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: August 20, 2026

The Robertson County Planning Commission will hold its monthly meeting on **Thursday August 27, 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 September 21, 2026.
5. Approval of Minutes: Approval of Minutes of July 23, 2026, meeting.
6. Old Business:
7. New Business:
   A. **Elaine Brinkley:** Rezone Request for 3.87 surveyed acres of property located on Swift Rd., Greenbrier. Tax Map 117, Parcel 160.01 from AG-2 to RP-80 (4th Voting District). Represented by James Davis, Davis Land Surveying and Planning.

B. **Chris Burtt:** Rezone Request for 1.85 surveyed acres of the 9.84 acres of property located at 3395 Maxie Jones Rd., Springfield. Tax Map 094, Part of Parcel 105.00 from AG-2 to RP-80 (3rd Voting District). Represented by Steve Artz, Steven Artz and Associates, Inc.

8. Reports from Staff:

   A. Data Center Discussion

9. Adjourn

The Robertson County Planning Commission met on July 23, 2026 at 7:00 p.m. in the Judicial Complex, Second Floor, Robertson County Office Building, Springfield, Tennessee.

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

1. Roll Call: Hunter Mantooth completed roll Call. Seven were present.

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

2. Public Hearing:

3. Comments from Citizens:

4. Announcements: Chairman Cheryl Elliott announced that the zoning from this agenda will be heard at the County Commission on August 17, 2026. Any citizens wishing to speak will need to sign in on the sheet provided. One citizen and one applicant signed up to speak.

5. Approval of Minutes:
Motion to approve Minutes from the previous meeting of June 25, 2026, made by Eric Thompson with a second by Matt Crabtree.
Motion passed 6 – 0.

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.
James Davis was there to present and answer questions. There were no questions or comments from the commission, and no one signed up to speak on this item.

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

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.
Steve Artz was there to present and answer questions. He explained they are asking to rezone property that has road frontage on Owens Chapel Rd. and Brown Rd. The remaining acreage will stay in farmland. They are planning to do 4-bedroom homes. Three homes on Owens Chapel Rd. and twelve homes on Brown Rd. There was a water letter, and traffic study was completed. Two citizens signed up to speak on this item. They were allowed to speak, ask questions and voice their concerns. Amanda reminded them this was just the recommendation on the rezone, and it fits the growth plan. They would have to supply more detailed information when it comes to plat submission. Eric stated that he understands the concerns and knows that water is an issue, however they must by the rules and if it fits in the "box". Suggested that the citizens come to county commission meeting and continue to fight. Cheryl explained they can still deny the final plat when that time comes.

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

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.
James Davis was present; however, Penny Spain was there to represent the family and presented the rezone proposal. She explained what they are wanting to accomplish with the rezone, which were her father's wishes in his will.

Motion to recommend was made by Eric Thompson with a second by Ray Hart.
Motion passed 6 - 0.

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.
James Davis was present; however, Penny Spain was there to represent the family and presented the rezone proposal. She explained what they are wanting to accomplish with the rezone, which were her father's wishes in his will.

Motion to recommend was made by Matt Crabtree with a second by Eric Thompson.
Motion passed 6 - 0.

Reports from Staff:

Staff had nothing to report. Matt Crabtree asked about Data Centers. Hunter explained what she learned from legal pertaining to moratoriums. Hunter asked them to send her what they liked or didn't like from the Data Center research that was presented last month. She and Pam will make sure Amanda gets that information as Amanda is working on Date Center regulations for our county. Amanda has some draft regulations that she has created for other cities/counties. Hunter will send those drafts to the planning commission to review, so they can have some ideas of what they may like to see in our regulations. Matt requested a copy of what was presented last month since he was not at the meeting. Pam and Hunter will get those sent to him. Eric asked that we have data centers on next months agenda under reports from staff so we can have a more in-depth conversation.

A motion to adjourn made by Jeremy Stinson with a second by Eric Thompson.
Motion passed 6 – 0 and the meeting was adjourned at 7:23 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: Elaine Brinkley

Mailing Address: 630 TN-76, White House, TN 37188

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): James W. Brinkey, ET AL

Physical Address: Swift Road

Tax Map and Parcel Number:

117-160.00 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:

The purpose and goal of this rezoning is to be able to change the zoning for future division of lot.

Robertson County Application for Rezoning
Updated November 2025

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.

Owner of Record Signature & DATE

Signature and date field for owner of record.

Applicant's Signature & DATE

Signature and date field for applicant.

Robertson County Application for Rezoning
Updated November 2025

This document was transcribed by AI and may contain mistakes that seem believable. To overcome this limitation, we offer 30 minutes of free Aira visual interpreting. Open the Aira app on your phone, or call 1-800-835-1934 for support. When prompted for an access offer, say "DocAccess" and share this document locator code with your

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)
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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.
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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.

Hilarie Brinkley 6/15/26

Owner of Record Signature & DATE

Signature and date field for owner of record.

Hilarie Brinkley 6/15/26

Applicant's Signature & DATE

Signature and date field for applicant.



Date: August 10, 2026

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

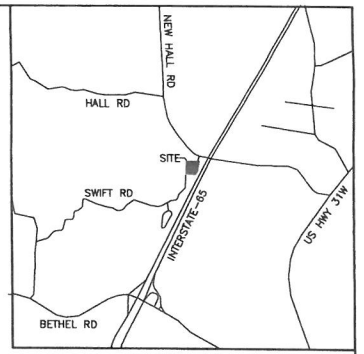
County: ROBERTSON
Owner: BRINKLEY JAMES W ETAL CO-TRUSTEES GGC FAMILY TRUST
Address: SWIFT RD
Parcel ID: 117 160.01
Deeded Acreage: 3.87
Calculated Acreage: 0
Vexcel Imagery Date: 2023

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

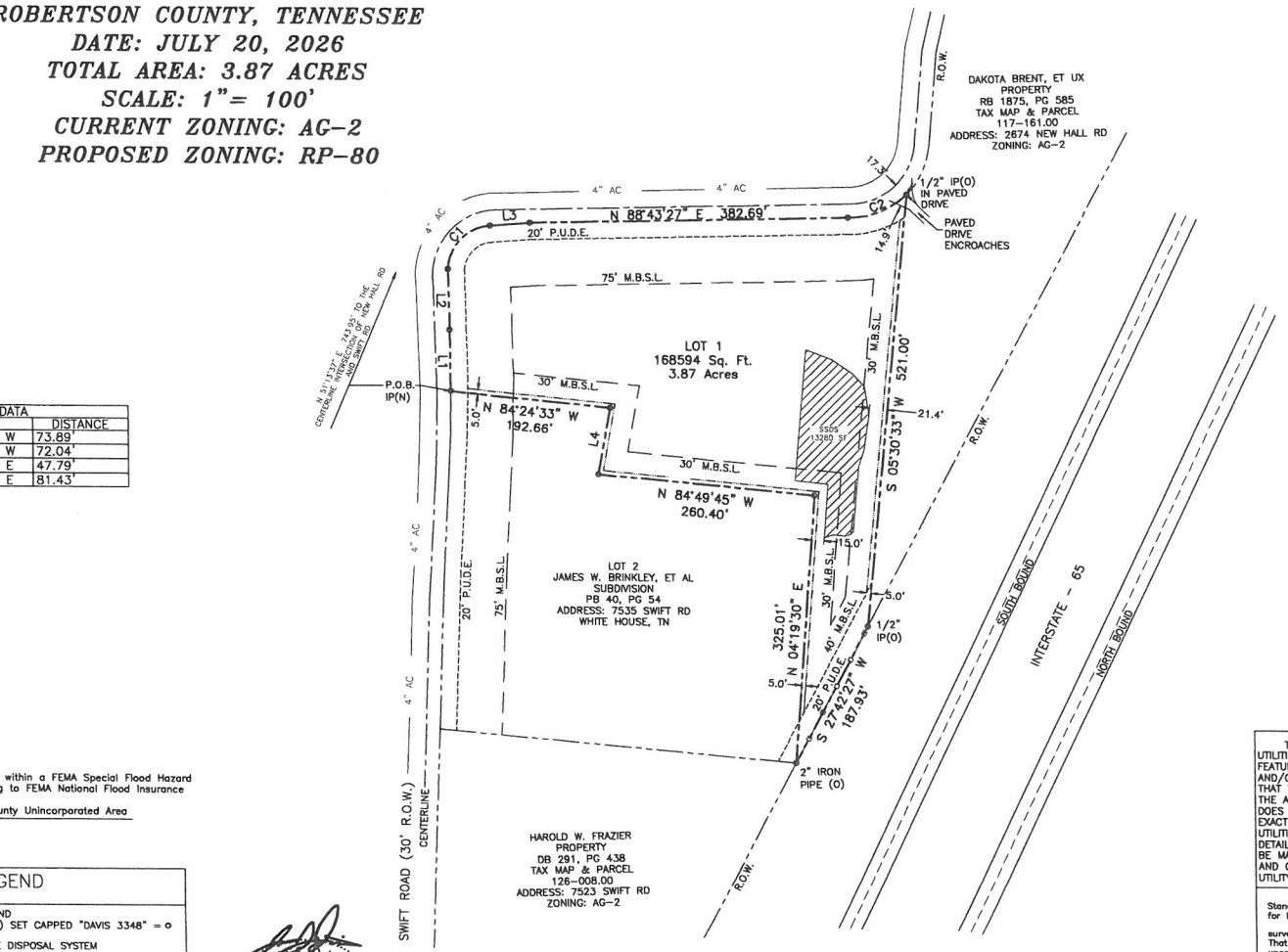
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

ZONING EXHIBIT OF
THE JAMES W. BRINKLEY, ET AL PROPERTY

TAX MAP 117, PARCEL 160.00
RECORD BOOK 2350, PAGE 816, R.O.R.C.T.
PLAT BOOK 40, PAGE 54, R.O.R.C.T.
ELEVENTH CIVIL DISTRICT
ADDRESS: SWIFT ROAD
ROBERTSON COUNTY, TENNESSEE
DATE: JULY 20, 2026
TOTAL AREA: 3.87 ACRES
SCALE: 1"= 100'
CURRENT ZONING: AG-2
PROPOSED ZONING: RP-80



VICINITY MAP
(NOT TO SCALE)



LINE DATA		
LINE	BEARING	DISTANCE
L1	N 00°25'06" W	73.89'
L2	N 01°13'57" W	72.04'
L3	N 85°27'26" E	47.79'
L4	N 10°11'03" E	81.43'

NORTH AS PER TENNESSEE STATE PLANE COORDINATE SYSTEM NAD 83

FEMA FLOOD NOTE:

- This property does not lie within a FEMA Special Flood Hazard Detailed Study Area according to FEMA National Flood Insurance Program.

Robertson County Unincorporated Area

Community Number: 470158
FIRM Panel: 47147C0415C
Effective Date: 04/16/2008

LEGEND

IP(O) = IRON PIN (OLD) FOUND
IP(N) = 1/2" IRON PIN (NEW) SET CAPPED "DAVIS 3348" = o
PP = POWER POLE
SSDS = SUBSURFACE SEWAGE DISPOSAL SYSTEM
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:
SEPTIC AREA:
WATER LINE: 4" AC 4" AC
PUBLIC UTILITY AND SWALE EASEMENT:

JAMES DAVIS
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
7/20/26
TENNESSEE NO. 3348

CURVE DATA					
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	56.12'	79.54'	N 45°56'19" E	73.05'	81°12'34"
C2	99.42'	77.75'	N 69°59'04" E	75.78'	44°48'18"

GRAPHIC SCALE - 1" = 100'

100 0 100 200 300

THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE FEATURES AT THE SITE, PUBLIC RECORDS, UTILITY COMPANY MARKINGS, AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE LOCATION OF UTILITIES SHOWN SHOULD BE DONE WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.

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.
I hereby certify to the hereon named parties that this is a Category 1 survey and that the closure of the unadjusted traverse is greater than 1:10,000. 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

Property Description
of a portion of
James W. Brinkley, ET AL Property
Tax Map 117, Parcel 160.00 (portion of)
Record Book 2350, Page 816, R.O.R.C.T.
Plat Book 40, Page 54, R.O.R.C.T.

Lot 1

Being a Tract of land situated in 11th Civil District of Robertson County, Tennessee, 10.83 miles, more or less, southeast of downtown Springfield, said Tract being generally located north of Bethel Road, south of New Hall Road, east of, and adjacent to Swift Road, west of Interstate-65, and being more particularly described as follows:

Beginning at an iron pin (new) in the easterly right-of-way of Swift Road, said iron pin being the northwesterly corner of Lot 2 of the James W. Brinkley, ET AL Subdivision, as recorded in Plat Book 40, Page 54, R.O.R.C.T., and being South 51 degrees 13 minutes 37 seconds West 743.95 feet from the centerline intersection of New Hall Road and Swift Road;

Thence leaving the said Lot 2, and continuing with the said right-of-way of Swift Road for the next 6 calls as follows: North 00 degrees 25 minutes 06 seconds West 73.89 feet to an iron pin (new); Thence North 01 degrees 13 minutes 57 seconds West 72.04 feet to an iron pin (new); Thence on a curve to the right, having a radius of 56.12 feet, an arc length of 79.54 feet, a chord bearing of North 45 degrees 56 minutes 19 seconds East, and a chord length of 73.05 feet to an iron pin (new); Thence North 85 degrees 27 minutes 26 seconds East 47.79 feet to an iron pin (new); Thence North 88 degrees 43 minutes 27 seconds East 382.69 feet to an iron pin (new); Thence on a curve to the left, having a radius of 99.42 feet, an arc length of 77.75 feet, a chord bearing of North 69 degrees 59 minutes 04 seconds East, and a chord length of 75.78 feet to an existing 1/2" iron pin, said iron pin being the southwesterly corner of the Dakota Brent, ET UX property, as recorded in Record Book 1875, Page 585, R.O.R.C.T.;

Thence leaving the said right-of-way of Swift Road, and continuing with the said Brent property, South 05 degrees 30 minutes 33 seconds West 521.00 feet to an existing 1/2" iron pin in the westerly right-of-way of Interstate-65;

Thence leaving the said Brent property, and continuing with the said right-of-way of Interstate-65, South 27 degrees 42 minutes 27 seconds West 187.93 feet to an existing 2" iron pipe, said iron pipe being the common corner of the Harold W. Frazier property, as recorded in Deed Book 291, Page 438, R.O.R.C.T. and the above-mentioned Lot 2;

Thence leaving the said right-of-way of Interstate-65 and the said Frazier property, and continuing with the said Lot 2 for the next 4 calls as follows: North 04 degrees 19 minutes 30 seconds East 325.01 feet to an iron pin (new); Thence North 84 degrees 49 minutes 45 seconds West 260.40 feet to an iron pin (new); Thence North 10 degrees 11 minutes 03 seconds East 81.43 feet to an iron pin (new); Thence North 84 degrees 24 minutes 33 seconds West 192.66 feet to the point of beginning.

Said Tract contains 3.87 Acres (168,594 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 March 09, 2026.

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

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

August 13, 2026

Mr. Jim Brinkley
PO Box 367
White House, TN 37188

RE: Water Availability for 7535 Swift Rd
Robertson County, Tax Map 117 Parcel 160.00
Greenbrier, TN
REVISED to extend original availability letter dated September 18, 2024

Dear Mr. Brinkley,

This letter will serve as an extension to the availability letter WHUD originally issued on this project dated September 18, 2024 with an extension letter issued on March 31, 2025. All flow requirements remain unchanged from the initial request.

White House Utility District can provide up to five additional domestic water services for the property mentioned above as long as each lot fronts Swift Rd or has an easement dedicated for the water service line to lie within. We understand you intend to alter an existing parcel such that up to five new residential tracts will result.

WHUD's existing four-inch water main located on the north and west side of Swift Rd can provide domestic water flow for this project. No fire sprinkler flows, fire hydrant flows, commercial flows, or irrigation flows have been requested.

A water facilities fee of $467 for each new lot created will need to be paid to WHUD before we will release a signed plat or before we will sell a water tap, whichever comes first. Standard water tap fees will be due at the time service is requested. WHUD's tap fee schedule is available on our web site at www.whud.org. The current tap fee for a ¾" residential tap is $2,000 or $2,800 for a 1" residential tap with a $50 account setup fee applied to the first bill, but that is subject to change over time.

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

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

Sincerely,

Pat Harrell, PE
District Engineer

Robertson County Development Office
Agenda Review Sheet
Amanda Harrington, AICP, Planning Advisor
Planning Commission Meeting
August 27, 2026

Applicant: Elaine Brinkley
Representative: James Davis

Request: Rezone **3.87 *acres***
Tax Map 117, Parcel 160.01
from AG-2 to RP-80



Property Information:
- Tax Map 117, Parcel 160.01
- Swift Rd., Greenbrier
- Total lot acreage: 3.87 acres (168,577.20 sq. ft.)
- **Rezone Request: 3.87 acres. (168,577.20 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: 175'
Min Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 30%.

Discussion & Observations:
The applicant seeks to rezone 3.87 acres. The subject property is primarily surrounded by AG-2 zones with varying lot sizes, and one R-30 zone is in the immediate vicinity. Several of the surrounding AG-2 zoned lots are nonconforming and would be classified as RP-80 and R-40 under today's zoning regulations. The applicant's request to rezone RP-80 appears to be dimensionally appropriate. Please see Exhibit 1 for excerpts from the Robertson County zoning and Growth Plan maps.

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

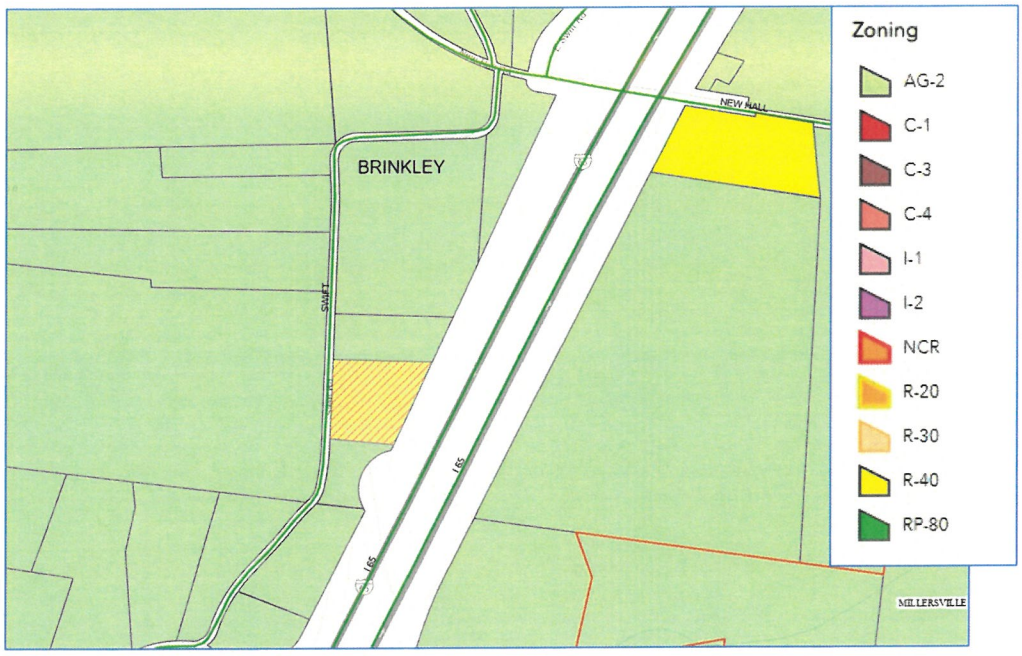
operations, homesteads associated with farming activities, and businesses that provide services supporting agricultural production. These uses are encouraged in order to maintain the County's rural character, support the local agricultural economy, and protect natural and scenic resources.

Recommendation: Positive recommendation to the County Legislative Body for rezoning.

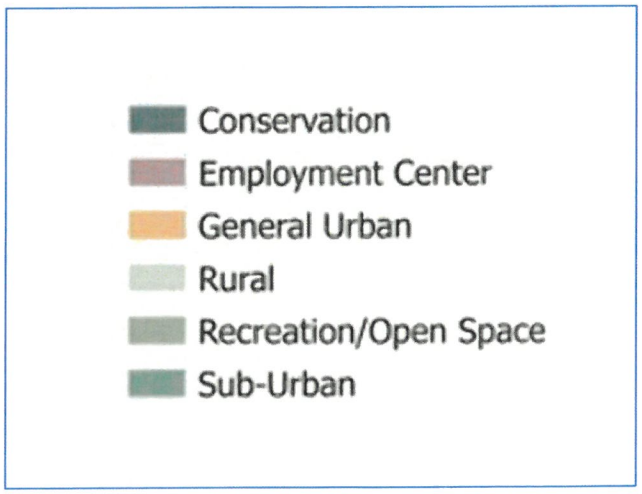
**** END COMMENTS ****

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: Chris Burth
Mailing Address: 3395 Maxie Jones Rd Springfield, TN 37172
Email Address:
Phone Number:

Applicant's Representative Information:

Name: Steve Artz, RLS
Name of Firm: Steven E. Artz & Assoc. INC.
Mailing Address: PO Box 923 Springfield, TN 37172
Email:
Telephone Number:

Property Information:

Owner (if not applicant provide letter giving applicate permission):
Physical Address: 3395 Maxie Jones Rd Springfield, TN 37172
Tax Map and Parcel Number: 094-105.00
Current Zoning Designation: AG-2
Requested Zoning Designation: RPBO

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

Purpose of rezoning request:

To create a 1.85 Acre Lot to build.

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.
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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.

7-29-26

Owner of Record Signature & DATE

Applicant's Signature & DATE

Robertson County - Parcel: 094 105.00



Date: July 13, 2026

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

County: ROBERTSON
Owner: BURTT CHRISTOPHER ETUX BURTT CHERYL
Address: MAXIE JONES RD 3395
Parcel ID: 094 105.00
Deeded Acreage: 9.84
Calculated Acreage: 0

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

Curve Table						
Curve	Delta Angle	Radius	Tangent	Arc Length	Chord Bearing	Chord Length
C1	1°32'17"	1187.60	15.94	31.88	N 06°46'29" W	31.88

Line Table		
Line	Bearing	Distance
L1	S 12°59'45" W	30.00

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 BRx7O Dual Frequency Receiver on May 12, 2026.
The grid coordinates of the control points were derived using the TDOT Real-Time Kinematic Network, Virtual Reference Station, (VRS) Northing: 790150.27, Easting: 1705413.46 - Referenced to NAD83 (2011) (EPOCH 2010), GEOID 12B.

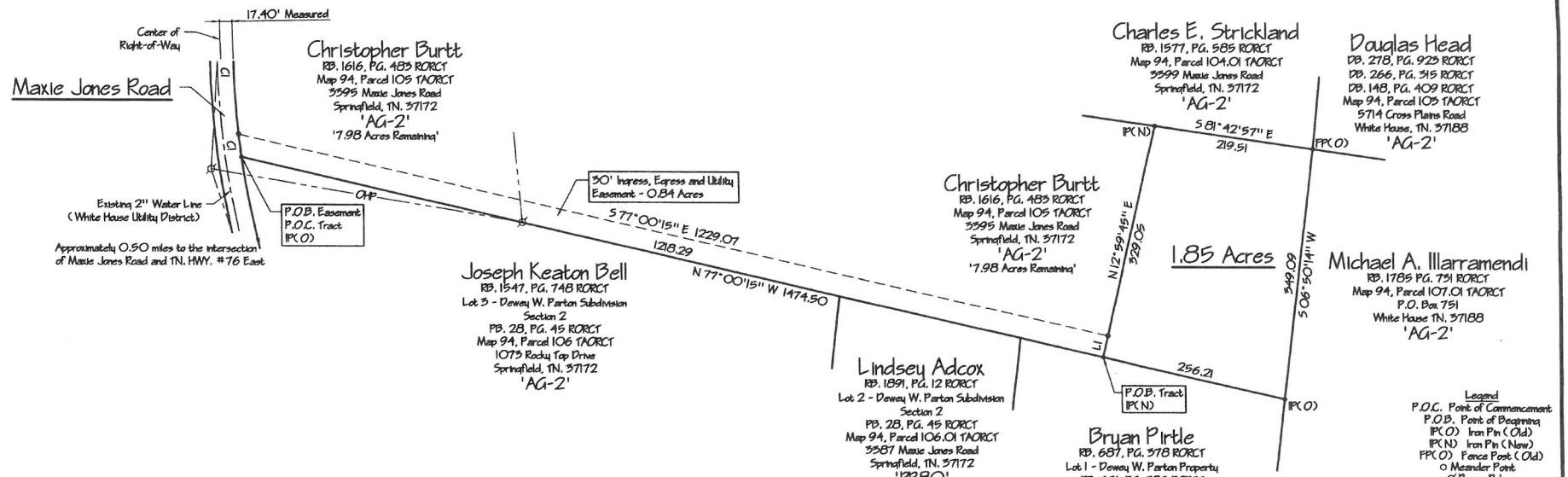
TSPCS Grid North (NAD83)

Surveying The Past, Present and Future

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

Surveyor's Notes:

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



Legend
P.O.C. Point of Commencement
P.O.B. Point of Beginning
IPC(O) Iron Pin (Old)
IPC(N) Iron Pin (New)
FPC(O) Fence Post (Old)
o Meander Point
Power Pole
—OHP— Overhead Electric Line
L1 Refer to Line Table Shown Hereon for Data
C1 Refer to Curve Table Shown Hereon for Data

Cad File No. 26008995CA
Coord. File No. 26008989CA

CALL BEFORE YOU DIG
811 CALL 811 NATIONWIDE
Know what's below. Call before you dig.
IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS IMPOSSIBLE.

Christopher Burtt
Owner
3595 Maxie Road
Springfield, TN. 37072
(615) 767-4580

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

Property Address:
3595 Maxie Jones Road
Springfield, TN. 37172

Deed Reference:
Record Book 1616, Page 483 RORCT
Map 94, part of Parcel 105 TAORCT

Revisions			
Number	Date	By	Comment

Drawn By: SEA
Checked By: CB
Proj. No.: 2600989
Date: 7/8/26

Rezoning Request For
Christopher Burtt
11th Civil District
Robertson County, Tennessee

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

RZ1
Sheet Number

Steven E. Artz and Associates, Inc.

Surveyor's Description
July 9, 2026

The following paragraphs describe a tract of land and an easement in the 11th Civil District of Robertson County, Tennessee, said tract and easement each being a portion of that property, which was conveyed to Christopher Burtt, et ux, by Charles E. Strickland, et ux, in a deed of record which is recorded in Record Book 1616, Page 483, Register's Office for Robertson County, Tennessee, (RORCT).

Beginning at an iron pin (new) in the northerly boundary of a tract of land which belongs to Bryan Pirtle, having deed references in Record Book 687, Page 378, and Record Book 651, Page 785, RORCT, said iron pin being located from an iron pin (old), in the easterly margin of Maxie Jones Road, the northwest corner of a tract of land which belongs to Joseph Keaton Bell, having deed references in Record Book 1547, Page 748, and Plat Book 28, Page 45, RORCT,
S 77°00'15" E, 1218.29 feet, **to the point of beginning,** the southwest corner of this tract and continuing with a new line, as follows:
N 12°59'45" E, 329.05 feet to an iron pin (new), in the southerly boundary of a tract of land which belongs to Charles E. Strickland, having a deed reference in Record Book 1577, Page 585, RORCT;
thence, S 81°42'57" E, 219.51 feet to a fence post (old), a common corner of said tract of land which belongs to Charles E. Strickland, and a tract of land which belongs to Douglas Head, having deed references in Deed Book 278, Page 923, Deed Book 266, Page 315, and Deed Book 148, Page 409, RORCT, and a tract of land which belongs to Michael A. Illarramendi, having a deed reference in Record Book 1785, Page 731, RORCT;
thence, S 06°50'14" W, 349.09 feet to an iron pin (old), in the westerly boundary of said tract of land which belongs to Michael A. Illarramendi, the northeast corner of said tract of land which belongs to Bryan Pirtle;
thence, N 77°00'15" W, 256.21 feet, to the point of beginning, containing **1.85 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 July 8, 2026.

The above described tract of land is served by a 30' Ingress, Egress and Utility Easement which is described, as follows:

30' Ingress, Egress and Utility Easement

Beginning at an iron pin (old), in the easterly margin of Maxie Jones Road, the northwest corner of a tract of land which belongs to Joseph Keaton Bell, having deed references in Record Book 1547, Page 748, and Plat Book 28, Page 45, RORCT, the southwest corner of this easement, and continuing, as follows:
with a curve to the left, having a radius of 1187.60 feet, and arc distance of 31.88 feet, and a chord bearing and distance of N 06°46'29" W, 31.88 feet to a point in the easterly margin of Maxie Jones Road;

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

thence with a new line, as follows:
S 77°00'15" E, 1229.07 feet;
thence, S 12°59'45" W, 30.00 feet to an iron pin (new), in the northerly boundary of a tract of land which belongs to Bryan Pirtle, having deed references in Record Book 687, Page 378, and Record Book 651, Page 785, RORCT;
thence, N 77°00'15" W, passing a common corner of said tract of land which belongs to Bryan Pirtle, and a tract of land which belongs to Lindsey Adcox, having deed references in Record Book 1891, Page 12, and Plat Book 28, Page 45, RORCT, and continuing on passing a common corner of said tract of land which belongs to Lindsey Adcox, and said tract of land which belongs to Joseph Keaton Bell, and continuing on in all, 1218.29 feet, to the point of beginning, containing **0.84 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 July 8, 2026.

The above described tract of land and easement may be found on Tax Map 94, part of Parcel 105, in the Tax Assessor's Office for Robertson County, Tennessee.

File: Steve\260089

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

August 13, 2026

Mr. Chris Burtt
3395 Maxie Jones Rd
Springfield, TN 37072

RE: Water Availability for Maxie Jones Rd/Rocky Top Dr
Robertson County, Tax Map 094 Parcel 105.00
Springfield, TN
REVISED to extend availability letter dated November 17, 2025

Dear Mr. Burtt,

This letter will serve as an extension to the availability letter WHUD issued on this project dated November 17, 2025. All flow requirements remain unchanged from the initial request.

White House Utility District can provide one additional domestic water service for the property mentioned above as long as each lot fronts Maxie Jones Rd or has an easement dedicated for the water service line to lie within. We understand you intend to alter the existing parcel such that two residential lots will result. There is currently one water tap associated with the property.

WHUD's existing two-inch water main located on the west side of Maxie Jones Rd can provide domestic water flow for this project. No fire sprinkler flows, fire hydrant flows, commercial flows, or irrigation flows have been requested.

A water facilities fee of $467 per new lot created will need to be paid to WHUD before we will release a signed plat or before we will sell a water tap, whichever comes first. Standard water tap fees will be due at the time service is requested. WHUD's tap fee schedule is available on our web site at www.whud.org. The current tap fee for a ¾" residential tap is $2,000 or $2,800 for a 1" residential tap with a $50 account setup fee applied to the first bill, but that is subject to change over time.

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

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

Sincerely,

Pat Harrell, PE
District Engineer

Robertson County Planning and Zoning
Agenda Review Sheet
Amanda Harrington, AICP, Planning Advisor
Planning Commission Meeting
August 27, 2026

Applicant: Chris Burtt
Surveyor: Steve Artz

Request: Rezone **1.85 surveyed *acres*** of the 9.84 acres Tax Map 094 Part of Parcel 105.00 from AG-2 to RP-80



Figure 1: TN Property Viewer: Tax Map 094, Part of Parcel 105.00 In its entirety is highlighted

Property Information:

- Tax Map 094, Part of Parcel 105.00
- 3395 Maxie Jones Rd., Springfield
- Total lot acreage: 9.84 acres (428,630.40 sq. ft.)
- **Rezone Request: 1.85 surveyed acres. (80,586 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 1.85 surveyed acres of the 9.84 acres to create one new lot. The subject property is surrounded by AG-2 zones with a few R-40 zones. 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.*

Growth Plan: The Sub-Urban areas consist of low-density residential and support uses in progressive degrees of urban intensity, with higher density/intensity in areas generally adjacent to the General Urban areas and lower density/intensity in areas adjacent to the Rural category. The Sub-Urban area serves as a transition between the rural areas and the more intense urban areas. Sub-Urban Uses include predominantly low-density/estate residential uses with low-key support uses, combined with some agriculture and equestrian activities.

Recommendation: Positive recommendation to the County legislative body.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map

