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: July 16, 2026

The Robertson County Planning Commission will hold its monthly meeting on **Thursday July 23, 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:
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 August 17, 2026.
5. Approval of Minutes: Approval of Minutes of June 25, 2026, meeting.
6. Old Business:
7. New Business:
   A. **Susan K Head:** Rezone Request for 1.91 surveyed acres of the 7.5 surveyed acres of property located at 4668 Hwy 76 W., Adams. Tax Map 052, Part of Parcel 021.01 from AG-2 to RP-80 (7th Voting District). Represented by James Davis, Davis Land Surveying and Planning.

B. **Sara McDowell:** Rezone Request for 30.87 surveyed acres of the 82.20 acres of property located on Owens Chapel Rd., Springfield. Tax Map 070, Part of Parcel 132.00 from AG-2 to RP-80 (8th Voting District). Represented by Steve Artz, Steven E Artz and Associates, Inc.

C. **Shelby Keith and Greg Spain:** Rezone Request for 1.84 surveyed acres of the 24 acres of property at 2612 Meador Rd., Greenbrier. Tax Map 114, Part of Parcel 194.00 from AG-2 to Rp-80 (5th Voting District). Represented by James Davis, Davis Land Surveying and Planning.

D. **Leland Spain:** Rezone Request for 3.08 surveyed acres of the 5.16 acres of property at 2606 Meador Rd., Greenbrier. Tax Map 114, Part of Parcel 195.00 from R-40 to AG-2 (5th Voting District). Represented by James Davis, Davis Land Surveying and Planning.

8. Reports from Staff:

9. Adjourn

The Robertson County Planning Commission met on June 25, 2026 at 7:00 p.m. in the Judicial Complex, Second Floor, Robertson County Office Building, Springfield, Tennessee.

1. Roll Call:

MEMBERS PRESENT:	MEMBERS ABSENT:	OTHERS PRESENT:
Robert Buck	Jeremy Stinson	Hunter Mantooth
Cheryl Elliott	Matt Crabtree	Beth Keith
Charles "Gene" Federman	Ray Hart	
Jeremiah Pierce	William B Henry	
Eric Thompson		

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

Hunter Mantooth completed roll Call. Five were present.

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.
Hunter Mantooth presented the resolution and asked if there were any questions. No questions from the board and no citizens signed up to speak on this matter.

Motion to approve was made by Jeremiah Pierce with a second by Eric Thompson.
Motion passed 5 - 0.

B. **Resolution No. 2026-02**: A Resolution to Amend Article 4, Subsection 4-107.3 of the Robertson County Subdivision Regulations Regulating Individual Disposal System Requirements, specifically those Requirements Pertaining to Easement Documentation for SSDS Easements with Subdivisions in Robertson County.
Hunter Mantooth presented the resolution and asked if there were any questions. No questions from the board and no citizens signed up to speak on this matter.

Motion to approve was made by Eric Thompson with a second by Jeremiah Pierce.
Motion passed 5 - 0.

Announcements: Chairman Cheryl Elliott announced that the zoning from this agenda will be heard at the County Commission on July 20, 2026. Any citizens wishing to speak will need to sign in on the sheet provided. One citizen and one applicant signed up to speak.

Motion to approve Minutes from the previous meeting of May 28, 2026, made by Jeremiah Pierce with a second by Robert Buck.
Motion passed 5 – 0.

1. Old Business:

2. 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.
Troy Adkins was there to present and answer questions. Troy stated they were removing 1285 ft of New Cut Road and 740 feet of Old New Cut Road due to annexations. No questions from the board.

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

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.
Lee Wilson was there to present and answer questions. He explained that there are two dwellings on this property, and they are asking to rezone to get the parcels into compliance. Jeremiah asked if RP-80 wouldn't work. Lee explained there was not enough acreage for two RP-80 lots. No citizens signed up to speak on this matter.

Motion to recommend was made by Eric Thompson with a second by Jeremiah Pierce.
Motion passed 4 - 1. Robert Buck voted against this recommendation.

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 D. Wilson, Southeast Surveyors, LLC.
Lee Wilson was there to present and answer questions. He explained that there are two dwellings on this property, and they are asking to rezone to get the parcels into compliance. No questions from the board, but Gene Federman stated that they must recommend both or neither, because one won't work without the other. No citizens signed up to speak on this matter.

Motion to recommend was made by Eric Thompson with a second by Jeremiah Pierce.
Motion passed 5 - 0.

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.

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

Reports from Staff:

1. **Data Center Discussion**
Hunter provided the commission members with research that she and Pam had done on surrounding counties. One citizen had signed up to speak on this item. She was allowed to speak and voice her comments and concerns. She gave copies of research she had done to support her statements. She asked that the commission think about doing a moratorium on data centers to give them enough time to discuss and research to get regulations passed. Eric said that he liked different items from the research that was provided by the planning staff and would like to discuss this more when Amanda and Matt could be present. Eric also asked about how we can get a moratorium recommended to the County Commission. Jermiah stated that he would like to see strong regulations possibly even make it in Industrial zoned property with 25+ acres. He would also like to recommend to county a 12-month moratorium to give time to write regulations.
Jeremiah Pierce made a motion to recommend a 12-month moratorium to give time to set data center regulations with a second from Eric Thompson.
Motion passed 5 – 0.

2. Jeremiah Pierce asked about storm water infrastructure that is failing not in the right of way and where the developers statue of limitations have expired. Asked the planning staff to talk to Amanda to see if we can force a subdivision over a certain number of houses to have an HOA.

3. Gene Federman brought up the Traffic Studies. Mentioned the Kinney's Road and Holman Rad traffic study. He questioned that if the TS suggested something could we enforce it. Hunter explained that if the TS suggests an improvement then Troy can then enforce that to be implemented prior to him signing the final plat. Troy was present and agreed.

4. Rober Buck asked if we have regulations about fire hydrants. Hunter confirmed that we do. He stated that there needs to be adequate water for fire protection or we do not need to allow them to build. Hunter stated that they have the choice of putting in the fire hydrant or paying the abatement fee of $3500.00. Robert said he will be paying close attention to all water letters. Josh Evans was allowed to speak and stated that we need to look at the fire hydrant regulations, because we are putting people in danger. He also stated that the abatement fee should be as expensive as a fire hydrant, and they are required every 1000'. Cheryl stated we should talk to Amanda and the Engineer about fire hydrant regulations. Eric asked if we could up the abatement fee. Jeremiah said it cost around $15,000 to put in a fire hydrant.

A motion to adjourn made by Gene Federman with a second by Robert Buck.
Motion passed 5 – 0 and the meeting was adjourned at 7:46 pm.

Respectfully submitted,

Gene Federman

Gene Federman, Secretary

New Business: A

Note about transcribed forms: this format exists to remove accessibility barriers, but some recipients prefer the original printed format. If you'd like help moving your entries into the original form, please use the live assistance options in the sidebar or contact the author.

Robertson County Tennessee seal with the words Robertson County Tennessee 1796 and symbols for agriculture and industry.

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:
Susan K. Head

Mailing Address:
4668 Hwy 76 W. Adams, TN 37010

Email Address:

Phone Number:

Applicant's Representative Information

Name:
James Gregory Davis

Name of Firm:
Davis Land Surveying and Planning

Mailing Address:
2901 Privet Lane Clarksville, TN 37040

Email:

Telephone Number:

Property Information

Owner (if not applicant provide letter giving applicate permission):
Susan K. Head, ET VIR

Physical Address:
4668 Hwy 76 W. Adams, TN 37010

Tax Map and Parcel Number:
052-021.01 P/O

Current Zoning Designation:
AG-2

Requested Zoning Designation:
RP-80

Will this property be subdivided (or combined) in some way within the next year?

- (●) Yes
- ( ) No

Purpose of rezoning request:

To rezone a portion of the Head property to subdivide a RP-80 lot.

Submittal Review Procedure

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

Susan K. Head 6-15-26

Owner of Record Signature & DATE

Signature and date field for owner of record.

Susan K. Head 6-15-26

Applicant's Signature & DATE

Signature and date field for applicant.

Robertson County - Parcel: 052 021.01



Date: June 15, 2026

County: ROBERTSON
Owner: HEAD JOSHUA S ETUX HEAD SUSAN K
Address: HWY 76 W 4668
Parcel ID: 052 021.01
Deeded Acreage: 7.5
Calculated Acreage: 0
Vexcel Imagery Date: 2023

1:2,257

0 0.01 0.03 0.06 mi

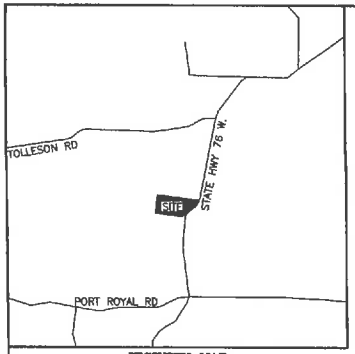
0 0.02 0.04 0.09 km

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

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

ZONING EXHIBIT
OF A PORTION OF
THE JOSHUA S. HEAD, ET UX PROPERTY
STATE HIGHWAY 76 W.

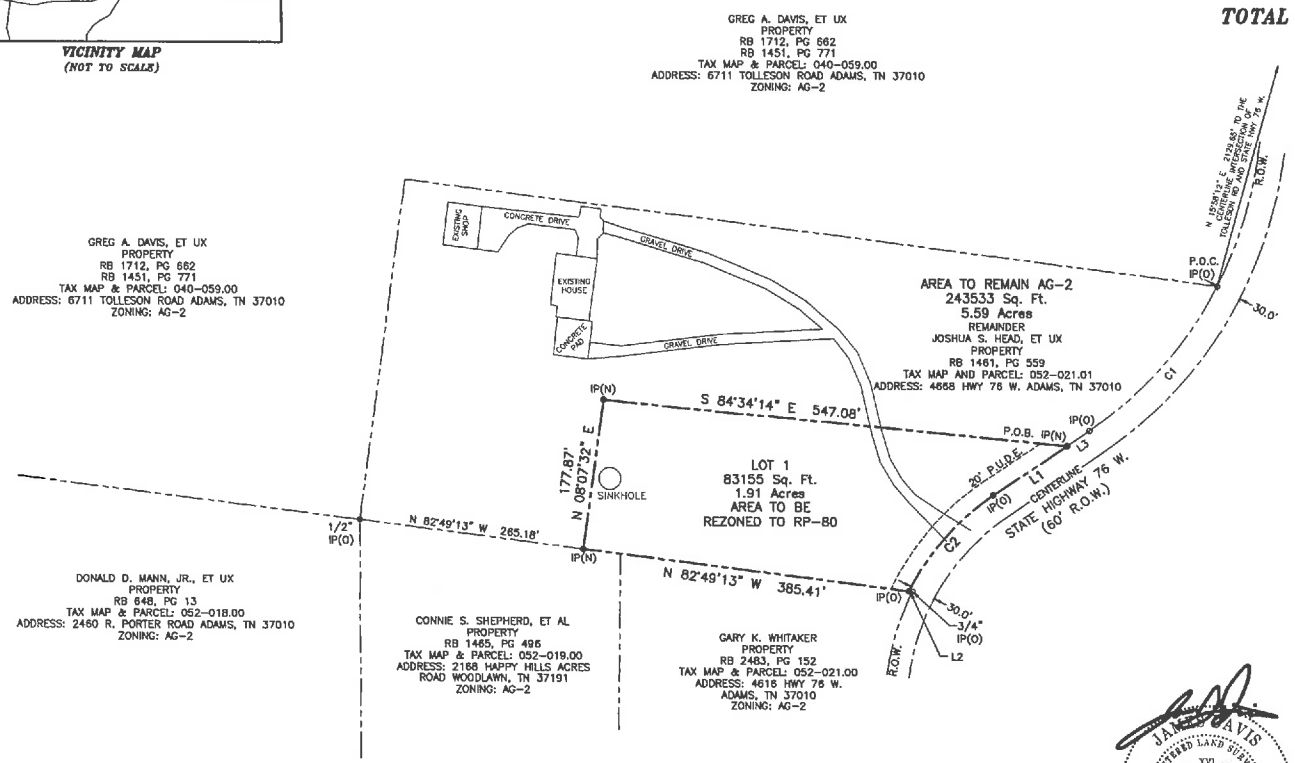
TAX MAP 052, PARCEL 021.01
RECORD BOOK 1461, PAGE 559, R.O.R.C.T.
ROBERTSON COUNTY, TENNESSEE
SIXTH CIVIL DISTRICT
DATE: JUNE 15, 2026
SCALE: 1" = 100'
TOTAL AREA TO BE REZONED: 1.91 ACRES
CURRENT ZONING: AG-2
PROPOSED ZONING: RP-80



VICINITY MAP
(NOT TO SCALE)

LINE DATA		
LINE	BEARING	DISTANCE
L1	S 55°49'58" W	105.37'
L2	S 84°52'46" E	4.28'
L3	S 55°49'58" W	32.09'

CURVE DATA					
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	470.00'	229.40'	S 41°51'01" W	227.13'	27°57'55"
C2	305.00'	152.86'	S 41°29'04" W	151.26'	28°42'53"





NORTH AS PER TENNESSEE STATE PLANE COORDINATE SYSTEM NAD 83

LEGEND

IP(O) = IRON PIN (OLD) FOUND CAPPED "SEA 1708"
IP(N) = 1/2" IRON PIN (NEW) SET CAPPED "DAVIS 3348" = o
PP = POWER POLE
S = SHED
CP = CARPORT
AC = ASBESTOS CEMENT
R.O.W. = RIGHT-OF-WAY
M.B.S.L.= MINIMUM BUILDING SETBACK LINE
P.U.D.E.= PUBLIC UTILITY AND DRAINAGE EASEMENT
EASEMENT LINE:
M.B.S.L.:
CENTERLINE:
BOUNDARY LINE:
PROPERTY LINE:
FENCE:
GRID LINE:
WATER LINE: 4" AC 4" AC
EXISTING SEPTIC AREA:
DUPLICATE SEPTIC AREA:

GRAPHIC SCALE - 1" = 100'
100 0 100 200 300



DAVIS LAND SURVEYING & PLANNING
JAMES DAVIS, RLS 3348
Address: 2901 Privet Lane Clarksville, TN. 37040
Phone: (615) 943-2024
Email: davislandsurveying.tn.ky@gmail.com

I hereby certify to the hereon named parties that:

All of this Category IV survey was made in the field using Global Positioning System (GPS) equipment, using two Topcon Hyper HR dual frequency receivers, by the method of real time kinematic (RTK), and using redundant observations on each boundary monument to verify accuracy. Bearings are based on Tennessee State Plane Coordinates, NAD 83, NAVD 88, Geoid 18, and based on Autonomous base coordinates. The directions and distances are unadjusted and have a relative positional accuracy (RPA) greater than 0.10'+200 parts per million (PPM). All monuments have been found, set, or referenced as shown hereon. Field work was completed on 05-15-2026.

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.

That I am not liable for anything that is changed, that these lines are based upon the latest recorded plat or deed as well as other data that is available to me at this time. This survey is correct to the best of my knowledge, belief, and professional opinion.

Said property is subject to all easements, rights-of-way, conveyances, and restrictions of record.

NOTE: THIS SURVEY IS SUBJECT TO CHANGE CONTINGENT UPON RECEIPT OF A CURRENT ABSTRACT OR TITLE POLICY COVERING THE PROPERTY SHOWN HEREON.

Property Description
of a portion of
The Joshua S. Head, ET UX Property
Tax Map 052, Parcel 021.01 (portion of)
Record Book 1461, Page 559, R.O.R.C.T.

Lot 1

Being a Tract of land situated in the 6th Civil District of Robertson County, Tennessee, 13.18 miles, more or less, northwest of downtown Springfield, said Tract being generally located north of Port Royal Road, south of Arms Road, east of Tolleson Road, west of, and adjacent to State Highway 76 W., and being more particularly described as follows:

Commencing at an existing iron pin capped "SEA 1708", in the westerly right-of-way of State Highway 76 W., said iron pin being a common corner of the Greg A. Davis, ET UX property, as recorded in Record Book 1712, Page 662, R.O.R.C.T. and in Record Book 1451, Page 771, R.O.R.C.T., and being located South 15 degrees 58 minutes 12 seconds West 2129.65 feet from the centerline intersection of Tolleson Road and State Highway 76 W.;

Thence leaving the said Davis property, and continuing with the said right-of-way of State Highway 76 W. for the next 2 calls as follows: on a curve to the right, having a radius of 470.00 feet, an arc length of 229.40 feet, a chord bearing of South 41 degrees 51 minutes 01 seconds West, and a chord length of 227.13 feet to an existing iron pin capped "SEA 1708"; Thence South 55 degrees 49 minutes 58 seconds West 32.09 feet to an iron pin (new) and **The True Point of Beginning;**

Thence continuing with the said right-of-way of State Highway 76 W. for the next 2 calls as follows: South 55 degrees 49 minutes 58 seconds West 105.37 feet to an existing iron pin capped "SEA 1708"; Thence on a curve to the left, having a radius of 305.00 feet, an arc length of 152.86 feet, a chord bearing of South 41 degrees 29 minutes 04 seconds West, and a chord length of 151.26 feet to an existing iron pin capped "SEA 1708", said iron pin being in the northernly line of the Gary K. Whitaker property, as recorded in Record Book 2483, Page 152, R.O.R.C.T.;

Thence leaving the said right-of-way of State Highway 76 W., and continuing with the said Whitaker property and the Connie S. Shepherd, ET AL property, as recorded in Record Book 1465, Page 496, R.O.R.C.T., North 82 degrees 49 minutes 13 seconds West 385.41 feet to an iron pin (new) in the northernly line of the afore-mentioned Shepherd property;

Thence leaving the said Shepherd property, and continuing with 2 new severance lines as follows: North 08 degrees 07 minutes 32 seconds East 177.87 feet to an iron pin (new); Thence South 84 degrees 34 minutes 14 seconds East 547.08 feet to **The True Point of Beginning.**

Said Tract contains 1.91 Acres (83,155 sq. ft.) more or less.

Property is subject to all easements, rights-of-way, covenants, and restrictions of record.

Property description is based on a physical survey by James Davis, RLS 3348, on June 15, 2026

All new iron pins set are 1/2" x 18" rebar with plastic cap stamped "Davis 3348".

West Robertson Water Authority

604 Keysburg Road • Adams, TN 37010 • (615) 696-2266

July 2, 2026

To Whom It May Concern:

This letter, requested by Susan Head regarding property located at 4668 Hwy 76W, Adams, Tennessee.

This property is in the jurisdiction of the West Robertson Water Authority (WRWA) and can be serviced by our water system. The WRWA has approved this property for residential water use with the meter to be installed within the boundaries of this property.

This letter is to serve as a guarantee of availability of two water services for the property in question. This guarantee is good for one year from the date of this letter. If you need any further information, please feel free to email me at walker@wrwatn.com or call at the number listed above.

Sincerely,

Jay Walker
Superintendent
West Robertson Water Authority

Robertson County Planning and Zoning
Agenda Review Sheet
Amanda Harrington, AICP, Planning Advisor
Planning Commission Meeting
July 23, 2026

Applicant: Susan K Head
Surveyor: James Davis

Request: Rezone **1.91 surveyed *acres*** of the 7.5 surveyed acres Tax Map 052, Part of Parcel 021.01 from AG-2 to RP-80



Figure 1: TN Property Viewer: Tax Map052, Part of Parcel 021.01 In its entirety is highlighted

Property Information:

- Tax Map 052, Part of Parcel 021.01
- 4668 Hwy 76 W. Adams
- Total lot acreage: 7.5 acres (326,700 sq. ft.)
- **Rezone Request: 1.91 surveyed acres. (83,199.60 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 1.91 surveyed acres of the 7.5 surveyed acres to create one new lot. The subject property is surrounded by mostly AG-2 zone. Several of those are non-conforming. 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 Growth Plan Map.*

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 for rezoning.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map



New Business: B

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

Application for Rezoning

** PLEASE READ CAREFULLY BEFORE SUBMITTING APPLICATION **

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

Applicant Information:

Name: Sara Jane McDowell
Mailing Address: 920 Old Mulberry Road, Tazwell, TN 37879
Email Address:
Phone 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: Owens Chapel Road, Springfield, TN 37172
Tax Map and Parcel Number: Map 70, Parcel 132 P10
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:

dotloop signature verification: dtlp.us/SNBs-Rt2H-ntBP

SUBMITTAL REVIEW PROCEDURE:

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

Co-Owner Judy Todd 6/17/2026 6/16/2026

Owner's Signature & DATE **Owner's Representative Signature & DATE**

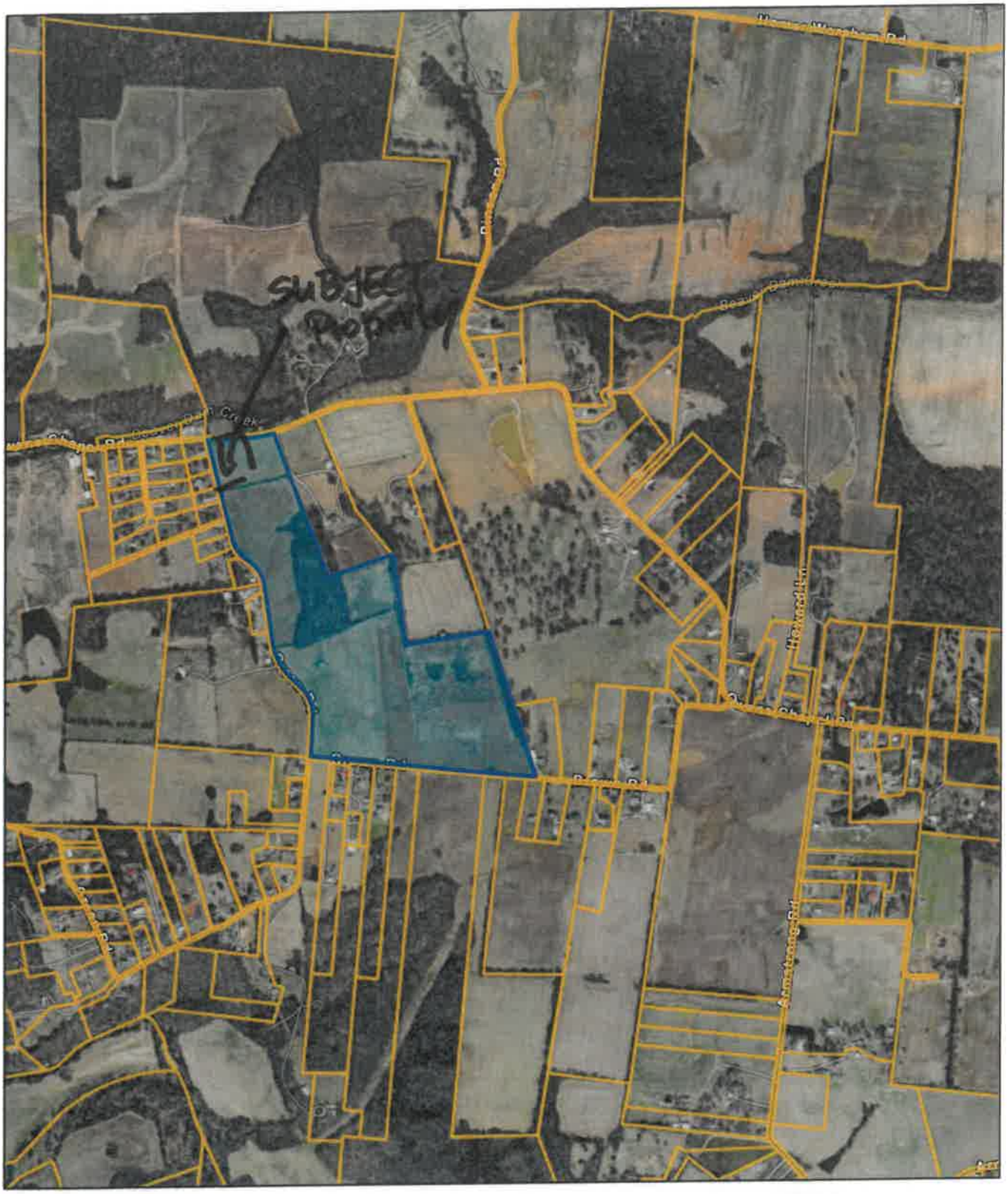
Judy Todd — dotloop verified 06/17/26 3:56 PM CDT CELY-CZYU-JZIZ-VWZG

Jane McDowell — dotloop verified 06/17/26 8:37 PM EDT DN7J-4MTB-ZEVN-JDE9

Betty Raetzel — dotloop verified 06/17/26 6:00 PM CDT XXOH-QPRM-GVXN-GSI0

Paul Rainwater Jr. — dotloop verified 06/18/26 7:54 AM PDT CBG1-CMDG-BHRH-DQHG

Robertson County - Parcel: 070 132.00



Date: June 16, 2026

1:18,056

0 0.13 0.25 0.5 mi

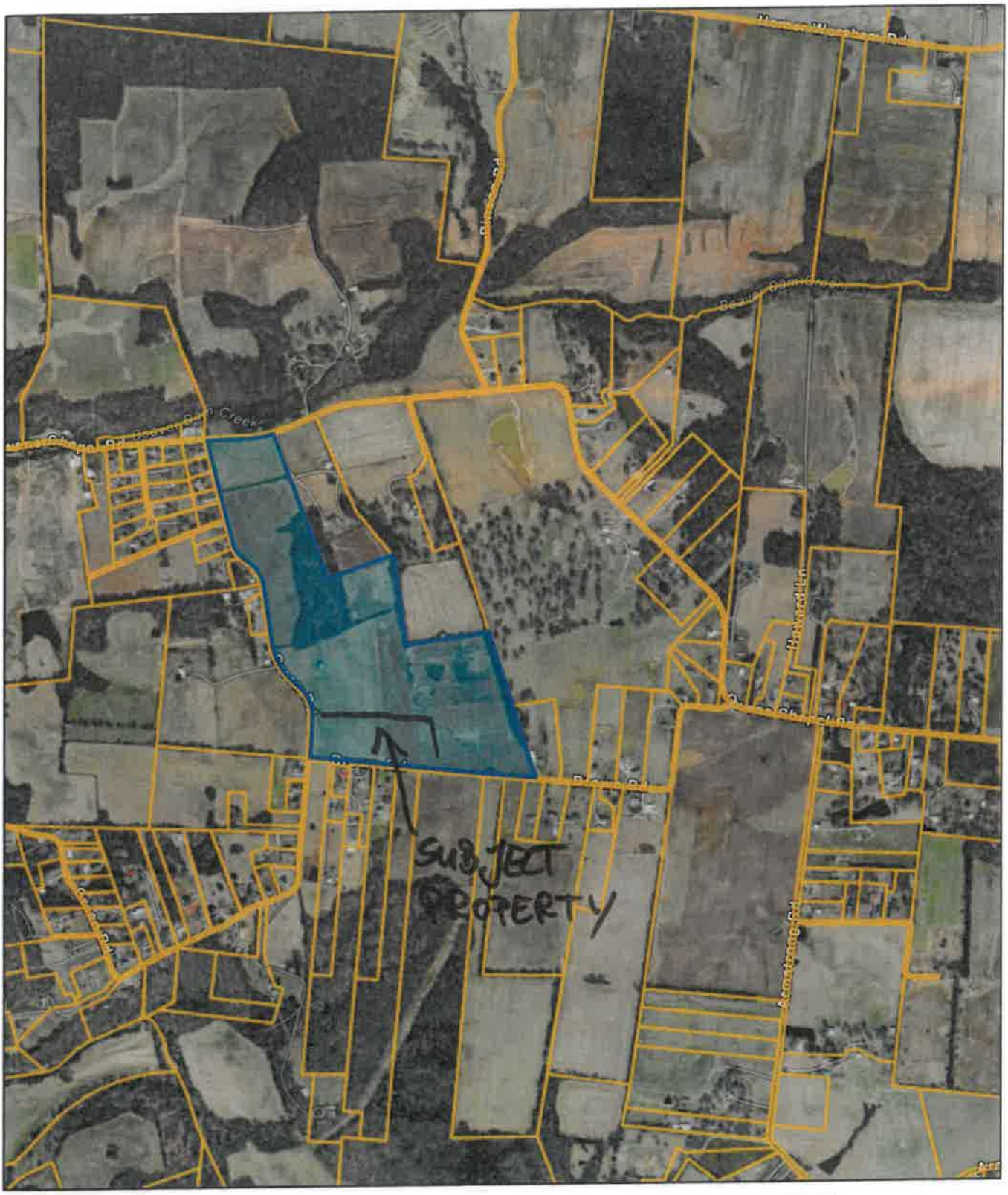
0 0.2 0.4 0.8 km

County: ROBERTSON
Owner: MCDOWELL SARA JANE ETAL RAETZEL BETTY ETAL TODD JUDY ETAL
Address: OWENS CHAPEL RD
Parcel ID: 070 132.00
Deeded Acreage: 0
Calculated Acreage: 82.2
Vexcel Imagery Date: 2023

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Commonwealth of Kentucky, 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: 070 132.00



Date: June 16, 2026

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

County: ROBERTSON
Owner: MCDOWELL SARA JANE ETAL RAETZEL BETTY ETAL TODD JUDY ETAL
Address: OWENS CHAPEL RD
Parcel ID: 070 132.00
Deeded Acreage: 0
Calculated Acreage: 82.2
Vexcel Imagery Date: 2023

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Commonwealth of Kentucky, 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.

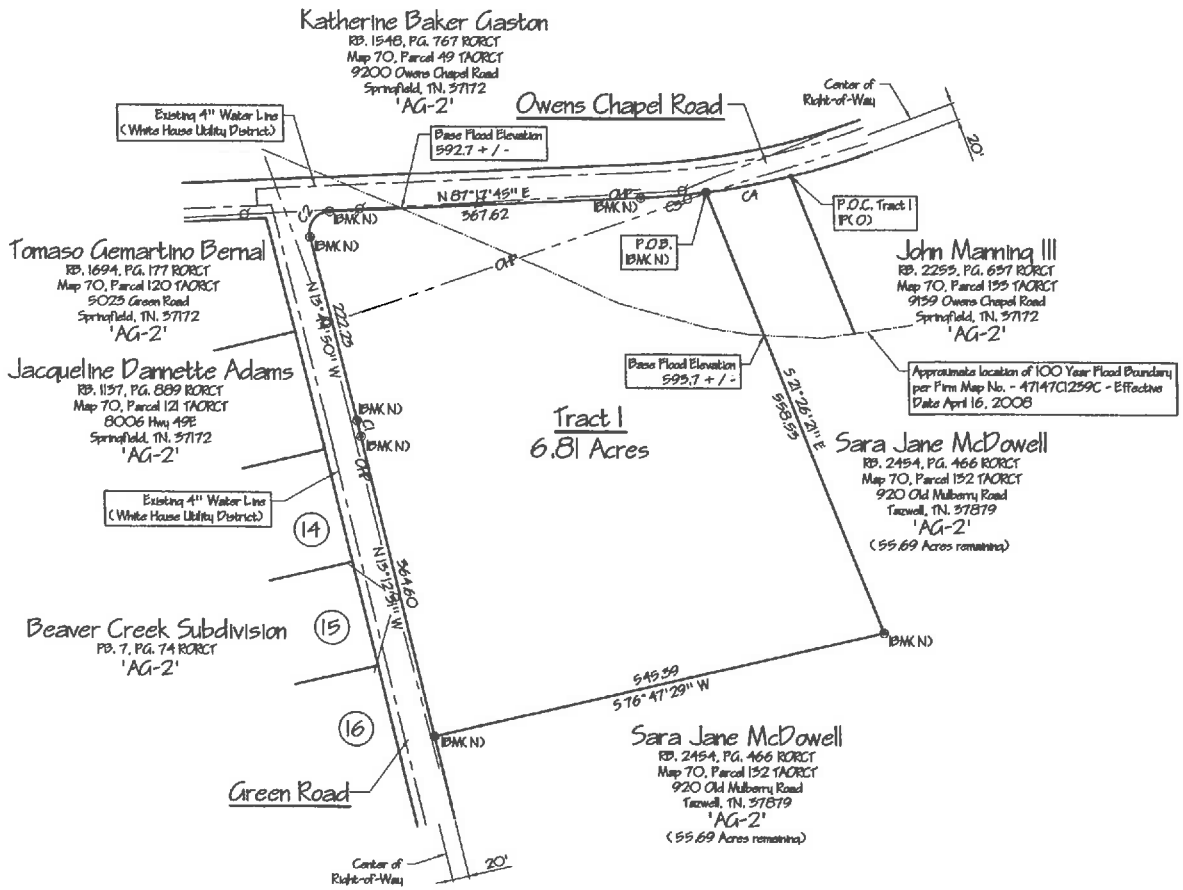
Curve Table						
Curve	Delta Angle	Radius	Tangent	Arc Length	Chord Bearing	Chord Length
C1	0°52'20"	2020.00	9.50	18.99	N 13°28'40" W	18.99
C2	101°02'35"	25.00	30.35	44.09	N 36°46'27" E	38.59
C3	4°55'05"	901.67	38.72	77.39	N 84°50'15" E	77.36
C4	6°28'04"	901.67	50.95	101.78	N 79°08'40" E	101.75

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 march 24, 2026. The grid coordinates of the control points were derived using the TDOT Real-Time Kinematic Network, Virtual Reference Station, (VRS) Northing: 790130.27, Easting: 1705413.46 - Referenced to NAD83 (2011) (EPOCH 2010), GEOID 12B.

TSPCS Grid North (NAD83)

Surveyor's Notes:

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Scale In Feet
1" = 100'

Legend
P.O.C. Point of Commencement
P.O.B. Point of Beginning
IP(O) Iron Pin (Old)
BMK N) Iron Bar Monument (New)
Power Pole
—OHP— Overhead Power Lines
C1 Refer to Curve Table Shown Hereon for Data

Sara Jane McDowell
Owner
920 Old Mulberry Road
Tazwell, TN. 37879
Contact: Brian Cook
(615) 207-7209
cooksutility@hotmail.com

Cad File No. 260065SCA
Coord. File No. 260065CA

Property Address:
Owens Chapel Road and Green Road
Springfield, TN. 37172

Deed Reference:
Record Book 2454, Page 466 RORCT
Map 70, part of Parcel 132 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 TENNESSEE NO. 1708

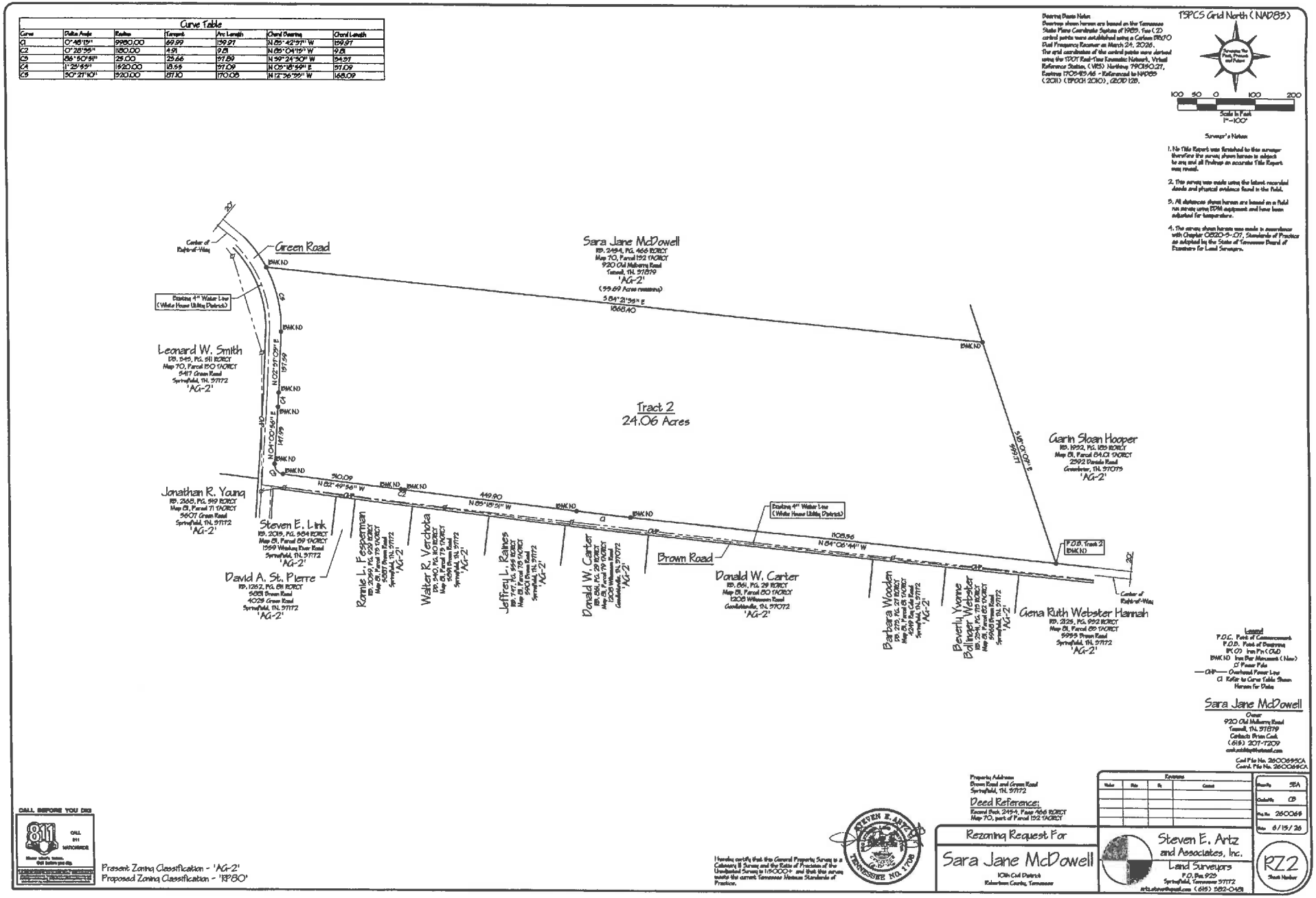
Rezoning Request For
Sara Jane McDowell
10th Civil District
Robertson County, Tennessee

Revisions			
Number	Date	By	Comment

Drawn By SEA
Checked By CB
Proj. No.: 260065
Date 6/15/26

Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 923 Springfield, TN. 37172
email: artz.steve@gmail.com
(615) 382-0481

RZ1
Sheet Number


Curve Table
Curve | Delta Angle | Radius | Tangent | Arc Length | Chord Bearing | Chord Length
C1 | 0°48'19" | 9980.00 | 69.99 | 139.97 | N 85° 42' 57" W | 139.97
C2 | 0°26'56" | 1180.00 | 4.91 | 9.25 | N 89° 04' 19" W | 9.25
C3 | 86°50'48" | 25.00 | 25.66 | 37.89 | N 39° 24' 30" W | 34.39
C4 | 1°29'59" | 1920.00 | 15.59 | 37.09 | N 05° 18' 59" E | 37.09
C5 | 50°27'10" | 920.00 | 87.10 | 170.05 | N 12° 36' 35" W | 168.09
Bearing Basis Note:
Bearings shown hereon are based on the Tennessee State Plane Coordinate System of 1983, Zone (2) control points were established using a Carlson BRX7G Dual Frequency Receiver on March 24, 2026. The grid coordinates of the control points were derived using the TDOT Real-Time Kinematic Network, Virtual Reference Station, (VRS) Northing 790390.227, Easting 1709419.46 - Referenced to NAD83 (2011) (EPOCH 2010), GEOID 12B.
TSPCS Grid North (NAD83)
Surveyor's Notes
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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. This 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.
Scale In Feet 1"=100'
Center of Right-of-Way
Green Road
IPMK ND
Existing 4" Water Line (White House Utility District)
Leonard W. Smith
DB. 349, PG. 511 ROROT
Map 70, Parcel 150.11 ORCT
5417 Green Road
Springfield, TN. 37172
'AG-2'
N 02° 21' 09" E
197.99
C1
N 01° 00' 56" E
147.99
C2
Sara Jane McDowell
DB. 2494, PG. 466 ROROT
Map 70, Parcel 152 1 ORCT
920 Old Mulberry Road
Tassell, TN. 37879
'AG-2'
(99.69 Acres +/-)
S 84° 21' 59" E
1888.40
Tract 2
24.06 Acres
S 39° 00' 00" E
999.11'
Garin Sloan Hooper
DB. 1932, PG. 185 ROROT
Map 81, Parcel 84.01 ORCT
2592 Dinada Road
Greenbrier, TN. 37073
'AG-2'
Jonathan R. Young
DB. 2168, PG. 919 ROROT
Map 81, Parcel 71 ORCT
5607 Green Road
Springfield, TN. 37172
'AG-2'
310.09
N 82° 49' 54" W
449.90
N 85° 18' 51" W
1108.96
N 84° 05' 44" W
Steven E. Link
DB. 2019, PG. 934 ROROT
Map 81, Parcel 69 ORCT
1569 Weakley River Road
Springfield, TN. 37172
'AG-2'
Existing 4" Water Line (White House Utility District)
P.O.B. Tract 2
IPMK ND
David A. St. Pierre
DB. 1262, PG. 691 ROROT
5855 Brown Road
4029 Green Road
Springfield, TN. 37172
'AG-2'
Ronnie L. Fesperman
DB. 2099, PG. 929 ROROT
Map 81, Parcel 119 ORCT
5855 Brown Road
Springfield, TN. 37172
'AG-2'
Walter R. Verchota
DB. 540, PG. 101 ROROT
Map 81, Parcel 70 ORCT
5579 Brown Road
Springfield, TN. 37172
'AG-2'
Jeffrey L. Raines
DB. 717, PG. 999 ROROT
Map 81, Parcel 70.1 ORCT
5641 Brown Road
Springfield, TN. 37172
'AG-2'
Donald W. Carter
DB. 261, PG. 29 ROROT
Map 81, Parcel 80 ORCT
12108 Williamson Road
Goodlettsville, TN. 37072
'AG-2'
Brown Road
Donald W. Carter
DB. 261, PG. 29 ROROT
Map 81, Parcel 80 ORCT
12108 Williamson Road
Goodlettsville, TN. 37072
'AG-2'
Barbara Wooden
DB. 275, PG. 27 ROROT
Map 81, Parcel 68 ORCT
5249 Brown Road
Springfield, TN. 37172
'AG-2'
Beverly Yvonne Bollinger Webster
DB. 2214, PG. 713 ROROT
Map 81, Parcel 68.1 ORCT
5960 Brown Road
Springfield, TN. 37172
'AG-2'
Gena Ruth Webster Hannah
DB. 2125, PG. 992 ROROT
Map 81, Parcel 69 ORCT
5959 Brown Road
Springfield, TN. 37172
'AG-2'
Center of Right-of-Way
Legend
P.O.B. Point of Commencement
P.O.B. Point of Beginning
IPK (O) Iron Pin (Old)
IPMK ND Iron Pin Monument (New)
Power Pole
OHP Overhead Power Line
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cookcabbage@hotmail.com
Civil File No. 260066SCA
Control File No. 260066CA
Property Address:
Brown Road and Green Road
Springfield, TN. 37172
Deed Reference:
Record Book 2494, Page 466 ROROT
Map 70, part of Parcel 152 1 ORCT
Revisions
Mark | Date | By | Comment
Drawn By SEA
Checked By CB
Proj. No. 260066
Date 6/15/26
Rezoning Request For
Sara Jane McDowell
10th Civil District
Robertson County, Tennessee
Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 925
Springfield, Tennessee 37172
artz.steventhe@gmail.com (615) 382-0458
RZ2
Sheet Number
CALL BEFORE YOU DIG!
811 CALL 811 WHOMEVER
Know what's below. Call before you dig.
Present Zoning Classification - 'AG-2'
Proposed Zoning Classification - 'RPUD'
I hereby certify that the General Property Survey is a Cadastral B Survey and the Ratio of Precision of the Unadjusted Survey is 1:10,000+ and that this survey meets the current Tennessee Minimum Standards of Practice.
STEVEN E. ARTZ
TENNESSEE NO. 1708

Steven E. Artz and Associates, Inc.

Surveyor's Description
June 16, 2026

The following paragraph describes a tract of land in the 10th Civil District of Robertson County, Tennessee, said tract being a portion of that property which was conveyed to Sara Jane McDowell, Betty Raetzel, Judy Todd and Douglas Rainwater, Jr., by Sara Jane McDowell, Executrix of the Estate of Paul Douglas Rainwater, in a deed of record which is recorded in Record Book 2454, Page 466, Register's Office for Robertson County, Tennessee, (RORCT).

Tract 1

Beginning at an iron bar monument (new), in the southerly margin of Owens Chapel Road, said iron bar being located from an iron pin (old), in the southerly margin of said road, the northwest corner of a tract of land which belongs to John Manning, III, having a deed reference in Record Book 2253, Page 637, RORCT,
S 79°08'40" W, 101.73 feet, **to the point of beginning,** the northeast corner of this tract and continuing with a new line, as follows:
S 21°26'21" E, 558.53 feet to an iron bar monument (new);
thence, S 76°47'29" W, 545.39 feet to an iron bar monument (new), in the easterly margin of Green Road;
thence with the easterly margin of Green Road, as follows:
N 13°12'31" W, 364.60 feet to an iron bar monument (new);
thence with a curve to the left, having a radius of 2020.00 feet, an arc distance of 18.99 feet, and a chord bearing and distance of N 13°28'40" W, 18.99 feet to an iron bar monument (new);
thence, N 13°44'50" W, 222.23 feet to an iron bar monument (new), in the easterly margin of Green Road;
thence with a curve to the right, having a radius of 25.00 feet, an arc distance of 44.09 feet, and a chord bearing and distance of N 36°46'27" E, 38.59 feet to an iron bar monument (new), in the southerly margin of Owens Chapel Road;
thence with the southerly margin of said road, as follows:
N 87°17'45" E, 367.62 feet to an iron bar monument (new);
thence with a curve to the left, having a radius of 901.67 feet, an arc distance of 77.39 feet, and a chord bearing and distance of N 84°50'13" E, 77.36 feet, to the point of beginning, containing **6.81 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 June 15, 2026.

The above described tract of land may be found on Tax Map 70, part of Parcel 132, in the Tax Assessor's Office for Robertson County, Tennessee.

File: Steve\260065LRZ1

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

Steven E. Artz and Associates, Inc.

Surveyor's Description
June 16, 2026

The following paragraph describes a tract of land in the 10th Civil District of Robertson County, Tennessee, said tract being a portion of that property which was conveyed to Sara Jane McDowell, Betty Raetzel, Judy Todd and Douglas Rainwater, Jr., by Sara Jane McDowell, Executrix of the Estate of Paul Douglas Rainwater, in a deed of record which is recorded in Record Book 2454, Page 466, Register's Office for Robertson County, Tennessee, (RORCT).

Tract 2

Beginning at an iron bar monument (new), in the northerly margin of Brown Road, the southwest corner of a tract of land which belongs to Garin Sloan Hooper, having a deed reference in Record Book 1932, Page 183, RORCT, the southeast corner of this tract and continuing with the northerly margin of said road, as follows:
N 84°06'44" W, 1108.56 feet to an iron bar monument (new);
thence with a curve to the left, having a radius of 9980.00 feet, an arc distance of 139.97 feet, and a chord bearing and distance of N 83°42'37" W, 139.97 feet to an iron bar monument (new);
thence, N 83°18'31" W, 449.90 feet to an iron bar monument (new);
thence with a curve to the left, having a radius 1180.00 feet, an arc distance of 9.81 feet, and a chord bearing and distance of N 83°04'13" W, 9.81 feet to an iron bar monument (new);
thence N 82°49'56"W, 310.09 feet to an iron bar monument (new), in the northerly margin of Brown Road;
thence with a curve to the right, having a radius of 25.00 feet, an arc distance of 37.89 feet, and a chord bearing and distance of N 39°24'30" W, 34.37 feet to an iron bar monument (new), in the easterly margin of Green Road;
thence with the easterly margin of Green Road, as follows:
N 04°00'56" E, 147.95 feet to an iron bar monument (new);
thence with a curve to the left, having a radius of 1520.00 feet, an arc distance of 37.09 feet, and a chord bearing and distance of N 03°18'59" E, 37.09 feet to an iron bar monument (new);
thence, N 02°37'03" E, 157.59 feet to an iron bar monument (new);
thence with a curve to the left, having a radius of 320.00 feet, an arc distance of 170.08 feet, and a chord bearing and distance of N 12°36'33" W, 168.09 feet to an iron bar monument (new), in the easterly margin of Green Road;
thence with a new line, S 84°21'35" E, 1868.40 feet to an iron bar monument (new), in the westerly boundary of said tract of land which belongs to Garin Sloan Hooper;
thence, S 18°01'09" E, 599.77 feet, to the point of beginning, containing **24.06 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 June 15, 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 70, part of Parcel 132, in the Tax Assessor's Office for Robertson County, Tennessee.

File: Steve\260065LRZ1

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, 3303 HIGHWAY 31-W — WHITE HOUSE, TENNESSEE 37188
TELEPHONE (615) 672-4110 — FAX (615) 672-8098

February 27, 2026

Mr. Brian Cook
4635 Roy Cole Rd
Springfield, TN 37172

RE: Water Availability for Brown Road Residential Project
Robertson County Tax Map 70 Parcel 132.00
Springfield, TN

Dear Mr. Cook,

Based on the information submitted to WHUD on February 12, 2026, you are requesting water service for fifteen new residential homes to be constructed on tracts that will be created by dividing the parcel noted above.

In order for WHUD to provide water service to the project the developer will be required to do the following:

1. Pay fees noted in the attached schedule
2. Provide legal access for new tracts to water taps that WHUD will install after payment of fees
3. Coordinate with WHUD personnel on the location of new water taps that will provide water service new tracts

After payment of fees, WHUD will install new water taps that connect to various four-inch water mains near the project. It does not appear that new offsite utility easements will need to be acquired for this project. If new easements are required, WHUD will manage and facilitate the acquisition process for all easements. The developer shall be responsible for reimbursing WHUD for all costs associated with the acquisition of easements required for this project.

In conclusion, the information provided is to be considered due diligence in nature. This letter is neither a commitment nor a contract between the developer and WHUD nor is it to be relied upon for the purpose of design.

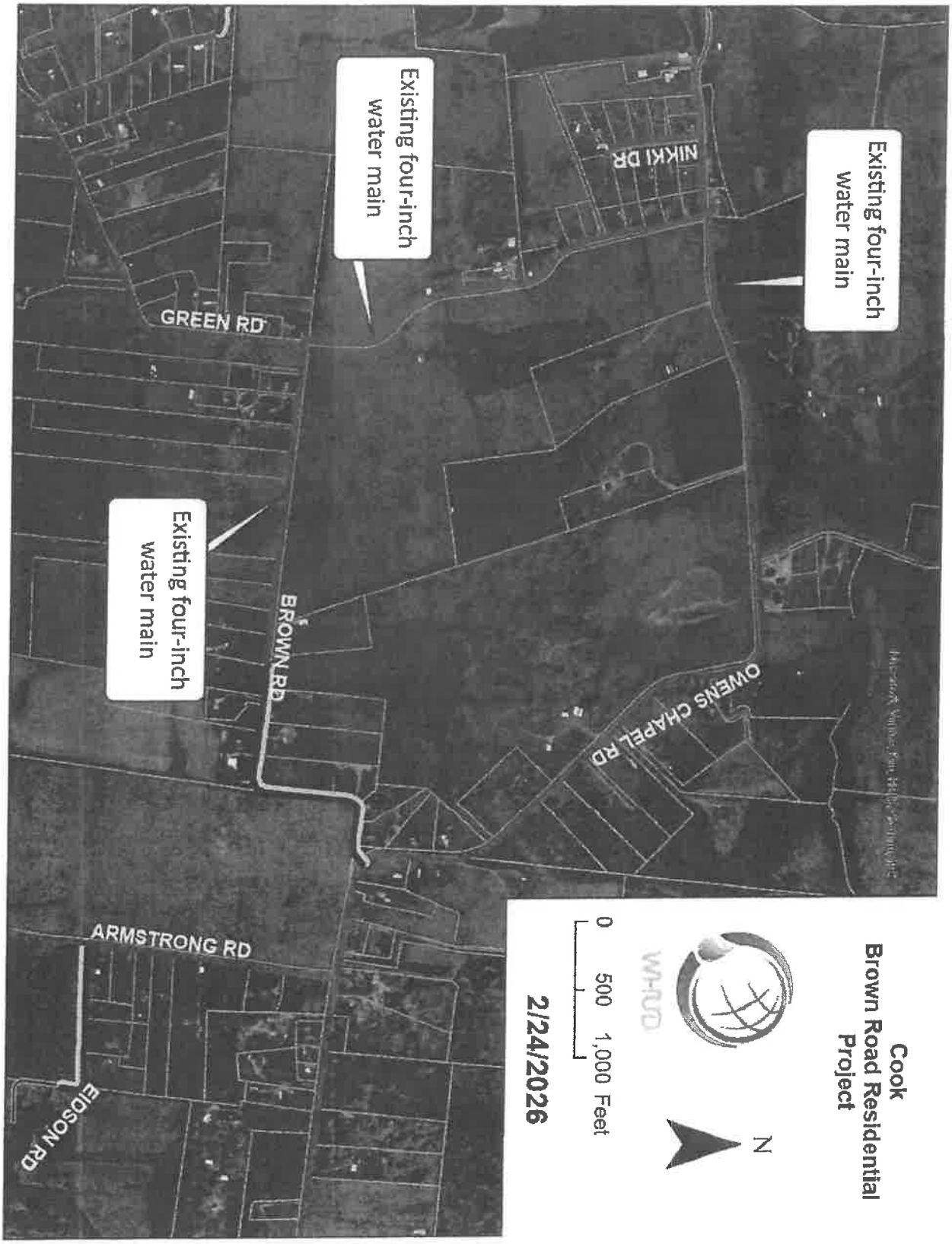
Should the developer desire to move beyond the due diligence inquiry phase of this project it will be necessary for the developer to pay noted fees.

Should you have any questions, please contact our Engineering Department at 615-672-4110 ext. 262 or via email at WHUDEngineering@whud.org.

Sincerely,

Pat Harrell, P.E.

District Engineer


Existing four-inch water main
Existing four-inch water main
Existing four-inch water main
NIKKI DR
GREEN RD
BROWN RD
OWENS CHAPEL RD
ARMSTRONG RD
EIDSON RD
Cook
Brown Road Residential Project
N
0
500
1,000 Feet
2/24/2026

Cook – Brown Road Residential Project

Schedule of Requested Flows

Per information provided on 2/12/2026

Domestic:

15 taps to provide domestic water service to proposed single-family residential homes

Fire Protection

None Requested

****Landscape Irrigation**

None Requested

****Note:**

Landscape irrigation service is not considered a life sustaining/public sanitation/public safety use of water. If droughts or other natural/manmade circumstances restrict WHUD's ability to provide life sustaining/public sanitation/public safety uses of water that are deemed to be higher priority than landscape irrigation; WHUD reserves the right to reduce or curtail altogether landscape irrigation uses of potable water to the extent that higher priority uses of water can be supplied. Further, in order to effectively manage water resources for all customer use types in the future, WHUD will coordinate with irrigation system designers to develop specific use patterns and schedules that will help extend the availability of water and keep costs to customers as affordable as possible.

Cook – Brown Road Residential Project
Fee Schedule

Water Facilities Fee:

$467 per tract
Total = $467 x 15 tracts = $7,005

These fees are due prior to water taps being made available for sale or before a plat is signed for the project – whichever occurs first.

Water Meter tap fee:

Water tap fees are based on meter size and are charged at the rate shown on WHUD's website at the time of purchase.

5/8" x ¾" = **$2,000 Each (15 requested)**

A $50 account setup fee is charged on the first month's water bill for all new accounts.

Water tap fees are typically paid by home builders and are due at the time service is requested for each tract.

F i s c h b a c h
Transportation Group, LLC
Traffic Engineering and Planning

Traffic Impact Study

McDowell Properties
Owens Chapel Road and Green Road
Green Road and Brown Road
Robertson County, TN

Prepared May 2026
For Cook Utility Construction, Inc.

FTG, LLC
P.O. Box 682736
Franklin, TN 37068
(615) 771-8022 phone
Gillian@FTGtraffic.com

Traffic Impact Study

McDowell Properties

Owens Chapel Road and Green Road
Green Road and Brown Road
Robertson County, Tennessee

Prepared May 2026

PREPARED FOR:
Cook Utility Construction, Inc.
PO Box 129
Cross Plains, TN 37049



PREPARED BY:
Ms. Gillian L. Fischbach, P.E., PTOE
Fischbach Transportation Group (FTG, LLC)
P.O. Box 682736
Franklin, TN 37068
Phone: (615) 771-8022
FTG Project Number: 11390

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1. INTRODUCTION

This traffic study has been prepared in order to identify the traffic impacts of a residential development that is proposed to be constructed between Owens Chapel Road and Brown Road, east of Green Road, in Robertson County, Tennessee.

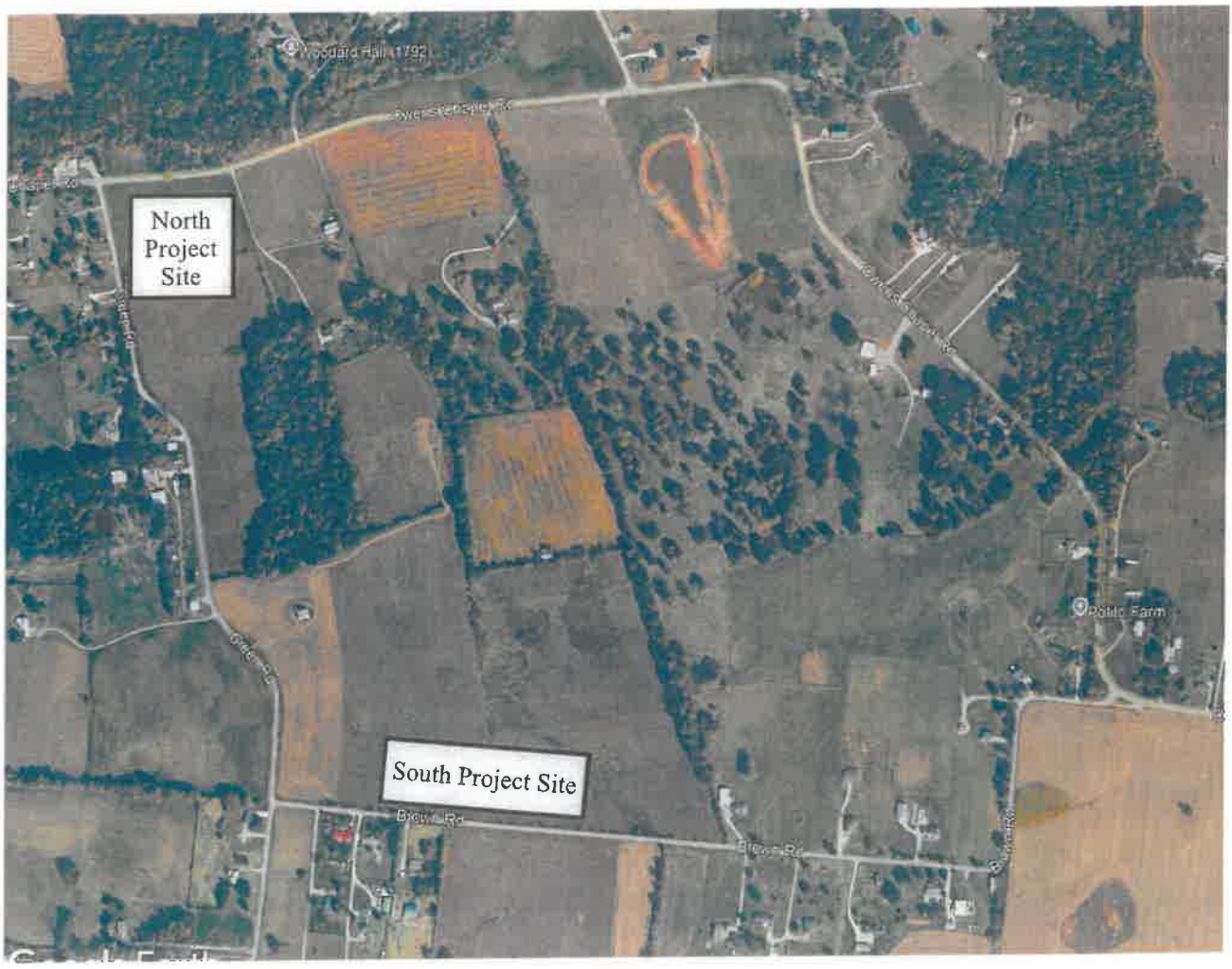
For the purposes of this study, existing and background traffic volumes were established, and capacity analyses were conducted for these conditions. Also, trip generation calculations were performed, and the trips which are expected to be generated by the proposed project were distributed to the roadway system and added to the background traffic volumes. The roadways and intersections which provide access to the site were then re-evaluated to determine the traffic impacts of the proposed project. Access needs for the project were evaluated, and the necessary roadway and/or traffic control improvements were identified. This report presents the results of these analyses and the subsequent recommendations.

2. PROJECT DESCRIPTION

The location of the proposed project is shown in Figure 1. As shown, the project site is located between Owens Chapel Road and Brown Road, east of Green Road, in Robertson County, Tennessee. The developer of the proposed project plans to construct four (4) single-family homes in the southeast quadrant of the intersection of Owens Chapel Road and Green Road. One individual driveway will be provided to Green Road, and three individual driveways will be provided to Owens Chapel Road. Also, 12 single-family homes will be constructed on the north side of Brown Road, and an individual driveway to Brown Road will be provided for each lot.

The current site plans for the proposed project are shown in Figures 2A and 2B. In large part, economic and market considerations will dictate the pace and timing with which the proposed project is actually completed. For the purposes of this study, it was assumed that the proposed project will be completed by Year 2028.

F i s c h b a c h
Transportation Group, LLC
Traffic Engineering and Planning



N

No Scale

Figure 1.
Location of the Proposed Project Site

Curve Table						
Curve	Delta Angle	Radius	Tangent	Arc Length	Chord Bearing	Chord Length
C6	0°32'20"	2020.00	9.50	18.99	N 15°25'40" W	18.99
C7	101°02'35"	25.00	30.35	44.09	N 36°46'27" E	38.59
C8	11°23'07"	901.67	89.88	179.17	N 81°36'11" E	178.88

Bearing Basis Note:
Bearings shown hereon are based on the Tennessee State Plane Coordinate System of 1983, Two (2) control points were established using a Carlson BRx7 Dual Frequency Receiver on March 24, 2026. The grid coordinates of the control points were derived using the TDOT Real-Time Kinematic Network, Virtual Reference Station (VRS): Northing: 1901502.21 Easting: 1703413.46 - Referenced to NAD83 (2011) (EPOCH 2010), GEOID 12B.

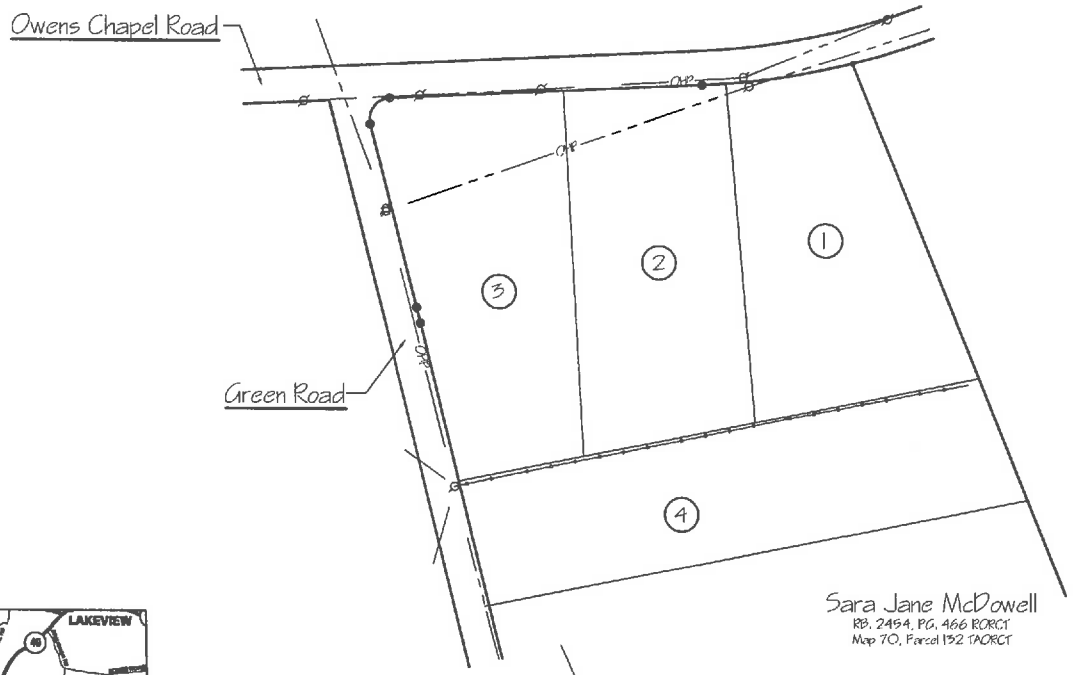
TSPCS Grid North (NAD83)

Surveying The Past, Present and Future

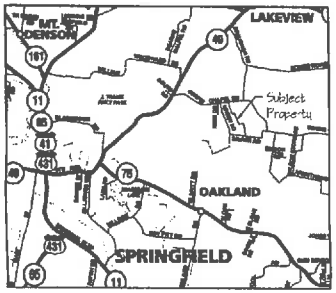
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Sara Jane McDowell
RB. 2454, PG. 466 RORCT
Map 70, Parcel 152 TAORCT



Vicinity Map
Not to Scale

To Grid #1
'F 20'

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
DEPARTMENT OF AGRICULTURE
COMMERCE
TENNESSEE NO. 1708

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Deed Reference:
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Legend
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IP(N) Iron Pin (New)
● Iron Bar Monument (New)
Ø Power Pole
OHP Overhead Power Line
L1 Refer to Line Table Shown Hereon for Data
C1 Refer to Curve Table Shown

Cad File No. 260065CA
Coord. File No. 260065CA

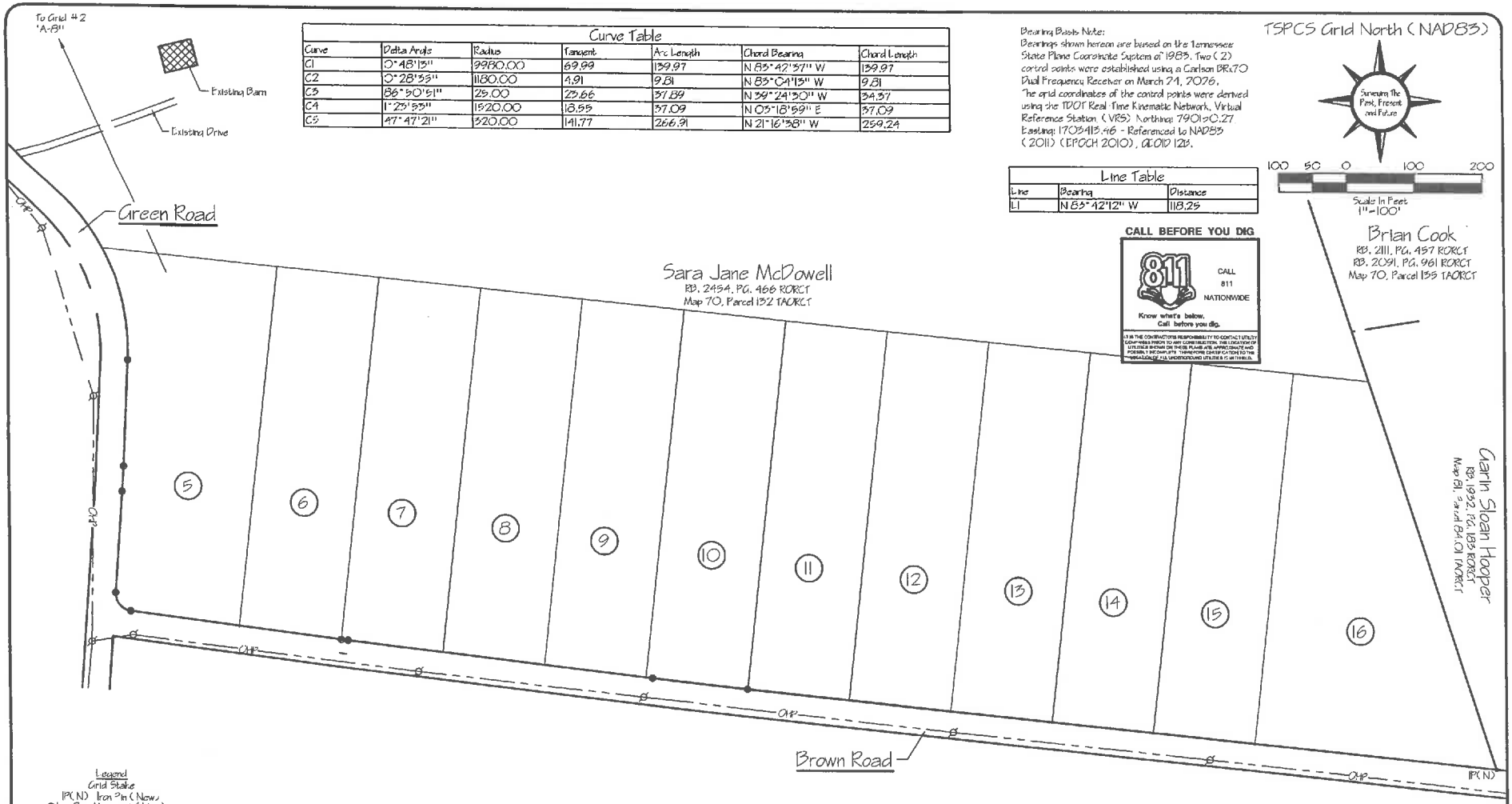
Revisions			
Number	Date	By	Comment

Drawn By: SEA
Checked By: CB
Proj. No.: 260065
Date: 4/1/26

Grid Stake Layout #2 For
Brian Cook
'Sara Jane McDowell Property'
10th Civil District
Robertson County, Tennessee

Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 923 Springfield, TN. 37172
email: artzsurvey@gmail.com
(615) 382-0491

G1.0
Sheet Number



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C2	0°28'55"	1180.00	4.91	9.81	N 85°04'15" W	9.81
C3	86°50'51"	25.00	23.66	37.89	N 39°24'30" W	34.37
C4	1°25'53"	1520.00	18.55	37.09	N 05°18'59" E	37.09
C5	47°47'21"	320.00	141.77	266.91	N 21°16'38" W	259.24

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 March 24, 2026. The grid coordinates of the control points were derived using the TDOT Real-Time Kinematic Network, Virtual Reference Station (VRS) Northing: 790152.27 Easting: 1705413.46 - Referenced to NAD83 (2011) (EPOCH 2010), GEOID 12B.

TSPCS Grid North (NAD83)

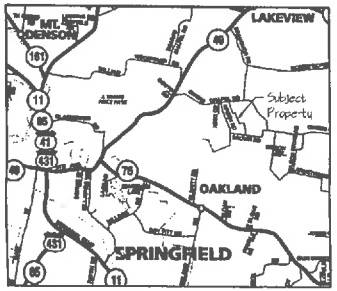
Surveying The Past, Present and Future

100 50 0 100 200
Scale In Feet
1"=100'

Line Table		
Line	Bearing	Distance
L1	N 85°42'12" W	118.25

CALL BEFORE YOU DIG
811 CALL 811 NATIONWIDE
Know what's below. Call before you dig.
IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE. TENNESSEE ONE CALL SYSTEM TO BE NOTIFIED PRIOR TO THE COMMENCEMENT OF ALL UNDERGROUND UTILITIES PLANS.

Legend
Grid Stake
IP(N) Iron Pin (New)
● Iron Bar Monument (New)
Ø Power Pole
OHP Overhead Power Line
L1 Refer to Line Table Shown Hereon for Data
C1 Refer to Curve Table Shown



Vicinity Map
No: to Scale

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.

STEVEN E. ARTZ
REGISTERED LAND SURVEYOR
AGRICULTURE
CONNECTICUT
TENNESSEE NO. 1708

I hereby certify that this General Property Survey is a Category III Survey and the Ratio of Precision of the Unadjusted Survey is 1:50000+ and that this survey meets the current Tennessee Minimum Standards of Practice.

Property Address:
Owens Chapel Road, Green Road and Brown Road
Springfield, TN. 37172

Deed Reference:
Record Book 2454, Page 466 RORCT
Map 70, part of Parcel 132 TAORCT

Grid Stake Layout #1 For
Brian Cook
'Sara Jane McDowell Property'
10th 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) 382-0491

Cad File No. 260065SCA
Coord. File No. 260065CA

Revisions			
Number	Date	By	Comment

Drawn by: SEA
Checked by: CD
Proj. No.: 260065
Date: 4/1/26

G1.0
Sheet Number

3. YEAR 2026 EXISTING CONDITIONS

3.1 REGIONAL AND LOCAL ACCESS

Owens Chapel Road provides regional and local access to the project site. In the vicinity of the project site, this facility is a two-lane rural roadway that provides an east-west connection between State Route 49 and Cross Plains Road. In the vicinity of the project site, this facility includes one 9-foot travel lane in each direction and 2-foot shoulders. Currently, no speed limit is posted on this roadway segment.

Eastbound Owens Chapel Road at Green Road

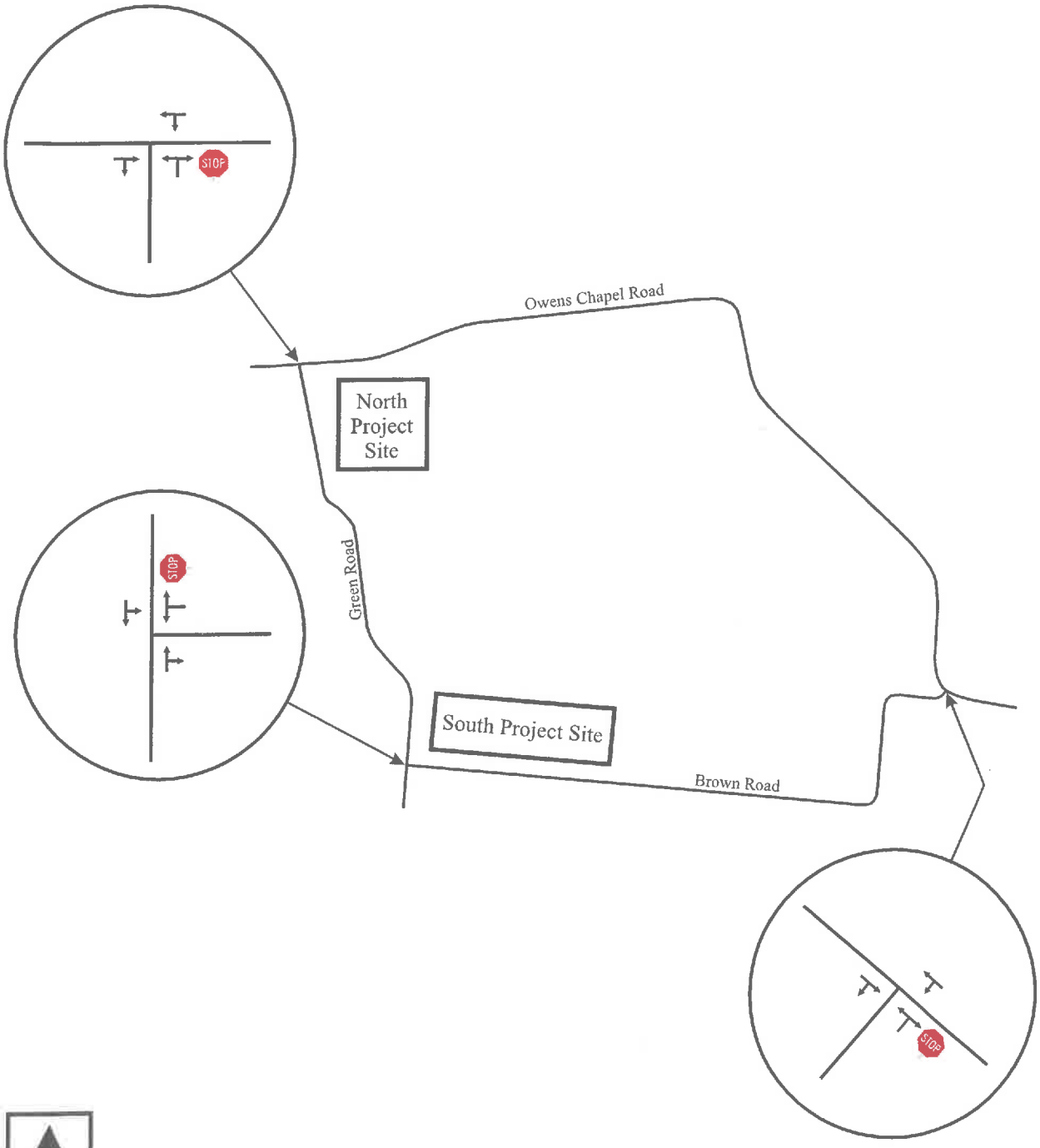


Source: Google Earth (March 2026)

Green Road and Brown Road also provide local access to the project site. In the vicinity of the project site, these facilities are two-lane rural roadways that each include approximately 16-18 feet of pavement. Currently, a 40 mph speed limit is posted on Brown Road.

The laneage and traffic control at the intersections within the study area are shown in Figure 3.

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No Scale

Figure 3.
Existing Laneage and Traffic Control

3.2 YEAR 2026 EXISTING TRAFFIC VOLUMES

In order to provide data for the traffic impact analysis, traffic volumes were counted in 15-minute increments at the following intersections:

- Owens Chapel Road and Green Road
- Green Road and Brown Road
- Owens Chapel Road and Brown Road

This data was collected from 6:00 AM – 7:00 PM on typical weekdays in May 2026 when schools were in session. The raw traffic volumes are included in Appendix A and are shown in Figure 4. It is important to note that certain turning movements were increased as needed to illustrate balanced traffic flows between the intersections.

Using the existing peak hour traffic volumes shown in Figure 4, capacity analyses were conducted for the intersections studied. Specifically, in order to identify current peak hour levels of operation within the study area, the capacity calculations were performed according to the methods outlined in the Highway Capacity Manual 7 (HCM 7). These analyses result in the determination of a Level of Service (LOS), which is a measure of evaluation is used to describe how well an intersection or roadway operates. LOS A represents free flow traffic operations, and LOS F suggests that the traffic demand exceeds the available capacity. In an urbanized area, LOS D is typically considered to be the minimum acceptable LOS. Table 1 presents the descriptions of LOS for unsignalized intersections.

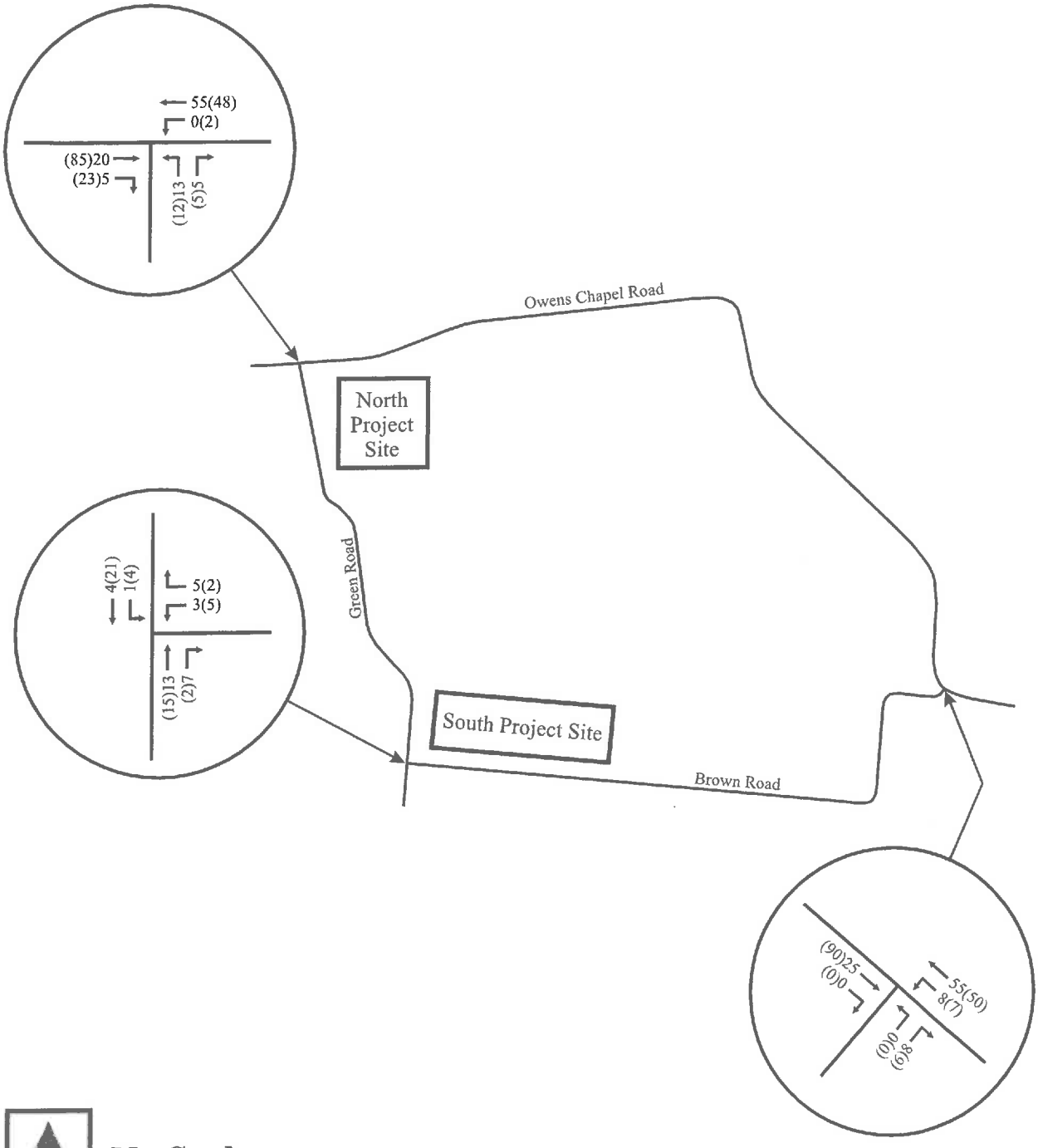
The results of the capacity analyses for the existing peak hour traffic volumes are shown in Table 2, and Appendix B includes the capacity analyses worksheets. These analyses indicate the following:

Owens Chapel Road and Green Road
At this unsignalized intersection, all of the critical turning movements operate at LOS A during both peak hours, and the vehicle queues are low.

Green Road and Brown Road
At this unsignalized intersection, all of the critical turning movements operate at LOS A during both peak hours, and the vehicle queues are low.

Owens Chapel Road and Brown Road
At this unsignalized intersection, all of the critical turning movements operate at LOS A during both peak hours, and the vehicle queues are low.

F i s c h b a c h
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Traffic Engineering and Planning



No Scale

XX - AM Peak Hour Volumes
(XX) - PM Peak Hour Volumes

Figure 4.
Existing Year 2026 Peak Hour Traffic Volumes

TABLE 1. DESCRIPTIONS OF LOS FOR UNSIGNALIZED INTERSECTIONS

Level of Service	Description	Average Control Delay (sec/veh)
A	Minimal delay	≤ 10
B	Brief delay	> 10 and ≤ 15
C	Average delay	> 15 and ≤ 25
D	Significant delay	> 25 and ≤ 35
E	Long delay	> 35 and ≤ 50
F	Extreme delay	> 50

Source: Highway Capacity Manual 7 (HCM 7)

TABLE 2. YEAR 2026 EXISTING PEAK HOUR LEVELS OF SERVICE

INTERSECTION	TURNING MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
		LEVEL OF SERVICE	95TH %-ILE QUEUE	LEVEL OF SERVICE	95TH %-ILE QUEUE
Owens Chapel Road and Green Road	Westbound Left Turns / Thrus	LOS A	0 veh (7 sec/veh)	LOS A	0 veh (8 sec/veh)
	Northbound Left / Right Turns	LOS A	1 veh (9 sec/veh)	LOS A	1 veh (9 sec/veh)
Green Road and Brown Road	Westbound Left / Right Turns	LOS A	0 veh (9 sec/veh)	LOS A	0 veh (9 sec/veh)
	Southbound Left Turns / Thrus	LOS A	0 veh (7 sec/veh)	LOS A	0 veh (7 sec/veh)
Owens Chapel Road and Brown Road	Westbound Left Turns / Thrus	LOS A	0 veh (7 sec/veh)	LOS A	0 veh (7 sec/veh)
	Northbound Left / Right Turns	LOS A	0 veh (9 sec/veh)	LOS A	0 veh (9 sec/veh)

4. YEAR 2028 BACKGROUND CONDITIONS

In order to account for the traffic growth which will occur within the study area because of typical growth, background traffic volumes were established for the intersections within the study area. Specifically, in order to account for typical growth within the study area, consideration was given to the historical traffic volumes near the project site. The Tennessee Department of Transportation (TDOT) conducts an annual count program throughout the state. This count program includes the annual collection of average daily traffic (ADT) counts at numerous fixed locations.

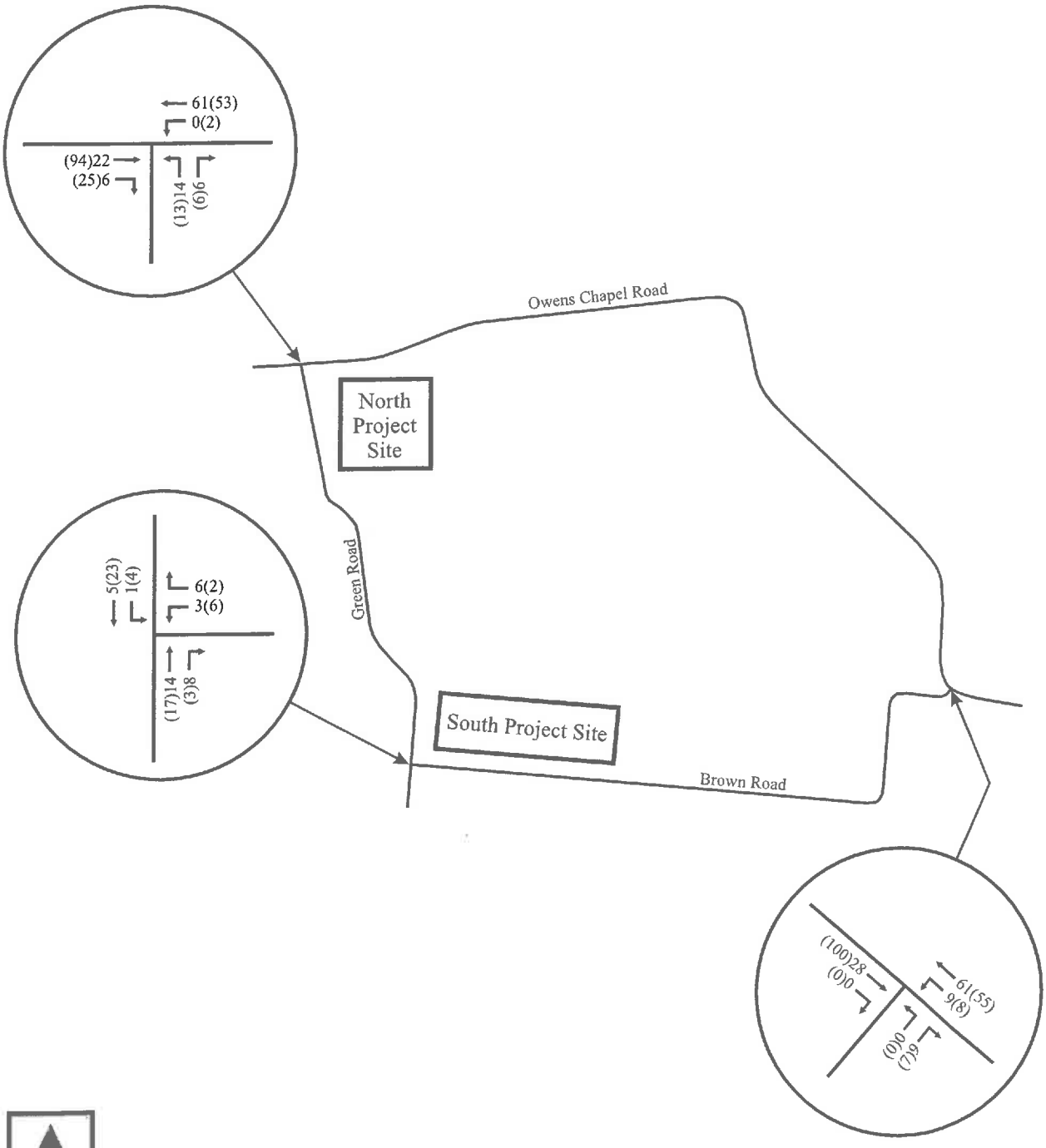
As shown in Table 3, the daily traffic volumes within the study area have increased steadily since 2016. However, in order to present a conservative analysis, the Year 2026 traffic volumes within the study area were increased by 10% in order to represent Year 2028 conditions, as shown in Figure 5. It is important to note that this growth rate, which is significantly higher than the historical growth, was chosen because all of the existing turning movement volumes within the study area are low. Therefore, a 10% increase represents a minimal number of additional vehicles on each turning movement. In many cases, a lower growth rate would have resulted in no additional vehicles.

TABLE 3. HISTORICAL TRAFFIC VOLUMES IN THE STUDY AREA

Year	Station 88 Highway 49 ADT	Annual Growth	Overall Growth
2016	5,083		
2017	5,218	2.66%	
2018	5,560	6.55%	
2019	4,686	-15.72%	
2020	4,825	2.97%	
2021	5,762	19.42%	
2022	5,758	-0.07%	
2023	6,358	10.42%	
2024	6,188	-2.67%	
2025	6,262	1.20%	2.58%
Year	**Station 87 Owens Chapel Rd ADT**	**Annual Growth**	**Overall Growth**
2016	1,149		
2017	1,355	17.93%	
2018	1,235	-8.86%	
2019	1,114	-9.80%	

2020	1,075	-3.50%	
2021	1,266	17.77%	
2022	1,218	-3.79%	
2023	1,453	19.29%	
2024	1,450	-0.21%	
2025	1,334	-8.00%	1.79%

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Traffic Engineering and Planning



No Scale

XX - AM Peak Hour Volumes
(XX) - PM Peak Hour Volumes

Figure 5.
Background Year 2028 Peak Hour Traffic
(Existing Traffic Volumes Increased 10%)

Capacity analyses were conducted for the background conditions at the intersections within the study area. For these analyses, it was assumed that all existing laneage and traffic control will be maintained and no improvements will be provided.

The results of the capacity analyses for the background peak hour traffic volumes are shown in Table 4, and Appendix B includes the capacity analyses worksheets. These analyses indicate the following:

Owens Chapel Road and Green Road
At this unsignalized intersection, all of the critical turning movements will operate at LOS A during both peak hours, and the vehicle queues will be low.

Green Road and Brown Road
At this unsignalized intersection, all of the critical turning movements will operate at LOS A during both peak hours, and the vehicle queues will be low.

Owens Chapel Road and Brown Road
At this unsignalized intersection, all of the critical turning movements will operate at LOS A during both peak hours, and the vehicle queues will be low.

TABLE 4. YEAR 2028 BACKGROUND PEAK HOUR LEVELS OF SERVICE

INTERSECTION	TURNING MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
		LEVEL OF SERVICE	95TH %-ILE QUEUE	LEVEL OF SERVICE	95TH %-ILE QUEUE
Owens Chapel Road and Green Road	Westbound Left Turns / Thrus	LOS A	0 veh (7 sec/veh)	LOS A	0 veh (8 sec/veh)
	Northbound Left / Right Turns	LOS A	1 veh (9 sec/veh)	LOS A	1 veh (10 sec/veh)
Green Road and Brown Road	Westbound Left / Right Turns	LOS A	0 veh (9 sec/veh)	LOS A	0 veh (9 sec/veh)
	Southbound Left Turns / Thrus	LOS A	0 veh (7 sec/veh)	LOS A	0 veh (7 sec/veh)
Owens Chapel Road and Brown Road	Westbound Left Turns / Thrus	LOS A	0 veh (7 sec/veh)	LOS A	0 veh (8 sec/veh)
	Northbound Left / Right Turns	LOS A	0 veh (9 sec/veh)	LOS A	0 veh (9 sec/veh)

5. IMPACTS OF PROPOSED DEVELOPMENT

5.1 TRIP GENERATION

Trip generation calculations were conducted in order to identify how much traffic will be generated by the proposed project. Trip generation data for daily and peak hour trips were identified from Trip Generation, 12th Edition, which was published by the Institute of Transportation Engineers (ITE) in 2025. Table 5 presents the daily and peak hour trip generations for proposed project, and these calculations are included in Appendix C.

TABLE 5. TRIP GENERATION

LAND USE	SIZE	DAILY TRAFFIC	GENERATED TRAFFIC			
			AM PEAK HOUR		PM PEAK HOUR	
			ENTER	EXIT	ENTER	EXIT
Single-Family Detached (LUC 210)	16 homes	394	4	12	11	7

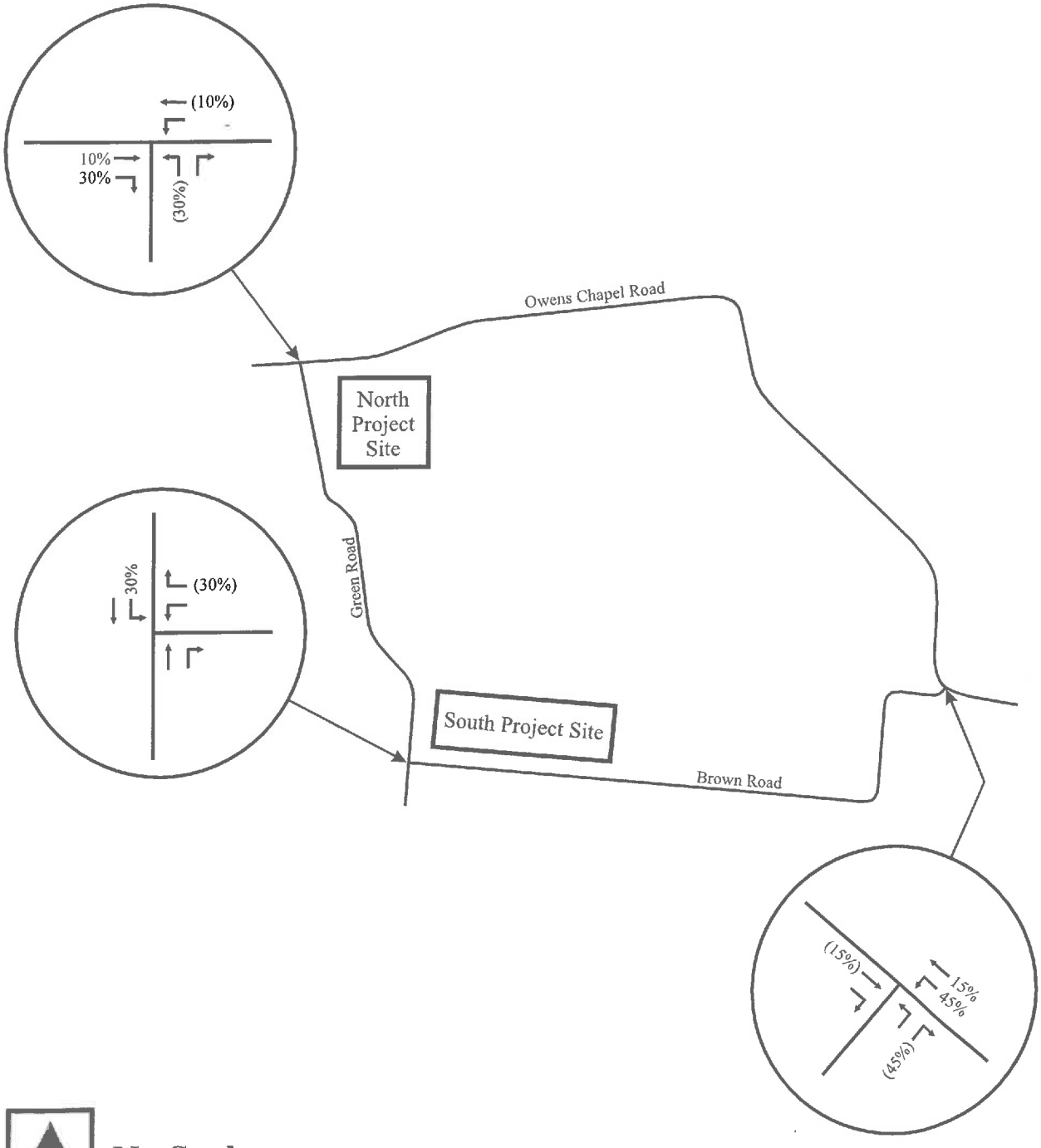
5.2 TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT

For the purposes of this study, it was estimated that the trips generated by the proposed development will access the project site according to the directional distribution shown in Figure 6. The development of this distribution was based on the following factors:

- existing land use characteristics,
- the directions of approach of the existing traffic,
- the access proposed for the project, and
- the locations of population centers in the area.

The peak hour trip generations and directional distribution were used to add the site-generated trips to the roadway system. Figure 7 includes the peak hour traffic volumes that are expected to be generated by the proposed project.

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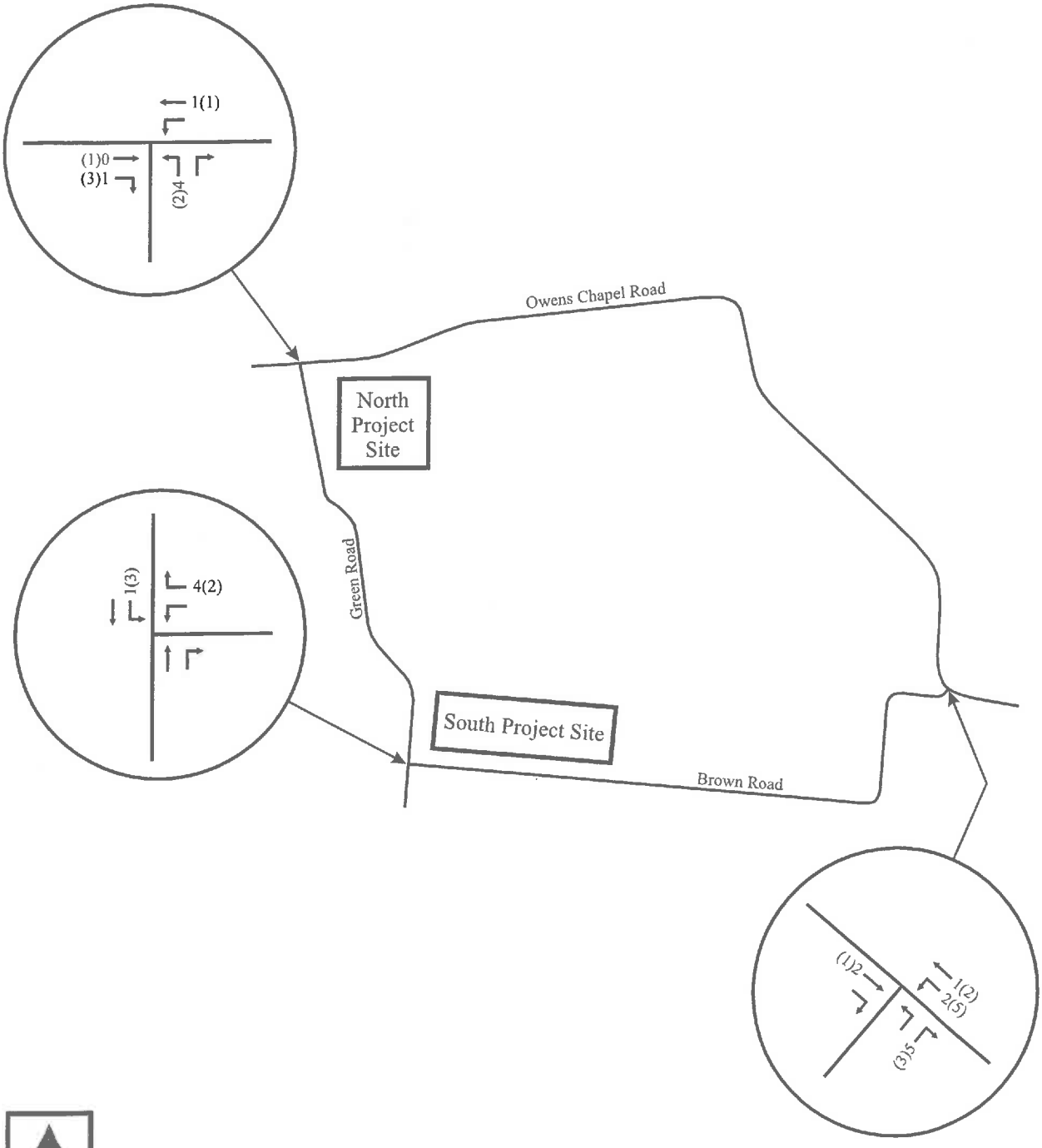
N

No Scale

XX - Entering Volumes
(XX) - Exiting Volumes

Figure 6.
Directional Distribution of Peak Hour Traffic Volumes Generated by the Site

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XX - AM Peak Hour Volumes
(XX) - PM Peak Hour Volumes

Figure 7.
Peak Hour Traffic Volumes Generated by the Site

5.3 CAPACITY ANALYSES

In order to identify the projected peak hour traffic volumes at the completion of the proposed project, the trips generated by the proposed development were added to the background peak hour traffic volumes within the study area. The resulting peak hour volumes are shown in Figure 8.

Using the total projected peak hour traffic volumes, capacity analyses were conducted in order to determine the impact of the proposed project on the roadway system. Specifically, these capacity analyses were used to evaluate the need for roadway and traffic control improvements within the study area. For these analyses, it was assumed that all existing laneage and traffic control will be maintained and no improvements will be provided.

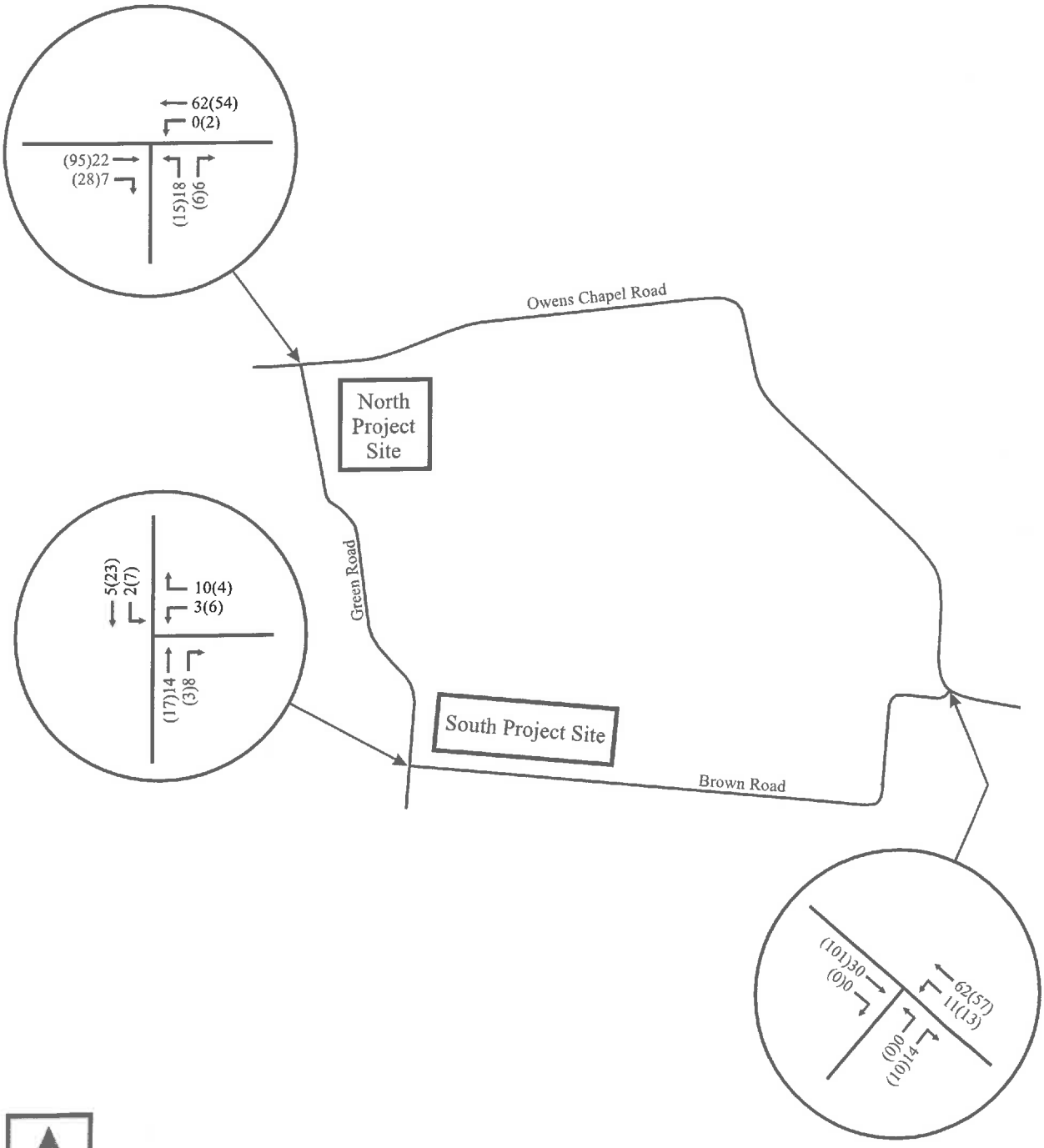
The results of the capacity analyses for the total projected peak hour traffic volumes are shown in Table 6, and Appendix B includes the capacity analyses worksheets. These analyses indicate the following:

Owens Chapel Road and Green Road
At this unsignalized intersection, all of the critical turning movements will operate at LOS A during both peak hours, and the vehicle queues will be low.

Green Road and Brown Road
At this unsignalized intersection, all of the critical turning movements will operate at LOS A during both peak hours, and the vehicle queues will be low.

Owens Chapel Road and Brown Road
At this unsignalized intersection, all of the critical turning movements will operate at LOS A during both peak hours, and the vehicle queues will be low.

Fischbach
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XX - AM Peak Hour Volumes
(XX) - PM Peak Hour Volumes

Figure 8.
Total Projected Peak Hour Traffic Volumes at the Completion of the Proposed Project

TABLE 6. YEAR 2028 TOTAL PEAK HOUR LEVELS OF SERVICE

INTERSECTION	TURNING MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
		LEVEL OF SERVICE	95TH %-ILE QUEUE	LEVEL OF SERVICE	95TH %-ILE QUEUE
Owens Chapel Road and Green Road	Westbound Left Turns / Thrus	LOS A	0 veh (7 sec/veh)	LOS A	0 veh (8 sec/veh)
	Northbound Left / Right Turns	LOS A	1 veh (9 sec/veh)	LOS A	1 veh (10 sec/veh)
Green Road and Brown Road	Westbound Left / Right Turns	LOS A	0 veh (9 sec/veh)	LOS A	0 veh (9 sec/veh)
	Southbound Left Turns / Thrus	LOS A	0 veh (7 sec/veh)	LOS A	0 veh (7 sec/veh)
Owens Chapel Road and Brown Road	Westbound Left Turns / Thrus	LOS A	0 veh (7 sec/veh)	LOS A	0 veh (8 sec/veh)
	Northbound Left / Right Turns	LOS A	1 veh (9 sec/veh)	LOS A	0 veh (9 sec/veh)

6. CONCLUSIONS AND RECOMMENDATIONS

The analyses conducted for the purposes of this study indicate that the following considerations should be made in order to accommodate the traffic that will be generated by the proposed project:

Owens Chapel Road and Green Road

The analyses conducted for the purposes of this study indicate that all of the critical turning movements will operate at LOS A during both peak hours, and the vehicle queues will be low. Based on these results, no laneage or traffic control modification are recommended for this intersection.

Green Road and Brown Road

The analyses conducted for the purposes of this study indicate that all of the critical turning movements will operate at LOS A during both peak hours, and the vehicle queues will be low. Based on these results, no laneage or traffic control modification are recommended for this intersection.

Owens Chapel Road and Brown Road

The analyses conducted for the purposes of this study indicate that all of the critical turning movements will operate at LOS A during both peak hours, and the vehicle queues will be low. Based on these results, no laneage or traffic control modification are recommended for this intersection.

Owens Chapel Road Cross-Section

Adequate right-of-way should be reserved on Lots 1-3 in order to facilitate a future cross-section on Owens Chapel Road, consistent with current standards established by Robertson County.

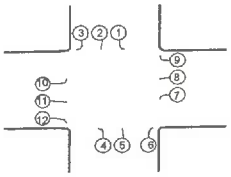
Green Road Cross-Section

Adequate right-of-way should be reserved on Lots 3, 4, and 5 in order to facilitate a future cross-section on Green Road, consistent with current standards established by Robertson County.

Green Road Cross-Section

Adequate right-of-way should be reserved on Lots 5-16 in order to facilitate a future cross-section on Brown Road, consistent with current standards established by Robertson County.

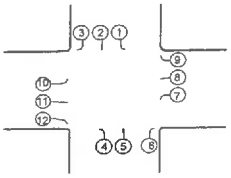
APPENDIX A
EXISTING TRAFFIC COUNTS



INTERSECTION TRAFFIC VOLUME COUNTS

LOCATION: Owens Chapel Road and Green Road
DATE: 12-May-26 Tue
RECORDER: Burns
NOTES: unsignalized

LOCATION	S/B			N/B Green Road			W/B Owens Chapel Road			E/B Owens Chapel Road				
TIME	1	2	3	4	5	6	7	8	9	10	11	12		
6:00-6:15				1		2		11			4	1	98	19
6:15-6:30				5		1		12			3	2	97	23
6:30-6:45				5				21			6	1	98	33
6:45-7:00				2		2		11			7	1	89	23
7:00-7:15				2		1		9			6		95	18
7:15-7:30				3		3		13			3	2	97	24
7:30-7:45				3		1		13			7		88	24
7:45-8:00				5				17			5	2	81	29
8:00-8:15				1				10			8	1	70	20
8:15-8:30				1				8			6		67	15
8:30-8:45				2			1	7			3	4	68	17
8:45-9:00				2		1		7			8		67	18
9:00-9:15				2		1		7			7		64	17
9:15-9:30				2		1		7			6		61	16
9:30-9:45				3				6			6	1	61	16
9:45-10:00				3				6			5	1	63	15
10:00-10:15				3				6			4	1	64	14
10:15-10:30								7			4	5	60	16
10:30-10:45						1		8			7	2	63	18
10:45-11:00				1			1	9			3	2	62	16
11:00-11:15								2			7	1	73	10
11:15-11:30				1		2		6			10		77	19
11:30-11:45				2			1	8			5	1	75	17
11:45-12:00				2				12			7	6	77	27
12:00-12:15				2				5			5	2	60	14
12:15-12:30				2			1	7			5	2	58	17
12:30-12:45				4			1	3			7	4	56	19
12:45-1:00				5				1			4		56	10
1:00-1:15				4				3			5		68	12
1:15-1:30				3				5			7		80	15
1:30-1:45				3			1	7			8		89	19
1:45-2:00				2			1	9			10		90	22
2:00-2:15				1			1	11			11		87	24
2:15-2:30				1				8			13	2	89	24
2:30-2:45								6			8	6	99	20
2:45-3:00								8			8	3	110	19
3:00-3:15				3				6			11	6	120	26
3:15-3:30				1			1	11			20	1	120	34
3:30-3:45				1			1	8			19	2	114	31
3:45-4:00				1		1	1	6			17	3	138	29
4:00-4:15				1		1	1	3			16	4	141	26
4:15-4:30								9			14	5	162	28
4:30-4:45				4		1	1	15			25	9	175	55
4:45-5:00				2		2	1	11			13	3	158	32
5:00-5:15				4		2		11			26	4	155	47
5:15-5:30				2				11			21	7	132	41
5:30-5:45				3		1		12			20	2	116	38
5:45-6:00				2				7			17	3	100	29
6:00-6:15				1				7			14	2	91	24
6:15-6:30				1			1	7			13	3		25
6:30-6:45								5			11	6		22
6:45-7:00								7			11	2		20
TOTAL				104		24	15	432			496	115		
AM PK HR				13		5		55			20	5	6:00-7:00	0.74
PM PK HR				12		5	2	48			85	23	4:30-5:30	0.80



INTERSECTION TRAFFIC VOLUME COUNTS

LOCATION: Green Road and Brown Road
DATE: 13-May-26 Wed
RECORDER: Burns
NOTES: unsignalized

LOCATION	S/B Green Road			N/B Green Road			W/B Brown Road			E/B				
TIME	1	2	3	4	5	6	7	8	9	10	11	12		
6:00-6:15		1					1		3				29	5
6:15-6:30		1			1	4							28	6
6:30-6:45	1				6	1			1				27	9
6:45-7:00		2			3	2	2						21	9
7:00-7:15					1	1			2				14	4
7:15-7:30		1			3				1				14	5
7:30-7:45					2				1				12	3
7:45-8:00					1	1							14	2
8:00-8:15		1			2				1				18	4
8:15-8:30						2			1				20	3
8:30-8:45		1			4								24	5
8:45-9:00		2			3	1							23	6
9:00-9:15		2			3	1							22	6
9:15-9:30		2			3	1			1				21	7
9:30-9:45		1			2				1				21	4
9:45-10:00		1			2				2				18	5
10:00-10:15		1			2				2				18	5
10:15-10:30	1				2	2	2						16	7
10:30-10:45	1												10	1
10:45-11:00		2					2		1				10	5
11:00-11:15					1	1			1				12	3
11:15-11:30									1				17	1
11:30-11:45							1						23	1
11:45-12:00	2	3			2								32	7
12:00-12:15		3			4				1				28	8
12:15-12:30	3	1			3								23	7
12:30-12:45	1	3			2	2	1		1				18	10
12:45-1:00					1	2							12	3
1:00-1:15					1	2							12	3
1:15-1:30					1	1							12	2
1:30-1:45		1			1	1			1				13	4
1:45-2:00		1			1				1				18	3
2:00-2:15		1			1				1				20	3
2:15-2:30	1				1		1						23	3
2:30-2:45	1	4				1	3						26	9
2:45-3:00		2			2	1							23	5
3:00-3:15	1	2			2				1				26	6
3:15-3:30		2			2	1	1						28	6
3:30-3:45		2			2	1	1						33	6
3:45-4:00	1	3			3				1				33	8
4:00-4:15	1	3			3				1				33	8
4:15-4:30	1	5				2	3						30	11
4:30-4:45	1	2			3								23	6
4:45-5:00		5			1		2						27	8
5:00-5:15	1	3				1							21	5
5:15-5:30		2			1	1							23	4
5:30-5:45	2	2			3		1		2				24	10
5:45-6:00	1	1											19	2
6:00-6:15	1	3			2		1						24	7
6:15-6:30		1				1	2		1					5
6:30-6:45		1			3	1								5
6:45-7:00	2	3			2									7
TOTAL	23	77			88	35	24		30					
AM PK HR	1	4			10	7	3		4				6:00-7:00	0.81
PM PK HR	3	15			7	2	5		1				4:00-5:00	0.75

APPENDIX B
CAPACITY ANALYSES

EXISTING CONDITIONS

HCS Two-Way Stop-Control Report

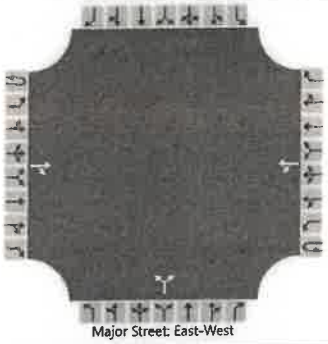
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	May 2026
Analysis Year	2026
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	11390 (Existing)

Site Information

Intersection	Owens Chapel Rd / Green Rd
Jurisdiction	Robertson County, TN
East/West Street	Owens Chapel Rd
North/South Street	Green Rd
Peak Hour Factor	0.74
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			20	5		0	55			13		5				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						0					24					
Capacity, c (veh/h)						1591					936					
v/c Ratio						0.00					0.03					
95% Queue Length, Q_{95} (veh)						0.0					0.1					
95% Queue Length, Q_{95} (ft)						0.0					2.5					
Control Delay (s/veh)						7.3	0.0				9.0					
Level of Service (LOS)						A	A				A					
Approach Delay (s/veh)					0.0				9.0							
Approach LOS					A				A							

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HCS Two-Way Stop-Control Report

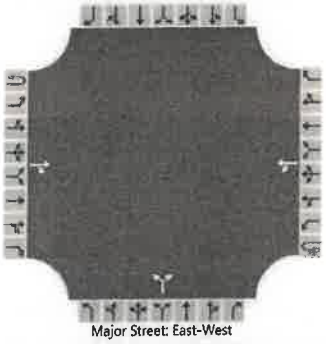
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	May 2026
Analysis Year	2026
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	11390 (Existing)

Site Information

Intersection	Owens Chapel Rd / Green Rd
Jurisdiction	Robertson County, TN
East/West Street	Owens Chapel Rd
North/South Street	Green Rd
Peak Hour Factor	0.80
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			85	23		2	48			12		5				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						3					21					
Capacity, c (veh/h)						1462					841					
v/c Ratio						0.00					0.03					
95% Queue Length, Q_{95} (veh)						0.0					0.1					
95% Queue Length, Q_{95} (ft)						0.0					2.5					
Control Delay (s/veh)						7.5	0.0				9.4					
Level of Service (LOS)						A	A				A					
Approach Delay (s/veh)					0.3				9.4							
Approach LOS					A				A							

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HCS Two-Way Stop-Control Report

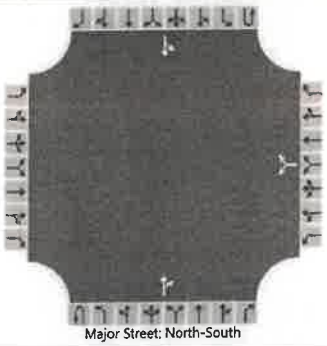
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	May 2026
Analysis Year	2026
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	11390 (Existing)

Site Information

Intersection	Green Rd / Brown Rd
Jurisdiction	Robertson County, TN
East/West Street	Brown Rd
North/South Street	Green Rd
Peak Hour Factor	0.81
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						3		5			13	7		1	4	
Percent Heavy Vehicles (%)						0		0						0		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.40		6.20						4.10		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.50		3.30						2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							10							1		
Capacity, c (veh/h)							1035							1603		
v/c Ratio							0.01							0.00		
95% Queue Length, Q_{95} (veh)							0.0							0.0		
95% Queue Length, Q_{95} (ft)							0.0							0.0		
Control Delay (s/veh)							8.5							7.2	0.0	
Level of Service (LOS)							A							A	A	
Approach Delay (s/veh)					8.5								1.5			
Approach LOS					A								A			

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HCS Two-Way Stop-Control Report

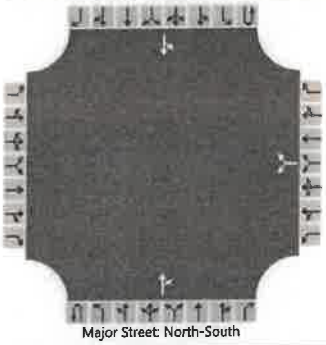
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	May 2026
Analysis Year	2026
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	11390 (Existing)

Site Information

Intersection	Green Rd / Brown Rd
Jurisdiction	Robertson County, TN
East/West Street	Brown Rd
North/South Street	Green Rd
Peak Hour Factor	0.75
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						5		2			15	2		4	21	
Percent Heavy Vehicles (%)						0		0						0		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage						Undivided										

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.40		6.20						4.10		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.50		3.30						2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							9							5		
Capacity, c (veh/h)							978							1606		
v/c Ratio							0.01							0.00		
95% Queue Length, Q_{95} (veh)							0.0							0.0		
95% Queue Length, Q_{95} (ft)							0.0							0.0		
Control Delay (s/veh)							8.7							7.2	0.0	
Level of Service (LOS)							A							A	A	
Approach Delay (s/veh)						8.7								1.2		
Approach LOS						A								A		

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HCS Two-Way Stop-Control Report

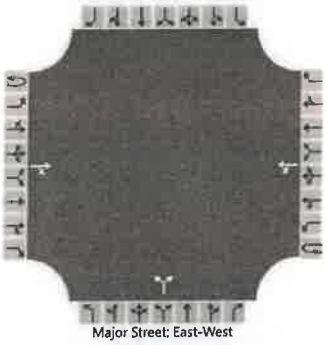
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	May 2026
Analysis Year	2026
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	11390 (Existing)

Site Information

Intersection	Owens Chapel Rd / Brown Rd
Jurisdiction	Robertson County, TN
East/West Street	Owens Chapel Rd
North/South Street	Brown Rd
Peak Hour Factor	0.74
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			25	0		8	55			0		8				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						11					11					
Capacity, c (veh/h)						1591					1045					
v/c Ratio						0.01					0.01					
95% Queue Length, Q_{95} (veh)						0.0					0.0					
95% Queue Length, Q_{95} (ft)						0.0					0.0					
Control Delay (s/veh)						7.3	0.1				8.5					
Level of Service (LOS)						A	A				A					
Approach Delay (s/veh)						1.0				8.5						
Approach LOS						A				A						

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HCS Two-Way Stop-Control Report

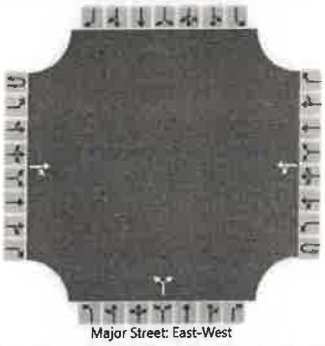
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	May 2026
Analysis Year	2026
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	11390 (Existing)

Site Information

Intersection	Owens Chapel Rd / Brown Rd
Jurisdiction	Robertson County, TN
East/West Street	Owens Chapel Rd
North/South Street	Brown Rd
Peak Hour Factor	0.80
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			90	0		7	50			0		6				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						9					8					
Capacity, c (veh/h)						1490					946					
v/c Ratio						0.01					0.01					
95% Queue Length, Q_{95} (veh)						0.0					0.0					
95% Queue Length, Q_{95} (ft)						0.0					0.0					
Control Delay (s/veh)						7.4	0.0				8.8					
Level of Service (LOS)						A	A				A					
Approach Delay (s/veh)					1.0				8.8							
Approach LOS					A				A							

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BACKGROUND CONDITIONS

HCS Two-Way Stop-Control Report

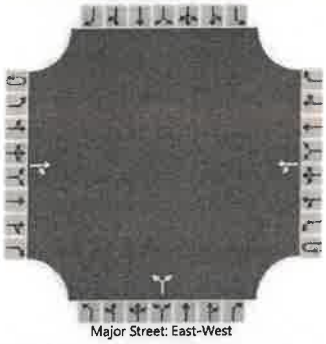
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	May 2026
Analysis Year	2026
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	11390 (Back)

Site Information

Intersection	Owens Chapel Rd / Green Rd
Jurisdiction	Robertson County, TN
East/West Street	Owens Chapel Rd
North/South Street	Green Rd
Peak Hour Factor	0.74
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			22	6		0	61			14		6				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						0					27					
Capacity, c (veh/h)						1586					927					
v/c Ratio						0.00					0.03					
95% Queue Length, Q_{95} (veh)						0.0					0.1					
95% Queue Length, Q_{95} (ft)						0.0					2.5					
Control Delay (s/veh)						7.3	0.0				9.0					
Level of Service (LOS)						A	A				A					
Approach Delay (s/veh)					0.0				9.0							
Approach LOS					A				A							

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HCS Two-Way Stop-Control Report

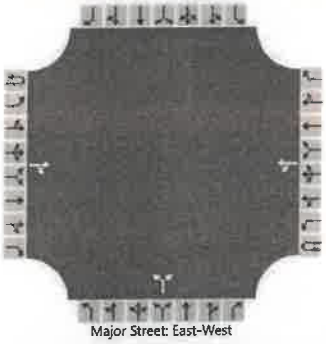
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	May 2026
Analysis Year	2028
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	11390 (Back)

Site Information

Intersection	Owens Chapel Rd / Green Rd
Jurisdiction	Robertson County, TN
East/West Street	Owens Chapel Rd
North/South Street	Green Rd
Peak Hour Factor	0.80
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			94	25		2	53			13		6				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						3					24					
Capacity, c (veh/h)						1445					825					
v/c Ratio						0.00					0.03					
95% Queue Length, Q_{95} (veh)						0.0					0.1					
95% Queue Length, Q_{95} (ft)						0.0					2.5					
Control Delay (s/veh)						7.5	0.0				9.5					
Level of Service (LOS)						A	A				A					
Approach Delay (s/veh)					0.3				9.5							
Approach LOS					A				A							

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HCS Two-Way Stop-Control Report

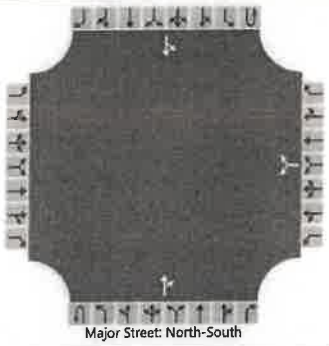
General Information

Analyst	FTG
Agency/Co	FTG
Date Performed	May 2026
Analysis Year	2028
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	11390 (Back)

Site Information

Intersection	Green Rd / Brown Rd
Jurisdiction	Robertson County, TN
East/West Street	Brown Rd
North/South Street	Green Rd
Peak Hour Factor	0.81
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						3		6			14	8		1	5	
Percent Heavy Vehicles (%)						0		0						0		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.40		6.20						4.10		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.50		3.30						2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							11							1		
Capacity, c (veh/h)							1035							1600		
v/c Ratio							0.01							0.00		
95% Queue Length, Q_{95} (veh)							0.0							0.0		
95% Queue Length, Q_{95} (ft)							0.0							0.0		
Control Delay (s/veh)							8.5							7.3	0.0	
Level of Service (LOS)							A							A	A	
Approach Delay (s/veh)					8.5								1.2			
Approach LOS					A								A			

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HCS Two-Way Stop-Control Report

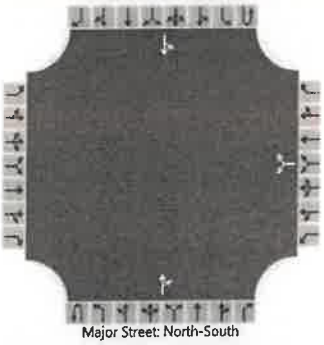
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	May 2026
Analysis Year	2028
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	11390 (Back)

Site Information

Intersection	Green Rd / Brown Rd
Jurisdiction	Robertson County, TN
East/West Street	Brown Rd
North/South Street	Green Rd
Peak Hour Factor	0.75
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						6		2			17	3		4	23	
Percent Heavy Vehicles (%)						0		0						0		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.40		6.20						4.10		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.50		3.30						2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							11							5		
Capacity, c (veh/h)							968							1600		
v/c Ratio							0.01							0.00		
95% Queue Length, Q_{95} (veh)							0.0							0.0		
95% Queue Length, Q_{95} (ft)							0.0							0.0		
Control Delay (s/veh)							8.8							7.3	0.0	
Level of Service (LOS)							A							A	A	
Approach Delay (s/veh)						8.8								1.1		
Approach LOS						A								A		

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HCS Two-Way Stop-Control Report

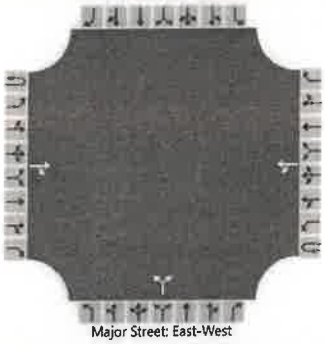
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	May 2026
Analysis Year	2028
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	11390 (Back)

Site Information

Intersection	Owens Chapel Rd / Brown Rd
Jurisdiction	Robertson County, TN
East/West Street	Owens Chapel Rd
North/South Street	Brown Rd
Peak Hour Factor	0.74
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			28	0		9	61			0		9				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						12					12					
Capacity, c (veh/h)						1586					1040					
v/c Ratio						0.01					0.01					
95% Queue Length, Q_{95} (veh)						0.0					0.0					
95% Queue Length, Q_{95} (ft)						0.0					0.0					
Control Delay (s/veh)						7.3	0.1				8.5					
Level of Service (LOS)						A	A				A					
Approach Delay (s/veh)					1.0				8.5							
Approach LOS					A				A							

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HCS Two-Way Stop-Control Report

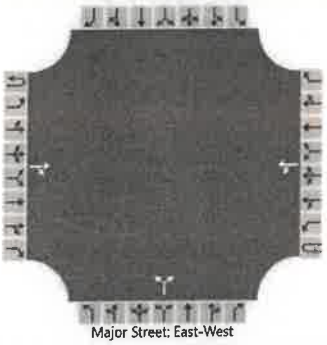
General Information

Analyst	FTG
Agency/Co	FTG
Date Performed	May 2026
Analysis Year	2028
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	11390 (Back)

Site Information

Intersection	Owens Chapel Rd / Brown Rd
Jurisdiction	Robertson County, TN
East/West Street	Owens Chapel Rd
North/South Street	Brown Rd
Peak Hour Factor	0.80
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			100	0		8	55			0		7				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						10					9					
Capacity, c (veh/h)						1474					931					
v/c Ratio						0.01					0.01					
95% Queue Length, Q_{95} (veh)						0.0					0.0					
95% Queue Length, Q_{95} (ft)						0.0					0.0					
Control Delay (s/veh)						7.5	0.1				8.9					
Level of Service (LOS)						A	A				A					
Approach Delay (s/veh)					1.0				8.9							
Approach LOS					A				A							

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TOTAL PROJECTED CONDITIONS

HCS Two-Way Stop-Control Report

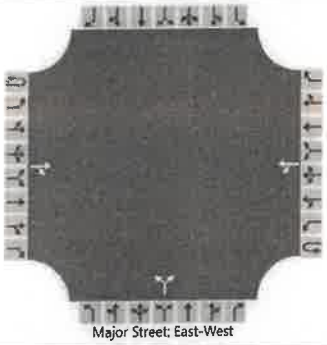
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	May 2026
Analysis Year	2028
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	11390 (Total)

Site Information

Intersection	Owens Chapel Rd / Green Rd
Jurisdiction	Robertson County, TN
East/West Street	Owens Chapel Rd
North/South Street	Green Rd
Peak Hour Factor	0.74
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			22	7		0	62			18		6				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						0					32					
Capacity, c (veh/h)						1584					918					
v/c Ratio						0.00					0.04					
95% Queue Length, Q_{95} (veh)						0.0					0.1					
95% Queue Length, Q_{95} (ft)						0.0					2.5					
Control Delay (s/veh)						7.3	0.0				9.1					
Level of Service (LOS)						A	A				A					
Approach Delay (s/veh)					0.0				9.1							
Approach LOS					A				A							

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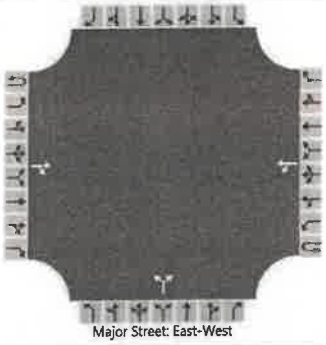
General Information

Analyst	FTG
Agency/Co	FTG
Date Performed	May 2026
Analysis Year	2028
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	11390 (Total)

Site Information

Intersection	Owens Chapel Rd / Green Rd
Jurisdiction	Robertson County, TN
East/West Street	Owens Chapel Rd
North/South Street	Green Rd
Peak Hour Factor	0.80
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			95	28		2	54			15		6				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						3					26					
Capacity, c (veh/h)						1439					817					
v/c Ratio						0.00					0.03					
95% Queue Length, Q_{95} (veh)						0.0					0.1					
95% Queue Length, Q_{95} (ft)						0.0					2.5					
Control Delay (s/veh)						7.5	0.0				9.6					
Level of Service (LOS)						A	A				A					
Approach Delay (s/veh)					0.3				9.6							
Approach LOS					A				A							

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HCS Two-Way Stop-Control Report

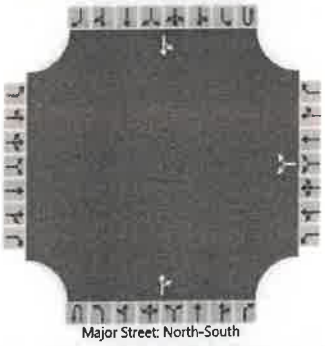
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	May 2026
Analysis Year	2028
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	11390 (Total)

Site Information

Intersection	Green Rd / Brown Rd
Jurisdiction	Robertson County, TN
East/West Street	Brown Rd
North/South Street	Green Rd
Peak Hour Factor	0.81
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						3		10			14	8		2	5	
Percent Heavy Vehicles (%)						0		0						0		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.40		6.20						4.10		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.50		3.30						2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							16							2		
Capacity, c (veh/h)							1042							1600		
v/c Ratio							0.02							0.00		
95% Queue Length, Q_{95} (veh)							0.0							0.0		
95% Queue Length, Q_{95} (ft)							0.0							0.0		
Control Delay (s/veh)							8.5							7.3	0.0	
Level of Service (LOS)							A							A	A	
Approach Delay (s/veh)					8.5								2.1			
Approach LOS					A								A			

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HCS Two-Way Stop-Control Report

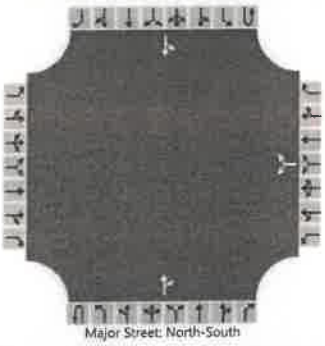
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	May 2026
Analysis Year	2028
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	11390 (Total)

Site Information

Intersection	Green Rd / Brown Rd
Jurisdiction	Robertson County, TN
East/West Street	Brown Rd
North/South Street	Green Rd
Peak Hour Factor	0.75
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						6		4			17	3		7	23	
Percent Heavy Vehicles (%)						0		0						0		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.40		6.20						4.10		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.50		3.30						2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							13							9		
Capacity, c (veh/h)							976							1600		
v/c Ratio							0.01							0.01		
95% Queue Length, Q_{95} (veh)							0.0							0.0		
95% Queue Length, Q_{95} (ft)							0.0							0.0		
Control Delay (s/veh)							8.7							7.3	0.0	
Level of Service (LOS)							A							A	A	
Approach Delay (s/veh)						8.7								1.7		
Approach LOS						A								A		

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HCS Two-Way Stop-Control Report

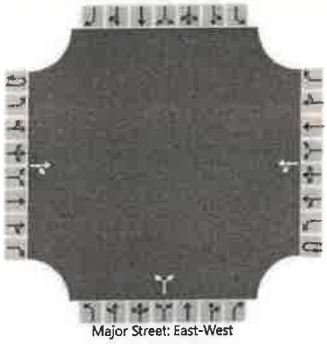
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	May 2026
Analysis Year	2028
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	11390 (Total)

Site Information

Intersection	Owens Chapel Rd / Brown Rd
Jurisdiction	Robertson County, TN
East/West Street	Owens Chapel Rd
North/South Street	Brown Rd
Peak Hour Factor	0.74
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			30	0		11	62			0		14				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						15					19					
Capacity, c (veh/h)						1582					1036					
v/c Ratio						0.01					0.02					
95% Queue Length, Q_{95} (veh)						0.0					0.1					
95% Queue Length, Q_{95} (ft)						0.0					2.5					
Control Delay (s/veh)						7.3	0.1				8.5					
Level of Service (LOS)						A	A				A					
Approach Delay (s/veh)					1.2				8.5							
Approach LOS					A				A							

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HCS Two-Way Stop-Control Report

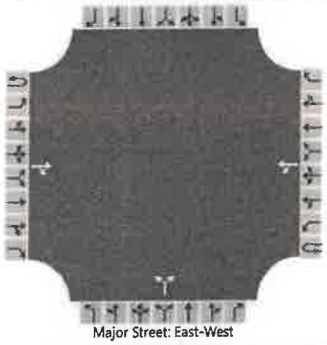
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	May 2026
Analysis Year	2028
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	11390 (Total)

Site Information

Intersection	Owens Chapel Rd / Brown Rd
Jurisdiction	Robertson County, TN
East/West Street	Owens Chapel Rd
North/South Street	Brown Rd
Peak Hour Factor	0.80
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			101	0		13	57			0		10				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						16					13					
Capacity, c (veh/h)						1473					929					
v/c Ratio						0.01					0.01					
95% Queue Length, Q_{95} (veh)						0.0					0.0					
95% Queue Length, Q_{95} (ft)						0.0					0.0					
Control Delay (s/veh)						7.5	0.1				8.9					
Level of Service (LOS)						A	A				A					
Approach Delay (s/veh)					1.5				8.9							
Approach LOS					A				A							

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APPENDIX C
TRIP GENERATION

TRIP GENERATION CALCULATIONS - Single-Family Homes Detached

The following calculations are based on the data compiled for ITE Land Use Code 210.

Average Daily Traffic

T = 8.07 (**X**) + 265.45
T = 8.07 (**16**) + 265.45
T = 394 vehicles

Enter = 0.50 (394) = 197 vehicles
Exit = 0.50 (394) = 197 vehicles

AM traffic during peak hour of adjacent street

T = 0.67 (**X**) + 5.59
T = 0.67 (**16**) + 5.59
T = 16 vehicles

Enter = 0.27 (16) = 4 vehicles
Exit = 0.73 (16) = 12 vehicles

PM traffic during peak hour of adjacent street

Ln(T) = 0.92 Ln(**X**) + 0.33
Ln(T) = 0.92 Ln(**16**) + 0.33
T = 18 vehicles

Enter = 0.62 (18) = 11 vehicles
Exit = 0.38 (18) = 7 vehicles

July 7, 2026
N-S Project No. 20505.001.005

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

Subject: Review of Traffic Impact Study
McDowell Properties

Dear Hunter:

Please accept this correspondence as documentation of our review of the referenced Traffic Impact Study (TIS) prepared by Fischbach Transportation Group on behalf of Cook Utility Construction, Inc. 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 Impact Study prepared for the proposed sixteen (16) single-family residential homes in the southeast quadrant of the intersection of Owens Chapel Road and Green Road and along Brown Road. 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 TIS evaluated the following study intersections:

- Owens Chapel Road at Green Road
- Green Road at Brown Road
- Owens Chapel Road at Brown Road

The study established existing (2026) and full buildout (2028) traffic conditions.

The TIS referenced TDOT Count Stations 74000088 (Highway 49) and 74000087 (Owens Chapel Road) to evaluate historical traffic growth within the study area. Based on this review, the study elected to use a conservative 10% annual growth rate to forecast future traffic volumes, which exceeds the historical growth trends observed at both count stations.

Trip generation was estimated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 12th Edition*. The projected trip volumes are consistent with expectations for a sixteen-lot single-family residential development. The study estimates the development will generate: 16 trip during the AM peak (4 entering, 12 exiting), 18 trips during the PM peak (11 entering, 7 exiting), and 394 daily trips.

NEEL-SCHAFFER
engineers | planners | surveyors | environmental scientists | landscape architects
P: 615.217.0500 | F: 615.383.9984
201 East Main Street, Suite 325
Murfreesboro, TN 37130
www.neel-schaffer.com

The TIS documents that traffic capacity analysis was conducted with the methodologies presented in the Highway Capacity Manual (HCM), 7th Edition.

The study evaluated Level of Service (LOS) under future buildout (2028) conditions. The analysis indicates that all study intersections, including the overall intersection performance and all critical turning movements, are projected to operate at LOS "A" during both the AM and PM peak periods under future traffic conditions.

The Traffic Impact Study concludes that the proposed 16-lot residential development is not expected to adversely impact operations at the three study intersections. Under future buildout conditions (2028), all study intersections and critical turning movements are projected to operate at LOS "A" during both the AM and PM peak hours. Based on the operational analysis, no roadway laneage or traffic control improvements are recommended. However, the study does recommend reserving adequate right-of-way along Owens Chapel Road, Green Road, and Brown Road to accommodate future roadway improvements consistent with Robertson County standards.

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 Traffic Impact Study 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:

- Any development project reasonably expected to generate 150 or more new daily traffic trips on the existing roads providing access to and from the proposed development.
- Major Subdivisions (as defined in Subdivision regulations), including but not limited to concept plan or preliminary plat

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

Existing Traffic Data Collection

Existing traffic conditions were established using weekday turning movement counts collected at the three study intersections during May 2026 while schools were in session. Traffic counts were collected between 6:00 AM and 7:00 PM, and the report notes that select turning movements were adjusted to balance traffic volumes between adjacent intersections. The existing traffic volumes were used to establish the baseline operating conditions for the study area.

Trip Generation Estimates

Trip generation was developed using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 12th Edition* for Land Use Code (LUC) 210 – Single-Family Detached

Housing. The proposed 16-lot residential development is estimated to generate approximately 394 average daily trips, including 16 AM peak-hour trips and 18 PM peak-hour trips. These projected trips were distributed and assigned to the surrounding roadway network for the operational analysis.

Traffic Forecasting and Horizon Year Analysis
The study evaluated existing (2026) and future buildout (2028) conditions. Future background traffic volumes were developed using TDOT Count Stations 74000088 (Highway 49) and 74000087 (Owens Chapel Road) to establish historical traffic growth trends. While the Memorandum of Understanding (MOU) established a 5% growth rate for the study, the consultant elected to apply a 10% growth factor to the existing turning movement volumes to forecast future background traffic. This growth rate exceeds the historical trends documented at the nearby TDOT count stations and results in a conservative estimate of future traffic conditions and operational impacts. Site-generated traffic was then added to the background traffic volumes to establish the future buildout traffic volumes used in the operational analysis. The review finds no exception to the use of the 10% growth rate, as it provides a conservative evaluation of the proposed development's traffic impacts.

Consideration of Approved Developments
The report does not identify or document any approved or pending developments within the study area that were incorporated into the future background traffic forecasts. Instead, future background traffic was developed solely by applying an assumed growth factor to existing traffic volumes.

LOS and Operational Analysis
Operational analyses were completed using the methodologies contained in the Highway Capacity Manual (HCM 7) for the three study intersections. Under future buildout (2028) conditions, all study intersections and all critical turning movements are projected to operate at LOS "A" during both the AM and PM peak hours. The analysis concludes that the proposed development will have minimal operational impact on the surrounding roadway network.

Queue and Storage Evaluations
The study evaluated 95th-percentile vehicle queues for each study intersection as part of the operational analysis. The results indicate that vehicle queues remain minimal under existing, background, and future buildout conditions, with no storage deficiencies identified at any of the study intersections. Based on the reported analyses, no queue-related operational concerns are anticipated.

Mitigation Recommendations
Based on the operational analyses, the study does not recommend any laneage modifications or traffic control improvements at the study intersections. The only recommended improvements consist of reserving adequate right-of-way along Owens Chapel Road, Green Road, and Brown Road to accommodate future roadway improvements consistent with Robertson County roadway standards

In summary, the review finds the Traffic Impact Study to be sufficient for evaluating the proposed residential development and the anticipated level of traffic impact associated with the project.

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, RSP_1
Engineer II

Hunter Mantooth

From: Troy Adkins
Sent: Monday, June 22, 2026 8:46 AM
To: Hunter Mantooth; Jacob Carson
Cc: Pam Groves; Lynette Crain; Gillian Fischbach; Greg Judy
Subject: RE: [EXTERNAL]Re: Robertson County MOU Agreement Doc, - Owens Chapel Rd.

Good morning everything looks good to me.

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

4751 Hwy 41 N
Springfield, TN 37172

From: Hunter Mantooth <hmantooth@robcotn.org>
Sent: Thursday, June 18, 2026 12:30 PM
To: Jacob Carson <jacob.carson@neel-schaffer.com>; Troy Adkins <tadkins@robcotn.org>
Cc: Hunter Mantooth <hmantooth@robcotn.org>; Pam Groves <pgroves@robcotn.org>; Lynette Crain <lcrain@robcotn.org>; Gillian Fischbach <gillian@ftgtraffic.com>; Greg Judy <greg.judy@neel-schaffer.com>
Subject: FW: [EXTERNAL]Re: Robertson County MOU Agreement Doc, - Owens Chapel Rd.

Jacob,

The attached Traffic Study is ready for review. Deposit has been paid. I have also attached the signed MOU document.

This is set to go to Planning Commission in July. Corrections date is July 7th if we can get this review back by that time.

Troy – we would also like comments from you since this involves county roads.

Hunter Mantooth
Assistant Director
Robertson County Planning and Zoning
hmantooth@robcotn.org
Phone: 615-384-3666
527 S Brown St.
Springfield, TN 37172
https://www.robertsoncountytn.gov

Robertson County Planning and Zoning
Agenda Review Sheet
Amanda Harrington, AICP, Planning Advisor
Planning Commission Meeting
Julu 23. 2026

Applicant: Sara McDowell
Surveyor: Steve Artz

Request: Rezone **30.87 surveyed *acres*** of the 82.20 surveyed acres Tax Map 070, Part of Parcel 132.00 from AG-2 to RP-80



Figure 1: TN Property Viewer: Tax Map 070, Part of Parcel 132.00 are highlighted in its entirety

Property Information:

- Tax Map 070, Part of Parcel 132.00
- Owens Chapel Rd., Springfield
- Total lot acreage: 82.20 acres (3,580,632.00 sq. ft.)
- **Rezone Request: 30.87 surveyed acres. (1,344,697.20 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 30.87 surveyed acres of the 82.20-acre property for subdivision into approximately 16 independent lots of record. The subject property is surrounded by mostly AG-2 zoning. Most of those lots are non-conforming and would be considered R-40 or RP-80 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.

Review of Traffic Assessment Report:

Disclaimer: *This planning review addresses only land use, zoning, and development compliance matters. It does not constitute a technical review of transportation engineering analyses. The undersigned planner is not a licensed traffic engineer and has not independently verified the assumptions, data, calculations, methodologies, or conclusions contained within the submitted Traffic Impact Study. Responsibility for the technical review and acceptance of the Traffic Impact Study rests with the reviewing traffic engineering professional or agency having jurisdiction.*

Neel-Schaffer and Associates provided a review of the Traffic Assessment Report for the McDowell Properties under separate cover (July 7, 2026, N-S Project No. 20505.001.005). The TIS evaluated the following study intersections:

- Owens Chapel Road at Green Road
- Green Road at Brown Road
- Owens Chapel Road at Brown Road

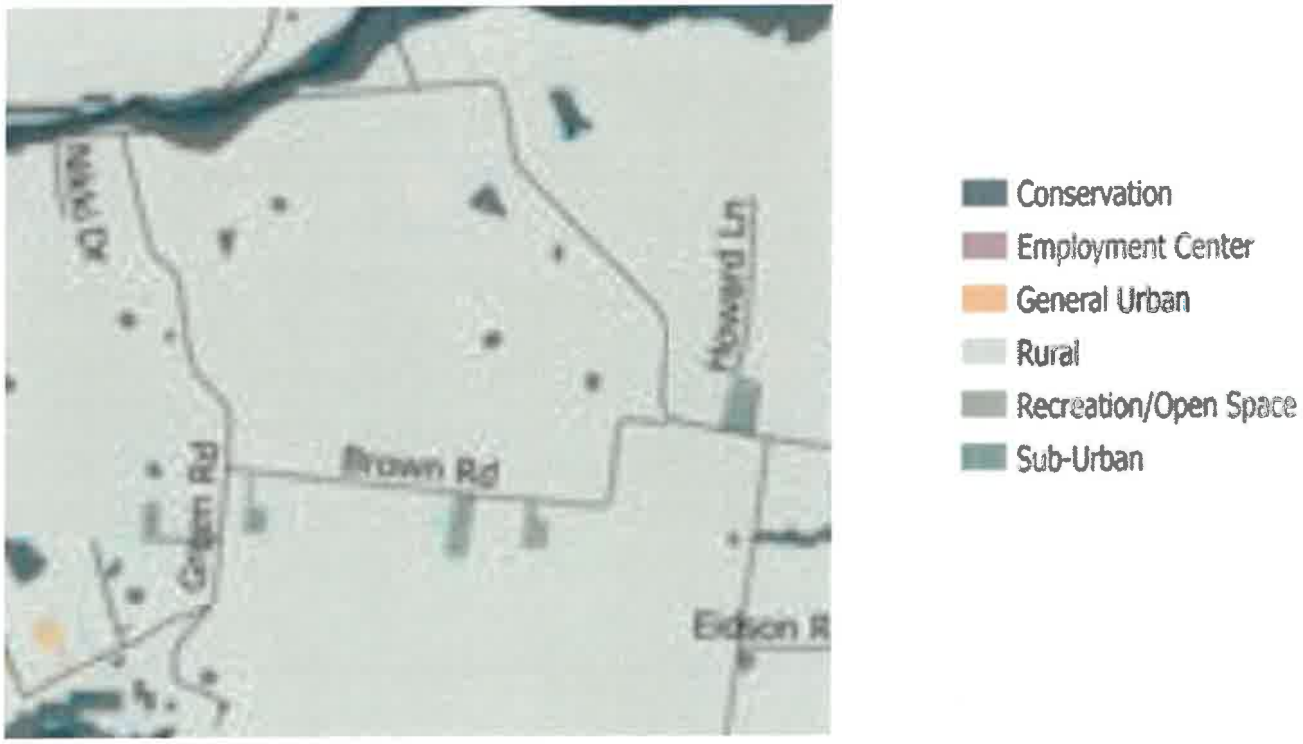
The study established existing (2026) and full buildout (2028) traffic conditions. The review concluded that the assessment data and supporting information are consistent with what is typically expected for a Traffic Impact Study, as defined by the Robertson County ordinance. The Neel Schaffer report concluded that, *"In summary, the review finds the Traffic Impact Study to be sufficient for evaluating the proposed residential development and the anticipated level of traffic impact associated with the project."*

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map





New Business: C

Note about transcribed forms: this format exists to remove accessibility barriers, but some recipients prefer the original printed format. If you'd like help moving your entries into the original form, please use the live assistance options in the sidebar or contact the author.

Robertson County Tennessee seal with the words Robertson County Tennessee 1796 and symbols for agriculture and industry.

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:
Greg Spain

Mailing Address:

Email Address:

Phone Number:

Applicant's Representative Information

Name:
James Gregory Davis

Name of Firm:
Davis Land Surveying and Planning

Mailing Address:
2901 Privet Lane Clarksville, TN 37040

Email:

Telephone Number:

Property Information

Owner (if not applicant provide letter giving applicate permission):
Greg Spain by recorded Will

Physical Address:
2612 Meador Road Greebrier, TN 37073

Tax Map and Parcel Number:
114-~~196.00~~ P/O 194.00

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: 1.84 ac

The purpose is to rezone a portion of the, currently, 24 Acre Parcel to be able to subdivide the smallest lot possible around the existing farmhouse.

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 [illegible]
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.

Shelby Keith 6·3·2026

Owner of Record Signature & DATE

Signature and date field for owner of record.

Shelby Keith 6·3·2026

Applicant's Signature & DATE

Signature and date field for applicant.

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.

Charles N Jr. EX. 05/11/2026

Owner of Record Signature & DATE

Signature and date field for owner of record.

Charles N. Jr 05/11/2026

Applicant's Signature & DATE

Signature and date field for applicant.

5.5 All change and old money in safe shall be paid to my living children listed in Article 2 above and grand-daughter, Shelby Spain Keith, share and share alike.

5.6 All my tools and saws to Leland Franklin Spain, and Charles Gregory Spain, share and share alike.

5.7 I give and bequeath my lawn mower to Penny Lynn Spain.

ARTICLE 6
DISTRIBUTION OF REAL PROPERTY

6.1 I devise the real property owned at the time of my death to the person or persons listed after each property as follows:

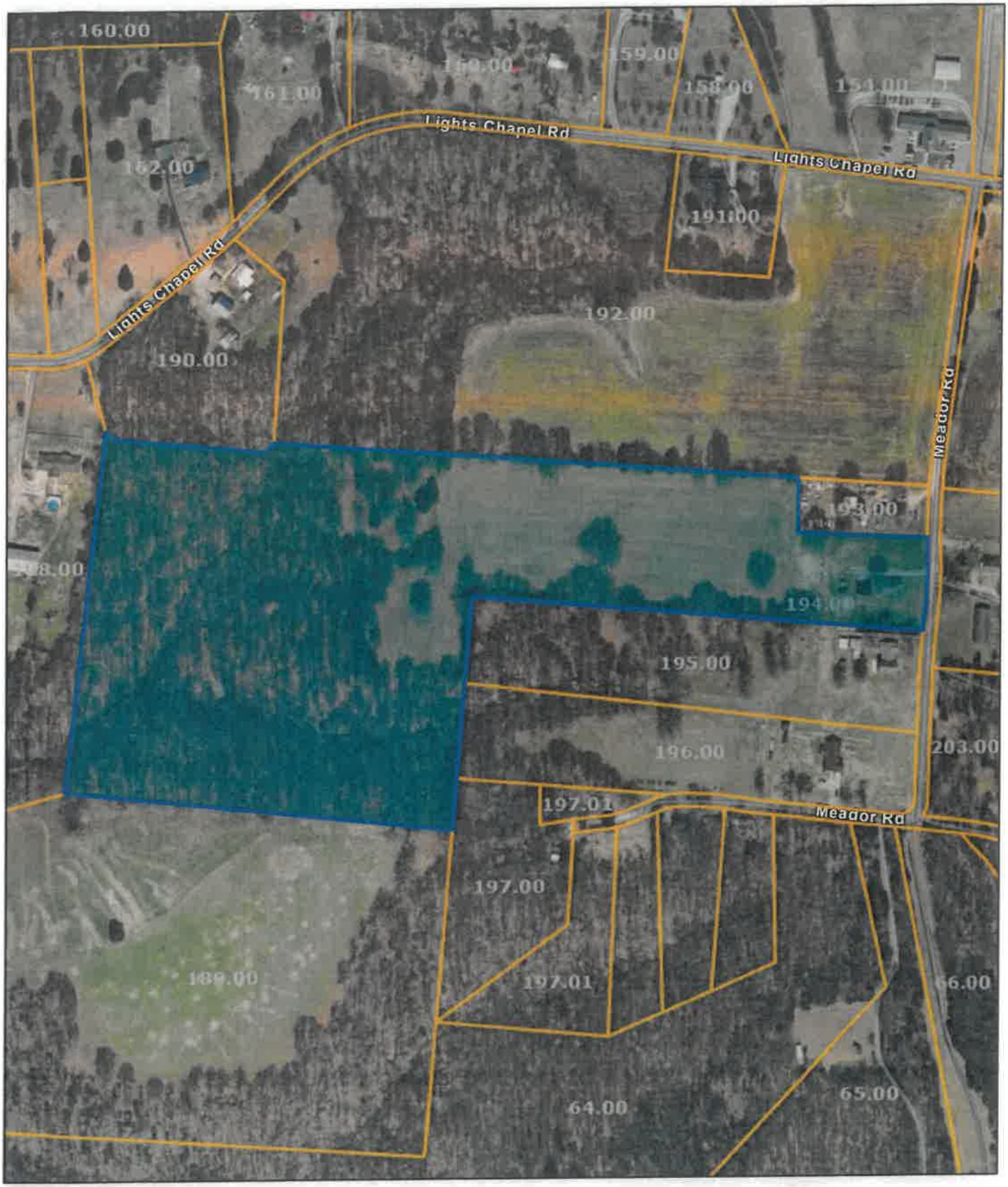
6.2 2609 Meador Road, Greenbrier, Robertson County, Tennessee, I devise to Penny Lynn Spain;

6.3 2606 Meador Road, Greenbrier, Robertson County, Tennessee, to Leland Franklin Spain;

6.4 2560 Meador Road, Greenbrier, Robertson County, Tennessee, to Charles Gregory Spain;

6.5 I devise to Shelby Spain Keith the property located at 2612 Meador Road, Greenbrier, Robertson County, Tennessee, and land described on drawing attached to my Will subject to life estate in and to Ruthie H. Spain. In the event the land area as described in the drawing attached to will violate the City of Greenbrier and/or Robertson County Codes; the land area shall revert to the original five (5) acres. In either case, I devise the remaining land (19 acres more or less) to Charles Gregory Spain.

6.6 I direct 3529 Baxter Road, Joelton, Tennessee, be sold at public or private sale and net proceeds divided among my four children and grand-daughter, Shelby Spain Keith, equally.



Date: May 29, 2026

County: ROBERTSON
Owner: SPAIN JAMES D ETUX SPAIN WANDA S
Address: MEADOR RD 2612
Parcel ID: 114 194.00
Deeded Acreage: 0
Calculated Acreage: 24
Vexcel Imagery Date: 2023

1:4,514

0 0.03 0.06 0.12 mi

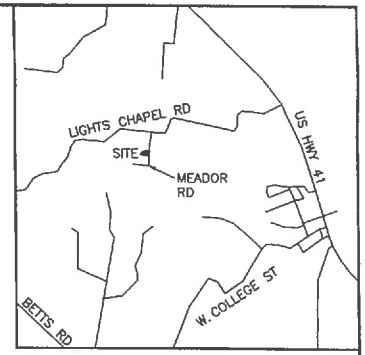
0 0.05 0.1 0.2 km

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

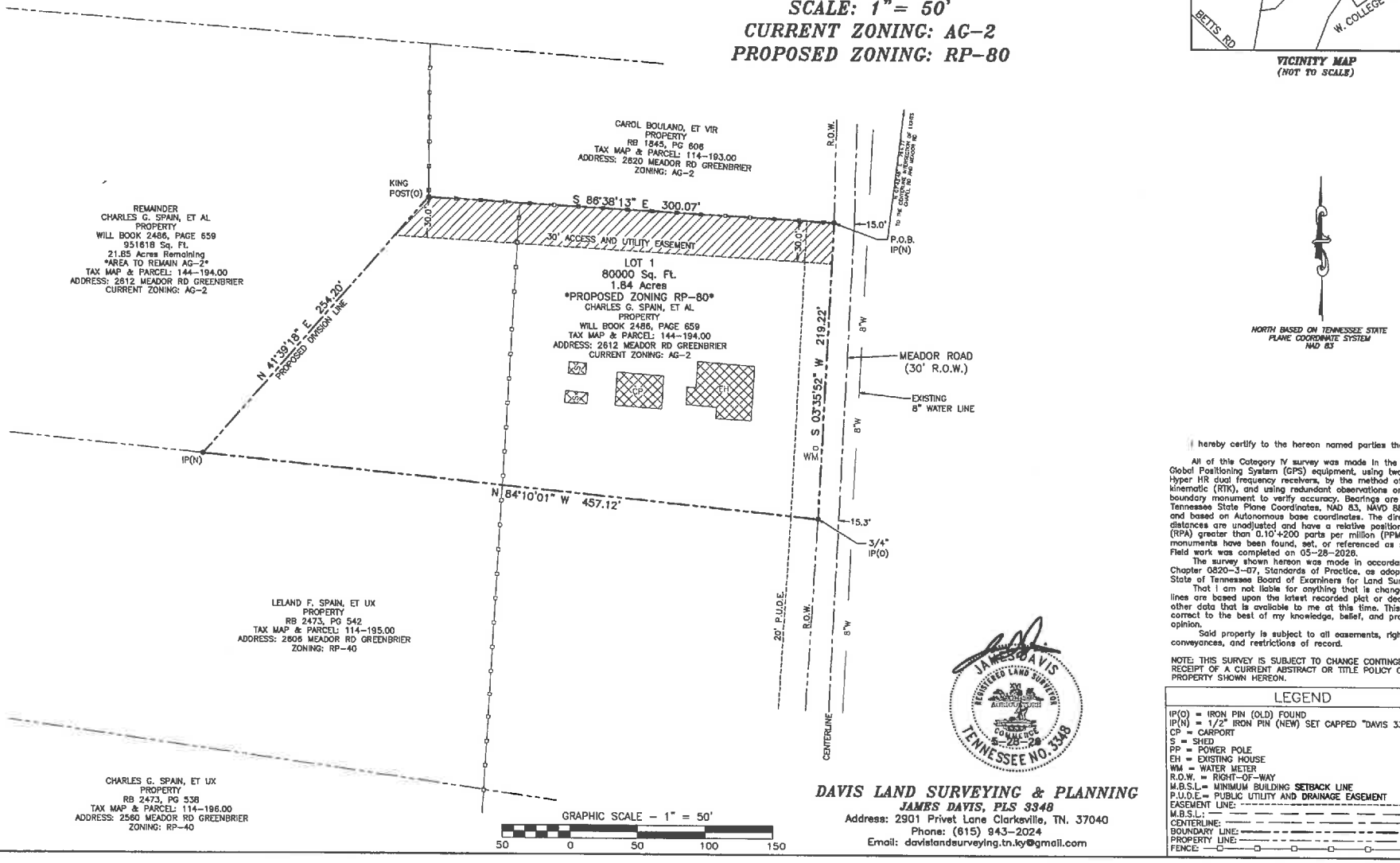
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

ZONING EXHIBIT OF
THE CHARLES G. SPAIN, ET AL PROPERTY

TAX MAP 114, PARCEL 194.00 (PORTION OF)
WILL BOOK 2486, PAGE 659, R.O.R.C.T.
TWELFTH CIVIL DISTRICT
ADDRESS: 2612 MEADOR ROAD
ROBERTSON COUNTY, TENNESSEE
DATE: MAY 28, 2026
TOTAL AREA TO BE REZONED: 1.84 ACRES
SCALE: 1"= 50'
CURRENT ZONING: AG-2
PROPOSED ZONING: RP-80



VICINITY MAP
(NOT TO SCALE)



NORTH BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM NAD 83

I hereby certify to the hereon named parties that:

All of this Category IV survey was made in the field using Global Positioning System (GPS) equipment, using two Topcon Hyper HR dual frequency receivers, by the method of real time kinematic (RTK), and using redundant observations on each boundary monument to verify accuracy. Bearings are based on Tennessee State Plane Coordinates, NAD 83, NAVD 88, Geoid 18, and based on Autonomous base coordinates. The directions and distances are unadjusted and have a relative positional accuracy (RPA) greater than 0.10'+200 parts per million (PPM). All monuments have been found, set, or referenced as shown hereon. Field work was completed on 05-28-2026.

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.

That I am not liable for anything that is changed, that these lines are based upon the latest recorded plat or deed as well as other data that is available to me at this time. This survey is correct to the best of my knowledge, belief, and professional opinion.

Said property is subject to all easements, rights-of-way, conveyances, and restrictions of record.

NOTE: THIS SURVEY IS SUBJECT TO CHANGE CONTINGENT UPON RECEIPT OF A CURRENT ABSTRACT OR TITLE POLICY COVERING THE PROPERTY SHOWN HEREON.

DAVIS LAND SURVEYING & PLANNING
JAMES DAVIS, PLS 3348
Address: 2901 Privet Lane Clarksville, TN. 37040
Phone: (615) 943-2024
Email: davislandsurveying.tn.ky@gmail.com

LEGEND

IP(O) = IRON PIN (OLD) FOUND
IP(N) = 1/2" IRON PIN (NEW) SET CAPPED "DAVIS 3348"
CP = CARPORT
S = SHED
PP = POWER POLE
EH = EXISTING HOUSE
WM = WATER METER
R.O.W. = RIGHT-OF-WAY
M.B.S.L.= MINIMUM BUILDING SETBACK LINE
P.U.D.E.= PUBLIC UTILITY AND DRAINAGE EASEMENT
EASEMENT LINE:
M.B.S.L.:
CENTERLINE:
BOUNDARY LINE:
PROPERTY LINE:
FENCE:

Property Description
of a portion of
The Charles G. Spain, ET AL Property
Tax Map 114, Parcel 194.00 (portion of)
Will Book 2486, Page 659, R.O.R.C.T.

Lot 1

Being a Tract of land situated in the 12th Civil District of Robertson County, Tennessee, 5.18 miles, more or less, southeast of downtown Springfield, said Tract being generally located north of Betts Road, south of Lights Chapel Road, east of New Cut Road, west of, and adjacent to Meador Road, and being more particularly described as follows:

Beginning at an iron pin (new) in the westerly right-of-way of Meador Road, said iron pin being South 07 degrees 43 minutes 48 seconds West 794.77 feet from the centerline intersection of Lights Chapel Road and Meador Road, and being the southeasterly corner of the Carol Boulard, ET VIR property, as recorded in Record Book 1845, Page 606, R.O.R.C.T.;

Thence leaving the said Boulard property, and continuing with the said right-of-way of Meador Road, South 03 degrees 35 minutes 52 seconds West 219.22 feet to an existing 3/4" iron pin, said iron pin being the northeasterly corner of the Leland F. Spain, ET UX property, as recorded in Record Book 2473, Page 542, R.O.R.C.T.;

Thence leaving the said right-of-way of Meador Road, and continuing with the afore-mentioned Spain property, North 84 degrees 10 minutes 01 seconds West 457.12 feet to an iron pin (new);

Thence leaving the said Spain property, and continuing with a new severance line, North 41 degrees 39 minutes 18 seconds East 254.20 feet to an existing king post, said king post being the southwesterly corner of the above-mentioned Boulard property;

Thence continuing with the said Boulard property, South 86 degrees 38 minutes 13 seconds East 300.07 feet to the point of beginning.

Said Tract contains 1.84 Acres (80,000 sq. ft.) more or less.

Property is subject to all easements, rights-of-way, covenants, and restrictions of record.

Property description is based on a physical survey by James Davis, RLS 3348, on May 28, 2026

All new iron pins set are 1/2" x 18" rebar with plastic cap stamped "Davis 3348".

Robertson County Planning and Zoning
Agenda Review Sheet
Planning Commission Meeting
July 23, 2026

Applicant: Shelby Keith and Greg Spain
Surveyor: James Davis

Request: Rezone **1.84 surveyed *acres*** of the 24 acres
Tax Map 114, Part of Parcel 194.00
from AG-2 to RP-80



Property Information:

- Tax Map 114, Part of Parcel 194.00
- 2612 Meador Rd., Greenbrier
- Total lot acreage: 24 acres (1,045,440 sq. ft.)
- **Rezone Request: 1.84 surveyed acres. (80,150.40 sq. ft.)**

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

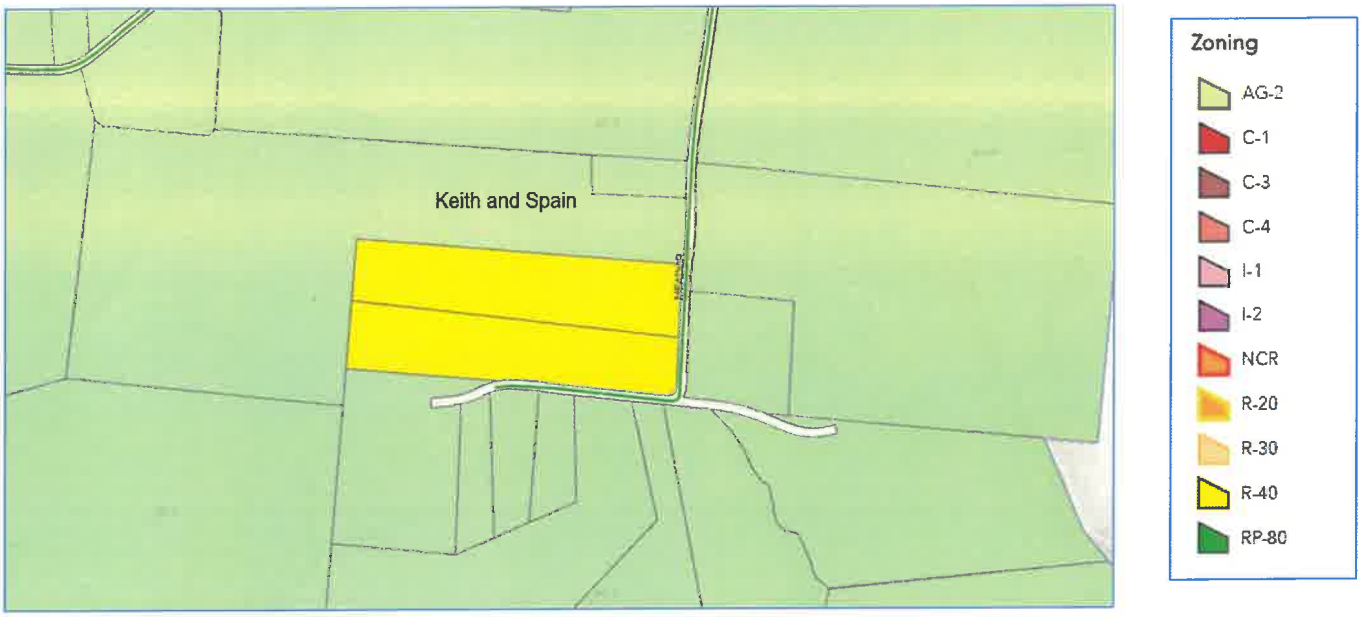
Discussion & Observations:
The applicant wishes to rezone 1.84 surveyed acres of the 24-acre parcel to place the house on its own parcel. The subject property is surrounded by mostly AG-2 zoning with a couple of R-40 zones in the immediate vicinity. Several of the AG-2 zone properties are non-conforming and would be considered R-40 or RP-80 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 Growth Plan map.*

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

Note about transcribed forms: this format exists to remove accessibility barriers, but some recipients prefer the original printed format. If you'd like help moving your entries into the original form, please use the live assistance options in the sidebar or contact the author.

Robertson County Tennessee seal with the words Robertson County Tennessee 1796 and symbols for agriculture and industry.

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:
Leland F. Spain

Mailing Address:

Email Address:

Phone Number:

Applicant's Representative Information

Name:
James Gregory Davis

Name of Firm:
Davis Land Surveying and Planning

Mailing Address:
2901 Privet Lane Clarksville, TN 37040

Email:

Telephone Number:

Property Information

Owner (if not applicant provide letter giving applicate permission):
Greg Spain by recorded Will

Physical Address:
2606 Meador Road Greebrier, TN 37073

Tax Map and Parcel Number:
114-195.00 P10

Current Zoning Designation:
RP-40

Requested Zoning Designation:
AG-2

Will this property be subdivided (or combined) in some way within the next year?

- (●) Yes
- ( ) No

Purpose of rezoning request:

To rezone the shown portion of the Spain property to be able to consolidate it with the adjacent farm which is zoned AG-2.

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.

Robert L Spain 6/12/26

Owner of Record Signature & DATE

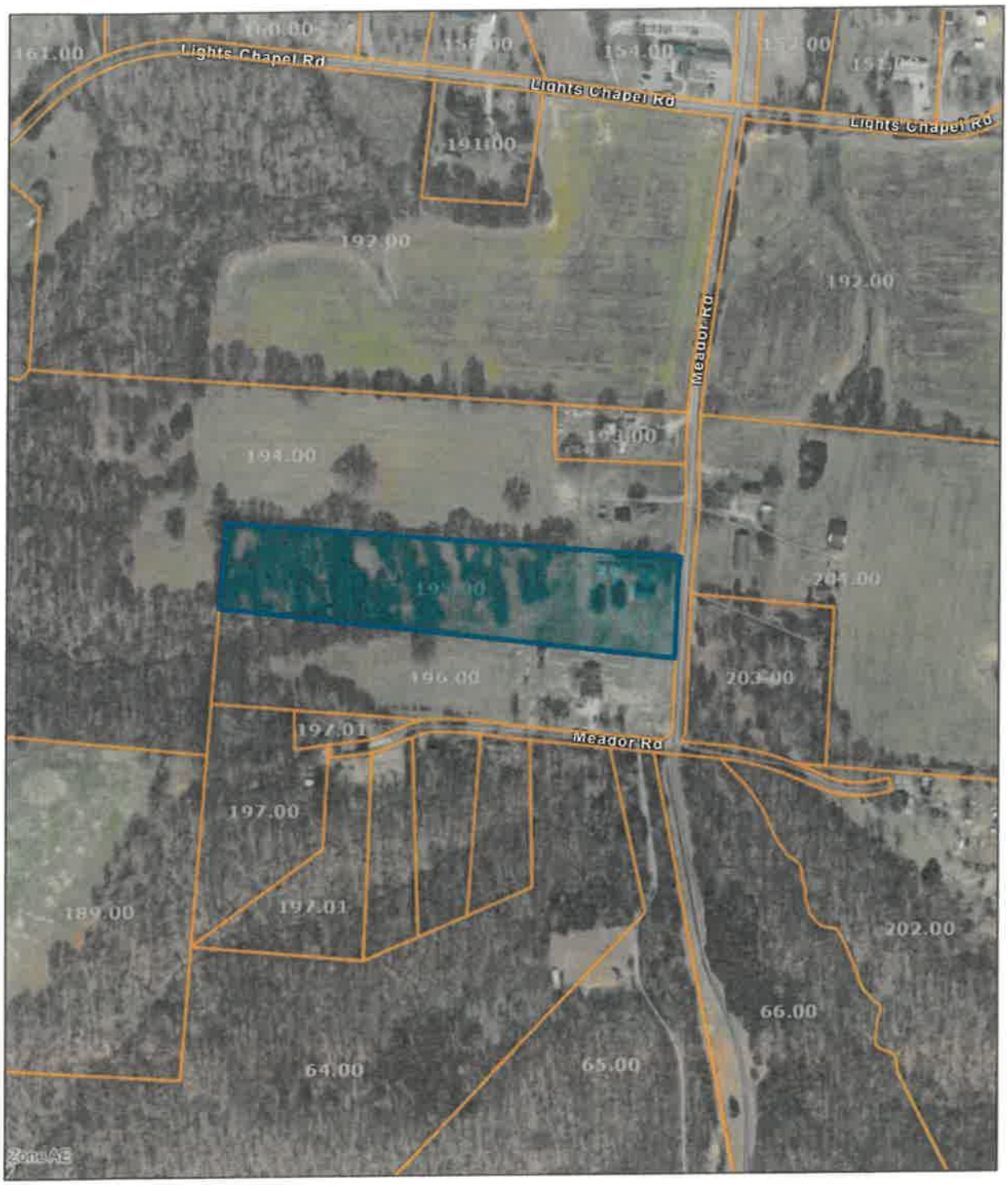
Signature and date field for owner of record.

6-15-26

Applicant's Signature & DATE

Signature and date field for applicant.

Robertson County - Parcel: 114 195.00



Date: June 15, 2026

County: ROBERTSON
Owner: SPAIN JAMES DONALDSON SR
Address: MEADOR RD 2606
Parcel ID: 114 195.00
Deeded Acreage: 5.16
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.

Property Description
of a portion of
The Leland F. Spain, ET UXProperty
Tax Map 114, Parcel 195.00 (portion of)
Record Book 2473, Page 542, R.O.R.C.T.

Area to be Rezoned

Being a Tract of land situated in the 12th Civil District of Robertson County, Tennessee, 5.18 miles, more or less, southeast of downtown Springfield, said Tract being generally located north of Betts Road, south of Lights Chapel Road, east of New Cut Road, west of, and adjacent to Meador Road, and being more particularly described as follows:

Commencing at an existing 3/4" iron pin in the westerly right-of-way of Meador Road, said iron pin being South 07 degrees 43 minutes 48 seconds West 1013.77 feet from the centerline intersection of Lights Chapel Road and Meador Road, and being the southeasterly corner of the Charles G. Spain, ET AL property, as recorded in Will Book 2486, Page 659, R.O.R.C.T.;

Thence leaving the said right-of-way of Meador Road, and continuing with the said Charles Spain, ET AL property for the next 2 calls as follows: North 84 degrees 10 minutes 01 seconds West 14.40 feet to an existing iron pin capped "SEA 1708"; Thence North 84 degrees 10 minutes 01 seconds West 387.48 feet to an iron pin (new) and the **True Point of Beginning;**

Thence leaving the afore-mentioned Charles Spain, ET AL property, and continuing with a new severance line, South 05 degrees 50 minutes 01 seconds West 222.63 feet to an iron pin (new), said iron pin being in the northernly line of the Charles G. Spain, ET UX property, as recorded in Record Book 2473, Page 538, R.O.R.C.T.;

Thence continuing with the said Charles Spain, ET UX property, North 81 degrees 38 minutes 34 seconds West 638.81 feet to an existing iron pin capped "SEA 1708", said iron pin being in a line of the above-mentioned Charles G. Spain, ET AL property;

Thence leaving the said Charles Spain, ET UX property, and continuing with the said Charles Spain, ET AL property, and generally following a fence line for the next 2 calls as follows: North 03 degrees 05 minutes 22 seconds East 194.72 feet to an existing iron pin capped "SEA 1708"; Thence South 84 degrees 10 minutes 01 seconds East 647.51 feet to the **True Point of Beginning.**

Said Tract contains 3.08 Acres (134,009 sq. ft.) more or less.

Property is subject to all easements, rights-of-way, covenants, and restrictions of record.

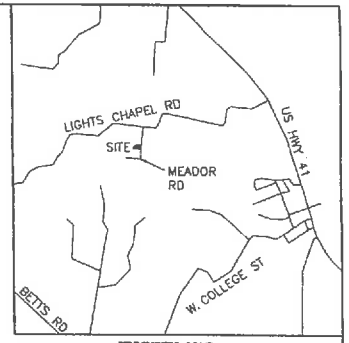
Property description is based on a physical survey by James Davis, RLS 3348, on May 28, 2026

All new iron pins set are 1/2" x 18" rebar with plastic cap stamped "Davis 3348".

ZONING EXHIBIT OF
THE LELAND F. SPAIN, ET UX PROPERTY

TAX MAP 114, PARCEL 195.00 (PORTION OF)
RECORD BOOK 2473, PAGE 542, R.O.R.C.T.
TWELFTH CIVIL DISTRICT
ADDRESS: 2606 MEADOR ROAD
ROBERTSON COUNTY, TENNESSEE
DATE: JUNE 11, 2026
TOTAL AREA TO BE REZONED: 3.08 ACRES
SCALE: 1"= 60'
CURRENT ZONING: RP-40
PROPOSED ZONING: AG-2

NORTH BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM NAD 83



VICINITY MAP
(NOT TO SCALE)

CHARLES G. SPAIN, ET AL
PROPERTY
WILL BOOK 2486, PAGE 659
TAX MAP & PARCEL: 144-194.00
ADDRESS: 2612 MEADOR RD GREENBRIER
CURRENT ZONING: AG-2

CHARLES G. SPAIN, ET AL
PROPERTY
WILL BOOK 2486, PAGE 659
TAX MAP & PARCEL: 144-194.00
ADDRESS: 2612 MEADOR RD GREENBRIER
CURRENT ZONING: AG-2

CHARLES G. SPAIN, ET AL
PROPERTY
WILL BOOK 2486, PAGE 659
TAX MAP & PARCEL: 144-194.00
ADDRESS: 2612 MEADOR RD GREENBRIER
CURRENT ZONING: AG-2

IP(O)
S 84°10'01" E 647.51'
P.O.B.
IP(N)
N 84°10'01" W 387.48'
L1
IP(O)
P.O.C.
3/4"
IP(O)
H 03°05'22" E 194.72'
IP(O)
AREA TO BE REZONED
134009 Sq. Ft.
3.08 Acres
LELAND F. SPAIN, ET UX
PROPERTY
RB 2473, PG 542
TAX MAP & PARCEL: 114-195.00
ADDRESS: 2606 MEADOR RD GREENBRIER
CURRENT ZONING: RP-40
PROPOSED ZONING: AG-2
S 05°50'01" W 222.43'
AREA TO REMAIN CURRENT ZONING
90690 Sq. Ft.
2.08 Acres
LELAND F. SPAIN, ET UX
PROPERTY
RB 2473, PG 542
TAX MAP & PARCEL: 114-195.00
ADDRESS: 2606 MEADOR RD GREENBRIER
CURRENT ZONING: RP-40
N 81°38'34" W 638.81'
IP(N)
IP(O)
IP(O)
IP(O)
CENTERLINE
MEADOR ROAD
(R.O.W. VARIES)

CHARLES G. SPAIN, ET UX
PROPERTY
RB 2473, PG 538
TAX MAP & PARCEL: 114-196.00
ADDRESS: 2550 MEADOR RD GREENBRIER
ZONING: RP-40

I hereby certify to the hereon named parties that:

All of this Category IV survey was made in the field using Global Positioning System (GPS) equipment, using two Topcon Hyper HR dual frequency receivers, by the method of real time kinematic (RTK), and using redundant observations on each boundary monument to verify accuracy. Bearings are based on Tennessee State Plane Coordinates, NAD 83, NAVD 88, Geoid 18, and based on Autonomous base coordinates. The directions and distances are unadjusted and have a relative positional accuracy (RPA) greater than 0.10'+200 parts per million (PPM). All monuments have been found, set, or referenced as shown hereon. Field work was completed on 05-28-2026.

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.

That I am not liable for anything that is changed, that these lines are based upon the latest recorded plat or deed as well as other data that is available to me at this time. This survey is correct to the best of my knowledge, belief, and professional opinion.

Said property is subject to all easements, rights-of-way, conveyances, and restrictions of record.

NOTE: THIS SURVEY IS SUBJECT TO CHANGE CONTINGENT UPON RECEIPT OF A CURRENT ABSTRACT OR TITLE POLICY COVERING THE PROPERTY SHOWN HEREON.

LINE DATA		
LINE	BEARING	DISTANCE
L1	N 84°10'01" W	14.40'

GRAPHIC SCALE - 1" = 60'

60 0 60 120 180

JAMES DAVIS
REGISTERED LAND SURVEYOR
6-11-26
TENNESSEE NO. 3348

DAVIS LAND SURVEYING & PLANNING
JAMES DAVIS, PLS 3348
Address: 2901 Privet Lane Clarksville, TN. 37040
Phone: (615) 943-2024
Email: davislandsurveying.tn.ky@gmail.com

LEGEND

IP(O) = IRON PIN (OLD) FOUND CAPPED "SEA 1708"
IP(N) = 1/2" IRON PIN (NEW) SET CAPPED "DAVIS 3348"
CP = CARPORT
S = SHED
PP = POWER POLE
EH = EXISTING HOUSE
WM = WATER METER
R.O.W. = RIGHT-OF-WAY
M.B.S.L.= MINIMUM BUILDING SETBACK LINE
P.U.D.E.= PUBLIC UTILITY AND DRAINAGE EASEMENT
EASEMENT LINE:
M.B.S.L.:
CENTERLINE:
BOUNDARY LINE:
PROPERTY LINE:
FENCE:

Robertson County Planning and Zoning
Agenda Review Sheet
Amanda Harrington, AICP, Planning Advisor
Planning Commission Meeting
July 23, 2026

Applicant: Leland Spain
Surveyor: James Davis

Request: Rezone **3.08 surveyed *acres***
of the 5.16 acres
Tax Map 114, Part of Parcel 195.00
from R-40 to AG-2



Property Information:

- Tax Map 114, Part of Parcel 195.00
- 2606 Meador Rd., Greenbrier
- Total lot acreage: 5.16 acres
  (224,769.60 sq. ft.)
- **Rezone Request: 3.08 surveyed acres.**
  (134,164.80 sq. ft.)

Project Narrative:
AG-2 Minimum Requirements
Minimum Lot Size: 130,000 sq. ft.
Front: 75'
Side: 30'
Rear: 40'
Min. Lot Width @ Front Bldg. Setback Line: 175'
Min Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 25%.

Discussion & Observations:
The applicant wishes to rezone 3.08 surveyed acres of the 5.16 acres to consolidate them into the larger tract behind it. The subject property is surrounded by mostly AG-2 zoning. Several of the AG-2 zone properties are non-conforming and would be considered R-40 or RP-80 by today's standards. The applicant's request to rezone AG-2 appears to be dimensionally appropriate. *Please see Exhibit 1 for excerpts from the Robertson County Zoning Map and Growth Plan Map.*

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 for rezoning.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map



