. New Business:

   A **Robertson County Planning and Zoning: Resolution No. 2025-04:** Resolution to Amend Article III, General Provisions, of the Robertson County Zoning Resolution, by Creating Section 3012, Traffic Studies & Assessments, Requiring the Same with Certain Rezoning Applications, and to Repeal any Resolutions or Parts of Resolutions in Conflict Herewith.

   B. **Robertson County Planning and Zoning: Resolution No. 2025-05:** Resolution to Amend Table VI, Permitted Use Schedule, of the Robertson County Zoning Resolution Pertaining to Residential Uses in Industrial Zones.

   C. **Larry Jones:** Rezone Request for 5.11 acres of the 24.5 acres of property located at 8511 Cedar Grove Road, Cross Plains. Tax Map 062, Part of Parcel 163.00 from AG-2 to R-40 (1st Voting District). Represented by Bruce Rainey, Bruce Rainey and Associates.

D. **Jerry Somerville:** Rezone Request for 2.86 surveyed acres of property located at 4936 Rock House Road, Portland. Tax Map 050, Parcel 106.00 from AG-2 to R-40 (1st Voting District). Represented by Todd Bolinger, Todd Bollinger & Associates.

E. **James Marshall**: Rezone Request for 2.13 surveyed acres of the 7.15 acres of property located at 3968 Baggett Road, Springfield. Tax Map 082, Part of Parcel 041.05 from AG-2 to RP-80 (8th Voting District). Represented by Todd Bollinger, Todd Bollinger & Associates.

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

G. **Clay Jones:** Final Plat approval for Sturgeon Creek Reserve located at 6841 Hwy 41 N., Cedar Hill. Tax Map 054, Parcel 013.00 (8th Voting District). Represented by Steve Artz, Steven E. Artz and Associates, Inc.

H. Reports from Staff: Planner to discuss:

   a. Subdivision Regulations Articles I - IV
   b. Flag Lots

I. Adjourn

The Robertson County Planning Commission met on August 28, 2025 at 7:00 p.m. in the Judicial Complex, Second Floor, Robertson County Office Building, Springfield, Tennessee.

Roll Call:

MEMBERS PRESENT:
William B Henry
Cheryl Elliott
Charles "Gene" Federman
Robert Buck
Matt Crabtree
Jeremy Stinson

MEMBERS ABSENT:
Jermiah Pierce
Eric Thompson

OTHERS PRESENT:
Hunter Mantooth
Pam Groves
Amanda Harrington
Troy Adkins

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

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

Announcements: Chairman Cheryl Elliott announced that the zoning from this agenda will be heard at the County Commission on September 15, 2025. Any citizens wishing to speak for or against any items on the agenda will need to sign in on the sheet provided. Four citizens signed up to speak.

Motion to approve Minutes from the previous meeting of July 24, 2025, made by William Henry with a second by Jeremy Stinson. Motion passed 5 – 0.

1. Old Business: None

2. New Business:

   A. **Robertson County Highway Department: Resolution No. 25-291-09:** Resolution Making Certain Changes in the Official Maintenance Road List and Map Due to Annexations of Various Cities.
   Troy was there to present. No questions were asked.

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

   B. **Robertson County Planning and Zoning: Resolution No. 2025-03:** Resolution to Amend the Robertson County Zoning Resolution Pertaining to Lot Widths of RP-80 and AG-2 Zoned Lots
   Amanda was there to present what was requested by the Planning Commission. No questions or comments.

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

C. **Mary Dehmlow:** Rezone Request for 2.55 acres of property located at 5433 Ashburn Road, Springfield. Tax Map 020, Parcel 033.00 from AG-2 to R-40 (8th Voting District). Represented by Jeff Chandler, Chandler Surveying.
Mary was there to present and answer questions. Questions from the commission were asked and answered. Three citizens signed up to speak, however one of those was Mary who presented. Both were in favor of the rezone request. One being a neighbor and one being the potential buyer. After much discussion with the planner and commission motion was made.

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

D. **Morgan Kinch:** Rezone Request for 1.47 acres of the 5.83 acres of property located at 2686 Bellar Road, Greenbrier. Tax Map 115, Part of Parcel 063.00 from AG-2 to R-40 (3rd Voting District). Represented by Todd Bolinger, Todd Bollinger & Associates.
Todd was there to present and answer questions. No questions from commission and no one signed up to speak on this matter. Gene Federman made a comment.

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

E. **Kenneth Foster:** Rezone Request for 7.64 surveyed acres of the 124.30 acres of property located at 5525 Minnis Road, Springfield. Tax Map 031, Part of Parcel 104.00 from AG-2 to RP-80 (7th Voting District). Represented by Steve Artz, Steven E Artz & Associates, Inc.
Steve was there to present and answer questions. Matt Crabtree confirmed what was being rezoned. One person signed up to speak on this matter but said he didn't want to speak.

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

F. **KOE Construction on behalf of Terminus Capital Investing, LLC:** Rezone Request for 5.02 surveyed acres of property located at 4067 Woodard Rd., Springfield. Tax Map 044, Parcel 069.00 from AG-2 to RP-80 (7th Voting District). Represented by Todd Bollinger, Todd Bollinger & Associates.
Todd was there to present and answer questions. No questions or comments from the board. No one signed up to speak on this matter.

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

G. **Clay Jones:** Preliminary Plat approval for Sturgeon Creek Reserve located at 6841 Hwy 41 N., Cedar Hill. Tax Map 054, Parcel 013.00 (8th Voting District). Represented by Steve Artz, Steven E. Artz and Associates, Inc.
Steve was there to present and answer questions. Matt Crabtree asked one question, and it was answered.

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

H. **Iglesia Ebenezer Church:** Final Site Plan for new church building located at 5649 Lakeview Road, Springfield. Tax Map 046, Parcel 066.00 (8th Voting District). Represented by Josh Lyon, P.E., Klober Engineering Services.
Josh was there to present and answer questions. No questions asked and no one signed up to speak on this matter.

Motion to approve was made by Matt Crabtree with a second from William Henry.
Motion passed 5 - 0.

I. **CJ Murrell, 615 Design Group on behalf of Marcia Fox:** Final Site Plan for Dollar General to be constructed on Highway 25 E., Springfield. Tax Map 059 Parcel 066.00 (8th Voting District). Represented by CJ Murrell, 615 Design Group.
Eric Cox with 615 Design Group was there to represent and answer questions. No questions asked and no one signed up to speak on this matter.

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

Reports from Staff: Amanda discussed 3 items with the planning commission.

a. **Traffic Impact Study**: Amanda explained the differences of traffic impact assessment vs. a traffic impact study. They discussed when each would be appropriate. Several questions were asked and answered. Lots of discussion. Matt Crabtree suggested that for any residential rezone request that is 5 acres or more we require a traffic assessment and for all commercial or industrial rezone request we require a traffic impact study. Board agreed and asked Amanda to come back next month with a resolution to vote on.
b. **Industrial Zoning**: Amanda explained that there was conflicting information in our zoning regulations. In the description for I-1 it states that New Residential Activities are Excluded, however our permitted use schedule says they require a special use permit for accessory apartments and single-family dwellings. After some discussion Cheryl Elliot stated that it seems as if fixing the chart would be the simplest fix. The board voted by a vote of 5 – 0 with a motion from Robert Buck and a second from Matt Crabtree to have Amanda come back next month with a resolution to vote on to fix the inconsistency.
c. **Subdivision Regulations Articles I – V**: Amanda stated that Hunter has emailed them all updated subdivision regulations where Amanda had rewritten to try and make them easier to read and understand. She asked that the board members look them all over and email her, Hunter and Pam, with any suggestions or comments.

A motion to adjourn made by Jeremy Stinson with a second by Robert Buck.
Motion passed 5 – 0 and the meeting was adjourned at 8:13 pm.

Respectfully submitted,

Gene Federman

Gene Federman, Secretary

New Business: A

Resolution No. 2025-04

A RESOLUTION TO AMEND ARTICLE III, GENERAL PROVISIONS, OF THE ROBERTSON COUNTY ZONING RESOLUTION, BY CREATING SECTION 3012, TRAFFIC STUDIES & ASSESSMENTS, REQUIRING THE SAME WITH CERTAIN REZONING APPLICATIONS, AND TO REPEAL ANY RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH.

Whereas, traffic studies are an effective tool used to help Robertson County determine potential impacts of development on the operation of the surrounding roadway infrastructure; and

Whereas, there are two (2) types of traffic studies described in these guidelines: 1) a Traffic Assessment and 2) a Traffic Impact Study; and

Whereas, with either type, the reviewing authority is the Robertson County Planning Commission (Planning Commission); and

Whereas, written recommendations on the applicable traffic study will be developed through collaboration between the Planning Director and the applicant to determine the specifics of the assumptions for the traffic study, including but not limited to, the land uses assumed for trip generation, access concerns, availability of traffic counts, and familiarity with these guidelines and land use controls used by Robertson County, as well as the involved processes;

Whereas, a Traffic Assessment (TA) is intended as a preliminary evaluation of the potential impacts of a rezoning request, requiring less effort to complete; this assessment will help the Planning Commission determine the extent of potential impact for a proposed zoning change and include it in its recommendation to the Robertson County Legislative Body for the final decision on the zoning change; and

Whereas, a Traffic Impact Study (TIS) is a more detailed assessment document that requires additional investigation and analysis; the TIS is required at the time of submission of a site plan, concept subdivision plan, preliminary plat, preliminary master plan, or any development as determined by the Planning Director. A traffic impact study may include other relevant traffic studies, such as but not limited to signal warrant analysis, speed study, and signalized intersection level of service.

Whereas, each study category is required to be performed and stamped by a Licensed Professional Engineer with experience in Traffic Engineering.

NOW, THEREFORE, BE IT RESOLVED BY THE ROBERTSON COUNTY LEGISLATIVE BODY THAT THE FOLLOWING RULES AND POLICIES BE ENACTED PERTAINING TO TRAFFIC ASSESSMENTS AND TRAFFIC IMPACT ANALYSES, THE PUBLIC WELFARE REQUIRING IT.

A Traffic Assessment (TA) is an initial review of the potential effects of a rezoning request, requiring less effort to perform. This assessment enables the Planning Commission to understand the potential impacts of a proposed zoning change and is incorporated into its recommendation to the Robertson County Legislative Body for a final decision on the rezoning. A Traffic Assessment must be submitted for all rezoning applications if:

a. Such a request involves a parcel of land (or, if multiple parcels are included, the collective parcels of land) that is five (5) acres or more.
b. The property(ies) are zoned or currently used as Commercial or Industrial; or
c. Any rezoning application that the Planning Commission or the Planning Director determines requires a traffic assessment study.

The Planning Commission reserves the sole discretion to request a Traffic Assessment to be submitted, **regardless of the minimum acreage**, due to the site's location for rezoning, potential impact on existing infrastructure, or other relevant factors it considers appropriate.

A Traffic Assessment shall not replace the Traffic Impact Study requirement, but its results may help in waiving a Traffic Impact Study if the Planning Commission decides so.

A Traffic Assessment generally includes these sections:

1. **General Site Description -** This section should describe the size of the site (acreage and shape) requesting to be rezoned, along with details of the surrounding land uses and roadway access points. It should also specify the particular zoning change being requested, including the current zoning of the properties in question and the proposed zoning for those properties.

2. **Trip Generation-**This section should estimate the Average Daily Traffic (ADT), morning peak hour traffic, and afternoon peak hour traffic that could be generated by full development of the land use change. The maximum density allowed by the proposed zoning classification must be used when calculating the potential generated trips. The traffic engineering professional conducting the assessment shall use information and procedures described in the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation manual.

3. **Roadway Conditions and Access Potential -** This section should determine the classification of all the roadways and public infrastructure surrounding the site as defined by the latest Major Thoroughfare Plan and the Subdivision Regulations of Robertson County, Tennessee, for roadway definitions (refer to Definitions in the Subdivision Regulations). The capacity and quality of the roadways involved in the proposed development should be assessed using a roadway segment level of service calculation, as described in the latest edition of the Highway Capacity Manual. Traffic volumes may be acquired from the Tennessee Department of Transportation (TDOT) annual counts. Any potential safety hazard(s) or access concern(s), including sight

distance at intersecting roads, should be identified and calculated based upon approach speed on the adjacent road as well as, in addition to, the procedures described in the latest edition of the American Association of State Highway and Transportation Officials (AASHTO) manual.

4. **Conclusions**-This section must provide an engineering assessment of whether the surrounding road network and infrastructure can support the potential traffic from the proposed zoning change and future development.

Component of Rezoning Process: Unless waived by these Guidelines or the Planning Commission, the Traffic Assessment must be included in a rezoning application during the final review and recommendation by the Planning Commission. Failure to submit an approved Traffic Assessment or a written waiver will cause the Planning Director and Staff to recommend deferral of the rezoning. The deadline for submitting it to the Planning Director is at least thirty (30) days before the Planning Commission reviews the rezoning request.

The Planning Commission may waive the Traffic Assessment requirement based on one or more conditions, including, but not limited to, the following:

1. The use stays the same, but the zoning is being updated to match the land use.
2. The proposed rezoning reduces trips during morning and evening peak hours at entrances and key intersections along access routes compared to the current zoning.
3. The proposed rezoning would generate fewer than 100 additional trips during peak hour at the driveway compared to the current zoning.

A **Traffic Impact Study (TIS)** is a detailed assessment document that requires further investigation and analysis. The TIS must be submitted along with a site plan, concept subdivision plan, preliminary plat, preliminary master plan, or any other development as determined by the Planning Director. A traffic impact study may also include other relevant studies, such as signal warrant analysis, speed study, or level of service at signalized intersections. Both types of studies must be completed and stamped by a Licensed Professional Engineer with experience in Traffic Engineering.

A Traffic Impact Study (TIS). A Traffic Impact Study shall be required for the following:

a. Any development in excess of 50,000 square feet of floor space.
b. Any development project reasonably expected to generate 150 or more new daily traffic trips on the existing roads providing access to and from the proposed development.
c. Any planned unit development.
d. Major Subdivisions (as defined in Subdivision regulations), including but not limited to concept plan or preliminary plat; or
e. Any development that the Planning Commission or Planning Director determines requires a traffic impact study.

Waiver of Traffic Impact Study Requirement: Any traffic impact study mandated by these Guidelines may be waived by the Planning Director, subject to review and approval by the Planning Commission, provided that written evidence demonstrates that the proposed development will not generate enough additional traffic to justify a Traffic Impact Study.

Traffic Impact Study Process

a. Whenever a traffic impact study is required by these guidelines and the applicable regulations and ordinances, the applicant shall be provided with a written copy of the Traffic Impact Study Guidelines. The deadline to submit the study to the Planning Director shall be no less than thirty (30) days before the date when the planning commission reviews the item for which the study was requested, as specified in Section 2 above.

b. Either the applicant or the Director of Planning may request a traffic scoping meeting with the applicant and the transportation engineer preparing the traffic impact study.

c. The project's traffic impact study shall be submitted to the Planning Commission with enough time for the Commissioners to thoroughly review and analyze it before considering the application that requires the traffic impact study.

d. A completed and approved traffic impact study must be submitted before the final approval of the application that requires it for the project. All traffic studies mandated by these guidelines, along with related regulations and resolutions, must be completed and approved either prior to or at the same time as the application approval that necessitates the traffic impact study.

If the traffic impact study does not include all the information specified in these guidelines, the applicant will be notified and asked to submit a revised study. If the study has been accepted but the proposed development is significantly modified afterward, a new study will be required for re-evaluation. Additionally, if the development is approved by the Planning Commission but not completed within the vesting period, the traffic impact study will be considered expired, and a new study will need to be submitted.

Contents and Methods. The Traffic Impact Study shall meet the following requirements:

A. Project Description
   i. Purpose and objectives of the study.
   ii. Specific location, including description and area mapping.
   iii. Current site conditions and proposed use (number of lanes, lane widths including road shoulders, roadway classifications, speed limit, ditching or curb and gutter, sidewalks, zoning, proposed development size and type of development, availability of essential utilities, directional signage, etc.).

iv. Locations of existing and proposed access points), distances between each access and nearby driveways, etc.; and
v. Phasing and proposed timing of each phase.

B. Examine all signalized intersections within half (1/2) a mile of the site, including major thoroughfares. List the Level of Service (LOS) for the overall intersection at signalized intersections and the LOS for all critical turning movements at unsignalized intersections. LOS calculations should be based on the latest Highway Capacity Manual. For intersections operating at LOS E or F, identify feasible measures to improve traffic operations.

C. Baseline Traffic Counts (i.e., existing traffic counts) shall be based on actual field data of current trip counts as follows:
   i. A typical weekday not on a state or federal holiday, and not during any period of uncommon circumstances that may render the baseline traffic erroneously high or low compared to a typical weekday;
   ii. If any school or schools are located within one-half (1/2) mile of the site or within one-half (1/2) mile of a signalized intersection within the site traffic impact study area, then in addition to all other applicable requirements, traffic counts shall be taken on a day when such schools are in session;
   iii. AM Peak 6:00 am to 9:00 am;
   iv. Noon Hour 12:00 pm to 1:00 pm; and
   v. PM Peak 4 pm to 7:00 pm.

D. Project-generated traffic shall be determined using the data and methodology specified in the Institute of Transportation Engineers (ITE) "Trip Generation Manual," 10th Edition, or the most recent edition.

E. Traffic forecasts for projects planned or under construction within half (1/2) mile of the site.

F. *Horizon Date*, meaning the future date when the proposed project is expected to become operational.
   i. Three (3) and five (5) year forecasts for existing and project-generated traffic provided by the Tennessee Department of Transportation (T DOT) for the five (5) counting periods prior to the study year. If such counts are unavailable, projections shall be based on special counts adjusted by an increase of three and one-half percent (3,5%) per year to reach the required projection year.
   ii. A traffic impact study must be updated with a new revised horizon date whenever the proposed project is not fully operational by the end of the latest Horizon Date specified in the study.

G. *Cumulative Impacts:* Reasonably foreseeable traffic effects caused by previously approved projects or projects under construction in the study area that are not yet

operational but are expected to be operational by the Horizon Date of the proposed project.

i. *Cumulative Projects List:* The Planning Director or their designee shall provide the applicant with a list of all recently approved projects and projects under construction within the traffic impact study area of the proposed project and assist the applicant in obtaining an identical list from any other municipal jurisdictions within the study area.
ii. The cumulative project trip generation shall be the existing baseline trips, project-related trips, project future growth trips, and trips generated by all projects on the Cumulative Projects List.

H. Passenger Car Equivalency Calculations
   i. When counting project-generated traffic trips and cumulative project traffic trips, buses, construction-type trucks, trucks with three or more axles, and any other vehicles that have a greater per-vehicle impact than passenger cars should not be counted as equivalent to passenger car trips.
   ii. Traffic studies must use passenger equivalency calculations of at least 2 to 1 and adjust trip calculations and impact assessments to account for the higher per-vehicle impacts of buses, construction trucks, trucks with three or more axles, and any other vehicles that have greater per-vehicle traffic impacts than passenger cars.

Conclusions and Recommendations. Identify and include the following details provided by this traffic impact analysis:

i. Any recommended roadway improvements, including widening, turn lanes or deceleration lanes, new connections, and extensions, etc. Specify turn lane storage lengths, taper and transition lengths, and lane widths.
ii. Any modifications to existing traffic control devices or additions of new ones.
iii. Include from the LOS analysis whether there are prescribed measures to improve the LOS.
iv. A list of site access evaluations, recommendations, and scheduled improvements to be carried out by a governmental entity.
v. Clearly specify the sources of funding for these improvements.
vi. Timing for completing the recommendations should follow a logical construction sequence for the buildout schedule and align with when the improvements are required.

THIS RESOLUTION SHALL GO INTO EFFECT IMMEDIATELY UPON PASSAGE, THE PUBLIC WELFARE REQUIRING IT.

_____

Mayor Billy Vogle

New Business: B

Resolution No. 2025-05

A RESOLUTION TO AMEND TABLE VI, PERMITTED USE SCHEDULE, OF THE ROBERTSON COUNTY ZONING RESOLUTION PERTAINING TO RESIDENTIAL USES IN INDUSTRIAL ZONES.

WHEREAS, the Robertson County Board of Commissioners has adopted the Robertson County Zoning Resolution to regulate land use in order to promote the public health, safety, and general welfare of the citizens of Robertson County; and

WHEREAS, Table VI, Permitted Use Schedule, details permitted, conditional, and prohibited uses within each zoning district, including industrial zones; and

WHEREAS, the Planning Commission has reviewed the provisions related to residential uses in industrial zones and has determined that clarification and amendments are necessary to ensure compatibility between residential and industrial land uses, protect public health and safety, and promote sound planning practices; and

WHEREAS, the Board of Commissioners finds it in the best interest of Robertson County to amend Table VI to reflect appropriate standards for residential uses in industrial zones.

NOW, THEREFORE, BE IT RESOLVED by the Robertson County Board of Commissioners as follows:

1. **Amendment to Table VI:**
   Table VI, Permitted Use Schedule, of the Robertson County Zoning Resolution, is hereby amended to read as follows regarding residential uses in industrial zones.
   - **Heavy Industrial (I-2):** Residential uses, including single-family dwellings, two-family dwellings, and multi-family dwellings, shall be *prohibited*.
   - **Light Industrial (I-1):** Residential uses, including single-family dwellings, two-family dwellings, and multi-family dwellings, shall be *prohibited*.
2. **Severability Clause:**
   If any provision of this resolution is found to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining provisions.
3. **Effective Date:**
   This resolution shall take effect upon adoption, the public welfare requiring it.

APPROVED:

_____

MAYOR BILLY VOGLE

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

Applicant's Representative Information:

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

Property Information:

Owner (if not applicant provide letter giving applicate permission): Larry Jones
Physical Address: 8511 Cedar Grove Road, Cross Plains, TN 37049-5133
Tax Map and Parcel Number: Map 062, P/O Parcel 163.00
Current Zoning Designation: AG-2
Requested Zoning Designation: R-40

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

Purpose of rezoning request:

The applicant is requesting to rezone the property to R-40 for the purpose of subdividing into three buildable lots.

SUBMITTAL REVIEW PROCEDURE:

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

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

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

Robertson County - Parcel: 062 163.00



Date: August 13, 2025

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

1:4,514

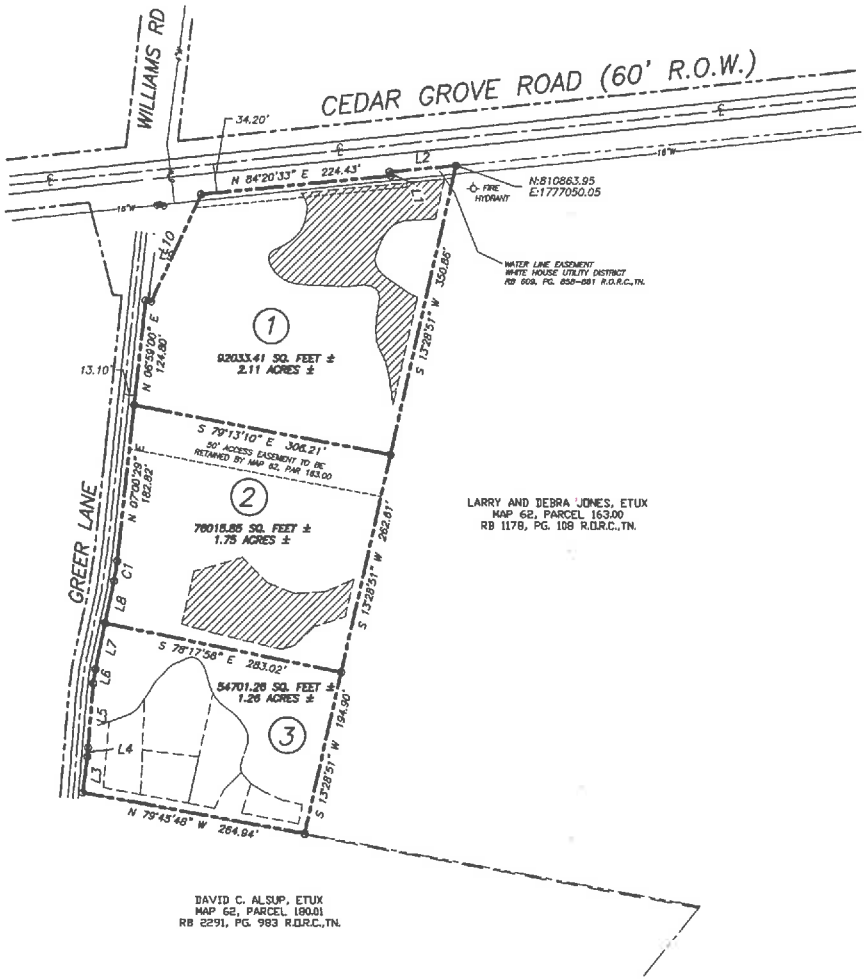
0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG), Esri Community Maps Contributors, Commonwealth of Kentucky, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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

TOTAL AREA – 5.12 ACRES±
3 LOTS



LINE	BEARING	DISTANCE
L1	N 15°01'39" W	5.10
L2	N 84°23'25" E	78.57
L3	N 07°56'02" E	42.54
L4	N 05°46'37" E	10.42
L5	N 05°24'41" E	76.45
L6	N 09°14'07" E	16.75
L7	N 12°34'24" E	56.05
L8	N 12°34'24" E	51.24
L9	S 81°19'01" E	6.71
L10	N 25°37'31" E	140.09

100 50 0 100 200 300
SCALE IN FEET

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5°31'58"	250.00	24.14	N 09°44'54" E	24.13



LOCATION MAP

NOTES:

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

FINAL PLAT
OF
LARRY T. JONES, ETUX PROPERTY

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

DATE : JULY 29, 2025

SCALE : 1" = 100'

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

CERTIFICATE OF OWNERSHIP & DEDICATION

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in book number R.B. 1178, page 108 R.O.R.C., TN., and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction line, and the offers of irrevocable dedication for all public roads, utilities, and other facilities have been filed, as required by the Robertson County Regional Subdivision Regulations.

DATE : _____ OWNER : _____
LARRY T. JONES

DATE : _____ OWNER : _____
DEBRA K. JONES

CERTIFICATE OF ACCURACY

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

DATE : _____

J. BRUCE RAINEY, REGISTERED LAND SURVEYOR, AGRICULTURE, TENNESSEE, No. 2023

REGISTERED SURVEYOR

APPROVAL OF WATER SYSTEMS

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

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

APPROVAL BY DEPT. OF CONSERVATION AND ENVIRONMENT

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

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

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

DATE : _____

_____
Environmentalist

APPROVAL OR SURETYING OF STREETS

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

DATE : _____

_____
Appropriate Governmental Representative
ROBERTSON COUNTY HIGHWAY DEPARTMENT

APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Robertson County Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Robertson County Planning Commission and that it has been approved for recording in the Office of the Robertson County Register of Deed's.

DATE: _____

_____
Secretary, Planning Commission

RECORD

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

Bruce Rainey and Associates
LAND DEVELOPMENT CONSULTANTS
100 S. BROADWAY ST. P.O. BOX 429
PORTLAND, TN 37148
Phone 615-325-3262
Email ROBERTSON@BRUCERAINEYANDASSOCIATES.COM

JOB NO. 240293

Legal Description

Larry T. Jones Property

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

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

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

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

December 20, 2024

Mr. Bruce Rainey
PO Box 429
Portland, TN 37148

RE: Water Availability for 8511 Cedar Grove Rd
Robertson County, Tax Map 62 Parcel 163.00
Cross Pains, TN

Dear Mr. Rainey,

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

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

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

Fees associated with this project include:

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

The water facilities fee (total of $1,401 for 3 new lots) will need to be paid to WHUD before we will release a signed plat or before we will sell water taps, whichever comes first.

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

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

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

If 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, PE
District Engineer



WHUD

8511 Cedar Grove Rd Water

N
W
E
S

WaterSystem

WaterMain

Diameter

4"

6"

16"

12/20/24

Robertson County Development Office
Agenda Review Sheet
Amanda Harrington, Planning Advisor
Planning Commission Meeting
September 25, 2025

Applicant: Larry Jones
Surveyor: Bruce Rainey

Request: Rezone **5.11 *acres*** *of the 24.5 acres* Tax Map 062, Part of Parcel 163.00 from AG-2 to R-40



Figure 1: TN Property Viewer: Tax Map 062,

In its entirety is highlighted

Property Information:

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

Project Narrative:
R-40 Minimum Requirements
Part of Parcel 163.00
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 plans to rezone 5.11 acres of the 24.5-acre property to establish three buildable lots. The land is adjacent to AG-2 zoned areas with different lot sizes. Several neighboring non-conforming lots would now be classified as R-30, R-40, or RP-80 under current standards. The applicant's request to rezone to R-40 appears to be dimensionally suitable. Please see Exhibit 1 for the zoning map and excerpts from the Comprehensive Plan map.

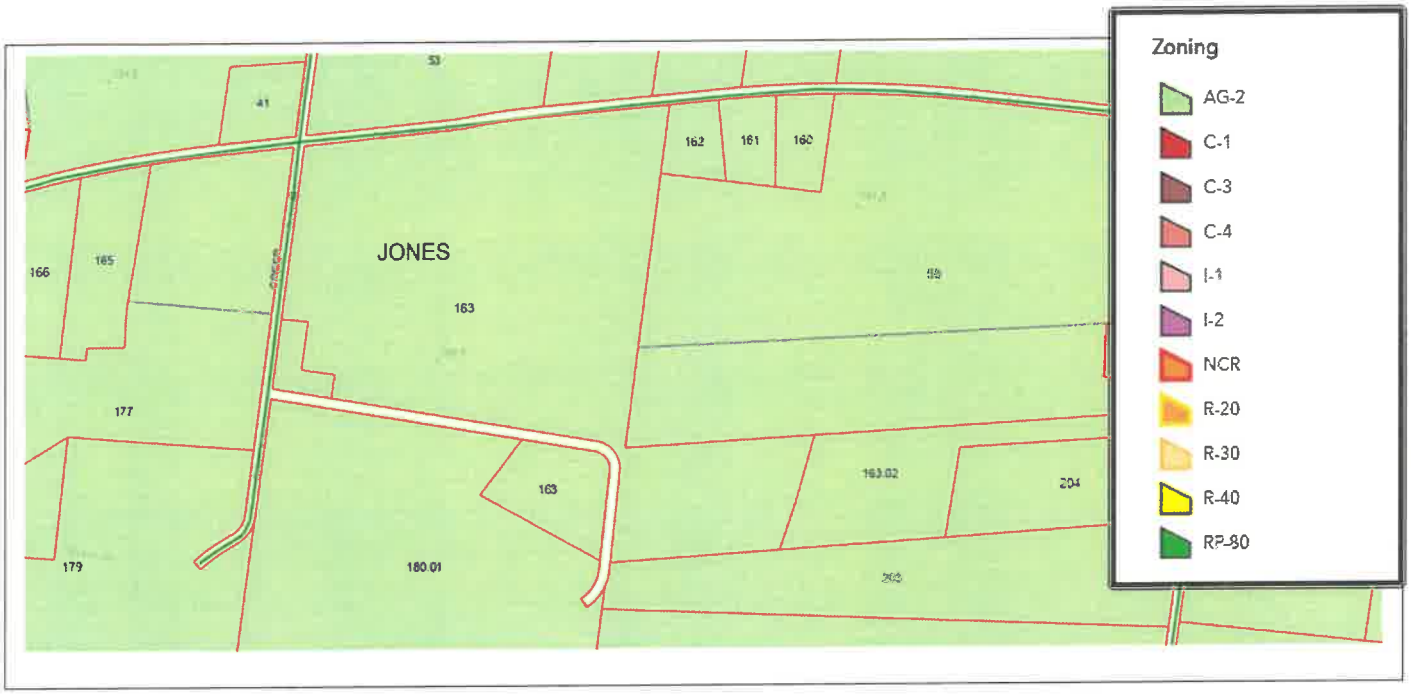
Conformance with the Robertson County Land Use Plan: The 2040 Land Use Plan designates this area as Rural. Uses in this category include open space, agriculture, homesteads related to farming activities, and agricultural service businesses, among other rural and agrarian functions.

Recommendation: Denial. The R-40 zoning designation is intended for use in suburban and general urban areas outlined in 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: D

$350

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

Application for Rezoning

Applicant Information:

Name: Jerry L. Somerville
Mailing Address: 4936 Rock House Road Portland, TN 37148-8303
Email: _____
Telephone Number: _____

Applicant's Representative Information:

Name: Todd Bollinger
Name of Firm: Todd Bollinger Land Surveying
Mailing Address: _____
Email: _____
Telephone Number: _____

Property Information:

Owner (if not applicant provide letter giving applicate permission): Jerry L. Somerville
Physical Address: 4936 Rock House Rd. Portland, TN 37148-8303
Tax Map and Parcel Number: Parcel ID 050 106.00
Current Zoning Designation: AG-2
Requested Zoning Designation: R-40

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

Purpose of rezoning request:

This 3.0 Acre tract has been in my Family's land since 1979. I Purchased on 2013-14 from my Parents. Me & my wife want to build a new home on the back 2.0 acres leaving 1.0 acres with existing home. Reason to be closer to my aging Mother.

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.

Jerry Todd 8/5/2025
Owner of Record Signature & DATE

Jerry Todd 8/5/2025
Applicant's Signature & DATE

Robertson County - Parcel: 050 106.00



Date: August 15, 2025

County: ROBERTSON
Owner: SOMERVILLE JERRY L
Address: ROCK HOUSE RD 4936
Parcel ID: 050 106.00
Deeded Acreage: 3
Calculated Acreage: 0
Vexcel Imagery Date: 2023

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG), Esri Community Maps Contributors, Commonwealth of Kentucky, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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

PLAT CONTAINS 2.86 ACRES

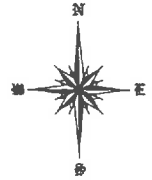
NOTE:
THIS SURVEY WAS PREPARED FROM CURRENT DEEDS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE. THIS SURVEY IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY OR WILL REVEAL.

NOTE:
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UTILITIES. UTILITIES, IF SHOWN HEREON, ARE AS PER INFORMATION FURNISHED BY THE ASSOCIATED UTILITY AUTHORITY AND ARE APPROXIMATE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES, IF SHOWN, COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES, IF SHOWN, HEREON ARE IN THE EXACT LOCATION INDICATED. THEREFORE, THE SIZE, TYPE, AVAILABILITY AND ACTUAL LOCATION OF ANY AND ALL UTILITIES SHOULD BE VERIFIED PRIOR TO MAKING ANY DECISION RELATIVE TO THIS PROPERTY.

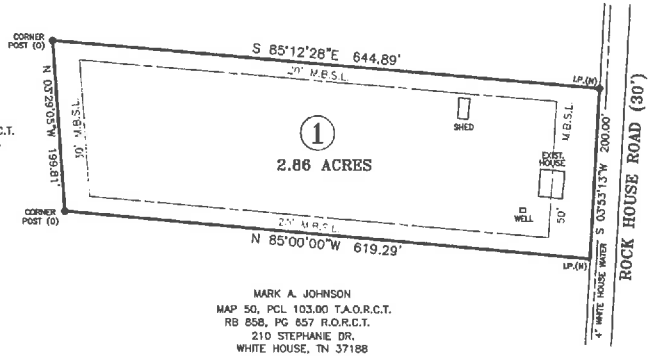
IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION OF ANY TYPE MUST NOTIFY ALL KNOWN UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT.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

NOTE:
THE PROPERTY SHOWN HEREON IS NOT IN A CURRENT F.I.R.M. OR F.E.M.A. FLOOD HAZARD AREA, ACCORDING TO INFORMATION AVAILABLE TO ME AT THIS DATE. SEE PANEL NO. 47147C 0280C DATED 04/16/08 FOR DETAILED INFORMATION.

MARK A. JOHNSON
MAP 50, PCL 103.00 T.A.O.R.C.T.
RB 858, PG 657 R.O.R.C.T.
210 STEPHANIE DR.
WHITE HOUSE, TN 37188



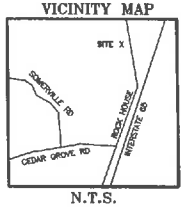
MARK A. JOHNSON
MAP 50, PCL 103.00 T.A.O.R.C.T.
RB 858, PG 657 R.O.R.C.T.
210 STEPHANIE DR.
WHITE HOUSE, TN 37188



ROCK JOLLY FARMS, LLC
MAP 51, PCL 25.00 T.A.O.R.C.T.
RB 1498, PG 469 R.O.R.C.T.
5124 BOXCROFT PLACE
NASHVILLE, TN 37205

MARK A. JOHNSON
MAP 50, PCL 103.00 T.A.O.R.C.T.
RB 858, PG 657 R.O.R.C.T.
210 STEPHANIE DR.
WHITE HOUSE, TN 37188

VICINITY MAP



N.T.S.

ZONED AG2
REQUESTING R-40

PROPERTY REFERENCE

JERRY L. SOMERVILLE
MAP 50, PCL 106.00 T.A.O.R.C.T.
RB 1464, PG 341 R.O.R.C.T.

OWNER/DEVELOPER

JERRY L. SOMERVILLE
4936 ROCK HOUSE RD
PORTLAND, TN 37148
615-347-1121

SCALE 1"= 100'



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

REZONING PLAT FOR

JERRY SOMERVILLE LOT
4936 ROCK HOUSE ROAD

SCALE	DRAWN BY	APPROVED	DATE
1" =100'	A.T.B.	A.T.B.	08/15/25

1ST CIVIL DISTRICT

ROBERTSON COUNTY
TENNESSEE

DRAWING NO.
4936ROCK

Property Description

2.86 Acres

Being a tract of land in the 1th Civil District of Robertson County Tennessee, and a portion of that property conveyed to Jerry L. Somerville in RB 1464, PG 341 R.O.R.C.T., and more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 08/15/25 as follows:

Beginning at an Iron Pin set in the westerly margin of Rock House Road, said pin being the most southeast corner of herein described tract and also being a common corner to Mark A. Johnson RB 858 PG 657 R.O.R.C.T.; Thence now leaving said margin with said Johnson for the next 3 calls; Thence N85°00'00"W 619.29' to a Wood Corner Post; Thence N03°29'05"W 199.81' to a Wood Corner Post; Thence S85°12'28"E 644.89' to a Iron Pin set in the westerly margin of previously said road; Thence with said margin S03°53'13"W 200.00' to the point of beginning containing 2.86 acres.

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

July 2, 2025

Mr. Jerry L. Somerville
4936 Rock House Rd
Portland, TN 37148

RE: Water Availability for 4936 Rock House Rd
Sumner County, Tax Map 050 Parcel 106.00
Portland, TN

Dear Mr. Somerville,

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

WHUD's existing four-inch water main located on the east side of Rock House 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
September 25, 2025

Applicant: Jerry Somerville
Surveyor: Todd Bollinger

Request: Rezone **2.86 surveyed *acres***
Tax Map 050, Parcel 106.00
from AG-2 to R-40



Figure 1: TN Property Viewer: Tax Map 050, Parcel 106.00 In its entirety is highlighted

Property Information:

- Tax Map 050, Parcel 106.00
- 4936 Rock House Rd., Portland
- Total lot acreage: 2.86 acres (124,581.60 sq. ft.)
- **Rezone Request: 2.86 acres. (124,581.60 sq. ft.)**

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

Discussion & Observations:
The applicant intends to rezone 2.86 surveyed acres to divide off one buildable lot. The property is surrounded by AG-2 zoned land with varied lot sizes. Several non-conforming lots nearby would now be classified as R-40 or RP-80 under current standards. The request to rezone to R-40 seems to be dimensionally suitable. Please see Exhibit 1 for the excerpts from the Comprehensive Plan and Zoning Map.

Conformance with the Robertson County Land Use Plan: The 2040 Land Use Plan designates this area as Rural. Agrarian and rural uses, including open space, agriculture, homesteads linked to farming activities, and agricultural service businesses, are promoted within this category.

Recommendation: Denial. The R-40 zoning designation is meant for use in suburban and general urban areas outlined in the adopted 2040 Comprehensive Growth and Development Plan.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map





New Business: E

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

Application for Rezoning

Applicant Information:

Name: James Marshall
Mailing Address: 3223 OLD Greenbrier Pike Greenbrier, TN 37073
Email: _____
Telephone Number: _____

Applicant's Representative Information:

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

Property Information:

Owner (if not applicant provide letter giving applicate permission): James Marshall
Physical Address: 3968 Baggett Road
Tax Map and Parcel Number: 082 041.05 JM
Current Zoning Designation: AG-2
Requested Zoning Designation: RP-80

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

Purpose of rezoning request:

To create a new building lot

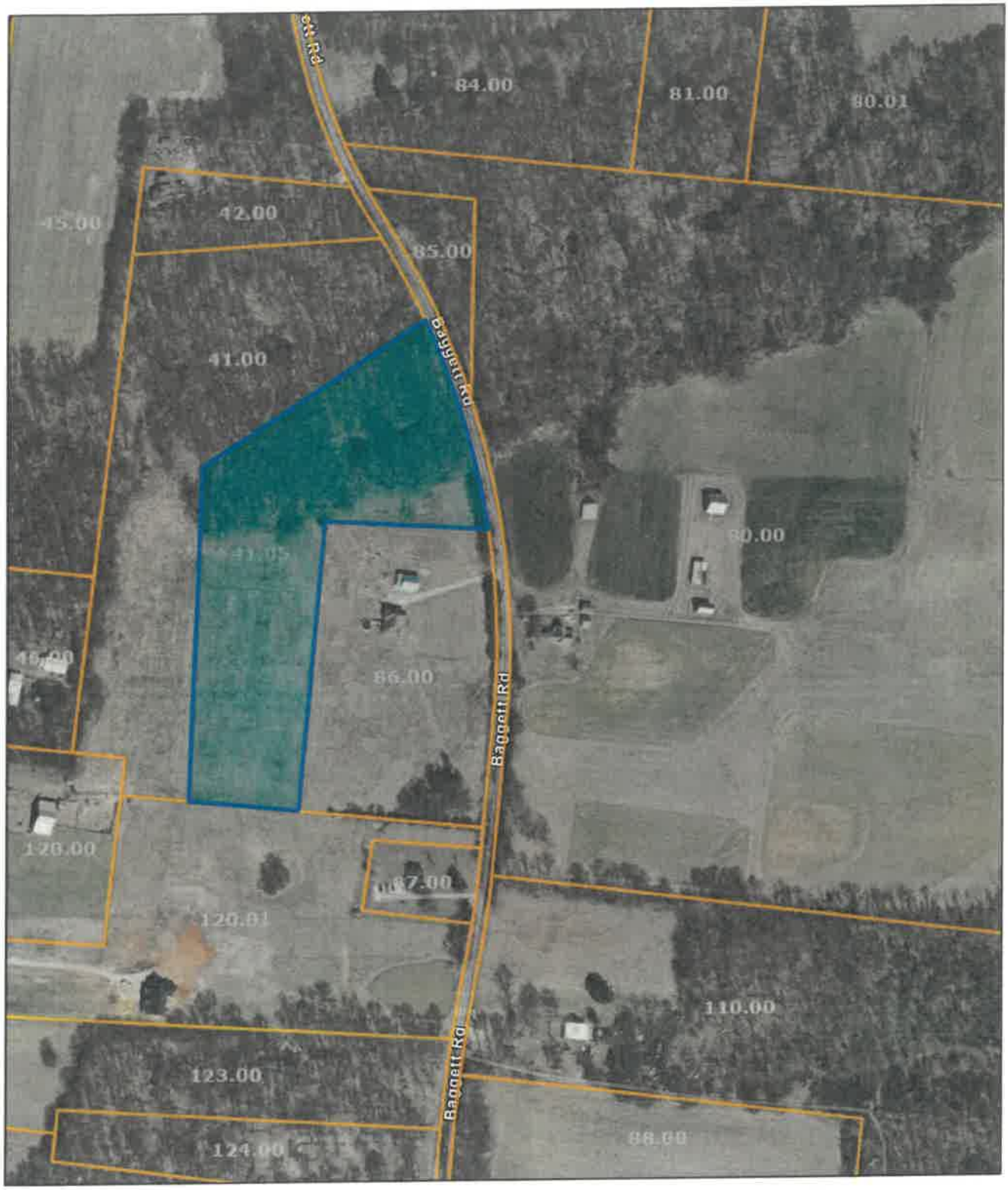
SUBMITTAL REVIEW PROCEDURE:

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
8. Attend the Planning Commission meeting. Be ready to present and answer questions. Failure to appear at the Planning Commission meeting may result in the denial of the application.

Owner of Record Signature & DATE

Applicant's Signature & DATE 8/12/25

Robertson County - Parcel: 082 041.05



Date: August 12, 2025

County: ROBERTSON
Owner: LOYD CHRIS ETAL MARSHALL JAMES
Address: BAGGETT RD 3968
Parcel ID: 082 041.05
Deeded Acreage: 7.15
Calculated Acreage: 0
Vexcel Imagery Date: 2023

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG), Esri Community Maps Contributors, Commonwealth of Kentucky, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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

PLAT CONTAINS 2.13 ACRES

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

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

CURVE DATA

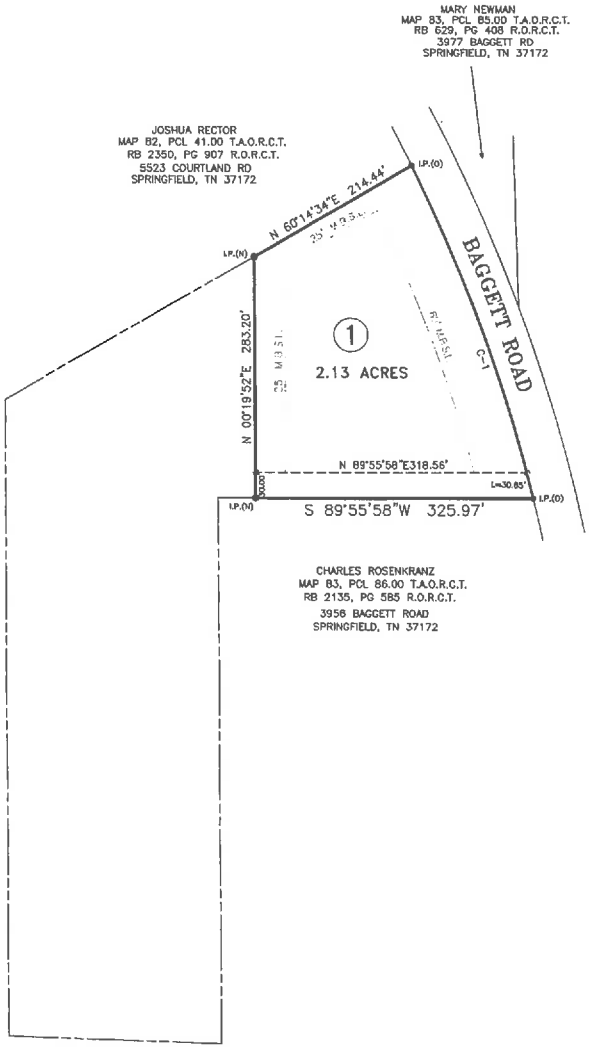
CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C-1	1835.46'	207.84'	413.91'	12°55'15"	413.04'	S 19°32'37"E

MARY NEWMAN
MAP 83, PCL 85.00 T.A.O.R.C.T.
RB 629, PG 408 R.O.R.C.T.
3977 BAGGETT RD
SPRINGFIELD, TN 37172

JOSHUA RECTOR
MAP 82, PCL 41.00 T.A.O.R.C.T.
RB 2350, PG 907 R.O.R.C.T.
5523 COURTLAND RD
SPRINGFIELD, TN 37172

CAROLYN WIGGING
MAP 83, PCL 80.00 T.A.O.R.C.T.
RB 1417, PG 294 R.O.R.C.T.
3951 BAGGETT ROAD
SPRINGFIELD, TN 37172

CHARLES ROSENKRANZ
MAP 83, PCL 86.00 T.A.O.R.C.T.
RB 2135, PG 585 R.O.R.C.T.
3956 BAGGETT ROAD
SPRINGFIELD, TN 37172





ZONED AG2
REQUESTING RP-80

PROPERTY REFERENCE

CHRIS LOYD & JAMES MARSHALL
MAP 82, PCL 41.05 T.A.O.R.C.T.
RB 2389, PG 493 R.O.R.C.T.

DEVELOPER
JAMES MARSHALL
3223 OLD GREENBRIER PIKE
GREENBRIER, TN 37073
615-478-3630

SCALE 1"=100'



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

REZOING PLAT FOR

LOYD & MARSHALL LOT
BAGGETT ROAD

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

10TH CIVIL DISTRICT

ROBERTSON COUNTY
TENNESSEE

DRAWING NO.
JMBAGGET

Property Description

2.13 acres

Being a tract of land in the 10th Civil District of Robertson County Tennessee and that property conveyed to Chris Loyd & James Marshall RB 2389, PG 493 R.O.R.C.T., and more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN Lic. No. 2095 dated 08/28/25 as follows:

Beginning at an existing iron pin in the westerly margin of Baggett Road, said pin being a common corner to Charles Rosenkranz RB 2135, PG 585 R.O.R.C.T. and being the most southeast corner of herein described tract; Thence now leaving saif margin with said Rosenkranz S 89°55'58"W 325.97 feet to a set iron pin; Thence now leaving said Rosenkranz with a new line N 00°19'52"E 283.20 feet to a set iron pin in the southerly line of Joshua Rector RB 2350, PG 907 R.O.R.C.T.; Thence with said Rector N 60°14'34"E 214.44 feet to an existing iron pin in the westerly margin of Baggett Road; Thence now leaving said Rector with said margin and a curve to the right having a radius of 1835 .46' and a cord and cord bearing of S 19°32'37" E, 413.04' and length of 413.91' to the point of beginning containing 2.13 acres.

The above-described tract is subject to a 30' ingress/egress & private utility easement and more accurately described as follows:

Beginning at an existing iron pin in the westerly margin of Baggett Road, said pin being a common corner to Charles Rosenkranz RB 2135, PG 585 R.O.R.C.T. and being the most southeast corner of herein described tract; Thence now leaving saif margin with said Rosenkranz S 89°55'58"W 325.97 feet to a set iron pin; Thence now leaving said Rosenkranz N 00°19'52"E 30.00 feet to a point; Thence N 89°55'58"E 318.56 feet to a point in the westerly margin of Baggett Road; Thence with said margin and a curve to the right having a radius of 1835.46' and a cord and cord bearing of S 13°33'53" E, 30.85' to the point of beginning.

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

August 22, 2025

Mr. James Marshall
3223 Old Greenbrier Pike
Greenbrier, TN 37073

RE: Water Availability for 3966 Baggett Rd
Robertson County, Tax Map 082 Parcel 041.05
Springfield, TN

Dear Mr. Marshall,

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

WHUD's existing six-inch water main located on the east side of Baggett 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
Amanda Harrington, Planning Advisor
Planning Commission Meeting
September 25, 2025

Applicant: James Marshall
Surveyor: Todd Bollinger

Request: Rezone ***2.13 surveyed acres of the 7.15 acres***
Tax Map 082, Part of Parcel 041.05
from AG-2 to RP-80



Figure 1: TN Property Viewer: Tax Map 082, Part of Parcel 041.05 in its entirety is highlighted

Property Information:
- Tax Map 082, Part of Parcel 041.05
- 3968 Baggett Rd., Springfield
- Total lot acreage: 7.15 acres (311,454.00 sq. ft.)
- **Rezone Request: 2.13 surveyed acres (92,782.80 sq. ft.)**

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

Discussion & Observations:
The applicant intends to rezone 2.13 surveyed acres of the 7.15 acres to create a new building lot. The property is mainly bordered by AG-2 and R-40 zones, with different lot sizes nearby. Several of the surrounding AG-2 zoned lots are nonconforming and would now be classified as RP-80 and R-40 under current zoning rules. The applicant's proposal to rezone to RP-80 appears to be dimensionally appropriate. Please refer to Exhibit 1 for excerpts from the Robertson County zoning map and Comprehensive Plan.

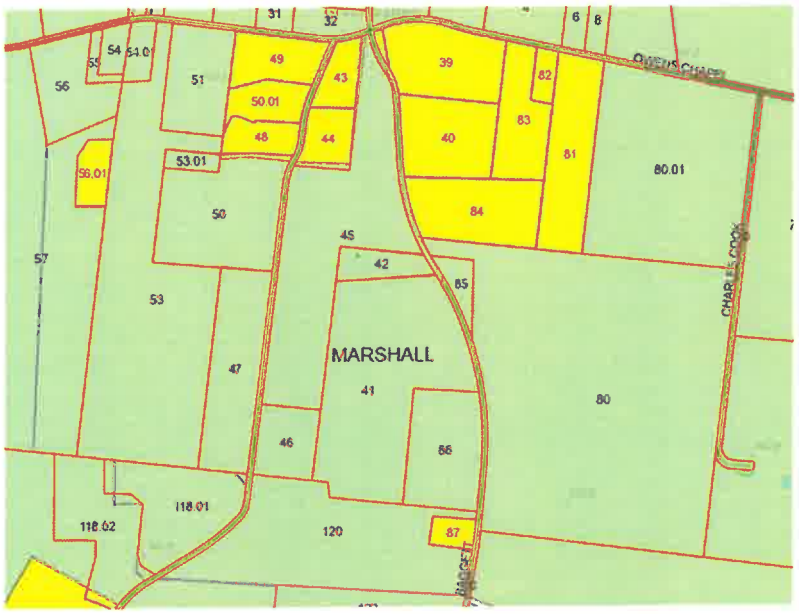
Conformance with the Robertson County Land Use Plan: The 2040 Land Use Plan designates this area as Rural. Agrarian and rural uses, including open space, agriculture, homesteads related to agricultural activities, and agricultural service businesses, are encouraged within this category.

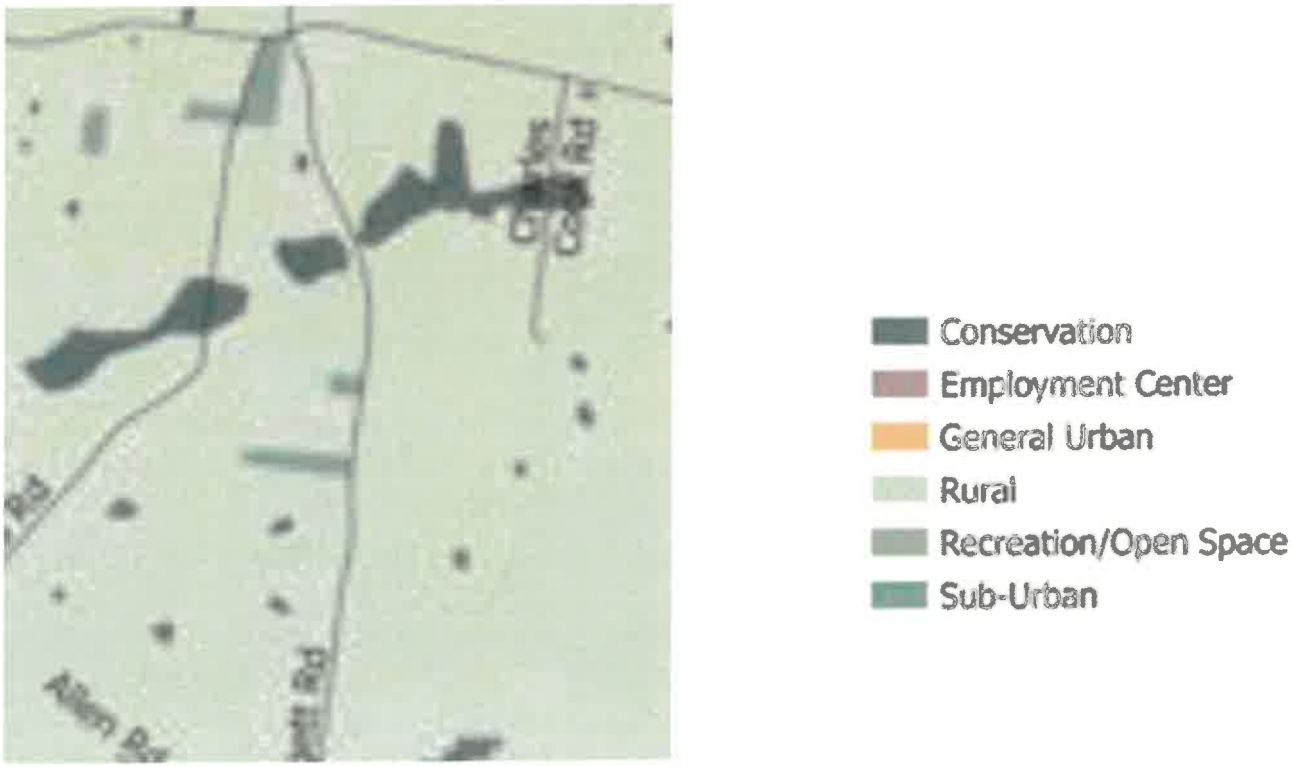
Recommendation: Approval. The RP-80 zoning designation is appropriate for the rural designation.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map





New Business: F

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

Application for Rezoning

Applicant Information:

Name: Gregory A. Riddle
Mailing Address: 5038 Jones Chapel Road, Cedar Hill, TN 37032
Email: N/A
Telephone Number:

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:
Telephone Number:

Property Information:

Owner (if not applicant provide letter giving applicate permission): Gregory A. Riddle
Physical Address: 5038 Jones Chapel Road, Cedar Hill, TN 37032
Tax Map and Parcel Number: Map 43 Part of Parcel 32
Acreage: 1.84 Acres
Current Zoning Designation: AG-2
Requested Zoning Designation: RP80

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

Purpose of rezoning request:

The purpose of this rezoning request is to rezone 1.84 acres of my property to create a 1 lot subdivision for my daughter.

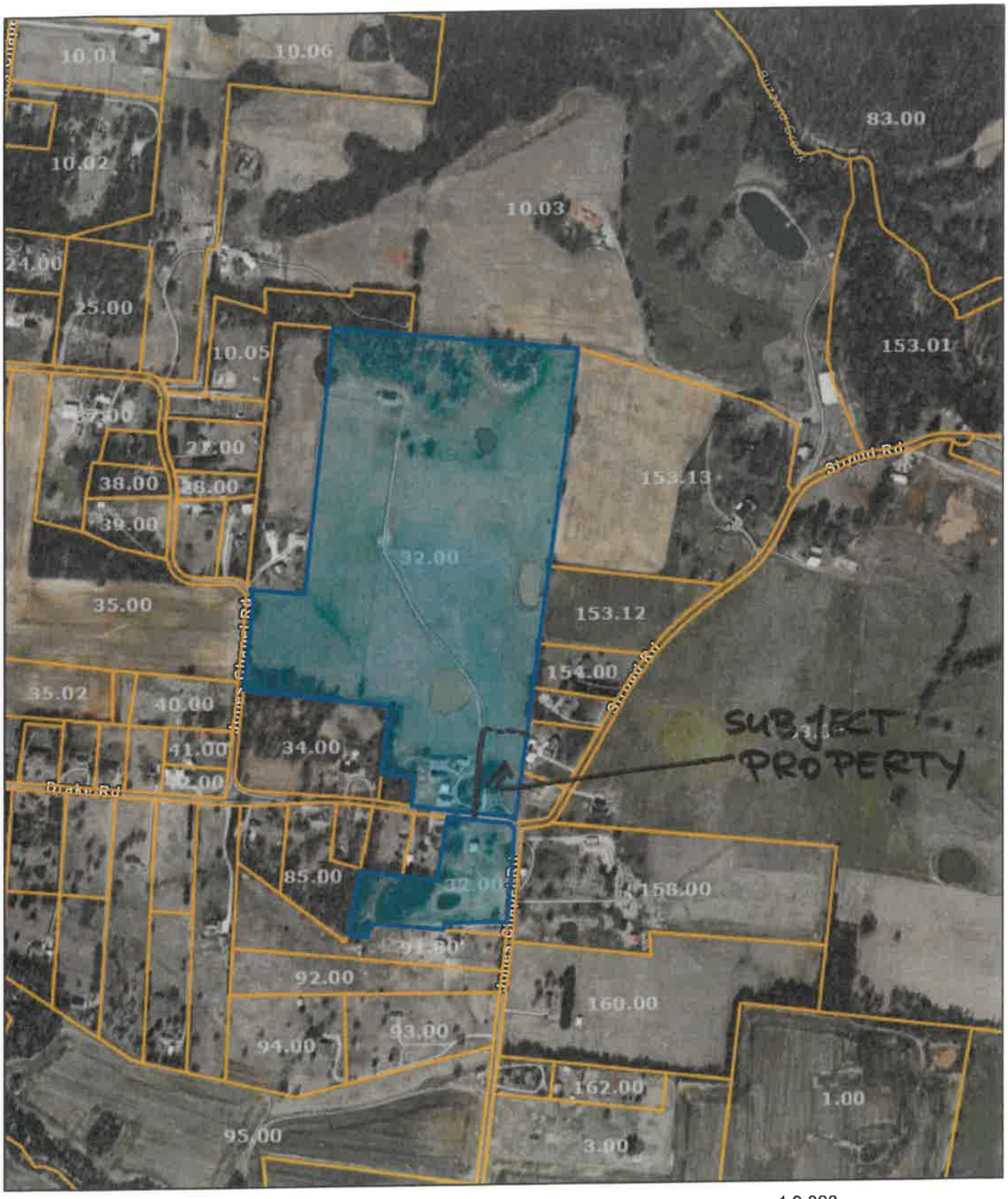
SUBMITTAL REVIEW PROCEDURE:

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.

Greg Riddle 7-24-25
Owner of Record Signature & DATE

7.22.25
Applicant's Signature & DATE

Robertson County - Parcel: 043 032.00



Date: July 22, 2025

County: ROBERTSON
Owner: RIDDLE GREGORY A
Address: JONES CHAPEL RD 5038
Parcel ID: 043 032.00
Deeded Acreage: 0
Calculated Acreage: 58.2

1:9,028

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, Commonwealth of Kentucky, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local

Steven E. Artz and Associates, Inc.

Surveyor's Description
July 18, 2025

The following paragraph describes a tract of land in the 4th Civil District of Robertson County, Tennessee, said tract being a portion of that property which was conveyed to Gregory A. Riddle, by Horace L. Riddle, in a deed of record which is recorded in Record Book 2196, Page 60, Register's Office for Robertson County, Tennessee, RORCT.

Beginning at an iron pin (new), at the intersection of the northerly margin of Jones Chapel Road, and the northerly margin of Stroud Road, the southwest corner of Lot 2 of Horace L. Riddle Property, being a plat of record in Plat Book 633, Page 85, RORCT, the southeast corner of this tract and continuing with the northerly margin of Jones Chapel Road, as follows:
with a curve to the right, having a radius of 15.00 feet, an arc distance of 8.97 feet, and a chord bearing of N 73°35'53" W, 8.84 feet to an iron pin (new);
thence with a curve to the left, having a radius of 85.00 feet, an arc distance of 39.51 feet, and a chord bearing and distance of N 69°46'51" W, 39.16 feet to an iron pin (new);
thence, N 83°05'51" W, 146.51 feet to an iron pin (new), in the northerly margin of Jones Chapel Road;
thence with a new line, as follows:
N 07°27'15" E, 414.06 feet to an iron pin (new);
thence, S 82°32'45" E, 193.42 feet to an iron pin (new), in the westerly boundary of Lot 1 of Horace L. Riddle Property;
thence, S 07°27'15" W, passing a common corner of said Lot 1 and Lot 2 and continuing on in all, 422.67 feet, to the point of beginning, containing **1.84 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4800 Highway 431 North, Springfield, Tennessee, 37172, dated July 18, 2025.

The above described tract of land is subject to a Shared Driveway easement, as shown on the plat, this survey.

The above described tract of land may be found on Tax Map 43 part of Parcel 32, in the Tax Assessor's Office for Robertson County, Tennessee.

File:Steve\250166L

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

Curve Table						
Curve	Delta Angle	Radius	Tangent	Arc Length	Chord Bearing	Chord Length
C1	54°16'02"	15.00	4.62	8.97	N 75°55'55" W	8.84
C2	26°37'59"	85.00	20.12	39.51	N 69°46'51" W	39.16

Line Table		
Line	Bearing	Distance
L1	N 83°05'51" W	146.51
L2	N 83°05'51" W	88.09
L3	N 83°05'51" W	58.42
L4	N 07°27'15" E	30.00
L5	S 83°05'51" E	58.42
L6	S 07°27'15" W	30.00

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 July 2, 2025. The grid coordinates of the control points were derived using the TDOT Real-Time Kinematic Network, Virtual Reference Station, (VRS) Northing: 812682.89, Easting: 1580965.90 - Referenced to NAD83 (2011) (EPOCH 2010), GEOID 12B.

TSPCS Grid North (NAD83)

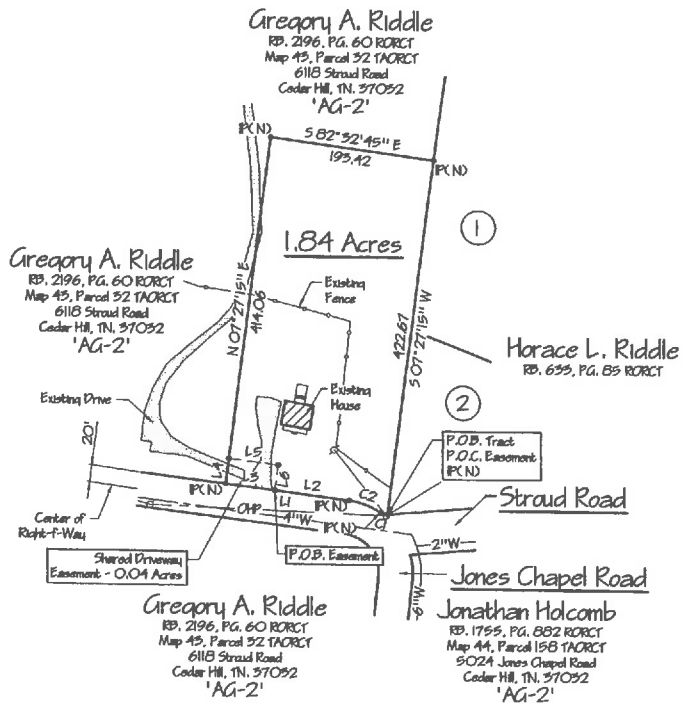
Surveying the Past, Present and Future

100 50 0 100 200

Scale In Feet
1"=100'

Surveyor's Notes:

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



Legend
P.O.C. Point of Commencement
P.O.B. Point of Beginning
IP(N) Iron Pin (New)
○ Meander Point
Power Pole
—OHP— Overhead Power Line
—W— Water Line
L1 Refer to Line Table Shown Hereon for Data
C1 Refer to Curve Table Shown Hereon for Data

Cad File No. 250166SCA
Coord. File No. 250166CA

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

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

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

STEVEN E. ARTZ
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1708

Property Address:
5058 Jones Chapel Road
Cedar Hill, TN. 37032

Deed Reference:
Record Book 2196, Page 60 RORCT
Map 45, part of Parcel 32 TAORCT

Revisions			
Number	Date	By	Comment

Drawn By: SEA
Checked By: CB
Proj. No.: 250166
Date: 7/18/25

Rezoning Request For
Gregory A. Riddle
4th Civil District
Robertson County, Tennessee

Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 920 Springfield, TN. 37172
email: artz.steve@gmail.com
(615) 382-0401

RZ1
Sheet Number

Robertson County Development Office
Agenda Review Sheet
Amanda Harrington, Planning Advisor
Planning Commission Meeting
September 25, 2025

Applicant: Gregory Riddle
Surveyor: Steve Artz

Request: Rezone ***1.84 surveyed acres of the 58.20 acres***
Tax Map 043, Part of Parcel 032.00
from AG-2 to RP-80



Figure 1: TN Property Viewer: Tax Map 082, Part of Parcel 041.05 in its entirety is highlighted

Property Information:
- Tax Map 043, Part of Parcel 032.00
- 5038 Jones Chapel Rd., Cedar Hill
- Total lot acreage: 58.20 acres (2,535,192 sq. ft.)
- **Rezone Request: 1.84 surveyed acres. (80,150.40 sq. ft.)**

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

Discussion & Observations:
The applicant seeks to rezone 1.84 surveyed acres out of a total of 58.20 acres to create a new, standalone lot. AG-2 zones mostly surround the property with varying lot sizes, and nearby are a few R-40 and R-30 zones. Many of the surrounding AG-2 lots are nonconforming and would be classified as RP-80, R-40, or R-30 under current zoning rules. The applicant's request to rezone RP-80 appears consistent with the appropriate dimensions. Please see Exhibit 1, excerpts from the zoning map and Comprehensive Plan.

Conformance with the Robertson County Land Use Plan: The 2040 Land Use Plan designates this area as Rural. Agrarian and rural types of uses, ranging from open space to agriculture, homesteads

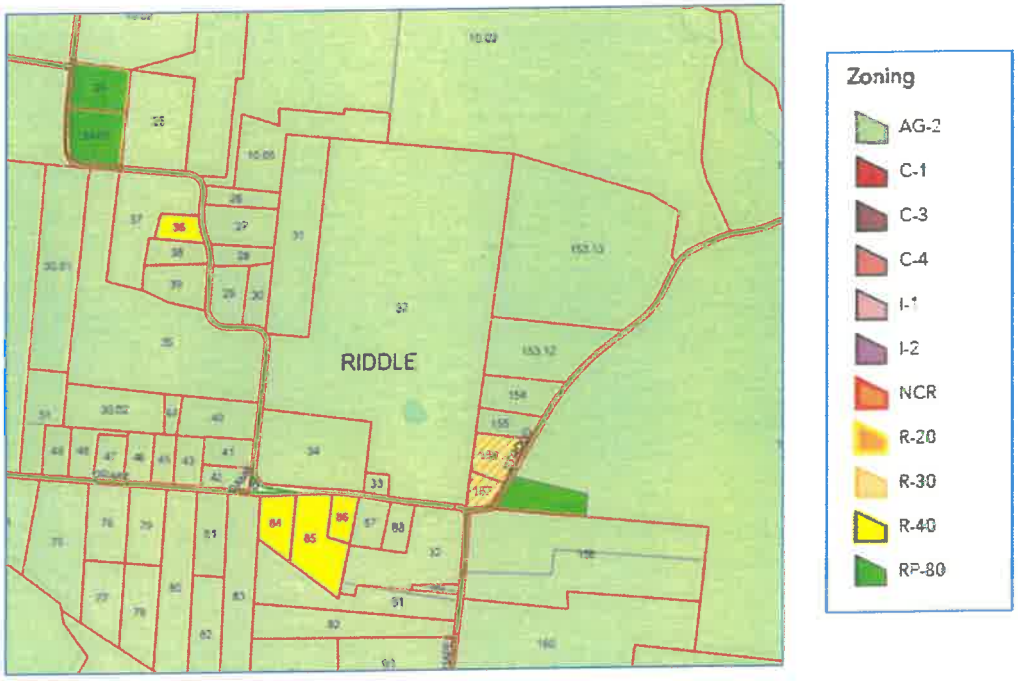
associated with agricultural activities, and agricultural service businesses, are encouraged within this category.

Recommendation: Approval. The RP-80 zoning designation is appropriate for the rural designation.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map





New Business: G

Staff Comments
September 2025
Amanda Harrington, Planning Advisor

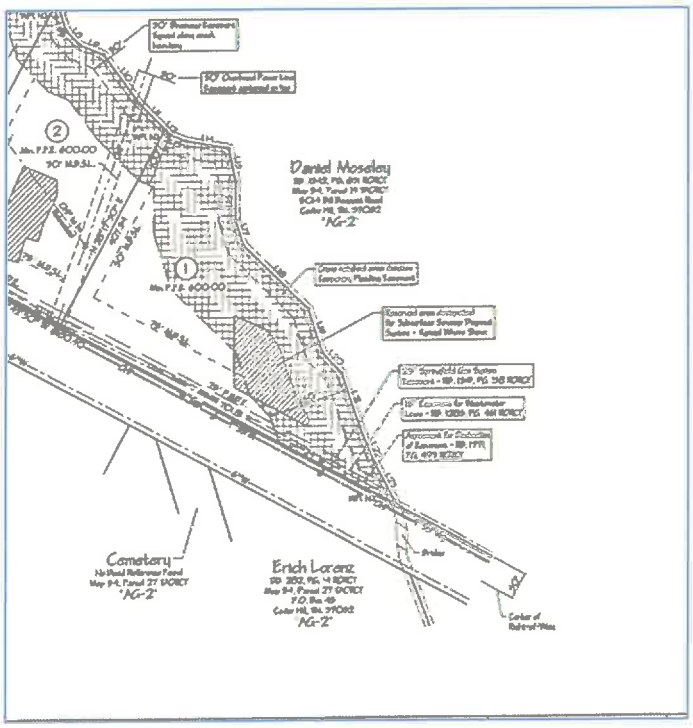
Request: Final Plat Approval for Sturgeon Creek Reserve
Property: Tax Map 054, Parcel 013.00
Address: 6841 Highway 41N, Adams, TN 37010
Zoning: AG-2



The purpose of this plat is to create six independent lots of record. The plat was reviewed utilizing the Preliminary Plat Checklist found in the Robertson County Subdivision Regulations, Article 5, Final Plat Features.

No corrections were needed from that review. Staff also concludes that the final plat largely conforms to the submitted final plat.

While Staff recommends approval of the final plat, the Planning Commission may want to consider, as a Condition of Approval, placing a note to future developers of these properties indicating that Lot 1 is ineligible for variances because of a restricted building envelope created by the temporary flooding easement.



** END COMMENTS **

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

September 11, 2025

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

RE: Review of Revised Sturgeon Creek Reserve Section 1 Final Plat

Dear Traye:

I have reviewed the referenced revised final plat that I received on September 10, 2025 for the September 25, 2025 Planning Commission meeting. Following is a list of my comments. These comments are for your information and no further revisions to the plat are necessary.

1. There are potential sight distance problems.
2. Bill Baggett Road is a narrow road.

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

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

Sincerely,

Rick Mayo, PE, RLS

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

Application for Plat Approval

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

Property Information:

Subdivision Name: Sturgeon Creek Reserve

Current Zoning of Property: AG-2

Physical Address of Property: Hwy 41N 6841, Adams, TN, 37010

Tax Map & Parcel Number: Map 54 Parcel 13.00

Size of Property (square feet or acres): 19.67 acres

Property Owner of Record Information:

Name: Clay Jones

Mailing Address (No P.O. Boxes, please):

Email:

Telephone Number:

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:

Telephone Number:

Purpose of Plat: The purpose of this plat is to get final approval for creating a six lot subdivision "Sturgeon Creek Reserve" on current Map 54, Parcel 13.00.

SUBMITTAL REVIEW PROCEDURE:

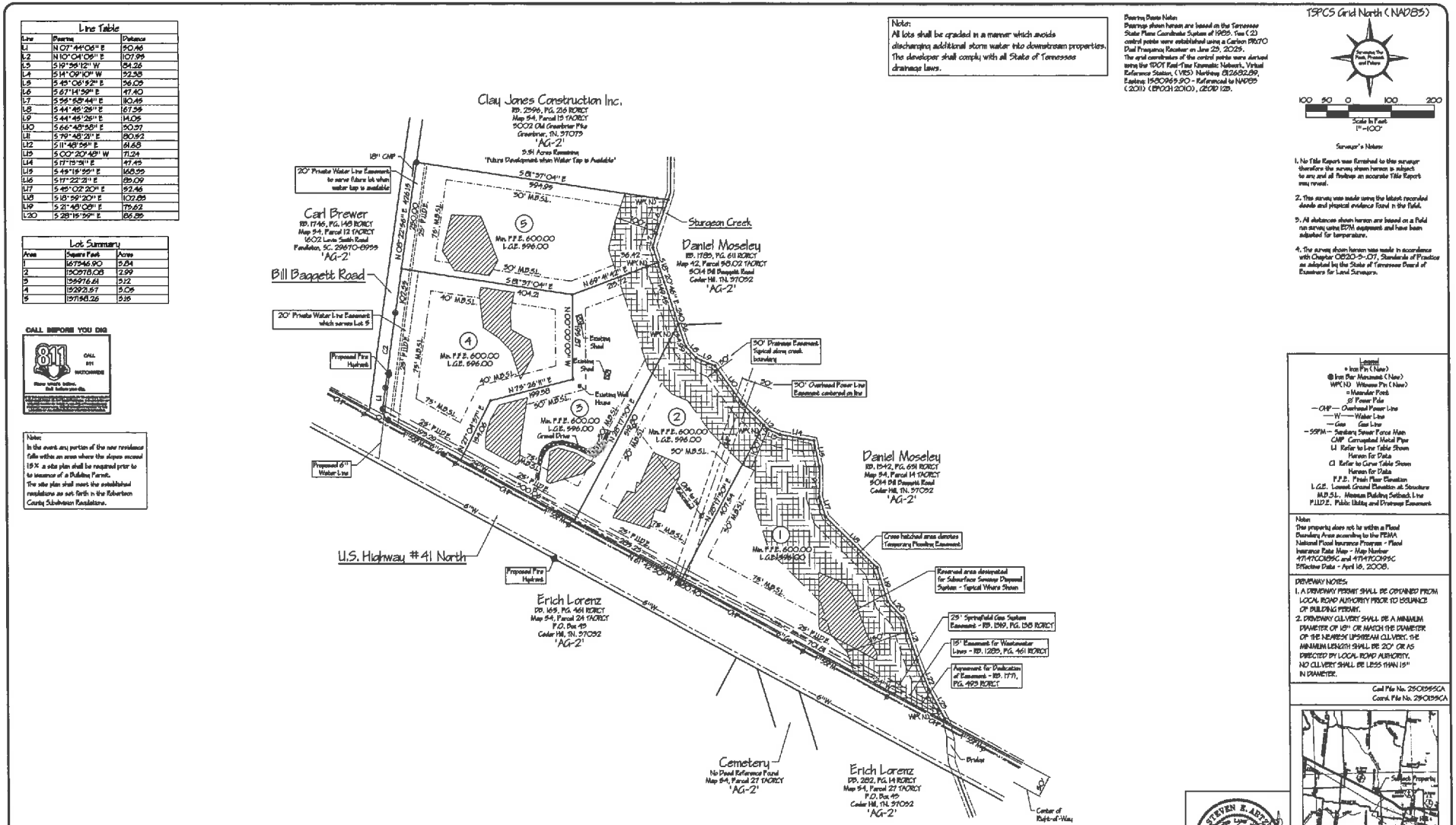
1. Submit 1 hard copy (no smaller than 17" x 22") of the plat, this completed application, and fee payment to the Robertson County Planning & Zoning Department. Please ensure the application is signed. *Attach proof of ownership of property (copy of deed is typical). Pay the review fee.*
2. Email a .PDF 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.

8/13/25

Owner's Signature & DATE

8/13/25

Owner's Representative Signature & DATE



Line Table		
Line	Bearing	Distance
L1	N 07° 44' 08" E	50.46
L2	N 10° 04' 05" E	107.99
L3	S 10° 56' 12" W	84.26
L4	S 14° 09' 10" W	52.38
L5	S 45° 06' 52" E	36.09
L6	S 67° 14' 59" E	47.40
L7	S 56° 50' 44" E	80.45
L8	S 44° 46' 26" E	67.39
L9	S 44° 46' 26" E	14.05
L10	S 66° 48' 58" E	50.97
L11	S 79° 48' 21" E	80.62
L12	S 11° 48' 56" E	61.85
L13	S 00° 20' 49" W	71.24
L14	S 17° 15' 31" E	47.45
L15	S 49° 15' 59" E	165.35
L16	S 17° 22' 21" E	89.09
L17	S 45° 02' 20" E	92.46
L18	S 18° 59' 20" E	102.85
L19	S 21° 48' 08" E	79.62
L20	S 28° 15' 59" E	86.86

Lot Summary		
Area	Square Feet	Acres
1	167346.90	3.84
2	130978.08	2.99
3	159976.61	3.12
4	152923.67	3.06
5	157158.26	3.16

CALL BEFORE YOU DIG
811 CALL 811 WATCHWIRE
Three whole states. One number. Dial before you dig.

Note:
In the event any portion of the new residence falls within an area where the slopes exceed 15% a site plan shall be required prior to the issuance of a Building Permit.
The site plan shall meet the established regulations as set forth in the Robertson County Subdivision Regulations.

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.

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 BRX7G Dual Frequency Receiver on June 25, 2025. The grid coordinates of the control points were derived using the TDOT Real-Time Kinematic Network, Virtual Reference Station, (VRS) Northing: 912682.89, Easting: 1580965.90 - Referenced to NAD83 (2011) (EPOCH 2010), (2010 US).

TSPCS Grid North (NAD83)
Navigating 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
• Iron Pin (New)
⊕ Iron Bar Monument (New)
WPC NO. Witness Pin (New)
≈ Meander Point
ø Power Pole
—OHP— Overhead Power Line
—W— Water Line
—Gas— Gas Line
—SSFM— Sanitary Sewer Force Main
CMP Corrugated Metal Pipe
L1 Refer to Line Table Shown Hereon for Data
C1 Refer to Curve Table Shown Hereon for Data
F.F.E. Finish Floor Elevation
L.G.E. Lowest Ground Elevation at Structure
M.B.S.L. Minimum Building Setback Line
P.U.D.E. Public Utility and Drainage Easement

Note:
The property does not lie within a Flood Boundary Area according to the FEMA National Flood Insurance Program - Flood Insurance Rate Map - Map Number 47147C0195C and 47147C0195C Effective Date - April 16, 2008.

DRIVEWAY NOTES:
1. A DRIVEWAY PERMIT SHALL BE OBTAINED FROM LOCAL ROAD AUTHORITY PRIOR TO ISSUANCE OF BUILDING PERMIT.
2. DRIVEWAY CULVERT SHALL BE A MINIMUM DIAMETER OF 15" OR MATCH THE DIAMETER OF THE NEAREST UPSTREAM CULVERT, THE MINIMUM LENGTH SHALL BE 20' OR AS DIRECTED BY LOCAL ROAD AUTHORITY. NO CULVERT SHALL BE LESS THAN 15" IN DIAMETER.

Civil File No. 25CD955CA
Coord. File No. 25CD955CA

Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 929 Springfield, TN. 37172
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Final Plat of
Sturgeon Creek Reserve
Section I
Final Plat 7/31/25 Date

Total No. Lots: 5
Total Acres: 16.16
Civil District:
Deed Reference:
Record Book 2596, Page 216 ROHCT
Map 54, part of Parcel 15 TAOHCT
Miles Map Round O
Present Zoning: AG-2
Robertson Co., TN.

Scale 1"=100'
100 50 0 100 200

Curve Table						
Curve	Delta Angle	Radius	Tangent	Arc Length	Chord Bearing	Chord Length
C1	69° 26' 36"	25.00	17.72	30.30	N 26° 59' 12" W	28.48
C2	0° 58' 50"	1992.26.00	87.70	175.39	N 08° 05' 51" E	175.39
C3	1° 41' 09"	922.00	47.99	94.78	N 09° 19' 51" E	94.78
C4	102° 01' 54"	45.00	59.80	80.14	N 81° 09' 02" E	69.96

Certificate of Approval of Private Subsurface Sewage Disposal

GENERAL APPROVAL IS HEREBY GRANTED FOR LOTS 1 - 5 DEFINED AS STURGEON CREEK RESERVE - SECTION I ROBERTSON COUNTY, TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL WITH THE LIMITED OR MODIFIED RESTRICTIONS, PRIOR TO ANY CONSTRUCTION OF A STRUCTURE (MOBILE OR PERMANENT) TO BE SERVED BY A SUBSURFACE SEWAGE DISPOSAL SYSTEM (-SSDS) EACH LOT WHICH OBTAINS A SSDS CONSTRUCTION PERMIT TO BE ISSUED BY THE DIVISION OF WATER RESOURCES. THE SIZE, TYPE AND LOCATION OF THE SSDS WILL BE DETERMINED AT THE TIME OF PERMIT ISSUANCE. ANY CUTTING, FILLING OR ALTERATION OF THE SOIL CONDITION MAY VOID THE GENERAL APPROVAL.

Date — Authorized Agent of the Division of Water Resources

TDEC Division of Water Resources Restrictions
1. Lots 1 - 5 has adequate suitable soil to install and duplicate a 3 bedroom conventional subsurface sewage disposal system.
2. Lots 1, 2, 3, and 5 require the installation of soil improvement practices in conjuction with SSDS approval.
3. Subsurface sewage disposal system on some lots may require effluent pumps and dosing chambers.
4. Graded areas reserved for the subsurface sewage disposal system. Any construction, cutting, filling or alteration of the soils within the graded areas may void general approval of the lot.

Clay Jones Construction LLC
Owner
5002 Old Greenbrier Pke
Greenbrier, TN. 37073
(615) 536-1000
claysnes55@gmail.com

Certificate of Approval of Public Water or Well Systems
I HEREBY CERTIFY (1) THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE ROBERTSON COUNTY SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND OR OTHER SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. (SEE BAGGETT ROAD ONLY)
Date — Appointed Engineer, Surveyor

Certificate of Dedication and Dedication
I (WE) HEREBY CERTIFY THAT I AM (WE ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 2596, PAGE 216, COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.
Date — Owner
Title (If Corporation or Partnership)

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

Certificate of Approval of Water Systems
I HEREBY CERTIFY THAT THE WATER SYSTEMS INSTALLED OR BONDED ON THE FINAL SUBDIVISION PLAT ENTITLED, STURGEON CREEK RESERVE SECTION I HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.
Date — Appointed Engineer, Surveyor

Certificate of Survey Accuracy
I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON, THAT THIS IS A CATEGORY 'T' LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:7500'.
1-3-26 — Date
Tennessee Land Surveyor Registration

STEVEN E. ARTZ — TENNESSEE NO. 1708 — 1-2-26