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: March 19, 2026

The Robertson County Planning Commission will hold its monthly meeting on **Thursday March 26, 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 April 20, 2026.

4. **Approval of Minutes:** Approval of Minutes of February 26, 2026, meeting.

5. Old Business:

6. New Business:

   A. **Robertson County Planning and Zoning:** Recommendation from the Highway Department to set up a $400,000.00 performance bond (plus 10%) for the construction of roads/streets to ensure they are completed per county standards for Northwind Estates located on Highway 41 N, Cedar Hill. Tax Map 055, Parcel 070.00 (7th Voting District).

   B. **Mary Henson:** Rezone Request for 5.94 surveyed acres of property located at 6753 Hwy 76 E., Springfield. Tax Map 093, Parcel 261.00 from AG-2 to RP-80 (3rd Voting District). Represented by Todd Bollinger, Todd Bollinger & Associates.

7. Reports from Staff:

   A. SSDS Discussion and Clarification
   B. Flag Lots - proposed resolution and illustrations
   C. Design Standards - proposed ideas

8. Adjourn

The Robertson County Planning Commission met on February 26, 2026 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		Hunter Mantooth
Cheryl Elliott		Pam Groves
Charles "Gene" Federman		Amanda Harrington
Robert Buck		Beth Keith
Matt Crabtree		Jacob Carson
William B Henry		
Jeremy Stinson		
Jeremiah Pierce		
Ray Hart		

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

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

Chairman Cheryl Elliott gave Amanda Harrington the floor. Amanda stated that one of the representatives from agenda item G had a prior engagement and requested that that item be moved to the top of the agenda to accommodate the representative who needs to leave. Amanda also requested that we defer agenda item A to give legal a chance to review more thoroughly. So, Amanda respectfully asked for the agenda to be amended.

Motion to amend the agenda by item G being presented first and deferring agenda item A was made by Eric Thompson with a second by Jeremiah Pierce.
Motion passed 8 - 0.

Announcements: Chairman Cheryl Elliott announced that the zoning from this agenda will be heard at the County Commission on March 16, 2026. Hunter let everyone know that at the County Commission meeting on February 23, 2026, the County Commission voted to move the March County Commission meeting to March 23, 2026, due to Spring Break. So, the zoning from this agenda will be heard at the County Commission on March 23, 2026. 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 January 22, 2026, made by Jeremiah Pierce with a second by Matt Crabtree.
Motion passed 8 – 0.

1. Old Business: None

2. New Business:

G. **Reyes Construction:** Final Plat approval for Northwind Estates, Section II located on Highway 41 N, Cedar Hill. Tax Map 055, Parcel 070.00 (7th Voting District). Represented by Steve Artz, Steven E Artz & Associates, Inc.
Presented first per motion at the beginning of the meeting.
Steve Artz was there to present and answer questions. One citizen signed up to speak. John Edwards was allowed to speak. He stated that he and Reyes had a verbal agreement after a meeting that the plat wouldn't come back to PZ until March. John stated this doesn't have approval yet from the City of Cedar Hill and will be on their agenda on Monday. John also read an email he had from a CSX representative. Pam Groves stated that we cannot hold a plat from being approved because of other organizations outside of our jurisdiction. She stated that a plat would not be recorded until all signature boxes are signed. Matt Crabtree confirmed with the Planning Staff that this plat fits all the boxes that we must check. Planning staff agreed that, yes, it fits all our boxes.

Motion to approve was made by Gene Federman with a second from Matt Crabtree. Motion passed 8 – 0.

A. **Robertson County Planning and Zoning: Resolution 2026-01:** Resolution to Amend the Robertson County Subdivision Regulations about on-site Sewage Disposal System Easements, and the Repeal of any Resolution or Part of a Resolution in Conflict Herewith.

Deferred till legal can review per motion at the beginning of the meeting.

B. **ACS Homebuilders on behalf of Donna Saad**: Rezone Request for 2.96 surveyed acres of the 6.65 acres of property located at 3509 Pinson School Rd., Springfield. Tax Map 093, Part of Parcel 200.00 from AG-2 to R-40 (3rd Voting District). Represented by Todd Bollinger, Todd Bollinger & Associates.
Todd Bollinger was there to present and answer questions. Two citizens signed up to speak on this matter, one being the presenter and the other the property owner. Todd explained they needed R-40 for the existing house and septic. Property owner spoke and reiterated the reason why he was asking for R-40. He also expressed his feelings and concerns about the required traffic assessment. Hunter explained why she requested an assessment vs a full traffic study. There was lots of discussion between the commission, applicant and planning staff on traffic assessment. Jacob Carson, the engineer that reviewed the traffic assessment was present and answered questions. He went over the review and why he found deficiencies.

Motion to recommend approval with the understanding there were deficiencies with the traffic assessment and without setting precedent made by Gene Federman with a second by William B Henry.
Motion passed 8 – 0.

C. **ACS Homebuilders on behalf of Donna Saad**: Rezone Request for 3.69 surveyed acres of the 6.65 acres of property located at 3509 Pinson School Rd., Springfield. Tax Map 093, Part of Parcel 200.00 from AG-2 to RP-80 (3rd Voting District). Represented by Todd Bollinger, Todd Bollinger & Associates.
Todd Bollinger was here to present and answer questions. Two citizens signed up to speak on this matter, one being the presenter and the other the property owner. Todd explained what they were wanting to do with the property. More discussion over traffic assessment.

Motion to recommend approval with the understanding there were deficiencies with the traffic assessment and without setting precedent made by Jermiah Pierce with a second by Matt Crabtree.
Motion passed 8 - 0.

D. **Eric Hall**: Rezone Request for 57.03 surveyed acres of property located on Kinneys School Road, Springfield. Tax Map 068, Parcel 134 from AG-2 to RP-80 (11th Voting District). Represented by Todd Bollinger, Todd Bollinger & Associates
Todd Bollinger was there to present and answer questions. No one signed up to speak on this matter. Todd explained they want to subdivide to make 17 lots. There was some discussion over the layout of the lots. Matt Crabtree asked Jacob to explain the traffic study review. Jacob went over the traffic study and the deficiencies that were found. Eric Thompson stated that the reviews need to be sent for corrections. Hunter explained that the reviews are sent to the applicant. Applicant requested to speak and was allowed to. He requested a grace since he already had to wait for the review.

Motion to defer to give the applicant time to have traffic study corrected was made by Matt Crabtree with a second from Jeremiah Pierce.
Motion passed 8 - 0.

E. **Cheryl Pentecost:** Rezone Request for 5.15 surveyed acres of property located at 3770 Baggett Road. Springfield. Tax Map 082 Parcel 139.00 from AG-2 to RP-80 (8th Voting District). Represented by Steve Artz, Steven E Artz & Associates, Inc.
Steve Artz was there to present and answer questions. He stated they wanted to divide into two lots. One citizen signed up to speak. He was able to speak and give his concerns. No questions or comments from the commission.

Motion to recommend was made by Eric Thompson and a second by Gene Federman.
Motion passed 8 - 0.

F. **Theilia Raines:** Rezone Request for .83 acres of property located at 5319 Highway 161, Springfield. Tax Map 044, Part of Parcel 015.00 from C-1 to AG-2 (8th Voting District). Represented by Steve Artz, Steven E Artz & Associates, Inc.
Steve Artz was there to present and answer questions. No questions or comments from the commission.

Motion to recommend was made by Eric Thompson with a second by Jeremy Stinson.
Motion passed 8 - 0.

Reports from Staff: Amanda presented the following items to discuss:

A. Approval of Training Hours: Amanda stated she held a training course on February 10, 2026, and Cheryl Elliott attended. Cheryl stated that it was very informative and helpful training. Amanda offered to amend the training to one hour if the commission would like her to present it at some point. Amanda stated that Cheryls training hours need to be approved.

   Motion to approve Cheryl Elliotts 2-hour training was made by Jeremy Stinson with a second by Eric Thompson.
   Motion passed 8 – 0.

B. Flag Lots – proposed resolution: Discussion was had. Cheryl liked the proposed resolution but would like Amanda to come back with visuals. Jeremiah agreed that he liked the proposal also.

C. Design Standards: Will discuss next month.

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

Respectfully submitted,

Gene Federman

Gene Federman, Secretary

New Business: A

RE: [EXTERNAL]Re: Reyes - Final Plat of Northwinds Estates

TA

Troy Adkins
To Amanda Harrington; Pam Groves
Cc Lynette Crain; Hunter Mantooth; Traye Fann

Yes, the 400k covers everything on the Roads and Streets line except the sidewalks which will be the responsibility of the HOA as stated on the plans.

Troy Adkins
Highway Superintendent
Phone: 615-384-2507
Fax: 615-384-0211
Email: tadkins@robcotn.org

4751 Hwy 41 N
Springfield, TN 37172

New Business: B

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

Application for Rezoning

Applicant Information:

Name: Mary Lynn Henson
Mailing Address:
Email:
Telephone Number:

Applicant's Representative Information:

Name: Todd Bollinger
Name of Firm: Todd Bollinger Assoc.
Mailing Address:
Email:
Telephone Number:

Property Information:

Owner (if not applicant provide letter giving applicate permission):
Physical Address: 6753 Hwy 76 E Springfield, TN 37172
Tax Map and Parcel Number: Map 93 Pcl 261.00
Current Zoning Designation: AG2
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 Subdivide

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.

Mary Lynn Hanson 1-20-26
Owner of Record Signature & DATE

Todd Bolls 1/16/26
Applicant's Signature & DATE

Robertson County - Parcel: 093 261.00



Date: January 20, 2026

County: ROBERTSON
Owner: HENSON MARY LYNN ETAL EIDSON STEVE ALLEN
Address: HWY 76E 6753
Parcel ID: 093 261.00
Deeded Acreage: 6
Calculated Acreage: 0
Vexcel Imagery Date: 2023

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

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

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

PLAT CONTAINS 5.94 ACRES

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

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

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

NOTE:
ALL BEARING ARE REFERENCED TO A PREVIOUS SURVEY BY RAY G. COLE DATED 01/10/89.

CURVE DATA TABLE

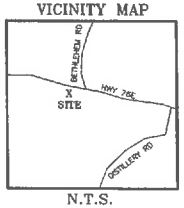
CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C-1	1019.25'	57.90'	115.68'	6°30'10"	115.62'	S 67°00'23"E

RECEIVED
JAN 14 2026
BY:





VICINITY MAP



N.T.S.

ZONED AG2
REQUESTING RP-80

PROPERTY REFERENCE

MARY LYNN HENSON
MAP 93, PCL 261.00 T.A.O.R.C.T.
RB 2349, PG 369 R.O.R.C.T.

DEVELOPER
MARY LYNN HENSON
3405 ANDERSON ROAD
CEDAR HILL, TN 37032

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

0 100 200 300

REZOING PLAT FOR
MAP 93, PCL 261.00 T.A.O.R.C.T.
6753 HIGHWAY 76E

SCALE	DRAWN BY	APPROVED	DATE
1" = 100'	A.T.B.	A.T.B.	09/10/25

10TH CIVIL DISTRICT

ROBERTSON COUNTY TENNESSEE

DRAWING NO. 6753HW76

Property Description

6753 Hwy 76

5.94 Acres

Being a tract of land in the 10th Civil District of Robertson County Tennessee, and a portion of that property conveyed to Mary Lynn Henson and Steve Allen Edison 2349, PG 369 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 09/10/25 as follows:

Beginning at an Existing Iron Pin in the Southerly Margin of HWY 76 being a common corner to Chantel Rose RB 2202 PG 812 R.O.R.C.T. and the Northeast corner of herein described tract; Thence leaving margin with said Rose S06°43'29"W 148.25' passing a witness through a Witness Pin at a 135.02' to a Point in Drain being a common corner to Michele H. Ley RB 1638 PG 180; Thence leaving Rose with Ley in the creek for the next 7 calls: Thence S85°11'53"W 70.99' to a point; Thence S75°02'36"W 63.73' to a point; Thence S60°30'24"W 31.44' to a point; Thence S46°32'04"W 30.88' to a point; Thence S79°23'28"W 104.67 to a point; Thence S72°56'11"W 80.88' to a point; Thence S88°02'06"W 103.34' to a point being a common corner to Melony Hensley RB 624 PG 787 R.O.R.C.T. ; Thence leaving Ley with Hensley in creek for the next 3 calls: Thence N20°30'47"W 13.18' to a point; Thence N40°43'04"W 132.00' to a point; Thence N87°46'17"W 247.50' to a point; Thence leaving creek continuing with Hensley N25°52'20"E 508.98' to an Iron Pin set in the margin of HWY 76E ; Thence leaving Hensley with said margin for the next 4 calls: Thence S58°03'21"E 331.86' to a point; Thence S60°00'27"E 179.12' to a point; Thence with a curve to the left having a radius of 1019.25' and a chord bearing and chord of S67°00'23"E 115.62' to a point; Thence S73°12'44"E 58.17' to the point of beginning containing 5.94 acres.

WHITE HOUSE UTILITY DISTRICT
P.O. BOX 608, 2315 HIGHWAY 31-W — WHITE HOUSE, TENNESSEE 37188
TELEPHONE (615) 672-4110 — FAX (615) 672-8098

January 22, 2026

Mr. Todd Bollinger
1199 Fisher Dr
Greenbrier, TN 37073

RE: Water Availability for 6753 Highway 25
Robertson County, Tax Map 093 Parcel 261.00
Springfield, TN

Dear Mr. Bollinger,

This letter will confirm White House Utility District can provide two additional domestic water services for the property mentioned above as long as each tract fronts Highway 76 or has an easement dedicated for the water service line to lie within. We understand you intend to alter the existing parcel such that three residential tracts will result. There is currently one water tap associated with the property.

WHUD's existing six-inch water main located on the south side of Highway 76 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 tract 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

Traffic Assessment

6753 Highway 76 E Rezone
Robertson County, TN

Prepared For:
Mary Lynn Henson & Steve Eidson

Prepared by:
Houston Smith, PE
TTL, Inc
2971 International Blvd., Suite G
Clarksville, TN 37040



TTL

January 2026

RECEIVED
JAN 19 2026
BY: .....

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1.0 GENERAL SITE DESCRIPTION

The purpose of this Traffic Assessment is to assess the feasibility of a property currently zoned AG-2 for an RP-80 zoning classification in Robertson County, Tennessee.

The site is a 6.7-acre tract located south of Highway 76 E, south of Bethlehem Road, and west of Distillery Road in Robertson County, Tennessee. Around the property, there are agricultural fields and single-family homesteads in the vicinity of the property. The proposed development will include single family homes with 2 acres per lot. Likely access points may be located on Highway 76 E. A more detailed subdivision plan will be provided at a later time. A site exhibit is shown in Figure 1 and Appendix A.

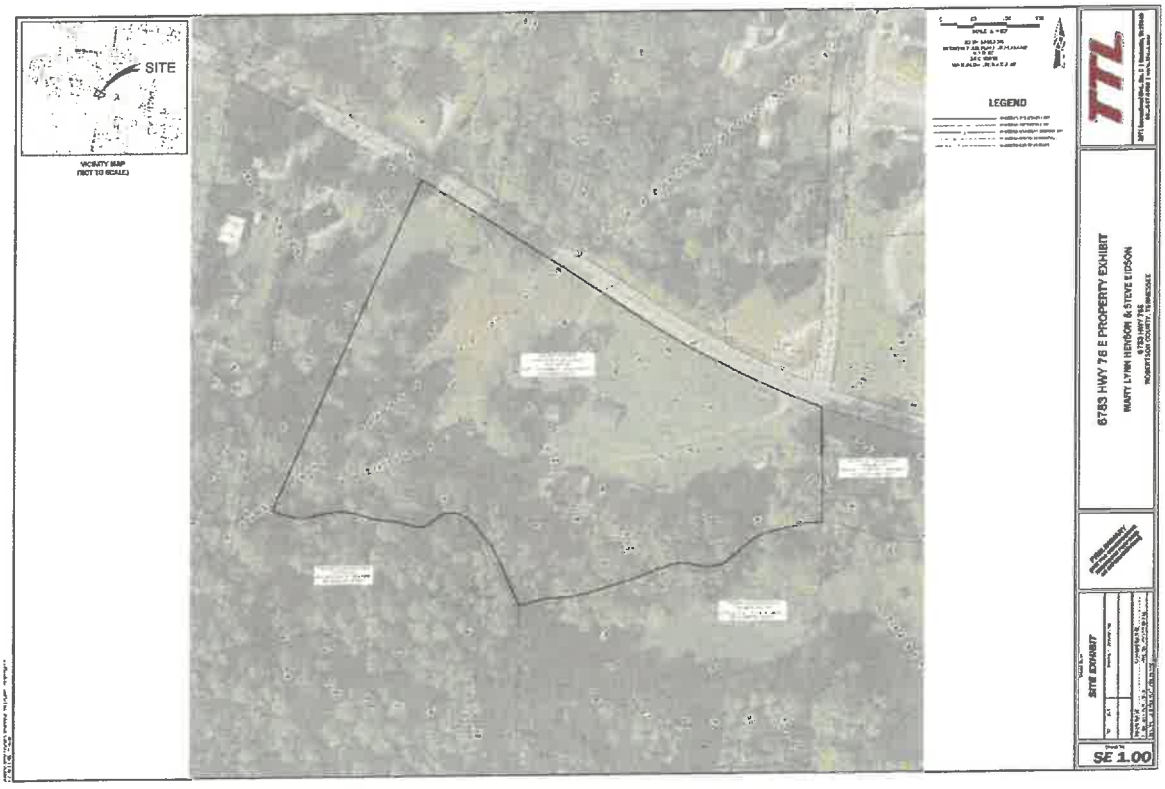


Figure 1: Site Exhibit

2.0 ITE TRIP GENERATION

2.1 TRIP GENERATION

A trip generation process was used to estimate the amount of traffic expected to be generated by the proposed development. Anticipated trips from the proposed development were projected using the ITE's *Trip Generation*, 11th Edition. The ITE trip-generated calculations for the site are provided in Appendix B of this report. For planning purposes, the development is assumed to include the following proposed residential amounts as described in Table 1.

Proposed Residential Potential				
Tract ID	**Area (sq ft)**	**Area (ac)**	**Minimum Lot Size (ac)**	**Max Total Housing Units**
093 261.00	293257	6.7	2	3
			Total **Proposed** Units	2

Table 1. Proposed Residential Potential

For this assessment, only two additional proposed housing units were considered for the analysis because one housing unit already exists on the subject property. Additionally, trip distribution for each land use can be seen in section 2.1.1 the appropriate Land Use Code from the ITE's *Trip Generation*, 11th Edition.

2.1.1 Single-Family Detached Housing

The anticipated trips from the Single-Family Detached Housing were calculated using the Land Use: 210 (*Single-Family Detached Housing*). The description of this land use per ITE is as follows: "A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision." Anticipated trips for daily, AM, and PM peak hour can be seen in the table below:

Single Family Detached Housing (ITE Land Use Code 210)								
Prop Units (Units):		2						
On a Weekday			A.M. Peak Hour of Adjacent Street			P.M. Peak Hour of Adjacent Street		
Average Rate Per Unit		9.43	Average Rate Per Unit		0.70	Average Rate Per Unit		0.94
Trip Ends	50% Enter	50% Exit	Trip Ends	25% Enter	75% Exit	Trip Ends	63% Enter	37% Exit
22	11	11	2	0	1	2	1	1

Table 2. ITE Trip Generation for Single-Family Detached Housing

2.2 Total Trips Generated

Table 3 presents the daily, AM, and PM peak hour trip generation for the ITE-generated land uses as shown below:

Daily	AM Peak		PM Peak	
	Enter	Exit	Enter	Exit
22	0	1	1	1

Table 3. ITE Generated Traffic Count Totals for Development

The generated traffic numbers were based on maximum density for the lot and accounting for the existing home for the purpose of this assessment. This was done to give a worst-case scenario as a conservative assumption. Actual traffic numbers will likely be lower than what the report identifies because of site constraints, roadway networks, and other site requirements that can lower the amount of lots built on the property.

3.0 ROADWAY CONDITIONS AND ACCESS POTENTIAL

The access points for the subject property are on Highway 76 E. Proposed access points onto TDOT ROW for the subject property require a Residential Entrance Permit from the State of Tennessee for each access point connecting to TDOT ROW.

Highway 76 E extends generally east to west with major intersections at Highway 49 E and Interstate 65. The road is developed with a mix of residential and rural development along the corridor. The section that spans our site is mostly a mixture of residential and rural development. The road near the project site is a 2-lane, undivided asphalt road with 11-foot lanes. The posted speed limit is 55 mph within the vicinity of the project site.

Bethlehem Road extends generally north to south in the vicinity of the site. This road connects Highway 76 E and Cross Plains Road. The road is developed with a mix of residential and rural development along the corridor. The section that spans our site is mostly a mixture of residential and rural development. The road is a 2-lane, undivided asphalt road. The posted speed limit is 40 mph within the vicinity of the project site.

The **intersection of Highway 76 E and Bethlehem Road** is a 3-way intersection which is closest to the subject property and is controlled by a stop sign on Bethlehem Road. The intersection slopes in the direction of Bethlehem Road are about 15%. The intersection slopes in the direction of Highway 76 E are about 3%. An aerial image of the intersection lane configuration can be seen in Figure 2 at the end of this section:



Figure 2. Highway 76 E/ Bethlehem Road Intersection Aerial With Subject Property

3.1 LANE CAPACITY ANALYSIS

For this site, the lane capacity analyses were performed on Highway 76 E since that road is likely to have an access point to the proposed development. The traffic numbers used for the analysis came from ITE-generated numbers of the property for the AM and PM peak hours in addition to the existing traffic counts on Highway 76 E and Bethlehem Road for the current year 2026 using a growth projection from the year 2024 of the latest study performed by TDOT. These numbers were later used to model the lane capacity analysis. The program used for the lane capacity analysis was HCS 7, which utilizes lane capacity calculations based on the Highway Capacity Manual. In the analysis, Highway 76 E was modeled with the AM and PM peak hour traffic ITE-generated numbers for the lane segment analysis based on current road conditions. In addition, data from the TCDS portal provided from TDOT was utilized in the analysis of the report, specifically focusing on the thru movements on Highway 76 E for the AM and PM peak hours respectively. A growth factor of 1.77% was utilized as based on the report, and the projected timeline was assumed to be 5 years into the future from 2026 since the site is expected to be built in a 5-year timeframe. The end year analyzed for the lane segment capacity analysis was 2031 while maintaining the same growth factor of 1.77%. Since TDOT did not specify the directional counts for eastbound and westbound directions on Highway 76 E at Location ID 74000058 from the TCDS portal, the end year volume was halved for each thru direction as an assumption to provide directional traffic volumes. Additionally, the AM and PM peak hour volumes were assumed to be 10% of the directional traffic volumes. From the analysis, it was determined that the road operated at a level of service E for both AM and PM conditions. Lane capacity results are presented in Appendix B.

3.2 AASHTO STOPPING SIGHT DISTANCE ANALYSIS

For the site, an AASHTO stopping sight distance analysis was performed on Highway 76 E since it was determined that potential safety hazards may arise when concerning access road placement. One access point location on a high point was provided on the subject property for the analysis. Highway 76 E was identified as a 55-mph roadway, and the appropriate stopping sight distance obtained from AASHTO Table 3-2 was interpolated to be about 567 feet on a roughly 7% grade. A copy of AASHTO Table 3-2 was provided in Appendix C. From the analysis, an exhibit sheet was drawn to represent these potential sight distance conflicts for the location. These access points are subject to change at a later time. These exhibits are shown in Appendix C.

4.0 CONCLUSIONS

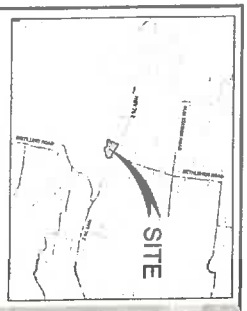
Based on the analysis in this report, the surrounding road network can adequately handle the additional traffic from a development based on the proposed rezone request.

Appendix A

Site Exhibit

C:\WEBFIRE\OFFICE SATAPOUR\CHIEF\DVE - TTL US\6753 HWY 76E TA.DWG
PLOTTED: 1/5/2026 11:49 AM

VICINITY MAP
(NOT TO SCALE)





LEGEND

SCALE: 1" = 50'
0 50 100 150

NORTH BASED ON
TENNESSEE STATE PLANE COORDINATES
N.A.D. 83
VERTICAL DATUM: N.A.V.D. 88

Sheet No.
SE 1.00

Sheet Title
SITE EXHIBIT

No.	Date	Revision Description

Drawn By: GS | Checked By: HRS
Date: January 5, 2026 | Proj. No.: P25-12-08784
File Name: 6753 HWY 76E TA.dwg

PRELIMINARY
(NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION)

6753 HWY 76 E PROPERTY EXHIBIT

MARY LYNN HENSON & STEVE EIDSON

6753 HWY 76E
ROBERTSON COUNTY, TENNESSEE

TTL
2971 International Blvd., Ste. C | Clarksville, TN 37040
931.647.6959 | www.ttlusa.com

Appendix B

ITE Generated and Lane Capacity Calculations

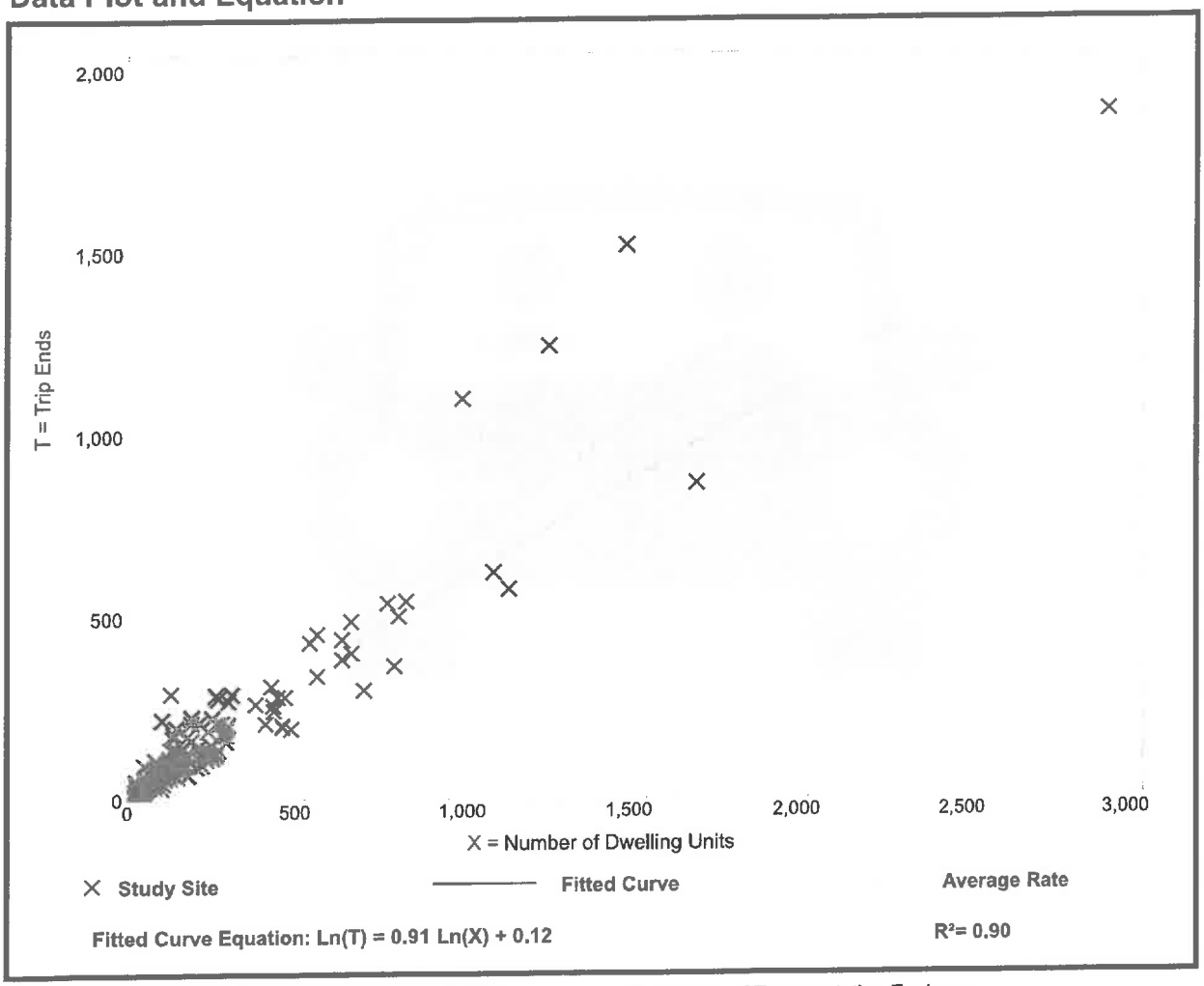
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



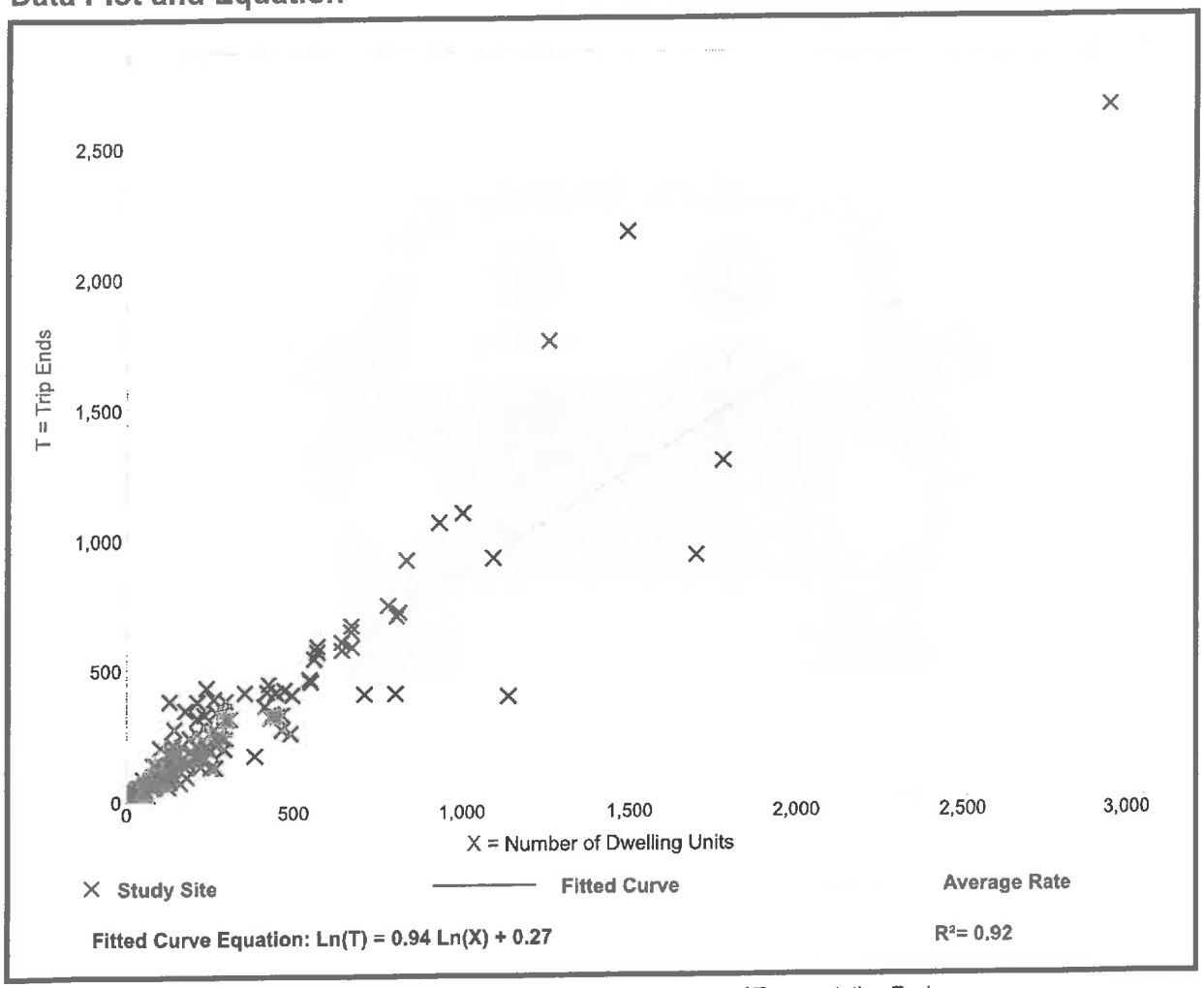
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Single-Family Detached Housing
(210)

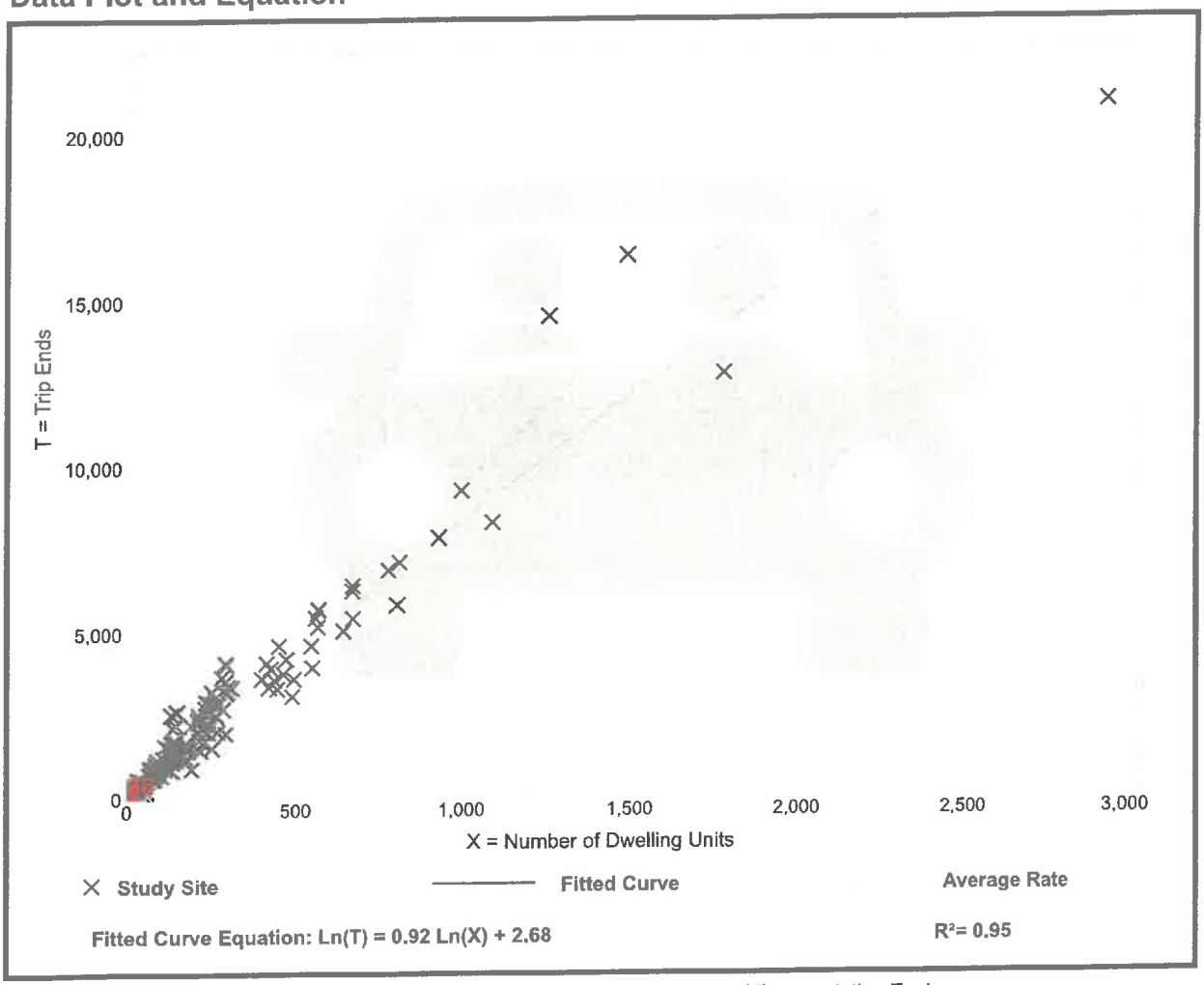
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Phone: Fax:
E-Mail:

Directional Two-Lane Highway Segment Analysis

Analyst	Houston Smith
Agency/Co.	TTL, Inc
Date Performed	1/5/2026
Analysis Time Period	AM PEAK HOUR
Highway	Highway 76 E
From/To	Highway 76 E
Jurisdiction	Robertson County
Analysis Year	2026
Description	6753 HWY 76 E

Input Data

Highway class	Class 1		Peak hour factor, PHF	0.92	
Shoulder width	2.0	ft	% Trucks and buses	3	%
Lane width	11.0	ft	% Trucks crawling	0.0	%
Segment length	0.0	mi	Truck crawl speed	0.0	mi/hr
Terrain type	Rolling		% Recreational vehicles	0	%
Grade: Length	-	mi	% No-passing zones	80	%
Up/down	-	%	Access point density	26	/mi

Analysis direction volume, Vd 339 veh/h
Opposing direction volume, Vo 340 veh/h

Average Travel Speed

Direction	Analysis (d)		Opposing (o)	
PCE for trucks, ET	2.0		2.0	
PCE for RVs, ER	1.1		1.1	
Heavy-vehicle adj. factor, (note-5) fHV	0.971		0.971	
Grade adj. factor, (note-1) fg	0.88		0.88	
Directional flow rate, (note-2) vi	431	pc/h	433	pc/h

Free-Flow Speed from Field Measurement:		
Field measured speed, (note-3) S FM	-	mi/h
Observed total demand, (note-3) V	-	veh/h
Estimated Free-Flow Speed:		
Base free-flow speed, (note-3) BFFS	55.0	mi/h
Adj. for lane and shoulder width, (note-3) fLS	3.0	mi/h
Adj. for access point density, (note-3) fA	6.5	mi/h
Free-flow speed, FFSd	45.5	mi/h
Adjustment for no-passing zones, fnp	2.4	mi/h
Average travel speed, ATSd	36.4	mi/h
Percent Free Flow Speed, PFFS	80.0	%

Percent Time-Spent-Following

Direction	Analysis(d)		Opposing (o)	
PCE for trucks, ET	1.6		1.6	
PCE for RVs, ER	1.0		1.0	
Heavy-vehicle adjustment factor, fHV	0.982		0.982	
Grade adjustment factor,(note-1) fg	0.88		0.88	
Directional flow rate,(note-2) vi	426	pc/h	428	pc/h
Base percent time-spent-following,(note-4) BPTSFd	45.9	%		
Adjustment for no-passing zones, fnp	43.2			
Percent time-spent-following, PTSFd	67.4	%		

Level of Service and Other Performance Measures

Level of service, LOS	E	
Volume to capacity ratio, v/c	0.22	
Peak 15-min vehicle-miles of travel, VMT15	0	veh-mi
Peak-hour vehicle-miles of travel, VMT60	0	veh-mi
Peak 15-min total travel time, TT15	0.0	veh-h
Capacity from ATS, CdATS	1685	veh/h
Capacity from PTSF, CdPTSF	1700	veh/h
Directional Capacity	1685	veh/h

Passing Lane Analysis

Total length of analysis segment, Lt	0.0	mi
Length of two-lane highway upstream of the passing lane, Lu	-	mi
Length of passing lane including tapers, Lpl	-	mi
Average travel speed, ATSd (from above)	36.4	mi/h
Percent time-spent-following, PTSFd (from above)	67.4	
Level of service, LOSd (from above)	E	

Average Travel Speed with Passing Lane

Downstream length of two-lane highway within effective length of passing lane for average travel speed, Lde	-	mi
Length of two-lane highway downstream of effective length of the passing lane for average travel speed, Ld	-	mi
Adj. factor for the effect of passing lane on average speed, fpl	-	
Average travel speed including passing lane, ATSpl	-	
Percent free flow speed including passing lane, PFFSpl	0.0	%

Percent Time-Spent-Following with Passing Lane

Downstream length of two-lane highway within effective length of passing lane for percent time-spent-following, Lde	-	mi
Length of two-lane highway downstream of effective length of the passing lane for percent time-spent-following, Ld	-	mi
Adj. factor for the effect of passing lane on percent time-spent-following, fpl	-	
Percent time-spent-following including passing lane, PTSFpl	-	%

Level of Service and Other Performance Measures with Passing Lane

Level of service including passing lane, LOSpl	E	
Peak 15-min total travel time, TT15	-	veh-h

Bicycle Level of Service

Posted speed limit, Sp	55
Percent of segment with occupied on-highway parking	0
Pavement rating, P	3
Flow rate in outside lane, vOL	368.5
Effective width of outside lane, We	13.00
Effective speed factor, St	4.79
Bicycle LOS Score, BLOS	5.34
Bicycle LOS	E

Notes:
1. Note that the adjustment factor for level terrain is 1.00, as level terrain is one of the base conditions. For the purpose of grade adjustment, specific dewngrade segments are treated as level terrain.
2. If vi (vd or vo) >= 1,700 pc/h, terminate analysis-the LOS is F.
3. For the analysis direction only and for v>200 veh/h.
4. For the analysis direction only.
5. Use alternative Exhibit 15-14 if some trucks operate at crawl speeds on a specific downgrade.

Phone: Fax:
E-Mail:

Directional Two-Lane Highway Segment Analysis

Analyst	Houston Smith
Agency/Co.	TTL, Inc
Date Performed	1/5/2026
Analysis Time Period	PM PEAK HOUR
Highway	Highway 76 E
From/To	Highway 76 E
Jurisdiction	Robertson County
Analysis Year	2026
Description	6753 HWY 76 E

Input Data

Highway class	Class 1		Peak hour factor, PHF	0.92	
Shoulder width	2.0	ft	% Trucks and buses	3	%
Lane width	11.0	ft	% Trucks crawling	0.0	%
Segment length	0.0	mi	Truck crawl speed	0.0	mi/hr
Terrain type	Rolling		% Recreational vehicles	0	%
Grade: Length	-	mi	% No-passing zones	80	%
Up/down	-	%	Access point density	26	/mi

Analysis direction volume, Vd 340 veh/h
Opposing direction volume, Vo 340 veh/h

Average Travel Speed

Direction	Analysis (d)		Opposing (o)	
PCE for trucks, ET	2.0		2.0	
PCE for RVs, ER	1.1		1.1	
Heavy-vehicle adj. factor, (note-5) fHV	0.971		0.971	
Grade adj. factor, (note-1) fg	0.88		0.88	
Directional flow rate, (note-2) vi	433	pc/h	433	pc/h

Free-Flow Speed from Field Measurement:

Field measured speed, (note-3) S FM	-	mi/h
Observed total demand, (note-3) V	-	veh/h

Estimated Free-Flow Speed:

Base free-flow speed, (note-3) BFFS	55.0	mi/h
Adj. for lane and shoulder width, (note-3) fLS	3.0	mi/h
Adj. for access point density, (note-3) fA	6.5	mi/h
Free-flow speed, FFSd	45.5	mi/h
Adjustment for no-passing zones, fnp	2.4	mi/h
Average travel speed, ATSd	36.4	mi/h
Percent Free Flow Speed, PFFS	80.0	%

Percent Time-Spent-Following

Direction	Analysis (d)		Opposing (o)	
PCE for trucks, ET	1.6		1.6	
PCE for RVs, ER	1.0		1.0	
Heavy-vehicle adjustment factor, fHV	0.982		0.982	
Grade adjustment factor, (note-1) fg	0.88		0.88	
Directional flow rate, (note-2) vi	428	pc/h	428	pc/h
Base percent time-spent-following, (note-4) BPTSFd	46.1	%		
Adjustment for no-passing zones, fnp	43.2			
Percent time-spent-following, PTSFd	67.7	%		

Level of Service and Other Performance Measures

Level of service, LOS	E	
Volume to capacity ratio, v/c	0.22	
Peak 15-min vehicle-miles of travel, VMT15	0	veh-mi
Peak-hour vehicle-miles of travel, VMT60	0	veh-mi
Peak 15-min total travel time, TT15	0.0	veh-h
Capacity from ATS, CdATS	1685	veh/h
Capacity from PTSF, CdPTSF	1700	veh/h
Directional Capacity	1685	veh/h

Passing Lane Analysis

Total length of analysis segment, Lt	0.0	mi
Length of two-lane highway upstream of the passing lane, Lu	-	mi
Length of passing lane including tapers, Lpl	-	mi
Average travel speed, ATSd (from above)	36.4	mi/h
Percent time-spent-following, PTSFd (from above)	67.7	
Level of service, LOSd (from above)	E	

Average Travel Speed with Passing Lane

Downstream length of two-lane highway within effective length of passing lane for average travel speed, Lde	-	mi
Length of two-lane highway downstream of effective length of the passing lane for average travel speed, Ld	-	mi
Adj. factor for the effect of passing lane on average speed, fpl	-	
Average travel speed including passing lane, ATSpl	-	
Percent free flow speed including passing lane, PFFSpl	0.0	%

Percent Time-Spent-Following with Passing Lane

Downstream length of two-lane highway within effective length of passing lane for percent time-spent-following, Lde	-	mi
Length of two-lane highway downstream of effective length of the passing lane for percent time-spent-following, Ld	-	mi
Adj. factor for the effect of passing lane on percent time-spent-following, fpl	-	
Percent time-spent-following including passing lane, PTSFpl	-	%

Level of Service and Other Performance Measures with Passing Lane

Level of service including passing lane, LOSpl	E	
Peak 15-min total travel time, TT15	-	veh-h

Bicycle Level of Service

Posted speed limit, Sp	55
Percent of segment with occupied on-highway parking	0
Pavement rating, P	3
Flow rate in outside lane, vOL	369.6
Effective width of outside lane, We	13.00
Effective speed factor, St	4.79
Bicycle LOS Score, BLOS	5.35
Bicycle LOS	E

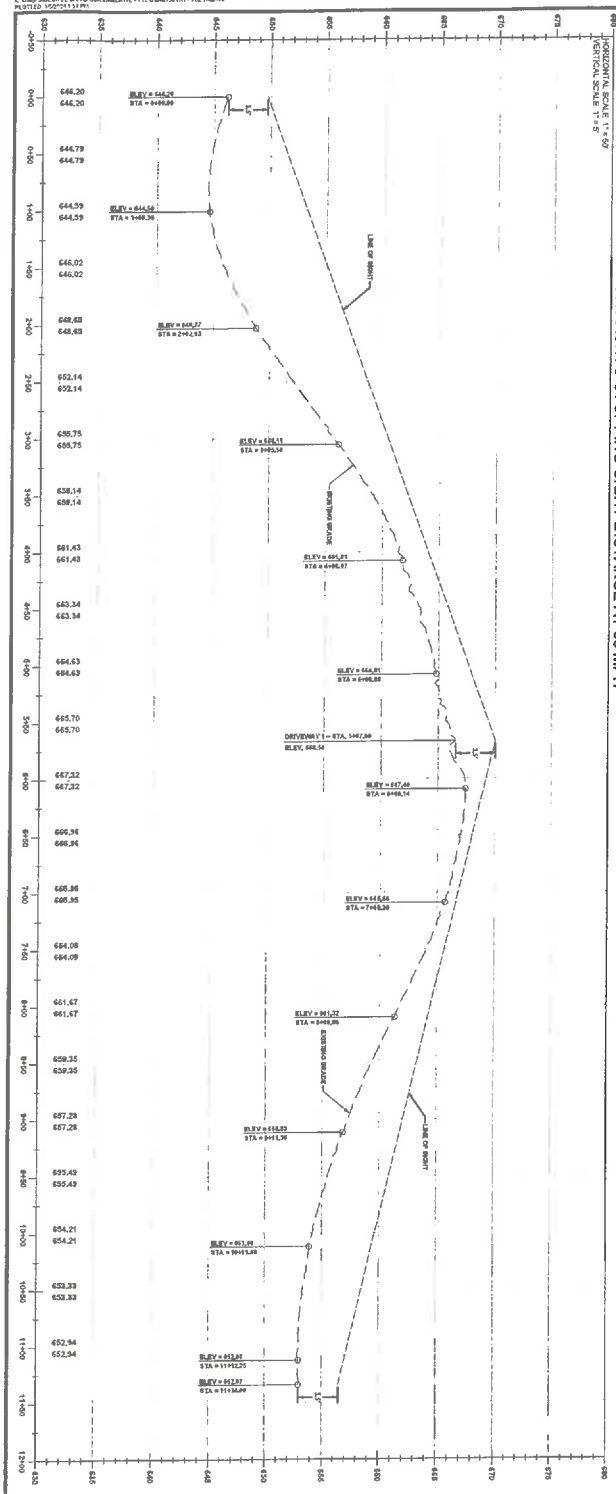
Notes:
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3. For the analysis direction only and for v>200 veh/h.
4. For the analysis direction only.
5. Use alternative Exhibit 15-14 if some trucks operate at crawl speeds on a specific downgrade.

Appendix C

AASHTO Stopping Sight Distance Exhibit Sheets

Table 3-2. Stopping Sight Distance on Grades

U.S. Customary						
Design Speed (mph)	Stopping Sight Distance (ft)					
	Downgrades			Upgrades		
	3%	6%	9%	3%	6%	9%
15	80	82	85	75	74	73
20	116	120	126	109	107	104
25	158	165	173	147	143	140
30	205	215	227	200	184	179
35	257	271	287	237	229	222
40	315	333	354	289	278	269
45	378	400	427	344	331	320
50	446	474	507	405	388	375
55	520	553	593	469	450	433
60	598	638	686	538	515	495
65	682	728	785	612	584	561
70	771	825	891	690	658	631
75	866	927	1003	772	736	704
80	965	1035	1121	859	817	782
85	1070	1149	1246	949	902	862



Sheet No.
SD 1.00

Sheet Title
SIGHT DISTANCE EXHIBITS

No.	Date	Revision Description

Drawn By: GS | Checked By: NRS
Date: January 6, 2026 | Proj. No.: P25-12-08784
File Name: 6753 HWY 76E TA.dwg

PRELIMINARY
NOT FOR CONSTRUCTION, PERMITTING, RECORDING PURPOSES OR IMPLEMENTATION

6753 HWY 76 E PROPERTY EXHIBIT

MARY LYNN HENSON & STEVE EIDSON
6753 HWY 76E
ROBERTSON COUNTY, TENNESSEE

TTL
2971 International Blvd., Ste. C | Clarksville, TN 37040
931.647.6959 | www.ttlusa.com

March 4, 2026
N-S Project No. 20505.001.003

Mrs. Hunter Mantooth
Assistant Director
Robertson County Planning and Zoning
527 S Brown St.
Springfield, TN 37172

Subject: Review of Traffic Impact Study
6753 Highway 76 E Rezone TA Review

Dear Hunter:

Please accept this correspondence as documentation of our review of the referenced Traffic Assessment (TA) prepared by TTL, Inc. on behalf of Mary Lynn Henson & Steve Eidson. This summary provides technical input to assist Robertson County staff in evaluating the proposed development and its potential transportation impacts.

At the County's request, we reviewed the Traffic Assessment prepared for the proposed parcel rezone at 6753 Highway 76, located in the eastern portion of Robertson County. The review evaluated the assessment's methodologies, evaluation assumptions, capacity & operational analysis, and conclusions to determine consistency with accepted traffic engineering practice, applicable local requirements, and relevant state guidance. The study established the existing conditions (2026) and full buildout conditions (2031) along Highway 76 within the vicinity of the project site.

The proposed project consists of two (2) single-family residential homes on an existing 6.7-acre tract along Highway 76. The parcel is currently zoned AG-2 (Agricultural/Residential District) and is proposed to be rezoned to RP-80 (Rural Preservation District). This review does not evaluate the applicability of the county's zoning policy; it acknowledges the zoning reclassification only as documented in the referenced traffic assessment.

The TA referenced TDOT count station 74000058 on Highway 76 to establish an annual traffic growth rate. An annual growth rate of 1.77% was used to forecast future year volumes. Furthermore, the study used the raw count data from 2023 at the referenced count station as the current bi-directional traffic volumes for the study segment.

Trip generation was estimated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*. The projected trip volumes are consistent with expectations for a two-lot single-family residential development. The study estimates the development will generate: 1 trip during the AM peak (0 entering, 1 exiting), 2 trips during the PM peak (1 entering, 1 exiting), and 22 daily trips.

The TA documents that traffic capacity analysis was conducted with the methodologies presented in the Highway Capacity Manual (HCM), 6th Edition, while using the Highway Capacity Software (HCS7), version 7.3.

NEEL-SCHAFFER
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Murfreesboro, TN 37130
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The study evaluated Level of Service (LOS) under future buildout (2031) conditions. The analysis indicates that Highway 76 is projected to operate at LOS "E" during the AM and PM peak periods under future traffic volumes.

The Traffic Assessment concludes: "Based on the analysis in this report, the surrounding road network can adequately handle the additional traffic from a development based on the proposed rezone request."

Final Remarks and Recommendations

We offer the following comments and recommendations for consideration by Robertson County officials. These remarks are provided as independent technical input based on engineering judgment and professional experience.

The review confirms that preparation of a limited-scope Traffic Assessment is appropriate based on the applicability thresholds established in Robertson County's Ordinance, Section 3012 – Traffic Studies and Assessments. The proposed development meets the following applicable criteria:

- The site exceeds the minimum lot size threshold of five (5) acres.

It should be noted that the proposed residential development does not meet the thresholds that would require a full Traffic Impact Study (TIS).

The review concluded that the assessment data and supporting information are consistent with what is typically expected for a Traffic Assessment, as defined by the Robertson County ordinance.

General Site Description

The Traffic Assessment (TA) provides the necessary information to clearly establish the project location and define the study area limits.

Trip Generation

The TA utilized the *ITE Trip Generation Manual, 11th Edition*. It is noted that the 12th Edition has recently been released. However, given the minimal trip generation associated with this two-lot residential development, the review does not find it necessary to update the analysis to the 12th Edition for purposes of this report. Due to the very low traffic volumes expected to be generated by the development, the project is not anticipated to affect overall roadway performance.

Roadway Conditions and Access Potential

Since publication of the Highway Capacity Manual (HCM) 6th Edition, the 7th Edition has been released and is now considered current practice. This review takes exception to the use of the 6th Edition methodology, as differences between the 6th and 7th Editions can result in meaningful variations in calculated performance measures and Level of Service (LOS) outcomes.

A side-by-side comparison of the Traffic Assessment's (TA) two-lane highway LOS analysis with results generated using current HCM 7th Edition software and tools suggests that the reported "LOS E" may not accurately reflect actual operating conditions within the study area. Based on updated methodologies and performance measures, the roadway appears to operate closer to a "LOS B" condition under development full build-out traffic volumes.

TA performed a stopping sight distance (SSD) evaluation in accordance with current design standards, referencing the American Association of State Highway and Transportation Officials (AASHTO) *A Policy on Geometric Design of Highways and Streets* (The Green Book) for criteria and technical guidance. The assumptions, calculations, and variables applied in the analysis are appropriate for establishing baseline stopping sight distance requirements for vehicles traveling along Highway 76 as they approach the proposed driveway locations. Consideration was given to the vertical alignment of the roadway, specifically the crest vertical curve (cresting hill) adjacent to the project site, which may partially restrict available sight distance. The methodology provides a reasonable planning-level determination of minimum sight distance requirements under existing geometric conditions.

In summary, the review finds the Traffic Assessment to be adequate for the proposed project and the expected level of traffic impact associated with the residential development. Based on the scope and findings presented, there does not appear to be a need to revise or redo the assessment at this time

Thank you for allowing us the opportunity to assist the County with this review. We are happy to answer any questions or provide clarification as needed. Please contact us if additional information is needed.

Sincerely,
NEEL-SCHAFFER, INC.

Jacob Carson

Jacob Carson, P.E., PTOE, RSP1
Engineer II

Robertson County Planning and Zoning
Agenda Review Sheet
Amanda Harrington, AICP, Planning Advisor
Planning Commission Meeting
March 26, 2026

Applicant: Mary Henson
Surveyor: Todd Bollinger

Request: Rezone **3.69 surveyed *acres*** of the 6.65 acres Tax Map 093, Parcel 261.00 from AG-2 to RP-80



Figure 1: TN Property Viewer: Tax Map 093, Parcel 261.00
In its entirety is highlighted

Property Information:

- Tax Map 093, Parcel 261.00
- 6753 Hwy 76E., Springfield
- Total lot acreage: 5.94 surveyed acres (258,746.40 sq. ft.)
- **Rezone Request: 5.94 surveyed acres. (258,746.40 sq. ft.)**

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

Zoning: The applicant seeks to rezone 5.94 surveyed acres to facilitate property division. The property is surrounded by AG-2. Several nearby lots are non-conforming and would now be zoned R-40. The request to rezone RP-80 appears dimensionally suitable. Please see Exhibit 1 for excerpts from the Robertson County zoning map and the Robertson County Growth Plan.

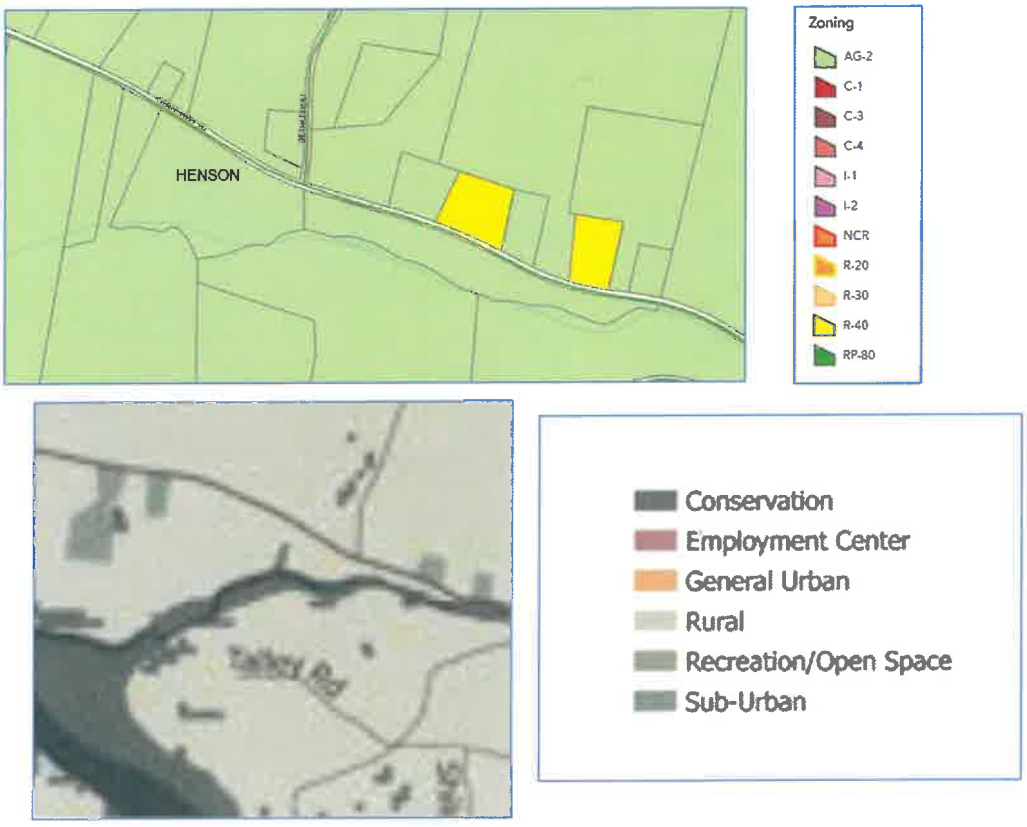
Comprehensive Plan: This area is intended to stay rural. The aim of the Rural Character Area is to preserve farming and rural land uses that shape the County's heritage and scenery. These zones are designed to protect agricultural activities, open spaces, and low-density development. Although farming remains the main focus, rural areas near cities, towns, or villages might gradually shift toward rural residential uses, as long as development remains low-density and aligns with surrounding agricultural operations.

The majority of the County shall remain designated as Rural throughout the planning horizon of this land use plan, reflecting a commitment to long-term farmland preservation and responsible growth management. Appropriate uses within Rural areas include agriculture, forestry, open space conservation, farmsteads and homesteads associated with agricultural activity, and agriculture-related service businesses. Limited low-density residential development may occur where it supports, and does not conflict with, the area's continued rural and agrarian character.

Traffic Assessment: The applicant conducted a Traffic Assessment, which was reviewed by Neel-Schaffer, the County's traffic engineer. Neel-Schaffer's full report was submitted separately (March 4, 2026, N-S Project No. 20505.001.003); an excerpt from their report is provided here for the reader's convenience and should not replace reviewing the full report for decision-making: *"In summary, the review finds the Traffic Assessment to be adequate for the proposed project and the expected level of traffic impact associated with the residential development. Based on the scope and findings presented, there does not appear to be a need to revise or redo the assessment at this time."*

Recommendation: Staff respectfully recommends approving the parcel's rezoning to RP-80, finding it meets the minimum bulk requirements of the RP-80 zone and aligns with the goals of the Comprehensive Plan. **** END COMMENTS ****

Exhibit 1: Autin Peay University Zoning Map & Growth Plan Map



Reports From Staff ~ A SSDS

Reports From Staff ~ B

FLAG LOTS

RESOLUTION NO. _____

A RESOLUTION AMENDING THE ROBERTSON COUNTY SUBDIVISION REGULATIONS TO REGULATE THE CREATION OF FLAG LOTS IN ROBERTSON COUNTY.

WHEREAS, the Robertson County Regional Planning Commission is vested with the authority to regulate the subdivision of land pursuant to Tennessee Code Annotated §13-3-401 et seq.; and

WHEREAS, the existing subdivision regulations and zoning resolution allow the creation of flag lots under certain conditions; and

WHEREAS, flag lots—characterized by a narrow strip of land ("flagpole" or "stem") providing access to a buildable interior parcel ("flag")—can lead to inefficient land use patterns, emergency access challenges, and potential conflicts with neighborhood character and development standards; and

WHEREAS, the Planning Commission finds that carefully managing the future creation of flag lots will promote more orderly development, improve access for emergency services, reduce driveway and utility conflicts, and enhance the overall quality and function of residential neighborhoods in Robertson County; and

WHEREAS, the Planning Commission desires to amend the Robertson County Subdivision Regulations, and if necessary, the Zoning Resolution, to manage the creation of flag lots in all zoning districts;

NOW, THEREFORE, BE IT RESOLVED BY THE ROBERTSON COUNTY REGIONAL PLANNING COMMISSION AS FOLLOWS:

SECTION 1. RECOMMENDATION TO AMEND SUBDIVISION REGULATIONS

The Planning Commission hereby recommends the following language be added to Article IV (Requirement For Improvements, Reservations, and Design) of the Robertson County Subdivision Regulations:

> **Section 4-102.9 – Flag Lots.** Generally, the Robertson County Regional Planning Commission finds that Flag Lots tend to be characteristic of "Scattered or Premature" development and fall within its statutory authority to regulate. The Commission also determines that Flag Lots often cause confusion regarding emergency access, hinder efficient school bus, mail, and public utility services, and lead to conflicts among

property owners. Therefore, the Planning Commission establishes the following requirements for Flag Lots within its Planning Region.

a) Flag lots proposed for approval shall demonstrate compliance with the requirements contained in this section and in these regulations generally.
b) The Planning Commission's policy is not to consider variances or requests for exceptions to these requirements, unless the applicant disputes the staff's interpretation of the regulations. In such cases, the Planning Commission will make a final decision on whether to support or overturn the staff's interpretation.

1. **Additional Requirements for Flag Lots.** All proposed flag lots shall demonstrate compliance with each of the following additional requirements:

a) In subdivisions containing five lots or more, Flag Lots shall not compose more than 20 percent of lots; subdivisions of fewer than 5 lots shall contain no more than 1 one Flag Lot.
b) Minor Subdivisions as defined herein containing a Flag Lot may be approved utilizing the same process as established for other Minor Subdivisions, provided that all requirements for Flag Lots are met.
c) All Flag Lots shall have a minimum of 50 feet of physical road frontage along a public road. In no case shall an easement satisfy this requirement. In no case shall widths be reduced to less than 50 feet.
d) Flag Stems for proposed Flag Lots shall not be longer than 500 feet.
    1. Flag Stems shall be measured from the edge of the public right of way to the beginning of the front Building Setback Line.
    2. Such Building Setback Line is defined as the point at which the lot in question meets minimum lot width requirements for its applicable zoning district.
e) Only one intervening lot or tract shall be permitted between the Flag Lot and the public road that provides access.
f) Flag Stems shall not change directions more than once; angles for Flag Stems shall not exceed 90 degrees.
g) Flag Lots shall provide adequate, safe, and reasonable access to the building site, as determined by the Planning Commission. To this end, Flag Stems:
    1. Shall not contain any portion of ponds, buildings, or other obstructions except vegetative cover to be removed during construction.
    2. Shall not cross flowing or intermittent streams, ravines, or other topographic features without installing a culvert or bridge that will ensure emergency access during the 25-year storm event.

3. Any necessary culverts or bridges must be designed and sized by a licensed engineer and installed at the applicant's expense.

h) Additional buffering requirements may be required for subdivisions containing Flag Lots to minimize the visual impact of adjacent rear yards to front yards. These requirements may include plantings, construction of opaque fencing, preservation of existing trees and other vegetative cover, and increased setback requirements, which may be required to be depicted on the plat.

Article VI, Definitions:

Lot, Flag: A lot not meeting minimum lot frontage requirements and where access to a public or private street is provided by means of a long, narrow driveway or easement between abutting lots.

SECTION 3. EFFECTIVE DATE

This resolution shall become effective upon its adoption by the Planning Commission and the official approval of the recommended amendments by the Robertson County Board of Commissioners, as required for the public welfare.

Adopted this [___] day of March 2026.

Chairperson: _____

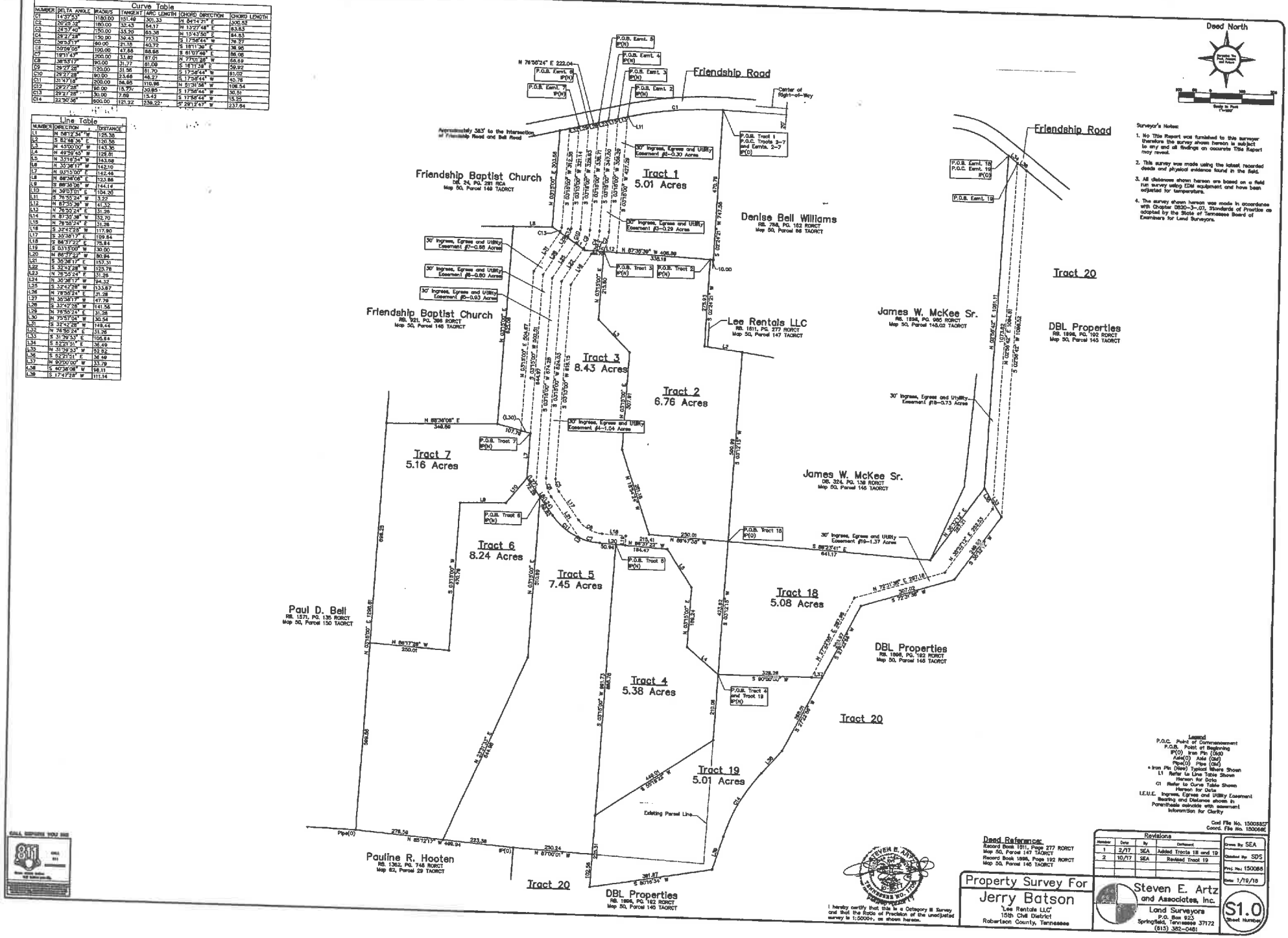
Secretary: _____

Already Existing

NOT Flag Lots

Just easements


21.00
22.00
23.00
25.00
25.03
25.04
25.07
25.02
25.05
34.04
27.02
27.00
Buttercup Ln
Zone AE

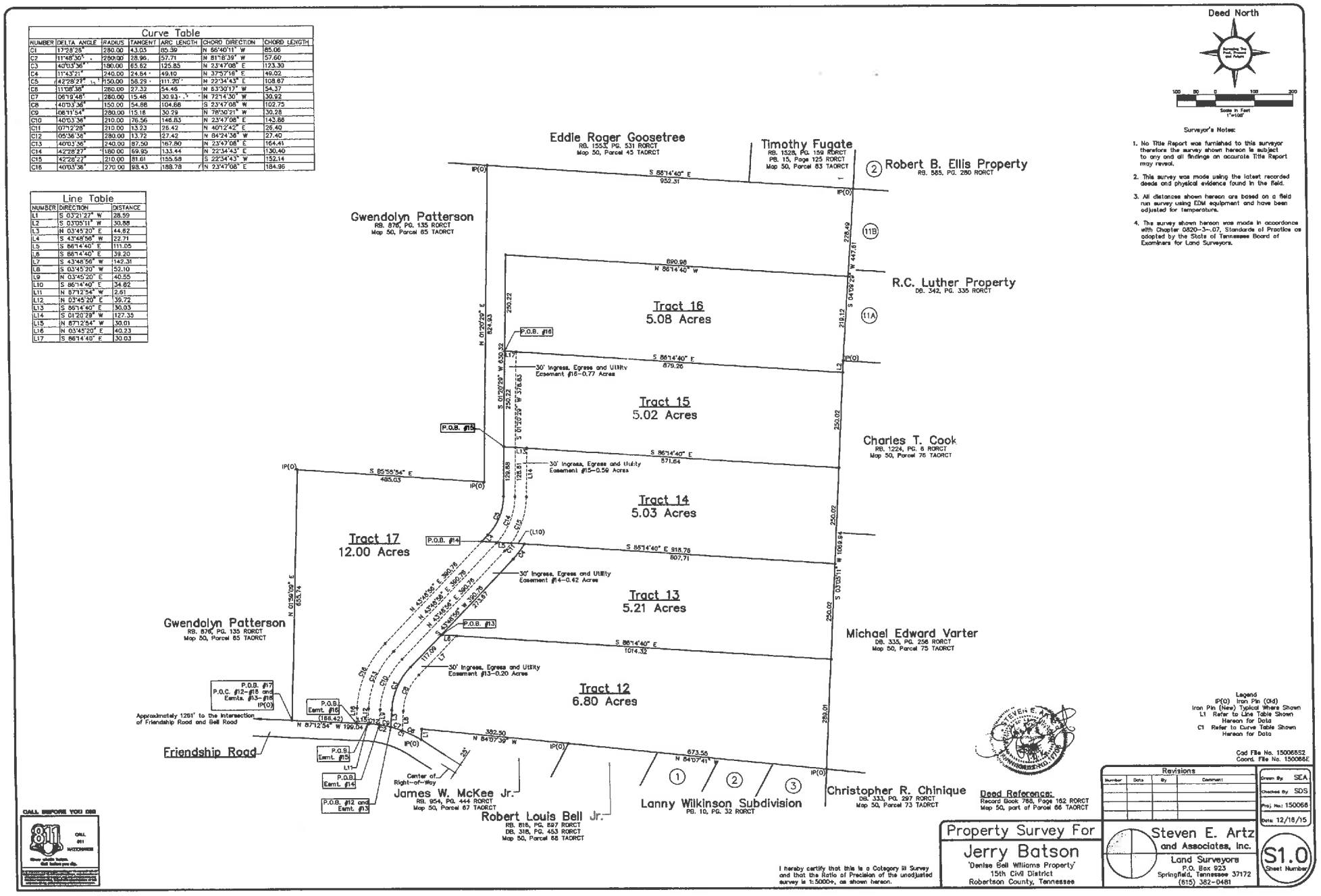


Curve Table

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	14°37'53"	1180.00	151.46	301.33	N 84°14'21" E	300.52
C2	20°29'39"	180.00	32.43	64.17	N 10°27'48" E	63.83
C3	24°57'40"	150.00	33.20	65.38	N 15°43'50" E	64.85
C4	29°27'28"	150.00	32.43	77.12	S 17°58'44" W	76.27
C5	36°53'17"	60.00	21.16	40.72	S 18°11'39" E	39.98
C6	50°58'05"	100.00	47.88	88.88	S 81°07'40" E	86.06
C7	19°11'49"	200.00	33.82	67.01	N 77°01'28" W	66.69
C8	38°53'17"	90.00	31.77	61.09	S 16°11'39" E	59.92
C9	29°27'28"	120.00	31.56	61.70	S 17°58'44" W	61.02
C10	29°27'28"	90.00	23.66	46.27	S 17°58'44" W	45.78
C11	31°27'18"	200.00	56.85	110.96	N 31°31'58" W	109.54
C12	29°27'28"	60.00	15.77	30.85	S 17°58'44" W	30.51
C13	29°27'28"	30.00	7.89	15.42	S 17°58'44" W	15.25
C14	32°30'36"	600.00	121.22	236.22	S 29°12'47" W	232.94

Line Table

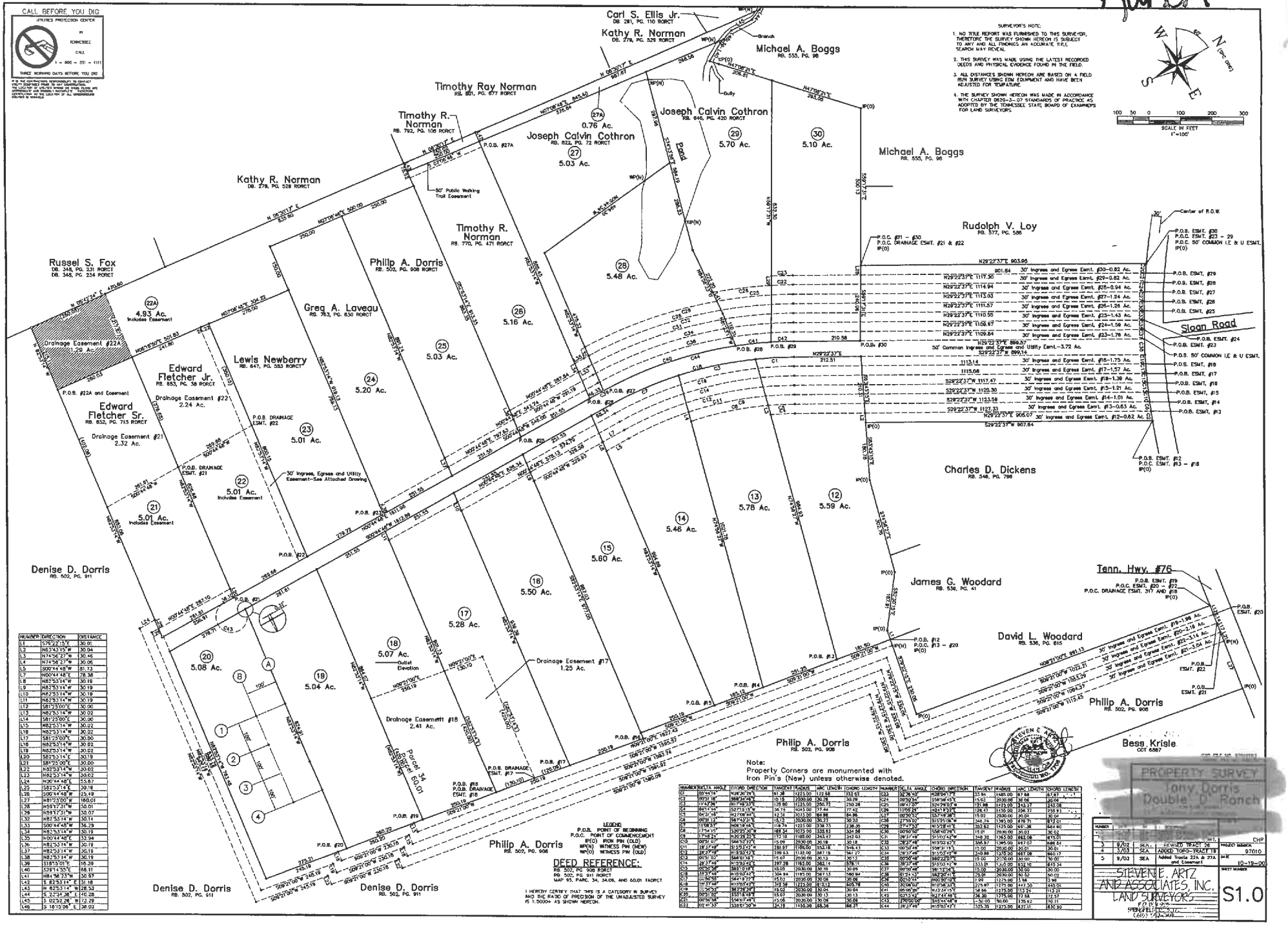
NUMBER	DIRECTION	DISTANCE
L1	N 56°12'34" W	125.35
L2	S 82°48'36" E	120.58
L3	N 43°00'00" W	143.36
L4	N 49°59'40" W	129.81
L5	N 33°16'54" W	143.58
L6	N 35°36'17" W	142.10
L7	N 03°15'00" E	142.48
L8	N 88°36'06" E	123.86
L9	S 88°36'06" W	144.14
L10	N 39°01'01" E	104.20
L11	S 76°55'24" W	3.22
L12	N 87°35'36" W	41.32
L13	N 76°55'24" E	31.26
L14	N 87°35'36" W	152.70
L15	N 76°55'24" E	31.26
L16	S 32°42'28" W	117.80
L17	S 35°36'17" E	109.84
L18	S 86°37'22" E	75.84
L19	S 03°15'00" W	30.00
L20	N 86°37'22" W	80.84
L21	S 35°36'17" E	157.31
L22	S 32°42'28" W	125.78
L23	N 76°55'24" E	31.26
L24	N 35°36'17" W	94.32
L25	S 32°42'28" W	133.87
L26	N 76°55'24" E	109.84
L27	N 35°36'17" W	47.79
L28	S 32°42'28" W	141.56
L29	N 76°55'24" E	31.26
L30	N 75°57'04" W	30.54
L31	S 32°42'28" W	148.44
L32	N 76°55'24" E	31.26
L33	S 31°39'33" E	105.64
L34	S 82°21'51" E	38.49
L35	N 31°39'33" W	82.82
L36	S 82°21'51" E	38.49
L37	N 80°00'00" W	153.79
L38	S 40°38'08" W	98.11
L39	S 17°47'28" W	111.14



Curve Table						
NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	17°28'25"	280.00	43.03	85.39	N 66°40'11" W	85.06
C2	11°48'30"	280.00	28.96	57.71	N 81°18'39" W	57.60
C3	40°03'36"	180.00	65.82	125.85	N 23°47'08" E	123.30
C4	11°43'21"	240.00	24.84	49.10	N 37°57'18" E	49.02
C5	42°28'27"	150.00	58.29	111.20	N 22°34'43" E	108.67
C6	11°08'38"	280.00	27.32	54.46	N 63°30'17" W	54.37
C7	06°19'48"	280.00	15.48	30.93	N 72°14'30" W	30.92
C8	40°03'36"	150.00	54.88	104.88	S 23°47'08" W	102.75
C9	08°11'54"	280.00	15.18	30.29	N 78°30'21" W	30.28
C10	40°03'36"	210.00	76.56	146.83	N 23°47'08" E	143.86
C11	07°12'28"	210.00	13.23	26.42	N 40°12'42" E	26.40
C12	05°36'36"	280.00	13.72	27.42	N 84°24'38" W	27.40
C13	40°03'36"	240.00	87.50	167.80	N 23°47'08" E	164.41
C14	42°28'27"	180.00	69.95	133.44	N 22°34'43" E	130.40
C15	42°28'27"	210.00	81.61	155.68	S 22°34'43" W	152.14
C16	40°03'36"	270.00	98.43	188.78	N 23°47'08" E	184.96

Line Table		
NUMBER	DIRECTION	DISTANCE
L1	S 03°21'27" W	28.59
L2	S 03°05'11" W	30.88
L3	N 03°45'20" E	44.62
L4	S 43°48'56" W	22.71
L5	S 86°14'40" E	111.05
L6	S 86°14'40" E	39.20
L7	S 43°48'56" W	142.31
L8	S 03°45'20" W	52.10
L9	N 03°45'20" E	40.55
L10	S 86°14'40" E	34.82
L11	N 87°12'54" W	2.61
L12	N 03°45'20" E	39.72
L13	S 86°14'40" E	30.03
L14	S 01°20'29" W	127.35
L15	N 87°12'54" W	30.01
L16	N 03°45'20" E	40.23
L17	S 86°14'40" E	30.03

Double D Ranch

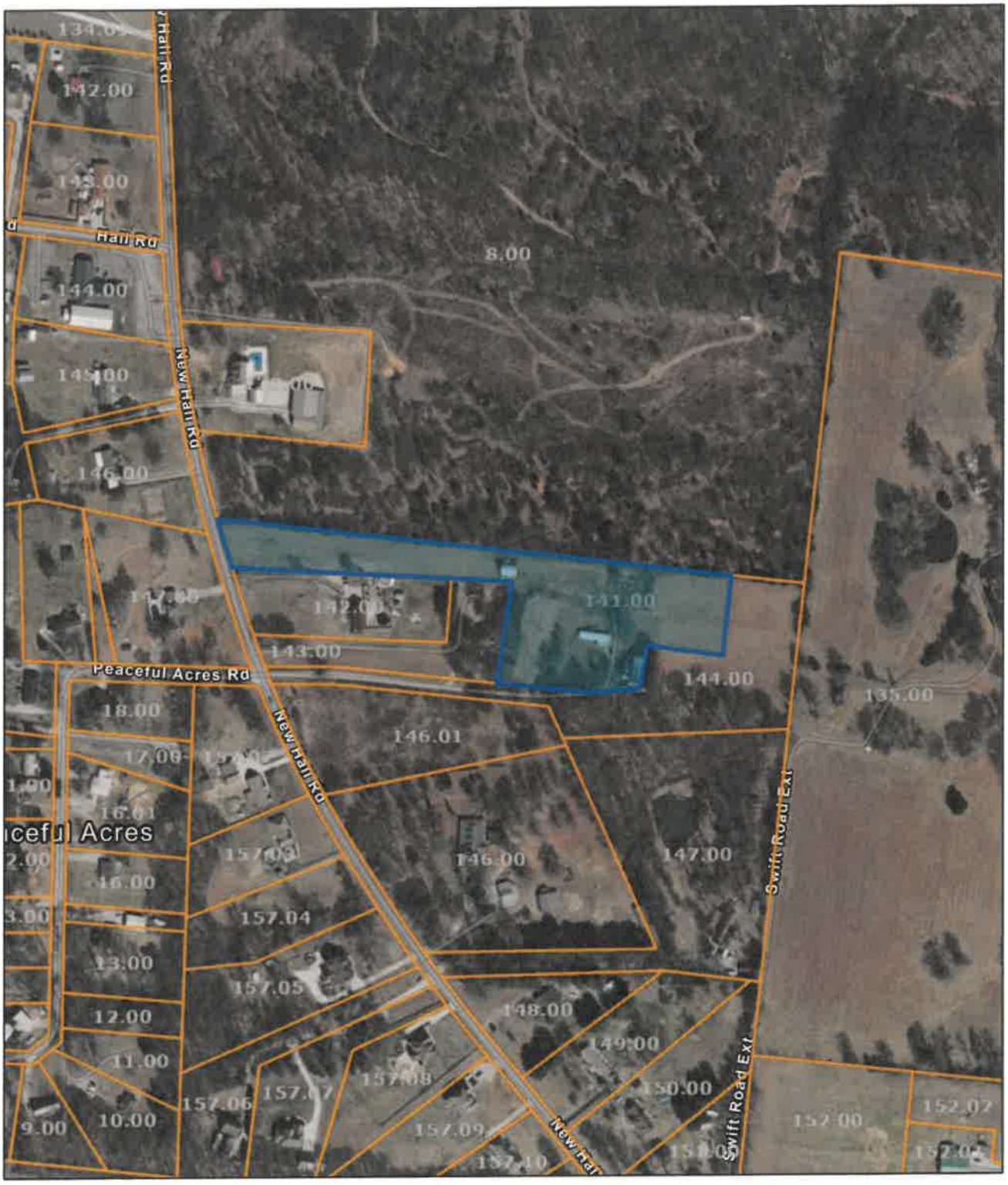


Already Existing

Flag Lots

That would have been approved

Robertson County - Parcel: 117 141.00



Date: March 6, 2026

County: ROBERTSON
Owner: BARROW VICKI L ETVIR BARROW KELLY G
Address: NEW HALL RD 2811
Parcel ID: 117 141.00
Deeded Acreage: 4.18
Calculated Acreage: 0
Vexcel Imagery Date: 2023

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

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

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

Robertson County - Parcel: 062 225.01



Date: March 6, 2026

County: ROBERTSON
Owner: WEBER MARK M TRUSTEE
Address: GUTHRIE RD 8464
Parcel ID: 062 225.01
Deeded Acreage: 2.02
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

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

Robertson County - Parcel: 062 151.00



Date: March 6, 2026

County: ROBERTSON
Owner: MALONE STEPHANIE A
Address: CEDAR GROVE RD 8743
Parcel ID: 062 151.00
Deeded Acreage: 2
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

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

Already Existing

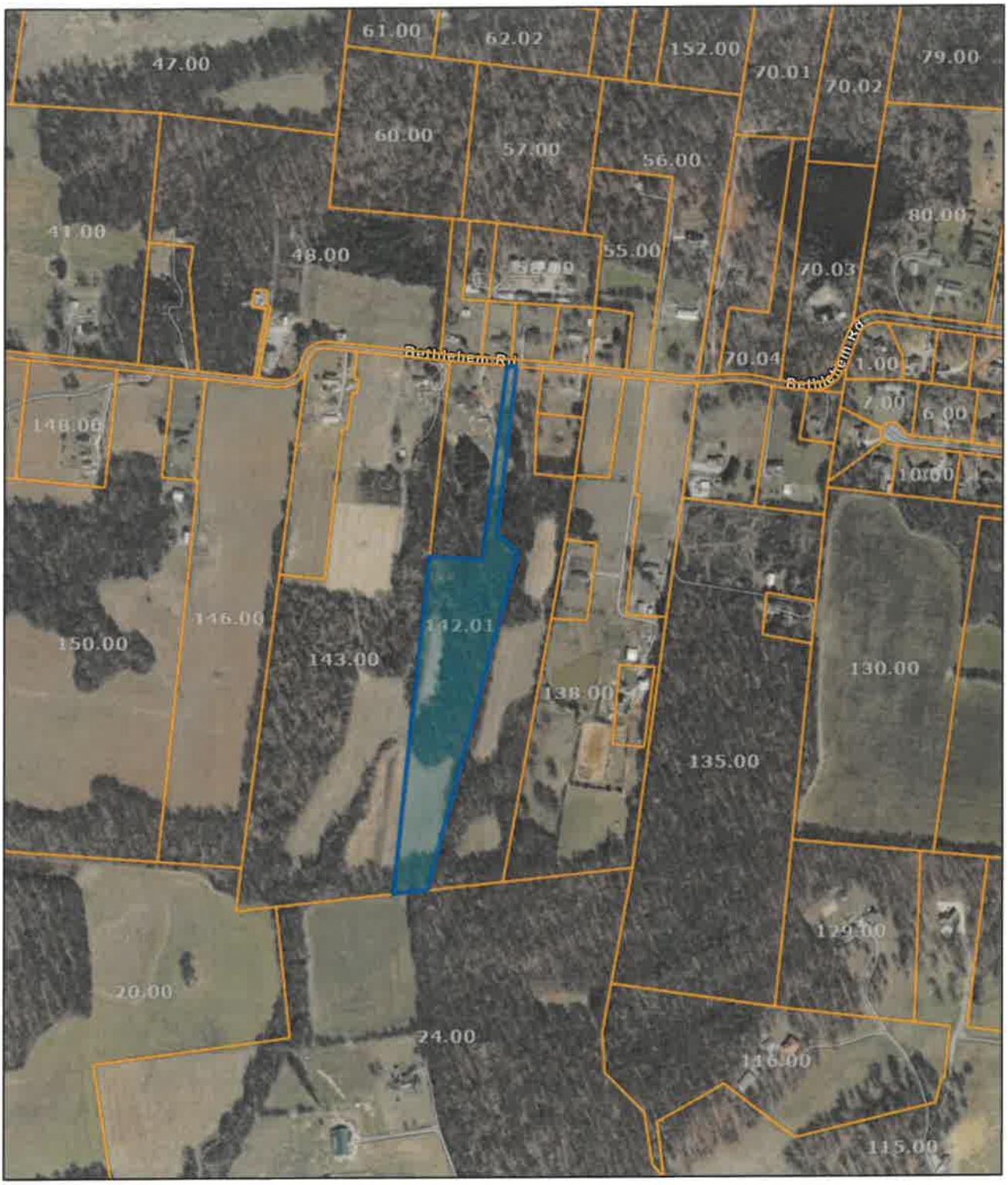
Flag Lots

Would not have

needed approval

Over 5 acres

Robertson County - Parcel: 094 142.01



Date: March 4, 2026

County: ROBERTSON
Owner: ROBERTS RITA K ETAL HINKLE ANDREA N
Address: BETHLEHEM RD
Parcel ID: 094 142.01
Deeded Acreage: 11.08
Calculated Acreage: 0
Vexcel Imagery Date: 2023

1:9,028

0 0.05 0.1 0.2 mi

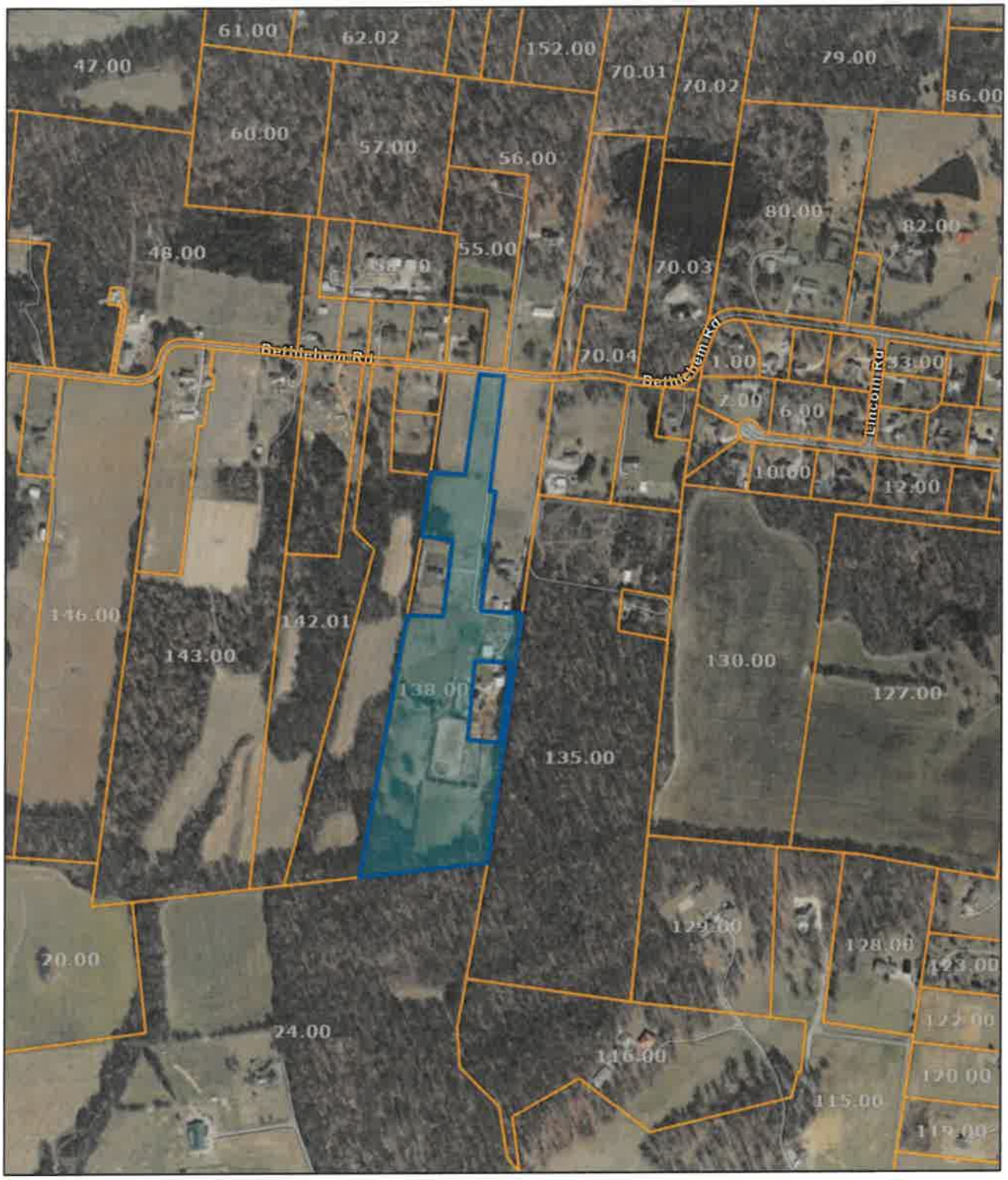
0 0.1 0.2 0.4 km

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

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

over 5 ac

Robertson County - Parcel: 094 138.00



Date: March 4, 2026

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

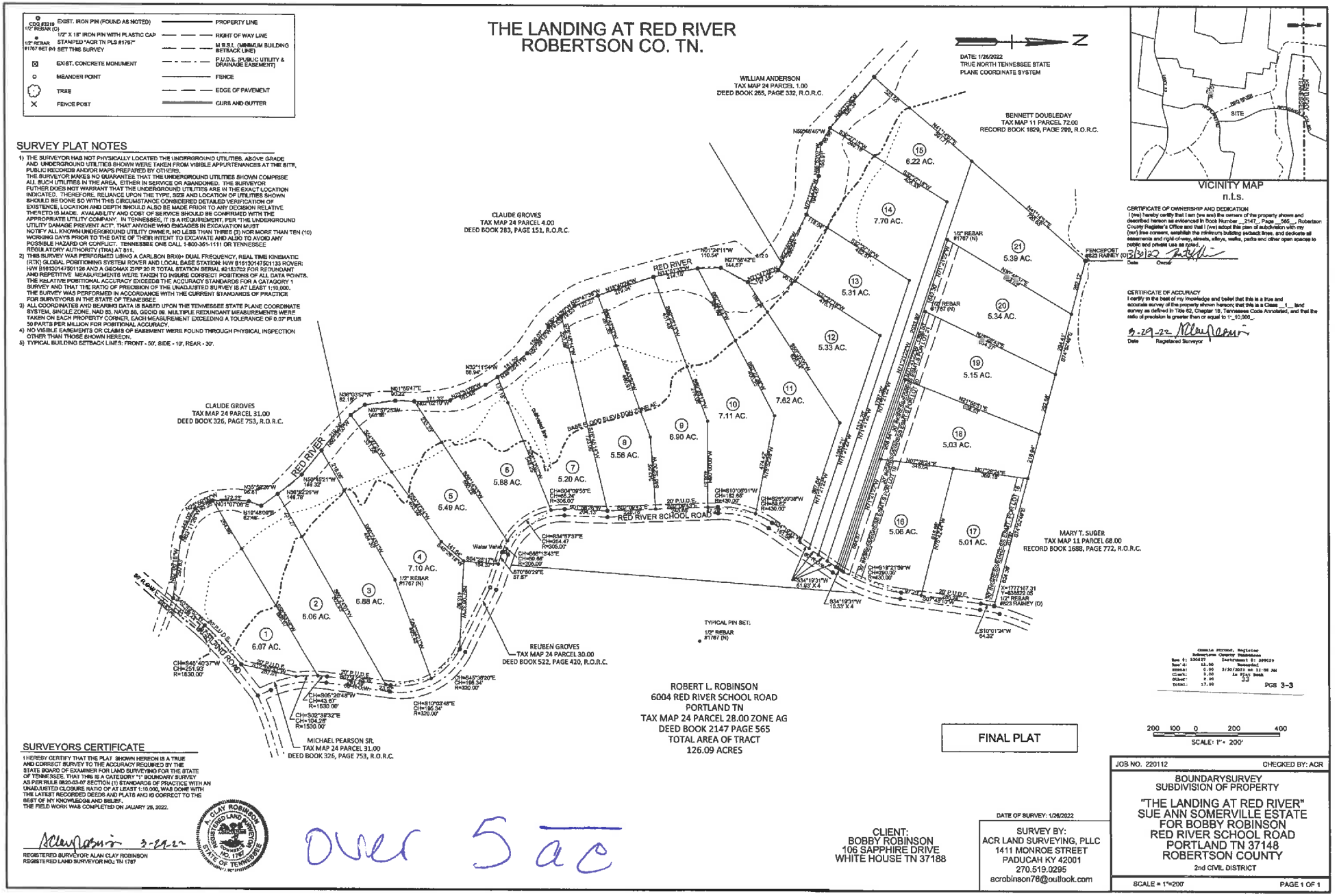
County: ROBERTSON
Owner: JONES EDWARD EARL JR ETUX CO-TRUSTEES JONES TRUST ETAL JONES EDWARD E III
Address: BETHLEHEM RD
Parcel ID: 094 138.00
Deeded Acreage: 0
Calculated Acreage: 17.6
Vexcel Imagery Date: 2023

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

over 5 ac

THE LANDING AT RED RIVER
ROBERTSON CO. TN.



SURVEY PLAT NOTES

1) THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FUTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENT ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111 OR TENNESSEE REGULATORY AUTHORITY (TRA) AT 811.
2) THIS SURVEY WAS PERFORMED USING A CARLSON BRX6+ DUAL FREQUENCY, REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM ROVER AND LOCAL BASE STATION: HAW B161301475011133 ROVER: HAW B161301473011126 AND A GEOMAX ZIPP 20 R TOTAL STATION SERIAL #2153702 FOR REDUNDANT AND REPETITIVE MEASUREMENTS WERE TAKEN TO INSURE CORRECT POSITIONS OF ALL DATA POINTS. THE RELATIVE POSITIONAL ACCURACY EXCEEDS THE ACCURACY STANDARDS FOR A CATAGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1:10,000. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYORS IN THE STATE OF TENNESSEE.
3) ALL COORDINATES AND BEARING DATA IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, SINGLE ZONE, NAD 83, NAVD 88, GEOID 09. MULTIPLE REDUNDANT MEASUREMENTS WERE TAKEN ON EACH PROPERTY CORNER. EACH MEASUREMENT EXCEEDING A TOLERANCE OF 0.07' PLUS 50 PART'S PER MILLION FOR POSITIONAL ACCURACY.
4) NO VISIBLE EASEMENTS OR CLAIMS OF EASEMENT WERE FOUND THROUGH PHYSICAL INSPECTION OTHER THAN THOSE SHOWN HEREON.
5) TYPICAL BUILDING SETBACK LINES: FRONT - 50', SIDE - 10', REAR - 30'.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owners of the property shown and described hereon as evidenced in Book Number 2147, Page 565, Robertson County Register's Office and that I (we) adopt this plan of subdivision with my (our) free consent, establish the minimum building setback lines, and dedicate all easements and right-of-way, streets, alleys, walks, parks and other open spaces to public and private use as noted.

3/30/22
Date — Owner

CERTIFICATE OF ACCURACY

I certify to the best of my knowledge and belief that this is a true and accurate survey of the property shown hereon; that this is a Class 1 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: 10,000.

3-29-22
Date — Registered Surveyor

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE STATE BOARD OF EXAMINER FOR LAND SURVEYING FOR THE STATE OF TENNESSEE, THAT THIS IS A CATEGORY "1" BOUNDARY SURVEY AS PER RULE 0820-03-07 SECTION (1) STANDARDS OF PRACTICE WITH AN UNADJUSTED CLOSURE RATIO OF AT LEAST 1:10,000, WAS DONE WITH THE LATEST RECORDED DEEDS AND PLATS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE FIELD WORK WAS COMPLETED ON JAUARY 25, 2022.

3-29-22

REGISTERED SURVEYOR: ALAN CLAY ROBINSON
REGISTERED LAND SURVEYOR NO.: TN 1767

Over 5 ac

ROBERT L. ROBINSON
6004 RED RIVER SCHOOL ROAD
PORTLAND TN
TAX MAP 24 PARCEL 28.00 ZONE AG
DEED BOOK 2147 PAGE 565
TOTAL AREA OF TRACT
126.09 ACRES

CLIENT:
BOBBY ROBINSON
106 SAPPHIRE DRIVE
WHITE HOUSE TN 37188

DATE OF SURVEY: 1/26/2022

SURVEY BY:
ACR LAND SURVEYING, PLLC
1411 MONROE STREET
PADUCAH KY 42001
270.519.0295
acrobinson78@outlook.com

FINAL PLAT

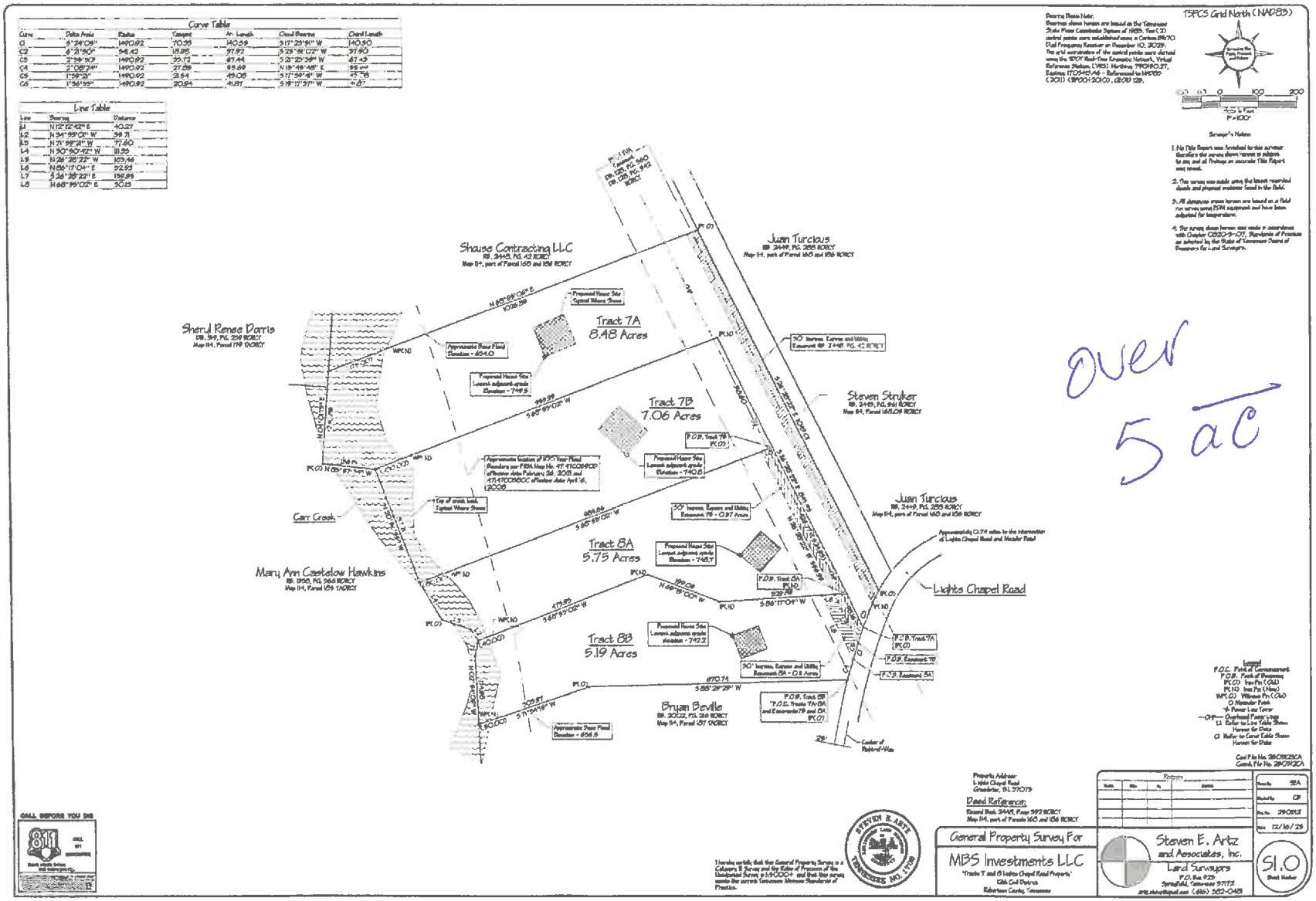
200 100 0 200 400
SCALE: 1" = 200'

Received, Recorded
Robertson County Tennessee
Rec #: 330127 Instrument #: 309129
Rec'd: 13.00 Recorded
Essbl: 0.00 3/30/2022 at 12:08 PM
Clerk: 0.00 in Plat Book
Other: 0.00 33
Total: 17.00
PGS 3-3

JOB NO. 220112 CHECKED BY: ACR

BOUNDARY SURVEY
SUBDIVISION OF PROPERTY
"THE LANDING AT RED RIVER"
SUE ANN SOMERVILLE ESTATE
FOR BOBBY ROBINSON
RED RIVER SCHOOL ROAD
PORTLAND TN 37148
ROBERTSON COUNTY
2nd CIVIL DISTRICT

SCALE = 1"=200' PAGE 1 OF 1


Curve Table
Curve | Delta Angle | Radius | Tangent | Arc Length | Chord Bearing | Chord Length
C1 | 6°24'09" | 1490.92 | 70.99 | 140.59 | S17°29'41" W | 140.50
C2 | 6°21'50" | 548.42 | 15.95 | 31.92 | S 28°51'02" W | 31.90
C3 | 2°39'30" | 1490.92 | 35.72 | 67.44 | S 21°25'56" W | 67.43
C4 | 2°08'24" | 1490.92 | 27.89 | 55.69 | N 19°48'48" E | 55.68
C5 | 1°38'22" | 1490.92 | 21.64 | 43.05 | S 17°56'48" W | 43.05
C6 | 1°36'38" | 1490.92 | 20.84 | 41.91 | S 18°17'37" W | 41.91
Line Table
Line | Bearing | Distance
L1 | N 12°12'42" E | 40.27
L2 | N 34°59'01" W | 39.71
L3 | N 71°58'21" W | 77.40
L4 | N 30°50'42" W | 81.59
L5 | N 26°28'22" W | 103.46
L6 | N 86°17'04" E | 52.93
L7 | S 26°28'22" E | 156.95
L8 | N 86°39'02" E | 30.13
Bearing Basis Note:
TSPCS Grid North (NAD83)
Survey's Notes:
1. No Title Report was furnished to this surveyor therefore the survey shown hereon is subject to any and all findings on 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 RTK 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.
Shause Contracting LLC
DB. 3445, PG. 42 ROHCT
Map 114, part of Parcel 165 and 156 ROHCT
Juan Turcious
DB. 3449, PG. 255 ROHCT
Map 114, part of Parcel 165 and 156 ROHCT
Sheryl Renee Dorris
DB. 349, PG. 259 ROHCT
Map 114, Parcel 179 ROHCT
Tract 7A
8.48 Acres
Tract 7B
7.06 Acres
Steven Struker
DB. 3449, PG. 661 ROHCT
Map 114, Parcel 165.08 ROHCT
Juan Turcious
DB. 3449, PG. 255 ROHCT
Map 114, part of Parcel 165 and 156 ROHCT
Carr Creek
Mary Ann Castelow Hawkins
DB. 1995, PG. 965 ROHCT
Map 114, Parcel 159 ROHCT
Tract 8A
5.75 Acres
Tract 8B
5.19 Acres
Bryan Beville
DB. 2022, PG. 216 ROHCT
Map 114, Parcel 157 ROHCT
Lights Chapel Road
Approximately 0.74 miles to the intersection of Lights Chapel Road and Meeder Road
Proposed House Site
Lowest adjacent grade Elevation - 749.5
Proposed House Site
Lowest adjacent grade Elevation - 740.8
Proposed House Site
Lowest adjacent grade Elevation - 745.7
Proposed House Site
Lowest adjacent grade Elevation - 742.2
Approximate Base Flood Elevation - 654.0
Approximate Base Flood Elevation - 656.5
Top of creek bank Typical Where Shown
30' Ingress, Egress and Utility Easement 7B - 0.37 Acres
30' Ingress, Egress and Utility Easement 8A - 0.3 Acres
30' Ingress, Egress and Utility Easement 7A-8A
Approximate location of 100% Year Flood Boundary per FIRM Map No. 47 47CO289CO effective date February 26, 2003 and 47147CO280C effective date April 6, 2009
Legend
Property Address:
Lights Chapel Road
Greenbrier, TN. 37073
Deed Reference:
Record Book 3449, Page 397 ROHCT
Map 114, part of Parcels 165 and 156 ROHCT
General Property Survey For
MBS Investments LLC
"Tracts 7 and 8 Lights Chapel Road Property"
12th Civil District
Robertson County, Tennessee
Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 929
Springfield, Tennessee 37172
Sheet Number
S1.0
CALL BEFORE YOU DIG
811

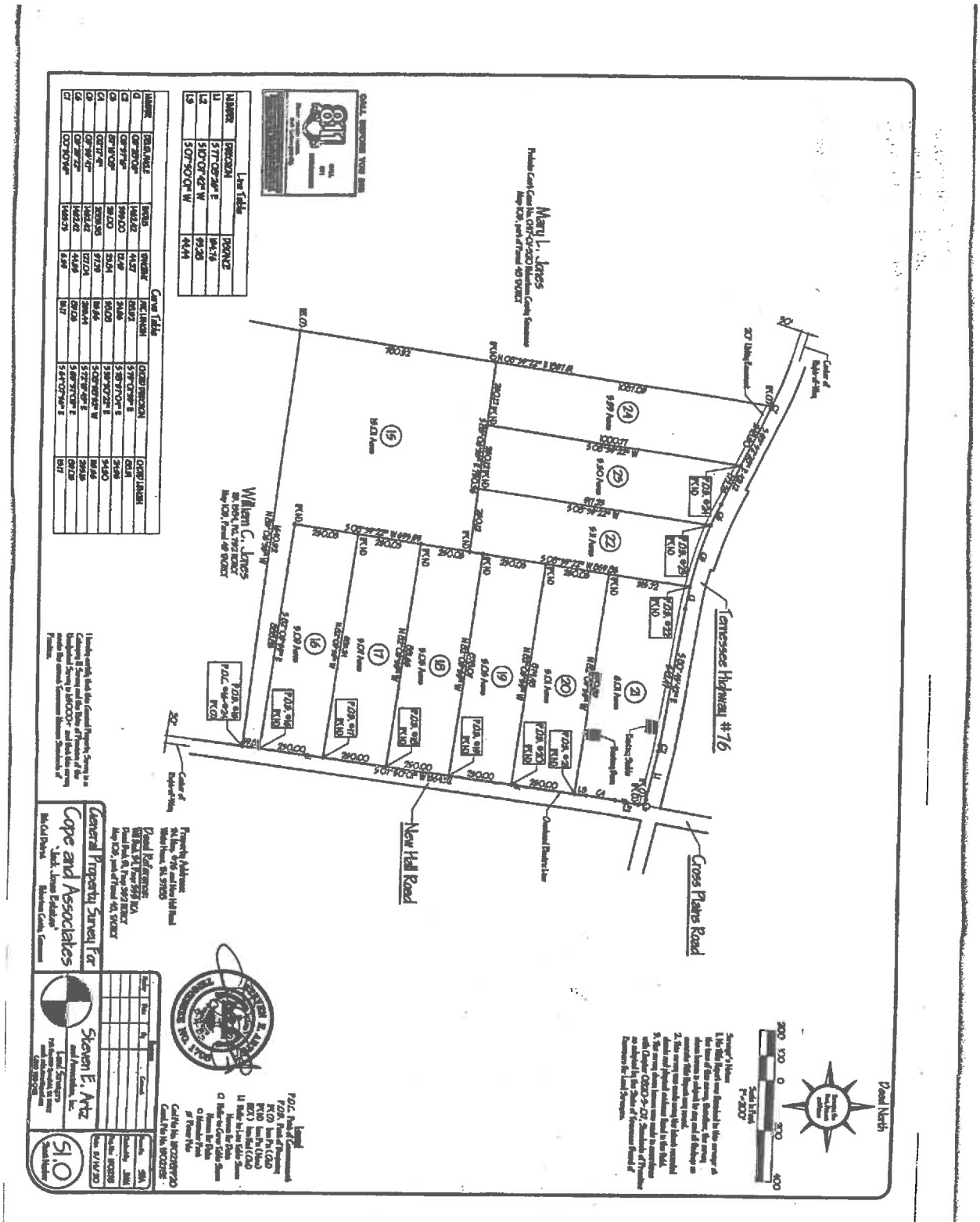
over 5 ac

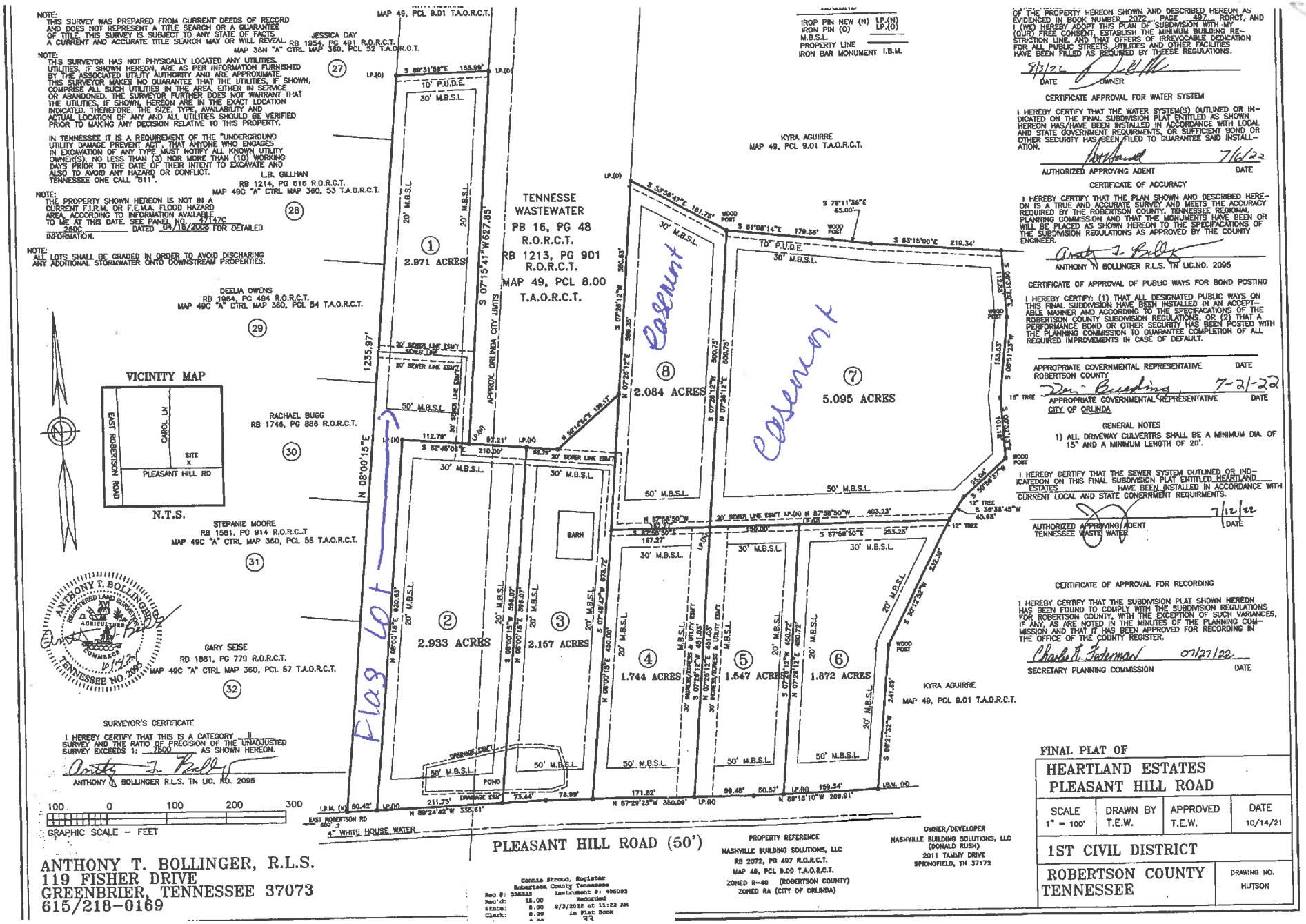
Already Existing

Flag Lots

That would have been approved

Per the proposed new resolution


Mary L. Jones
William C. Jones
Tennessee Highway #76
New Hall Road
Cross Plains Road
Line Table
Curve Table
811
Cope and Associates
Steven E. Artz
Land Surveyor
51.0
Point North
200 100 0 200 400
Scale: 1 Inch = 200'


NOTE:
THIS SURVEY WAS PREPARED FROM CURRENT DEEDS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE. THIS SURVEY IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY OR WILL REVEAL.
NOTE:
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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 04/19/2005 FOR DETAILED INFORMATION.
NOTE:
ALL LOTS SHALL BE GRADED IN ORDER TO AVOID DISCHARING ANY ADDITIONAL STORMWATER ONTO DOWNSTREAM PROPERTIES.
VICINITY MAP
EAST ROBERTSON ROAD
CAROL LN
SITE
PLEASANT HILL RD
N.T.S.
IROP PIN NEW (N) I.P.(N)
IRON PIN (O) I.P.(O)
M.B.S.L.
PROPERTY LINE
IRON BAR MONUMENT I.B.M.
MAP 49, PCL 9.01 T.A.O.R.C.T.
JESSICA DAY
RB 1954, PG 491 R.O.R.C.T.
MAP 38N "A" CTRL MAP 360, PCL 52 T.A.O.R.C.T.
L.B. GILLHAN
RB 1214, PG 515 R.O.R.C.T.
MAP 49C "A" CTRL MAP 360, 53 T.A.O.R.C.T.
DEELIA OWENS
RB 1964, PG 494 R.O.R.C.T.
MAP 49C "A" CTRL MAP 360, PCL 54 T.A.O.R.C.T.
RACHAEL BUGG
RB 1746, PG 886 R.O.R.C.T.
STEPANIE MOORE
RB 1581, PG 914 R.O.R.C.T
MAP 49C "A" CTRL MAP 360, PCL 56 T.A.O.R.C.T.
GARY SEISE
RB 1881, PG 779 R.O.R.C.T.
MAP 49C "A" CTRL MAP 360, PCL. 57 T.A.O.R.C.T.
TENNESSE WASTEWATER
PB 16, PG 48
R.O.R.C.T.
RB 1213, PG 901
R.O.R.C.T.
MAP 49, PCL 8.00
T.A.O.R.C.T.
KYRA AGUIRRE
MAP 49, PCL 9.01 T.A.O.R.C.T.
KYRA AGUIRRE
MAP 49, PCL 9.01 T.A.O.R.C.T.
APPROX. ORLINDA CITY LIMITS
1 2.971 ACRES
2 2.933 ACRES
3 2.157 ACRES
4 1.744 ACRES
5 1.547 ACRES
6 1.872 ACRES
7 5.095 ACRES
8 2.084 ACRES
Easement
Easement
Flag Lot
POND
BARN
WOOD POST
12" TREE
18" TREE
20' SEWER LINE ESM'T
10' P.U.D.E.
30' M.B.S.L.
20' M.B.S.L.
50' M.B.S.L.
PLEASANT HILL ROAD (50')
EAST ROBERTSON RD
4" WHITE HOUSE WATER
GRAPHIC SCALE - FEET
100 0 100 200 300
ANTHONY T. BOLLINGER
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
AGRICULTURE
TENNESSEE NO. 2095
SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1: 15000 AS SHOWN HEREON.
ANTHONY O. BOLLINGER R.L.S. TN LIC. NO. 2095
ANTHONY T. BOLLINGER, R.L.S.
119 FISHER DRIVE
GREENBRIER, TENNESSEE 37073
615/218-0169
OF THE PROPERTY HEREON SHOWN AND DESCRIBED HEREUN AS EVIDENCED IN BOOK NUMBER 2072 PAGE 497 RORCT, AND I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC STREETS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILLED AS REQUIRED BY THESE REGULATIONS.
5/3/22
DATE
OWNER
CERTIFICATE APPROVAL FOR WATER SYSTEM
I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED AS SHOWN HEREON HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH LOCAL AND STATE GOVERNMENT REQUIRMENTS, OR SUFFICIENT BOND OR OTHER SECURITY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.
AUTHORIZED APPROVING AGENT
7/6/22
DATE
CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND ACCURATE SURVEY AND MEETS THE ACCURACY REQUIRED BY THE ROBERTSON COUNTY, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON TO THE SPECIFACATIONS OF THE SUBDIVISION REGULATIONS AS APPROVED BY THE COUNTY ENGINEER.
ANTHONY N BOLLINGER R.L.S. TN LIC.NO. 2095
CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING
I HEREBY CERTIFY: (1) THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SUBDIVISION HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFACATIONS OF THE ROBERTSON COUNTY SUBDIVISION REGULATIONS; OR (2) THAT A PERFORMANCE BOND OR OTHER SECURITY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
APPROPRIATE GOVERNMENTAL REPRESENTATIVE ROBERTSON COUNTY
DATE
APPROPRIATE GOVERNMENTAL REPRESENTATIVE CITY OF ORLINDA
7-2-22
DATE
GENERAL NOTES
1) ALL DRIVEWAY CULVERTRS SHALL BE A MINIMUM DIA. OF 15" AND A MINIMUM LENGTH OF 20'.
I HEREBY CERTIFY THAT THE SEWER SYSTEM OUTLINED OR INDICATEDON ON THIS FINAL SUBDIVISION PLAT ENTITLED HEARTLAND ESTATES HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIRMENTS.
AUTHORIZED APPROVING AGENT TENNESSEE WASTE WATER
7/12/22
DATE
CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR ROBERTSON COUNTY, 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.
SECRETARY PLANNING COMMISSION
07/27/22
DATE
PROPERTY REFERENCE
NASHVILLE BUILDING SOLUTIONS, LLC
RB 2072, PG 497 R.O.R.C.T.
MAP 48, PCL 9.00 T.A.O.R.C.T.
ZONED R-40 (ROBERTSON COUNTY)
ZONED RA (CITY OF ORLINDA)
OWNER/DEVELOPER
NASHVILLE BUILDING SOLUTIONS, LLC
(DONALD RUSH)
2011 TAMMY DRIVE
SPRINGFIELD, TN 37172
Connie Stroud, Registar
Robertson County Tennessee
Instrument #: 405093
Rec'd #: 336323
Rec'd: 15.00
State: 0.00
Clerk: 0.00
Recorded
8/3/2022 at 11:22 AM
In Plat Book
33
FINAL PLAT OF
HEARTLAND ESTATES
PLEASANT HILL ROAD
SCALE 1" = 100'
DRAWN BY T.E.W.
APPROVED T.E.W.
DATE 10/14/21
1ST CIVIL DISTRICT
ROBERTSON COUNTY TENNESSEE
DRAWING NO. HUTSON

Already Existing

Flag Lots

That would NOT have been approved

Per the proposed new resolution

(Over 5 ±ac/No infrastructure)

Harvey Combs /Hwy 431 N + William Woodard Rd

PLAT CONTAINS 217.966 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.

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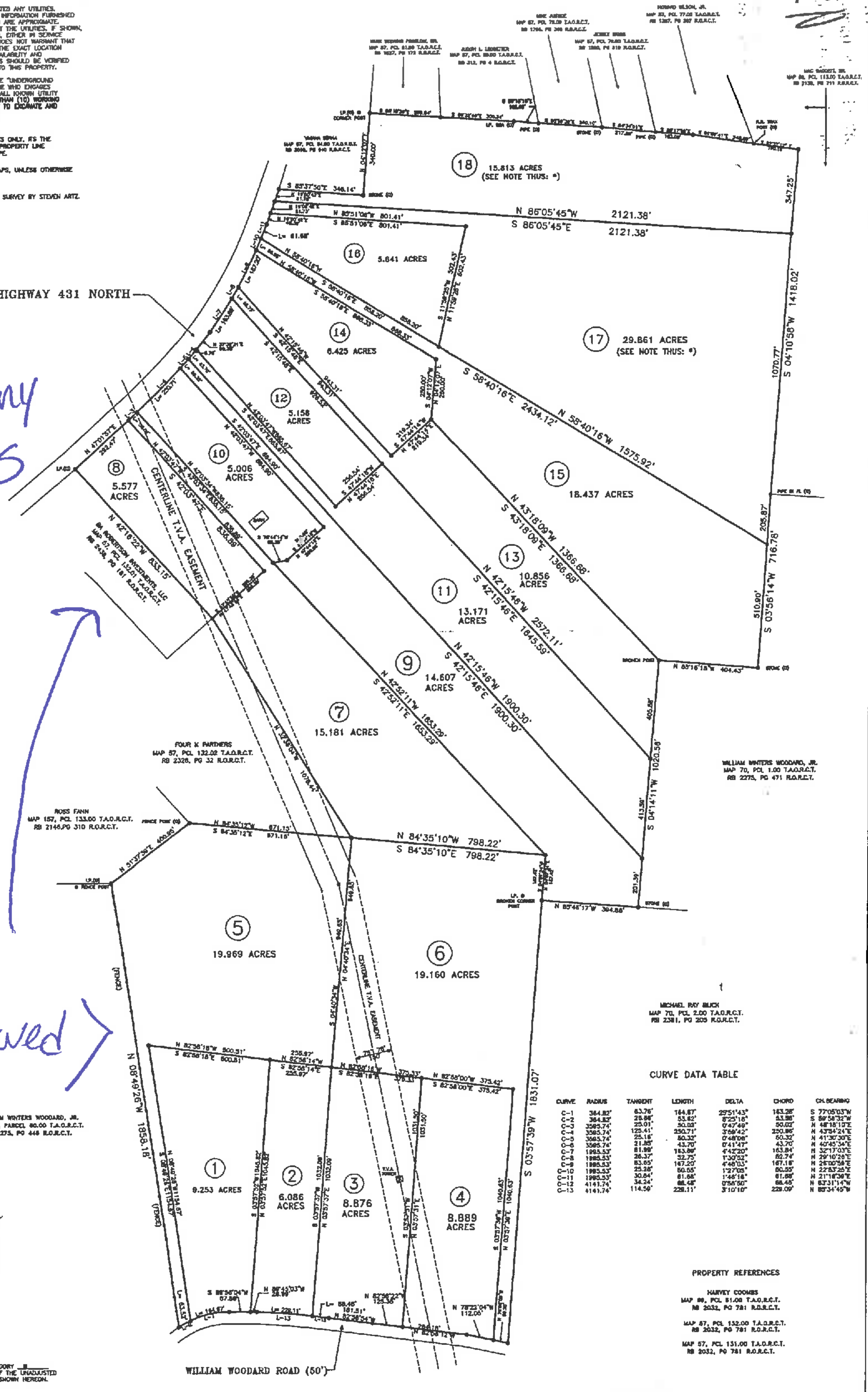
IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION OF ANY TYPE MUST NOTIFY ALL KNOWN UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT.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

NOTE:
ALL LINE STAKING IS FOR AUCTION PURPOSES ONLY. ITS THE BUYERS/OWNER'S RESPONSIBILITY TO HAVE PROPERTY LINE MARKED BEFORE CONSTRUCTION OF ANY TYPE.

NOTE:
ALL CORNERS MARKED BY IRON PIN WITH CAPS, UNLESS OTHERWISE NOTED.

NOTE:
BEARINGS ARE REFERENCED TO A PREVIOUS SURVEY BY STEVEN ARTZ.

* NOTE:
A PORTION OF THIS TRACT IS SUBJECT TO A USDA WETLAND. SEE USDA WETLAND MAP FOR DETAILS. IT IS THE BUYS/OWNER'S RESPONSIBILITY TO HAVE WETLAND MARKED BEFORE ANY ANY LAND DITURBANCE.



CURVE DATA TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C-1	364.82'	83.76'	164.87'	25°51'43"	163.28'	S 77°05'03"W
C-2	364.82'	26.86'	53.62'	8°25'16"	53.56'	S 89°58'32"W
C-3	3585.74'	25.01'	50.02'	0°47'49"	50.02'	N 48°18'10"E
C-4	3585.74'	125.41'	250.71'	3°59'42"	250.66'	N 43°34'24"E
C-5	3585.74'	25.16'	50.32'	0°48'06"	50.32'	N 41°30'30"E
C-6	3585.74'	21.85'	43.70'	0°41'47"	43.70'	N 40°45'34"E
C-7	1995.53'	81.99'	163.89'	4°42'20"	163.84'	N 32°17'03"E
C-8	1995.53'	26.37'	32.75'	1°30'52"	52.74'	N 29°10'26"E
C-9	1995.53'	83.65'	167.20'	4°48'03"	167.16'	N 26°00'58"E
C-10	1995.53'	25.28'	50.55'	1°27'05"	50.55'	N 22°53'25"E
C-11	1995.53'	30.84'	61.68'	1°46'16"	61.68'	N 21°18'39"E
C-12	4141.74'	34.24'	68.48'	0°56'50"	68.48'	N 83°31'14"W
C-13	4141.74'	114.59'	229.11'	3°10'10"	229.09'	N 85°34'45"W

PROPERTY REFERENCES

HARVEY COOMBS
MAP 69, PCL 61.00 T.A.O.R.C.T.
RB 2032, PG 781 R.O.R.C.T.

MAP 57, PCL 132.00 T.A.O.R.C.T.
RB 2032, PG 781 R.O.R.C.T.

MAP 57, PCL 131.00 T.A.O.R.C.T.
RB 2032, PG 781 R.O.R.C.T.

SURVEYOR'S CERTIFICATE

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

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

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

39 PGS 144-144

SURVEY FOR

HARVEY COOMBS HWY 431 & WILLIAM WOODARD RD			
SCALE 1" = 200'	DRAWN BY A.T.B.	APPROVED A.T.B.	DATE 10/15/25
9TH CIVIL DISTRICT			
ROBERTSON COUNTY TENNESSEE			DRAWING NO. HCOMBS

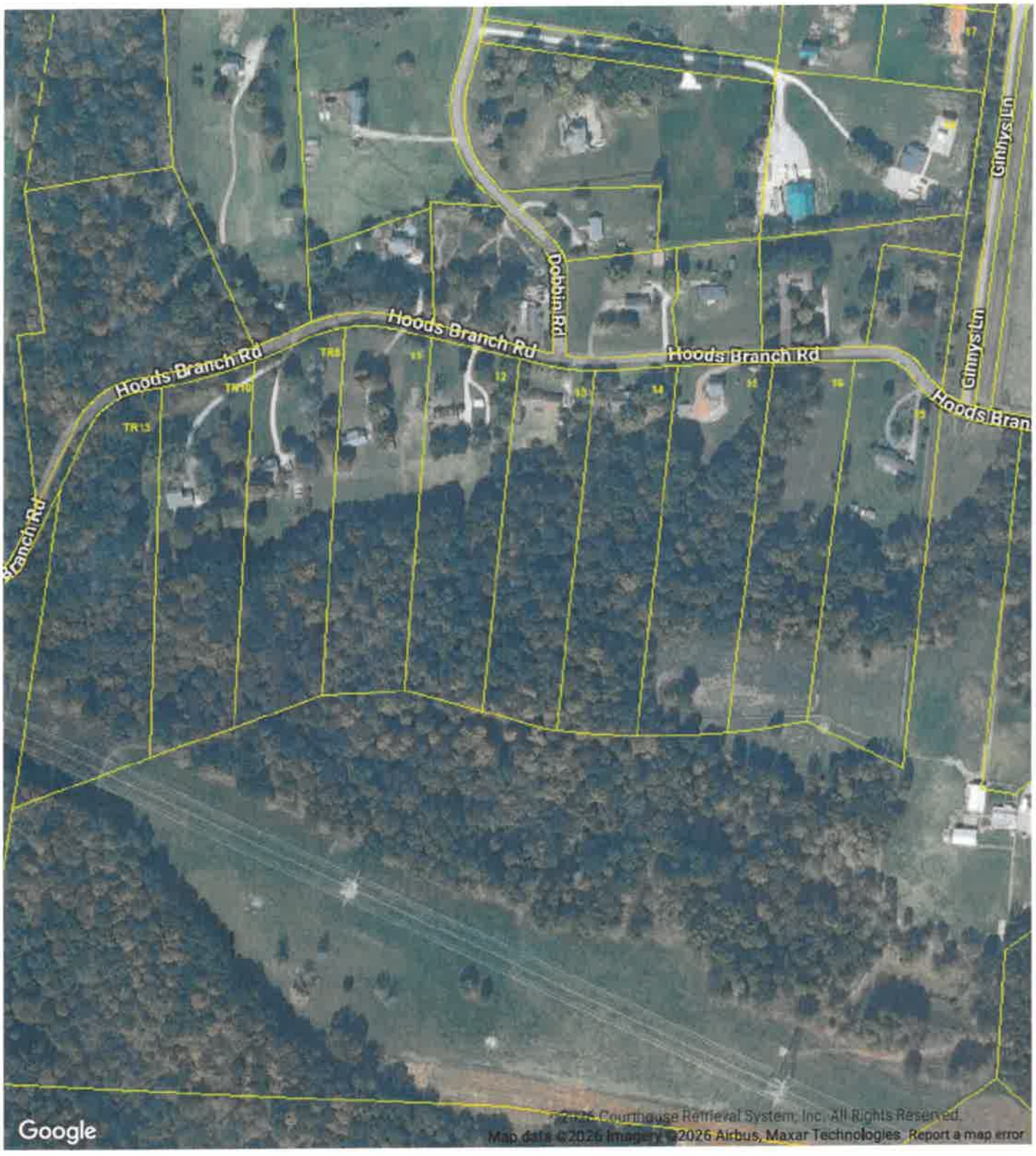
FLAG LOT EXAMPLES

FROM

COMMISSIONER PIERCE

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NO Flag Lot



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NO Flag LOTS



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NO Flag Lots

[redacted]



[redacted]

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General Flag Lot

[redacted]



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Flag lots over 5 ac we wouldn't see



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over 5 ac
we wouldn't see



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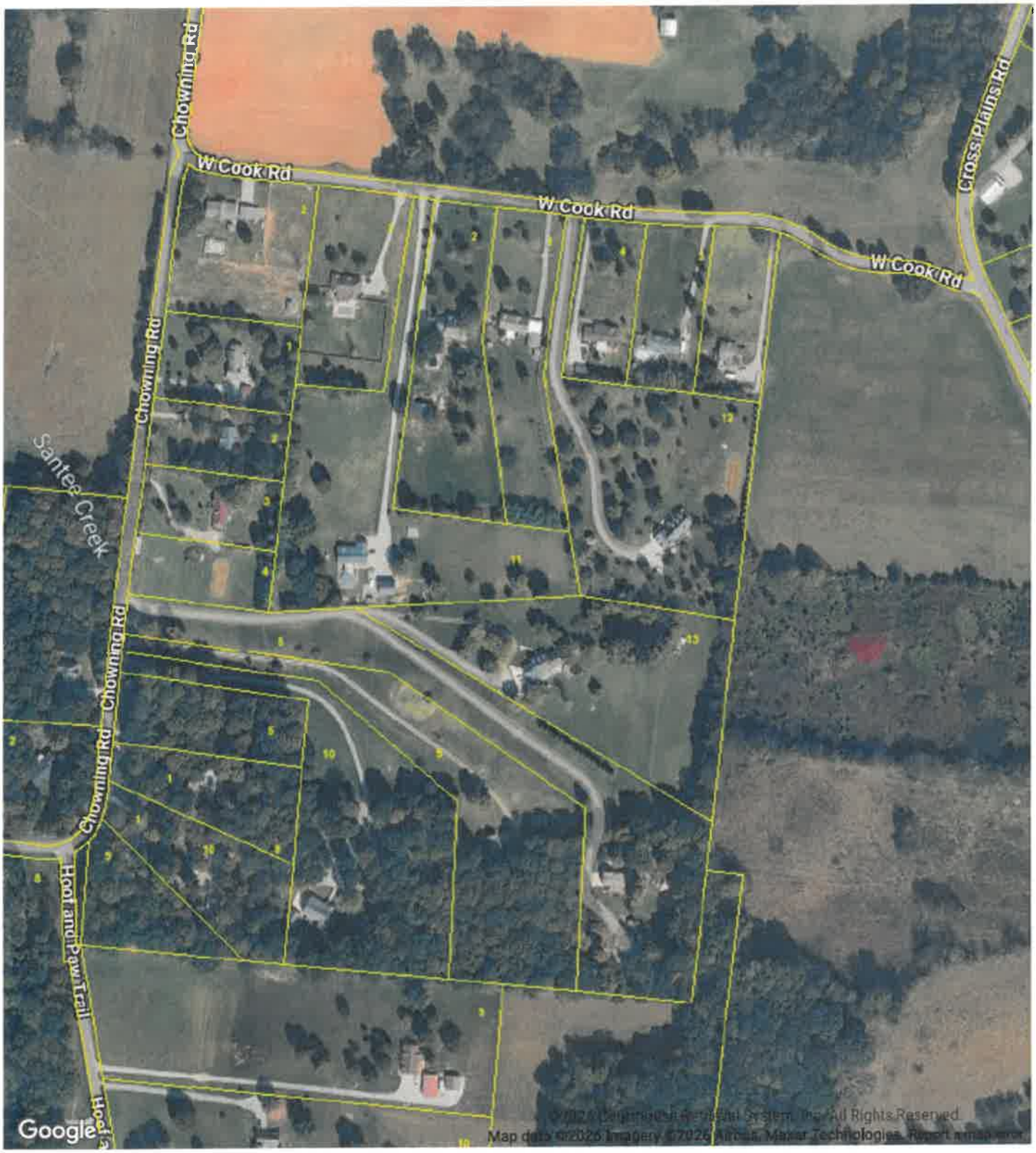
over 5 ac
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Cooperstown City Limits



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Reports From Staff ~ C

DESIGN STANDARDS

Non-Residential Character and Development Standards

A. Parking and Access

1. A traffic study or analysis must be conducted for all commercial developments in accordance with the criteria outlined in this Zoning Resolution and in accordance with the County's Traffic Study Guidelines.
2. New off-street parking must be located to the side or rear of buildings and may be no closer to the street than the front façade of the building.

B. Building Orientation and Setbacks

1. New buildings shall be oriented toward the street rather than the parking area and shall provide at least one entrance on the street-facing façade.
2. In cases where there is more than one building on the parcel. the orientation requirement shall only apply to the structure(s) closest to the right-of-way.
3. Minimum setbacks shall apply per the Zoning Resolution.

C. Building Façade and Basic Building Standards

1. Building details, including roof forms. siding materials, windows, doors, and trim, shall reflect a consistent architectural style.
2. Rear and side facades that are visible from a public right-of-way shall have a similar architectural and material treatment as used on the primary or front façade.
3. Blank building walls facing streets are prohibited.
4. Buildings shall have a defined base. middle, and cap.
5. Building facades should be varied and articulated to provide visual interest. A minimum of forty (40) percent of the first floor and twenty (20) percent of the second floor (as applicable) on the front façade shall have window/door fenestration.
6. In cases where building facades will be wider than thirty-five (35) feet in width, the façade shall be broken up into increments not exceeding this width by varying setbacks and roof forms.
7. Building facades shall primarily be composed of brick, stone (real or faux), scored precast concrete, Hardie board, or similar robust material.
8. Foundations shall be composed of brick, split-face block, cast stone, stone, or scored precast concrete.

D. Exterior Building Materials

1. Façades facing public streets shall be composed of a minimum of seventy-five percent (75%) masonry materials such as brick. stone (real or faux), precast concrete. or fiber cement siding.
2. Architectural metal panels may be used as accent features under the following conditions:
    a. Metal shall not exceed twenty-five percent (25%) of any street-facing façade.
    b. Panels shall have a factory-applied. non-reflective finish.
    c. All metal panels shall utilize concealed fasteners. Exposed fastener systems. corrugated metal. and unfinished sheet metal siding are prohibited.

E. Trash Storage, Mechanical Equipment, and Gas Station Canopies

1. All trash storage areas shall be located in the rear of buildings and shall be screened from public rights-of-way and surrounding properties.
2. All mechanical equipment shall be located in the rear of the building and shall be screened from public rights-of-way and surrounding properties. Alternatively, if mechanical equipment is located on a roof, it shall be screened from view from the public rights-of-way and surrounding properties.
3. All gas station canopies shall adhere to the following:
    a. The design, materials, roof pitch and other architectural details used for the canopy. including the columns, shall match those used for the principal building and shall ensure that the canopy will appear as a subordinate structure through one or more of the following:
        i. The canopy is located behind the principal building.
        ii. The canopy is physically connected to the principal building, and the connection shall be wide enough to cover a pedestrian walkway.
        iii. The length of the canopy is less than the length of the principal building; or
        iv. The height of the canopy is less than the average height of the principal building.
    b. The canopy shall have a maximum clearance height of twenty (20) feet. as measured from the finished grade to the underside of the canopy.

c. Canopy lighting shall be fully recessed into the canopy, and the roof structure shall not be internally illuminated in such a way as to allow light to show through the roof structure.

F. Landscaping and Buffering Requirements

1. For nonresidential or multi-family development: plant at least one large shade tree for every 2,500 to 5,000 square feet of site area (or part thereof), depending on scale and visibility.
2. Plus **one (1) understory or ornamental tree per 4,000 to 8,000 square feet** of site area.
3. In parking lots: at least **one (1) shade tree per 6 to 8 parking spaces**, planted in islands or medians.

I. Minimum Plant Sizes at Installation

a. Large shade trees: minimum **2.5-to-3.0-inch caliper**, or height equivalent (e.g. 10–12 ft).
b. Ornamental / understory trees: minimum **2.0-inch caliper** or 8–10 ft height.
c. Evergreen (screening) trees: minimum **6 ft height** and **2 in caliper** (or equivalent).
d. Shrubs: minimum **2–3-gallon container size**, or at least **18–24 in height** for screening shrubs.

II. Species Diversity & Suitability

a. Use a mix of species — no more than 20–30% of the same species in large areas — to reduce risk from pests or disease.
b. Prefer **native or regionally adapted species** that tolerate local climate (heat, drought, winter cold), soil type, and maintenance constraints.
c. Avoid invasive or aggressive species.

III. Tree Preservation & Retention

a. Where possible, retain existing healthy mature trees and integrate them into the design (credit plantings accordingly).
b. Preservation zones (drip lines, critical roots) shall be fenced/protected during construction.

IV. Buffering & Screening

1. **Buffer Widths**
   a. Along property lines adjacent to residential zones: **minimum 10 to 20 ft planting buffer** (or more, if needed)
   b. Along street frontages (where landscaping is visible to public): **minimum 5 to 10 ft planting strip** between sidewalk/curb and building.
   c. Between parking lots and streets: **minimum 5 ft landscape strip**, plus trees at intervals.
2. **Screening Requirements**
   a. Use **evergreens or dense shrubs** to screen mechanical equipment, dumpsters, loading areas, or service yards.
   b. For fences, walls, or retaining walls: plant evergreen shrubs on the exterior side, staggered, to soften edges.
   c. Planting height should grow to at least **4–6 ft** within 3–5 years to provide effective screening.
3. **Visual Breaks & Sight Lines**
   a. Maintain required sight distances at driveways and intersections (e.g. clear zone of planting under 3 ft in triangle).
   b. Provide breaks in continuous hedges or shrubs at walkways or vistas.

V. Parking Lot Landscaping

1. **Landscape Islands / Medians**
   a. At the end of parking rows: provide planting islands at least **9 ft × 18 ft** (or at least 162 sq ft) dimensions, with one shade tree and groundcover.
   b. Interior medians every 10–15 spaces as feasible, with trees and shrubs.
   c. Minimum width of medians: **6 ft**, with enough width for planting soil volume.
2. **Tree Canopy Coverage**
   a. Over time, trees in parking areas should provide **30–40% shade coverage** of the pavement surface (or a local target consistent with climate).

b. Plant trees away from curbs/pavement edge to allow root growth and reduce pavement damage.

VI. Turf, Groundcovers & Mulch

1. **Groundcover / Lawn Areas**
   a. Provide turf or groundcover around buildings, between plant beds, and in open spaces.
   b. Use drought-tolerant turfgrass or native grass mixtures, especially in common areas.
   c. Maintain mowing height appropriate to species (e.g. 2.5–4 in for cool-season grasses).
2. **Mulch & Planting Beds**
   a. All planting beds should be mulched (e.g. shredded hardwood, pine bark, compost) to a depth of **2–3 in** to conserve moisture, suppress weeds, and protect roots.
   b. Maintain a minimum of 12 inches of clearance between mulch and building walls to avoid moisture damage.
3. **Edging & Separation**
   a. Provide a physical edging (stone, metal, concrete, or plastic) between turf and planting beds to define boundaries and reduce turf intrusion.
   b. Use weed barrier fabric under mulch in some beds only where appropriate (but avoid in tree beds if it impedes root growth).

VII. Soil, Irrigation & Maintenance

1. **Soil Preparation**
   a. Provide at least **12–18 in of quality planting soil** (loam or amended to support plant growth) in all planting beds.
   b. Soil pH should be suitable (typically 6.0–7.5 unless species-specific).
   c. Decompaction of subsoils, proper grading, and drainage must be ensured.
2. **Irrigation / Watering**
   a. For initial establishment (first 2–3 years): provide drip irrigation or spray systems to ensure adequate moisture.
   b. Use moisture sensors, timers, or controllers to avoid overwatering.
   c. If public water is unavailable, consider efficient low-water landscaping (xeriscaping) or native drought-tolerant plant palettes.
3. **Maintenance Requirements (Long-Term)**
   a. The property owner must maintain all plantings: pruning, weeding, replacement of failed plants, mulching, fertilization, pest control.
   b. Dead or unhealthy plants must be replaced within one growing season.
   c. Maintain clearance from utilities, sidewalks, driveways, and signs.

VIII. Stormwater / Erosion Control Integration

1. **Bio-swales, Rain Gardens, and Retention Areas**
   a. Encourage use of **bioretention cells, rain gardens, vegetated swales** in parking lot buffer strips, medians, or peripheral zones.
   b. Use native wetland, wet-tolerant species in these areas.
   c. Provide soil volumes and underdrain as necessary.

2. **Slopes and Berms**
   a. On slopes steeper than 3:1, provide groundcover, sod, or erosion control matting immediately after grading.
   b. Berms used for screening should have planting (trees/shrubs) on slopes to stabilize.

IX. Credits, Waivers & Flexibility

1. **Credits for Existing Vegetation**

a. Preexisting healthy trees retained may count toward the required tree planting ratio (with credits).
b. Preserve specimens or heritage trees wherever possible and adjust planting accordingly.

2. **Alternate Compliance / Offsite Planting**
   a. For constrained sites, allow alternate design (e.g. vertical gardening, container plantings, green walls), subject to approval.
   b. In lieu fees or off-site planting may be allowed if equivalent landscaping is provided elsewhere in proximity.

3. **Phasing**
   a. For multi-phase developments, require the initial phase to meet a portion (e.g., 50–75%) of full landscaping, with later phases completing full compliance.

X. Inspection & Guarantee

1. **Planting Inspection**
   a. A landscape plan must be submitted and approved by county planning staff, showing plant species, sizes, locations, and maintenance plans.
   b. A final inspection on installation must be done before issuance of certificate of occupancy or equivalent.

2. **Warranty / Guarantee**
   a. Plantings must be guaranteed (by developer or contractor) for at least **one (1) growing season** (or 12 months) following installation (or two full growing seasons in harsher zones).
   b. Any dead/dying plants during warranty must be replaced at the applicant's expense.

G. Roof Form

1. Roof forms shall be gabled or hipped, with gable ends facing the street.
2. The minimum roof pitch required is as follows:
   a. Buildings along state highways must have a minimum roof pitch of 7:12; and
   b. Buildings along all other roads must have a minimum roof pitch of 5:12.

H. Open Space

1. Non-Residential Development
   a. A minimum of thirty (30) percent open space shall be required.
   b. New non-residential development projects which utilize pervious paving materials, such as pervious concrete, to meet parking requirements may reduce their open space requirement to twenty (20) percent.

I. Signage

1. All signage requirements of the Zoning Resolution must be met.
2. New ground signs must be monument-style signs with a masonry base.

J. Incorporation into Site Plan

1. The Planning Commission shall review these non-residential character and development standards.
2. These non-residential character and development standards shall be incorporated into the applicable site plan for the development.