

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF AUGUST 9, 2018**

**MEMBERS PRESENT**

Pete Mosley  
Don Crohan  
Sharon Hatcher  
Sammie McCoy  
John Lackey, Chairman  
Holli Givens  
Steve Lane  
Bryan Richter

**STAFF PRESENT**

Joe Horne, Community Development Director  
Michael Matteson, Planning Director  
Floyd Heflin, County Engineer  
William Andrews, Assistant to the County Eng.  
Kristi Ransom, Attorney  
Aaron Holmes, Planning Coordinator  
Lincoln Sweet, Planner  
Rachel Durham, Planner  
Lania Escobar, Planning Assistant  
Holly Scott, Planning Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, August 9, 2018 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Pratt, Sanders and Baldree were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne announced the following:

1. The last Triune Public involvement meeting will be August 14, 2018 at 6:30 p.m. at the Triune Methodist Church;
2. Item 24 has been withdrawn; and
3. Request a Non-Agenda Item regarding a Resolution appropriating and amending the 2018-2019 Budget to add \$30,000 to develop an enhanced fiscal component during the process of the Update to the Comprehensive Plan, be added to the agenda.

Chairman Lackey asked if any members objected to hearing the Non Agenda Item. With no objections Chairman Lackey added the Item to the end of the Agenda.

**CONSIDERATION OF MINUTES:**

Chairman Lackey asked for a motion to consider the minutes of the July 12, 2018 Planning Commission meeting.

A motion was made by Commissioner Crohan to approve the minutes as submitted, and was seconded by Commissioner Richter. The motion passed by unanimous vote.

**CONSENT AGENDA:**

Chairman Lackey asked if any of the Commissioners would like to consider an item for separate discussion from the Consent Agenda. There being no response, Mr. Horne read the following into the record:

3. Cartwright Close – Maintenance Bond for Roads, Drainage and Erosion Control - \$275,000  
**Recommendation:** Extend in the current amount for a period of one (1) year.
4. Dunblane - Maintenance Bond for Roads, Drainage and Erosion Control - \$175,000  
**Recommendation:** Extend in the current amount for a period of one (1) year.
5. Falls Grove, Section 3 - Maintenance Bond for Wastewater Collection System - \$17,940  
**Recommendation:** Extend in the current amount for a period of one (1) year.
6. Falls Grove, Section 3 - Maintenance Bond for Roads, Drainage and Erosion Control - \$250,000  
**Recommendation:** Extend in the current amount for a period of one (1) year.

7. Farms at Clovercroft, Section 1 – Maintenance Bond for Wastewater Collection System - \$34,800  
**Recommendation:** Release the bond.
8. Farms at Clovercroft, Section 1 – Maintenance Bond for Roads, Drainage and Erosion Control - \$240,000  
**Recommendation:** Extend in the current amount for a period of one (1) year.
9. King's Chapel, Section 3A - Maintenance Bond for Roads, Drainage and Erosion Control - \$126,000  
**Recommendation:** Release the bond.
10. King's Chapel, Section 3C – Performance Bond for Wastewater Collection System - \$12,500  
**Recommendation:** Extend in the current amount for a period of six (6) months.
11. Lookaway Farms, Section 1 – Performance Bond for Wastewater Collection System.- \$282,000  
**Recommendation:** Extend in the current amount for a period of six (6) months.
12. New Approach School of Jewelry Arts – Maintenance Bond for Landscaping-\$6,180  
**Recommendation:** Release the bond.
13. Silver Stream Farm, Section 4G – Maintenance Bond for Water (N/CG)- \$13,500  
**Recommendation:** Release the bond.
14. Silver Stream Farm, Section 4G – Maintenance Bond for Roads, Drainage and Erosion Control - \$50,000  
**Recommendation:** Extend in the current amount for a period of one (1) year.
15. Temple Hills, Section 16, Phase C – Maintenance Bond for Roads, Drainage and Erosion Control - \$190,000  
**Recommendation:** Extend in the current amount for a period of one (1) year.
16. The Grove, Section 2 – Maintenance Bond for Wastewater Collection System - \$136,200  
**Recommendation:** Release the bond.

**FINAL PLATS:**

**ITEM 30**

**FINAL PLAT REVIEW FOR BURNING TREE FARMS, SECTION 2 CONTAINING 8 LOTS ON 9.46 ACRES LOCATED OFF OF NOLENSVILLE ROAD IN THE 5TH VOTING DISTRICT.**

Staff recommends approval with the following conditions:

1. Posting of a Performance Bond in the amount of \$198,000 for roads, drainage and erosion control;
2. Posting of a Performance Bond in the amount of \$16,610 for landscaping improvements;
3. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
4. That the applicant provides two copies 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.

**ITEM 32**

**FINAL PLAT REVIEW FOR CLOVERCROFT PRESERVE SUBDIVISION, SECTION 2 CONTAINING 32 LOTS ON 117.86 ACRES LOCATED OFF OF CLOVERCROFT ROAD IN THE 4TH VOTING DISTRICT.**

Staff recommends approval with the following conditions:

1. Posting of a Performance Bond in the amount of \$771,000 for roads, drainage and erosion control;
2. The posting of a Performance Bond in the amount of \$102,800 for the wastewater collection system;
3. The posting of a Performance Bond in the amount of \$97,500 for water improvements as specified by Nolensville/College Grove Utility District;
4. Posting of a Performance Bond in the amount of \$15,400 for landscaping improvements;
5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
6. That the applicant provides two copies 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.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner McCoy seconded the motion, which passed by unanimous vote.

**OLD BUSINESS:**

**ITEM 17**

**FINAL PLAT REVIEW FOR DONALD MINGUS LARGE LOT EASEMENT SUBDIVISION, CONTAINING 3 LOTS ON 45.79 ACRES LOCATED OFF OF ARNO-ALLISONA ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT (1-2018-411).**

Mr. Sweet reviewed the background (see Staff Report) noting the applicant has requested deferral until the September 2018 meeting.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Lane seconded the motion, which passed by unanimous vote.

**ITEM 18**

**FINAL PLAT REVIEW FOR MCDANIEL ESTATES, SECTION 1 CONTAINING 40 LOTS ON 322.76 ACRES LOCATED OFF OF MCDANIEL ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2018-408)**

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

1. The approved HOA documents shall be concurrently recorded with the recording of the Final Plat;
2. Prior to submittal of the Final Plat containing the 87<sup>th</sup> lot, all off-site improvements as specified in the Traffic Impact Analysis review letter from the County's traffic consultant (See Attachment 18-3) must be completed in accordance with the approved plans. The developer shall be responsible for acquiring any additional rights-of-way and/or construction easements in order to complete the required improvements;
3. Posting of a Performance Bond in the amount of \$1,100,200 for roads, drainage and erosion control;
4. Posting of a Performance Bond in the amount of \$255,000 for water improvements as specified by Milcrofton Utility District;

5. The posting of a Performance Bond in the amount of \$169,000 for the wastewater collection system;
6. Posting of a Performance Bond in the amount of \$89,900 for landscaping improvements;
7. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
8. 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.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Lane seconded the motion, which passed by unanimous vote.

#### **ITEM 19**

#### **FINAL PLAT REVIEW FOR SWANSON'S RIDGE SUBDIVISION, CONTAINING 21 LOTS ON 49.08 ACRES LOCATED OFF OF KITTRELL ROAD IN THE 9<sup>TH</sup> VOTING DISTRICT (1-2018-409).**

Mr. Holmes reviewed the background (see Staff Report) noting the applicant has requested deferred until the September 2018 meeting.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner McCoy seconded the motion, which passed by unanimous vote.

#### **ITEM 20**

#### **PRELIMINARY PLAT REVIEW FOR TERRAVISTA SUBDIVISION, PHASE 1 CONTAINING 29 LOTS ON 30 ACRES LOCATED OFF OF LONG LANE IN THE 12<sup>TH</sup> VOTING DISTRICT (1-2018-310).**

Sharon Hatcher recused herself from this Item.

Mr. Holmes reviewed the background (see Staff Report) noting the applicant has requested deferred until the September 2018 meeting.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner McCoy seconded the motion, which passed by unanimous vote.

#### **PUBLIC HEARING:**

#### **ITEM 21**

#### **CONCEPT PLAN REVIEW (REVISED) FOR TROUBADOUR CLUB (FORMERLY HIDEAWAY AT ARRINGTON), CONTAINING 430 LOTS ON 640 ACRES LOCATED OFF OF COX ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2018-204).**

Mr. Matteson reviewed the background (see Staff Report) recommending approval of the Revised Concept Plan with the same conditions of approval that were established at the February 2008 meeting (see attachment 21-3).

Commissioner Lackey opened the Public Hearing.

Rex McKinney stated that there is currently a rock retaining wall that collapsed approximately 6-7 years ago and still has not been repaired. He wants to see this wall repaired and keep all silt from filtering into his pond.

Mr. Andrews stated Staff is aware of this wall and has been in contact with the current developer and this wall will be repaired and will work with the developer to also repair the silt filtering onto Mr. McKinney's property.

Tom Fous, Discovery Land Company, stated they have not made any firm plans on the repair of the wall, but they do have their Engineer working on those issues.

There being no further comments, the public hearing was closed.

Commissioner Crohan asked if the irrigation for the golf course will be piped under Cox Road. Commissioner Lackey stated he assumed so.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner McCoy seconded the motion, which passed by unanimous vote.

#### **ITEM 22**

#### **AMENDMENT TO ARTICLE 14 OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING REQUIREMENTS FOR OPEN SPACE STRIPS RELATED TO CONSERVATION SUBDIVISIONS**

Mr. Matteson reviewed the background (see Staff Report) recommending approval of the text amendment and that the attached Resolution (See Attachment 22-1) be forwarded to the County Commission for adoption.

Commissioner Lackey opened the public hearing. There being no comments the public hearing was closed.

Commissioner Lackey stated he has written an opening paragraph that would precede Sections E and F. Which reads "The developer shall be required to internalize to the maximum extent practicable, all proposed lots and supporting infrastructure, but at a minimum, the following shall apply:"

Commissioner Crohan made a motion to accept Staff's recommendation with the additional language proposed by Chairman Lackey. Commissioner Richter seconded the motion, which passed by unanimous vote.

#### **ITEM 23**

#### **AMENDMENT TO ARTICLE 20 OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING SETBACKS FOR NONTRADITIONAL WASTEWATER DISPOSAL SYSTEMS**

Mr. Matteson reviewed the background (see Staff Report) recommending approval of the text amendment and that the attached Resolution (See Attachment 23-1) be forwarded to the County Commission for adoption.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Hatcher seconded the motion, which passed by unanimous vote.

#### **ITEM 24**

Item 24 was withdrawn.

**NON-RESIDENTIAL SITE PLANS:**

**ITEM 25**

**NON-RESIDENTIAL SITE PLAN REVIEW (REVISED) FOR TROUBADOUR CLUB (FORMERLY HIDEAWAY AT ARRINGTON) AMENITY CENTER ON 80.12 ACRES LOCATED OFF OF CLUBVIEW LANE IN THE 5<sup>TH</sup> VOTING DISTRICT (5-2018-008).**

Mr. Matteson reviewed the background (see Staff Report) recommending approval of the Non-Residential Site Plan. With the following conditions:

1. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements;
2. The posting of a Performance Bond in the amount of \$5,100 for landscaping improvements; and
3. All proposed signage must be approved per Ordinance requirements.

**ITEM 26**

**NON-RESIDENTIAL SITE PLAN FOR MCDANIEL ESTATES AMENITY CENTER ON 3.76 ACRES LOCATED OFF OF MCDANIEL ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (5-2018-010).**

Mr. Holmes reviewed the background (see Staff Report) noting the applicant has requested deferral until the September 2018 meeting.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner McCoy seconded the motion, which passed by unanimous vote.

**PRELIMINARY PLATS:**

**ITEM 27**

**PRELIMINARY PLAT REVIEW (REVISED) FOR MCDANIEL ESTATES SUBDIVISION, PHASE 2 CONTAINING 45 LOTS ON 16.65 ACRES LOCATED OFF OF MCDANIEL ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2018-311).**

Mr. Holmes reviewed the background (see Staff Report) recommending approval of this Preliminary Plat with the following conditions:

1. Prior to Final Plat submittal for the first Section of the proposed subdivision, a Zoning Certificate must be obtained for the completed treatment and disposal system. Prior to issuance of the Zoning Certificate, the applicant shall provide the following:
  - a) A letter from TDEC indicating that said system to serve this development was installed and is functioning;
  - b) As-built drawings showing the location of all system components and a sealed certification letter from the design engineer indicating that said system to serve this development was constructed in accordance with the approved construction plans and specifications;
  - c) A letter from the owner/utility provider indicating that it has accepted said system to serve this development and is currently operating same; and
  - d) The posting of a Performance Bond in the amount of \$4,125 for landscaping improvements.
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. Prior to submittal of the Final Plat containing the 87<sup>th</sup> lot, all off-site improvements as specified in the Traffic Impact Analysis review letter from the County's traffic consultant (See Attachment 27-3) must be completed in accordance with the approved plans. The developer shall be responsible for acquiring any additional rights-of-way and/or construction easements in order to complete the required improvements;
4. Establishment of a performance bond for roads, drainage and erosion control;
5. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
6. Establishment of a performance bond for the wastewater collection system;
7. Submission of landscaping plans and establishment of a performance bond for landscaping;
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.

Commissioner Crohan asked about is the density in this subdivision. Mr. Holmes stated this is the RD-1 district and believes that the density is around .66 units per acre for the entire development.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner McCoy seconded the motion, which passed by unanimous vote.

**FINAL PLATS:**

**ITEM 28**

**FINAL PLAT REVIEW FOR SPRING GROVE SUBDIVISION, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 3 LOTS ON 25.47 ACRES LOCATED OFF ARNO-ALLISONA ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT (1-2018-413)**

Mr. Sweet reviewed the background (see Staff Report) noting the applicant has requested deferred until the September 2018 meeting.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner McCoy seconded the motion, which passed by unanimous vote.

**ITEM 29**

**ST. JAMES (REVISED), LARGE LOT EASEMENT SUBDIVISION, CONTAINING 9 LOTS ON 70.25 ACRES LOCATED OFF OF PEYTONSVILLE-ARNO ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT (1-2018-414).**

Mr. Sweet reviewed the background (see Staff Report) recommending approval of this Revised Large Lot Easement Subdivision with the following

condition that the driveway and drainage infrastructure complete prior to issuance of building permits.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Richter seconded the motion, which passed by unanimous vote.

**ITEM 31**

**FINAL PLAT REVIEW FOR DAVENTRY SUBDIVISION, SECTION 1 (REVISED) CONTAINING 14 LOTS ON 52.09 ACRES LOCATED OFF OF TULLOSS ROAD IN THE 4<sup>TH</sup> AND 5<sup>TH</sup> VOTING DISTRICTS (1-2018-417)**

Mr. Holmes reviewed the background (see Staff Report) recommending approval of this final plat with the following conditions:

1. The approved HOA documents shall be concurrently recorded with the recording of the Final Plat;
2. Posting of a Performance Bond in the amount of \$396,000 for roads, drainage and erosion control;
3. Posting of a Performance Bond in the amount of \$488,000 for water improvements as specified by Milcrofton Utility District;
4. The posting of a Performance Bond in the amount of \$48,000 for the wastewater collection system;
5. Posting of a Performance Bond in the amount of \$81,510 for landscaping improvements;
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
7. That the applicant provides two copies 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.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Richter seconded the motion, which passed by a unanimous vote.

**NON-AGENDA ITEM**

**RESOLUTION APPROPRIATING AND AMENDING THE 2018-2019 PLANNING DEPARTMENT BUDGET BY \$30,000 IN ORDER TO ADD AN ENHANCED FISCAL ANALYSIS COMPONENT TO THE UPDATE TO THE WILLIAMSON COUNTY COMPREHENSIVE LAND USE PLAN – REVENUES TO COME FROM UNAPPROPRIATED COUNTY FUND BALANCE.**

Mr. Matteson described the Resolution and the reasons the additional funds are being asked for, and recommended the Planning Commission recommended the Resolution to the County Commission for adoption.

Chairman Lackey called for a voice vote on the staff's recommendation, which passed by unanimous voice vote.

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There being no further business, the meeting was adjourned at approximately 6:15 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON SEPTEMBER 13, 2018**

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CHAIRMAN JOHN LACKEY



