

MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF APRIL 13, 2023

MEMBERS PRESENT

Sammie McCoy  
Don Crohan  
Sharon Hatcher  
Keith McCord  
Rhonda Rose  
Robin Baldree  
Brian Clifford

STAFF PRESENT

Joe Horne, Community Development Director  
Michael Matteson, Planning Director  
Kristi Ransom, Attorney  
Floyd Heflin, County Engineer  
William Andrews, Assistant to County Engineer  
Lincoln Sweet, Planner  
Charlie Waldrop, Planning Technician  
Debbie Smith, Admin. Office Manager  
Lania Escobar, Planning Assistant  
Julie Wilkerson, Planning Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, April 13, 2023, at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex.

Chairman McCoy called the meeting to order and took Roll Call. A quorum was present. Commissioners Sanders, Lane, Lucyshyn and Richter were unable to attend.

Chairman McCoy asked if there were any announcements.

Mike Matteson said there were a few revised reports, noting that Consent Agenda Items 10, 16 and 26 were revised because of revised bond amounts. Item 21 was withdrawn from the April Agenda.

**CONSIDERATION OF MARCH 2023 MINUTES:**

Chairman McCoy asked if there were any comments. Hearing none, he called for a motion. Commissioner Crohan made a motion to approve the March 9, 2023 Minutes. The motion was seconded by Commissioner McCord. The motion was unanimously approved.

**CONSENT AGENDA (Revised):**

Commissioner Hatcher recused herself from the Consent Agenda discussion and vote.

Chairman McCoy asked if anyone wanted to remove an Item from the Consent Agenda for separate consideration. Commissioner Crohan asked that Item 15 be pulled from the Consent Agenda. Chairman McCoy noted the Revised Consent Agenda does not have Item 26, as the original did.

Chairman McCoy asked for a motion. Commissioner Crohan made a motion to approve the Consent Agenda. The motion was seconded by Commissioner Baldree. Commissioner Hatcher abstained. The motion was unanimously approved.

**BONDS:**

3. Arrington Ridge, Section 1 – Maintenance Bond for Roads, Drainage and Erosion Control - \$250,000  
Recommendation: Extend in the current amount for one (1) year.
4. Arrington Ridge, Section 2 – Performance Bond for Landscaping - \$95,400  
Recommendation: Defer until the June 2023 meeting.

5. Blackberry Ridge – Maintenance Bond for Roads, Drainage and Erosion Control - \$250,000  
Recommendation: Extend in the current amount for one (1) year.
6. Cox Ladd Treatment Facility – Performance Bond for Landscaping - \$50,600  
Recommendation: Reduce to maintenance in the amount of \$15,200 for a period of six (6) months.
7. Daventry, Section 3 – Performance Bond for Landscaping \$46,600  
Recommendation: Extend in the current amount for six (6) months.
8. Falls Grove, Section 6 – Maintenance Bond for Roads, Drainage and Erosion Control - \$250,000  
Recommendation: Extend in the current amount for one (1) year.
9. Franklin Christian Church – Performance Bond for Landscaping - \$90,805  
Recommendation: Reduce to maintenance in the amount of \$27,240 for a period of six (6) months.
10. Revised – Pulled from Consent.
11. LDR Stables & Farms – Performance Bond for Landscaping - \$17,500  
Recommendation: Extend in the current amount for six (6) months.
12. McDaniel Estates, Section 4 – Performance Bond for Roads, Drainage and Erosion Control - \$693,000  
Recommendation: Extend in the current amount for one (1) year.
13. Terravista, Section 1 – Performance Bond for Landscaping - \$66,550  
Recommendation: Extend in the current amount for six (6) months.
14. Terravista, Section 1 – Performance Bond for Roads, Drainage and Erosion Control - \$1,900,000  
Recommendation: Extend in the current amount for one (1) year.
15. Revised - Pulled from Consent.
16. Revised - Pulled from Consent.
17. The Mill at Bond Springs, Section 1 – Performance Bond for Roads, Drainage and Erosion Control - \$300,000  
Recommendation: Extend in the current amount for one (1) year.
18. Troubadour, Section 2 – Maintenance Bond for Roads, Drainage and Erosion Control - \$567,000  
Recommendation: Extend in the current amount for one (1) year.
19. Troubadour, Section 3 – Maintenance Bond for Roads, Drainage and Erosion Control - \$350,000  
Recommendation: Extend in the current amount for one (1) year.
20. Vineyard Valley, Section 3 – Performance Bond for Roads, Drainage and Erosion Control - \$637,000  
Recommendation: Extend in the current amount for one (1) year.

**Final Plats:**

**ITEM 27**

**Final Plat Review for Fiddlers Glen, Section 2, containing 30 lots on 78.69 acres, located on Second Fiddle Way and Fiddler's Glen (4915 Murfreesboro Road), in the 5<sup>th</sup> Voting District (1-2023-406).**

Staff recommends approval of the Final Plat with the following conditions:

1. The approved HOA documents must be recorded concurrently with the recording of the Final Plat;
2. Establishment of a performance bond for roads, drainage and erosion control in the amount of \$553,000;
3. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District in the amount of \$164,580;
4. Per the recommendation of the county's consultant, establishment of a performance bond in the amount of \$60,000 for the wastewater collection system;
5. Establishment of a performance bond for landscaping in the amount of \$10,575;
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
7. Submission of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the plat.

**ITEMS REMOVED FROM CONSENT AGENDA (IN ORDER OF DISCUSSION):**

**ITEM 15**

**TERRAVISTA, SECTION 1, PERFORMANCE BOND FOR WATER**

Mr. Andrews gave the background, citing Milcrofton had reduced this bond to \$108,000 maintenance with a review at the September 2023 Planning Commission meeting. Staff concurs with this recommendation.

Chairman McCoy asked for questions. Commissioner Crohan asked why the review was moved from August to September. Debbie Smith of the Engineering Department stated Milcrofton had already reduced this bond in August of last year. Milcrofton indicated they are going to look at it again in September, so this way our reviews would be coordinated.

Chairman McCoy called for a motion. Commissioner Crohan made a motion to approve the reduced bond amount and the 2023 September Planning Commission review date. The motion was seconded by Commissioner McCord. The motion was unanimously approved.

**ITEM 10**

**HIGH PARK HILL, SECTION 1 – PERFORMANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL**

Mr. Andrews gave the background. Staff visited this site. Some certifications were received, allowing the reduced amount. Staff recommends approval of the Performance Bond for Roads, Drainage and Erosion Control being reduced to \$700,000 with an extension for one (1) year.

Chairman McCoy asked for questions. There being none, he called for a motion. Commissioner Crohan made a motion to approve the reduced bond amount to \$700,000 with a one (1) year extension. The motion was seconded by Commissioner McCord. The motion was unanimously approved 6-0.

**ITEM 16**

**TERRAVISTA, SECTION 1 – PERFORMANCE BOND FOR WASTEWATER COLLECTION SYSTEM (MILCROFTON)**

**V**

Mr. Horne gave the background. Staff recommends this bond be reduced to maintenance in the amount of \$45,690 for two (2) years, based on recent certification letters coming in.

Chairman McCoy asked for questions. There being none, he called for a motion. Commissioner Crohan made a motion to accept the reduced bond to maintenance in the amount of \$45,690 for two (2) years. The motion was seconded by Commissioner McCord. The motion was unanimously approved 6-0.

**OLD BUSINESS:**

**ITEM 21**

**PRELIMINARY PLAT REVIEW FOR STONE RIDGE SUBDIVISION, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 63.92 ACRES, LOCATED OFF HARPETH SCHOOL ROAD, IN THE 2<sup>ND</sup> VOTING DISTRICT (1-2023-303).**

**WITHDRAWN**

**ITEM 22**

**PRELIMINARY PLAT REVIEW FOR KING ESTATES, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 3 LOTS ON 15 ACRES, LOCATED OFF FORREST GLENN ROAD, IN THE 1<sup>ST</sup> VOTING DISTRICT (1-2023-300).**

Mr. Sweet reviewed the background (see Staff Report), recommending approval of the Preliminary Plat with the following conditions which must be addressed in conjunction with Final Plat submittal:

1. A Notice of Coverage issued by TDEC will be required prior to the signing of the Final Plat;
2. A Land Disturbance Permit must be obtained for the overall development;

3. Prior to submittal of the Final Plat, driveway and drainage infrastructure must be complete consistent with Zoning Ordinance requirements; and
4. Satisfaction of Section 3.05 of the Subdivision Regulations, as it pertains to fire apparatus access requirements.

Chairman McCoy asked for discussion. There being none, he asked for a motion. Commissioner Crohan made a motion to approve this Preliminary Plat per Staff Recommendations. The motion was seconded by Commissioner McCord. The motion was unanimously approved.

### **ITEM 23**

#### **PRELIMINARY SKETCH PLAN REVIEW (REVISED) FOR TEMPLE HILLS, INCLUSIVE OF SECTION 17, CONTAINING 36 TOWNHOUSE UNITS ON 13.34 ACRES, LOCATED OFF TEMPLE ROAD, IN THE 8<sup>TH</sup> VOTING DISTRICT (1-2023-202).**

Mr. Horne gave the background (see Staff Report). The Preliminary Sketch Plan (Revised) has replaced the original commercial use with six additional townhomes, making it more consistent with the overall Temple Hills subdivision development. Staff recommends approval with the following conditions in conjunction with Final Plat submittal:

1. Establishment of a Performance Bond for Roads, Drainage and Erosion Control;
2. Establishment of a Performance Bond for Water Improvements in favor of HVUD;
3. Establishment of a Performance Bond for the Sewer Improvements in favor of HVUD;
4. Establishment of a Performance Bond for Landscaping;
5. Execution of Performance Agreements for the above referenced sureties;
6. Submission of HOA documents for review in conjunction with Final Plat consideration for all common elements within Section 17, (including private roads, sidewalks, parking, landscaping, mail kiosks, open space, and any other common areas including storm water and drainage facilities) for review by the County Attorney; the approved HOA documents must be recorded concurrently with the Final Plat;
7. As applicable, and in conjunction with Final Plat submittal, evidence that overall Temple Hills HOA will or will not retain maintenance responsibility of any common elements. Given the former, amendment(s) to the overall Temple Hills HOA documents must be a part of the Final Plat submittal for review by the County Attorney; the revised HOA documents must be recorded concurrently with the final plat;
8. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
9. Submission of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the plat.

Chairman McCoy asked for questions. Commissioner McCord asked about the size of these townhomes. Developer John Rochford said they would be 2800-3200 sq. ft., high-end, elevator-loaded, and consistent in quality with what already has been built. Commissioner

Baldree asked about the type and number of units. Mr. Rochford said that some would be flats; some would be townhomes. There would be a total of 36 total living space. Hearing no further discussion, Chairman McCoy asked for a motion. Commissioner Crohan made a motion to approve the Preliminary Plat per Staff recommendations. The motion was seconded by Commissioner McCord. The motion was unanimously approved.

## **PUBLIC HEARING**

### **ITEM 24**

#### **AMENDMENT TO ARTICLE 11 OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING USES THAT MAY BE SERVED BY NONTRADITIONAL WASTEWATER TREATMENT AND DISPOSAL SYSTEMS (6-2023-603).**

Chairman McCoy noted that no one from the public had signed up to speak to this Amendment.

Mr. Matteson gave the background (see Staff Report), recommending approval of this Text Amendment and that the Resolution be forwarded to the County Commission for adoption.

Chairman McCoy asked for questions. Commissioner Baldree asked for clarification. Mr. Matteson indicated that this is about Large Lot Easement subdivisions, which typically can't be served by nontraditional systems in the RD-5 zoning district. However, based on the way the septic system regulations read, if there is a wastewater system with a collection line on that property or adjacent to it, that would be an exception to that circumstance.

Commissioner Crohan asked about land ownership where the system is located. Mr. Matteson clarified that this amendment deals with those properties that are adjacent to a system or has a collection line on their property.

Chairman McCoy asked for a motion. Commissioner Crohan made a motion to approve the Amendment and send the Resolution to the County Commission for adoption. The motion was seconded by Commissioner Hatcher. The motion was unanimously approved.

### **ITEM 25**

#### **PRELIMINARY PLAT REVIEW FOR HIGH PARK HILL SUBDIVISION, PHASE 3, CONTAINING 39 LOTS ON 34.28 ACRES, LOCATED OFF MURFREESBORO ROAD, IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2023-304).**

Mr. Matteson gave the background (see Staff Report), recommending approval of the Preliminary Plat with the following conditions, which must be addressed in conjunction with Final Plat submittal:

1. No more than thirty-nine (39) lots may receive Final Plat approval per year, beginning on the date of Concept Plan approval. This number may be adjusted based on changes to TDOT's projected completion schedule for the widening of Highway 96;
2. Prior to consideration of Final Plat approval, the applicant shall submit HOA documents for review and approval by the County Attorney's office. The HOA documents must be submitted with the Final Plat, and the approved HOA documents must be recorded concurrently with the recording of the Final Plat;
3. If a security gate is to be installed, a permit will need to be obtained prior to its installation, and all requirements for such gates as outlined in Section 17.11 of the Zoning Ordinance will need to be met;

4. Prior to consideration of Final Plat approval, the applicant shall submit HOA documents, which shall address the requirements of Section 17.12: Private Streets of the Zoning Ordinance, for review and approval by the County Attorney's office. The HOA documents must be submitted with the Final Plat, and the approved HOA documents must be recorded concurrently with the recording of the Final Plat;
5. Establishment of a Performance Bond for Roads, Drainage and Erosion Control;
6. Establishment of a Performance Bond for Water Improvements in favor of Milcrofton Utility District;
7. Establishment of a Performance Bond for the Wastewater Collection System;
8. Submission of landscaping plans and establishment of a Performance Bond for Landscaping;
9. Execution of Performance Agreements for the above-referenced sureties;
10. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
11. Submission of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the plat.

Chairman McCoy asked for questions. Commissioner Rose asked how many phases were planned. Matt Bryant with M2 Group said four phases are planned.

Commissioner Rose asked if there was a process to save trees like the one in this development. Mr. Matteson said that additional tree standards could be incorporated into the Zoning Ordinance if desired by the county.

Commissioner Baldree expressed appreciation for the developer for redrawing his plans to accommodate the protection of this tree.

There being no more discussion, Chairman McCoy asked for a motion. Commissioner Crohan made a motion to approve this Preliminary Plat per Staff recommendations. The motion was seconded by Commissioner Baldree. The motion was unanimously approved.

#### **FINAL PLATS:**

#### **ITEM 26**

#### **FINAL PLAT REVIEW FOR HIGH PARK HILL, SECTION 2, CONTAINING 39 LOTS ON 15.34 ACRES, LOCATED OFF MURFREESBORO ROAD, IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2023-405).**

Mr. Waldrop gave the background (see Staff Report), recommending approval of the Final Plat with the following conditions:

1. The HOA documents must be approved prior to the recording of the plat and the approved HOA documents must be recorded concurrently with the recording of the Final Plat;
2. Establishment of a Performance Bond for Roads, Drainage and Erosion Control in the amount of \$750,000. This amount is based on work completed;

3. Establishment of a Performance Bond for Water Improvements in favor of Milcrofton Utility District in the amount of \$282,640;
4. Per the recommendation of the County's Consultant, establishment of a Performance Bond in the amount of \$93,700 for the wastewater collection system;
5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
6. Submission of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the plat.

Chairman McCoy asked for questions. There being none, he called for a motion. Commissioner Crohan made a motion to approve the Final Plat per Staff recommendations. The motion was seconded by Commissioner McCord. The motion was unanimously approved.

### **ITEM 28**

#### **FINAL PLAT REVIEW FOR LA BERGERIE II, LARGE LOT EASEMENT MINOR SUBDIVISION, CONTAINING 2 LOTS ON 10 ACRES, LOCATED NEAR WILSON PIKE, IN THE 4<sup>TH</sup> VOTING DISTRICT (1-2023-407).**

Mr. Sweet gave the background (Staff Report), recommending deferral to the May 2023 Planning Commission meeting.

Chairman McCoy asked for a motion. Commissioner Crohan made a motion to defer to the May 2023 Planning Commission meeting. The motion was seconded by Commissioner McCord. The motion was unanimously approved.

Chairman McCoy asked if there was any more business. There being no further business, he called for a motion. Commissioner Crohan made the motion to adjourn.

The meeting was adjourned at approximately 6:04 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON MAY 11, 2023.**

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Chairman