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: June 18, 2026

The Robertson County Planning Commission will hold its monthly meeting on **Thursday June 25, 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. Public Hearing:

   A. **Resolution No. 2026-01:** A Resolution Amending the Robertson County Subdivision Regulations to Regulate the Creation of Flag Lots in Robertson County.

   B. **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.

3. Comments from Citizens: Persons wishing to speak must sign the log sheet prior to the meeting.

4. Announcements: Rezonings from this agenda will be heard at the next County Commission meeting on July 20, 2026.

5. Approval of Minutes: Approval of Minutes of May 28, 2026, meeting.

6. Old Business:

7. New Business:

   A. **Robertson County Highway Department: Resolution No. 26-299-07:** Resolution Making Certain Changes in the Official Maintenance Road List and Map Due to Annexations of Various Cities.

   B. **Terry and Jamie Nix:** Rezone Request for 1.0048 surveyed acres of the 3.1287 surveyed acres of property located at 6764 Hall Rd., Greenbrier. Tax Map 116, Part of Parcel 038.00 from AG-2 to R-40 (3rd Voting District). Represented by Lee D Wilson, Southeast Surveyors, LLC.

   C. **Terry and Jamie Nix:** Rezone Request for 2.1239 surveyed acres of the 3.1287 surveyed acres of property located at 6764 Hall Rd., Greenbrier. Tax Map 116, Part of Parcel 038.00 from AG-2 to RP-80 (3rd Voting District). Represented by Lee Wilson, Southeast Surveyors, LLC.

   D. **Robertson County Planning and Zoning:** Request to approve 45 minutes of training conducted by Neel-Schaffer for all members of the Planning Commission and County Commission that were present at the May 28, 2026, Planning Commission meeting.

8. Reports from Staff:

   1. Data Center Discussion

9. Adjourn

The Robertson County Planning Commission met on May 28, 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		Pam Groves
Charles "Gene" Federman		Jonathan Rummel
Matt Crabtree		
Jeremiah Pierce		
Eric Thompson		
Robert Buck		
William B Henry		

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

Hunter Mantooth completed roll Call. Eight were present.

Announcements: Chairman Cheryl Elliott announced that the zoning from this agenda will be heard at the County Commission on June 15, 2026. Any citizens wishing to speak will need to sign in on the sheet provided. No one signed up to speak.

Motion to approve Minutes from the previous meeting of April 23, 2026, made by Jermiah Pierce with a second by Matt Crabtree.
Motion passed 7 – 0.

1. Old Business:

2. 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.
   Steve Artz was there to present and answer questions. He explained they are wanting to put the house on its own tract. The rest of the property will be divided into lots over 5 acres. No questions from the board.

   Motion to recommend was made by Eric Thompson with a second by Matt Crabtree. .
   Motion passed 7 - 0.

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 Associates, Inc.
Steve Artz was there to present and answer questions. He explained they are wanting to split the property to make one additional lot No questions from the board.

Motion to recommend was made by Jeremiah Pierce with a second by Ray Hart. Motion passed 7 - 0.

Reports from Staff:

A. SSDS – Hunter told everyone that Clyde was deferring to Amanda on this one. Amanda is good with it and if the board is ready, it can come back next month for a vote. Board agreed they were ready to vote. Hunter will get it on the agenda next month for a vote.

B. Flag Lots – Hunter told everyone that Clyde was deferring to Amanda on this one. Amanda is good with it and if the board is ready, it can come back next month for a vote. Board agreed they were ready to vote. Hunter will get it on the agenda next month for a vote.

C. Traffic Study / Assessment – Jacob Carson and Greg Judy from Neel-Shaffer were present to answer questions. Hunter passed out a packet of slides from NS to help get the conversation going. There were lots of discussions and questions with traffic studies and assessments, procedures, reviews etc. NS explained what they review vs what other departments would review in different stages. The board thanked NS for coming out to help them understand the process.

A motion to adjourn made by Jeremiah Pierce with a second by Matt Crabtree.
Motion passed 7 – 0 and the meeting was adjourned at 8:00 pm.

Respectfully submitted,

Gene Federman

Gene Federman, Secretary

PUBLIC HEARING

ITEM: A

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

PUBLIC HEARING

ITEM: B

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:

_____

Cheryl Elliott
Chairman, Planning Commission

ATTEST:

_____

Charles E Federman
Secretary, Planning Commission

New Business: A

RESOLUTION NO._____
HIGHWAY DEPARTMENT RESOLUTION NO. 26-299-07

RESOLUTION MAKING CERTAIN CHANGES IN THE OFFICIAL MAINTENANCE ROAD LIST AND MAP DUE TO ANNEXATIONS OF VARIOUS CITIES

WHEREAS, Tennessee Code Annotated, Section 54-10-103, authorizes the Robertson County legislative body to accept and classify roads; and

WHEREAS, Tennessee Code Annotated, Section 54-10-103, provides; prior to the County legislative body classifying a road as provided herein, the County legislative body shall receive the recommendation of the Chief Administrative Officer of the County Highway Department and / or the Robertson County Private Act so requires the review and recommendation of the Highway Superintendent and/or the elected Highway Commission; and

WHEREAS, the Highway Commission of Robertson County, assembled in regular session the 28th day of May, 2026, recognized that since the last adoption of the Official Road List, that certain roads, or portions of roads previously designated on that list have now become official public roads of various cities within Robertson County, as a result of the recent annexation of those areas, and that the Robertson County Highway Department, as required by law, has ceased to maintain those roads / portions of roads lying within the various cities, as described on attachment hereto, and thus the Official Maintenance List and Map should be changed accordingly, and the Highway Superintendent is in agreement with this recommendation; and

WHEREAS, the Robertson County Regional Planning Commission met in regular session the 25th day of June, 2026, voted and agreed that the following changes, as described on attachment hereto, should be made to the Official Maintenance Road List and Map; and

NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners of Robertson County, Tennessee assembled in regular session this 20th day of July, 2026, that the road or portions of roads, as described on attachment hereto, due to the annexation of the various cities, and as required by law are not hereafter a part of the Official County Maintenance Road List and Map.

BE IT FURTHER RESOLVED that this Resolution shall take effect from and after its passage, the public welfare requiring it.

Pass this the 20th day of July, 2026.

_____ _____
COUNTY COMMISSIONER WILLIAM A. VOGLE, COUNTY MAYOR

ATTEST:

_____
ANGIE H. GROVES, COUNTY CLERK

REMOVING A PORTION OF THE FOLLOWING ROADS FROM THE OFFICIAL COUNTY MAINTENANCE ROAD LIST & MAP DUE TO ANNEXATION OF

CITY OF SPRINGFIELD

	INDEX	ROAD NAME	MILE	FEET	BEGINNING	ENDING	ROW	ROADBED	SURFACE	TYPE	CLASS	DIST.	CITY LIMITS
298	D-3	New Cut	0.24	1,285	Springfield limits	county portion	60'	42'	22'	ASP	1	10	N/A
325	D-3	Old New Cut	0.14	740	New Cut	county portion	40'	20'	16'	ASP	2	10	N/A
		TOTALS	**0.38**	**2,025**									

New Business: B

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

Application for Rezoning

** PLEASE READ CAREFULLY BEFORE SUBMITTING APPLICATION **

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

Applicant Information:

Name: Terry or Jami Nix
Mailing Address: 6764 Hall Rd Greenbrier, TN 37073
Email Address:
Phone Number:

Applicant's Representative Information:

Name: Lee D. Wilson
Name of Firm: Southeast Surveyors, LLC
Mailing Address: 905 W. Broad St., Suite A-1, Cookeville, TN 38501
Email:
Telephone Number:

Property Information:

Owner (if not applicant provide letter giving applicate permission): Terry D. & Jami B. Nix
Physical Address: 6764 Hall Rd Greenbrier, TN 37073
Tax Map and Parcel Number: Map 116 Parcel 038.00
Current Zoning Designation: AG-2
Requested Zoning Designation: Lot 1 – R-80 Lot 2 – R-40

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

Purpose of rezoning request:

Asking to rezone to get into compliance, with the split of lots.

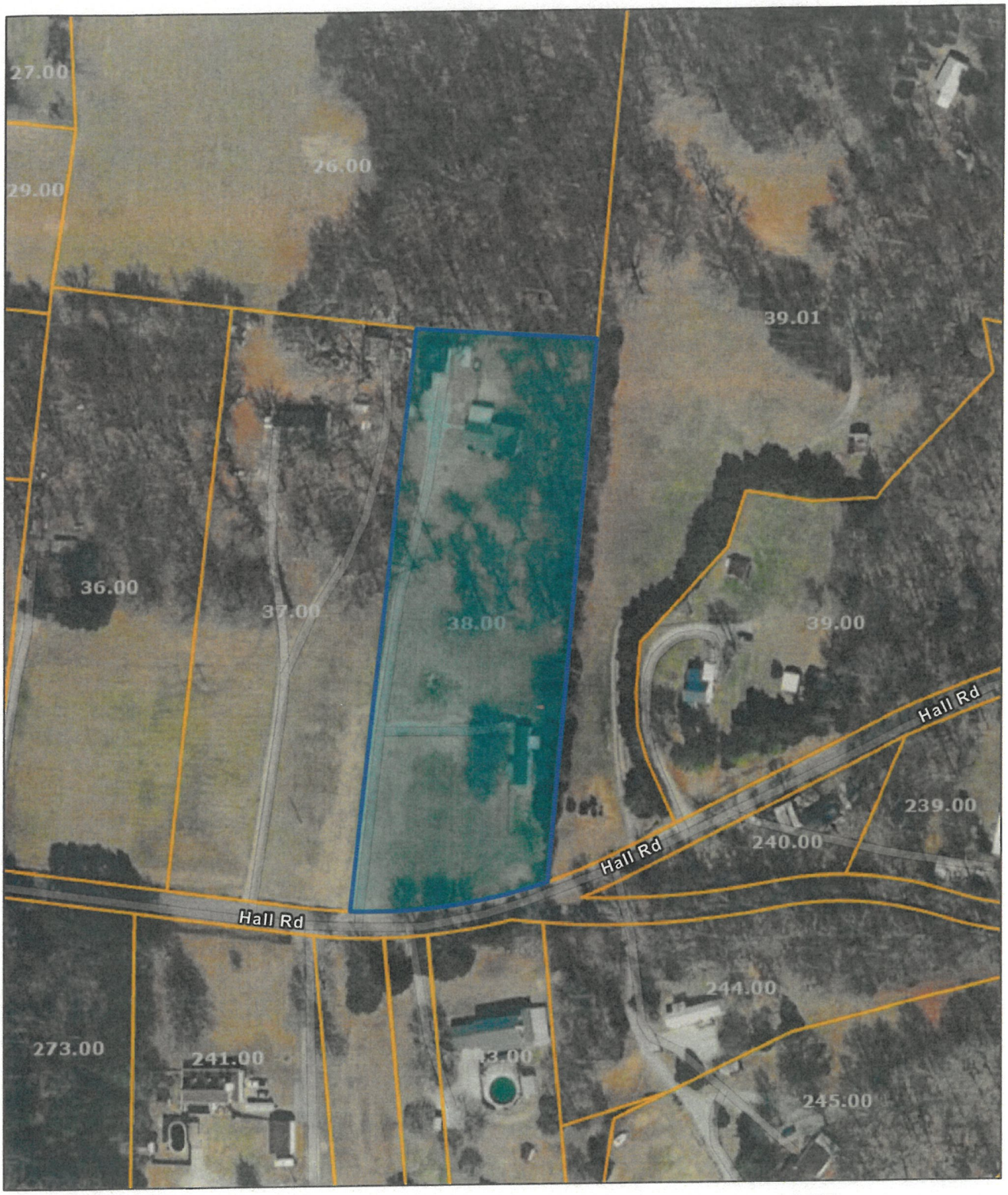
SUBMITTAL REVIEW PROCEDURE:

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

4/28/24
Owner of Record Signature & DATE

5/1/26
Applicant's Signature & DATE

Robertson County - Parcel: 116 038.00



Date: April 22, 2026

County: ROBERTSON
Owner: NIX TERRY D. ETUX NIX JAMI B.
Address: HALL RD 6764
Parcel ID: 116 038.00
Deeded Acreage: 3.29
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.

NIX SUBDIVISION

6764 HALL ROAD
GREENBRIER, TN 38555
PARCEL 116 038.00
12TH CIVIL DISTRICT
ROBERTSON COUNTY, TN
DEED REF: DB 2113 PAGE 257
TOTAL ACRES: ±3.1287

LEGEND:

- AIR CONDITIONER UNIT
- CONTROL POINT
- ELECTRIC BOX
- GUY WIRE
- IRON PIPE
- IRON ROD
- LIGHT POLE
- MAILBOX
- POWER POLE
- SATELLITE DISH
- SEPTIC TANK
- WATER METER
- WATER VALVE

MEAS	MEASURED
DB	DEED BOOK
PB	PLAT BOOK
RB	RECORD BOOK
FND	FOUND
R.O.W.	RIGHT OF WAY
E'SMT.	EASEMENT
SQ. FT.	SQUARE FEET
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

- OHW — OVERHEAD WIRE
- X — WOOD FENCE
- ASPHALT

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER _____ PAGE _____ ROBERTSON COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED, AS REQUIRED BY THE ROBERTSON COUNTY REGIONAL SUBDIVISION REGULATIONS.

_____, 20_____ _____
DATE OWNER

CERTIFICATE OF ACCURACY

I (WE) HEREBY CERTIFY THAT TO THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE ROBERTSON COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATION IN THESE REGULATIONS.

_____ _____, 20_____ _____
DATE REGISTERED LICENSED SURVEYOR

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I (WE) HEREBY CERTIFY THAT THE WATER SYSTEM(S) INDICATED OR OUTLINED ON THE FINAL SUBDIVISION PLAT ENTITLED HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SURETY INSTRUMENT HAS BEEN FILED TO GUARANTEE SAID INSTALLATION OF SUCH SYSTEM(S).

_____, 20_____ _____
DATE NAME, TITLE, AND AGENCY OR AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF SEWAGE SYSTEM

I HEREBY CERTIFY THAT THE SEWAGE DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR FINAL INSTALLATION IN THE SUBDIVISION, ENTITLED, _____, HAVE BEEN INSTALLED WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SURETY INSTRUMENT HAS BEEN FILED WHICH WILL GUARANTEE INSTALLATION OF SUCH SYSTEM(S).

_____, 20_____ _____
DATE NAME, TITLE, AND AGENCY OR AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OR SURETYING OF STREETS

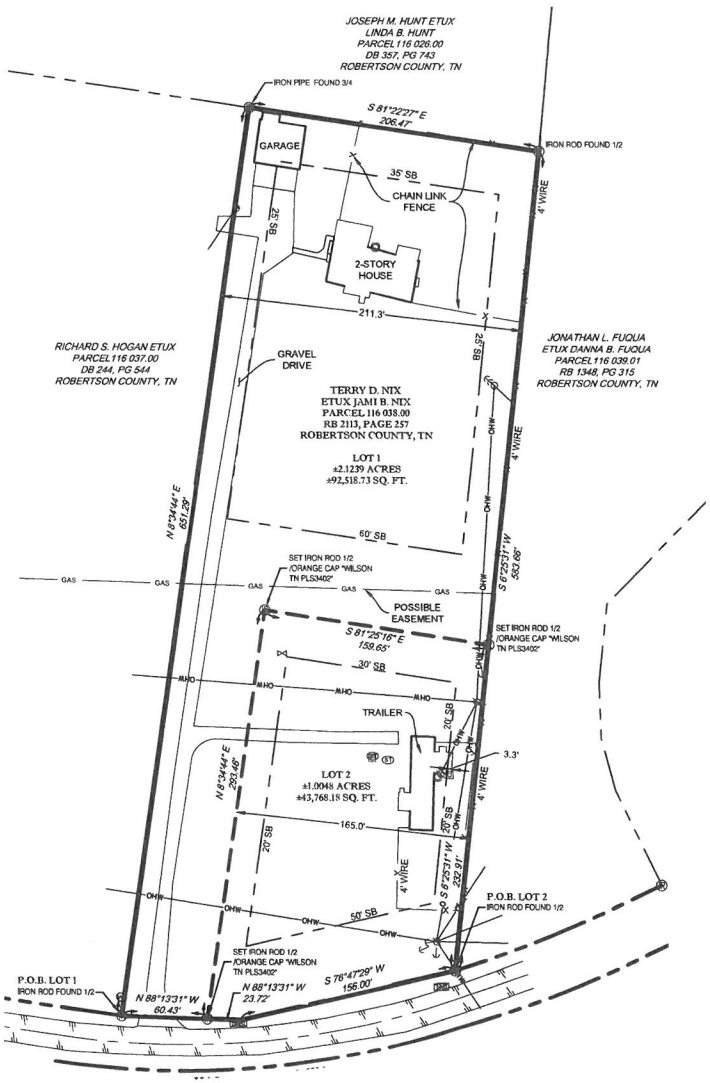
I HEREBY CERTIFY: (1) THAT ALL DESIGNATED STREETS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE ROBERTSON COUNTY REGIONAL SUBDIVISION REGULATIONS, OR (2) THAT A SURETY INSTRUMENT HAS BEEN POSTED WITH THE ROBERTSON COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

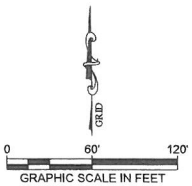
_____, 20_____ _____
DATE APPROPRIATE GOVERNMENT REP.

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE ROBERTSON COUNTY SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, ARE NOTED IN THE MINUTES OF THE ROBERTSON COUNTY PLANNING COMMISSION, AND THAT IS HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE ROBERTSON COUNTY REGISTER OF DEEDS.

_____, 20_____ _____
DATE SECRETARY, PLANNING COMMISSION





CERTIFICATION:

I, LEE D. WILSON, DO HEREBY CERTIFY THAT THIS SURVEY WAS COMPLETED PARTIALLY WITH GPS EQUIPMENT, BEING ABOUT 10% OF ADJOINING BOUNDARY MONUMENTATION, TWO CONTROL POINTS, AND BASIC IMPROVEMENTS. THIS WAS PERFORMED UNDER MY SUPERVISION UTILIZING A TRIMBLE R12 GNSS ROVER REAL TIME KINEMATIC (RTK) RECEIVER USING TSC-7 DATA COLLECTOR WITH TRIMBLE ACCESS 2020 SOFTWARE WITH A POSITIONAL ACCURACY ON CONTROL AND BOUNDARY SPECIFIC SHOTS OF 0.05'. ALSO, A TRIMBLE S-5 ROBOTIC TOTAL STATION WAS USED TO PERFORM A TRAVERSE, AND THIS IS A CATEGORY I AND IV SURVEY WHICH MEETS OR EXCEEDS A MINIMUM UNADJUSTED RATIO OF PRECISION OF 1:10,000 AS SHOWN HEREON, AND HAS BEEN PERFORMED UNDER MY SUPERVISION IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. DATE OF FIELD SURVEY WAS DECEMBER 19, 2025, AND DATE OF MAP IS APRIL 13, 2026.

THIS SURVEY MAP OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A TENNESSEE REGISTERED LICENSED SURVEYOR UNDER CHAPTER RULES 0820-03 & 0820-04.08 OF RULES AND REGULATIONS OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS

LEE D. WILSON
TENNESSEE REGISTERED LAND SURVEYOR #3402
SOUTHEAST SURVEYORS, LLC

Notes:

1. The undersigned and Southeast Surveyors, LLC. make no representations or guarantees as to the information reflected hereon pertaining to easements, right-of-way, set back lines, reservations, agreements and other similar matters, and this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and further, confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.
2. The intent of this survey is to prepare a subdivide survey to depict the existing and new boundary lines and monumentation for the property. Re-use of this survey for purposes other than that which it was intended, without the written verification, will be at the re-users sole risk and without liability to the surveyor. Nothing shown hereon shall be construed to give any rights or benefits to anyone other than those parties certified hereon.
3. This survey drawing was prepared for the exclusive use of Jaclyn Nix, or the parties certified hereon for the express purpose stated herein. Copying, distributing, and/or using this drawing, in whole or in part for any purpose other than originally intended without written consent from Southeast Surveyors, LLC. is prohibited. Southeast Surveyors, LLC. retains the right to interpret any information contained hereon. Permission for recordation is acceptable only with seal and signature from a TN licensed surveyor at Southeast Surveyors.
4. The horizontal and vertical control measurements shown hereon are based on a Trimble S-5 robotic total station and GPS measurements obtained utilizing a Trimble R12 GNSS rover real time kinematic (RTK) receiver using TSC-7 data collector(s) with Trimble Access 2020 software". RTK corrections were obtained utilizing Tennessee Department of Transportation (tdot) Global Navigation Satellite System (GNSS) reference network and processed with Trimble Business Center software.
5. Bearings shown hereon as (m) measured are based on Tennessee State Plane coordinate system, Zone 4100, North American Datum of 1983 / 2011 adjustment (NAD 83/11), epoch 2010.00. The boundary lines were plotted based on boundary analysis of found boundary and adjoiner monuments based on locations obtained from Trimble robotic total station and Trimble R12 GNSS RTK receiver.
6. All references indicated hereon were reviewed for boundary analysis.
7. This site does have buildings and fences on premise, and not all improvements are shown for this survey.
8. This site may be subject to utility ingress/egress and/or right-of-ways. southeast surveyors makes no certification as to the existence, non-existence, or accuracy of sub-surface utilities or streams and above ground utilities other than those noted hereon.
9. Southeast Surveyors was not provided a title report, nor does this boundary survey represent a title search or a guarantee of title, and site is subject to any stated facts that a current accurate title search may reveal.
10. Total gross land area for both lots is 136,286.91 square feet or 3.1287 acres more or less.

REV.	DESCRIPTION:	BY:	DATE:

STATUS:

SOUTHEAST SURVEYORS

CLIENT: JACLYN NIX
[illegible] HALL ROAD
GREENBRIER TN

SURVEYOR: SOUTHEAST SURVEYORS, LLC
[illegible] MAPLEWOOD STREET
SUITE A-1
[illegible] GREENBRIER, TN 37073

SITE: 6764 HALL ROAD
GREENBRIER TN

TITLE: BOUNDARY SUBDIVIDE

SCALE:	DATE:	DRAWN:	CHECKED:
1" = 60'	12/19/2025	LT	LDW

PROJECT NO:	DRAWING NO:	REVISION:
233-01-01		N/A

LOT 2:
PORTION OF MAP 116 PARCEL 038.00, ROBERTSON COUNTY

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE TWELFTH (12TH) CIVIL DISTRICT OF ROBERTSON COUNTY, TENNESSEE, ON HALL ROAD, BEING A PORTION OF MAP 116 PARCEL 038.00 AS OF APRIL 13, 2026, PROPERTY OF TERRY D. & JAMI B. NIX AS SHOWN IN DEED BOOK 2113, PAGE 257 (DB 2113/257), IN THE REGISTER'S OFFICE OF ROBERTSON COUNTY, TENNESSEE (R.O.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2-INCH IRON ROD, BEING A POINT IN THE NORTHERLY RIGHT-OF-WAY MARGIN OF HALL ROAD, THE SOUTHWEST CORNER OF JONATHAN L. & DONNA B. FUQUA (RB 1348/315, R.O.R.C.T.), THE SOUTHEAST CORNER OF THE PARENT TRACT, AND THE SOUTHEAST CORNER OF THE LOT HEREIN DESCRIBED;

THENCE LEAVING THE LANDS OF SAID FUQUA AND COINCIDENT WITH THE NORTHERLY RIGHT-OF-WAY MARGIN OF SAID HALL ROAD FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) SOUTH 76°47'29" WEST, A DISTANCE OF 156.00 FEET TO A POINT; 2) THENCE NORTH 88°13'31" WEST, A DISTANCE OF 23.72 FEET TO A SET 1/2-INCH IRON ROD WITH ORANGE CAP STAMPED "WILSON TN PLS 3402", BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY MARGIN OF SAID HALL ROAD, A SOUTHERLY CORNER OF LOT 1 OF THIS SURVEY CALLED NIX SUBDIVISION, AND THE SOUTHWEST CORNER OF THE LOT HEREIN DESCRIBED;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY MARGIN OF HALL ROAD AND ALONG A NEW LINE OF SEVERANCE COINCIDENT WITH SAID LOT 1 OF HEREIN SURVEY FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) NORTH 08°34'44" EAST, A DISTANCE OF 293.46 FEET TO A SET 1/2-INCH IRON ROD WITH ORANGE CAP STAMPED "WILSON TN PLS 3402"; 2) THENCE SOUTH 81°25'16" EAST, A DISTANCE OF 159.65 FEET TO A SET 1/2-INCH IRON ROD WITH ORANGE CAP STAMPED "WILSON TN PLS 3402", BEING A POINT IN THE WESTERLY LINE OF SAID FUQUA, A SOUTHEASTERLY CORNER OF SAID LOT 1, AND THE NORTHEAST CORNER OF THE LOT HEREIN DESCRIBED;

THENCE COINCIDENT WITH THE WESTERLY LINE OF SAID FUQUA, AND GENERALLY WITH A BARBED WIRE FENCE SOUTH 06°25'31" WEST, A DISTANCE OF 232.91 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 1.0048 ACRES, OR 43,768.18 SQUARE FEET, MORE OR LESS, [VALUE IS GROUND AREA] AS SURVEYED BY LEE D. WILSON, PLS 3402, IN MARCH 2026.

Robertson County Planning and Zoning
Agenda Review Sheet
Amanda Harrington, AICP, Planning Advisor
Planning Commission Meeting
June 25, 2026

Applicants: Terry and Jamie Nix
Surveyor: Lee D Wilson

Request: Rezone **1.0048 surveyed *acres*** of the 3.1287 surveyed Tax Map 116, Part of Parcel 038.00 from AG-2 to R-40



Figure 1: TN Property Viewer: Tax Map 116, Part of Parcel 038.00 In its entirety is highlighted.

Property Information:

- Tax Map 116, Part of Parcel 038.00
- 6764 Hall Rd., Greenbrier
- Total lot acreage: 3.1287 surveyed acres (136,286.172 sq. ft.)
- **Rezone Request: 1.0048 surveyed acres. (43,769.088 sq. ft.)**

Project Narrative:
R-40 Minimum Requirements
Minimum Lot Size: 40,000 sq. ft.
Front: 50'
Side: 20'
Rear: 30'
Part of Parcel 038.00
Min. Lot Width @ Front Bldg. Setback Line: 150'
Min Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 40%.

Discussion & Observations:
The applicant wishes to rezone 1.0048 surveyed acres of the 3.1287 surveyed acres to divide the property and bring it into compliance. The subject property is surrounded by AG-2, with one RP-80 and one R-40 lot. Several lots in the immediate vicinity are non-conforming and would be zoned RP-80 and R-40 by today's standards. The applicant's request to rezone R-40 appears to be dimensionally appropriate. *Please see Exhibit 1 for excerpts from the Robertson County zoning map and Growth Plan.*

Growth Plan: The Robertson County Growth Plan calls for this area to remain rural. The Rural character area is intended to preserve and promote the continuation of agrarian and rural land uses throughout the County. While these areas are primarily agricultural, their character may gradually

shift toward rural residential development as they become closer to cities and villages. The majority of the County is expected to remain designated as Rural throughout the planning horizon of this land use plan, ensuring the long-term preservation of its rural landscape and agricultural heritage. Appropriate uses within Rural areas include open space, agricultural operations, homesteads associated with farming activities, and businesses that provide services supporting agricultural production. These uses are encouraged in order to maintain the County's rural character, support the local agricultural economy, and protect natural and scenic resources.

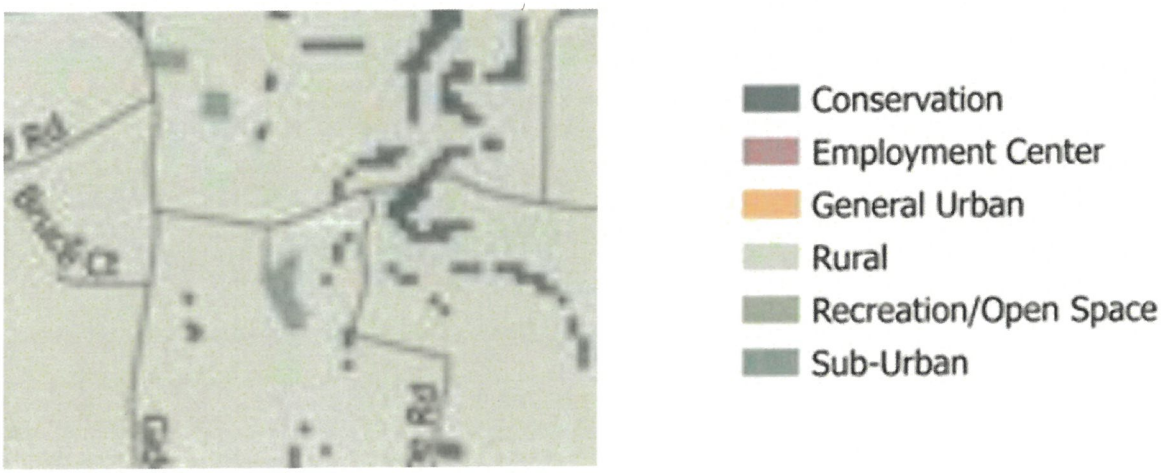
Recommendation: Negative recommendation to the County Legislative Body. This area is slated for Rural, for which RP-80 is appropriate, not R-40.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map





New Business: C

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

Application for Rezoning

** PLEASE READ CAREFULLY BEFORE SUBMITTING APPLICATION **

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

Applicant Information:

Name: Terry or Jami Nix
Mailing Address: 6764 Hall Rd Greenbrier, TN 37073
Email Address:
Phone Number:

Applicant's Representative Information:

Name: Lee D. Wilson
Name of Firm: Southeast Surveyors, LLC
Mailing Address: 905 W. Broad St. Suite A-1, Cookeville, TN 38501
Email:
Telephone Number:

Property Information:

Owner (if not applicant provide letter giving applicate permission): Terry D. & Jami B. Nix
Physical Address: 6764 Hall Rd Greenbrier, TN 37073
Tax Map and Parcel Number: Map 116 Parcel 038.00
Current Zoning Designation: AG-2
Requested Zoning Designation: Lot 1 – R-80 Lot 2 – R-40

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

Purpose of rezoning request:

Asking to rezone to get into compliance, with the split of lots.

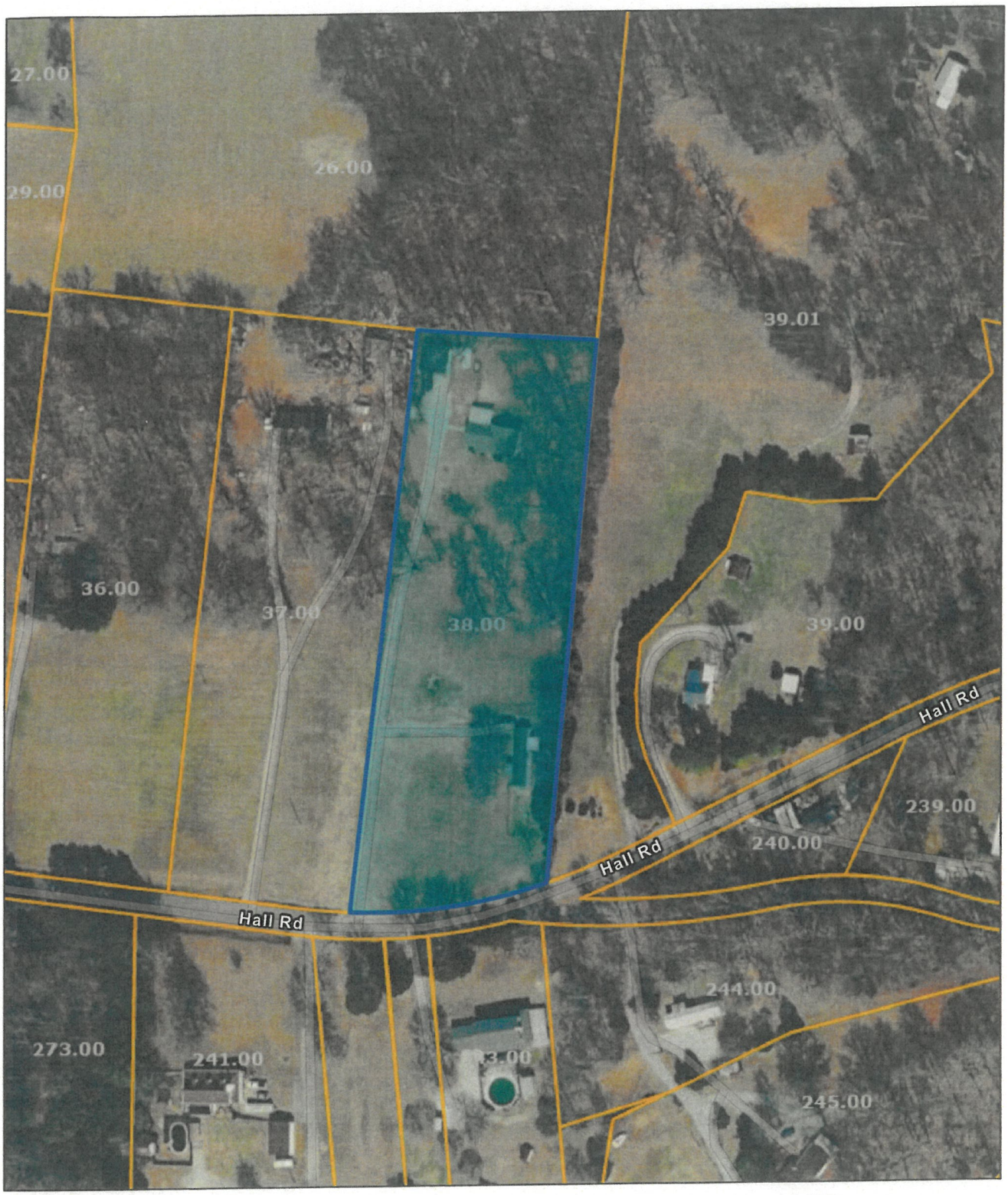
SUBMITTAL REVIEW PROCEDURE:

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

4/28/24
Owner of Record Signature & DATE

5/1/24
Applicant's Signature & DATE

Robertson County - Parcel: 116 038.00



Date: April 22, 2026

County: ROBERTSON
Owner: NIX TERRY D. ETUX NIX JAMI B.
Address: HALL RD 6764
Parcel ID: 116 038.00
Deeded Acreage: 3.29
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.

NIX SUBDIVISION

6764 HALL ROAD
GREENBRIER, TN 38555
PARCEL 116 038.00
12TH CIVIL DISTRICT
ROBERTSON COUNTY, TN
DEED REF: DB 2113 PAGE 257
TOTAL ACRES: ±3.1287

LEGEND:

- AIR CONDITIONER UNIT
- CONTROL POINT
- ELECTRIC BOX
- GUY WIRE
- IRON PIPE
- IRON ROD
- LIGHT POLE
- MAILBOX
- POWER POLE
- SATELLITE DISH
- SEPTIC TANK
- WATER METER
- WATER VALVE

MEAS	MEASURED
DB	DEED BOOK
PB	PLAT BOOK
RB	RECORD BOOK
FND	FOUND
R.O.W.	RIGHT OF WAY
ESMT	EASEMENT
SQ. FT.	SQUARE FEET
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

——OHW—— OVERHEAD WIRE
——x—— WOOD FENCE
——▲——▲—— ASPHALT

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER _____, PAGE _____, ROBERTSON COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED, AS REQUIRED BY THE ROBERTSON COUNTY REGIONAL SUBDIVISION REGULATIONS.

_____, 20_____
DATE

_____
OWNER

CERTIFICATE OF ACCURACY

I (WE) HEREBY CERTIFY THAT TO THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE ROBERTSON COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATION IN THESE REGULATIONS.

_____ _____, 20_____
DATE

_____
REGISTERED LICENSED SURVEYOR

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I (WE) HEREBY CERTIFY THAT THE WATER SYSTEM(S) INDICATED OR OUTLINED ON THE FINAL SUBDIVISION PLAT ENTITLED HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SURETY INSTRUMENT HAS BEEN FILED TO GUARANTEE SAID INSTALLATION OF SUCH SYSTEM(S).

_____, 20_____
DATE

_____
NAME, TITLE, AND AGENCY OR
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF SEWAGE SYSTEM

I HEREBY CERTIFY THAT THE SEWAGE DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR FINAL INSTALLATION IN THE SUBDIVISION, ENTITLED, _____, HAVE BEEN INSTALLED WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SURETY INSTRUMENT HAS BEEN FILED WHICH WILL GUARANTEE INSTALLATION OF SUCH SYSTEM(S).

_____, 20_____
DATE

_____
NAME, TITLE, AND AGENCY OR
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OR SURETYING OF STREETS

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED STREETS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE ROBERTSON COUNTY REGIONAL SUBDIVISION REGULATIONS, OR (2) THAT A SURETY INSTRUMENT HAS BEEN POSTED WITH THE ROBERTSON COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

_____, 20_____
DATE

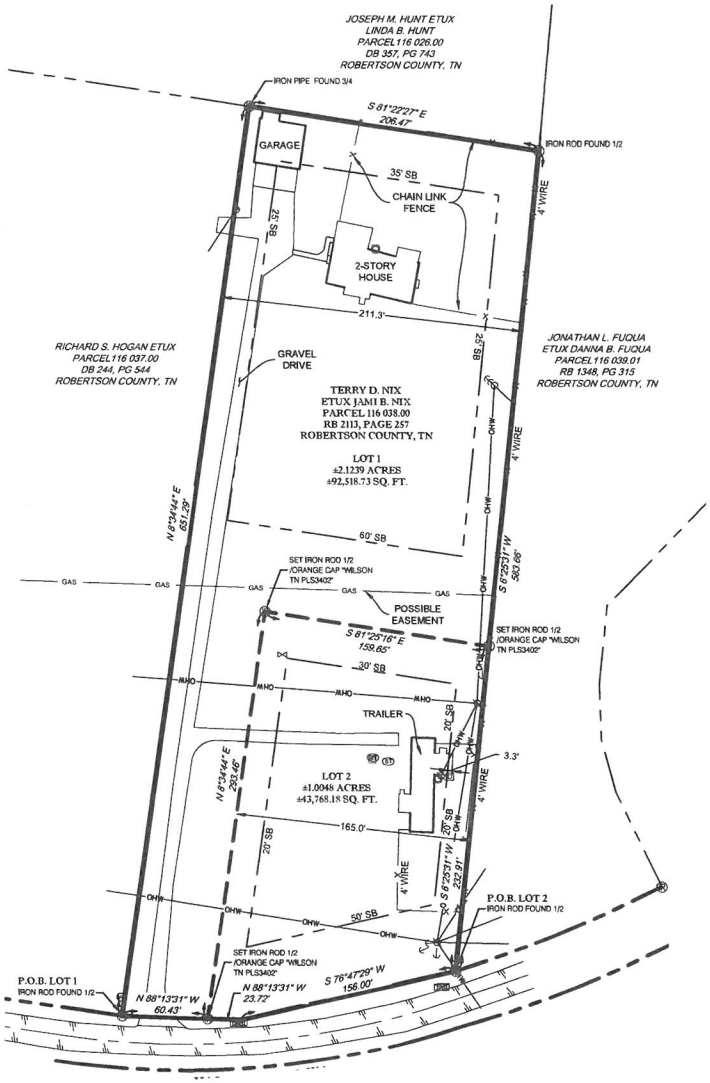
_____
APPROPRIATE GOVERNMENT REP.

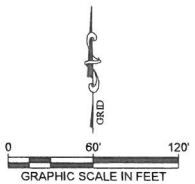
CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE ROBERTSON COUNTY SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, ARE NOTED IN THE MINUTES OF THE ROBERTSON COUNTY PLANNING COMMISSION, AND THAT IS HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE ROBERTSON COUNTY REGISTER OF DEEDS.

_____, 20_____
DATE

_____
SECRETARY, PLANNING COMMISSION





CERTIFICATION:

I, LEE D. WILSON, DO HEREBY CERTIFY THAT THIS SURVEY WAS COMPLETED PARTIALLY WITH GPS EQUIPMENT, BEING ABOUT 10% OF ADJOINING BOUNDARY MONUMENTATION, TWO CONTROL POINTS, AND BASIC IMPROVEMENTS. THIS WAS PERFORMED UNDER MY SUPERVISION UTILIZING A TRIMBLE R12 GNSS ROVER REAL TIME KINEMATIC (RTK) RECEIVER USING TSC-7 DATA COLLECTOR WITH TRIMBLE ACCESS 2020 SOFTWARE WITH A POSITIONAL ACCURACY ON CONTROL AND BOUNDARY SPECIFIC SHOTS OF 0.05'. ALSO, A TRIMBLE S-5 ROBOTIC TOTAL STATION WAS USED TO PERFORM A TRAVERSE, AND THIS IS A CATEGORY I AND IV SURVEY WHICH MEETS OR EXCEEDS A MINIMUM UNADJUSTED RATIO OF PRECISION OF 1:10,000 AS SHOWN HEREON, AND HAS BEEN PERFORMED UNDER MY SUPERVISION IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. DATE OF FIELD SURVEY WAS DECEMBER 19, 2025, AND DATE OF MAP IS APRIL 13, 2026.

THIS SURVEY MAP OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A TENNESSEE REGISTERED LICENSED SURVEYOR UNDER CHAPTER RULES 0820-03 & 0820-04.08 OF RULES AND REGULATIONS OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

LEE D. WILSON
TENNESSEE REGISTERED LAND SURVEYOR #3402
SOUTHEAST SURVEYORS, LLC

Notes:

1. The undersigned and Southeast Surveyors, LLC, make no representations or guarantees as to the information reflected hereon pertaining to easements, right-of-way, set back lines, reservations, agreements and other similar matters, and this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and further, confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.
2. The intent of this survey is to prepare a subdivide survey to depict the existing and new boundary lines and monumentation for the property. Re-use of this survey for purposes other than that which it was intended, without the written verification, will be at the re-users sole risk and without liability to the surveyor. Nothing shown hereon shall be construed to give any rights or benefits to anyone other than those parties certified hereon.
3. This survey drawing was prepared for the exclusive use of Jaclyn Nix, or the parties certified hereon for the express purpose stated herein. Copying, distributing, and/or using this drawing, in whole or in part for any purpose other than originally intended without written consent from Southeast Surveyors, LLC. is prohibited. Southeast Surveyors, LLC. retains the right to interpret any information contained hereon. Permission for recordation is acceptable only with seal and signature from a TN licensed surveyor at Southeast Surveyors.
4. The horizontal and vertical control measurements shown hereon are based on a Trimble S-5 robotic total station and GPS measurements obtained utilizing a Trimble R12 GNSS rover real time kinematic (RTK) receiver using TSC-7 data collector(s) with Trimble Access 2020 software". RTK corrections were obtained utilizing Tennessee Department of Transportation (tdot) Global Navigation Satellite System (GNSS) reference network and processed with Trimble Business Center software.
5. Bearings shown hereon as (m) measured are based on Tennessee State Plane coordinate system, Zone 4100, North American Datum of 1983 / 2011 adjustment (NAD 83/11), epoch 2010.00. The boundary lines were plotted based on boundary analysis of found boundary and adjoiner monuments based on locations obtained from Trimble robotic total station and Trimble R12 GNSS RTK receiver.
6. All references indicated hereon were reviewed for boundary analysis.
7. This site does have buildings and fences on premise, and not all improvements are shown for this survey.
8. This site may be subject to utility ingress/egress and/or right-of-ways. southeast surveyors makes no certification as to the existence, non-existence, or accuracy of sub-surface utilities or streams and above ground utilities other than those noted hereon.
9. Southeast Surveyors was not provided a title report, nor does this boundary survey represent a title search or a guarantee of title, and site is subject to any stated facts that a current accurate title search may reveal.
10. Total gross land area for both lots is 136,286.91 square feet or 3.1287 acres more or less.

REV.	DESCRIPTION:	BY:	DATE:

STATUS:

SOUTHEAST SURVEYORS

CLIENT: JACLYN NIX
[illegible] HALL ROAD
GREENBRIER, TN

SURVEYOR: SOUTHEAST SURVEYORS, LLC
[illegible]
[illegible]
[illegible]

SITE: 6764 HALL ROAD
GREENBRIER TN

TITLE: BOUNDARY SUBDIVIDE

SCALE:	DATE:	DRAWN:	CHECKED:
[illegible]	[illegible]	[illegible]	[illegible]

PROJECT NO:	DRAWING NO:	REVISION:
233-01-01		N/A

LOT 1:
PORTION OF MAP 116 PARCEL 038.00, ROBERTSON COUNTY

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE TWELFTH (12TH) CIVIL DISTRICT OF ROBERTSON COUNTY, TENNESSEE, ON HALL ROAD, BEING A PORTION OF MAP 116 PARCEL 038.00 AS OF APRIL 13, 2026, PROPERTY OF TERRY D. & JAMI B. NIX AS SHOWN IN DEED BOOK 2113, PAGE 257 (DB 2113/257), IN THE REGISTER'S OFFICE OF ROBERTSON COUNTY, TENNESSEE (R.O.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2-INCH IRON ROD IN THE NORTHERLY RIGHT-OF-WAY MARGIN OF HALL ROAD, BEING THE SOUTHEAST CORNER OF RICHARD S. HOGAN (DB 244/544, R.O.R.C.T.), AND THE SOUTHWEST CORNER OF THE PARENT TRACT AND THE SOUTHWEST CORNER OF THE LOT HEREIN DESCRIBED;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY MARGIN OF SAID HALL ROAD AND COINCIDENT WITH THE EASTERLY LINE OF SAID HOGAN NORTH 08°34'44" EAST, A DISTANCE OF 651.29 FEET TO A FOUND 3/4-INCH IRON PIPE, BEING THE NORTHEAST CORNER OF SAID HOGAN, A POINT IN THE SOUTHERLY LINE OF JOSEPH M. & LINDA B. HUNT (DB 357/743, R.O.R.C.T.), AND THE NORTHWEST CORNER OF THE LOT HEREIN DESCRIBED;

THENCE LEAVING THE LANDS OF SAID HOGAN AND COINCIDENT WITH THE SOUTHERLY LINE OF SAID HUNT SOUTH 81°22'27" EAST, A DISTANCE OF 206.47 FEET TO A FOUND 1/2-INCH IRON ROD NEAR A FENCE CORNER, BEING A SOUTHEASTERLY CORNER OF SAID HUNT, A POINT IN THE WESTERLY LINE OF JONATHAN L. & DONNA B. FUQUA (RB 1348/315, R.O.R.C.T.), AND THE NORTHEAST CORNER OF THE LOT HEREIN DESCRIBED;

THENCE LEAVING THE LANDS OF SAID HUNT AND COINCIDENT WITH THE WESTERLY LINE OF SAID FUQUA, AND GENERALLY WITH A BARBED WIRE FENCE SOUTH 06°25'31" WEST, A DISTANCE OF 350.75 FEET TO A SET 1/2-INCH IRON ROD WITH ORANGE CAP STAMPED "WILSON TN PLS 3402", BEING A POINT IN THE WESTERLY LINE OF SAID FUQUA, THE NORTHEAST CORNER OF LOT 2 OF THIS SURVEY CALLED NIX SUBDIVISION, AND A SOUTHEASTERLY CORNER OF THE LOT HEREIN DESCRIBED;

THENCE LEAVING THE LANDS OF SAID FUQUA AND COINCIDENT ALONG A NEW LINE OF SEVERANCE WITH SAID LOT 2 FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) NORTH 81°25'16" WEST, A DISTANCE OF 159.65 FEET TO A SET 1/2-INCH IRON ROD WITH ORANGE CAP STAMPED "WILSON TN PLS 3402"; 2) THENCE SOUTH 08°34'44" WEST, A DISTANCE OF 293.46 FEET TO THE NORTHERLY RIGHT-OF-WAY MARGIN OF SAID HALL ROAD, BEING A SET 1/2-INCH IRON ROD WITH ORANGE CAP STAMPED "WILSON TN PLS 3402",

BEING THE SOUTHWEST CORNER OF SAID LOT 2 OF HEREIN SURVEY, AND A SOUTHERLY CORNER OF THE LOT HEREIN DESCRIBED;

THENCE COINCIDENT WITH THE NORTHERLY RIGHT-OF-WAY MARGIN OF SAID HALL ROAD NORTH 88°13'31" WEST, A DISTANCE OF 60.43 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 2.1239 ACRES, OR 92,518.73 SQUARE FEET, MORE OR LESS, [VALUE IS GROUND AREA] AS SURVEYED BY LEE D. WILSON, PLS 3402, IN MARCH 2026.

Robertson County Planning and Zoning
Agenda Review Sheet
Amanda Harrington, AICP, Planning Advisor
Planning Commission Meeting
June 25, 2026

Applicants: Terry and Jamie Nix
Surveyor: Lee D Wilson

Request: Rezone **2.1239 surveyed *acres*** of the 3.1287 acres Tax Map 116, Part of Parcel 038.00 from AG-2 to RP-80



Figure 1: TN Property Viewer: Tax Map 116, Part of Parcel 038.00 In its entirety is highlighted

Property Information:

- Tax Map 116, Part of Parcel 038.00
- 6764 Hall School Rd., Greenbrier
- Total lot acreage: 3.1287 surveyed acres (136,286.172 sq. ft.)
- **Rezone Request: 2.1239 surveyed acres (92,517.084 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 2.1239 surveyed acres of the 3.1287 surveyed acres to divide the property and bring it into compliance. The subject property is surrounded by AG-2, with one RP-80 and one R-40 lot. Several lots in the immediate vicinity are non-conforming and would be zoned RP-80 and R-40 by today's standards. The applicant's request to rezone RP-80 appears to be dimensionally appropriate. *Please see Exhibit 1 for excerpts from the Robertson County zoning map and the Growth Plan.*

Growth Plan: The Rural character area is intended to preserve and promote the continuation of agrarian and rural land uses throughout the County. While these areas are primarily agricultural, their character may gradually shift toward rural residential development as they become closer to cities and villages. The majority of the County is expected to remain designated as Rural throughout the planning horizon of this land use plan, ensuring the long-term preservation of its rural landscape and agricultural heritage.

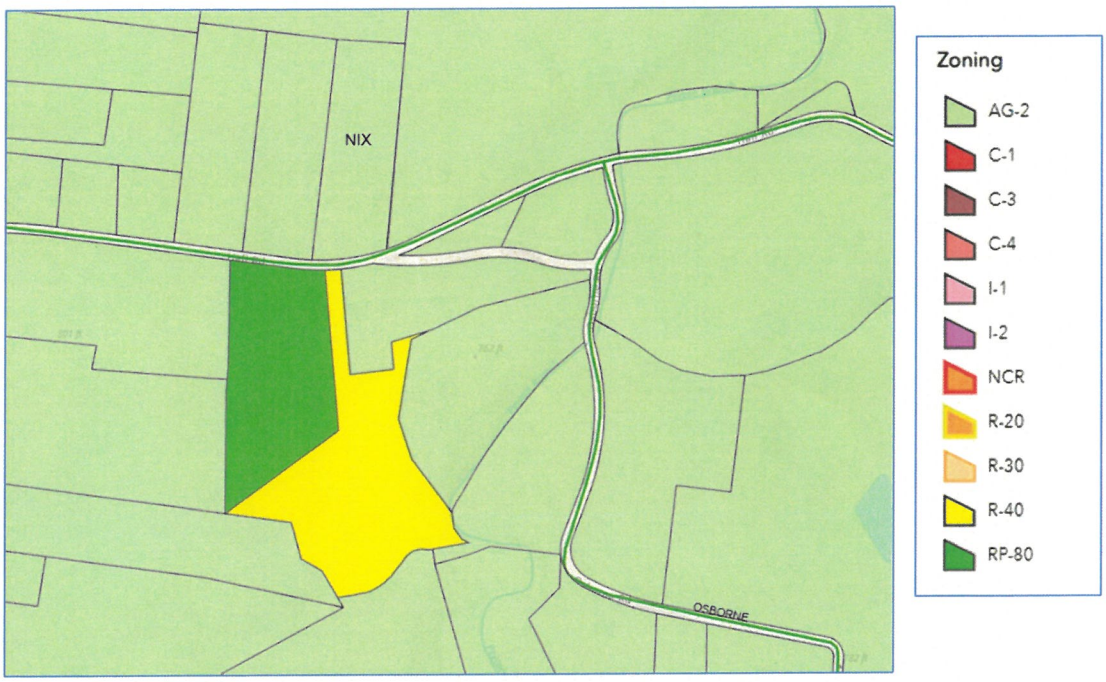
Appropriate uses within Rural areas include open space, agricultural operations, homesteads associated with farming activities, and businesses that provide services supporting agricultural production. These uses are encouraged in order to maintain the County's rural character, support the local agricultural economy, and protect natural and scenic resources.

Recommendation: Positive recommendation to the County Legislative Body, as the intent of this area is to remain rural, for which RP-80 is an appropriate zoning designation.

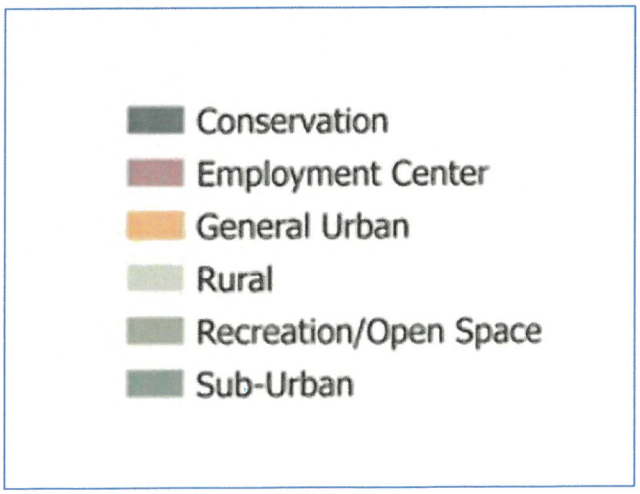
**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map







New Business: D