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: January 14, 2026

The Robertson County Planning Commission will hold its monthly meeting on **Thursday January 22, 2026, 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 February 23, 2026.

4. **Approval of Minutes:** Approval of Minutes of December 18, 2025, meeting.

5. **Old Business:** None

6. **New Business:**

   A. **S. L. Searcy:** Rezone Request for 5.84 acres of property located at Oregon Road and Woodrow Wilson Road, Springfield. Tax Map 072 Parcel 088.12 from AG-2 to RP-80 (8th Voting District). Represented by Bruce Rainey, Bruce Rainey & Associates.

   B. **Shannon Westerbeck:** Rezone Request for 5.69 acres of property located Cedar Grove Rd. and Greer Lane, Cross Plains. Tax Map 062, Parcel 163.03 from AG-2 to RP-80 (1st Voting District). Represented by Bruce Rainey, Bruce Rainey & Associates.

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

7. Reports from Staff:

   A. Flag Lots
   B. Design Standards
   C. Bylaw Amendment (Matt Crabtree)
   D. SSDS

8. Adjourn

The Robertson County Planning Commission met on December 18, 2025 at 7:00 p.m. in the Judicial Complex, Second Floor, Robertson County Office Building, Springfield, Tennessee.

Roll Call:

MEMBERS PRESENT:	MEMBERS ABSENT:	OTHERS PRESENT:
Eric Thompson	Jeremy Stinson	Hunter Mantooth
Cheryl Elliott		Pam Groves
Charles "Gene" Federman		Troy Adkins
Robert Buck		
Matt Crabtree		
William B Henry		
Jeremiah Pierce		

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

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

Announcements: Chairman Cheryl Elliott announced that the zoning from this agenda will be heard at the County Commission on January 26, 2026. Any citizens wishing to speak for or against any items on the agenda will need to sign in on the sheet provided. No one signed up to speak.

Motion to approve Minutes from the previous meeting of November 20, 2025, made by Matt Crabtree with a second by Eric Thompson.
Motion passed 6 – 0.

1. Old Business: None

2. New Business:

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

   Troy Adkins Highway Superintendent was there to present and answer questions. There were no questions or comments from the board.

   Motion to approve was made by Jeremiah Pierce with a second from Matt Crabtree. Motion passed 6 - 0.

   B. **Larry Jones:** Rezone Request for 5.11 acres of the 24.5 acres of property located at 8511 Cedar Grove Rd., Cross Plains. Tax Map 062, Part of Parcel 163.00 from AG-2 to RP-80 (1st Voting District). Represented by Bruce Rainey, Bruce Rainey & Associates.
   Zach Gibson was there to present and answer questions. No questions from the board and no one signed up to speak about this item.

   Motion to recommend was made by Gene Federman with a second by William Henry. Motion passed 6 - 0.

C. **Canaan Russell:** Rezone Request for 5.14 acres of property located on Bill Moss Rd. White House. Tax Map 095 Parcel 054.05 from AG-2 to RP-80 (3rd Voting District). Represented by Todd Bollinger / Josh Russell.
Hunter Bollinger and Josh Rusell were there to present and answer questions. Hunter Mantooth provided the board with comments that were sent from the Engineer that did the traffic assessment in response to our engineers comments and the comments from Troy the Highway Superintendent that were received after the packets were sent to board members. Matt Crabtree asked about the traffic assessment, and it was explained. No one signed up to speak on this matter.

Motion to approve was made by Matt Crabtree with a second by Eric Thompson. Motion passed 5 – 1. Jeremiah Pierce voted against this motion.

D. **Josh Russell:** Rezone Request for 15.03 acres of property located on Bill Moss Rd., White House. Tax Map 095 Parcel 054.02 from AG-2 to RP-80 (3rd Voting District). Represented by Todd Bollinger.
Hunter Bollinger and Josh Russell were there to present and answer questions. Hunter Mantooth made the same statement as above on the comments provided. Traffic assessment was discussed. No one signed up to speak on this item.

Motion to approve was made by Matt Crabtree with a second by Eric Thompson. Motion passed 5 – 1. Jeremiah Pierce voted against this motion

E. **Red River IV, LLC:** Final Plat approval for Red River IV, LLC located on Sturgeon Creek Cedar Hill. Tax Map 029, Parcel 024.00 (7th Voting District). Represented by Gary O'Brien, LaBella Associates.
Hunter Mantooth announced that this item was deferred via email received on December 17, 2025.

Reports from Staff:

Jeremiah asked about the previous items on the staff reports. Hunter stated they would be put back on the agenda when Amanda could be present as they requested. Jeremiah stated that on the flag lots he liked the Sumner County verbiage.

Gene mentioned the 911 addressing process that was mentioned last time. Said he called 911 addressing and got some clarification.

A motion to adjourn made by Eric Thompson with a second by Matt Crabtree.
Motion passed 6 – 0 and the meeting was adjourned at 7:27 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

** PLEASE READ CAREFULLY BEFORE SUBMITTING APPLICATION **

ANY REZONING REQUIRING A TRAFFIC IMPACT ASSESSMENT OR A TRAFFIC IMPACT STUDY, AT THE DISCRETION OF THE DEPARTMENT DIRECTOR WILL BE CONSIDERED INCOMPLETE AND WILL NOT BE PLACED ON ANY PLANNING COMMISSION AGENDA UNTIL SUCH TIME AS THE STUDY IS SUBMITTED WITH THE APPLICATION.

Applicant Information:

Name: S.L. Searcy
Mailing Address: 2109 Park Plaza Dr., Springfield, TN 37172
Email Address: _____
Phone 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): S.L. Searcy
Physical Address: Oregon Road and Woodrow Wilson Road
Tax Map and Parcel Number: Map 072, Parcel 088.12
Current Zoning Designation: AG-2
Requested Zoning Designation: R-80

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

Purpose of rezoning request:

The applicant is requesting to rezone the property to R-80 for the purpose of subdividing into two 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. Provide Traffic Assessment or Traffic Study if 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.

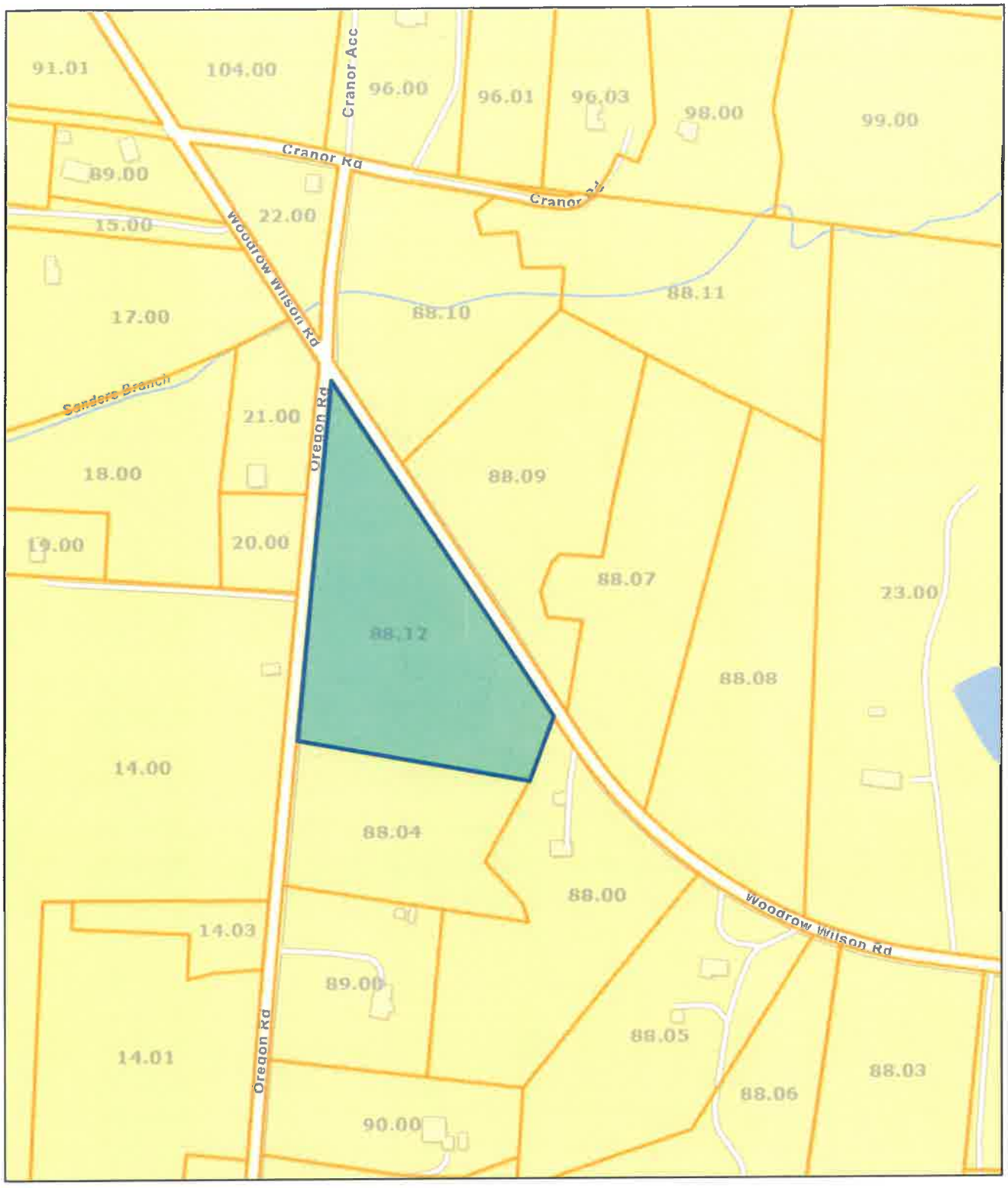
S.L. Searey (Dec 12, 2025 16:26:54 EST)

Owner of Record Signature & DATE

J. Bruce Rainey 12/12/2025

Applicant's Signature & DATE

Robertson County - Parcel: 072 088.12



Date: October 29, 2025

County: ROBERTSON
Owner: SEARCY S L ETUX SEARCY CATHY
Address: WOODROW WILSON RD
Parcel ID: 072 088.12
Deeded Acreage: 5.84
Calculated Acreage: 0

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

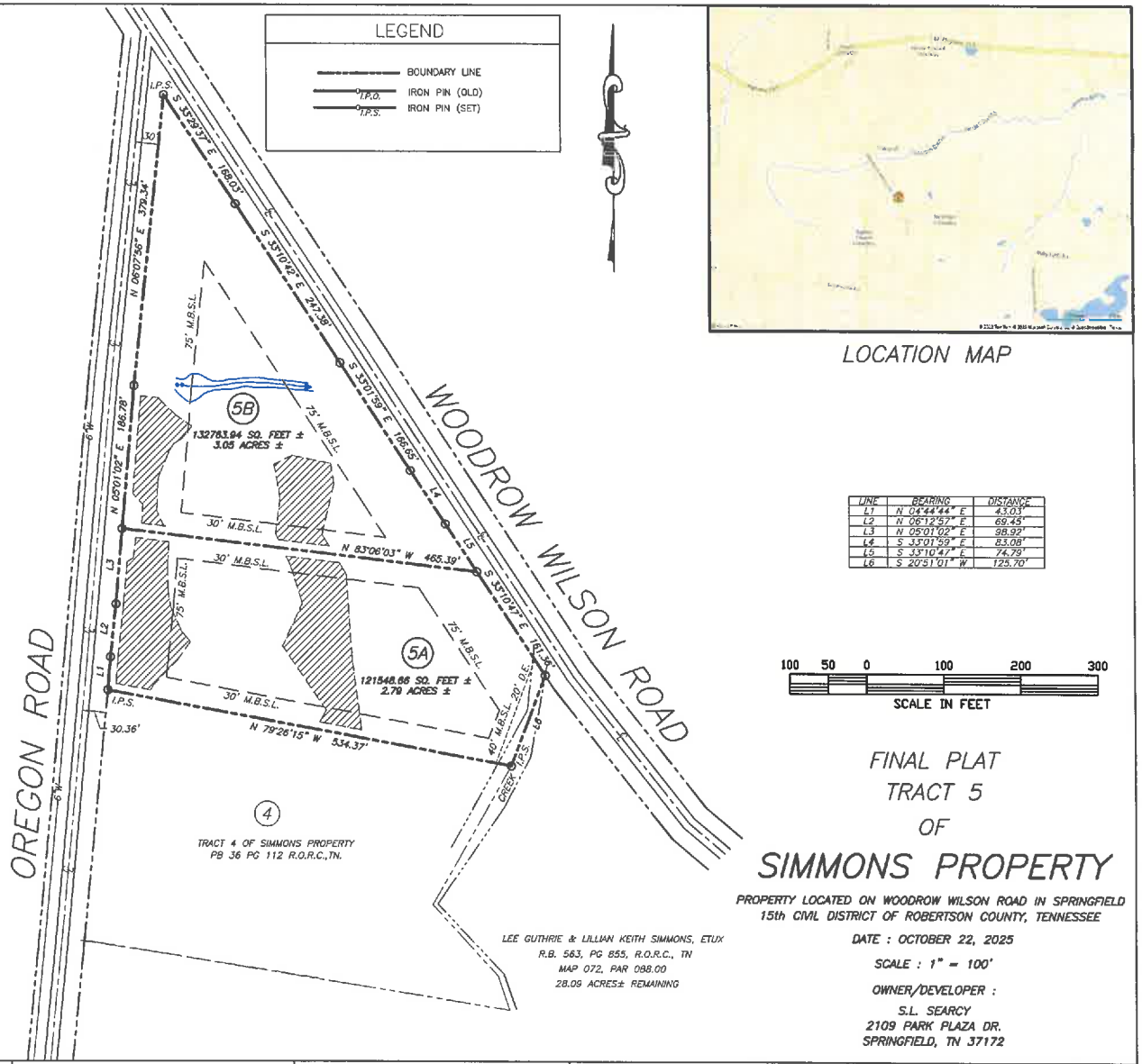
State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Commonwealth of Kentucky, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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

TOTAL AREA – 5.84 ACRES±
2 LOT

NOTES:

1. NORTH BASED TENNESSEE STATE PLANE NAD 83
2. PROPERTY IS SHOWN AS PART OF PARCEL 088.00 ON ROBERTSON COUNTY PROPERTY MAP 072.
3. BEING THE SAME PROPERTY CONVEYED TO S.L. SEARCY AND CATHY SEARCY, ETUX BY DEED OF RECORD IN R.B. 2429, PG 152, R.O.R.C., TN.
4. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH, NO TITLE REPORT FURNISHED.
5. PER FIRM # 47147C0265C THIS PROPERTY LIES IN A ZONE "X" FLOOD ZONE.
6. PROPERTY ZONED AG-2.
7. PROPERTY TO BE SERVED BY SEPTIC TANK.
8. REQUIRED DRIVEWAY CULVERTS MUST BE A MINIMUM OF 15" DIAMETER AND 20' IN LENGTH BUT BASED ON ACTUAL SIZE REQUIRED.
9. ALL LOTS SHALL BE GRADED IN ORDER TO AVOID DISCHARGING ANY ADDITIONAL STORMWATER ONTO DOWNSTREAM PROPERTIES.
10. SHADED AREAS ARE RESERVED FOR THE SUBSURFACE SEWAGE DISPOSAL SYSTEM. ANY CONSTRUCTIONS, CUTTING, FILLING, OR ALTERATION OF THE SOILS WITHIN THE SHADED AREAS MAY VOID THE GENERAL APPROVAL OF THIS LOT.



LOCATION MAP

LINE	BEARING	DISTANCE
L1	N 04°44'44" E	43.03'
L2	N 06°12'57" E	69.45'
L3	N 05°01'02" E	98.92'
L4	S 33°01'59" E	83.08'
L5	S 33°10'47" E	74.79'
L6	S 20°51'01" W	125.70'

100 50 0 100 200 300
SCALE IN FEET

FINAL PLAT
TRACT 5
OF
SIMMONS PROPERTY

PROPERTY LOCATED ON WOODROW WILSON ROAD IN SPRINGFIELD
15th CIVIL DISTRICT OF ROBERTSON COUNTY, TENNESSEE

DATE : OCTOBER 22, 2025

SCALE : 1" = 100'

OWNER/DEVELOPER :
S.L. SEARCY
2109 PARK PLAZA DR.
SPRINGFIELD, TN 37172

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_____,page_____ 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 : _____

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. 1923

_____
REGISTERED SURVEYOR

APPROVAL OF STREETS

I hereby certify: (1) that all designated public ways on this final subdivision plat entitled _____ TRACT 5 OF SIMMONS 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 OF UTILITY SYSTEMS

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled TRACT 5 OF SIMMONS 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 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
116 MAPLE ROW BLVD.
HENDERSONVILLE, TN 37075
Phone 615-865-0012
Email requestforbrucerainey@yahoo.com

JOB NO. 250186

Legal Description

Tract 5

Land in the 15th Civil District of Robertson County, Tennessee and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823 dated February 24, 2023, and known as Job No. 210243 as follows:

Beginning at an iron pin set at the intersection of the southerly margin of Woodrow Wilson Road, and the easterly margin of Oregon Road; thence with the margin of said Woodrow Wilson (25' from the centerline) S 33°29'37" E 168.03' to an iron pin set; thence S 33°10'42" E 247.38' to an iron pin set; thence S 33°01'59" E 249.73' to an iron pin set; thence S 33°10'45" E 236.14' to an iron pin set; thence leaving said road and severing the land of Lee Guthrie, & Lillian Keith Simmons (R.B. 563 Pg 855 R.O.R.C., Tn) S 20°51'00" W 125.70' to an iron pin set; thence N 79°26'15" W 534.37' to an iron pin set in the easterly margin of said Oregon Rd. thence with the easterly margin (30' from the centerline) N 04°44'44" E 43.03' to an iron pin set; thence N 05°01'02" E 285.70' to an iron pin set; thence N 06°07'56" E 379.34' to the point of beginning containing 5.84 acres more or less.

Being the same property conveyed to S.L. and Cathy Searcy, etux by deed of record in Record Book 2429, page 152-155, Register's Office Robertson County, Tennessee.

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

November 10, 2025

Bruce Rainey
PO Box 429
Portland, TN 37148

RE: Water Availability for Woodrow Wilson Rd
Robertson County, Tax Map 072 Parcel 088.12
Springfield, TN

Dear Mr. Rainey,

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 Oregon Rd, Woodrow Wilson 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 west side of Oregon Rd or the existing four-inch water main on the north side of Woodrow Wilson 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 Planning and Zoning
Agenda Review Sheet
Planning Commission Meeting
Amanda Harrington, AICP, Planning Advisor
January 22, 2026

Applicant: S. L. Searcy
Surveyor: Bruce Rainey

Request: Rezone **5.84 *acres***
Tax Map 072, Parcel 088.12
from AG-2 to RP-80

Property Information:

- Tax Map 072, Parcel 088.12
- Woodrow Wilson/Oregon Rd., Springfield
- Total lot acreage: 5.84 acres
  (254,390.40 sq. ft.)
- **Rezone Request: 5.84 acres**
  (254,390.40 sq. ft.)



Figure 1: TN Property Viewer: Tax Map 072, Parcel 088.12
In its entirety is highlighted

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

Zoning: The applicant wishes to rezone 5.84 acres to divide the property. The subject property is primarily in the AG-2 zone but has a few other zones in the vicinity. The applicant's request to rezone RP-80 appears to be dimensionally appropriate. Please see Exhibit 1 for excerpts from the Robertson County zoning map and 2040 Growth Plan.

Comprehensive Plan: The Comprehensive Plan calls for this area to remain Rural. The purpose of the Rural character area in the County shall be to ensure the continuation of agrarian and rural type uses. The closer the Rural areas are to cities and villages, the focus of the area changes from mostly agrarian to mostly rural residential. • ***Location of Rural Preservation Areas***: The majority of the County shall remain designated as Rural during the planning horizon of this land use plan. • ***Uses in Rural Areas:***. Agrarian and rural types, ranging from open space to agriculture, homesteads associated with agricultural uses, and agricultural service businesses, are encouraged within this category.

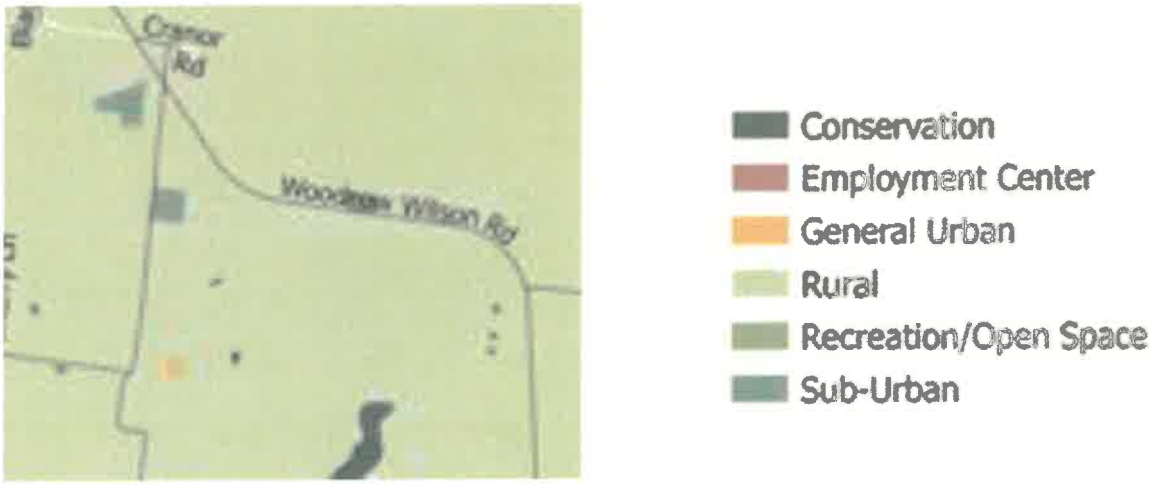
Recommendation: Staff respectfully recommends a positive recommendation by the Planning Commission to the County Legislative Body for the rezoning of this property from AG2 to RP80, as the rezoning is in line with the Comprehensive Plan and meets the minimum bulk requirements of the RP 80 zoning designation.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map





New Business: B

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

Application for Rezoning

** PLEASE READ CAREFULLY BEFORE SUBMITTING APPLICATION **

ANY REZONING REQUIRING A TRAFFIC IMPACT ASSESSMENT OR A TRAFFIC IMPACT STUDY, AT THE DISCRETION OF THE DEPARTMENT DIRECTOR WILL BE CONSIDERED INCOMPLETE AND WILL NOT BE PLACED ON ANY PLANNING COMMISSION AGENDA UNTIL SUCH TIME AS THE STUDY IS SUBMITTED WITH THE APPLICATION.

Applicant Information:

Name: Shannon Westerbeck
Mailing Address: 232 W. Biggs Road, Cottontown, TN 37048
Email Address: _
Phone 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): Shannon Westerbeck
Physical Address: 8511 Cedar Grove Road, Cross Plains, TN 37049-5133
Tax Map and Parcel Number: Map 062, P/O Parcel 163
Current Zoning Designation: AG-2
Requested Zoning Designation: R-80

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

Purpose of rezoning request:

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

SUBMITTAL REVIEW PROCEDURE:

1. Deliver one (1) copy of this application & any supporting materials to the Development Office before or by the final due date (Please see attached schedule- the "Corrections Due" does not apply to this type of application)
2. Provide copy of deed to prove ownership.
3. Provide aerial photograph of the property from TN Property Viewer
4. Provide Legal description **AND** Survey of the areas to be rezoned including map and parcel number.
5. Provide water letter from utility company stating location and size of current water line, adequate pressure for domestic use and if/where fire hydrants are required.
6. Provide Traffic Assessment or Traffic Study if 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.

Shannon Westerbeck 01/08/26
Owner of Record Signature & DATE

1/08/2026
Applicant's Signature & DATE

Robertson County - Parcel: 062 163.00



Date: October 23, 2025

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

1:4,514

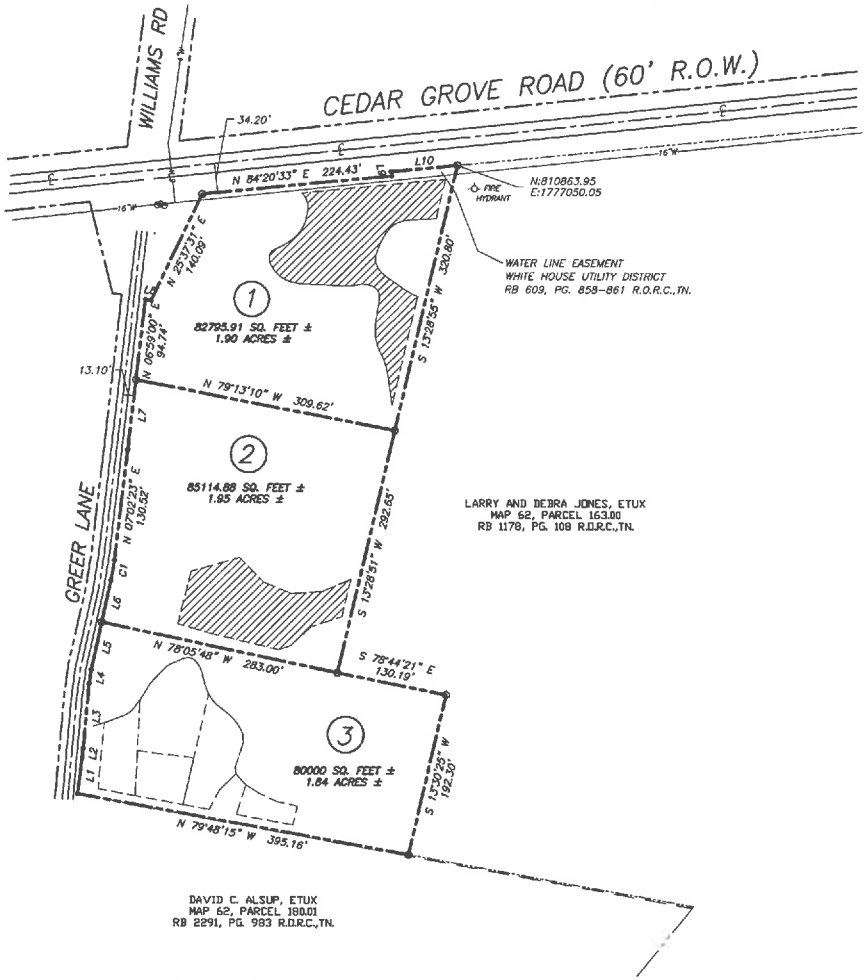
0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

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

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

TOTAL AREA – 5.69 ACRES±
3 LOTS



LINE	BEARING	DISTANCE
L1	N 07°56'02" E	42.54'
L2	N 05°46'37" E	10.42'
L3	N 05°24'41" E	76.45'
L4	N 09°14'07" E	16.75'
L5	N 12°34'24" E	57.05'
L6	N 12°32'16" E	50.61'
L7	N 06°59'00" E	81.97'
L8	S 81°19'01" E	6.71'
L9	N 15°01'39" W	5.10'
L10	N 84°24'25" E	78.57'

100 50 0 100 200 300
SCALE IN FEET

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5°32'21"	250.00'	24.17'	N 09°36'58" E	24.16'



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 04/15/2008, THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA.
5. PROPERTY IS CURRENTLY ZONED AG–2
6. ALL LOTS SHALL BE GRADED IN ORDER TO AVOID DISCHARGING ANY ADDITIONAL STORMWATER ONTO DOWNSTREAM PROPERTIES.
7. —●— INDICATES IRON PIN OLD.
8. —○— INDICATES IRON PIN SET
9. REQUIRED DRIVEWAY CULVERTS MUST BE A MINIMUM OF 15" DIAMETER AND 20' IN LENGTH BUT BASED ON ACTUAL SIZE.

FINAL PLAT
OF
LARRY T. JONES, ETUX PROPERTY

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

DATE : NOVEMBER 26, 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. 2021
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 _____, 2026
in Book _____, Page _____
of the Register's Office, Robertson County, TN.

Bruce Rainey and Associates
LAND DEVELOPMENT CONSULTANTS
700 S. BROADWAY ST. P.O. BOX 489
PORTLAND, TN 37148
Phone 615-605-6012
Email REGISTER@BRUCERAINEYANDASSOCIATES.COM

JOB NO. 240293

Legal Description

Westerbeck 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°02'23" E a distance of 130.52' to an iron pin set; thence N 06°59'00" E a distance of 176.71' 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°28'53" W a distance of 613.45' to an iron pin set; thence S78°44'21"W 130.19' to an iron pin set; thence S13°30'25"W 192.30' to an iron pin set in a fence line in the northerly line of the said Alsup property ; thence with Alsup's northerly line and generally with a fence N 79°48'15" W a distance of 395.16' to an existing iron pin; which is the point of beginning, containing an area of 247898.88 square feet, 5.69 acres more or less.

Being a portion of the property conveyed to Shannon Westerbeck et al by deed of record in Record Book 2453 Page 493 in the Registers Office for Robertson County, Tennessee.

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

November 24, 2025

Mr. Bruce Rainey
PO Box 429
Portland, TN 37148

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

Dear Mr. Rainey

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

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

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

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

Fees associated with this project include:

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

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

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

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

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

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

Sincerely,

Pat Harrell, PE
District Engineer

Robertson County Planning and Zoning
Agenda Review Sheet
Amanda Harrington, AICP, Planning Advisor
Planning Commission Meeting
January 22, 2026

Applicant: Shannon Westerbeck
Surveyor: Bruce Rainey

Request: Rezone **5.69 *acres***
Tax Map 062, Part of Parcel 163.03
from AG-2 to RP-80

Property Information:

- Tax Map 062, Parcel 163.03
- Cedar Grove Rd. & Greer Lane, Cross Plains
- Total lot acreage: 5.69 acres (247,856.40 sq. ft.)
- **Rezone Request: 5.69 acres (247,856.40 sq. ft.)**



Figure 1: TN Property Viewer: Tax Map 062, Parcel 163.03
In its entirety is highlighted
TN Prop. Viewer is incorrect, correction in process
paperwork attached from property accessor showing change with new parcel number

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

Zoning: The applicant wishes to rezone 5.69 acres to create three (3) independent lots of record. The subject property is surrounded by AG-2 zoned property with varying lot sizes. Several non-conforming lots in the immediate vicinity would be classified as R-30, R-40, or RP-80 in today's standards. *Please see Exhibit 1 for excerpts from the Roberson County zoning map and the Comprehensive Plan map.* The applicant's request to rezone RP-80 appears to be dimensionally appropriate.

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

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

Staff recommends approval.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map





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


40.01
5.97 AC
WILLIAMS RD
54
5.13 AC
062
55
6.07 AC
56
5.82 AC
57
5.6 AC
40 062
33.0 ACc
062 53
5.2 ACc
41
1 AC
CEDAR GROVE RD
128.98 ACr
CEDAR GROVE RD
39
4.5 ACc
162
161
062
160
1 AC
167
44.22 AC
166
2 AC
165
2 AC
163.03
5.69 AC
163
20.4 ACc
58
65 ACc
177
65.3 ACc
062
062
GREER LN
178
1.68 AC
179
44.2 ACc
062 180.01
22 ACc
163
20.4 ACc
062
163.02
4.3 AC
203
8.1 AC

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

GREER LN
Property Address

Ownership and Mailing Address
WESTERBECK SHANNON ETAL
GIBSON ZACHARY
156 ROARK RD
COTTONTOWN TN 37048

Subdivision
BK PG BLOCK LOT TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions

TAX YEAR 2026
ROBERTSON

074	062		163.03	000
JUR	CONTROL MAP	GROUP	PARCEL	PI S/I

City
SSD1
SSD2

Map 062 Updated 01/12/2026
Dist 15 Printed 01/12/2026

Total Land Units 5.69
Deed Acres 5.69
Calculated Acres

Card: 1 of 1

Page: 1 of 1

DWELLING DATA

Improv Type
Stories
Exterior Wall
Heating Fuel
Lower Level
Heating/Air
Attic

Year Built	Eff Yr Built	Rooms	Bedrooms	
Full Baths	Half Baths	Add'l Fixtures	Total Fixtures	
Wood FP Stacks	Openings	Add'l Sty	PreFab	Add'l Sty
Info Src Occ	Rental: Src	Year	Amount	Sched

Foundation
Floor System
Party Wall
Struct. Frame
Roof Framing
Roof Cov/Deck
Cab/Millwork
Floor Finish
Interior Finish
Paint/Decor
Bath Tile
Electrical
Shape

Quality **1** Condition Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical Other Phys Functional External % Good **100**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
						2023		**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt
RCN				
RCNLD				

% Complete
Dwelling Factor
Dwelling Value

AREAS: Lower Floor First & Above Area % SFLA Rate RCN

APPRAISED VALUES

LAND	**220,700**
IMPROVEMENTS	**0**
TOTAL APPRAISAL	**220,700**
GREENBELT APR	
ASSESSMENT	**55,175**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**220,700**
INCOME	
MARKET	

PARCEL DATA

NBHD **L01**
Review Flag
Living Units

Water/Sewer
03 Public / Individual
Electricity
01 Public
Gas
00 None

Topo **1 Rolling**
Road Type **3 Paved**
Delete Next Year **N**
Greenbelt Review **N**
Land Apr Date **01/12/2026 By TW**
Improvements
Mobile Homes **0**
NH Trend **0 STABLE**
Other
Land Use Code **11 81**
Zoning

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value

Total OBY Value

ENTRANCES

Date	Code	ID

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	U	28	03		0	0	5.69	38,787.35							100	38,787.35	220,700
					Totals:		5.69										220,700

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
12/22/2025	**2453**	**493**	**325,000**	**325,000**	**V**	**WD**	**A**	**WESTERBECK SHANNON ETAL**

NOTES

2025 ROLLBACK 62-163.00-999

New Business: C

ROBERTSON COUNTY PLANNING COMMISSION
STAFF REPORT
Amanda Harrington, AICP, Planning Advisor

Application: Revised Plat
Applicant: Red River IV, LLC
Location: Sturgeon Creek & Cattail Drive, Robertson County, Tennessee
Zoning District: AG-2
Meeting Date: January 2026

I. REQUEST

The applicant has submitted a revised tract plat for Planning Commission review and approval. The request involves the division of an existing parcel into multiple tracts, as shown on the revised plat titled "24-181c1 Tracts – Revised for Planning Commission."

II. PROPERTY & SURROUNDING AREA

The subject property is located in Robertson County along the identified roadway and is characterized by predominantly rural land uses, including agricultural tracts and low-density residential development. Surrounding properties are similar in size and character. The proposed tract layout is consistent with the established development pattern in the area.

III. ANALYSIS

Subdivision Regulations Compliance:

Staff has reviewed the revised plat and finds that it meets the applicable requirements of the Robertson County Subdivision Regulations. The plat clearly identifies tract boundaries, bearings, distances, acreage, access provisions, easements, and required surveyor certifications.

Each proposed tract meets the minimum lot size and dimensional standards of the zoning district. Legal access is provided to each tract via existing public road frontage or approved access easements. During their December 2025 meeting, the Robertson County Board of Zoning Appeals granted the applicant permission to allow access to seven parcels from the private drive (instead of the usual five).

Utilities and Environmental Considerations:

The plat includes appropriate utility and easement notes. No floodway encroachments are proposed, and the division does not create additional nonconformities or environmental conflicts.

Consistency with the Comprehensive Plan:

The proposed tract division is consistent with the Robertson County Comprehensive Plan, which anticipates continued rural and low-density development in this area. The request does not introduce incompatible land uses or increase development intensity beyond what is anticipated by the Plan.

IV. FINDINGS OF FACT

1. The revised plat has been prepared by a licensed surveyor and meets the technical requirements of the Robertson County Subdivision Regulations.
2. Each proposed tract complies with applicable zoning and subdivision standards.
3. Adequate legal access is provided for all proposed tracts.
4. The proposal is consistent with the Robertson County Comprehensive Plan and surrounding land uses.
5. Approval of the plat will not adversely impact public health, safety, or welfare.

V. STAFF RECOMMENDATION

Staff recommends APPROVAL of the revised plat.

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

December 26, 2025

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

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

Dear Traye:

I have reviewed the referenced revised final plat that I received on December 23, 2025 for the January 22, 2026 Planning Commission meeting. All of my previous comments have been addressed and I have no further comments.

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 Planning and Zoning

Robertson County Office Building
527 South Brown Street
Springfield, Tennessee 37172
Tel: 615-384-3666

APPROVAL

On December 18, 2025, the Robertson County Board of Zoning Appeals granted approval of a Zoning Variance to Red River IV, LLC in Case No. 2025-17 for the approval to have two additional lots over the maximum off a private road as stated in our zoning regulations. The property is located on Sturgeon Creek Road, Cedar Hill, TN 37032, shown on Tax Map 029 Parcels 204.00 and 204.02 in the 7th Voting District.

This approval is subject to the conditions and stipulations set forth on December 18, 2025, at the meeting of the Robertson County Board of Zoning Appeals and are listed in the attached minutes if applicable. All permits issued under this approval will be documented as such.

Bob Stroud, Chairman

Rick Robinson

Andy Teasley

Tom Wilks

Will David Goodman

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

Application for Plat Approval

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

Property Information:

1. Current Zoning of Property: AG-2
2. Physical Address of Property: Sturgeon Creek Road in Robertson County, TN 38032
3. Tax Map & Parcel Number: Tax Parcel 029 024.00
4. Size of Property (square feet or acres): ~~216.5 acres~~ 170.4 Acres 11/6/2025

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

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

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

SUBMITTAL REVIEW PROCEDURE:

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

Failure to appear at the Planning Commission meeting may result in the denial of the application.

11/5/25
Owner's Signature & DATE

11/6/2025
Owner's Representative Signature & DATE

RED RIVER IV, LLC

510 W Bell Ave, Chattanooga, TN 37405

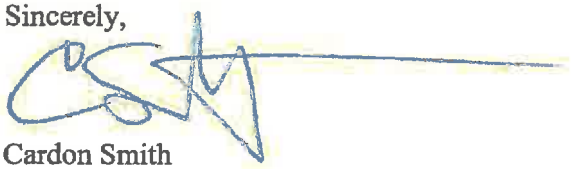
November 4, 2025

RE: Representation by LaBella Associates

To whom it may concern,

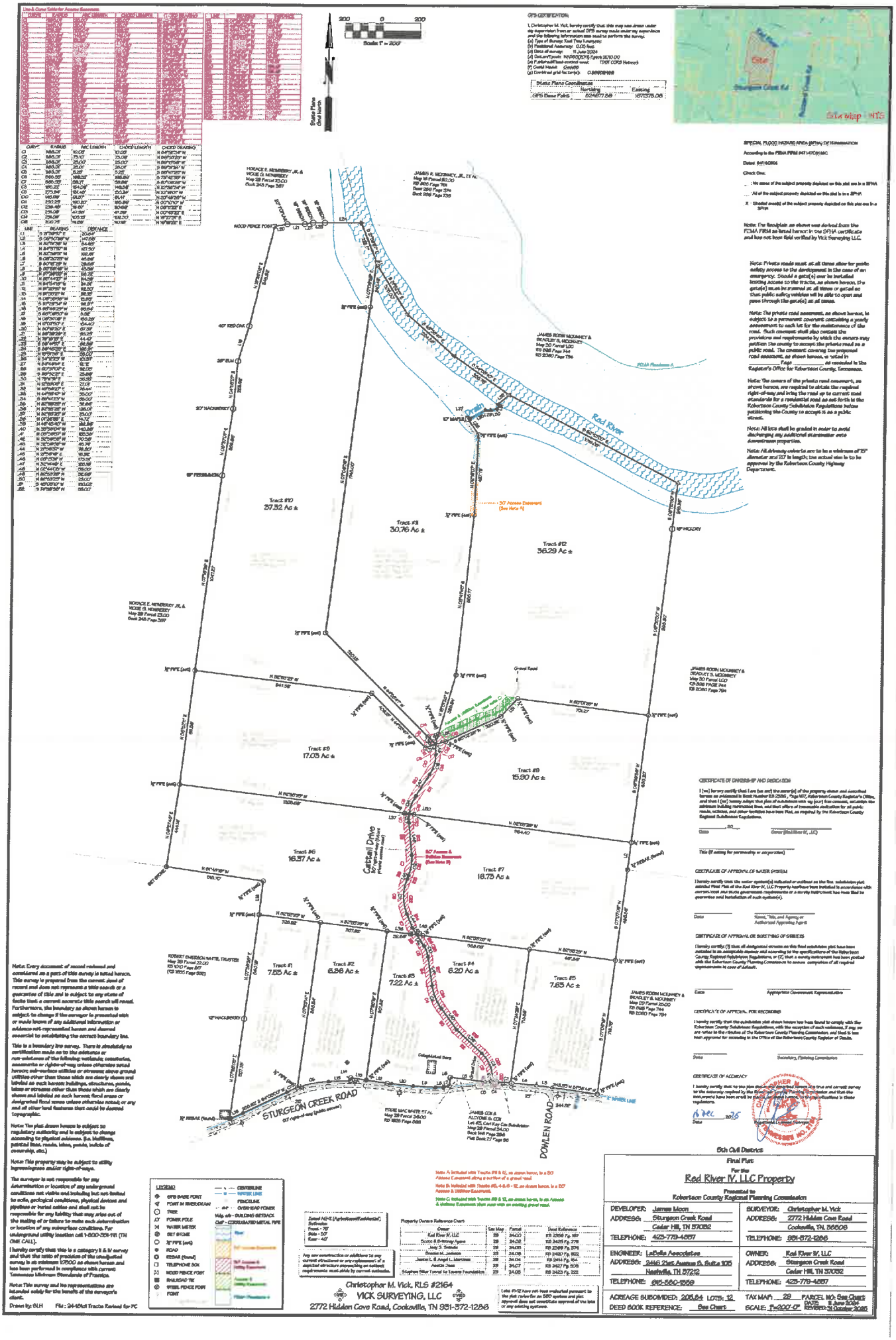
This letter serves as formal notice that LaBella Associates can appear at any meetings on my behalf pertaining to the Red River IV, LLC property in Robertson County, TN

Sincerely,



Cardon Smith
Managing Partner
Red River IV, LLC

Office: 423.664.7170 1412 East Main Street, Chattanooga, TN 37404 Email: john@merchantlh.com


Sturgeon Creek Rd
Site
Site Map - NTS
Scale 1" = 200'
200
0
200
State Plane Grid North
GPS CERTIFICATION:
I, Christopher M. Vick, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:
(a) Type of Survey: Real Time Kinematic
(b) Positional Accuracy: 0.05 feet
(c) Date of survey: 11 June 2024
(d) Datum/Epoch: NAD83(2011) Epoch 2010.00
(e) Published/fixed-control used: TDOT CORS Network
(f) Geoid Model: Geoid18
(g) Combined grid factor(s): 0.99991168
State Plane Coordinates
Northing
Easting
GPS Base Point: 824877.58 1917578.06
SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION
According to the FEMA FIRM #47147C0185C
Dated: 9/19/2006
Check One:
_ : No areas of the subject property depicted on this plat are in a SFHA
_ : All of the subject property depicted on this plat is in a SFHA
X : Shaded area(s) of the subject property depicted on this plat are in a SFHA
Note: The floodplain as shown was derived from the FEMA FIRM as listed hereon in the SFHA certificate and has not been field verified by Vick Surveying LLC.
Note: Private roads must at all times allow for public safety access to the development in the case of an emergency. Should a gate(s) ever be installed leaving access to the tracts, as shown hereon, the gate(s) must be manned at all times or gated so that public safety vehicles will be able to open and pass through the gate(s) at all times.
Note: The private road easement, as shown hereon, is subject to a permanent covenant containing a yearly assessment to each lot for the maintenance of the road. Such covenant shall also contain the provisions and requirements by which the owners may petition the county to accept the private road as a public road. The covenant covering the proposed road easement, as shown hereon, is noted in Page as recorded in the Register's Office for Robertson County, Tennessee.
Note: The owners of the private road easement, as shown hereon, are required to obtain the required right-of-way and bring the road up to current road standards for a residential road as set forth in the Robertson County Subdivision Regulations before petitioning the County to accept it as a public street.
Note: All lots shall be graded in order to avoid discharging any additional stormwater onto downstream properties.
Note: All driveway culverts are to be a minimum of 25" diameter and 22' in length; the actual size is to be approved by the Robertson County Highway Department.
Curve & Curve Table for Access Easement
CURVE RADIUS ARC LENGTH CHORD LENGTH CHORD BEARING
C1 985.00' 10.05' 10.05' N 84°56'04" W
C2 985.00' 75.10' 75.08' N 86°53'29" W
C3 985.00' 25.00' 25.00' N 89°01'56" W
C4 985.00' 25.00' 25.00' S 89°39'34" W
C5 985.00' 5.25' 5.25' S 88°47'22" W
C6 965.00' 188.52' 188.22' S 79°42'59" W
C7 965.00' 106.71' 106.66' S 67°43'28" W
C8 965.00' 184.08' 183.80' S 57°58'04" W
C9 275.84' 184.45' 180.24' N 22°50'01" W
C10 140.89' 69.77' 69.41' N 20°48'28" W
C11 230.29' 160.82' 159.89' N 00°10'10" W
C12 236.48' 19.80' 19.80' N 08°13'32" E
C13 236.08' 47.86' 47.80' N 00°48'52" E
C14 236.08' 109.15' 108.20' N 18°52'26" E
C15 300.79' 76.89' 76.68' N 18°18'32" E
Line Table for Access Easement
LINE BEARING DISTANCE
L1 S 21°39'51" E 20.04'
L2 S 09°57'58" W 147.68'
L3 N 80°19'38" W 54.83'
L4 N 84°57'15" W 107.50'
L5 N 82°39'57" W 192.49'
L6 S 08°20'28" W 46.84'
L7 S 80°57'29" E 28.58'
L8 S 89°58'48" W 43.99'
L9 S 87°34'55" W 50.72'
L10 S 89°14'22" W 114.58'
L11 S 84°53'49" E 34.26'
L12 N 89°35'59" W 182.52'
L13 N 81°20'37" W 99.39'
L14 S 08°26'39" W 20.00'
L15 S 81°33'04" E 181.97'
L16 S 89°45'20" W 85.04'
L17 S 89°08'50" W 5.96'
L18 N 08°01'58" E 50.22'
L19 N 67°07'57" E 104.43'
L20 N 80°19'38" E 67.92'
L21 N 88°38'28" E 69.25'
L22 S 89°58'48" E 44.42'
L23 S 88°49'59" E 66.88'
L24 S 89°45'20" E 188.61'
L25 N 89°08'50" E 69.00'
L26 N 34°12'23" W 104.97'
L27 N 84°49'46" E 10.12'
L28 N 80°57'06" E 182.06'
L29 N 78°16'37" E 25.68'
L30 N 78°16'37" E 26.26'
L31 N 82°59'08" E 27.01'
L32 N 48°58'52" E 74.44'
L33 N 64°58'47" W 39.00'
L34 S 89°41'23" W 69.00'
L35 N 82°58'23" W 52.66'
L36 N 80°58'23" W 139.04'
L37 N 82°58'23" W 284.01'
L38 N 0°26'58" E 14.72'
L39 N 48°58'40" W 182.88'
L40 N 29°58'40" W 143.84'
L41 N 06°58'40" W 185.54'
L42 N 32°58'08" W 70.56'
L43 N 32°58'08" W 46.74'
L44 N 29°58'37" W 38.80'
L45 N 0°26'58" E 18.38'
L46 N 0°26'58" E 173.04'
L47 N 32°58'48" E 183.98'
L48 N 62°44'35" W 58.00'
L49 N 82°58'38" W 38.68'
L50 N 89°58'38" W 25.01'
L51 S 40°08'57" W 150.52'
L52 S 74°58'38" W 58.00'
Property Owners Reference Chart:
Owner Tax Map Parcel Deed Reference
Red River IV, LLC 22 24.00 RB 2306 Pg. 167
Scott & Brittney Agee 22 24.02 RB 2425 Pg. 278
Judy D. Smith 22 24.03 RB 2269 Pg. 374
Dennis M. Jackson 22 24.06 RB 2480 Pg. 822
Jason L. & Angel L. Martinez 22 24.04 RB 2494 Pg. 154
Austin Davis 22 24.07 RB 2427 Pg. 509
Stephen Siler Tunnel to Towers Foundation 22 24.05 RB 2423 Pg. 222
Tract #1 7.55 Ac ±
Tract #2 6.26 Ac ±
Tract #3 7.22 Ac ±
Tract #4 6.20 Ac ±
Tract #5 7.65 Ac ±
Tract #6 16.37 Ac ±
Tract #7 16.75 Ac ±
Tract #8 17.05 Ac ±
Tract #9 15.90 Ac ±
Tract #10 57.32 Ac ±
Tract #11 30.76 Ac ±
Tract #12 36.29 Ac ±
Red River
FEMA Floodzone A
Gravel Road
Cardwell Drive
Private Roadway (Future Public Roadway)
50' Access & Utilities Easement (See Note 7)
30' Access Easement (See Note 4)
Delegated Leach Bed
Grass Drive
STURGEON CREEK ROAD
60' right-of-way (public access)
DOWLEN ROAD
Gravel Road
Note: Every document of record reviewed and considered as a part of this survey is noted hereon. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts that a current accurate title search will reveal. Furthermore, the boundary as shown hereon is subject to change if the surveyor is presented with or made known of any additional information or evidence not represented hereon and deemed essential to establishing the correct boundary line.
Title to a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands, cemeteries, easements or rights-of-way unless otherwise noted hereon; sub-surface utilities or structures above ground utilities other than those which are clearly shown and labeled as such hereon; fence crosses or encroachments found near unless otherwise noted; or any and all other land features that could be deemed topographic.
Note: The plat shown hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. likelihood, partial lines, roads, lakes, ponds, habits of ownership, etc.)
Note: This property may be subject to utility improvements and/or rights-of-ways.
The surveyor is not responsible for any determination or location of any underground conditions not visible and including but not limited to soils, geological conditions, physical devices and pipelines or buried cables and shall not be responsible for any liability that may arise out of the making of or failure to make such determination or location of any subsurface conditions. For underground utility location call 1-800-351-1311 (TN ONE CALL).
I hereby certify that this is a category II & IV survey and that the ratio of precision of the unadjusted survey is an minimum 1/7500 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.
Note: This survey and the representations are intended solely for the benefit of the surveyor's client.
Drawn by: GLH File: 24-104a Tracts Revised for PC
LEGEND
GPS BASE POINT
POINT IN WATERCOURSE
TREE
POWER POLE
WATER METER
SET STONE
½" PIPE (set)
ROAD
CENTERLINE
WATER LINE
FENCELINE
OVERHEAD POWER
Min. s/b - BUILDING SETBACK
Coll - CORRUGATED METAL PIPE
Zoned NCR [Agricultural/Residential]
Setbacks:
Front - 75'
Side - 50'
Rear - 40'
Any new construction or additions to any current structures or any replacement, of a depicted structure encroaching on setback requirements must abide by current setbacks.
Christopher M. Vick, RLS #2164
VICK SURVEYING, LLC
2772 Hidden Cove Road, Cookeville, TN 931-372-1286
Lots 4-12 have not been evaluated pursuant to the plat review for on SSD systems and plat approval does not constitute approval of the lots or any existing systems.
CERTIFICATE OF OWNERSHIP AND DEDICATION
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number 23 2585, Page 967, Robertson 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 roads, utilities, and other facilities have been filed, as required by the Robertson County Regional Subdivision Regulations.
Date Owner (Red River IV, LLC)
Title (If acting for partnership or corporation)
CERTIFICATE OF APPROVAL OF WATER SYSTEM
I hereby certify that the water system(s) installed or outlined on the the subdivision plat entitled Final Plat of the Red River IV, LLC Property hereon has been installed in accordance with current local and state government requirements or a surety instrument has been filed to guarantee said installation of such system(s).
Date Name, Title, and Agency or Authorized Approving Agent
CERTIFICATE OF APPROVAL OF SURVEYING OF STREETS
I hereby certify: (1) that all designated streets on this final subdivision plat have been installed in an acceptable manner and according 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 Government Representative
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 Robertson County Planning Commission, and that it has been approved for recording in the Office of the Robertson County Register of Deeds.
Date Secretary, Planning Commission
CERTIFICATE OF ACCURACY
I hereby certify that to the plat shown hereon is a true and correct survey to the accuracy required by the Robertson County Planning Commission and that the monuments have been or will be placed as shown hereon to the specifications in these regulations.
Date
Registered Engineer or Surveyor
CHRISTOPHER M. VICK
TENNESSEE NO. 2164
5th Civil District
Final Plat
For the
Red River IV, LLC Property
Presented to
Robertson County Regional Planning Commission
DEVELOPER: James Moon
ADDRESS: Sturgeon Creek Road
Cedar Hill, TN 37032
TELEPHONE: 423-773-4857
ENGINEER: LaDella Associates
ADDRESS: 2446 21st Avenue S. Suite 105
Nashville, TN 37212
TELEPHONE: 615-550-1559
SURVEYOR: Christopher M. Vick
ADDRESS: 2772 Hidden Cove Road
Cookeville, TN 38506
TELEPHONE: 931-372-1286
OWNER: Red River IV, LLC
ADDRESS: Sturgeon Creek Road
Cedar Hill, TN 37032
TELEPHONE: 423-773-4857
ACREAGE SUBDIVIDED: 205.84 LOTS: 12
DEED BOOK REFERENCE: See Chart
TAX MAP: 22 PARCEL NO: See Chart
SCALE: 1"=200'-0" DATE: 11 June 2024
Revised 29 October 2025