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: September 17, 2026

The Robertson County Planning Commission will hold its monthly meeting on **Thursday September 24, 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 October 19, 2026.
5. Approval of Minutes: Approval of Minutes of August 27, 2026, meeting.
6. Old Business:
7. New Business:
   A. **Brian Cook:** Preliminary Plat approval for Rainwater Farms Section I located on Owens Chapel Road. Tax Map 070, Part of Parcel 132.00 (8th Voting District). Represented by Steve Artz, Steven E Artz and Associates, Inc.

B. **Brian Cook:** Preliminary Plat approval for Rainwater Farms Section II located on Owens Chapel Road. Tax Map 070, Part of Parcel 132.00 (8th Voting District). Represented by Steve Artz, Steven E Artz and Associates, Inc.

C. **Lamon Enterprises LLC:** Rezone Request for 1.85 surveyed acres of the 12.96 acres of property located on S. Swift Rd., Goodlettsville. Tax Map 126, Part of Parcels 074.00 and 075.00 from AG-2 to RP-80 (4th Voting District). Represented by Steve Artz, Steven Artz and Associates, Inc.

D. **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.

E. **Stephen and Jennifer Green:** Rezone Request for 5.08 acres of property located at 6112 Dividing Ridge Rd. Goodlettsville. Tax Map 142, Parcel 001.00 from R-40 to AG-2 (4th Voting District). Represented by Applicant.

8. Reports from Staff:

   A. Data Center Discussion

9. Adjourn

The Robertson County Planning Commission met on August 27, 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 7:04 pm.

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

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

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 September 21, 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 July 23, 2026, made by Matt Crabtree with a second by Eric Thompson.
Motion passed 7 – 0.

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.
Hunter received email on 8.27.26 requesting a deferral to the September Planning Commission meeting. This item was deferred.

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.
Steve Artz was there to present and answer questions. There were no questions from the public or the commission.

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

Reports from Staff:

Hunter brought up data centers and asked for input on the examples and information that was sent to the planning commission from other counties. Lots of discussion was held about the different counties and what they require. Several commissioners stated they liked the wording of the Coffee County draft resolution. They asked me to have Amanda bring a draft next month that is designed after the Coffee County resolution on data centers.
Hunter also mentioned that the BZA was addressed pertaining to Battery Energy Storage Facilities. She told them that she would be asking the BESS group to come to the October BZA meeting to answer questions. The board asked some questions, but none that Hunter knew the answers to. Hunter told them she would send them all she had received in the inquiry, and they would be invited to the October BZA meeting.

A motion to adjourn made by William B Henry with a second by Matt Crabtree.
Motion passed 7 – 0 and the meeting was adjourned at 7:44 pm.

Respectfully submitted,

Gene Federman

Gene Federman, Secretary

New Business: A

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

Application for Plat Approval

Type of Plat (Please Circle One): *Sketch Plat* *Preliminary Plat* *Final Plat*

Property Information:

Subdivision Name: Rainwater Farms Section 1

Current Zoning of Property: RP80

Physical Address of Property: Owens Chapel Rd., Springfield, TN 37172

Tax Map & Parcel Number: Map 70, part of Parcel 132

Size of Property (square feet or acres): 6.84 acres

Property Owner of Record Information:

Name: Brian Cook

Mailing Address (No P.O. Boxes, please): 4635 Roy Cole Road, Springfield, TN 37172

Email:

Telephone Number:

Owner's Representative Information (Surveyor, Self, Engineer, etc.)

Name: Steve Artz

Name of Firm: Steven E. Artz and Associates, Inc.

Mailing Address (No P.O. Boxes, please): 4800 Hwy. 431 N Springfield, TN. 37172

Email:

Telephone Number:

Purpose of Plat:

Create 3 buildable lots

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.

Owner's Signature & DATE

8-20-26

Owner's Representative Signature & DATE

Curve Table						
Curve	Delta Angle	Radius	Tangent	Arc Length	Chord Bearing	Chord Length
C1	0°32'20"	2020.00	9.50	18.99	N 15°28'40" W	18.99
C2	101°02'55"	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

Note:
All lots shall be graded in a manner which avoids discharging additional storm water into downstream properties. The developer shall comply with all State of Tennessee drainage laws.

Lot Summary		
Area	Square Feet	Acres
1	118099.84	2.71
2	95670.13	2.15
3	86390.75	1.98

Topographic Notes:
1. Contour Interval = 5 feet
2. Vertical Datum based upon NAVD88 arrived at with the use of a Carlson BRx7O Dual Frequency Receiver on March 24, 2026 using the TDOT Real-Time Kinematic Network.

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 March 24, 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)



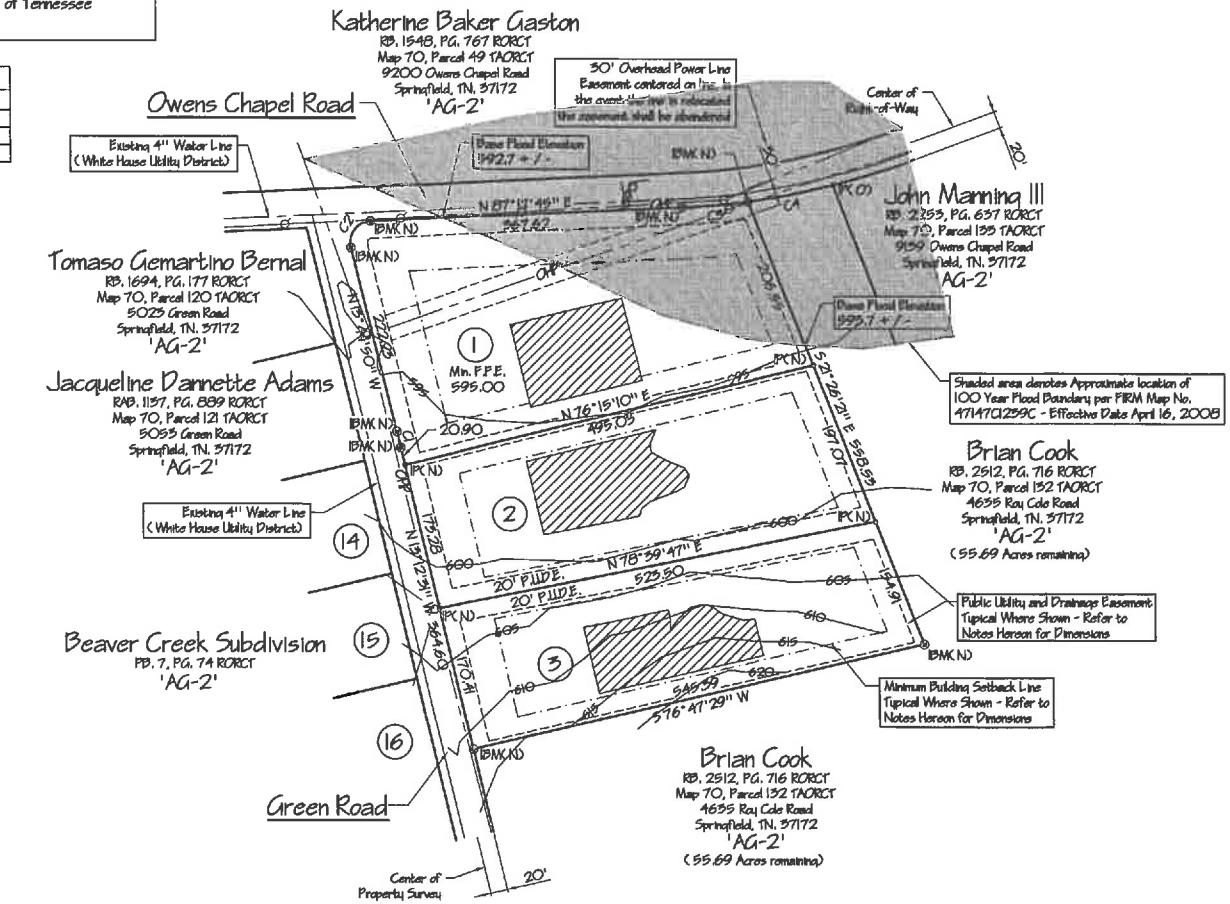
Surveyor's Notes:
1. No Title Report was furnished to this surveyor at the time of this survey, therefore, the survey shown hereon is subject to any and all findings an accurate Title Report may reveal.
2. This survey was made using the latest recorded deeds and physical evidence found in the field.
3. 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.

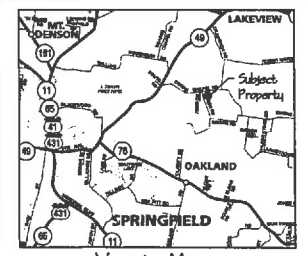
Note:
Lot 1 Minimum Lowest Finish Floor Elevation (Including Crawl Space) = 595.0

Driveway Notes:
1. A Driveway Permit shall be obtained from the Local Road Authority prior to issuance of a Building Permit.
2. Driveway culverts shall be a minimum diameter of 18" or match the diameter of the nearest upstream culvert. The minimum length shall be 20' or as directed by the Local Road Authority. No culvert shall be less than 15" in diameter.

Lot Setback Notes:
1. Lot fronts to have a 60' Minimum Building Setback Line and a 20' Public Utility and Drainage Easement Typical Unless Noted Otherwise.
2. Lot rears to have a 35' Minimum Building Setback Line and a 10' Public Utility and Drainage Easement Typical Unless Noted Otherwise.
3. Lot sides to have a 25' Minimum Building Setback Line and a 5' Public Utility and Drainage Easement Typical Unless Noted Otherwise.

Cad File No. 26006SSCA
Coord. File No. 26006SCA





Vicinity Map

Legend
IPC O) Iron Pin (Old)
IPC N) Iron Pin (New) - 1/2" Diameter x 18" Long with plastic cap stamped - 'SEA-1708'
IBMK N) Iron Bar Monument (New) - 5/8" Diameter x 24" Long with metal cap stamped -Steven E. Artz RLS 1708 - Property Corner
Power Pole
OHP Overhead Power Line
C1 Refer to Curve Table Shown Hereon for Data
P.U.D.E. Public Utility and Drainage Easement
Min. F.P.E. Minimum Finish Floor Elevation (Including Crawl Space)

Approved by the Robertson County Regional Planning Commission, with such exceptions or conditions as are indicated in the minutes of the Commission on

Dated Secretary, Planning Commission

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 PERHAPS INCOMPLETE. TENNESSEE LEGISLATION REQUIRES NOTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IN TENNESSEE.

STEVEN E. ARTZ REGISTERED LAND SURVEYOR TENNESSEE NO. 1708

Certificate of Survey Accuracy
I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CATEGORY "I" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:7500+.
7-21 20 26
DATE REGISTERED LAND SURVEYOR NUMBER 1708

Flood Note:
A portion of Lot 1 does lie within a Flood Boundary area according to FEMA National Flood Insurance Program - Flood Boundary and Floodway Map - FIRM Panel Number 47147C0259C and 47147C0245C Effective Date - April 16, 2008.

Brian Cook
Owner/Developer
4655 Ray Cole Road
Springfield, TN. 37072
(615) 207-7209
email: cookutility@hotmail.com

Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 925 Springfield, TN. 37172
email: artzsteve@gmail.com (615) 382-0451

Preliminary Plat of Rainwater Farms Section 1
Preliminary Plat 7/21/26 Date

Total No. Lots 3
Total Acres 6.84
10th Civil District
Deed Reference:
Record Book 2512, Page 716 RORCT
Map 70, part of Parcel 132 TAORCT
Miles New Road 0
Present Zoning 'RP80'
Robertson Co., TN.

Scale 1"=100' 100 50 0 100 200

Staff Comments
September 2026
Amanda Harrington, AICP, Planning Advisor

Subdivision: Rainwater Farms, Section 1
Application Type: Preliminary Plat
Applicant/Owner: Brian Cook
Surveyor: Steven E. Artz and Associates, Inc.
Location: Owens Chapel Road / Green Road
Civil District: 10th Civil District
Zoning: R-80
Tax Map/Parcel: Map 70, Parcel 132
Total Area: Approximately 6.88 acres
Number of Lots: 3
Plat Date: July 21, 2026

REQUEST. The applicant is requesting preliminary plat approval for Rainwater Farms, Section 1, a three-lot residential subdivision consisting of approximately 6.88 acres from a larger tract owned by Brian Cook. The proposed lots are located along Owens Chapel Road and Green Road in the 10th Civil District of Robertson County. The property is identified as Map 70, Parcel 132, and is shown within the RP-80 zoning district. The proposed lots appear to provide sufficient area to accommodate the building envelopes depicted on the preliminary plat. Final compliance with the applicable dimensional requirements of the Robertson County Zoning Resolution will be confirmed prior to final plat approval.

PROPOSED SUBDIVISION. The preliminary plat creates three residential lots from the parent tract. No new public streets are proposed; each lot will utilize frontage on the existing county road system. The plat indicates that approximately 55.69 acres will remain in the parent tract following subdivision.

ACCESS AND ROAD FRONTAGE. The subdivision is located at the intersection of Owens Chapel Road and Green Road. Lots are proposed to access the existing roadway network, and no new subdivision street is proposed. The plat includes driveway notes requiring a driveway permit from the local road authority before a building permit is issued. Driveway culverts must have a minimum diameter of 18 inches or match the diameter of the nearest upstream culvert, with a minimum length of 20 feet or as otherwise directed by the applicable road authority. Staff recommends that the Robertson County Highway Department or the applicable road authority review and approve the driveway location, sight distance, culvert sizing, and roadside drainage before issuing building permits.

WATER AND UTILITIES. The plat identifies an existing 4-inch water line operated by White House Utility District along portions of the property frontage. The plat also identifies a 50-foot overhead power line easement across the property's northern portion. The plat notes that if the overhead line is relocated, the associated easement is to be abandoned. Finalize utility locations and easements and coordinate with the respective utility providers before final plat approval.

FLOODPLAIN. A portion of Lot 1 lies within a mapped FEMA flood hazard area. The plat references FEMA Flood Insurance Rate Map Panels 47147C0259C and 47147C0245C, effective April 16, 2008. The preliminary plat shows the approximate limits of the 100-year floodplain and identifies base flood elevations near Lot 1. The plat sets a minimum lowest finished-floor elevation, including crawlspace, of 595.0 feet for Lot 1. Staff recommends that all development on Lot 1 comply with the applicable Robertson County floodplain management requirements and that the minimum finished-floor elevation shown on the plat be carried forward to the final plat.

STAFF RECOMMENDATION

Staff recommends APPROVAL of the Preliminary Plat for Rainwater Farms, Section 1, subject to the following conditions:

1. The final plat shall substantially conform to the preliminary plat reviewed and approved by the Planning Commission.
2. All lots shall comply with the applicable dimensional, frontage, setback, and other requirements of the Robertson County Zoning Resolution and Subdivision Regulations.
3. Driveway locations, culverts, sight distance, and roadside drainage shall be reviewed and approved by the Robertson County Highway Department or other applicable road authority prior to issuance of building permits.
4. All required approvals for individual subsurface sewage disposal systems shall be obtained from the appropriate regulatory agency prior to final plat approval or issuance of building permits, as applicable.
5. The floodplain boundary affecting Lot 1 shall be clearly depicted on the final plat.
6. The minimum lowest finished-floor elevation of 595.0 feet for Lot 1, including crawlspace, shall be shown on the final plat and shall be observed during subsequent development.
7. Development of Lot 1 shall comply with all applicable Robertson County floodplain management requirements, including any required floodplain development permits.
8. Existing and proposed utility and drainage easements shall be confirmed and properly depicted on the final plat.
9. Final grading and drainage shall not increase stormwater impacts upon adjacent properties or public rights-of-way.
10. All required certificates, signatures, approvals, and plat notes shall be provided prior to recording of the final plat.

** END COMMENTS **

EARL R. MAYO **CONSULTING ENGINEER AND SURVEYOR**
119 SUESAND COURT PLEASANT VIEW, TN 37146 (615)522-4704

August 29, 2026

Traye Fann
County Engineer
Robertson County Planning and Zoning
527 South Brown Street
Springfield, Tennessee 37172

RE: Review of Revised Rainwater Farms Section 1 Preliminary Plat

Dear Traye:

I have reviewed the referenced revised preliminary plat that I received on August 28, 2026 for the September 24, 2026 Planning Commission meeting. All of my previous comments have been addressed by the surveyor that he is able to.

Only a very cursory review has been performed of these documents in order to get an overall sense of general compliance with the surveying and engineering requirements contained in the Robertson County Subdivision Regulations. No planning related review was performed. This review is not intended as a check of accuracy of the documents or compliance with other state or federal laws and regulations, including Erosion Protection and Sediment Control or water quality design that was not reviewed by me but is to be reviewed by TDEC. No liability for the correctness or completeness of design or surveying performed by others is assumed by me or Robertson County by my review of these documents.

Please contact me if you have any questions or comments. Thank you for the opportunity to serve you.

Sincerely,

Rick Mayo, PE, RLS

New Business: B

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

Application for Plat Approval

Type of Plat (Please Circle One): *Sketch Plat* *Preliminary Plat* *Final Plat*

Property Information:

Subdivision Name: Rainwater Farms Section 2

Current Zoning of Property: RP80

Physical Address of Property: Owens Chapel Rd., Springfield, TN 37172

Tax Map & Parcel Number: Map 70, part of Parcel 132

Size of Property (square feet or acres): 24.06 acres

Property Owner of Record Information:

Name: Brian Cook

Mailing Address (No P.O. Boxes, please): 4635 Roy Cole Rd., Springfield, TN 37172

Email:

Telephone Number:

Owner's Representative Information (Surveyor, Self, Engineer, etc.)

Name: Steve Artz

Name of Firm: Steven E. Artz and Associates, Inc.

Mailing Address (No P.O. Boxes, please): 4800 Hwy. 431 N Springfield, TN. 37172

Email:

Telephone Number:

Purpose of Plat:

Create 9 buildable lots
12 per SA/ HW

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.

Owner's Signature & DATE

3-20-26

Owner's Representative Signature & DATE

Curve Table						
Curve	Delta Angle	Radius	Tangent	Arc Length	Chord Bearing	Chord Length
C1	0°34'53"	9980.00	50.65	101.26	N 85°49'17" W	101.25
C2	0°13'20"	9980.00	19.36	38.72	N 85°25'11" W	38.72
C3	0°28'55"	1180.00	4.91	9.81	N 85°04'13" W	9.81
C4	86°30'51"	25.00	23.66	37.89	N 39°24'30" W	34.37
C5	1°23'53"	1520.00	18.55	37.09	N 05°18'59" E	37.09
C6	30°27'10"	320.00	87.10	170.08	N 12°38'33" W	168.09

Note:
All lots shall be graded in a manner which avoids discharging additional storm water into downstream properties. The developer shall comply with all State of Tennessee drainage laws.

Lot Summary		
Area	Square Feet	Acres
4	107008.90	2.46
5	96660.64	2.22
6	88559.15	2.03
7	80941.83	1.86
8	81913.49	1.88
9	83155.95	1.91
10	81769.14	1.88
11	81866.40	1.88
12	81963.65	1.88
13	82060.91	1.88
14	82158.16	1.89
15	100206.82	2.30

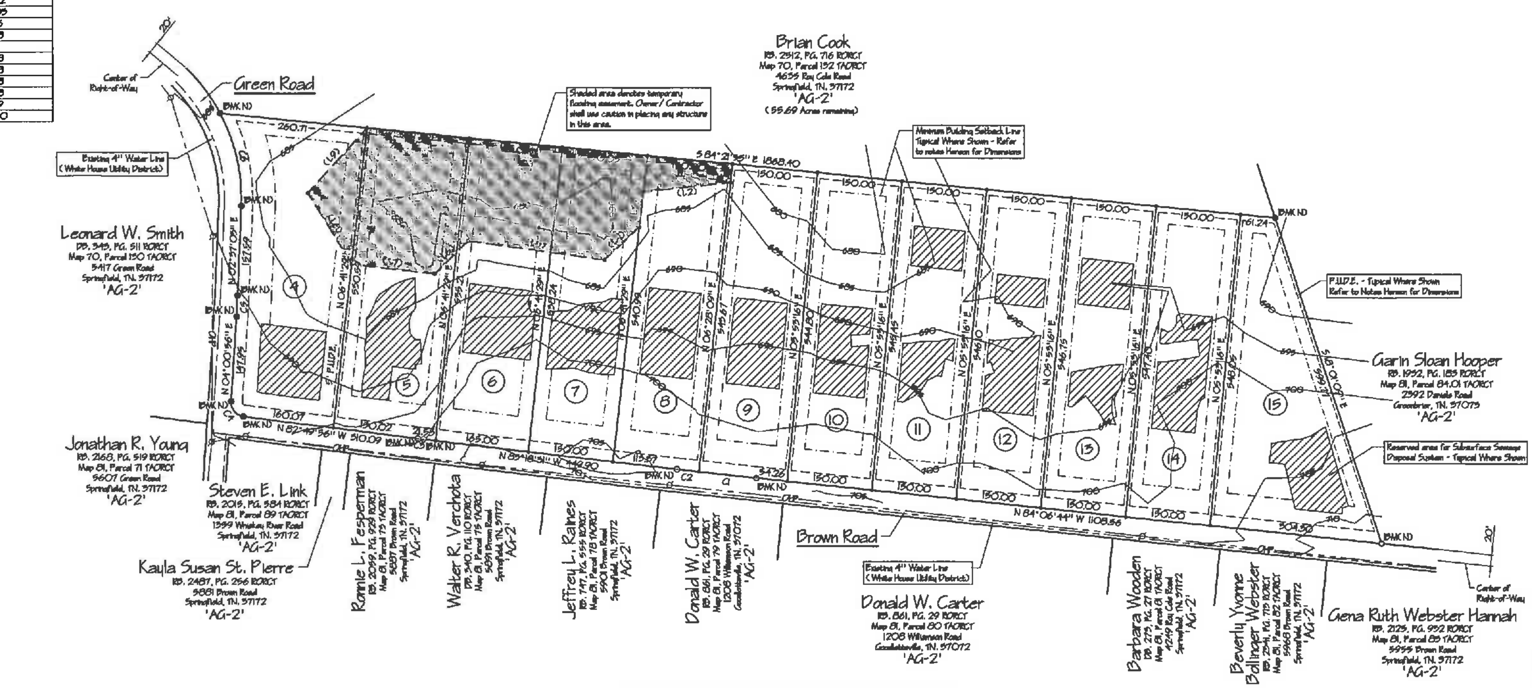
Topographic Notes:
1. Contour Interval = 5 feet
2. Vertical Datum based upon NAVD88 arrived at with the use of a Carlson BRx7O Dual Frequency Receiver on March 24, 2026 using the TDOT Real-Time Kinematic Network.

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 March 24, 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)

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.



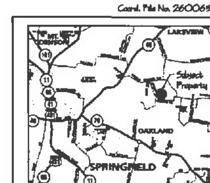
Driveway Notes:
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Lot Setback Notes:
1. Lot fronts to have a 60' Minimum Building Setback Line and a 20' Public Utility and Drainage Easement Typical Unless Noted Otherwise.
2. Lot rears to have a 35' Minimum Building Setback Line and a 10' Public Utility and Drainage Easement Typical Unless Noted Otherwise.
3. Lot sides to have a 25' Minimum Building Setback Line and a 5' Public Utility and Drainage Easement Typical Unless Noted Otherwise.

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

Fire Hydrant:
Due to the size of the existing water line not being adequate to support a Fire Hydrant the Developer shall pay the appropriate fee to the Robertson County Fire Fund prior to the recording of the Final Subdivision Plat.

Note:
Minimum Lowest Finish Floor Elevation (Including Crawl Space) = 685.0



Vicinity Map

Line Table		
Line	Bearing	Distance
L1	S 06°28'09" W	32.66
L2	S 83°59'17" W	155.87
L3	S 06°41'29" W	65.75
L4	S 46°55'48" W	84.59
L5	N 82°10'12" W	242.50
L6	S 45°46'53" W	82.90
L7	N 83°18'51" W	147.49
L8	N 51°21'19" W	147.29
L9	N 42°19'12" E	159.83

CALL BEFORE YOU DIG
811
CALL 811 NATIONWIDE

Approved by the Robertson County Regional Planning Commission, with such exceptions or conditions as are indicated in the minutes of the Commission on

Dated — Secretary, Planning Commission

Legend
IP(O) Iron Pin (Old)
IP(N) Iron Pin (New) - 1/2" Diameter x 18" Long with plastic cap stamped - "SEA-1708"
BMK(N) Iron Bar Monument (New) - 5/8" Diameter x 24" Long with metal cap stamped -Steven E. Artz RLS 1708 - Property Corner
○ Meander Point
⌀ Power Pole
—OHP— Overhead Power Line
C1 Refer to Curve Table Shown Hereon for Data
P.U.D.E. Public Utility and Drainage Easement

STEVEN E. ARTZ — TENNESSEE NO. 1708

Certificate of Survey Accuracy
I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON, THAT THIS IS A CATEGORY "I" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:15000+.

7-21 20 26
DATE — REGISTERED LAND SURVEYOR NUMBER 1708

Flood Note:
This property does not lie within a Flood Boundary area according to FEMA National Flood Insurance Program - Flood Boundary and Floodway Map - FIRM Panel Number 47147C0239C and 47147C0245C Effective Date - April 16, 2008.

Brian Cook
Owner/Developer
4635 Ray Cole Road
Springfield, TN. 37072
(615) 207-7209

Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 920 Springfield, TN. 37172

Preliminary Plat of
Rainwater Farms
Section 2

Preliminary Plat 7/21/26 Date

Total No. Lots 12
Total Acres 24.06
10th Civil District
Deed Reference:
Record Book 2312, Page 716 RORCT
Map 70, part of Parcel 152 TAORCT

Miles New Road 0
Present Zoning "RP80"
Robertson Co., TN.

Scale 1" = 100'

Staff Comments
September 2026
Amanda Harrington, AICP, Planning Advisor

Subdivision: Rainwater Farms, Section 2
Application Type: Preliminary Plat
Owner/Developer: Brian Cook
Surveyor: Steven E. Artz and Associates, Inc.
Location: Brown Road / Green Road vicinity, Springfield, Tennessee
Civil District: 10th Civil District
Zoning: RP-80
Total Acreage: 24.06 acres
Number of Lots: 12
Existing/New Streets: Existing public road frontage; no new road construction proposed
Date of Plat: July 21, 2026

REQUEST. The applicant requests preliminary plat approval for Rainwater Farms, Section 2, consisting of approximately 24.06 acres divided into 12 residential lots. The proposed subdivision fronts primarily along Brown Road, with the western portion of the property extending toward Green Road. The preliminary plat depicts Lots 4 through 15.

PROPERTY AND DEVELOPMENT DESCRIPTION. The subject property is identified on the plat as located in the 10th Civil District of Robertson County and shown within the RP-80 zoning district. The plat identifies the property as part of Map 70, Parcel 132, with deed reference Record Book 2512, Page 716. The proposed lots range in size from approximately 1.86 acres to 2.46 acres. The plat depicts individual building envelopes, proposed/reserved subsurface sewage disposal areas, utility and drainage easements, existing residences where applicable, and driveway access to the existing roadway system.

ACCESS AND STREETS. No new internal subdivision street is proposed. Lots are shown obtaining direct access from the existing public road network, primarily Brown Road. The plat includes a driveway note requiring a driveway permit from the local road authority before issuing a building permit. It also establishes minimum driveway culvert standards, including a minimum 18-inch diameter or the diameter of the nearest upstream culvert, subject to direction by the local road authority. Staff recommends that all individual driveway locations and drainage improvements remain subject to review and approval by the Robertson County Highway Department or other applicable road authority prior to construction.

WATER SERVICE AND FIRE PROTECTION. The plat identifies an existing 4-inch water line operated by the White House Utility District. Notably, the plat includes a fire protection note

stating that, due to the size of the existing water line, it is inadequate to support a fire hydrant. The plat further states that the developer must pay the appropriate fee to the Robertson County Fire Fund before recording the final subdivision plat. Staff recommends providing documentation of compliance with the applicable Robertson County fire protection requirement before recording the final plat.

Staff recommends APPROVAL of the Preliminary Plat for Rainwater Farms, Section 2, subject to the following conditions:

1. Approval of all proposed lots and subsurface sewage disposal areas by the appropriate Tennessee environmental health/TDEC authority prior to final plat approval.
2. Compliance with all requirements of the Robertson County Highway Department or applicable local road authority for driveway access, driveway permits, culverts, and roadside drainage.
3. Documentation that the developer has satisfied the applicable Robertson County Fire Fund requirement identified on the preliminary plat prior to recording of the final plat.
4. Confirmation of water service availability and any required approval from White House Utility District.
5. Any necessary revisions to utility and drainage easements, lot dimensions, setbacks, or plat notes required by County staff shall be incorporated into the final plat.
6. Final grading and drainage shall not create adverse stormwater impacts upon adjoining properties or public rights-of-way.
7. All required signatures, certifications, approvals, and recording information shall be placed on the final plat prior to recording.
8. The final plat shall substantially conform to the preliminary plat approved by the Planning Commission. Any material change shall be returned to the Planning Commission for further review.

** END COMMENTS **

EARL R. MAYO **CONSULTING ENGINEER AND SURVEYOR**
119 SUESAND COURT PLEASANT VIEW, TN 37146 (615)522-4704

August 29, 2026

Traye Fann
County Engineer
Robertson County Planning and Zoning
527 South Brown Street
Springfield, Tennessee 37172

RE: Review of Revised Rainwater Farms Section 2 Preliminary Plat

Dear Traye:

I have reviewed the referenced revised preliminary plat that I received on August 28, 2026 for the September 24, 2026 Planning Commission meeting. All of my previous comments have been addressed by the surveyor that he is able to.

Only a very cursory review has been performed of these documents in order to get an overall sense of general compliance with the surveying and engineering requirements contained in the Robertson County Subdivision Regulations. No planning related review was performed. This review is not intended as a check of accuracy of the documents or compliance with other state or federal laws and regulations, including Erosion Protection and Sediment Control or water quality design that was not reviewed by me but is to be reviewed by TDEC. No liability for the correctness or completeness of design or surveying performed by others is assumed by me or Robertson County by my review of these documents.

Please contact me if you have any questions or comments. Thank you for the opportunity to serve you.

Sincerely,

Rick Mayo, PE, RLS

New Business: C

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

Application for Rezoning

** PLEASE READ CAREFULLY BEFORE SUBMITTING APPLICATION **

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

Applicant Information:

Name: Lamon Enterprise LLC
Mailing Address: 7420 Bethel Rd. Goodlettsville, TN 37072
Email Address:
Phone Number:

Applicant's Representative Information:

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

Property Information:

Owner (if not applicant provide letter giving applicate permission): Same
Physical Address: 7473 SOUTH Swift Rd. Goodlettsville, TN 37072
Tax Map and Parcel Number: 126-074.00 & 075.00
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:

To create a lot around existing home.

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.

8/11/26

Owner of Record Signature & DATE

Applicant's Signature & DATE

Robertson County - Parcel: 126 074.00 & 075.00



Present Zoning: AG-2
Proposed Zoning: RP-80

Date: July 23, 2026

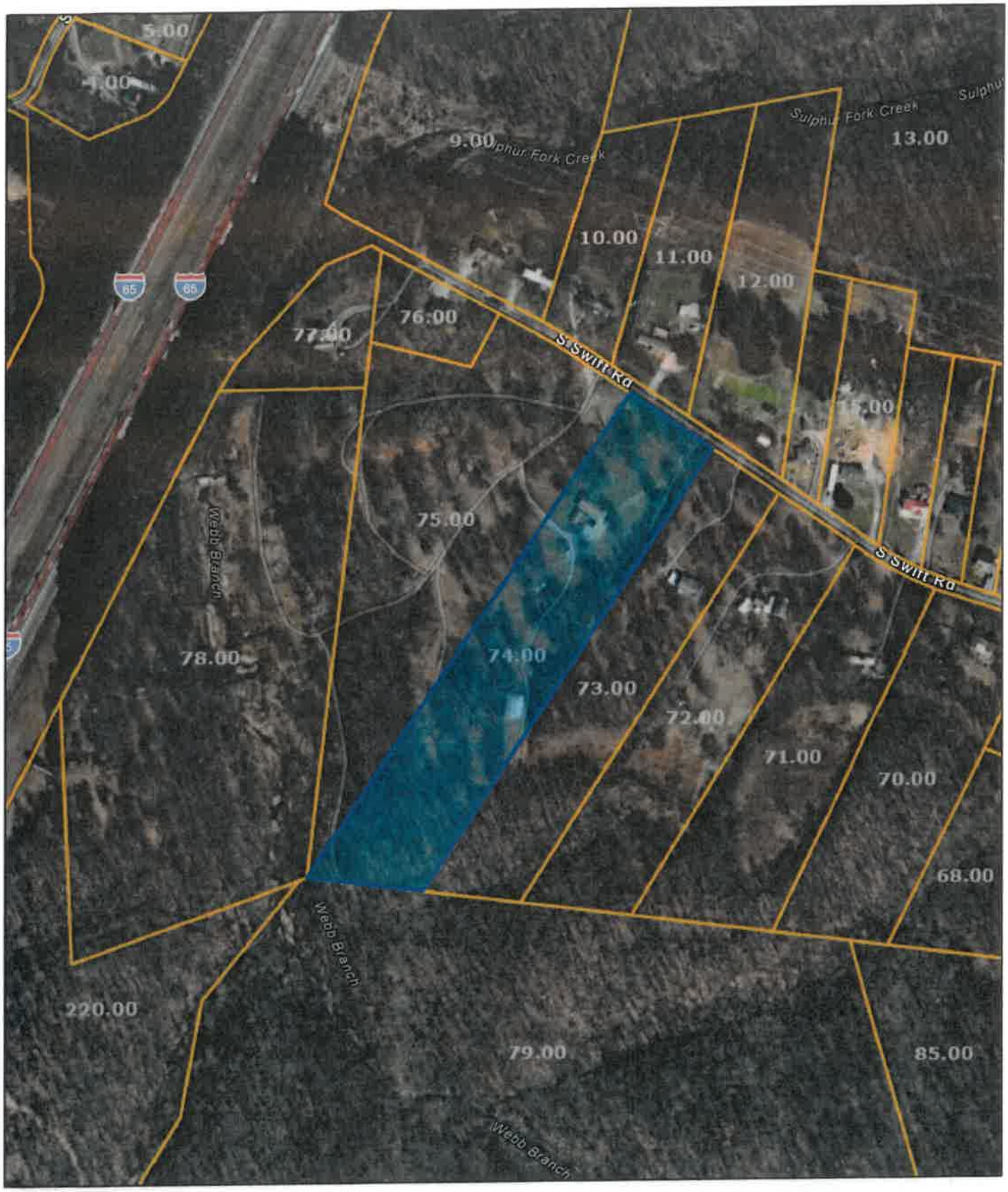
County: ROBERTSON
Owner: LAMON ENTERPRISES LLC
Address: SOUTH SWIFT RD 7473
Parcel ID: 126 074.00
Deeded Acreage: 5
Calculated Acreage: 0

1:4,514
0 0.03 0.06 0.12 mi
0 0.05 0.1 0.2 km

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

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

Robertson County - Parcel: 126 074.00 & 075.00



Date: July 23, 2026

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

County: ROBERTSON
Owner: LAMON ENTERPRISES LLC
Address: SOUTH SWIFT RD 7473
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The property lines are compiled from information maintained by your local

Line Table		
NUMBER	DIRECTION	DISTANCE
L1	N 55°49'24" W	85.14

Bearing Basis Note:
North Arrow and Bearings shown hereon have been based upon Deed of Record which is recorded in Record Book 2215, Page 159 RORCT.

Deed North

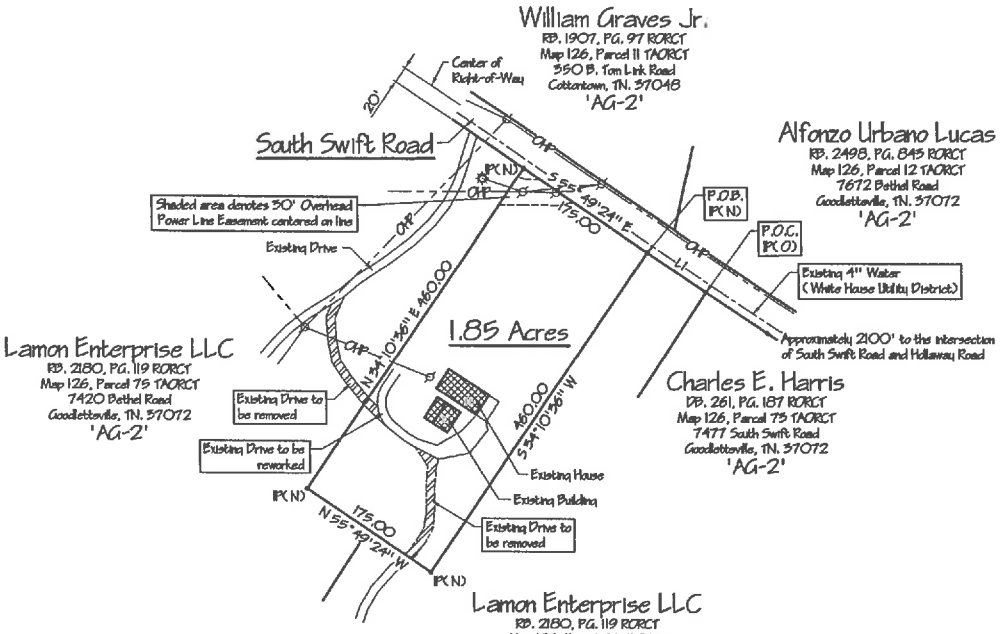
Surveying the Past, Present and Future

100 50 0 100 200

Scale In Feet
1" = 100'

Surveyor's Notes:

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



Legend
P.O.C. Point of Commencement
P.O.B. Point of Beginning
IP(O) Iron Pin (Old)
IP(N) Iron Pin (New)
Power Pole
Light Pole
---OHP--- Overhead Power Line
L1 Refer to Line Table Shown Hereon for Data

Lamon Enterprise LLC
Owner / Developer
7420 Bethel Road
Goodlettsville, TN. 37072
Contact: Joey Miller
(615) 648-8112
email: joey@machinerymoversinc.com

Cad File No. 2500595CA726
Coord. File No. 2500595CA

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

Property Address:
7475 South Swift Road
Goodlettsville, TN. 37072

Deed Reference:
Record Book 2180, Page 119 RORCT
Map 126, part of Parcel's 74 and 75 TAORCT

Revisions			
Number	Date	By	Comment

Rezoning Request For

Lamon Enterprise LLC
10th Civil District
Robertson County, Tennessee

Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 925 Springfield, TN. 37172
email: artz.steve@gmail.com
(615) 382-0451

Drawn By	SEA
Checked By	CB
Proj. No.	2500595
Date	7/17/26

RZ1
Sheet Number

Steven E. Artz and Associates, Inc.

Surveyor's Description
July 17, 2026

The following paragraph describes a tract of land in the 11th Civil District of Robertson County, Tennessee, said tract being a portion of that property which was conveyed to Lamon Enterprise, LLC, a Tennessee Limited Liability Company, by Areundieux Properties, LLC, a Tennessee Limited Liability Company, in a deed of record which is recorded in Record Book 2180, Page 119, Register's Office for Robertson County, Tennessee, (RORCT).

Beginning at an iron pin (new), in the southerly margin of South Swift Road, said iron pin 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 Charles E. Harris, having a deed reference in Deed Book 261, Page 187, RORCT,
N 55°49'24" W, 83.14 feet, **to the point of beginning,** the northeast corner of this tract and continuing with a new line, as follows:
S 34°10'36" W, 460.00 feet to an iron pin (new);
thence, N 55°49'24" W, 175.00 feet to an iron pin (new);
thence, N 34°10'36" E, 460.00 feet to an iron pin (new), in the southerly margin of South Swift Road;
thence, S 55°49'24" E, 175.00 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 17, 2026.

The above described tract of land may be found on Tax Map 126, part of Parcel's 74, and 75, in the Tax Assessor's Office for Robertson County, Tennessee.

File: Steve\230059LRZ26

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

Robertson County Planning and Zoning
Agenda Review Sheet
Amanda Harrington, AICP, Planning Advisor
Planning Commission Meeting
September 24, 2026

Applicant: Lamon Enterprises LLC
Surveyor: Steve Artz

Request: Rezone **1.85 surveyed *acres*** of the 12.96 acres Tax Map 126, Part of Parcels 074.00 & 075.00 from AG-2 to RP-80



Figure 1: TN Property Viewer: Tax Map 126, Part of Parcels 074.00 & 075.00 In its entirety shown above

Property Information:

- Tax Map 126, Parcel of Parcels 074.00 & 075.00
- S. Swift Rd., Goodlettsville
- Total lot acreage: 12.96 acres (564,537.60 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 requests rezoning of 1.85 surveyed acres of the 12.96 acres to create a lot around the existing house. The subject property is surrounded mostly by AG-2 zones, with a few R-40 zones nearby. 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: Sub-Urban. The Sub-Urban areas consist primarily of low-density residential development and supporting uses, with progressively greater urban intensity in areas generally adjacent to General Urban areas and lower density and intensity in areas adjacent to Rural areas. These areas serve as a transition between predominantly rural areas and more intensely developed

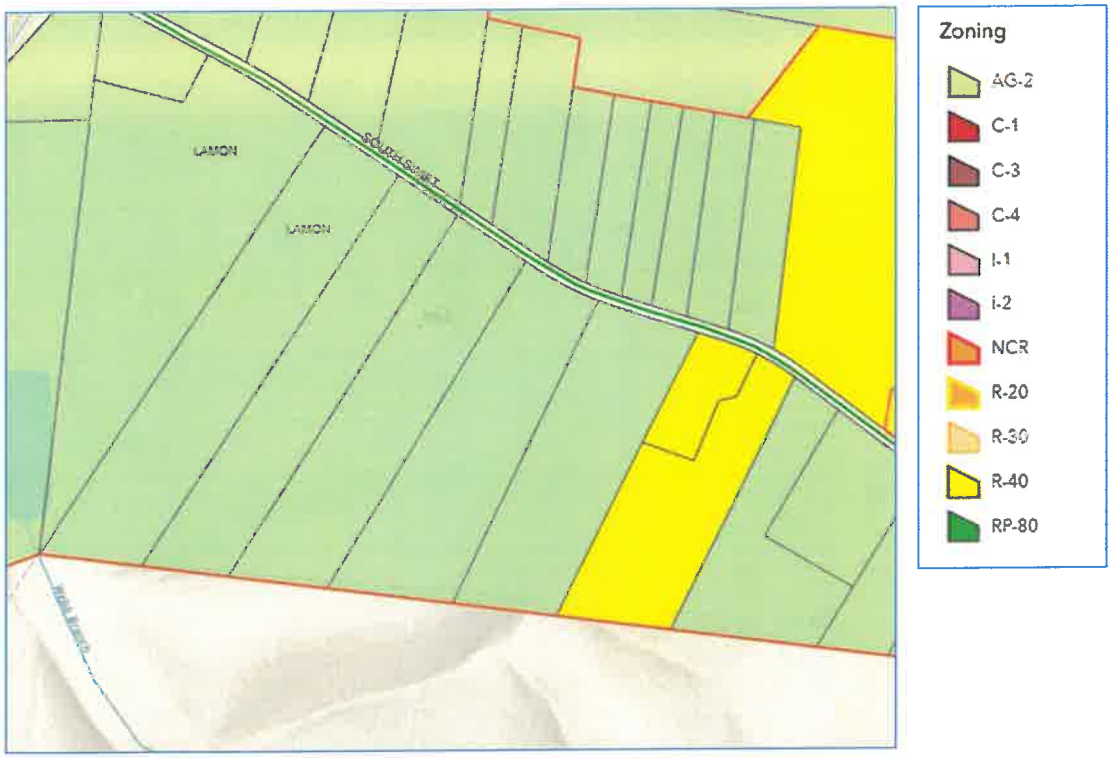
urban areas. Uses within the Sub-Urban category are primarily low-density and estate residential development, with compatible low-intensity support uses, along with limited agricultural and equestrian activities.

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

**** 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: 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

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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.

Kathleen Brinkley 6/15/26

Owner of Record Signature & DATE

Signature and date field for owner of record.

Kathleen 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

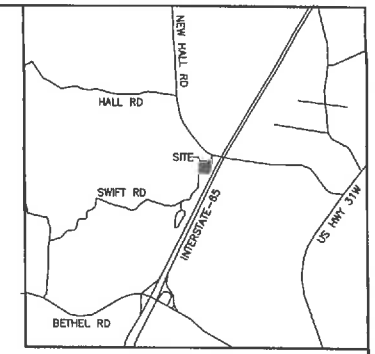
County: ROBERTSON
Owner: BRINKLEY JAMES W ETAL CO-TRUSTEES GGC FAMILY TRUST
Address: SWIFT RD
Parcel ID: 117 160.01
Deeded Acreage: 3.87
Calculated Acreage: 0
Vexcel Imagery Date: 2023

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

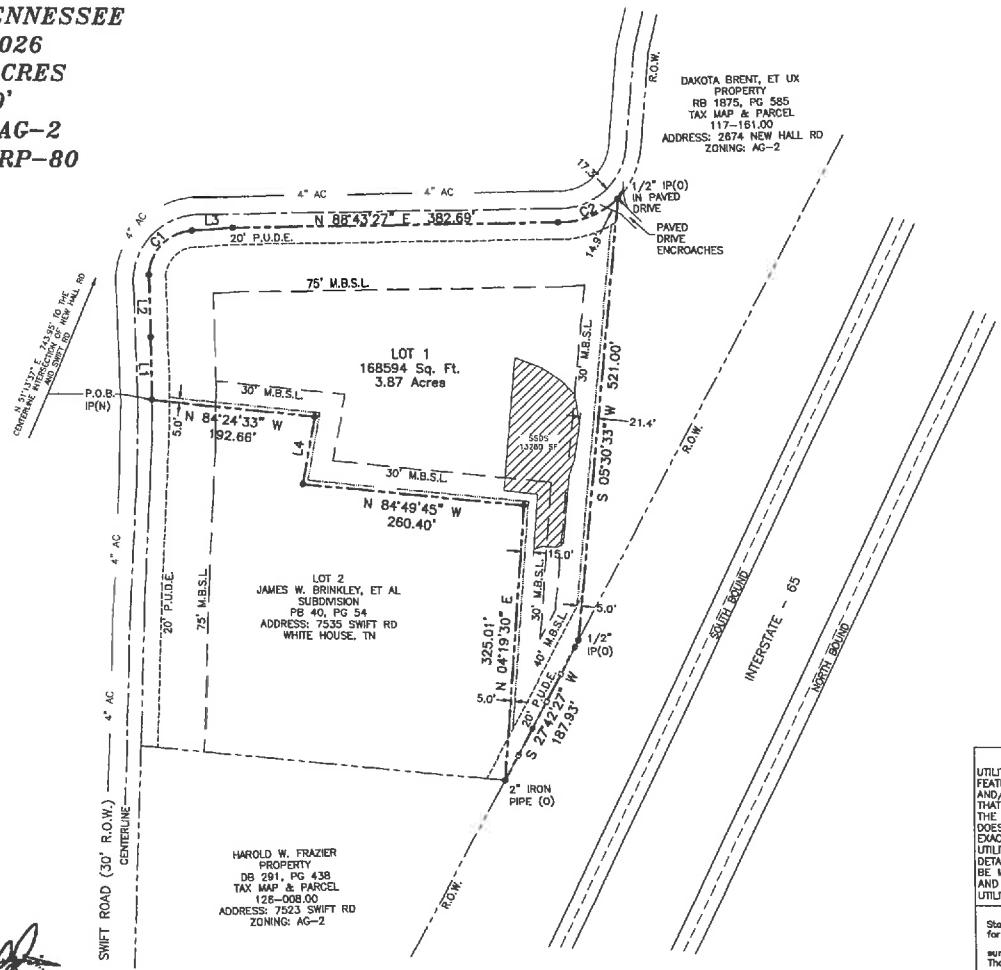
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

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'

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

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
TENNESSEE NO. 3348
7/20/26

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
September 24, 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

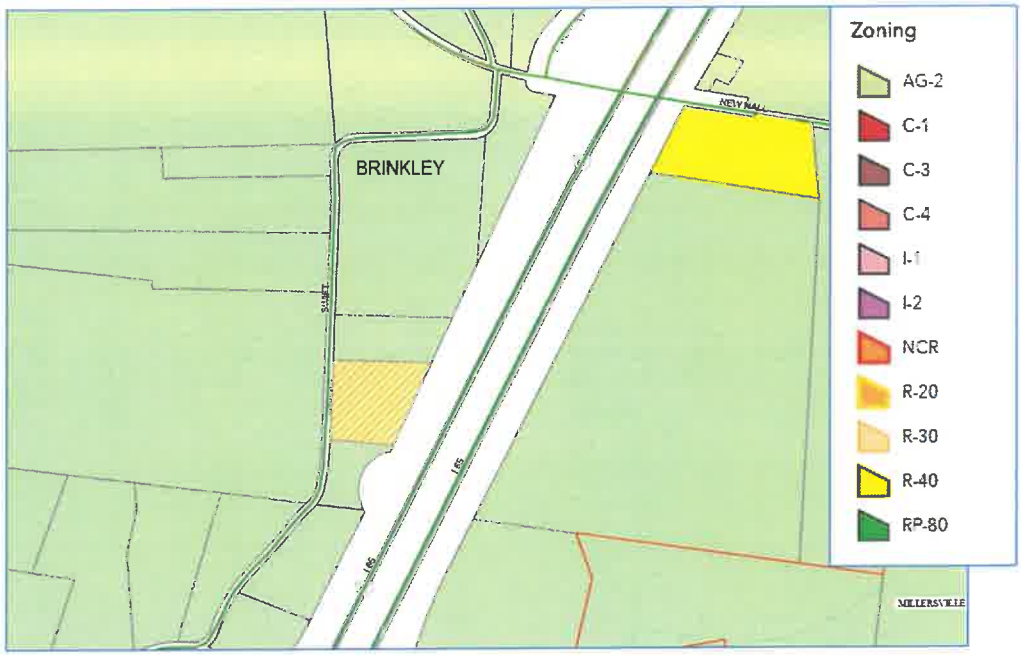
operations, homesteads associated with farming activities, and businesses that provide services supporting agricultural production. These uses are encouraged in order to maintain the County's rural character, support the local agricultural economy, and protect natural and scenic resources.

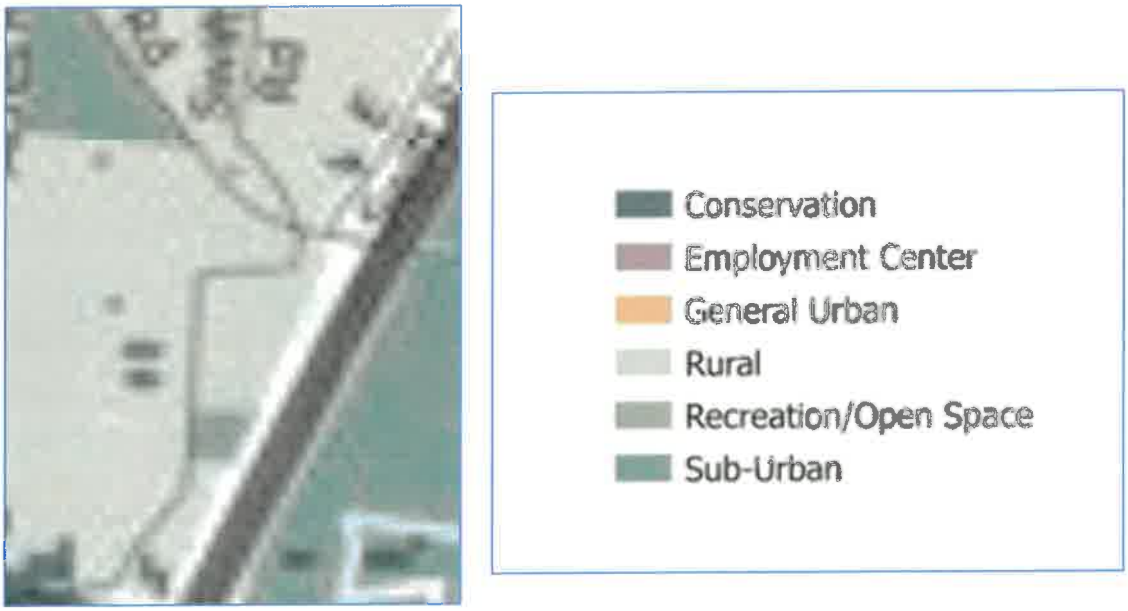
Recommendation: Positive recommendation to the County Legislative Body for rezoning.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map





New Business: E

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: Stephen & Jennifer Green
Mailing Address: 6112 Dividing Ridge Rd. Goodlettsville, TN 37072
Email Address:
Phone Number:

Applicant's Representative Information:

Name: Same as Above
Name of Firm:
Mailing Address:
Email:
Telephone Number:

Property Information:

Owner (if not applicant provide letter giving applicate permission): Stephen Green
Physical Address: 6112 Dividing Ridge Rd. Goodlettsville, TN 37072
Tax Map and Parcel Number: 142 / 001.00
Current Zoning Designation: R-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:

We need to put our Fathers Cabin on our land and cannot afford to section or subdivide it, so in order to have second dwelling this was recommended.

SUBMITTAL REVIEW PROCEDURE:

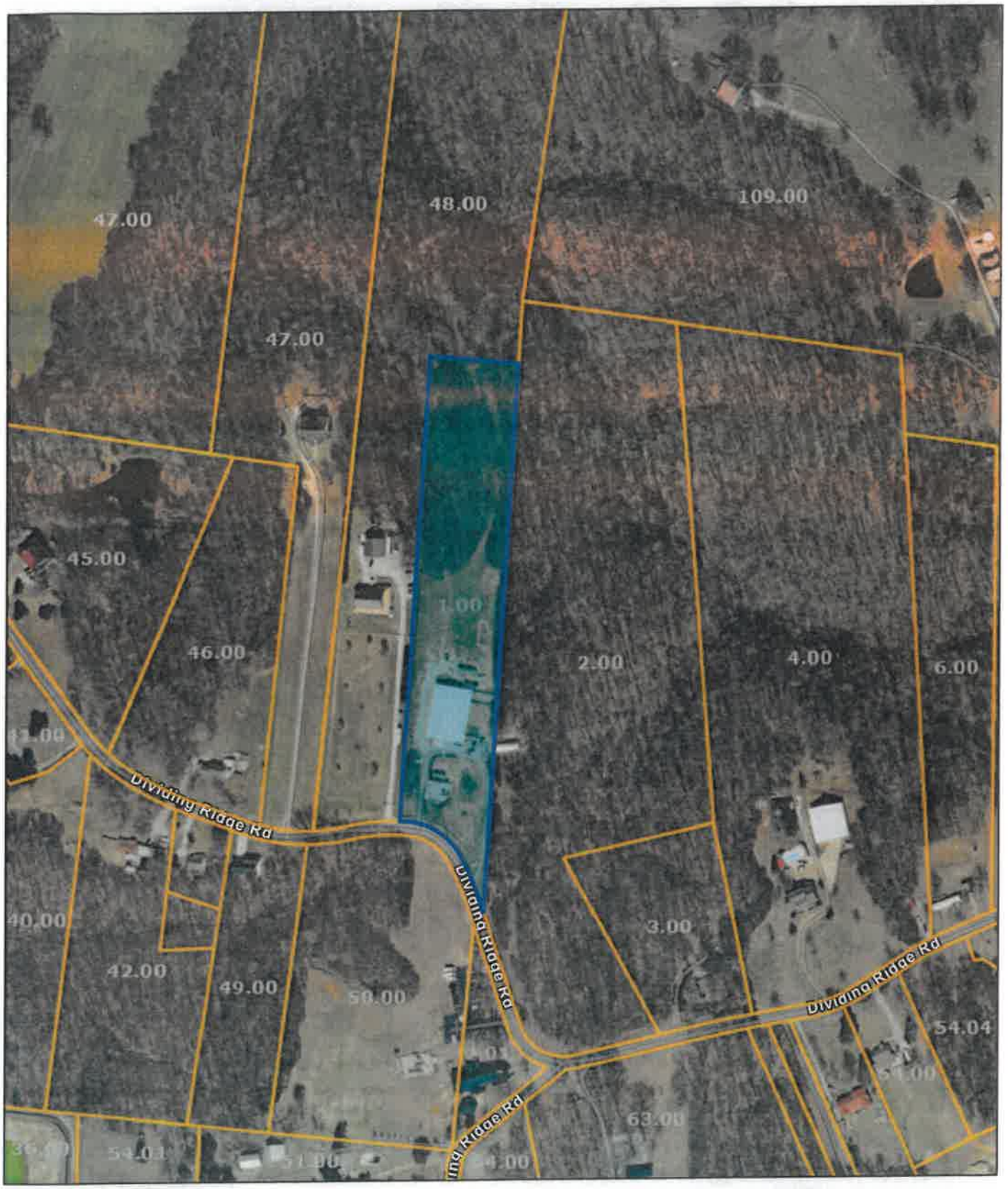
1. Deliver one (1) copy of this application & any supporting materials to the Development Office before or by the final due date (Please see attached schedule- the "Corrections Due" does not apply to this type of application)
2. Provide copy of deed to prove ownership.
3. Provide aerial photograph of 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

08-19-26

Applicant's Signature & DATE

Robertson County - Parcel: 142 001.00



Date: August 19, 2026

County: ROBERTSON
Owner: GREEN STEPHEN
Address: DIVIDING RIDGE RD 6112
Parcel ID: 142 001.00
Deeded Acreage: 5.08
Calculated Acreage: 0
Vexcel Imagery Date: 2023

1:4,514

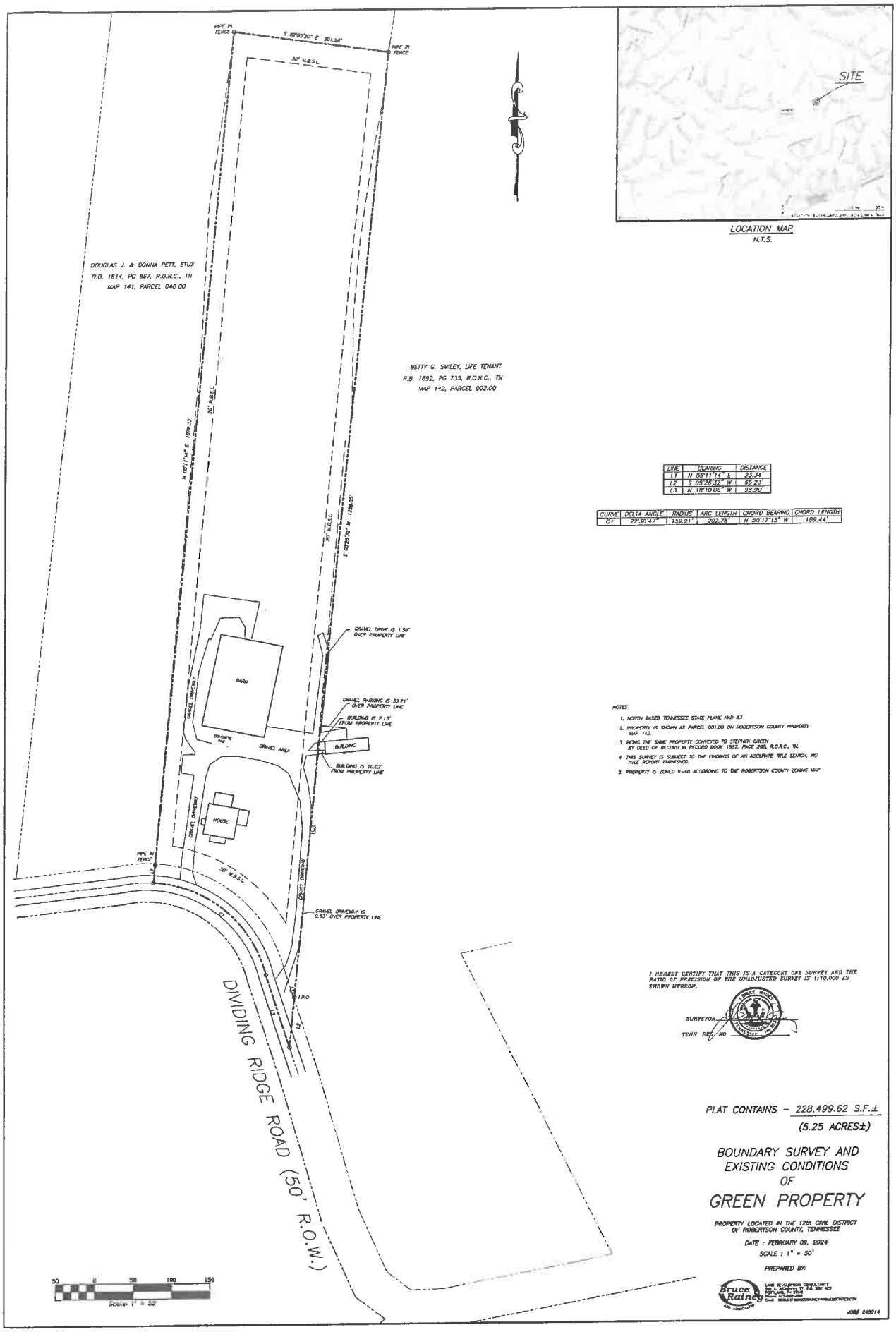
0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

Esri Community Maps Contributors, Metro Nashville Gov't, Nashville Davidson Metro Govern, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA)

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.

$861k
$907k
+
−
Leaflet | © OpenStreetMap



LOCATION MAP
N.T.S.

LINE	BEARING	DISTANCE
L1	N 05°11'14" E	23.34'
L2	S 05°26'32" W	85.23'
L3	N 18°10'06" W	98.90'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	72°38'47"	159.91'	202.76'	N 50°17'15" W	189.44'

NOTES:

1. NORTH BASED TENNESSEE STATE PLANE NAD 83.
2. PROPERTY IS SHOWN AS PARCEL 001.00 ON ROBERTSON COUNTY PROPERTY MAP 142.
3. BEING THE SAME PROPERTY CONVEYED TO STEPHEN GREEN BY DEED OF RECORD IN RECORD BOOK 1857, PAGE 288, R.O.R.C., TN.
4. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH, NO TITLE REPORT FURNISHED.
5. PROPERTY IS ZONED R-40 ACCORDING TO THE ROBERTSON COUNTY ZONING MAP

I HEREBY CERTIFY THAT THIS IS A CATEGORY ONE SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.

SURVEYOR

TENN REG. NO.

PLAT CONTAINS – 228,499.62 S.F.±
(5.25 ACRES±)

BOUNDARY SURVEY AND EXISTING CONDITIONS OF GREEN PROPERTY

PROPERTY LOCATED IN THE 12th CIVIL DISTRICT OF ROBERTSON COUNTY, TENNESSEE

DATE : FEBRUARY 09, 2024

SCALE : 1" = 50'

PREPARED BY:

Bruce Rainey
LAND SURVEYING CONSULTANTS
100 S. JACKSON ST. P.O. BOX 405
SPRINGFIELD, TN 37172
PHONE: (615) 384-2040
EMAIL: BRUCE@BRUCERAINEYANDASSOCIATES.COM

JOB# 240014

WHITE HOUSE UTILITY DISTRICT
P.O. BOX 608, 3303 HIGHWAY 31-W — WHITE HOUSE, TENNESSEE 37188
TELEPHONE (615) 672-4110 — FAX (615) 672-8098

September 8, 2022

Mrs. Jennifer Green and Mr. Steve Green
6112 Dividing Ridge Rd
Goodlettsville, TN 37072

RE: Water Availability for Dividing Ridge Rd
Robertson County, Tax Map 142 Parcel 1.00
Goodlettsville, TN

Dear Mrs. and Mr. Green,

This letter will confirm that White House Utility District can provide one additional domestic water service for the property mentioned above as long as the new lot fronts Dividing Ridge Rd or has easements dedicated for the water service line to lie within. We understand the project will involve the alteration of an existing parcel such that two residential lots will result and the new water tap will serve a cabin on the property.

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

A water facilities fee of $250 for the 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 with a $50 account setup fee applied to the first bill, but that is subject to change over time.

Should this property be subdivided, or additional services needed in the future, you will need to contact our office for additional availability.

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
September 24, 2026

Applicant: Stephen and Jennifer Green

Request: Rezone **5.08 surveyed *acres***
Tax Map 142, Parcel 001.00
from R-40 to AG-2



Figure 1: TN Property Viewer
Tax Map 114, Parcel 001.00
In its entirety is highlighted

Property Information:

- Tax Map 142, Parcel 001.00
- 6112 Dividing Ridge Rd., Goodlettsville
- Total lot acreage: 5.05 acres
  (221,284.80 sq. ft.)
- **Rezone Request: 5.08 surveyed acres**
  (221,284.80 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 requests rezoning of 5.08 acres to AG-2 to allow an accessory dwelling unit on this property. The subject property is surrounded by AG-2 and R-40 zoning. 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.*

Growth Plan: The Sub-Urban areas consist of low-density residential and supporting uses in progressive degrees of urban intensity, with higher density and intensity generally located adjacent to General Urban areas and lower density and intensity located adjacent to Rural areas. Sub-Urban areas serve as a transition between rural areas and more intensely developed urban areas. Uses are predominantly low-density and estate residential, with low-key supporting uses, together with some agricultural and equestrian activities.

Recommendation: Positive recommendation to the County Legislative Body. The proposed rezoning is a less intensive zoning designation than prescribed by the Growth Plan and appears to generally fit the development pattern of the surrounding parcels.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map



