MEMORANDUM
ROBERTSON COUNTY PLANNING AND ZONING
527 SOUTH BROWN STREET, SPRINGFIELD, TN 37172
TEL. (615) 384-3666

TO: Planning Commission Members
FROM: Planning Staff
DATE: May 21, 2026

The Robertson County Planning Commission will hold its monthly meeting on **Thursday May 28, 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 June 15, 2026.
4. **Approval of Minutes:** Approval of Minutes of April 23, 2026, meeting.
5. Old Business:
6. New Business:

   A. **Dave Fentress:** Rezone Request for 2.25 surveyed acres of the 21.2 acres of property located at 4809 Albert Fentress Rd., Greenbrier. Tax Map 130, Part of Parcel 199.00 from AG-2 to RP-80 (6th Voting District). Represented by Steve Artz, Steve E Artz and Associates, Inc.

B. **Chase Nelson:** Rezone Request for 4.01 surveyed acres of property located at 1316 South Dividing Ridge Rd., Goodlettsville. Tax Map 141, Parcel 051.00 from AG-2 to RP-80 (4th Voting District). Represented by Steve Artz, Steve E Artz and Associated, Inc.

7. Reports from Staff:

   A. SSDS - with legal
   B. Flag Lots - with legal
   C. Traffic Study / Assessment - question and answer

8. Adjourn

The Robertson County Planning Commission met on April 23, 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:
Ray Hart	Jeremy Stinson	Hunter Mantooth
Cheryl Elliott	Eric Thompson	Beth Keith
Charles "Gene" Federman	Robert Buck	Amanda Harrington
Matt Crabtree	William B Henry	
Jeremiah Pierce		

Chairman Cheryl Elliott called the meeting to order at 7:00 pm.

Hunter Mantooth completed roll Call. Five were present.

Announcements: Chairman Cheryl Elliott announced that the zoning from this agenda will be heard at the County Commission on May 18, 2026. Any citizens wishing to speak for or against any items on the agenda will need to sign in on the sheet provided. Three citizens signed up to speak.

Motion to approve Minutes from the previous meeting of March 26, 2026, made by Jermiah Pierce with a second by Matt Crabtree.
Motion passed 5 – 0.

1. Old Business:

   A. **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. Todd explained the layout of the proposed subdivision. Matt Crabtree stating that while reviewing the traffic study it was mostly pertaining to Kinneys School Rd. and Holman Rd. wasn't mentioned. Matt's concern was with the railroad crossing on Holman Rd. Todd said he talked to their traffic engineer, and he stated the railroad crossing shouldn't be a problem because there was an alternate route. Jeremiah Pierce asked about how many driveways would be on each road. Todd stated 7 on Holman Rd. and 6 on Kinneys School Rd. Gene Federman mentioned the note from the highway superintendent Troy Adkins and about his concerns with the traffic study. Cheryl Elliott asked about what their engineer said about the railroad crossing. Todd stated those were the engineers words not his. Jeremiah Pierce asked about the water lines. Todd stated that the developer would extend and upgrade the water lines at his expense. Two citizens signed up to speak. They were allowed to speak and ask questions and give concerns. Anson Woodalls asked where the 8" water line was going. Developer stated that was being discussed with Springfield Water. Woodall said he was concerned about water pressure and how trucks aren't allowed to use Holman Rd. and go over the railroad crossing. Woodall asked about the number of lots and Todd confirmed there would be 17 lots. Amanda Hassman was concerned with traffic, due to already having heavy farm equipment, school buses and

trash services tying up the roads where you can't pass or do the speed limit. Todd suggested that they can do joint driveways if the Commission wants.

Motion to not recommend was made by Matt Crabtree due to there not being enough information in the traffic study pertaining to Holman Rd. and the public safety of the Railroad Crossing with a second by Jeremiah Pierce.
Motion passed 4 – 1. Gene Federman voted against not recommending it.

2. <u>New Business:</u>

A. **Nick Changas**: Rezone Request for 5.4 surveyed acres of the 8.38 acres of property located at 5369 Hoods Branch Rd., Springfield. Tax Map 089, Part of Parcel 095.00 from AG-2 to RP-80 (11th Voting District). Represented by Clint Head, Head Surveying & Engineering.
Clint Head was there to present and answer questions. Clint explained that they are cutting off a 3-acre tract and that leaves the remaining property with an existing house to narrow for AG-2 zoning. Matt Crabtree asked what the width would be and Clint responded with 140'. Jeremiah asked why they couldn't make it work. Clint said it was due to soil for the new tract.

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

B. **Scot Head:** Final Site Plan for a new Self-Supporting Cell Tower located on Logan Rd., Greenbrier. Tax Map 114, Parcel 071.01 (3rd Voting District). Represented by Jef Dominick, GeoNet Services.
Jeb Dominick was there to present and answer questions. Jeb explained where the tower will be going and the size. Hunter let the commission know that they did receive approval from the Board of Zoning Appeals. Hunter also explained that there were a few outstanding comments from the planner and the engineer and stated the staff recommended conditional approval. One citizen had signed up to speak. When asked he stated he was the property owner if there were any questions for hm. There were none.

Motion to recommend approval pending all comments from the planner and engineer are addressed and approved prior to a building permit being issued was made by Matt Crabtee with a second by Jeremiah Pierce.
Motion passed 5 – 0.

Reports from Staff:

A. SSDS – Hunter let everyone know that is still with legal being reviewed

B. Flag Lots – proposed resolution.
Hunter let everyone know that she and Pam meet with the highway department. Hunter told the commission what the highway departments requirements are for driveway permits. Jeremiah made a motion to bring this resolution for a vote next month with a second from Matt Crabtree. Motion passed 5 – 0.

Matt Crabtree asked if he could mention something. He was discussing traffic studies. Stated we need to establish standards. Amanda explained that the resolution lays out what is needed for an assessment vs study. Hunter explained that we now do scope meetings prior to assessments and studies are completed so that everyone is on the same page. Amanda stated that the highway superintendent is invited to these meetings also. Matt suggested training with Neel Schaffer. Hunter will reach out to them about a training session.

A motion to adjourn made by Jeremiah Pierce with a second by Matt Crabtree.
Motion passed 5 – 0 and the meeting was adjourned at 7:38 pm.

Respectfully submitted,

Gene Federman

Gene Federman, Secretary

New Business: A

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

Application for Rezoning

Applicant Information:

Name: Dave M. Fentress
Mailing Address: 1908 Townsend Boulevard, Franklin, TN, 37064
Email:
Telephone Number:

Applicant's Representative Information:

Name: Steve Artz
Name of Firm: Steven E. Artz and Associates, Inc.
Mailing Address: 4800 Hwy. 431 N Springfield, TN. 37172
Email:
Telephone Number:

Property Information:

Owner (if not applicant provide letter giving applicate permission): Dave Fentress
Physical Address: 4809 Albert Fentress Road, Greenbrier, TN, 37073
Tax Map and Parcel Number: Map 130, Part of Parcel 199
Current Zoning Designation: AG-2
Requested Zoning Designation: RP-80

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

Purpose of rezoning request:

Purpose of the request is to create a 2.25 acre lot around the existing house.

SUBMITTAL REVIEW PROCEDURE:

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

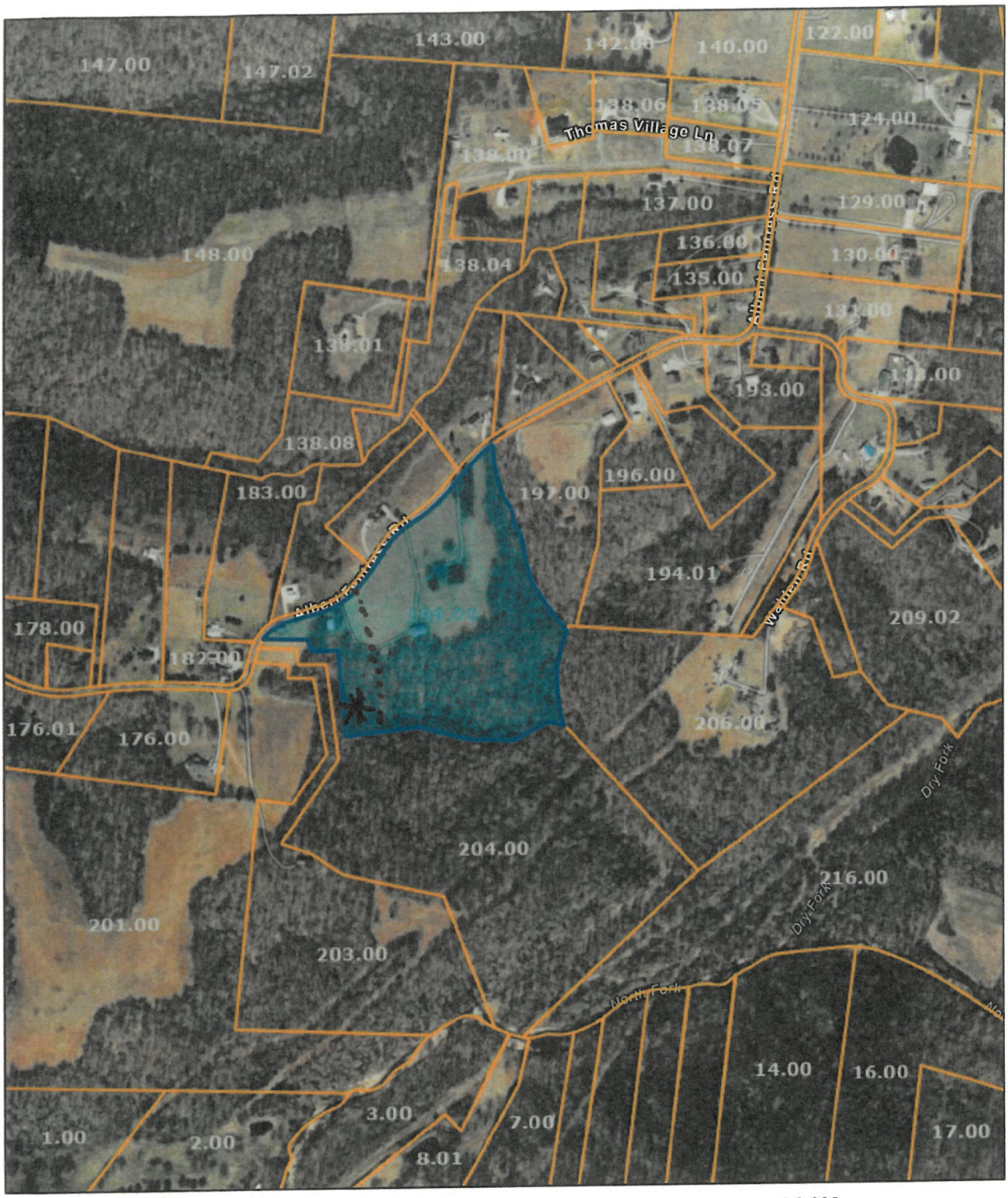
4/6/2026

Owner of Record Signature & DATE

4/3/26

Applicant's Signature & DATE

Robertson County - Parcel: 130 199.00



Date: April 3, 2026

*Subject Property

County: ROBERTSON
Owner: FENTRESS DAVE M
Address: ALBERT FENTRESS RD 4809
Parcel ID: 130 199.00
Deeded Acreage: 0
Calculated Acreage: 21.2
Vexcel Imagery Date: 2023

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

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

Curve Table						
Curve	Delta Angle	Radius	Tangent	Arc Length	Chord Bearing	Chord Length
C1	29°12'40"	183.00	47.69	93.30	N 59°22'58" E	92.29
C2	12°23'26"	347.00	37.67	75.04	N 67°47'55" E	74.89

Line Table		
Line	Bearing	Distance
L1	S 36°07'37" E	55.18
L2	S 14°51'18" E	92.74
L3	S 27°21'24" E	25.48
L4	S 49°37'42" E	54.91
L5	N 86°07'59" W	121.81
L6	N 04°43'55" W	77.64
L7	N 89°23'05" W	212.89
L8	N 89°23'05" W	11.40

TSPCS Grid North (NAD83)

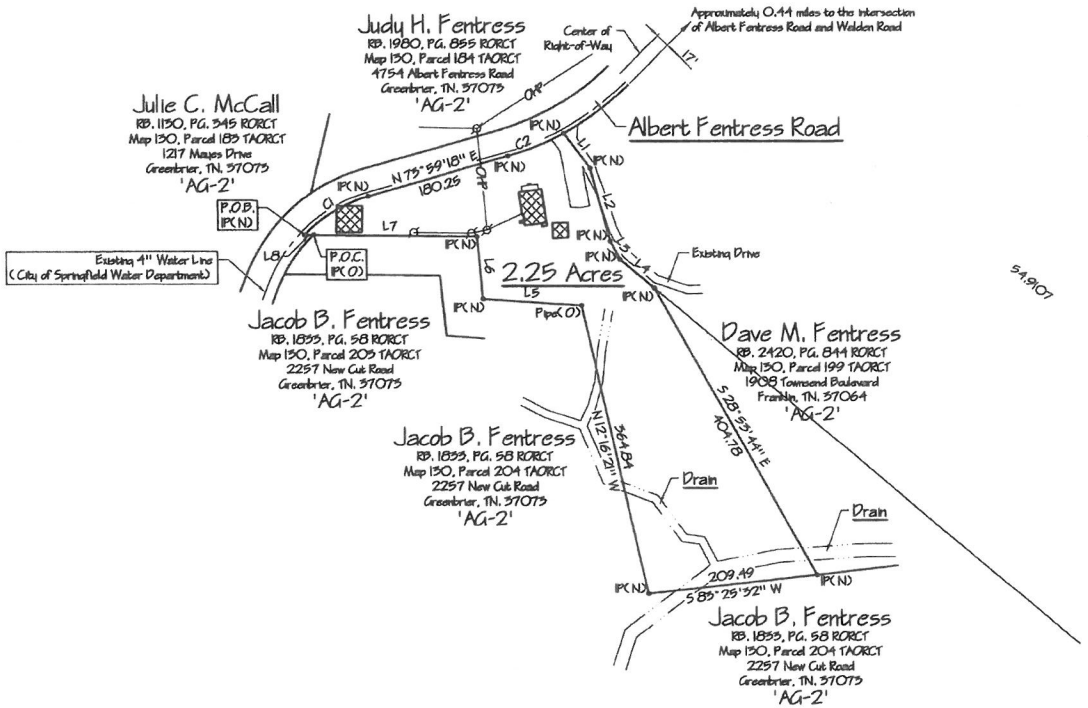
Surveying The Past, Present and Future

100 50 0 100 200

Scale In Feet
1" = 100'

Surveyor's Notes:

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



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

Cad File No. 250318SCA
Coord. File No. 250318CA

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

Dave M. Fentress
Owner
1908 Townsend Boulevard
Franklin, TN. 37064
(615) 405-9222
dave.fentress@gmail.com

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

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

STEVEN E. ARTZ — TENNESSEE NO. 1708

Property Address:
4809 Albert Fentress Road
Greenbrier, TN. 37073

Deed Reference:
Record Book 2420, Page 844 RORCT
Map 130, part of Parcel 199 TAORCT

Revisions			
Number	Date	By	Comment

Rezoning Request For
Dave M. Fentress
16th Civil District
Robertson County, Tennessee

Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 925 Springfield, TN. 37172
email: artzsteve@gmail.com
(615) 382-0101

Drawn By: SEA
Checked By: CD
Proj. No.: 250318
Date: 3/30/26

RZ1
Sheet Number

Steven E. Artz and Associates, Inc.

Surveyor's Description
March 30, 2026

The following paragraph describes a tract of land in the 16th Civil District of Robertson County, Tennessee, said tract being a portion of that property which was conveyed to Dave M. Fentress, by Dave M. Fentress, Trustee of the Albert A, and Susan G. Fentress Revocable Living Trust, in a deed of record which is recorded in Record Book 2420, Page 844, Register's Office for Robertson County, Tennessee, (RORCT).

2.25 Acres to be Rezoned

Beginning at an iron pin (new), in the easterly margin of Albert Fentress Road, said iron pin being located from an iron pin (old), in the easterly margin of said road, the northwest corner of a tract of land which belongs to Jacob B. Fentress, having a deed reference in Record Book 1833, Page 58, RORCT,
N 89°23'05" W, 11.40 feet, **to the point of beginning,** the southwest corner of this tract and continuing with the southerly margin of Albert Fentress Road, as follows:
with a curve to the right, having a radius of 183.00 feet, an arc distance of 93.30 feet, and a chord bearing and distance of N 59°22'58" E, 92.29 feet to an iron pin (new);
thence, N 73°59'18" E, 180.25 feet to an iron pin (new);
thence with a curve to the left, having a radius of 347.00 feet, an arc distance of 75.04 feet, and a chord bearing and distance of N 67°47'35" E, 74.89 feet to an iron pin (new), in the southerly margin of Albert Fentress Road and near the center of a gravel drive;
thence with a new line, as follows:
S 36°07'37" E, 53.48 feet to an iron pin (new), in the center of said drive;
thence, S 14°51'18" E, leaving said drive, and continuing on in all, 92.74 feet to an iron pin (new);
thence, S 27°21'24" E, 25.48 feet to an iron pin (new);
thence, S 49°37'42" E, 54.91 feet to an iron pin (new);
thence, S 28°53'44" E, 404.78 feet to an iron pin (new), in the northerly boundary of said tract of land which belongs to Jacob B. Fentress;
thence with the boundary of said tract of land which belongs to Jacob B. Fentress, as follows:
S 83°25'32" W, 209.49 feet to an iron pin (new);
thence, N 12°16'21" W, 364.84 feet to a pipe (old);
thence, N 86°07'59" W, 121.81 feet to an iron pin (new);
thence, N 04°43'55" W, 77.64 feet to an iron pin (new);
thence, N 89°23'05" W, passing said previously mentioned northwest corner of said tract of land which belongs to Jacob B. Fentress, and continuing on in all, 212.89 feet, to the point of beginning, containing **2.25 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4800 Highway 431 North, Springfield, Tennessee, 37172, dated March 30, 2026.

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

The above described tract of land may be found on Tax Map 130, part of Parcel 199, in the Tax Assessor's Office for Robertson County, Tennessee.

File: Steve\2503189LRZ

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

Robertson County Planning and Zoning
Agenda Review Sheet
Planning Commission Meeting
Amanda Harrington, AICP, Planning Advisor
May 28, 2026

Applicant: Dave Fentress
Surveyor: Steve Artz

Request: Rezone **2.25 surveyed *acres*** of the 21.2 acres Tax Map 130, Part of Parcel 199.00 from AG-2 to RP-80



Figure 1: TN Property Viewer: Tax Map130, Part of Parcel 199.00 are highlighted in its entirety

Property Information:

- Tax Map 130, Part of Parcel 199.00
- 4809 Albert Fentress Rd., Greenbrier
- Total lot acreage: 21.2 acres (923,472 sq. ft.)
- **Rezone Request: 2.25 surveyed acres (98,010 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%.

Discussion & Observations: The applicant wishes to rezone 2.25 surveyed acres of the 21.2-acre property to divide the property. They want to create a 2.25-acre lot around the house. The subject property is surrounded by the AG-2 zone. The applicant's request to rezone RP-80 appears to be dimensionally appropriate. *Please see Exhibit 1 for the zoning map exhibit and excerpt from the Robertson County Growth Plan.*

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

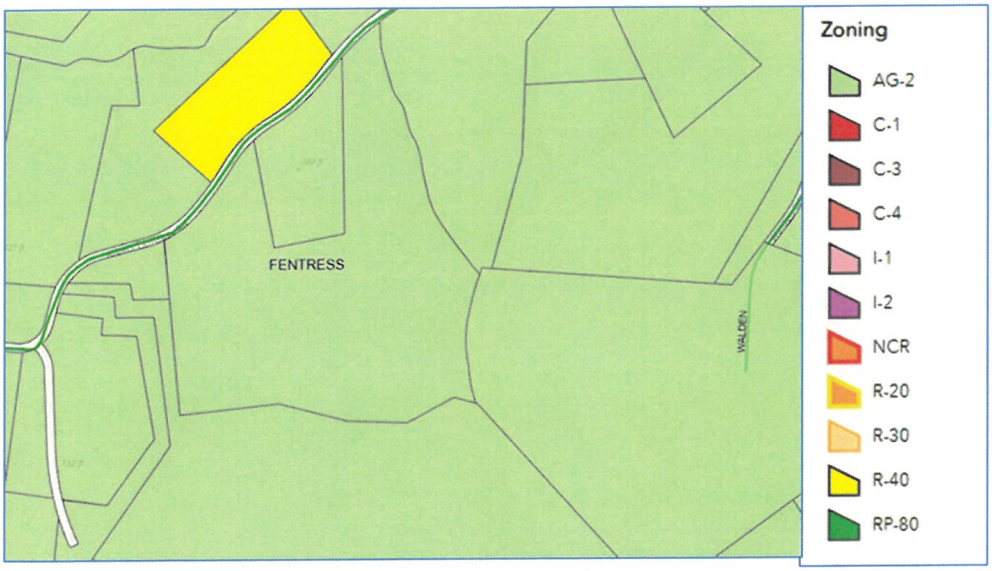
and rural type uses ranging from open space to agriculture, homesteads associated with agricultural uses, and agricultural service businesses are encouraged within this category.

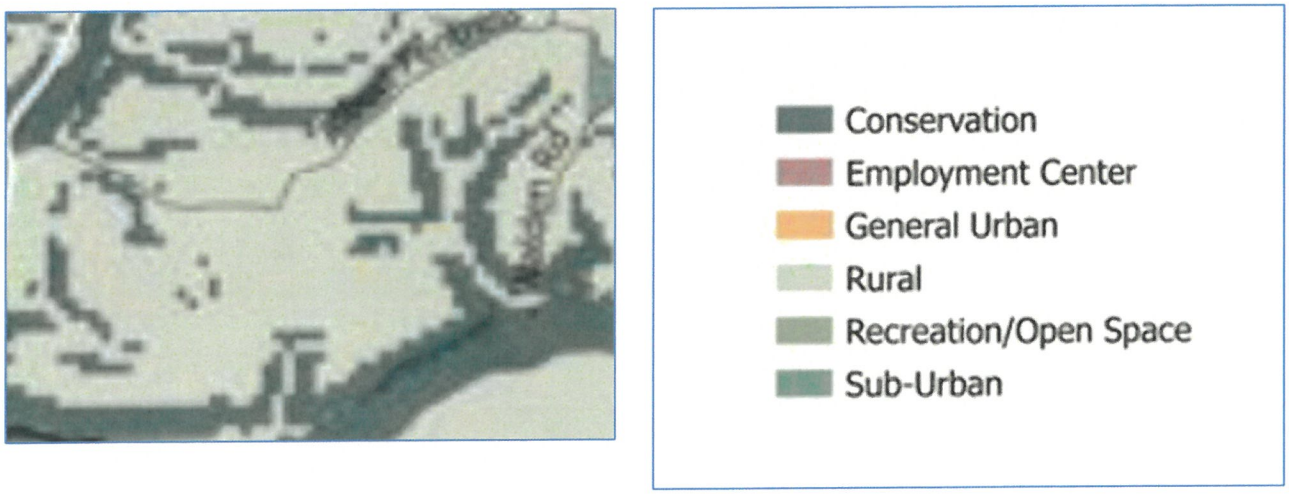
Staff Recommendation: Favorable recommendation to the County legislative body for rezoning to RP-80. The zoning designation is consistent with the intent and spirit of the Growth Plan, and the parcel meets the minimum dimensional requirements for RP-80 zoned property.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map





New Business: B

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

Application for Rezoning

Applicant Information:

Name: Chase Dean Nelson
Mailing Address: 1316 South Dividing Ridge Road, Goodlettsville, TN, 37072
Email: jaynelsonteam. .
Telephone Number:

Applicant's Representative Information:

Name: Steve Artz
Name of Firm: Steven E. Artz and Associates, Inc.
Mailing Address: 4800 Hwy. 431 N Springfield, TN. 37172
Email:
Telephone Number:

Property Information:

Owner (if not applicant provide letter giving applicate permission):
Physical Address: 1316 South Dividing Ridge Road, Goodlettsville, TN, 37072
Tax Map and Parcel Number: Map 141, Parcel 51.00
Current Zoning Designation: AG-2
Requested Zoning Designation: RP80

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

Purpose of rezoning request:

Purpose of the rezoning is to create a 2-lot subdivision

SUBMITTAL REVIEW PROCEDURE:

1. Deliver one (1) copy of this application & any supporting materials to the Development
2. Office before or by the final due date (Please see attached schedule- the "Corrections Due" does not apply to this type of application)
3. Provide copy of deed to prove ownership.
4. Provide aerial photograph of the property from TN Property Viewer
5. Provide Legal description **AND** Survey of the areas to be rezoned including map and parcel number
6. Provide water letter from utility company stating location and size of current water line, adequate pressure for domestic use and if/where fire hydrants are required
7. Pay the review fee.
8. Email a .PDF of the application & supporting materials to hmantooth@robcotn.org
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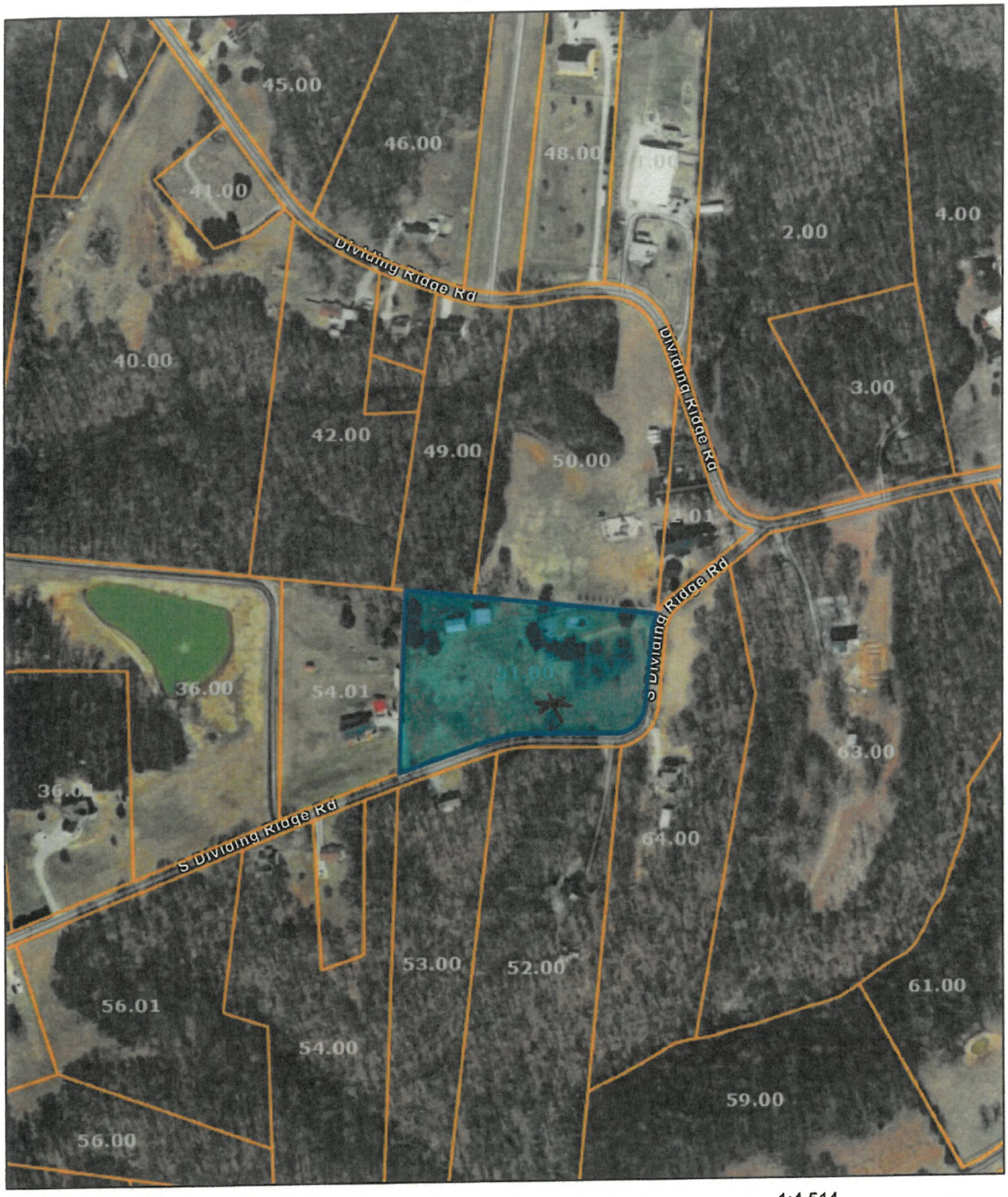
D. Crossell Ellison 4.24.26

Owner of Record Signature & DATE

4-23-26

Applicant's Signature & DATE

Robertson County - Parcel: 141 051.00



Date: April 23, 2026

* Subject Property

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

County: ROBERTSON
Owner: NELSON CHASE DEAN ETUX CUMBERLAND MARI ANN
Address: SOUTH DIVIDING RIDGE 1316
Parcel ID: 141 051.00
Deeded Acreage: 4.73
Calculated Acreage: 0
Vexcel Imagery Date: 2023

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Curve Table						
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C2	88°16'56"	70.00	67.95	107.86	S 49°49'41" W	97.50
C3	25°11'37"	570.00	116.97	250.74	S 82°22'20" W	229.17

Line Table		
Line	Bearing	Distance
L1	N 86°01'52" W	96.79
L2	S 70°46'31" W	152.32

Bearing Basis Note:
Bearings shown hereon are based on the Tennessee State Plane Coordinate System of 1983. Two (2) control points were established using a Carlson BRx7G Dual Frequency Receiver on April 21, 2026. The grid coordinates of the control points were derived using the TDOT Real-Time Kinematic Network, Virtual Reference Station, (VRS) Northing: 790150.27, Easting: 1705413.46 - Referenced to NAD83 (2011) (EPOCH 2010), GEOID 12B.

TSPCS Grid North (NAD83)

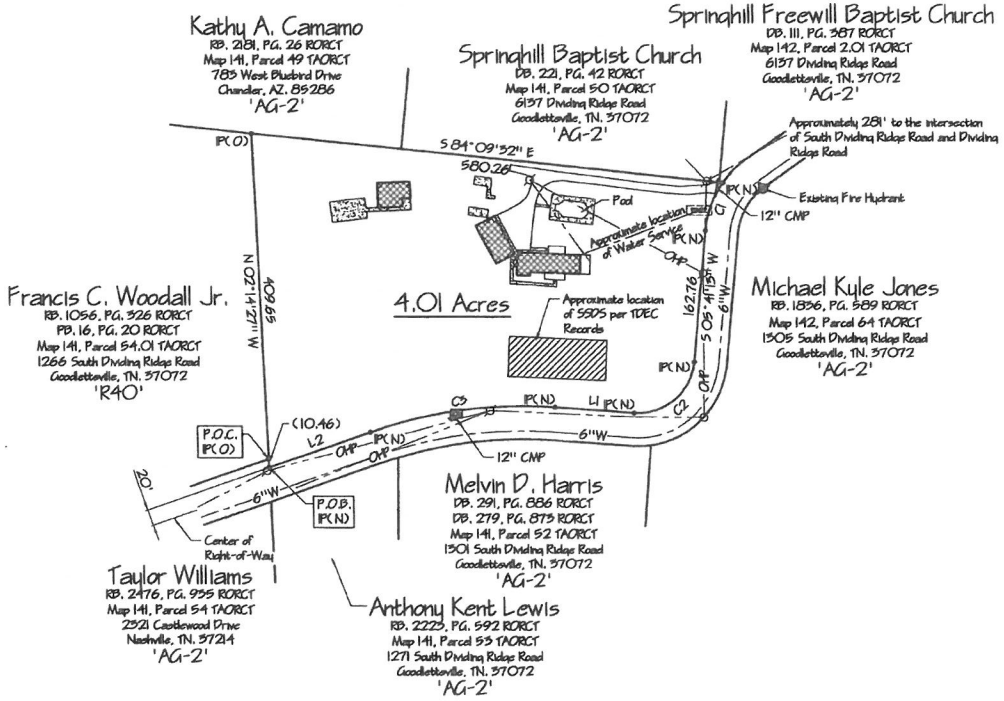
Surveying the Past, Present and Future

100 50 0 100 200

Scale In Feet
1"=100'

Surveyor's Notes:

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Legend
P.O.C. Point of Commencement
P.O.B. Point of Beginning
IP(O) Iron Pin (Old)
IP(N) Iron Pin (New)
Power Pole
OHP Overhead Power Line
Water Meter
W Existing Water Line (White House Utility Department)
L1 Refer to Line Table Shown Hereon for Data
C1 Refer to Curve Table Shown Hereon for Data
Existing Structure
Existing Concrete
Existing Pavement
Existing Gravel
CMP Corrugated Metal Pipe

Chase Dean Nelson
Owner
1316 South Dividing Ridge Road
Goodlettsville, TN. 37072
(615) 987-7556
jaynelsonteam.dean@gmail.com

Cad File No. 260078SCA
Coord. File No. 260078CA

Property Address:
1316 South Dividing Ridge Road
Goodlettsville, TN. 37072

Deed Reference:
Record Book 2183, Page 909 RORCT
Map 141, Parcel 51 TAORCT

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

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

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

STEVEN E. ARTZ REGISTERED LAND SURVEYOR STATE OF TENNESSEE NO. 1708

Revisions			
Number	Date	By	Comment

Drawn By: SEA
Checked By: CD
Proj. No.: 260078
Date: 4/22/26

Rezoning Request For
Chase Dean Nelson
12th Civil District
Robertson County, Tennessee

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

RZ1
Sheet Number

Steven E. Artz and Associates, Inc.

Surveyor's Description
April 23, 2026

The following paragraph describes a tract of land in the 12th Civil District of Robertson County, Tennessee, said tract being that property which was conveyed to Chase Dean Nelson and Mari Ann Cumberland, by Jennifer Morris, in a deed of record which is recorded in Record Book 2183, Page 909, Register's Office for Robertson County, Tennessee, (RORCT).

Beginning at an iron pin (new) in the northerly margin of South Dividing Ridge Road, said iron pin being located from an iron pin (old), in the northerly margin of said road, the southeast corner of a tract of land which belongs to Francis C. Woodall, Jr., having deed references in Record Book 1056, Page 326, and Plat Book 16, Page 20, RORCT,
S 02°14'27" E, 10.46 feet, **to the point of beginning,** the southwest corner of this tract and continuing, as follows:
N 02°14'27" W, 409.65 feet to an iron pin (old), the northeast corner of said tract of land which belongs to Francis C. Woodall, Jr., in the southerly boundary of a tract of land which belongs to Kathy A. Camamo, having a deed reference in Record Book 2181, Page 26, RORCT;
thence, S 84°09'32" E, passing a common corner of said tract of land which belongs to Kathy A. Camamo and a tract of land which belongs to Springhill Baptist Church, having a deed reference in Deed Book 221, Page 42, RORCT, and continuing on passing a common corner of said tract of land which belongs to Springhill Baptist Church, and a second tract of land which belongs to Springhill Freewill Baptist Church, having a deed reference in Deed Book 111, Page 387, RORCT, and continuing on in all, 580.26 feet to an iron pin (new), in the westerly margin of South Dividing Ridge Road, a corner of said tract of land which belongs to Springhill Freewill Baptist Church;
thence with the westerly and northerly margin of said road, as follows:
with a curve to the left, having a radius of 120.00 feet, an arc distance of 62.87 feet, and a chord bearing and distance of S 20°41'42" W, 62.15 feet to an iron pin (new);
thence, S 05°41'13" W, 162.76 feet to an iron pin (new);
thence with a curve to the right, having a radius of 70.00 feet, an arc distance of 107.86 feet, and a chord bearing and distance of S 49°49'41" W, 97.50 feet to an iron pin (new);
thence, N 86°01'52" W, 96.79 feet to an iron pin (new);
thence with a curve to the left, having a radius of 570.00 feet, an arc distance of 230.74 feet, and a chord bearing and distance of S 82°22'20" W, 229.17 feet to an iron pin (new);
thence, S 70°46'31" W, 132.32 feet, to the point of beginning, containing **4.01 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4800 Highway 431 North, Springfield, Tennessee, 37172, dated April 22, 2026.

The above described tract of land may be found on Tax Map 141, Parcel 51, in the Tax Assessor's Office for Robertson County, Tennessee. File: Steve\260078L

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

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

February 19, 2026

Mr. Chase Dean Nelson
1316 S Dividing Ridge Rd
Goodlettsville, TN 37072

RE: Water Availability for 1316 S Dividing Ridge
Robertson County, Tax Map 141 Parcel 051.00
Goodlettsville, TN

Dear Mr. Nelson,

This letter will confirm White House Utility District can provide two additional domestic water services for the property mentioned above as long as each lot fronts S Dividing Ridge Rd or has an easement dedicated for the water service line to lie within. We understand you intend to alter the existing parcel such that three residential lots 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 S Dividing Ridge Rd can provide domestic water flow for this project. No fire sprinkler flows, fire hydrant flows, commercial flows, or irrigation flows have been requested.

A water facilities fee of $250 per new lot will need to be paid to WHUD before we will release a signed plat or before we will sell a water tap, whichever comes first. Standard water tap fees will be due at the time service is requested. WHUD's tap fee schedule is available on our web site at www.whud.org. The current tap fee for a ¾" residential tap is $2,000 with a $50 account setup fee applied to the first bill, but that is subject to change over time.

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

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

Sincerely,

Pat Harrell, PE
District Engineer

Robertson County Planning and Zoning
Agenda Review Sheet
Planning Commission Meeting
Amanda Harrington, AICP, Planning Advisor
May 28, 2026

Applicant: Chase Nelson
Surveyor: Steve Artz

Request: Rezone **4.01 surveyed *acres***
Tax Map 141, Parcel 051.00
from AG-2 to RP-80

Property Information:

- Tax Map 141, Parcel 051.00
- 1316 S. Dividing Ridge Rd., Goodlettsville
- Total lot acreage: 4.01 surveyed acres (174,675.60 sq. ft.)
- **Rezone Request: 4.01 surveyed acres. (174,675.60 sq. ft.)**



Figure 1: TN Property Viewer: Tax Map 141, Parcel 051.00 are highlighted in their entirety

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%.

Discussion & Observations: The applicant seeks to rezone 4.01 surveyed acres to create a 2-lot subdivision. The subject property is surrounded by the AG-2 zone. The applicant's request to rezone RP-80 appears dimensionally appropriate. Please see Exhibit 1 for the zoning map and an excerpt from the Robertson County Growth Plan.

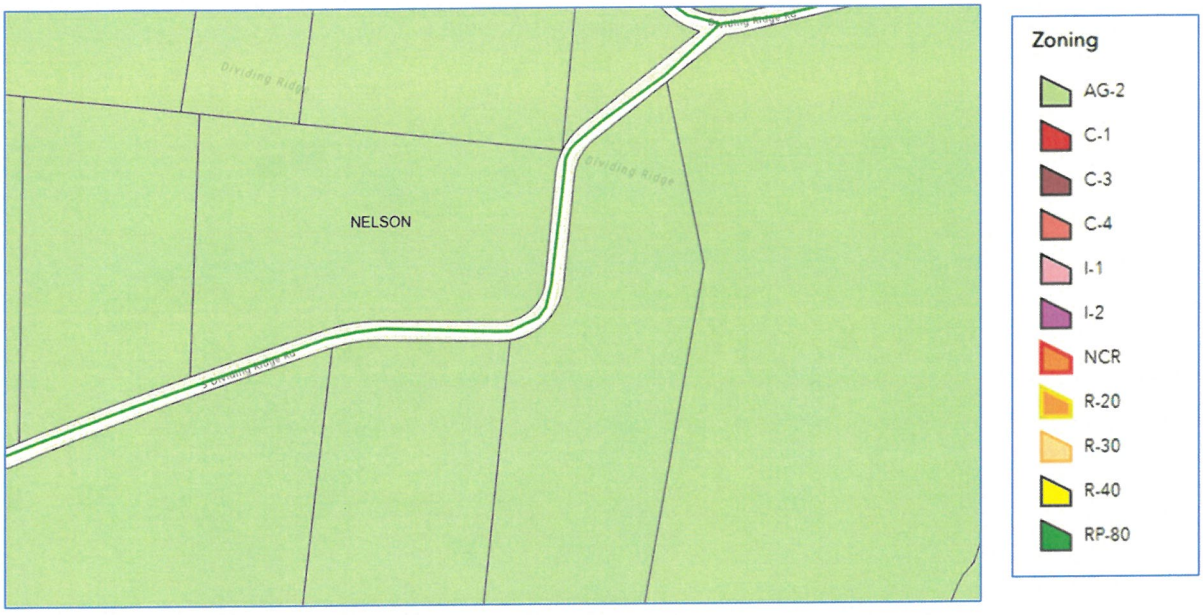
Growth Plan: The Growth Plan calls for this area to remain rural. The purpose of the Rural character area in the County shall be to ensure the continuation of agrarian and rural-type uses. The closer the Rural areas are to cities and villages, the area's focus shifts from mostly agrarian to mostly rural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

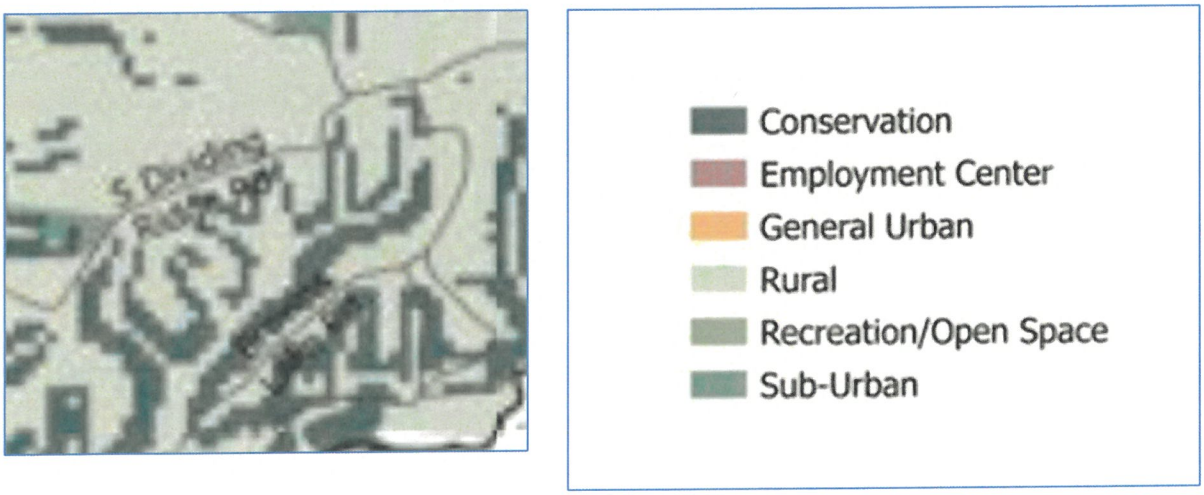
Staff Recommendation: Favorable recommendation to the County legislative body for rezoning to RP-80. The zoning designation is consistent with the intent and spirit of the Growth Plan, and the parcel meets the minimum dimensional requirements for RP-80 zoned property.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map





Reports From Staff

RESOLUTION NO. 2026-01

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 28 day of May 2026.

Chairperson: _____
Cheryl Elliott

Secretary: _____
Charles E Federman

Resolution No. 2026-02

A RESOLUTION TO AMEND ARTICLE 4, SECTION 4-107.3 OF THE ROBERTSON COUNTY SUBDIVISION REGULATIONS REGULATING INDIVIDUAL DISPOSAL SYSTEM REQUIREMENTS, SPECIFICALLY THOSE REQUIREMENTS PERTAINING TO EASEMENT DOCUMENTATION FOR SSDS EASEMENTS WITHIN SUBDIVISIONS IN ROBERTSON COUNTY.

Whereas, requiring on-site sewage disposal system (SSDS) easements and disposal fields to be legally recorded is necessary to protect public health, ensure enforceable development standards, and prevent long-term land-use conflicts,

Whereas, keeping SSDS components within a legally recorded easement during subdivision actions prevents uncertainty over access rights, maintenance responsibilities, and legal authority, and

Whereas this Amendment reinforces responsible development patterns and supports long-term public health protection.

NOW, THEREFORE, MAY IT BE RESOLVED BY THE ROBERTSON COUNTY PLANNING COMMISSION THAT THE SUBDIVISION REGULATIONS OF THE COUNTY BE AMENDED SO THAT ARTICLE IV, *REQUIREMENTS FOR IMPROVEMENTS, RESERVATIONS, AND DESIGNS,* SECTION 4-107.3, BE SO AMENDED TO ADD THE FOLLOWING LANGUAGE TO THE EXISTING SECTION:

An SSDS easement shall be required for all primary and replacement disposal fields. All SSDS easements shall:

A. Be clearly shown and labeled on the recorded plat or approved site plan.

B. Prohibit structures, grading, paving, or other improvements that could impair the function of the disposal field; and

C. Remain in effect for the life of the disposal system.

THIS AMENDMEND SHALL GO INTO EFFECT IMMEDIATELY, THE PUBLIC WELFARE REQUIRING IT.

APPROVED: **ATTEST:**

_____ _____

Cheryl Elliot
Chairman, Planning Commission

Secretary, Planning Commission