

1. January Planning Commission Agenda

Documents:

[01 JANUARY AGENDA.PDF](#)

1.1. January 2026 Planning Commission Online Packet

Documents:

[PC PACKET 01-08-2026 - 1 OF 4.PDF](#)

[PC PACKET 01-08-2026 - 2 OF 4.PDF](#)

[PC PACKET 01-08-2026 - 3 OF 4.PDF](#)

[PC PACKET 01-08-2026 - 4 OF 4.PDF](#)

**AGENDA**  
**WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION**  
**Williamson County Administrative Complex**  
**January 8, 2026 at 5:30 p.m.**

**PUBLIC COMMENTS:**

Public comment is permitted on Agenda items – sign-in prior to the meeting is required.

**MINUTES:**

1. Approval of December 11, 2025 Minutes

**CONSENT AGENDA:**

2. Consent Agenda

**BONDS:**

3. Burning Tree Farms, Section 1 – Maintenance Bond for Roads, Drainage and Erosion located off Nolensville Road.
4. Crowell Property – Performance Wastewater Treatment and Disposal System located off Lampkins Bridge Road.
5. Fiddlers Glen/Cox Ladd – Performance Bond for Wastewater Treatment and Disposal System located off Murfreesboro Road.
6. Grace Chapel Academy – Maintenance Bond for Wastewater Collection System located off Southall Road.
7. Grace Chapel Academy – Maintenance Bond for Wastewater Treatment & Disposal located off Southall Road.
8. High Park Hill, Section 3 – Performance Bond for Roads, Drainage and Erosion located off Murfreesboro Road.
9. King's Chapel, Section 15 – Maintenance Bond for Water (Milcrofton) located off Murfreesboro Road.
10. King's Chapel, Section 15 – Performance Bond for Roads, Drainage and Erosion located off Murfreesboro Road.

11. King's Chapel, Section 15 – Performance Bond for Wastewater Collection System located off Murfreesboro Road.
12. McDaniel Farms, Section 1 – Maintenance Bond for Roads, Drainage and Erosion located off McDaniel Road.
13. St. Marlo, Section 3 – Maintenance Bond for Roads, Drainage and Erosion Control located off Long Lane.
14. Starnes Creek, Section 3 – Maintenance Bond for Water (Milcrofton) located off Meeks Road.
15. Starnes Creek, Section 4 – Maintenance Bond for Water (Milcrofton) located off Meeks Road.
16. Starnes Creek, Section 4 – Performance Bond for Wastewater Collection System located off Meeks Road.
17. Starnes Creek, Section 4 – Performance Bond for Roads, Drainage and Erosion located off Meeks Road.
18. Stephens Valley, Section 3 – Maintenance Bond for Roads, Drainage and Erosion Control located off Sneed Road West.
19. Stephens Valley, Section 4 – Maintenance Bond for Roads, Drainage and Erosion Control located off Sneed Road West.
20. Stephens Valley, Section 6 – Maintenance Bond for Roads, Drainage and Erosion Control located off Sneed Road West.
21. Troubadour, Section 6 – Performance Bond for Roads, Drainage and Erosion Control located off Cox Road.

**OLD BUSINESS:**

22. Terravista Roads, Drainage, and Erosion Control Bond Update
23. Preliminary Plat Review (Revised) for Artesian Acres Subdivision, Lot 10, containing 1 lot on 5 acres located off of Artesian Drive in the 5<sup>th</sup> Voting District (1-2025-323).

24. Preliminary Plat Review for Coleman Road LLE Subdivision, containing 5 lots on 35.6 acres located off Coleman Road in the 11<sup>th</sup> Voting District (1-2025-333).
25. Final Plat Review (Revised) for Blythe Meadow LLE Subdivision, containing 5 lots on 32.55 acres located on Blythe Meadow Lane in the 5<sup>th</sup> Voting District (1-2025-425).
26. Final Plat Review for Stone Ridge LLE Subdivision, containing 5 lots on 69.98 acres located off Harpeth School Road in the 2<sup>nd</sup> Voting District (1-2025-411).
27. Final Plat Review for Stephens Valley, Section 12, containing zero (0) lots on .777 acres located off Stephens Valley Boulevard in the 8<sup>th</sup> Voting District (1-2025-429).

#### **PUBLIC HEARINGS:**

28. Concept Plan Review (Revised) for Kings Chapel Subdivision, containing 449 lots on 615.28 acres located off Mullens Road in the 5<sup>th</sup> District (1-2025-209).
29. Concept Plan Review (Revised) for High Park Hill Subdivision, containing 235 lots on 356 acres located on Murfreesboro Road in the 5<sup>th</sup> Voting District (1-2025-210).

#### **CONCEPT PLANS:**

30. Concept Plan Review for Clovercroft Estates Subdivision, containing 40 lots on 204 acres located off Clovercroft Road in the 4<sup>th</sup> Voting District (1-2025-211).

#### **SITE PLANS:**

31. Site Plan Review for Bonterra Subdivision Hilltop Pavillion, containing 0 lots on .82 acres located off Meeks Road in the 5<sup>th</sup> Voting District (5-2025-010).

#### **PRELIMINARY PLATS:**

32. Preliminary Plat Review for the Chestnut Hill Farms LLE Subdivision, containing 5 lots on 28.5 acres located off Whippoorwill Drive in the 1<sup>st</sup> Voting District (1-2025-324).
33. Preliminary Plat Review for The Grove Subdivision, Phase 14, containing 7 lots on 6.49 acres located off Eudailey-Covington Road in the 2<sup>nd</sup> Voting District (1-2025-337).



**OTHER BUSINESS:**

34. Election of Officers

## **ORDER OF BUSINESS**

### **WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION**

1. Call to order
2. Roll Call
3. Announcements
4. Public Comments
5. Consideration of Minutes
6. Consideration of Consent Agenda
7. Presentation of Agenda Items for Discussion and Action
8. Other Business

**AGENDA**  
**WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION**  
**Williamson County Administrative Complex**  
**January 8, 2026 at 5:30 p.m.**

**PUBLIC COMMENTS:**

Public comment is permitted on Agenda items – sign-in prior to the meeting is required.

**MINUTES:**

1. Approval of December 11, 2025 Minutes

**CONSENT AGENDA:**

2. Consent Agenda

**BONDS:**

3. Burning Tree Farms, Section 1 – Maintenance Bond for Roads, Drainage and Erosion located off Nolensville Road.
4. Crowell Property – Performance Wastewater Treatment and Disposal System located off Lampkins Bridge Road.
5. Fiddlers Glen/Cox Ladd – Performance Bond for Wastewater Treatment and Disposal System located off Murfreesboro Road.
6. Grace Chapel Academy – Maintenance Bond for Wastewater Collection System located off Southall Road.
7. Grace Chapel Academy – Maintenance Bond for Wastewater Treatment & Disposal located off Southall Road.
8. High Park Hill, Section 3 – Performance Bond for Roads, Drainage and Erosion located off Murfreesboro Road.
9. King's Chapel, Section 15 – Maintenance Bond for Water (Milcrofton) located off Murfreesboro Road.
10. King's Chapel, Section 15 – Performance Bond for Roads, Drainage and Erosion located off Murfreesboro Road.

11. King's Chapel, Section 15 – Performance Bond for Wastewater Collection System located off Murfreesboro Road.
12. McDaniel Farms, Section 1 – Maintenance Bond for Roads, Drainage and Erosion located off McDaniel Road.
13. St. Marlo, Section 3 – Maintenance Bond for Roads, Drainage and Erosion Control located off Long Lane.
14. Starnes Creek, Section 3 – Maintenance Bond for Water (Milcrofton) located off Meeks Road.
15. Starnes Creek, Section 4 – Maintenance Bond for Water (Milcrofton) located off Meeks Road.
16. Starnes Creek, Section 4 – Performance Bond for Wastewater Collection System located off Meeks Road.
17. Starnes Creek, Section 4 – Performance Bond for Roads, Drainage and Erosion located off Meeks Road.
18. Stephens Valley, Section 3 – Maintenance Bond for Roads, Drainage and Erosion Control located off Sneed Road West.
19. Stephens Valley, Section 4 – Maintenance Bond for Roads, Drainage and Erosion Control located off Sneed Road West.
20. Stephens Valley, Section 6 – Maintenance Bond for Roads, Drainage and Erosion Control located off Sneed Road West.
21. Troubadour, Section 6 – Performance Bond for Roads, Drainage and Erosion Control located off Cox Road.

**OLD BUSINESS:**

22. Terravista Roads, Drainage, and Erosion Control Bond Update
23. Preliminary Plat Review (Revised) for Artesian Acres Subdivision, Lot 10, containing 1 lot on 5 acres located off of Artesian Drive in the 5<sup>th</sup> Voting District (1-2025-323).

24. Preliminary Plat Review for Coleman Road LLE Subdivision, containing 5 lots on 35.6 acres located off Coleman Road in the 11<sup>th</sup> Voting District (1-2025-333).
25. Final Plat Review (Revised) for Blythe Meadow LLE Subdivision, containing 5 lots on 32.55 acres located on Blythe Meadow Lane in the 5<sup>th</sup> Voting District (1-2025-425).
26. Final Plat Review for Stone Ridge LLE Subdivision, containing 5 lots on 69.98 acres located off Harpeth School Road in the 2<sup>nd</sup> Voting District (1-2025-411).
27. Final Plat Review for Stephens Valley, Section 12, containing zero (0) lots on .777 acres located off Stephens Valley Boulevard in the 8<sup>th</sup> Voting District (1-2025-429).

**PUBLIC HEARINGS:**

28. Concept Plan Review (Revised) for Kings Chapel Subdivision, containing 449 lots on 615.28 acres located off Mullens Road in the 5<sup>th</sup> District (1-2025-209).
29. Concept Plan Review (Revised) for High Park Hill Subdivision, containing 235 lots on 356 acres located on Murfreesboro Road in the 5<sup>th</sup> Voting District (1-2025-210).

**CONCEPT PLANS:**

30. Concept Plan Review for Clovercroft Estates Subdivision, containing 40 lots on 204 acres located off Clovercroft Road in the 4<sup>th</sup> Voting District (1-2025-211).

**SITE PLANS:**

31. Site Plan Review for Bonterra Subdivision Hilltop Pavillion, on 42.04 acres located off Meeks Road in the 5<sup>th</sup> Voting District (5-2025-010).

**PRELIMINARY PLATS:**

32. Preliminary Plat Review for the Chestnut Hill Farms LLE Subdivision, containing 5 lots on 28.5 acres located off Whippoorwill Drive in the 1<sup>st</sup> Voting District (1-2025-324).
33. Preliminary Plat Review for The Grove Subdivision, Phase 14, containing 7 lots on 6.49 acres located off Eudailey-Covington Road in the 2<sup>nd</sup> Voting District (1-2025-337).

**OTHER BUSINESS:**

34. Election of Officers

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF DECEMBER 11, 2025**

MEMBERS PRESENT

Don Crohan  
Sharon Hatcher  
Lee Kennedy  
Steve Lane  
Sammie McCoy  
Bryan Richter  
Eddie Sanders

STAFF PRESENT

Michael Matteson, Community Development  
Director  
Aaron V. Holmes, Planning Director  
Floyd Heflin, County Engineer  
Michael Scott, Ass't to County Engineer  
Joe James, Planning Coordinator  
Lincoln Sweet, Senior Planner  
Charlie Waldrop, Planning Technician  
Michelle Mullins, Planning Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, December 11, 2025, at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Bailey, Baldree, Clifford, Lucyshyn and McCord were unable to attend.

Chairman McCoy called the meeting to order and took Roll Call. A quorum was present.

Chairman McCoy asked if there were any announcements.

Mr. Holmes announced the following:

- A Revised Consent Agenda was provided for review;
- Revised Reports for Items 40 and 43 reflecting the applicant's request to Defer were provided;
- Revised Attachment 35-1 was provided and previously emailed to the Commission;
- Item 42 was withdrawn;
- Items 30, 32, 33, 37, 39, 40, and 43 are on the Consent Agenda for deferral;
- Reminder for all Planning Commissioners to complete their four (4) hours of continuing education. Mr. Holmes advised he would email everyone the links to the TAPA's BZA/PC training video and Ethics Reports; and
- Request for Non-Agenda Item, Curitiba Plateau Subdivision - Final Plat, was provided for review and required action to be placed on the Agenda.

Chairman McCoy asked for a motion to add Curitiba Plateau Subdivision to the Agenda.

Commissioner Lane made a motion to add Curitiba Plateau Subdivision to the Agenda. Commissioner Crohan seconded the motion. The motion was unanimously approved.

Mr. Matteson announced the recent passing of previous Planning Commissioner, John Lackey, who served on the Planning Commission for 40 years, 37 of which as chair.

No one signed up for Public Comments.

**CONSIDERATION OF NOVEMBER 13, 2025 MINUTES:**

Chairman McCoy asked if there were comments or questions on the Minutes. Hearing none, he asked for a motion.

Commissioner Crohan made a motion to approve the November 13, 2025 Minutes. The motion was seconded by Commissioner Richter. The motion was unanimously approved.

**CONSENT AGENDA:**

Chairman McCoy recused himself from the Consent Agenda.

Vice-Chairman Crohan asked if there were any items that needed to be discussed separately. Hearing none, he asked for a motion to accept the Consent Agenda as a whole.

Commissioner Lane made a motion to approve the Consent Agenda per Staff recommendations. Commissioner Richter seconded the motion. The motion was unanimously approved.

**BONDS:**

3. Bonterra – Maintenance Bond for Roads, Drainage, and Erosion Control located off Meeks Road. - \$800,000  
Recommendation: Extend in the current amount for a period of one (1) year.
4. Daventry, Section 4 – Performance Bond for Roads, Drainage, and Erosion Control located off Tulloss Rd. - \$325,000  
Recommendation: Convert to Maintenance and reduce to \$163,000 for a period of one (1) year.
5. Daventry, Section 4 - Maintenance Bond for Wastewater Collection System located off Tulloss Road - \$20,250  
Recommendation: Release the bond.
6. Daventry, Section 5 - Maintenance Bond for Wastewater Collection System located off Tulloss Road--\$63,000  
Recommendation: Release the bond.
7. Daventry, Section 5 – Maintenance Bond for (Milcrofton) Water located off Tulloss Road - \$124,420  
Recommendation: Release the bond.
8. Farms at Clovercroft, Section 2 – Maintenance Bond for Roads, Drainage, and Erosion Control located off Clovercroft Road. - \$200,000  
Recommendation: Extend Maintenance Bond in the current amount for a period of one (1) year or when Engineering staff has determined the improvements have been completed and the bond is ready for review, whichever comes first.
9. Farms at Clovercroft, Section 3 – Maintenance Bond for Roads, Drainage, and Erosion Control located off Clovercroft Road. - \$200,000  
Recommendation: Extend Maintenance Bond in the current amount for a period of one (1) year or when Engineering staff has determined the improvements have been completed and the bond is ready for review, whichever comes first.



10. Fiddlers Glen/Cox Ladd Treatment Facility – Maintenance Bond for Landscaping located off Lampkins Bridge Road. - \$3,000  
Recommendation: Extend Performance Bond in the current amount for a period of six (6) months.
11. McDaniel Estates, Section 3 – Maintenance Bond for Roads, Drainage, and Erosion Control located off McDaniel Road. - \$307,000  
Recommendation: Reduce Maintenance Bond to \$200,000 for a period of one (1) year or when Engineering staff has determined the improvements have been completed and the bond is ready for review, whichever comes first.
12. Reeds Vale Amenity Center – Performance Bond for Landscaping located off Lampkins Bridge Road - \$29,755  
Recommendation: Extend in the current amount for a period of six (6) months to allow completion.
13. Reeds Vale Amenity Center – Performance Bond for Wastewater Collection System located off Lampkins Bridge Road. - \$6,600  
Recommendation: Extend in the current amount for a period of one (1) year.
14. Reeds Vale, Section 2 – Performance Bond for Landscaping located off Lampkins Bridge Road - \$46,849  
Recommendation: Extend in the current amount for a period of six (6) months.
15. Reeds Vale, Section 2 – Performance Bond for Wastewater Collection System located off Lampkins Bridge Road - \$459,000  
Recommendation: Extend in the current amount for a period of one (1) year.
16. Reeds Vale, Section 2 – Performance Bond for Roads, Drainage and Erosion Control located off Lampkins Bridge Road - \$1,400,000  
Recommendation: Reduce Performance Bond to \$1,000,000 for a period of one (1) year.
17. St. Barbara's Coptic Church – Maintenance Bond for Landscaping located off Clovercroft Road - \$65,000  
Recommendation: Extend in the current amount for a period of six (6) months to allow completion.
18. Starnes Creek, Section 1 – Maintenance Bond for Wastewater Collection System located off Meeks Road - \$30,000  
Recommendation: Release the Bond.
19. The Grove, Section 14 – Maintenance Bond for Roads, Drainage and Erosion Control located off Arno Road - \$623,000  
Recommendation: Reduce Maintenance Bond to \$425,000 for a period of one (1) year or when Engineering staff has determined the improvements have been completed and the bond is ready for review, whichever comes first.
20. The Grove, Section 15 – Maintenance Bond for Wastewater Collection System located off Arno Road - \$97,290  
Recommendation: Release the Bond.
21. The Mill at Bond Springs, Section 2 – Maintenance Bond for Roads, Drainage and Erosion Control located off Bethesda Road - \$275,000  
Recommendation: Extend in the current amount for a period of one (1) year.
22. Troubadour, Section 11B – Performance Bond for Roads, Drainage and Erosion Control - \$489,000

Recommendation: Reduce Performance Bond to \$367,000 for a period of one (1) year.

23. Troubadour, Section 11B – Performance Bond for Wastewater Collection System located off Club View Drive - \$107,600

Recommended: Extend in the current amount for a period of one (1) year.

24. Troubadour Wastewater (AKA Troubadour, Section 1) – Performance Bond for Wastewater Treatment and Disposal System - \$1,427,000

Recommendation: Extend in the current amount for a period of one (1) year.

25. Vista Creek – Performance Bond for Roads, Drainage and Erosion Control located off Old Hillsboro Road - \$479,000

Recommended: Extend in the current amount for a period of one (1) year.

26. Vista Creek – Performance Bond for Landscaping located off Old Hillsboro Road - \$47,484

Recommendation: Extend in the current amount for a period of six (6) months.

27. Vulcan Materials – Performance Bond for Landscaping/Revegetation located off Downs Boulevard - \$70,000

Recommendation: Extend in the current amount for a period of two (2) years.

28. Wyelea, Section 1 – Performance Bond for Water located off Del Rio Pike - \$3,177,000

Recommendation: City of Franklin is requesting this Bond remain in the current amount for a period of one (1) year.

#### **DEFERRAL ITEMS:**

##### **ITEM 30**

#### **PRELIMINARY PLAT REVIEW (REVISED) FOR ARTESIAN ACRES SUBDIVISION, LOT 10, CONTAINING 1 LOT ON 5 ACRES LOCATED OFF ARTESIAN DRIVE IN THE 5TH VOTING DISTRICT (1-2025-323).**

At this time, the applicant is requesting deferral to the January 2026 Planning Commission Meeting in order to allow the applicant more time to address Staff comments. Staff concurs with this request.

##### **ITEM 32**

#### **CONCEPT PLAN REVIEW (REVISED) FOR KINGS CHAPEL SUBDIVISION, CONTAINING 449 LOTS ON 615.28 ACRES LOCATED OFF MULLENS ROAD IN THE 5TH DISTRICT (1-2025-209).**

The applicant is requesting deferral to the January 2026 Planning Commission meeting. Staff concurs with this request.

##### **ITEM 33**

#### **CONCEPT PLAN REVIEW (REVISED) FOR HIGH PARK HILL SUBDIVISION CONTAINING 235 LOTS ON 356 ACRES LOCATED ON MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2025-210).**

The applicant is requesting deferral to the January 2026 Planning Commission meeting. Staff concurs with this request.

**ITEM 37**

**PRELIMINARY PLAT REVIEW FOR COLEMAN ROAD LLE SUBDIVISION, CONTAINING 5 LOTS ON 35.60 ACRES LOCATED OFF COLEMAN ROAD IN THE 11<sup>TH</sup> VOTING DISTRICT (1-2025-333).**

The applicant is requesting deferral to the January 2026 Planning Commission meeting. Staff concurs with this request.

**ITEM 39**

**FINAL PLAT REVIEW FOR STONE RIDGE LLE SUBDIVISION, CONTAINING 5 LOTS ON 69.98 ACRES LOCATED OFF HARPETH SCHOOL ROAD IN THE 2ND VOTING DISTRICT (1-2025-411).**

The applicant is requesting deferral to the January 2026 Planning Commission meeting. Staff concurs with this request.

**ITEM 40**

**FINAL PLAT (REVISED) REVIEW FOR BLYTHE MEADOWS LLE SUBDIVISION, CONTAINING 5 LOTS ON 32.55 ACRES LOCATED OFF BLYTHE MEADOW LANE IN THE 1ST VOTING DISTRICT (1-2025-425).**

At this time, the applicant is requesting deferral to the January 2026 Planning Commission Meeting. Staff concurs with this request.

**OLD BUSINESS:**

**ITEM 29**

**ROADS, DRAINAGE AND EROSION CONTROL BOND REVIEW OF TERRAVISTA SUBDIVISION, SECTIONS 1 AND 2.**

Brett Thaney, with True Land Consultants, represented the applicant, The Jones Company. He advised that since last month's Meeting they had received the Notice of Coverage (NOC) and the bulk of the work on the wastewater road has been completed. The old road has been removed, and the new road has been cut in. The sub-base gravel still needs to be put down, and the erosion control matting was being put down that day. The Geotech report was received and sent to the Engineer. The Geotech report in regard to the two (2) slope areas were received and that work would be starting the following week. Surveyors had also been out staking the right of way monumentation, and some road repairs have been done as well as some other miscellaneous items.

Chairman McCoy asked if there were any questions from the Commission and there were none.

**ITEM 30**

**PRELIMINARY PAT REVIEW (REVISED) FOR ARTESIAN ACRES SUBDIVISION, LOT 10, CONTAINING 1 LOT ON 5 ACRES LOCATED OFF ARTESIAN DRIVE IN THE 5TH VOTING DISTRICT (1-2025-323).**

This Item is on the Consent Agenda as a deferral.

**ITEM 31**

**PRELIMINARY PLAT REVIEW FOR EMERSON RIDGE LLE SUBDIVISION, CONTAINING 5 LOTS ON 54.92 ACRES LOCATED OFF GOSEY HILL ROAD IN THE 2ND VOTING DISTRICT (1-2025-325).**

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

1. A Notice of Coverage issued by TDEC will be required prior to the issuance of a Land Disturbance Permit;
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. The applicant shall notify Staff in order to conduct the required inspection; and
4. Satisfaction of Section 3.05 of the Subdivision Regulations, as it pertains to fire sprinkler systems on all five (5) lots.

Chairman McCoy asked the applicant if he had any comments, which he did not. He then asked if there were any questions for Staff. Hearing none, he asked for a motion.

Commissioner Crohan made a motion to approve per Staff recommendations. Commissioner Lane seconded the motion. The motion was unanimously approved.

**PUBLIC HEARINGS:**

**ITEM 32**

**CONCEPT PLAN REVIEW (REVISED) FOR KINGS CHAPEL SUBDIVISION, CONTAINING 449 LOTS ON 615.28 ACRES LOCATED OFF MULLENS ROAD IN THE 5TH DISTRICT (1-2025-209).**

This Item is on the Consent Agenda as a deferral.

**ITEM 33**

**CONCEPT PLAN REVIEW (REVISED) FOR HIGH PARK HILL SUBDIVISION CONTAINING 235 LOTS ON 356 ACRES LOCATED ON MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2025-210).**

This Item is on the Consent Agenda as a deferral.

### **ITEM 34**

#### **AMENDMENT TO ARTICLE 3 OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING PROOF OF INFRASTRUCTURE AVAILABILITY (6-2025-605).**

Mr. Holmes reviewed the background (see Staff Report) recommending approval of the proposed Amendment and that the attached Resolution be forwarded to the County Commission for consideration.

Chairman McCoy advised that no one had signed up for the Public Hearing. He asked if there were any comments or questions for Staff.

Commissioner Lane advised that there had been conversations at last month's meeting about getting feedback from the utility companies and asked how that went.

Mr. Holmes advised that it went well and the information received was reflected in what had been provided to the Commission.

Chairman McCoy asked for a motion.

Commissioner Lane made a motion to approve per Staff recommendations.  
Commissioner Richter seconded the motion. The motion was unanimously approved.

### **ITEM 35**

#### **AMENDMENT TO ARTICLE 3 OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING DETAILS OF THE MAILED NOTICE WHEN PUBLIC NOTICE IS REQUIRED (6-2025-606).**

Mr. Holmes reviewed the background (see Staff Report) recommending approval of the proposed Amendment and that the attached Resolution be forwarded to the County Commission for consideration.

Chairman McCoy advised that no one had signed up for the Public Hearing. He asked if there were any comments or questions for Staff. Hearing none, he asked for a motion.

Commissioner Crohan made a motion to approve per Staff recommendations.  
Commissioner Richter seconded the motion. The motion was unanimously approved.

### **CONCEPT PLANS:**

### **ITEM 36**

#### **CONCEPT PLAN (REVISED) REVIEW FOR THE ARBORS OF LEIPER'S FORK SUBDIVISION, CONTAINING 26 LOTS ON 379 ACRES LOCATED OFF HARGROVE ROAD IN THE 1ST VOTING DISTRICT (1-2025-212).**

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

The Preliminary Plat must address the following:

1. Submission of roads, drainage and erosion control plans for review and approval by the County Engineer; and
2. Submission of water plans for review and approval by HB & TS Utility District.

The Final Plat must address the following:

1. A permit will need to be obtained for the security gate 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;
2. In conjunction with submittal of the Final Plat, the applicant shall submit HOA documents for review and approval by the County Attorney's office. The HOA documents shall address the requirements of Section 17.11: Gated Subdivisions and Section 17.12: Private Streets of the Zoning Ordinance, as well as the sprinkling of all structures and the requirement that residential driveways must be at least 12 feet in width. The approved HOA documents must be recorded concurrently with the recording of the Final Plat;
3. Establishment of a performance bond for roads, drainage and erosion control;
4. Establishment of a performance bond for water improvements in favor of HB & TS Utility District;
5. Submission of landscaping plans and establishment of a performance bond for landscaping improvements;
6. Execution of Performance Agreements for the above-referenced sureties;
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.

Chairman McCoy asked for a motion.

Commissioner Crohan made a motion to approve per Staff recommendations.  
Commissioner Richter seconded the motion. The motion was unanimously approved.

**PRELIMINARY PLATS:**

**ITEM 37**

**PRELIMINARY PLAT REVIEW FOR COLEMAN ROAD LLE SUBDIVISION,  
CONTAINING 5 LOTS ON 35.60 ACRES LOCATED OFF COLEMAN ROAD IN THE  
11<sup>TH</sup> VOTING DISTRICT (1-2025-333).**

This Item is on the Consent Agenda as a deferral.

**ITEM 38**

**PRELIMINARY PLAT (REVISED) REVIEW FOR THE GROVE SUBDIVISION, PHASE 1, CONTAINING 112 LOTS ON 543.04 ACRES LOCATED OFF WILDINGS BOULEVARD IN THE 2ND VOTING DISTRICT (1-2025-335).**

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

That in conjunction with the Final Plat, the applicant submit the 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 if there were any questions for staff. Hearing none, he asked for a motion.

Commissioner Crohan made a motion to approve per Staff recommendations. Commissioner Lane seconded the motion. The motion was unanimously approved.

**FINAL PLATS:**

**ITEM 39**

**FINAL PLAT REVIEW FOR STONE RIDGE LLE SUBDIVISION, CONTAINING 5 LOTS ON 69.98 ACRES LOCATED OFF HARPETH SCHOOL ROAD IN THE 2ND VOTING DISTRICT (1-2025-411).**

This Item is on the Consent Agenda as a deferral.

**REVISED ITEM 40**

**FINAL PLAT (REVISED) REVIEW FOR BLYTHE MEADOWS LLE SUBDIVISION, CONTAINING 5 LOTS ON 32.55 ACRES LOCATED OFF BLYTHE MEADOW LANE IN THE 1ST VOTING DISTRICT (1-2025-425).**

This Item is on the Consent Agenda as a deferral.

**ITEM 41**

**FINAL PLAT REVIEW FOR ARRINGTON WOODS SUBDIVISION, SECTION 2, CONTAINING 8 LOTS ON 66.09 ACRES LOCATED OFF NOLENSVILLE ROAD IN THE 5TH VOTING DISTRICT (1-2025-426).**

This Item is on the Consent Agenda as a deferral.

**ITEM 42**

**FINAL PLAT REVIEW (REVISION OF OPEN SPACE) FOR STEPHENS VALLEY SUBDIVISION, SECTION 1, PHASE 1A, CONTAINING 0 LOTS ON 0.211 ACRES LOCATED OFF STEPHENS VALLEY BOULEVARD IN THE 8TH VOTING DISTRICT (1-2025-427).**

This Item has been Withdrawn from the Agenda.

**ITEM 43**

**FINAL PLAT REVIEW FOR STEPHENS VALLEY SUBDIVISION, SECTION 12, CONTAINING ZERO (0) LOTS ON 0.77 ACRES LOCATED OFF STEPHENS VALLEY BOULEVARD IN THE 8TH VOTING DISTRICT (1-2025-429).**

This Item is on the Consent Agenda as a deferral.

**NON-AGENDA ITEM**

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

The Final Plat is in order and Staff recommends approval with the following conditions:

1. The applicant shall adopt and record a covenant that declares that the access easement is not a public road, and imposes the requirement of maintenance by all property served by the access easement, rather than the County, prior to recordation of the Final Plat; and
2. Demonstration of compliance with Section 3.05 of the Subdivision Regulations, Fire Apparatus Access, prior to Building Permit Issuance.

Chairman McCoy asked if there were any questions for staff.

Commissioner Hatcher asked why the Plat wasn't recorded in the required 60-day time frame.

Randy Chapdelaine, of Chapdelaine and Associates, representing the applicant, advised that they had trouble getting the Plat signed by all parties, but that has since been completed.

Chairman McCoy asked for a motion.

Commissioner Crohan made a motion to approve per Staff recommendations.  
Commissioner Richter seconded the motion. The motion was unanimously approved.

Chairman McCoy asked if there was anything further to discuss. Hearing none, he asked for a motion to adjourn.

Commissioner Crohan made a motion to adjourn. There being no further business, the meeting was adjourned at approximately 5:51 p.m.



**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL  
PLANNING COMMISSION ON JANUARY 8, 2026**

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Chairman

**CONSENT AGENDA**  
**WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION**  
**WILLIAMSON COUNTY ADMINISTRATIVE COMPLEX**  
**JANUARY 8, 2026**

**BONDS:**

3. Burning Tree Farms, Section 1 – Maintenance Bond for Roads, Drainage, and Erosion Control located off Nolensville Road. - \$125,000  
Recommendation: Extend in the current amount for a period of one (1) year.
4. Crowell Property Wastewater Facility (Reeds Vale) – Performance Bond for Wastewater Treatment and Disposal System located off Lampkins Bridge Road - \$320,500  
Recommendation: Extend in the current amount for a period of one (1) year.
5. Fiddlers Glen/Cox Ladd Treatment Facility - Performance Bond for Wastewater Treatment and Disposal System located off Murfreesboro Road - \$102,300  
Recommendation: Extend in the current amount for a period of one (1) year.
6. Grace Chapel Academy - Maintenance Bond for Wastewater Collection System located off Southall Road--\$68,850  
Recommendation: Release the bond.
7. Grace Chapel Academy – Maintenance Bond for Wastewater Treatment and Disposal System located off Southall Road - \$29,520  
Recommendation: Release the bond.
8. High Park Hill, Section 3 – Performance Bond for Roads, Drainage, and Erosion Control located off Murfreesboro Road. - \$470,000  
Recommendation: Reduce Performance Bond to \$345,000 for a period of one (1) year.
9. Kings Chapel, Section 15 – Maintenance Bond for Water (Milcrofton) located off Murfreesboro Road. - \$294,918  
Recommendation: Release the bond.
10. Kings Chapel, Section 15 – Performance Bond for Roads, Drainage and Erosion Control located off Murfreesboro Road. - \$369,000  
Recommendation: Extend Performance Bond in the current amount for a period of one (1) year.
11. Kings Chapel, Section 15 – Performance Bond for Wastewater Collection System located off Murfreesboro Road. - \$18,000  
Recommendation: : Extend Performance Bond in the current amount for a period of one (1) year.
12. McDaniel Farms, Section 1 – Maintenance Bond for Roads, Drainage and Erosion Control located off McDaniel Farms Road - \$430,000  
Recommendation: Extend Maintenance Bond to \$425,000 for a period of one (1) year or when Engineering staff has determined the improvements have been completed and the bond is ready for review, whichever comes first.
13. St. Marlo, Section 3 – Maintenance Bond for Roads, Drainage and Erosion Control located off Long Lane - \$500,000  
Recommendation: Reduce Maintenance Bond to \$338,000 for a period of one (1) year.

14. Starnes Creek, Section 3 – Maintenance Bond for Water (Milcrofton) located off Meeks Road - \$11,613  
Recommendation: Release the bond.
15. Starnes Creek, Section 4 – Maintenance Bond for Water (Milcrofton) located off Meeks Road - \$77,420  
Recommendation: Release the bond.
16. Starnes Creek, Section 4 – Performance Bond for Wastewater Collection System located off Meeks Road - \$32,375  
Recommendation: Reduce Performance Bond to \$9,713 for a period of two (2) years.
17. Starnes Creek, Section 4 – Performance Bond for Roads, Drainage and Erosion Control located off Meeks Road - \$494,000  
Recommendation: Reduce Performance Bond to \$432,000 for a period of one (1) year.
18. Stephens Valley, Section 3 – Maintenance Bond for Roads, Drainage and Erosion Control located off Sneed Road - \$300,000  
Recommendation: Extend in the current amount for a period of one (1) year.
19. Stephens Valley, Section 4 – Maintenance Bond for Roads, Drainage and Erosion Control located off Sneed Road - \$425,000  
Recommendation: Reduce Maintenance Bond to \$178,000 for a period of one (1) year.
20. Stephens Valley, Section 6 – Maintenance Bond for Maintenance Bond for Roads, Drainage and Erosion Control located off Sneed Road - \$650,000  
Recommendation: Extend in the current amount for a period of one (1) year.
21. Troubadour, Section 6 – Performance Bond for Roads, Drainage and Erosion Control - \$313,000  
Recommendation: Reduce Performance Bond to \$235,000 for a period of one (1) year.

#### **DEFERRAL ITEMS:**

##### **ITEM 23**

#### **PRELIMINARY PAT REVIEW (REVISED) FOR ARTESIAN ACRES SUBDIVISION, LOT 10, CONTAINING 1 LOT ON 5 ACRES LOCATED OFF OF ARTESIAN DRIVE IN THE 5TH VOTING DISTRICT (1-2025-323).**

At this time, the applicant is requesting deferral to the February 2026 Planning Commission Meeting in order to allow the applicant more time to address Staff comments. Staff concurs with this request.

##### **ITEM 24**

#### **PRELIMINARY PLAT REVIEW FOR COLEMAN ROAD LLE SUBDIVISION, CONTAINING 5 LOTS ON 35.60 ACRES LOCATED OFF COLEMAN ROAD IN THE 11<sup>TH</sup> VOTING DISTRICT (1-2025-333).**

The applicant is requesting deferral to the February 2026 Planning Commission meeting. Staff concurs with this request.

**ITEM 32**

**PRELIMINARY PLAT REVIEW FOR CHESTNUT HILL FARMS LLE SUBDIVISION,  
CONTAINING 5 LOTS ON 28.5 ACRES LOCATED OFF WHIPPOORWILL DRIVE  
IN THE 1ST VOTING DISTRICT (1-2025-324).**

At this time, the applicant is requesting deferral to the February 2026 Planning Commission Meeting in order to allow the applicant more time to address Staff comments. Staff concurs with this request.

**MOTION TO ACCEPT STAFF RECOMMENDATION**

1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ VOTE: \_\_\_\_\_

NOTE: All matters listed under the consent agenda are considered to be routine. There will be no separate discussion of these items unless a Planning Commission member so requests, in which case it will be removed from the Consent Agenda so that discussion may be held on that item.

### **ITEM 3**

**NAME:** BURNING TREE FARMS, SECTION 1

**BOND TYPE:** MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL

**LOCATION:** OFF NOLENSVILLE ROAD

**BACKGROUND:** The following table shows the previous history of the bond.

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
October 2017	Performance RDE	Implemented	\$188,000
November 2018	Performance RDE	Extend	\$188,000
February 2019	Performance RDE	Reduce to Maint. & Extend	\$125,000
January 2020	Maintenance RDE	Extend	\$125,000
January 2021	Maintenance RDE	Extend	\$125,000
January 2022	Maintenance RDE	Extend	\$125,000
January 2023	Maintenance RDE	Extend	\$125,000
January 2025	Maintenance RDE	Extend	\$125,000

**LAST ACTION:** At the January 2025 meeting, this body granted approval to extend this bond in the current amount for a period of one (1) year.

**RECOMMENDATION:** Staff visited the site and noted that most of the improvements have been completed, however, the applicant is currently working through the punch list items. Staff recommends that the Maintenance Bond be extended in the current amount for a period of one (1) year; or when Engineering staff has determined the improvements have been completed and the bond is ready for review by the Planning Commission, whichever comes first.

#### **CURRENT**

\$125,000  
Maintenance

#### **RECOMMENDED**

\$125,000  
Maintenance

Reviewer: MS  
Date: 01/08/2026

**ITEM 4**

**NAME:** CROWELL PROPERTY WASTEWATER FACILITY (REEDS VALE)

**BOND TYPE:** PERFORMANCE BOND FOR WASTEWATER TREATMENT AND DISPOSAL SYSTEM

**LOCATION:** LAMPKINS BRIDGE RD

**BACKGROUND:** The following table shows the previous history of the bond.

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
July 2019	Performance Wastewater Treatment and Disposal	Implemented	\$320,500
February 2024	Performance Wastewater Treatment and Disposal	Extend	\$320,500
February 2025	Performance Wastewater Treatment and Disposal	Extend	\$320,500

**LAST ACTION:** At the February 2025 meeting, this body granted approval to extend this bond in the current amount for one (1) year.

**RECOMMENDATION:** Build-out for this development has not been achieved. Accordingly, it is recommended this bond be extended in the current amount for a period of one (1) year.

**CURRENT**

\$320,500  
Performance

**RECOMMENDED**

\$320,500  
Performance

Reviewer: AVH  
Date: 01/08/2026

**ITEM 5**

**NAME:** FIDDLERS GLEN/COX LADD TREATMENT FACILITY

**BOND TYPE:** PERFORMANCE BOND FOR WASTEWATER TREATMENT AND DISPOSAL SYSTEM

**LOCATION:** OFF MURFREESBORO ROAD

**BACKGROUND:** The following table shows the previous history of the bond.

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
May 2020	Performance Wastewater Treatment and Disposal	Implemented	\$102,300
January 2024	Performance Wastewater Treatment and Disposal	Extend	\$102,300
January 2025	Performance Wastewater Treatment and Disposal	Extend	\$102,300

**LAST ACTION:** At the January 2025 meeting, this body granted approval to extend this bond in the current amount for a period of one (1) year.

**RECOMMENDATION:** Build-out for this development has been achieved; however, we are not in receipt of the required certification letters. Accordingly, it is recommended this bond be extended in the current amount for a period of one (1) year.

**CURRENT**

\$102,300  
Performance

**RECOMMENDED**

\$102,300  
Performance

Reviewer: AVH  
Date: 01/08/2026

## **ITEM 6**

**NAME:** GRACE CHAPEL ACADEMY

**BOND TYPE:** MAINTENANCE BOND FOR WASTEWATER COLLECTION SYSTEM

**LOCATION:** OFF SOUTHALL ROAD

**BACKGROUND:** The following table shows the previous history of the bond.

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
July 2021	Performance Wastewater Collection System	Implemented	\$229,500
November 2023	Performance Wastewater Collection System	Defer	\$229,500
January 2024	Performance Wastewater Collection System	Reduce to Maintenance and Extend	\$68,850

**LAST ACTION:** At the January 2024 meeting, this body granted approval to reduce this bond to maintenance in the amount of \$68,850 for a period of two (2) years.

**RECOMMENDATION:** This bond has satisfied the requisite two (2) year maintenance period. Therefore, Staff recommends releasing the bond.

### **CURRENT**

\$68,850  
Maintenance

### **RECOMMENDED**

Release

Reviewer: AVH  
Date: 01/08/2026



**ITEM 7**

**NAME:** GRACE CHAPEL ACADEMY

**BOND TYPE:** MAINTENANCE BOND FOR WASTEWATER TREATMENT AND DISPOSAL SYSTEM (MODIFIED)

**LOCATION:** OFF SOUTHALL ROAD

**BACKGROUND:** The following table shows the previous history of the bond.

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
July 2021	Performance Wastewater Treatment and Disposal System	Implemented	\$98,400
November 2023	Performance Wastewater Treatment and Disposal System	Defer	\$98,400
January 2024	Performance Wastewater Treatment and Disposal System	Reduce to Maintenance and Extend	\$29,520

**LAST ACTION:** At the January 2024 meeting, this body granted approval to reduce this bond to maintenance in the amount of \$29,520 for a period of two (2) years.

**RECOMMENDATION:** This bond has satisfied the requisite two (2) year maintenance period. Therefore, Staff recommends releasing the bond.

**CURRENT**

\$29,520  
Maintenance

**RECOMMENDED**

Release

Reviewer: AVH  
Date: 01/08/2026

**ITEM 8**

**NAME:** HIGH PARK HILL, SECTION 3

**BOND TYPE:** PERFORMANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL

**LOCATION:** OFF MURFREESBORO ROAD

**BACKGROUND:** The following table shows the previous history of the bond.

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
January 2024	Performance RDE	Implemented	\$470,000
January 2025	Performance RDE	Extend	\$470,000

**LAST ACTION:** At the January 2025 meeting, this body granted approval to extend this bond in the current amount of \$470,000 for a period of one (1) year.

**RECOMMENDATION:** Staff visited the site and noted that some improvements have been made. Staff recommends that the Performance Bond be reduced to \$345,000 for a period of one (1) year.

**CURRENT**

\$470,000  
Performance

**RECOMMENDED**

\$345,000  
Performance

## **ITEM 9**

**NAME:** KINGS CHAPEL, SECTION 15

**BOND TYPE:** MAINTENANCE BOND FOR WATER (MILCROFTON)

**LOCATION:** OFF MURFREESBORO ROAD

**BACKGROUND:** The following table shows the previous history of the bond.

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
December 2024	Maintenance	Implemented	\$294,918

**LAST ACTION:** At the December 2024 meeting, this body granted approval to this 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 \$369,000, this amount is based on work completed;
- 3.) Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond for the wastewater collection system in the amount of \$18,000;
- 4.) Posting of a Performance Bond in the amount of \$294,918 for water improvements as specified by Milcrofton Utility District;
- 5.) Execution of Performance agreements for the above referenced sureties;
- 6.) Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
- 7.) Providing two (2) 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 Final Plat.

**RECOMMENDATION:** : Milcrofton Utility District released this bond on December 18, 2025 and is recommending release of this bond. Staff concurs with this request.

### **CURRENT**

\$294,918  
Maintenance

### **RECOMMENDED**

Release

Reviewer: LE  
Date: 01/08/2026

## **ITEM 10**

**NAME:** KINGS CHAPEL, SECTION 15

**BOND TYPE:** PERFORMANCE BOND FOR ROADS, DRAINAGE, AND EROSION CONTROL

**LOCATION:** OFF MURFREESBORO ROAD

**BACKGROUND:** The following table shows the previous history of the bond.

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
December 2024	Performance RDE	Implemented	\$369,000

**LAST ACTION:** At the December 2024 meeting, this body granted approval to this 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 \$369,000, this amount is based on work completed;
- 3.) Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond for the wastewater collection system in the amount of \$18,000;
- 4.) Posting of a Performance Bond in the amount of \$294,918 for water improvements as specified by Milcrofton Utility District;
- 5.) Execution of Performance agreements for the above referenced sureties;
- 6.) Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
- 7.) Providing two (2) 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 Final Plat.

**RECOMMENDATION:** Staff visited the site and noted that some improvements have been made. Staff recommends that the Performance Bond be extended in the current amount for a period of one (1) year.

### **CURRENT**

\$369,000  
Performance

### **RECOMMENDED**

\$369,000  
Performance

Reviewer: MS  
Date: 01/08/2026

## **ITEM 11**

**NAME:**                   **KINGS CHAPEL, SECTION 15**

**BOND TYPE:**           **PERFORMANCE BOND FOR WASTEWATER COLLECTION SYSTEM**

**LOCATION:**             OFF MURFREESBORO ROAD

**BACKGROUND:**    The following table shows the previous history of the bond.

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
December 2024	Performance Wastewater Collection System	Implemented	\$18,000

**LAST ACTION:** At the December 2024 meeting, this body granted approval to this 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 \$369,000, this amount is based on work completed;
- 3.) Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond for the wastewater collection system in the amount of \$18,000;
- 4.) Posting of a Performance Bond in the amount of \$294,918 for water improvements as specified by Milcrofton Utility District;
- 5.) Execution of Performance agreements for the above referenced sureties;
- 6.) Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
- 7.) Providing two (2) 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 Final Plat.

**RECOMMENDATION:** Build-out for this development has been achieved; however, we are not in receipt of the required certification letters. Accordingly, it is recommended this bond be extended in the current amount for a period of one (1) year.

### **CURRENT**

\$18,000  
Performance

### **RECOMMENDED**

\$18,000  
Performance

Reviewer: AVH  
Date: 01/08/2026

## **ITEM 12**

**NAME:** MCDANIEL FARMS, SECTION 1

**BOND TYPE:** MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL

**LOCATION:** MCDANIEL ROAD

**BACKGROUND:** The following table shows the previous history of the bond.

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
August 2017	Performance RDE	Implemented	\$695,000
September 2018	Performance RDE	Implemented	\$695,000
December 2018	Performance RDE	Reduce to Maint. & Extend	\$430,000
September 2019	Maintenance RDE	Extend	\$430,000
September 2020	Maintenance RDE	Extend	\$430,000
September 2021	Maintenance RDE	Extend	\$430,000
September 2022	Maintenance RDE	Extend	\$430,000
September 2023	Maintenance RDE	Extend	\$430,000
January 2024	Maintenance RDE	Extend	\$430,000
January 2025	Maintenance RDE	Extend	\$430,000

**LAST ACTION:** At the January 2025 meeting, this body granted approval to extend this bond in the current amount for a period of one (1) year.

**RECOMMENDATION:** Staff visited the site and noted that some improvements have been made. The applicant has requested a release of the bond, however, there are items that still need to be addressed. Staff recommends that the Maintenance Bond be extended in the current amount for a period of one (1) year; or when Engineering staff has determined the improvements have been completed and the bond is ready for review by the Planning Commission, whichever comes first.

### **CURRENT**

\$430,000  
Maintenance

### **RECOMMENDED**

\$430,000  
Maintenance

REVIEWER: MS  
DATE: 01/08/2026

**ITEM 13**

**NAME:** ST. MARLO, SECTION 3

**BOND TYPE:** MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL

**LOCATION:** OFF LONG LANE

**BACKGROUND:** The following table shows the previous history of the bond.

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
January 2023	Performance RDE	Implemented	\$1,350,000
January 2024	Performance RDE	Reduce to Maint and Extend	\$675,000
January 2025	Maintenance RDE	Reduce and Extend	\$500,000

**LAST ACTION:** At the January 2025 meeting, this body granted approval to reduce this Maintenance Bond to the amount of \$500,000 for a period of one (1) year.

**RECOMMENDATION:** Staff visited the site and noted that some improvements have been made. Staff recommends that the Maintenance Bond be reduced to \$338,000 for a period of one (1) year.

**CURRENT**

\$500,000  
Maintenance

**RECOMMENDED**

\$338,000  
Maintenance

Reviewer: MS  
Date: 01/08/2026

**ITEM 14**

**NAME:** STARNES CREEK, SECTION 3

**BOND TYPE:** MAINTENANCE BOND FOR WATER (MILCROFTON)

**LOCATION:** OFF MEEKS ROAD

**BACKGROUND:** The following table shows the previous history of the bond.

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
March 2024	Performance Water	Implemented	\$114,065
March 2025	Performance Water	Reduced to Maintenance	\$11,613

**LAST ACTION:** At the March 2025 meeting, this body granted approval to reduce this Bond to Maintenance in the amount of \$11,613 until December 2025 and to review again in January 2026 to run concurrent with the beneficiary terms.

**RECOMMENDATION:** Milcrofton Utility District released this bond on December 18, 2025 and is recommending release of this bond. Staff concurs with this request.

**CURRENT**

\$11,613  
Maintenance

**RECOMMENDED**

Release

Reviewer: LE  
Date: 01/08/2026



**ITEM 15**

**NAME:** STARNES CREEK, SECTION 4

**BOND TYPE:** MAINTENANCE BOND FOR WATER (MILCROFTON)

**LOCATION:** OFF MEEKS ROAD

**BACKGROUND:** The following table shows the previous history of the bond.

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
December 2024	Maintenance Water	Implemented	\$77,420

**LAST ACTION:** At the December 2024 meeting, this body granted approval to this Final Plat with the following conditions:

- 1.) Establishment of a Performance Bond for Roads, Drainage and Erosion control in the amount of \$494,000;
- 2.) Prior to signature and recording of the Final Plat, the dedication of Meeks Road right-of-way for off-site improvements, must be accepted by the Williamson County Highway Department;
- 3.) Establishment of a Maintenance Bond for Water Improvements in favor of Milcrofton Utility District in the amount of \$77,420;
- 4.) Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond for the Wastewater Collection System in the amount of \$32,375;
- 5.) Execution of performance agreements for the above referenced sureties;
- 6.) The approved HOA documents must be recorded concurrently with the recording of the Final Plat;
- 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.

**RECOMMENDATION:** : Milcrofton Utility District released this bond on December 18, 2025 and is recommending release of this bond. Staff concurs with this request.

**CURRENT**

\$77,420  
Maintenance

**RECOMMENDED**

Release

Reviewer: LE  
Date: 01/08/2026

## **ITEM 16**

**NAME:** STARNES CREEK, SECTION 4

**BOND TYPE:** PERFROMANCE BOND FOR WASTEWATER COLLECTION SYSTEM

**LOCATION:** OFF MEEKS ROAD

**BACKGROUND:** The following table shows the previous history of the bond.

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
December 2024	Performance Wastewater Collection System	Implemented	\$32,375

**LAST ACTION:** At the December 2024 meeting, this body granted approval to this Final Plat with the following conditions:

- 1.) Establishment of a Performance Bond for Roads, Drainage and Erosion control in the amount of \$494,000;
- 2.) Prior to signature and recording of the Final Plat, the dedication of Meeks Road right-of-way for off-site improvements, must be accepted by the Williamson County Highway Department;
- 3.) Establishment of a Maintenance Bond for Water Improvements in favor of Milcrofton Utility District in the amount of \$77,420;
- 4.) Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond for the Wastewater Collection System in the amount of \$32,375;
- 5.) Execution of performance agreements for the above referenced sureties;
- 6.) The approved HOA documents must be recorded concurrently with the recording of the Final Plat;
- 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.

**RECOMMENDATION:** Build-out for this development has been achieved, and we are in receipt of the required certification letters. Accordingly, it is recommended that this bond be reduced to maintenance in the amount of \$43,100 for a period of two (2) years.

### **CURRENT**

\$32,375  
Performance

### **RECOMMENDED**

\$9,713  
Maintenance

Reviewer: AVH  
Date: 01/08/2026

## **ITEM 17**

**NAME:** STARNES CREEK, SECTION 4

**BOND TYPE:** PERFROMANCE BOND FOR ROADS, DRAINAGE AND EROISION CONTROL

**LOCATION:** OFF MEEKS ROAD

**BACKGROUND:** The following table shows the previous history of the bond.

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
December 2024	Performance RDE	Implemented	\$494,000

**LAST ACTION:** At the December 2024 meeting, this body granted approval to this Final Plat with the following conditions:

- 1.) Establishment of a Performance Bond for Roads, Drainage and Erosion control in the amount of \$494,000;
- 2.) Prior to signature and recording of the Final Plat, the dedication of Meeks Road right-of-way for off-site improvements, must be accepted by the Williamson County Highway Department;
- 3.) Establishment of a Maintenance Bond for Water Improvements in favor of Milcrofton Utility District in the amount of \$77,420;
- 4.) Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond for the Wastewater Collection System in the amount of \$32,375;
- 5.) Execution of performance agreements for the above referenced sureties;
- 6.) The approved HOA documents must be recorded concurrently with the recording of the Final Plat;
- 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.

**RECOMMENDATION:** Staff visited the site and noticed that some improvements have been made. Staff recommends that the Performance Bond be reduced to the amount of \$432,000 for a period of one (1) year.

### **CURRENT**

\$494,000  
Performance

### **RECOMMENDED**

\$432,000  
Performance

Reviewer: MS  
Date: 01/08/2026

### **ITEM 18**

**NAME:** STEPHENS VALLEY, SECTION 3

**BOND TYPE:** MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL

**LOCATION:** OFF SNEED RD

**BACKGROUND:** The following table shows the previous history of the bond.

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
January 2019	Performance RDE	Implemented	\$305,000
February 2020	Performance RDE	Extend	\$305,000
February 2021	Performance RDE	Extend	\$305,000
February 2022	Performance RDE	Extend	\$305,000
February 2023	Performance RDE	Reduce to Maintenance and Extend	\$300,000
January 2023	Maintenance RDE	Extend	\$300,000
January 2024	Maintenance RDE	Extend	\$300,000
January 2025	Maintenance RDE	Extend	\$300,000

**LAST ACTION:** At the January 2025 meeting, this body granted approval to extend this bond in the current amount of \$300,000 for one (1) year.

**RECOMMENDATION:** Staff visited the site and noted that some improvements have been made. Staff recommends that the Maintenance Bond be extended in the current amount for a period of one (1) year.

#### **CURRENT**

\$300,000  
Maintenance

#### **RECOMMENDED**

\$300,000  
Maintenance

Reviewer: MS  
Date: 01/08/2026

## **ITEM 19**

**NAME:** STEPHENS VALLEY, SECTION 4

**BOND TYPE:** MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL

**LOCATION:** OFF SNEED RD

**BACKGROUND:** The following table shows the previous history of the bond.

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
January 2019	Performance RDE	Implemented	\$473,000
August 2020	Performance RDE	Extend	\$473,000
February 2021	Performance RDE	Extend	\$473,000
February 2022	Performance RDE	Extend	\$473,000
January 2023	Performance RDE	Reduce to Maintenance and Extend	\$425,000
January 2024	Maintenance RDE	Extend	\$425,000
January 2025	Maintenance RDE	Extend	\$425,000

**LAST ACTION:** At the January 2025 meeting, this body granted approval to extend this bond in the current amount for one (1) year.

**RECOMMENDATION:** Staff visited the site and noted that some improvements have been made. Staff recommends that the Maintenance Bond be reduced to \$178,000 for a period of one (1) year.

### **CURRENT**

\$425,000  
Maintenance

### **RECOMMENDED**

\$178,000  
Maintenance

REVIEWER: MS  
DATE: 01/08/2026

## **ITEM 20**

**NAME:** STEPHENS VALLEY, SECTION 6

**BOND TYPE:** MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL

**LOCATION:** OFF SNEED RD

**BACKGROUND:** The following table shows the previous history of the bond.

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
February 2020	Performance RDE	Implemented	\$948,000
February 2021	Performance RDE	Extend	\$948,000
February 2022	Performance RDE	Extend	\$948,000
January 2023	Performance RDE	Reduce to Maintenance and Extend	\$650,000
January 2024	Maintenance RDE	Extend	\$650,000
January 2025	Maintenance RDE	Extend	\$650,000

**LAST ACTION:** At the January 2025 meeting, this body granted approval to extend this bond in the current amount of \$650,000 for one (1) year.

**RECOMMENDATION:** Staff visited the site and noted that some improvements have been made. Staff recommends that the Maintenance Bond be extended in the current amount for a period of one (1) year.

### **CURRENT**

\$650,000  
Maintenance

### **RECOMMENDED**

\$650,000  
Maintenance

REVIEWER: MS  
DATE: 01/08/2026

## **ITEM 21**

**NAME:** TROUBADOUR, SECTION 6

**BOND TYPE:** PERFORMANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL

**LOCATION:** OFF COX RD

**BACKGROUND:** The following table shows the previous history of the bond.

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
April 2020	Performance RDE	Implemented	\$626,000
May 2021	Performance RDE	Extend	\$626,000
May 2022	Performance RDE	Extend	\$626,000
May 2023	Performance RDE	Extend	\$626,000
May 2024	Performance RDE	Extend	\$626,000
January 2025	Performance RDE	Reduced	\$313,000

**LAST ACTION:** At the January 2025 meeting, this body granted approval to reduce this Performance Bond to the amount of \$313,000 for a period of one (1) year.

**RECOMMENDATION:** Staff visited the site and noted that some improvements have been made, including submission of a geotechnical certification for this Section. Staff recommends that the Performance Bond be reduced to the amount of \$235,000 for a period of one (1) year.

### **CURRENT**

\$313,000  
Performance

### **RECOMMENDED**

\$235,000  
Performance

Reviewer: MS  
Date: 01/08/2026

**ITEM 22**

**TERRAVISTA ROADS, DRAINAGE, AND EROSION CONTROL BOND UPDATE**



## **ITEM 23**

### **PRELIMINARY PLAT REVIEW (REVISED) FOR ARTESIAN SUBDIVISION, LOT 10, CONTAINING 1 LOT ON 5 ACRES LOCATED OFF ARTESIAN DRIVE IN THE 5TH VOTING DISTRICT (1-2025-323).**

Area	5.0 acres
Lots	1
Zoning	Municipal Growth Area – 1 (MGA-1)
Water	Nolensville/College Grove Utility District
Sewer	Individual Septic System
Development Options	Traditional Subdivision
Chapter 1101 Status	Rural
Map and Parcel	059—091.10
File Number	(1-2025-323)

At this time, the applicant is requesting deferral to the February 2026 Planning Commission Meeting in order to allow the applicant more time to address Staff comments. Staff concurs with this request.

## **ITEM 24**

### **PRELIMINARY PLAT REVIEW FOR COLEMAN ROAD LLE SUBDIVISION, CONTAINING 5 LOTS ON 35.60 ACRES LOCATED OFF COLEMAN ROAD IN THE 11<sup>TH</sup> VOTING DISTRICT (1-2025-333).**

Area	35.60 acres
Lots	5
Zoning	Rural Preservation-5 (RP-5)
Water	City of Franklin
Sewer	Individual Septic Systems
Development Options	Large Lot Easement
Chapter 1101 Status	Rural
Map and Parcel	104---01801
File Number	1-2025-333

At this time, the applicant is requesting deferral to the February 2026 Planning Commission Meeting in order to allow the applicant more time to address Staff comments. Staff concurs with this request.

## **ITEM 25**

### **FINAL PLAT REVIEW (REVISED) FOR BLYTHE MEADOW LLE SUBDIVISION, CONTAINING 5 LOTS ON 32.55 ACRES LOCATED OFF BLYTHE MEADOW LANE IN THE 5TH VOTING DISTRICT (1-2025-425).**

Attachment	25-1	Final Plat
	25-2	Aerial Photography
Area		32.55 Acres
Lots		5
Zoning		Rural Development – 5 (RD-5)
Water		Nolensville/College Grove Utility District
Sewer		Individual On-Site Septic Systems
Development Option		Large Lot Easement
Chapter 1101 Status		Rural
Maps and Parcels		110---04704 and 113---04306
File Number		(1-2025-425)

A Final Plat for this development, where the building envelopes were separated by 200 feet and did not contain fire hydrants, was approved by this body at the February 2025 meeting. The applicant is now requesting a Revised Final Plat in order to add three (3) fire hydrants to reduce the separation between the building envelopes.

The Final Plat is in order and Staff recommends approval, subject to the following conditions:

1. Prior to signature of the Final Plat, the applicant shall submit a covenant that declares the access easement is not a public road, and further declares the joint maintenance by all property owners who use said access easement. The covenant shall be recorded concurrently with the recording of the plat; and
2. Evidence the fire hydrants have been installed shall be submitted with the application for the Building Permit.



FINAL PLAT  
for  
BLYTHE MEADOW SUBDIVISION  
2935 SPANNTOWN ROAD  
FRANKLIN, TN 37067  
TAX MAP 110, PARCELS 047.08 & 047.09  
TAX MAP 113, PARCELS 043.09, 043.10, & 043.011  
DB 8512, PG 701, DB 8772, PG 112, DB 9752, PG 505,  
DB 9685, PG 982, DB 9725, PG 892, R.O.W.C.



VICINITY MAP - NOT TO SCALE

ATTACHMENT 25-1A

CERTIFICATE OF OWNERSHIP AND DEDICATION	
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK 8512, PAGE 701, BOOK 8772, PAGE 112, BOOK 9752, PAGE 505, BOOK 9685, PAGE 982, AND BOOK 9725, PAGE 892, R.O.W.C., AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC STREETS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THESE REGULATIONS.	
DATE: 12-8-2025	OWNER: JERRY D FAIR & BLYTHE CUTLER FAIR LIVING TRUST
DATE: 12-8-2025	OWNER: AG LEGACY REVOCABLE LIVING TRUST
DATE: 12-8-2025	OWNER: ADAM OR LINDSEY WAGNER
DATE: 12-8-2025	OWNER: BRENTWOOD BUILDERS LLC

CERTIFICATE OF SURVEY ACCURACY	
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE WILLIAMSON COUNTY, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS, AS APPROVED BY THE COUNTY ENGINEER.	
DATE: 12-8-2025	MARK CANTRELL, R.L.S.
CERTIFICATE OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM WITH RESTRICTIONS	
GENERAL APPROVAL IS HEREBY GRANTED FOR LOTS PROPOSED HEREON AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL WITH THE LISTED AND/OR ATTACHED RESTRICTIONS.	
BEFORE THE INITIATION OF CONSTRUCTION, THE LOCATION OF THE HOUSE OR OTHER STRUCTURE AND PLANS FOR THE SUBSURFACE SEWAGE DISPOSAL SYSTEM SHALL BE APPROVED BY THE LOCAL HEALTH AUTHORITY.	
DATE: 12-8-2025	DEPT. OF SEWAGE DISPOSAL MGMT., BRIAN CORWIN
CERTIFICATE OF APPROVAL FOR RECORDING	
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR THE RECORDING IN THE OFFICE OF THE COUNTY REGISTER.	
DATE: 12-8-2025	SECRETARY, PLANNING COMMISSION
THIS APPROVAL SHALL BE INVALID IF NOT RECORDED BY DATE: 12-8-2025	

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME & STREET NAMES	
I DO HEREBY CERTIFY THAT THE SUBDIVISION NAME AND STREET NAMES DENOTED ON THIS FINAL PLAT HAVE BEEN APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY (EMA).	
DATE: 12-8-2025	EMA DEPARTMENT OR AUTHORIZED IT REPRESENTATIVE
CERTIFICATE OF ADDRESSES	
I DO HEREBY CERTIFY THAT THE ADDRESSES DENOTED ON THIS FINAL PLAT ARE THOSE ASSIGNED BY THE DEPARTMENT OF INFORMATION TECHNOLOGY (IT).	
DATE: 12-8-2025	IT DEPARTMENT
CERTIFICATE OF APPROVAL OF WATER SYSTEMS	
I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "BLYTHE MEADOW SUBDIVISION, REVISED FINAL PLAT" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. ADDITIONALLY, I CERTIFY THAT THE HYDRAULIC DESIGN CRITERIA SPECIFIED IN SECTION 5.5 OF THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS HAVE BEEN MET.	
DATE: 12-8-2025	NOLANSVILLE COLLEGE GROVE UTILITY DISTRICT

PRIVATE DRIVEWAY NOTATION	
THIS IS A PRIVATE DRIVEWAY AND IS NOT A PUBLIC ROAD. WILLIAMSON COUNTY DOES NOT HAVE RESPONSIBILITY FOR BUILDING OR MAINTAINING THE PRIVATE DRIVEWAY. THE WILLIAMSON COUNTY HIGHWAY COMMISSION MAY, AT ITS DISCRETION, AGREE TO ACCEPT THIS PRIVATE DRIVEWAY AS A PUBLIC ROAD INTO THE COUNTY HIGHWAY SYSTEM IF ALL PROPERTY OWNERS AGREE TO (1) PETITION THE HIGHWAY COMMISSION FOR A PUBLIC ROAD AND (2) BUILD OR PAY FOR UPGRADING THE PRIVATE DRIVEWAY TO COUNTY SPECIFICATIONS IN EFFECT AT THE TIME OF REQUEST.	
DATE: 12-8-2025	COUNTY ENGINEER
DATE: 12-8-2025	COUNTY ROAD SUPERINTENDENT
DATE: 12-8-2025	OWNER SIGNATURE(S)
DATE: 12-8-2025	TAX MAP & PARCEL NUMBER OF LOT
DATE: 12-8-2025	DEED BOOK & PAGE
DATE: 12-8-2025	OWNER SIGNATURE(S)
DATE: 12-8-2025	TAX MAP & PARCEL NUMBER OF LOT
DATE: 12-8-2025	DEED BOOK & PAGE
DATE: 12-8-2025	OWNER SIGNATURE(S)
DATE: 12-8-2025	TAX MAP & PARCEL NUMBER OF LOT
DATE: 12-8-2025	DEED BOOK & PAGE
DATE: 12-8-2025	OWNER SIGNATURE(S)
DATE: 12-8-2025	TAX MAP & PARCEL NUMBER OF LOT
DATE: 12-8-2025	DEED BOOK & PAGE

OWNERS OF RECORD	
LOTS 1 & 3 - JERRY D FAIR & BLYTHE CUTLER FAIR LIVING TRUST 743 AMOS GAMBLE RD SHELBYVILLE, TN 37160 DEED BOOK 8512, PAGE 701 DEED BOOK 8772, PAGE 112	
LOT 2 - AG LEGACY REVOCABLE LIVING TRUST 6012 PORTERS UNION WAY ARRINGTON, TN 37014 DEED BOOK 9752, PAGE 505	
LOT 4 - ADAM & LINDSEY WAGNER 233 ASTERWOOD CIRCLE THOMPSONS STATION, TN 37179 DEED BOOK 9685, PAGE 982	
LOT 5 - BRENTWOOD BUILDERS LLC P.O. BOX 1786 BRENTWOOD, TN 37024 DEED BOOK 9725, PAGE 892	
APPLICANT	
T-SQUARE ENGINEERING 111 SOUTHEAST PKWY CT FRANKLIN, TN 37064 615.678.8212	



PROJECT  
21-0330

SHEET  
1 OF 2



REVISED FINAL PLAT		REVISIONS	
MAP 110, PARCELS 047.08 & 047.09		REVISED PER COUNTY COMMENTS	
MAP 113, PARCELS 043.09, 043.10, 043.11		REVISED PER COUNTY COMMENTS	
WILLIAMSON COUNTY, TENNESSEE		REVISED PER COUNTY COMMENTS	

BLYTHE MEADOW SUBDIVISION



[illegible]GEOHERMAL WELL CONSTRUCTION STANDARDS FOR  
CLOSED LOOP GEOHERMAL BOREHOLES

SEWER LINES	10 FEET
SEPTIC TANKS	25 FEET
SPRINGS	100 FEET
SEPTIC DRAIN FIELDS	25 FEET
WATER WELLS	100 FEET
HOUSE TO SEPTIC TO TANK CONNECTION	10 FEET
HOUSE TO SEWER CONNECTION	10 FEET

SLIPPAGE SOILS, SPECIAL FLOOD HAZARDS, HISTORICAL AND CULTURAL RESOURCES, AND KARST FEATURES. AREAS FALLING WITHIN THESE CATEGORIES, IF ANY, HAVE BEEN NOTED ON THE RESOURCE PROTECTION PLAN. THERE HAVE BEEN NO KARST FEATURES FOUND WITHIN THE LIMITS OF THIS DEVELOPMENT. THERE ARE NO SLIPPAGE SOILS INDICATED BY THE APPROVED SOIL MAP OR WC WEB SURVEY. THERE ARE NO RIDGETOPS OR HILLTOPS WITHIN THE LIMITS OF THIS DEVELOPMENT. THERE NO HISTORIC SITES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES IDENTIFIED WITHIN THE LIMITS OF THIS DEVELOPMENT.

THERE ARE VERY STEEP SLOPES AND/OR MODERATELY STEEP SLOPES PRESENT ON ALL LOTS. BUILDING ENVELOPES CONTAINING MODERATELY STEEP SLOPES HAVE BEEN LABELED ON THE PLAN WITH A (\*) SYMBOL. WHERE A (\*) SYMBOL IS PROVIDED FOR A LOT, AN ENGINEERED SITE PLAN MUST BE SUBMITTED WITH APPLICATIONS FOR BUILDING PERMIT FOR THAT LOT DUE TO THE PRESENCE OF MODERATELY STEEP SLOPES IN THE BUILDING ENVELOPES.

THIS PROPERTY IS 35% (11.42 AC) COVERED IN EXISTING TREE CANOPY. PER REGULATION, 66% (7.54 AC) MUST BE PRESERVED. 81% (9.28 AC) OF THE EXISTING TREE CANOPY IS PROPOSED AS BEING PRESERVED. TOTAL TREE CANOPY DISTURBED IS 19% (2.14 AC).

A HYDROLOGIC DETERMINATION WAS COMPLETED BY CHRISTOPHER GROW ON OCTOBER 13, 2022. THE

REPORT IDENTIFIED WET WEATHER CONVEYANCES, WETLANDS, AND STREAMS ON SITE.

LOT 1	ELEV	A	B	C	D	E	F	G
	GROUND	823.1	798.0	794.5	809.1	802.9	802.4	797.7
	INVERT	820.1	795.0	794.5	806.1	799.9	799.4	797.7
	DEPTH	3'	3'	0'	3'	3'	3'	0'
TIGHTLINES: B-C-F-G								

ACCESSORY STRUCTURE INTERCEPTOR DRAIN TABLE							
LOT 1	ELEV	A	B	C	D	E	F
	GROUND	808.8	801.5	798.0	800.0	799.7	796.0
	INVERT	805.6	798.5	798.0	797.0	796.7	796.0
	DEPTH	3'	3'	0'	3'	3'	0'
TIGHTENES: R.C.F.F							

AREA B INTERCEPTOR DRAIN TABLE						
LOT 5	ELEV	A	B	C	D	E
	GROUND	783.5	779.6	776.0	775.6	772.0
	INVERT	780.5	776.6	776.0	772.6	772.0
	DEPTH	3'	3'	0'	3'	0'
TIGHTLINES: B-C-D-E						

PARCEL AREA TABLE		
PARCEL #	AREA (SF)	AREA (AC)
1*	243013.20	5.58
2*	219175.20	5.03
3*	395187.44	9.07
4	223108.20	5.12
5*	337227.13	7.74

\* - DENOTES LOT WITH BUILDING ENVELOPES WITH MODERATELY STEEP SLOPES (15%-25%). AN ENGINEERED SITE PLAN WILL BE REQUIRED WITH APPLICATION FOR BUILDING PERMIT ON ALL LOTS WHERE BUILDING ENVELOPES CONTAIN MODERATELY STEEP SLOPES.

LOT 1 - 3016 BLYTHE MEADOW LANE  
LOT 2 - 3008 BLYTHE MEADOW LANE  
LOT 3 - 3017 BLYTHE MEADOW LANE  
LOT 4 - 3011 BLYTHE MEADOW LANE  
LOT 5 - 3005 BLYTHE MEADOW LANE

EASEMENT CURVE TABLE					
CURVE #	LENGTH (FT)	RADIUS (FT)	DELTA (FT)	CHORD DIRECTION	CHORD LENGTH (FT)
C1	84.43	125.00	38.70	S25° 20' 15"W	82.83
C2	48.54	75.00	37.08	S26° 08' 48"W	47.69
C3	333.94	225.00	85.04	S50° 07' 09"W	304.12
C4	88.36	45.00	112.50	N87° 21' 44"W	74.83
C5	88.36	45.00	112.50	S87° 21' 44"E	74.83
C6	259.71	175.00	85.03	N50° 07' 20"E	236.53
C7	80.90	125.00	37.08	N26° 08' 48"E	79.49
C8	50.66	75.00	38.70	N25° 20' 15"E	49.70

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO REVISE THE BUILDING ENVELOPES ON LOTS 1, 3, AND 5 TO ACCOUNT FOR INSTALLATION OF FIRE HYDRANTS. RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE PLAT FOR THE MEADOW SUBDIVISION RECORDED PLAT BOOK 84, PAGE 129, R.V.G.
- THE PROPERTY SHOWN ON THIS PLAT IS LOCATED WITHIN WILLIAMSON COUNTY, TN. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, RADIATION, ILLUMINATION, SETBACK PROVISIONS, ETC. ARE SUBJECT TO WILLIAMSON COUNTY'S ZONING ORDINANCES. THE PROPERTY SHOWN ON THIS PLAT IS NOT SUBJECT TO ANY COUNTY DEVELOPMENT AGREEMENT.
- SUBJECT PROPERTY IS PARCELS 047.08 & 0.74 OR AS SHOWN ON WILLIAMSON COUNTY TAX MAP 110 AND PARCELS 043.09, 043.10, & 0.4311 AS SHOWN ON WILLIAMSON COUNTY TAX MAP 113.
- DEED 049, DEED 043, DEED BOOK 8512, PAGE 101; DEED BOOK 8772, PAGE 112; DEED BOOK 8752, PAGE 505; DEED BOOK 8686, PAGE 484; AND DEED BOOK 8752, PAGE 505, ALL RECORDS OF WILLIAMSON COUNTY, TN.
- THE HORIZONTAL LOCATION DATA SHOWN ON THIS SURVEY WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION AND DATA COLLECTOR AND IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) RECORDINGS USING THE TDOF NETWORK.
- THE SURVEY IS LOCATED WITHIN COORDINATE SYSTEM ZONE 410N, NAD83. DRONE AERIAL PHOTOMETRY WAS ALSO USED TO SURVEY SOME ELEMENTS.
- THIS FINAL PLAT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE SEARCH. PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS OR EASEMENTS, OF RECORD OR BY PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN LOCAL ZONES "X", AS DESIGNATED ON CURRENT FEDERAL EMBLEMATIC MANAGEMENT AGENCY MAP NOS. 47.16703859, WITH AN EFFECTIVE DATE OF 12/20/2024, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY BY WHICH SAID ZONING IS DETERMINED.
- THIS PROPERTY IS ZONED RURAL DEVELOPMENT DISTRICT 5 (RD-5).
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF A FINAL PROPERTY SURVEY AND CONFIRMATION OF THE ACCURACY OF THE CATEGORY OF THE SURVEY PRESENTLY DEFINED AND DESCRIBED BY THE MISSISSIPPI STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, AND THE RATIO OF PRECISION IS LESS THAN 1:100,000.
- IT IS THE RESPONSIBILITY OF THE BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SYSTEM WITHIN THE BUILDING FOOTPRINT AND TO MAINTAIN THE SAME. THE HOUSE, FROM THE HOUSE, FROM THE BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
1. THIS PROPERTY HAS BEEN REVIEWED FOR THE EXISTENCE OF INTERMITTENT AND PERENNIAL STREAMS, STREAMS THAT WOULD REQUIRE WATERWAY NATURAL AREAS AS DESCRIBED IN SECTION 4 OF THE WILLIAMSON COUNTY STORMWATER MANAGEMENT PLAN, AND THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE WILLIAMSON COUNTY ENGINEERING DEPARTMENT.
2. THIS SITE HAS BEEN REVIEWED FOR THE PRESENCE OF HISTORIC AND CULTURAL RESOURCES. NO SUCH RESOURCES WERE IDENTIFIED.
4. LOTS 1, 2, 3 AND 5 ARE CRITICAL DUE TO THE PRESENCE OF 15% TO 25% SLOPES WITHIN THE BUILDING ENVELOPE.
15. THE DEVELOPER HAS UTILIZED REASONABLE MEANS TO NOTIFY THE OPERATOR OF THE NATURAL GAS TRANSMISSION PIPELINE TO VERIFY THE LOCATION OF THE PIPELINE AND THE PIPELINE EASEMENT. THE DEVELOPER HAS REVIEWED OR OBTAINED TO REVIEW, PRELIMINARY INFORMATION ABOUT THE PROPOSED DEVELOPMENT WITH THE PIPELINE OPERATOR.

SITE DATA			
PROJECT NAME	BLYTHE MEADOW SUBDIVISION		
PROJECT NUMBER	21-0330		
ADDRESS	BLYTHE MEADOW LANE		
PARCEL ID	MAP 110 PARCELS 047.08 & 047.09 MAP 113 PARCELS 043.09, 043.10, & 043.11		
	EXISTING	REQUIRED	PROPOSED
TOTAL PROPERTY AREA	32.55 AC	-	32.55 AC
ZONING	RURAL DEVELOPMENT DISTRICT 5 (RD-5)		
NUMBER OF LOTS	5	-	5
TOTAL LOT AREA	32.55 AC	-	32.55 AC
MINIMUM LOT SIZE	-	5 AC	5 AC
MINIMUM LOT WIDTH	-	200'	200'
MINIMUM FRONT SETBACK	-	100'	100'
MINIMUM SIDE SETBACK	-	25'	25'
MINIMUM REAR SETBACK	-	50'	50'
ERROR OF CLOSURE	1/10,000	1/10,000	1/10,000

OWNERS OF RECORD
<b><u>LOTS 1 &amp; 3 - JERRY D FAIR &amp; BLYTHE CUTLER FAIR LIVING TRUST</u></b> 743 AMOS GAMBLE RD SHELBYVILLE, TN 37160 DEED BOOK 8512, PAGE 701 DEED BOOK 8772, PAGE 112

LOT 2 - AG LEGACY REVOCABLE LIVING TRUST  
6012 PORTERS UNION WAY  
ARRINGTON, TN 37014  
DEED BOOK 9752, PAGE 505

LOT 4 - ADAM & LINDSEY WAGNER  
233 ASTERWOOD CIRCLE  
THOMPSONS STATION, TN 37179  
DEED BOOK 9685, PAGE 982

LOT 5 - BRENTWOOD BUILDERS LLC  
P.O. BOX 1786  
BRENTWOOD, TN 37024  
DEED BOOK 9725, PAGE 892

APPLICANT

ARE ENGINEERING  
UTHEAST PKWY CT  
ANKLIN, TN 37064  
615.678.8212

12-8-2025

PROJECT  
21-0330

SHEET  
2 OF 2

BLYTHE MEADOW SUBDIVISION

ATTACHMENT 25-1B

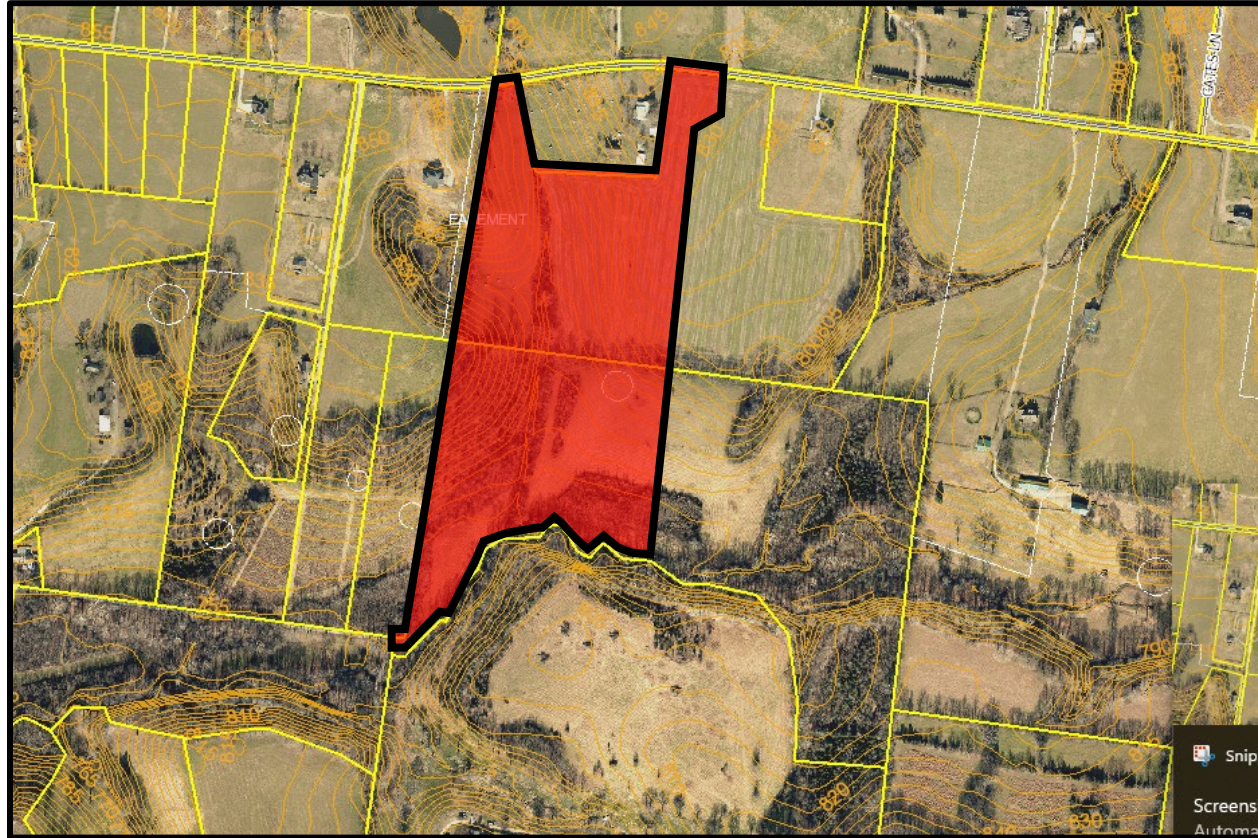
JENNIFER & BEN HENSON  
MAP 110, PARCEL 45.00  
DEED BOOK 9403, PAGE 425



**T-SQUARE ENGINEERING**



# ATTACHMENT 25-2



## **ITEM 26**

### **FINAL PLAT REVIEW FOR STONE RIDGE LLE SUBDIVISION, CONTAINING 5 LOTS ON 69.98 ACRES LOCATED OFF HARPETH SCHOOL ROAD IN THE 2ND VOTING DISTRICT (1-2025-411).**

Attachment	26-1	Final Plat
	26-2	Aerial Photograph
Area	69.98 acres	
Lots	5	
Zoning	Rural Development-5 (RD-5)	
Water	H.B. & T.S. Utility District	
Sewer	Individual On-Site Septic Systems	
Development Option	Large Lot Easement	
Chapter 1101 Status	Rural	
Map and Parcel	144---02003	
File Number	(1-2025-411)	

A Preliminary Plat for this development was approved at the January 2024 Planning Commission meeting. The applicant is now requesting Final Plat approval of the development, which contains five (5) lots on approximately seventy (70) acres, accessed by a fifty-foot (50') ingress/egress/utilities easement.

The Final Plat conforms with the approved Preliminary Plat, and Staff recommends approval with the following conditions:

1. The applicant shall adopt and record a covenant that declares that the access easement is not a public road, and imposes the requirement of maintenance by all property served by the access easement. The covenant shall be recorded concurrently with the recording of the plat; and
2. Demonstration of compliance with Section 3.05 of the Subdivision Regulations, Fire Apparatus Access, prior to Building Permit Issuance.



**COVER SHEET  
FOR LOTS 1-5 OF THE  
STONE RIDGE SUBDIVISION**



PROPERTY LINE CURVE DIMENSION TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	467.94	179.68	79.59	S 71°08'18" W	9°45'23"

PROPERTY LINE DIMENSION TABLE		
LINE	BEARING	DISTANCE
L3	N 08° 34' 07" E	36.35'
L4	N 78° 18' 49" W	21.70'
L5	N 08° 54' 59" E	13.16'
L6	N 25° 43' 52" W	33.34'
L7	S 06° 54' 59" W	23.76'
L8	N 86° 36' 54" E	58.03'
L9	S 85° 16' 30" E	46.31'
L10	N 65° 49' 44" E	67.83'
L11	S 78° 18' 16" E	37.51'
L12	S 58° 07' 05" E	52.32'
L13	S 47° 43' 16" E	41.14'

LOT 1 CURTAIN DRAIN ELEVATION TABLE

LOT 1	MIN. DEPTH		A	B	C	D	E	F	G
PRIMARY PRINCIPLE	36"	GND. ELV.	859.0'	857.7'	840.7'	837.5'	841.7'	838.5'	
		INV. ELV.	856.0'	854.7'	837.7'	OUTLET	838.7'	OUTLET	
ACCESSORY	36"	GND. ELV.	841.5'	839.8'	835.4'	831.0'	838.2'	833.5'	830.0'
		INV. ELV.	838.5'	836.8'	832.4'	OUTLET	835.2'	830.5'	OUTLET

EASEMENT EXTENT LINE TABLE

LINE	BEARING	DISTANCE
LE1	S 80° 41' 00" W	61.25'
LE2	S 06° 47' 28" E	106.56'
LE3	N 89° 50' 11" E	105.39'
LE4	S 80° 56' 40" E	28.95'
LE5	S 17° 06' 20" W	66.71'
LE6	N 17° 06' 20" E	66.71'
LE7	N 80° 56' 40" W	28.95'
LE8	S 80° 56' 40" W	106.56'
LE9	N 80° 41' 00" E	61.25'
LE10	N 80° 41' 00" E	61.25'
LE11	N 80° 41' 00" E	61.25'
LE12	N 80° 41' 00" E	61.25'

LINE	BEARING	DISTANCE
L6	N 25° 43' 52" W	33.34'
L7	S 06° 54' 59" W	23.76'
L8	N 86° 36' 54" E	58.03'

EASEMENT CURVE EXTENT TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	467.94	51.02	51.02	N 72° 00' 39" E	6° 14' 37"
C2	254.08	158.54	162.82	S 1° 00' 11" E	57° 19' 42"
C3	69.36	109.34	90.51	S 17° 53' 11" E	97° 08' 33"
C4	303.38	124.01	124.12	S 78° 15' 14" E	25° 30' 32"
C5	253.39	49.84	49.39	S 85° 00' 07" E	9° 07' 19"
C6	652.09	191.94	191.26	S 72° 35' 24" E	16° 51' 53"
C7	176.89	281.51	255.79	S 18° 30' 41" E	91° 11' 53"
C8	278.49	469.05	414.80	S 79° 42' 10" W	97° 11' 52"
C9	118.66	417.82	188.70	S 72° 15' 28" W	104° 00' 32"
C10	222.63	218.61	209.55	S 07° 55' 00" E	56° 15' 45"
C11	213.16	235.77	223.93	S 04° 21' 49" E	62° 22' 19"
C12	170.89	298.82	262.17	S 28° 48' 11" E	100° 12' 29"
C13	65.29	102.45	99.26	S 27° 50' 30" E	88° 54' 36"
C14	60.89	229.54	63.08	S 72° 55' 00" W	28° 15' 31"
C15	15.29	23.85	21.58	N 37° 46' 24" W	88° 46' 32"
C16	260.80	389.27	338.86	N 22° 47' 42" W	100° 14' 07"
C17	163.16	188.46	131.41	N 04° 41' 00" W	62° 22' 19"
C18	272.63	267.71	257.08	N 07° 55' 00" W	56° 15' 45"
C19	169.66	398.22	262.52	N 07° 15' 28" E	104° 00' 32"
C20	228.49	384.25	339.79	N 75° 42' 10" E	97° 11' 52"
C21	285.36	53.38	92.88	N 10° 02' 12" E	44° 07' 17"
C22	602.09	172.39	178.62	N 72° 35' 28" W	16° 52' 04"
C23	203.39	32.38	32.38	N 85° 30' 20" W	9° 07' 19"
C24	353.38	114.61	114.58	S 27° 30' 32" E	25° 30' 32"
C25	110.36	187.11	165.49	N 17° 53' 11" W	97° 08' 33"
C26	204.08	132.98	130.62	N 12° 01' 11" E	37° 19' 42"
C27	467.94	2.89	7.20	N 75° 34' 24" E	0° 52' 52"
C28	40.00	56.39	13.70	N 17° 08' 48" E	108° 01' 00"
C29	126.78	155.11	55.26	N 51° 32' 00" W	28° 10' 11"

LOT 1  
4700 STONE RIDGE LANE,  
FRANKLIN, TN. 37064

LOT 2  
4706 STONE RIDGE LANE,  
FRANKLIN, TN. 37064

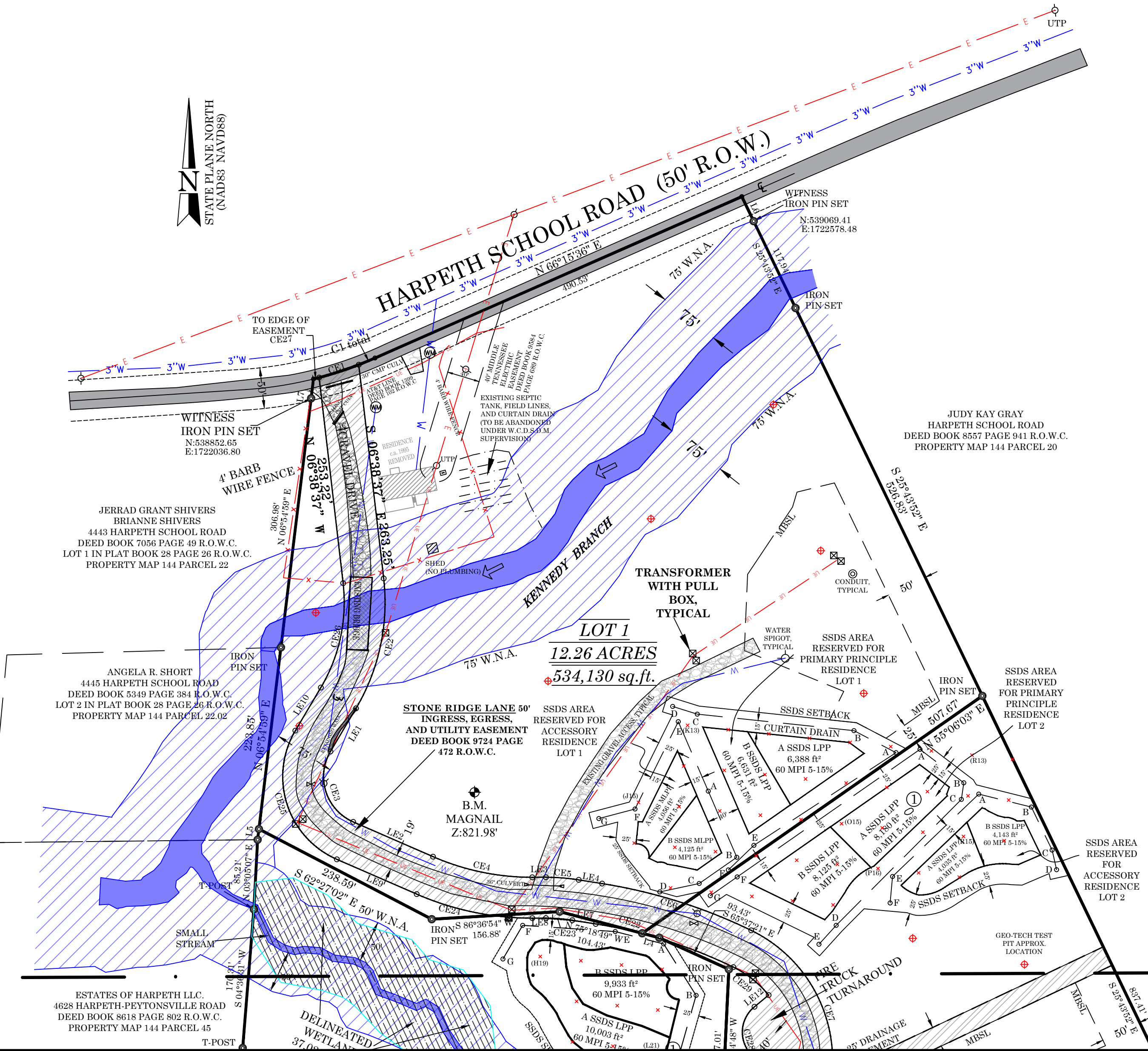
LOT 3  
4712 STONE RIDGE LANE,  
FRANKLIN, TN. 37064

LOT 4  
4718 STONE RIDGE LANE,  
FRANKLIN, TN. 37064

LOT 5  
4719 STONE RIDGE LANE,  
FRANKLIN, TN. 37064

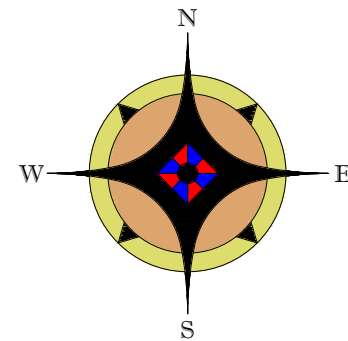
MATCH SHEET 1.0

MATCH SHEET 1.1

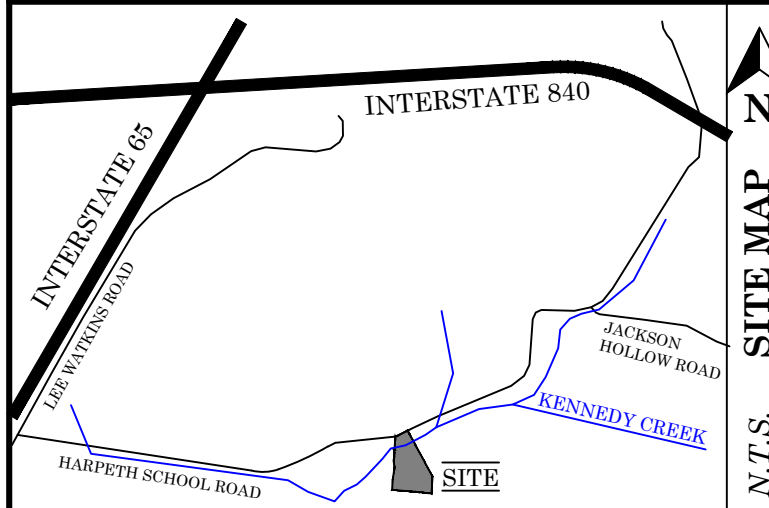


ATTACHMENT 26-1B

CHAPDELAINE & ASSOCIATES  
LAND SURVEYING



7376 WALKER ROAD,  
FAIRVIEW, TENNESSEE 37062  
(615) 799-8104  
Surveying@Chapsurveyor.com  
Randolph L. Chapdelaine  
TN R.L.S. #1444



CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION, THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE, AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- a. REAL TIME KINEMATIC & BASE SOKKIA GRX 3
- b. POSITIONAL ACCURACY: 0.05 FEET
- c. DATE OF SURVEY: 8-5-2021
- d. DATUM / EPOCH: NAD83 (2011) EPOCH
- e. PUBLISHED / FIXED CONTROL: TDOT CORS NETWORK
- f. GEOD MODEL: GEOID 12B
- g. COMBINED GRID FACTOR: 0.99991697

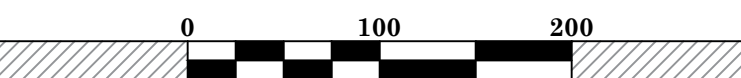
RANDOLPH L. CHAPDELAINE, R.L.S. # 1444 DATE

FINAL PLAT

AUSTIN C. HUSKEY, TAYLOR K. HUSKEY,  
JAMES A. HUSKEY  
4451 HARPETH SCHOOL ROAD  
FRANKLIN,  
TENNESSEE 37064  
DEED BOOK 9220 PAGE 931 R.O.W.C.  
DEED BOOK 9723 PAGE 766 R.O.W.C.  
11th CIVIL DISTRICT OF WILLIAMSON  
COUNTY, TENNESSEE  
PROPERTY MAP 144 PARCEL 20.03  
ZONE RD-5  
(RURAL DEVELOPMENT DISTRICT 5)

REVISION #	DATE
REVISION #5 10/13/2025	REVISION #6 11/13/2025
REVISION #4 5/16/2025	REVISION #7 11/26/2025
REVISION #3 11/01/2023	REVISION #8 12/1/2025
REVISION #2	10/16/2023
REVISION #1	AUGUST 21, 2023

DATE: AUGUST 2, 2023  
DRAWN BY: DHH,RLC  
JOB #: 8218  
SCALE: 1" = 100'



V-1.0

LARGE LOT OFF AN EASEMENT FINAL PLAT MATCH SHEET 1.0  
FOR LOTS 1-5 OF THE  
STONE RIDGE SUBDIVISION



MATCH SHEET 1.0

MATCH SHEET 1.1

EASEMENT EXTENT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 90°41'05" W	61.25
L2	S 66°27'28" E	106.56
L3	N 66°50'01" E	16.70
L4	S 90°56'40" E	28.95
L5	S 17°06'20" W	68.73
L6	N 17°06'20" E	68.73
L7	S 90°56'40" W	28.95
L8	S 90°50'01" W	16.70
L9	N 66°27'28" W	106.56
L10	N 66°11'02" E	61.25
L11	N 87°00'44" W	22.40
L12	N 59°35'31" E	126.41

EASEMENT CURVE EXTENT TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CE1	467.94	51.02	51.00	N 72°06'29" E	6°14'37"
CE2	254.08	105.54	102.62	S 12°01'14" W	37°19'42"
CE3	66.36	102.54	100.51	S 15°53'11" E	9°70'08"
CE4	363.38	125.01	124.12	S 78°15'44" E	22°36'32"
CE5	253.39	40.44	40.97	S 83°30'20" E	27°07'10"
CE6	652.09	191.94	191.25	S 72°35'22" E	16°51'53"
CE7	174.80	281.51	282.70	S 18°00'44" E	91°12'52"
CE8	272.49	469.05	411.80	S 75°42'10" W	97°11'32"
CE9	119.66	217.39	188.70	S 74°15'28" W	104°05'30"
CE10	225.62	514.61	293.63	S 07°55'00" E	56°12'42"
CE11	913.16	225.77	223.49	S 04°21'40" E	62°22'19"
CE12	170.80	228.86	202.17	S 22°48'21" E	100°13'20"
CE13	65.89	102.45	92.80	S 21°00'00" E	89°54'08"
CE14	46.00	205.84	43.08	N 72°53'40" W	204°50'31"
CE15	15.29	61.89	21.88	N 27°46'27" W	89°46'02"
CE16	520.80	386.27	338.86	N 22°47'42" W	100°14'07"
CE17	183.16	180.46	171.41	N 04°21'40" W	62°22'19"
CE18	272.49	267.71	257.08	N 07°45'00" W	56°13'45"
CE19	169.66	308.23	287.55	N 72°15'28" E	104°05'30"
CE20	225.62	514.61	293.72	N 72°42'10" E	62°11'52"
CE21	126.78	33.38	62.88	N 19°02'43" E	24°07'17"
CE22	682.09	177.26	176.62	N 72°30'28" W	16°52'04"
CE23	263.39	53.58	53.55	N 85°39'07" W	09°07'19"
CE24	353.38	145.61	144.58	N 78°15'44" W	22°36'32"
CE25	110.36	187.11	165.49	N 12°53'11" W	47°08'35"
CE26	204.08	132.96	130.62	N 12°01'14" E	37°19'42"
CE27	467.94	2.20	2.20	N 05°31'41" E	0°52'32"
CE28	61.00	98.39	74.07	N 17°06'20" W	138°04'30"
CE29	126.78	55.71	55.29	N 51°32'06" W	28°10'31"

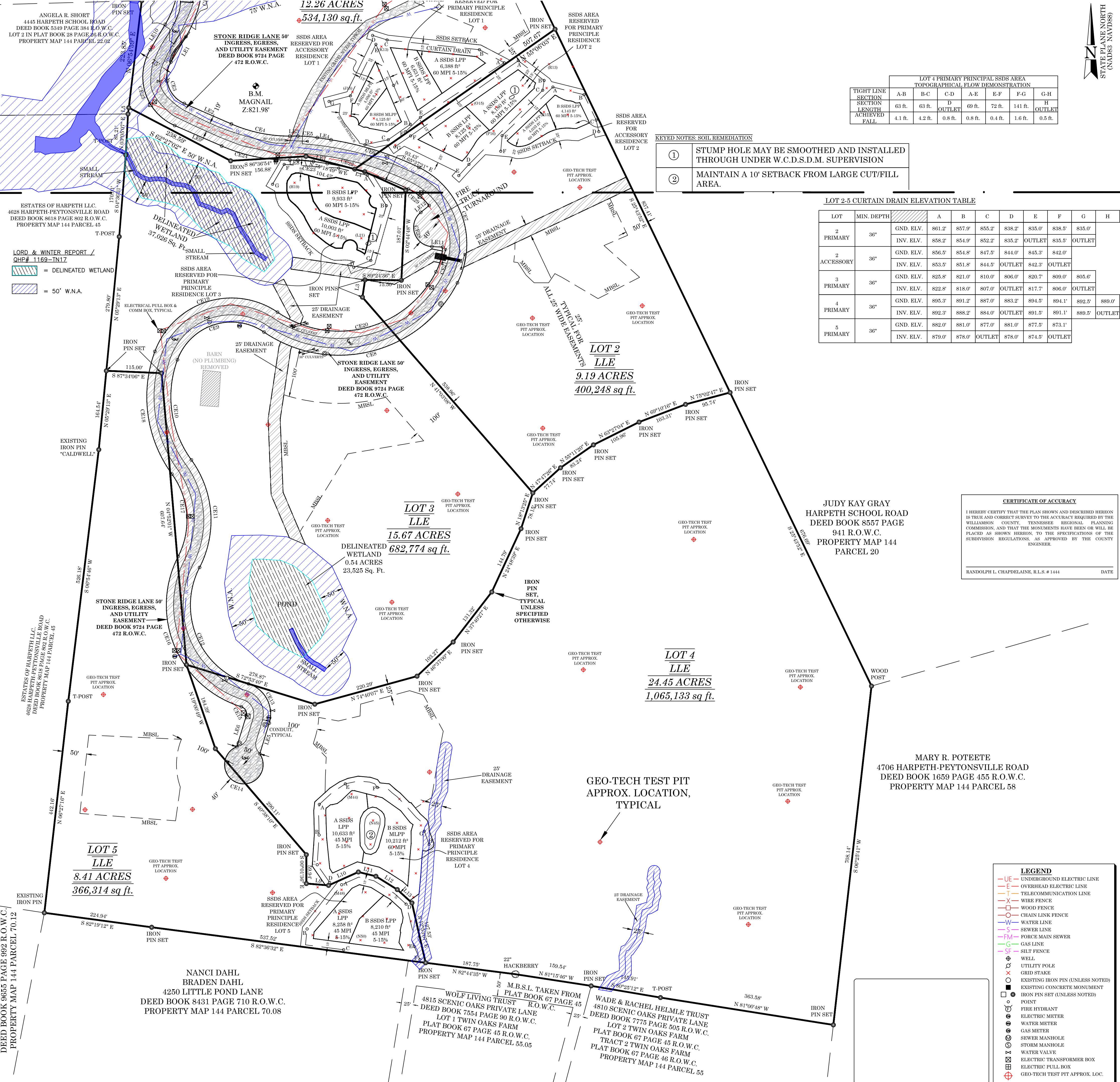
PROPERTY LINE CURVE DIMENSION TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	467.94	179.68	79.59	S 71°08'18" W	9°45'23"

PROPERTY LINE DIMENSION TABLE

LINE	BEARING	DISTANCE
L3	N 08°34'07" E	36.35
L4	N 75°18'49" W	21.70
L5	N 06°54'59" E	13.16
L6	N 25°43'52" W	33.34
L7	S 06°54'59" W	23.76
L8	N 86°36'54" E	58.03
L9	S 85°16'30" E	46.31
L10	N 65°49'44" E	67.83
L11	S 76°18'16" E	37.51
L12	S 58°07'05" E	52.32
L13	S 47°43'16" E	41.14

ATTACHMENT 26-1C



LOT 4 PRIMARY PRINCIPAL SSDS AREA TOPOGRAPHICAL FLOW DEMONSTRATION							
TIGHT LINE SECTION	A-B	B-C	C-D	A-E	E-F	F-G	G-H
LENGTH	63 ft.	63 ft.	D	69 ft.	72 ft.	141 ft.	H
ACHIEVED FALL	4.1 ft.	4.2 ft.	0.8 ft.	0.8 ft.	0.4 ft.	1.6 ft.	0.5 ft.

KEYED NOTES: SOIL REMEDIATION

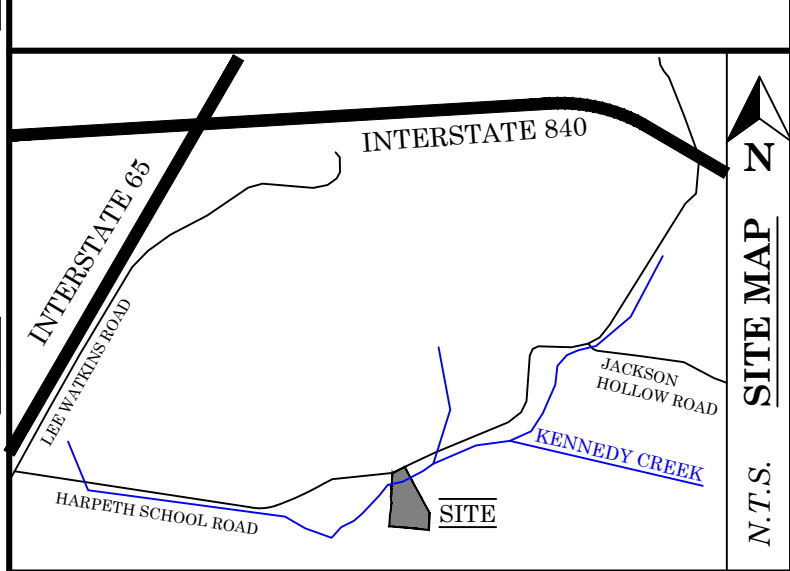
- STUMP HOLE MAY BE SMOOTHED AND INSTALLED THROUGH UNDER W.C.D.S.D.M. SUPERVISION
- MAINTAIN A 10' SETBACK FROM LARGE CUT/FILL AREA.

LOT 2-5 CURTAIN DRAIN ELEVATION TABLE

LOT	MIN. DEPTH		A	B	C	D	E	F	G	H
2 PRIMARY	36"	GND. ELV.	861.2'	857.9'	855.2'	838.2'	835.0'	838.5'	835.0'	
		INV. ELV.	858.2'	854.9'	852.2'	835.2'	832.0'	835.5'	832.0'	OUTLET
2 ACCESSORY	36"	GND. ELV.	856.3'	854.8'	847.5'	844.0'	845.3'	842.0'		
		INV. ELV.	853.3'	851.8'	844.5'	841.0'	842.3'	839.0'	835.5'	OUTLET
3 PRIMARY	36"	GND. ELV.	825.8'	821.0'	810.0'	806.0'	820.7'	809.0'	805.0'	
		INV. ELV.	822.8'	818.0'	807.0'	803.0'	817.7'	806.0'	802.5'	OUTLET
4 PRIMARY	36"	GND. ELV.	805.3'	891.2'	887.0'	883.2'	894.5'	894.1'	892.5'	889.0'
		INV. ELV.	802.3'	888.2'	884.0'	880.0'	891.5'	891.1'	888.5'	OUTLET
5 PRIMARY	36"	GND. ELV.	882.0'	881.0'	877.0'	881.0'	877.5'	873.1'		
		INV. ELV.	879.0'	878.0'	874.0'	878.0'	874.5'	871.0'		

CHAPDELAIN & ASSOCIATES LAND SURVEYING

7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 (615) 799-8104 Surveying@Chapsurveyor.com Randolph L. Chapdelaine TN R.L.S. #1444



CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION, THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE, AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- REAL TIME KINEMATIC & BASE SOKKIA GRX 3
- POSITIONAL ACCURACY: 0.05 FEET
- DATE OF SURVEY: 8-5-2021
- DATUM / EPOCH: NAD83 (2011) EPOCH PUBLISHED / FIXED CONTROL: TDOT CORS NETWORK
- GEIOD MODEL: GEIOD 12B
- COMBINED GRID FACTOR: 0.99991697

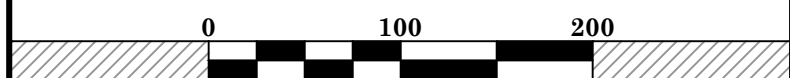
RANDOLPH L. CHAPDELAIN, R.L.S. #1444 DATE

FINAL PLAT

AUSTIN C. HUSKEY, TAYLOR K. HUSKEY, JAMES A. HUSKEY 4451 HARPETH SCHOOL ROAD FRANKLIN, TENNESSEE 37064 DEED BOOK 9220 PAGE 931 R.O.W.C. DEED BOOK 9723 PAGE 766 R.O.W.C. 11th CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE PROPERTY MAP 144 PARCEL 20.03 ZONE RD-5 (RURAL DEVELOPMENT DISTRICT 5)

REVISION #	DATE
REVISION #5 10/13/2025	REVISION #6 11/13/2025
REVISION #4 5/16/2025	REVISION #7 11/26/2025
REVISION #3 11/01/2023	REVISION #8 12/1/2025
REVISION #2	10/16/2023
REVISION #1	AUGUST 21, 2023

DATE: AUGUST 2, 2023  
DRAWN BY: DHH,RLC  
JOB #: 8218  
SCALE: 1"=100'

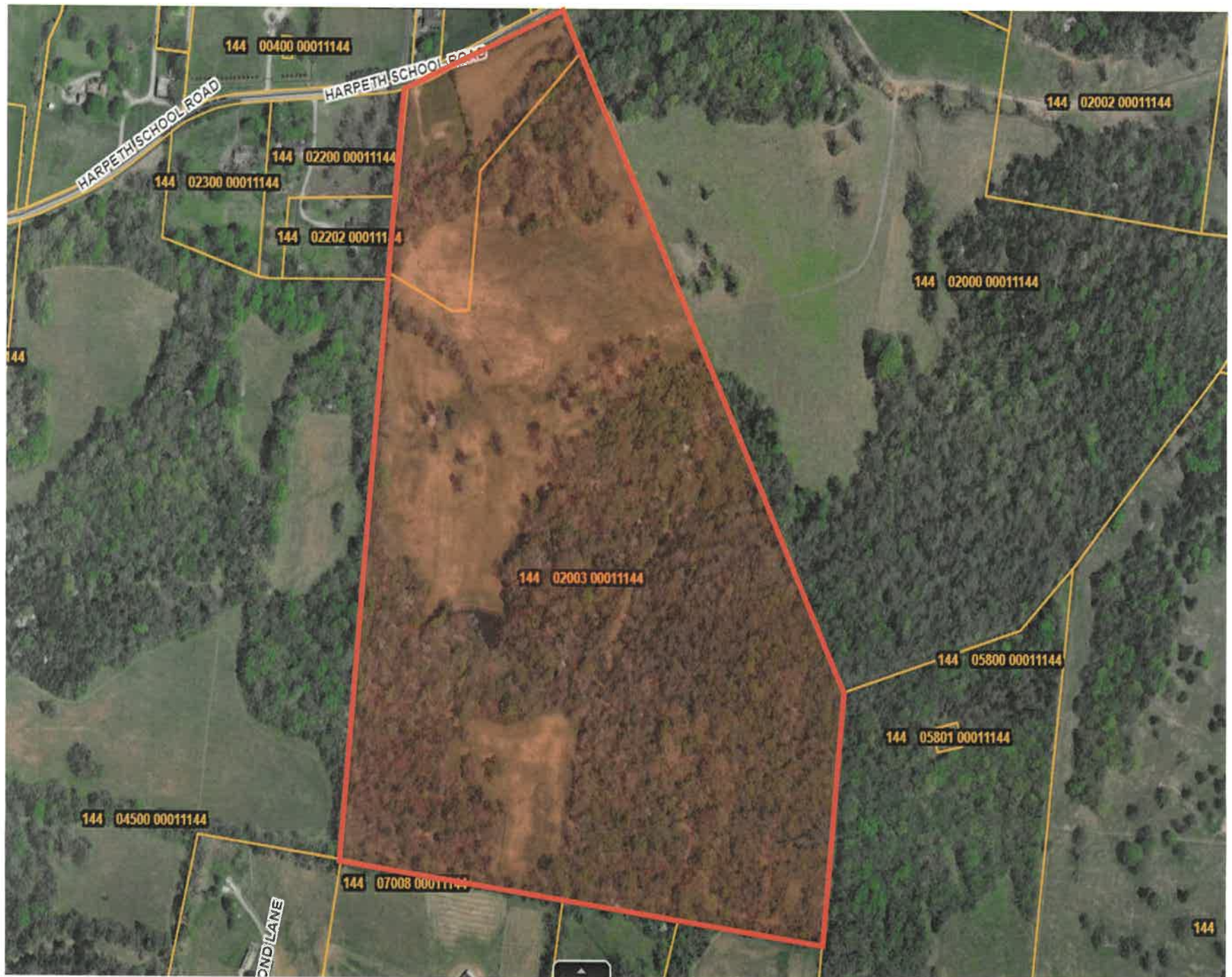


V-1.1

LARGE LOT OFF AN EASEMENT FINAL PLAT MATCH SHEET 1.1 FOR LOTS 1-5 OF THE STONE RIDGE SUBDIVISION



## ATTACHMENT 26-2



## **ITEM 27**

### **FINAL PLAT REVIEW FOR STEPHENS VALLEY SUBDIVISION, SECTION 12, CONTAINING ZERO (0) LOTS ON 0.77 ACRES LOCATED OFF STEPHENS VALLEY BOULEVARD IN THE 8TH VOTING DISTRICT (1-2025-429).**

Attachment	27-1	Final Plat
	27-2	Aerial Photograph
Area	0.77 acres	
Zoning	Suburban Infill and Conservation (SIC)	
Lots	Zero (0)	
Water	Harpeth Valley Utilities District	
Sewer	Harpeth Valley Utilities District	
Development Options	Conservation Subdivision	
Chapter 1101 Status	Planned Growth Area – 3 (PGA-3)	
File Number	(1-2025-429)	

A Preliminary Plat for this Phase of the development was approved by this body at the July 2025 meeting, and the applicant now is requesting Final Plat approval for Section 12, which does not contain any buildable lots. The Final Plat will designate 0.53 acres as Open Space. The plat is consistent in layout with the approved Preliminary Plat.

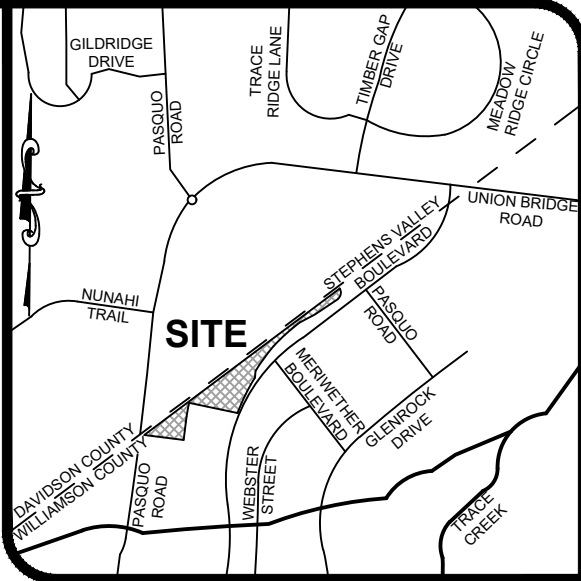
The Final Plat is in order and Staff recommends approval with the condition that the Applicant submit the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the plat.



LEGEND	IRON PIN FOUND	WATER METER	ELECTRIC MH	HANDICAP PARKING	CENTERLINE
	IRON PIN SET	WATER VALVE	LIGHT POLE	SIGN	FENCE
	FENCE POST FOUND	FIRE HYDRANT	UTILITY POLE	SANITARY SEWER	WATER FEATURE
	FENCE POST SET	SANITARY SEWER MH	GUY ANCHOR	WATER	TREE LINE
	CONC. MON. FOUND	SANITARY SEWER CO	COMMUNICATION BOX	UNDERGROUND ELEC	MBSL
	CONC. MON. SET	AREA DRAIN	COMMUNICATION MH	OVERHEAD ELEC	ROW
	CONTROL POINT FOUND	CURB INLET	GAS METER	GAS	PVMT
	CONTROL POINT SET	STORM MH	GAS VALVE	COMMUNICATION	PUDE
	BENCH MARK	ELECTRIC METER-BOX	EVERGREEN TREE	BOUNDARY	PUDAE

HATCH LEGEND

OPEN SPACE - PUDAE	
PRIVATE ACCESS EASEMENT	



VICINITY MAP  
NOT TO SCALE

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	115.83'	630.05'	10° 32' 02"	S47° 56' 17"W	115.67'
C2	94.46'	620.20'	8° 43' 35"	S36° 00' 54"W	94.37'
C3	126.20'	612.65'	11° 48' 10"	S26° 04' 30"W	125.98'
C4	53.72'	590.00'	5° 13' 02"	S9° 49' 45"W	53.70'

Parcel Line Table		
Line #	Length	Direction
L1	13.51'	S36°50'34"E
L2	19.63'	S62°12'42"W
L3	3.21'	S31°30'12"W
L4	21.19'	S4°32'23"W
L5	4.36'	S36°50'34"E

Open Space Area Table		
Parcel #	Area (SF)	Area (AC)
O.S. 15	22910.06'	0.526

Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
1	8087.58'	0.186

ATTACHMENT 27-1

PLAT NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FOR FUTURE DEVELOPMENT AND ONE OPEN SPACE.
- SUBJECT PROPERTY IS PRESENTLY IDENTIFIED AS A PORTION OF PARCEL 8.04 AND ALL OF PARCEL 70, ON WILLIAMSON COUNTY TAX MAP 15. SAID PARCELS ARE FURTHER IDENTIFIED AS THE PROPERTY DESCRIBED IN DEED BOOK 7018, PAGE 820, REGISTERS OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
- ZONING: SDC (SUBURBAN INFILL & CONSERVATION)
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM NAD83 (2011 US SURVEY FEET). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD83.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0064H, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2024, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0820-03.11 (GLOBAL POSITION SYSTEMS SURVEYS) ACCORDING TO THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED WITH DUAL-FREQUENCY RTK GPS EQUIPMENT BASED ON THE TDOT CORPS NETWORK.
  - POSITIONAL ACCURACY: 0.07'
  - DATE OF SURVEY: 10/20/08
  - DATUM/EPOCH: TENNESSEE STATE PLANE NAD83 (2011 US SURVEY FEET). OCCUPATIONS FOR CONTROL POINTS ARE 3 MINUTES EACH, SIDE SHOTS ARE 3 SECONDS.
  - GEOD 3, ZONE 7 REVISED
  - NO COMBINED GRID FACTORS WERE USED.
- ALL CORNERS SHOWN ON THE FACE OF THE SURVEY WILL BE SET WITH 5/8" IRON ROD WITH CAP BEARING THIS SURVEYORS COMPANY NAME.
- SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
- ALL OPEN SPACE SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
- MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
- NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. WILLIAMSON COUNTY IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
- WITHIN THE WATERWAY NATURAL AREA, THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE WILLIAMSON COUNTY ENGINEERING DEPARTMENT.
- THIS PROPERTY HAS BEEN REVIEWED FOR THE EXISTENCE OF INTERMITTENT AND PERENNIAL STREAMS, STREAMS THAT WOULD REQUIRE A WATERWAY NATURAL AREA AS DESCRIBED IN SECTION 4 OF THE WILLIAMSON COUNTY STORM WATER MANAGEMENT REGULATIONS HAVE BEEN LOCATED AS SHOWN.
- THE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS (P.U.D.A.E.) ALLOW:
  - THE ACCESS, CONSTRUCTION, AND MAINTENANCE OF ALL ALLEYS AND SIDEWALKS
  - LOT OWNERS WHO HAVE VEHICULAR ACCESS FROM THEIR HOUSE TO SUCH EASEMENT, THE RIGHT OF USE FOR THE PARKING AREAS, SHARED ACCESS DRIVES, ALLEYS AND PRIVATE DRIVE
  - PUBLIC ACCESS FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES
- NO TREES OR FENCES TO BE INSTALLED WITHIN THE 20' HARPETH VALLEY UTILITIES DISTRICT EASEMENT.

THE PARCEL OF LAND UPON WHICH SAID EASEMENT IS TO BE CONSTRUCTED IS TO REMAIN THE PROPERTY OF THE OWNER AND MAY BE USED BY THE OWNER FOR ANY PURPOSE DESIRED AFTER CONSTRUCTION ON SAID EASEMENT IS COMPLETED, PROVIDED IN THE OPINION OF THE DISTRICT'S COMMISSIONERS SAID USE DOES NOT DESTROY, WEAKEN, OR DAMAGE THE ABOVE DESCRIBED IMPROVEMENTS OR INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE SAME.
- THIS PROPERTY IS SUBJECT TO A LONG TERM MAINTENANCE AGREEMENT, BOOK 7253, PAGE 909, RECORDED WITH THE WILLIAMSON COUNTY REGISTER OF DEEDS.
- WAIVERS WERE GRANTED BY THE STORMWATER APPEALS BOARD ON JULY 26, 2017, JANUARY 24, 2018, JUNE 26, 2019, AND FEBRUARY 24, 2021, AND IS SUBJECT TO ALL CONDITIONS AS OUTLINED IN THE ACTIONS.
- PROPERTY NUMBERS ARE INDICATED AS SUCH: LOT NUMBERS ARE ENCLOSED AND ADDRESS NUMBERS ARE ENCLOSED BY RECTANGULAR SHAPE.
- WATER METERS, GAS METERS, AND SEWER LATERALS ARE INDICATIVE ONLY.
- STORMWATER QUALITY SHALL BE ADDRESSED WITH EACH SITE PLAN.
- NO WATERWAY NATURAL AREAS ARE WITHIN THIS PLAT.

RESOURCE PROTECTION NOTE:

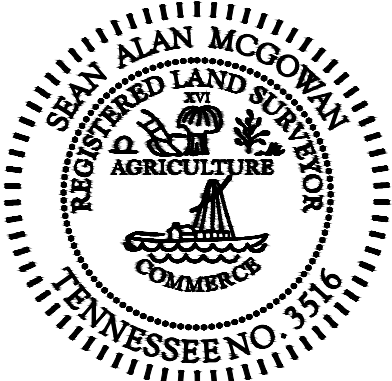
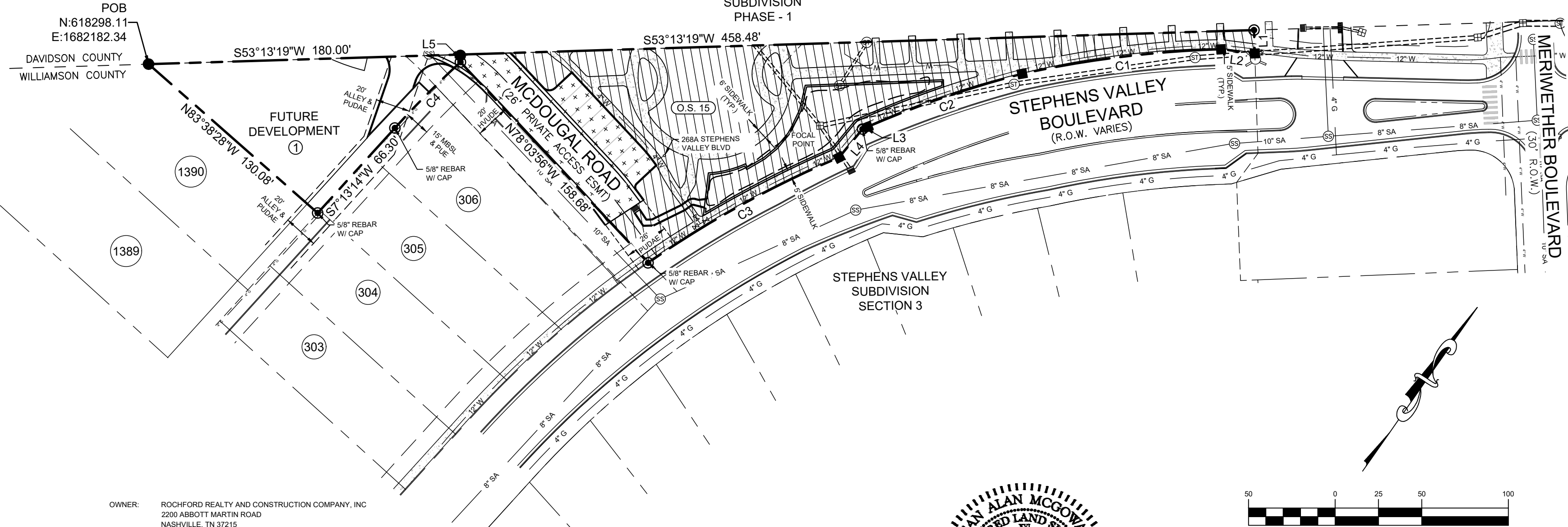
THIS SITE HAS BEEN REVIEWED FOR THE PRESENCE OF STEEP SLOPES, HILLTOPS AND RIDGETOPS, SLIPPAGE SOILS, SPECIAL FLOOD HAZARDS, HISTORICAL AND CULTURAL RESOURCES, AND KARST FEATURES. AREAS FALLING WITHIN THESE CATEGORIES, IF ANY, HAVE BEEN NOTED ON THE PLAN AND CAN BE FOUND ON THE NATURAL RESOURCE PROTECTION PLAN. THERE ARE NO HILLTOPS OR RIDGETOPS IN THESE LOTS. THERE ARE NO SLIPPAGE SOILS INDICATED ON THE PROPERTY BY THE NRCS WEB SOIL SURVEY. THERE ARE NO HISTORICAL OR CULTURAL RESOURCES KNOWN ON THE PROPERTY.

OWNER: ROCHFORD REALTY AND CONSTRUCTION COMPANY, INC  
2200 ABBOTT MARTIN ROAD  
NASHVILLE, TN 37215  
TREY ROCHFORD  
TROCHFORD@ROCHFORDCOMPANY.COM  
(615) 383-1141

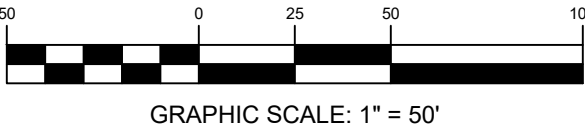
ENGINEER: CSDG  
2305 KLINE AVE, SUITE 300  
NASHVILLE, TN 37211  
JEREMY WESTMORLAND  
JWESTMORLAND@CSDGTN.COM  
(615) 248-9999

SURVEYOR: SEAN ALAN MCGOWAN, PE, PS  
WILSON & ASSOCIATES, P.C.  
108 BEASLEY DRIVE  
FRANKLIN, TN 37064  
(615) 794-2176  
SMCGOWAN@WILSONPC.COM

STEPHENS  
VALLEY  
SUBDIVISION  
PHASE - 1



**WA** WILSON & ASSOCIATES, R.C.  
Engineering/Surveying/Environmental



**STEPHENS  
VALLEY**  
**SECTION 12**

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (AM (WE ARE)) THE OWNER (S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AS EVIDENCED IN BOOK NUMBER 7018, PAGE 820, R.O.W.C., AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC STREETS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THESE REGULATIONS.

OWNER(S) SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

RUCHFORD REALTY AND CONSTRUCTION COMPANY, INC. TITLE (IF ACTING FOR PARTNERSHIP OR CORP)

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED STEPHENS VALLEY, SECTION 12 HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. ALSO, I CERTIFY THAT THE HYDRAULIC DESIGN CRITERIA SPECIFIED IN SECTION 5.5 OF WILLIAMSON COUNTY SUBDIVISION REGULATIONS HAVE BEEN MET.

WATER SYSTEM \_\_\_\_\_, 2025 NAME, TITLE, AND AGENCY OF AUTHORIZED APPROVING AGENT

SEWER SYSTEM \_\_\_\_\_, 2025 NAME, TITLE, AND AGENCY OF AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

SECRETARY, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

THIS APPROVAL SHALL BE INVALID IF NOT RECORDED BY: \_\_\_\_\_

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE WILLIAMSON COUNTY, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS, AS APPROVED BY THE COUNTY ENGINEER.

SEAN ALAN MCGOWAN, PS, TENNESSEE RLS NO. 3516 \_\_\_\_\_ DATE \_\_\_\_\_

WILSON & ASSOCIATES, P.C.  
108 BEASLEY DRIVE, FRANKLIN, TN 37064  
(615) 794-2176  
SMCGOWAN@WILSONPC.COM

RECORDING STAMP  
HERE

IF YOU CAN READ THIS  
YOU ARE HOLDING AN  
UNRECORDED COPY

FINAL SUBDIVISION PLAT

WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	0.777	TOTAL NO. OF LOTS:	1
ACRES NEW RD/ST:	0.000 (ROW)	L.F. OF NEW RD/ST:	000.00
ACRES OPEN SPACE:	0.591	CIVIL DISTRICT:	9.2 TH
DRAWN BY:	AS	CLOSURE ERROR:	> 1:10,000
SCALE:	1" : 50'	DATE:	11/18/2025

WA PROJECT NO. 25-2340

SHEET 1 OF 1



DAVIDSON COUNTY

ASSESSMENT LINE

OPEN SPACE

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

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LOT 3

## **ITEM 28**

### **CONCEPT PLAN REVIEW (REVISED) FOR KINGS CHAPEL SUBDIVISION, CONTAINING 449 LOTS ON 615.28 ACRES LOCATED OFF MULLENS ROAD IN THE 5TH VOTING DISTRICT (1-2025-209).**

Attachment	28-1	Concept Plan
	28-2	Aerial Photograph
	28-3	Action Letter from September 14, 2023 Meeting
	28-4	Action Letter from June 13, 2024 Meeting
	28-5	Applicant's Letter of Intent
Area	615.28 acres	
Lots	449 lots (0.73 DU/A)	
Zoning	Rural Development-1 (RD-1)	
Water	Milcrofton Utility District	
Sewer	Nontraditional Wastewater Treatment and Disposal System	
Development Option	Conservation Subdivision	
Chapter 1101 Status	Rural	
File Number	(1-2025-209)	

A Revised Concept Plan for this development was approved at the September, 2023 meeting. At that time, Staff recommended, and it was added as a condition of approval, that there be a single gated connection between the developments, which would be located in the High Park Hill development and restricted to emergency vehicles and utility service providers. This restricted connection would serve to delineate the developments as two separate and distinct developments (See Attachment 28-3). This emergency entry gate was located on Floryn Drive, north of the existing King's Chapel entry gate.

In June 2024, the applicant requested and was granted approval of another Revised Concept Plan in order to relocate the existing King's Chapel entry gate, which is currently located 1,300 feet north of the intersection of Majestic Meadows Drive and Murfreesboro Road. This entry gate is to be relocated north of the intersection of Majestic Meadows Drive and Floryn Drive. Floryn Drive is the roadway connecting High Park Hill to King's Chapel. At this same meeting, the condition that there be a single gated connection between the developments and limited to emergency vehicles and utility service providers was carried over to the approved Concept Plan (See Attachment 28-4).

At this time, the applicant is requesting approval of another revised Concept Plan in order to remove the condition that the single gated connection between King's Chapel and High Park Hill be restricted to emergency vehicles and utility service providers. According to the applicant's Letter of Intent (See Attachment 28-5), the request is being made in order to "improve connectivity and safety for residents of the High Park Hill subdivision." The

applicant has noted that when the King's Chapel entry gate has been relocated, the residents from High Park Hill will not be able to enter King's Chapel.

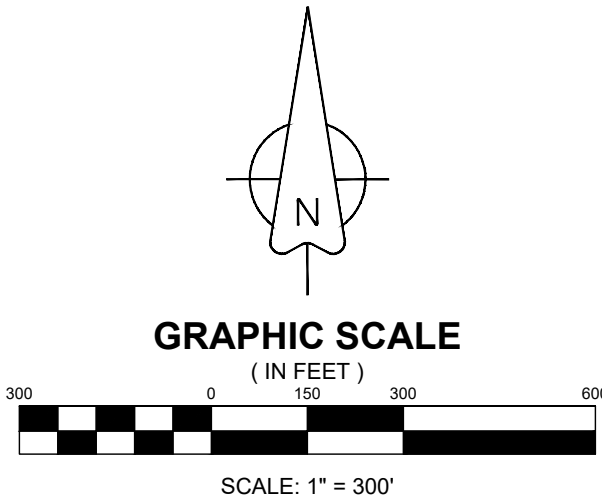
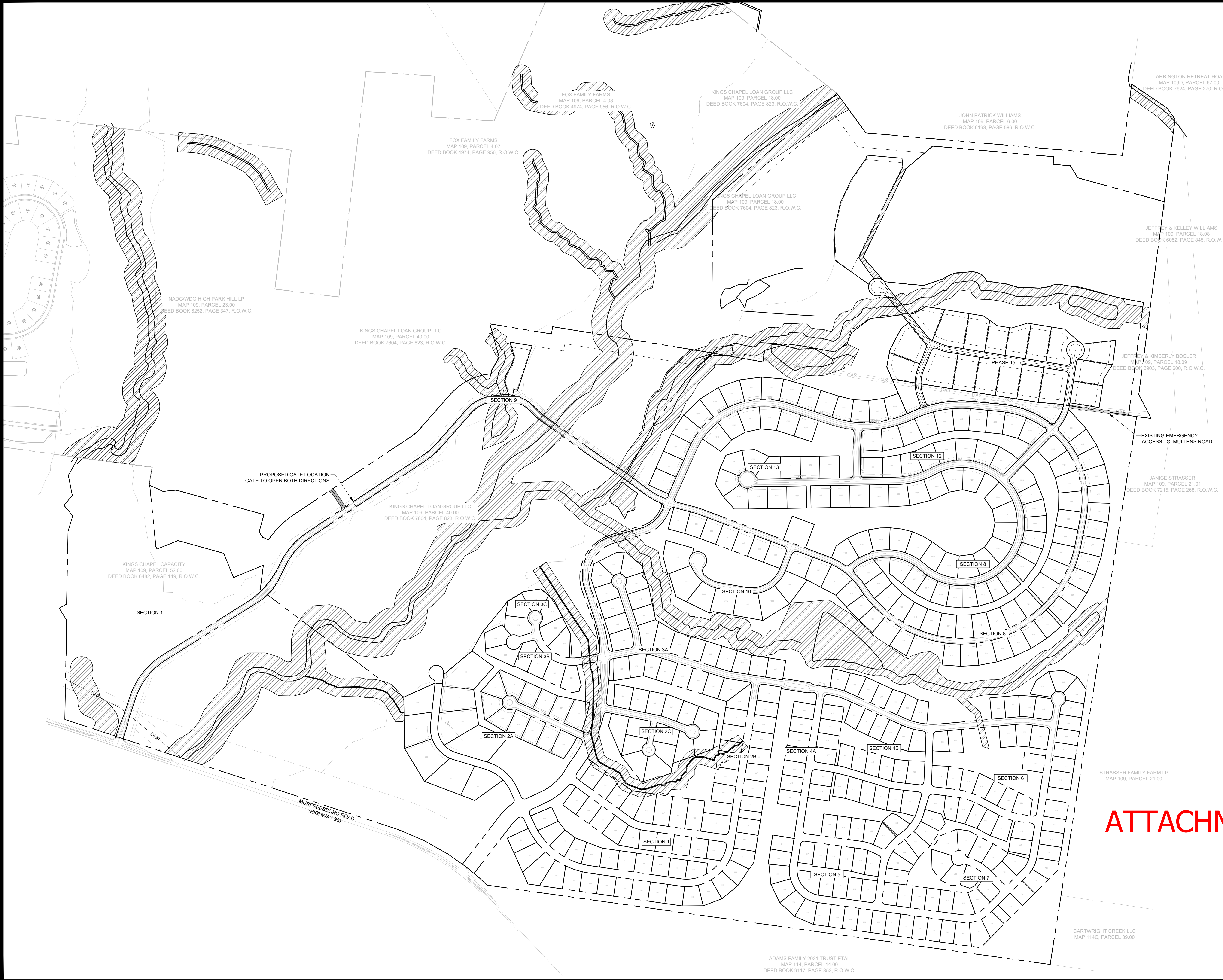
A revised Concept Plan for High Park Hill requests removal of the same condition noted above, as well as adding a vehicular entry gate within Section 5 of High Park Hill and located on Floryn Drive near the boundary of King's Chapel. This vehicular entry gate will be for the exclusive use of the residents of High Park Hill and will prohibit residents of King's Chapel from entering High Park Hill. This revised Concept Plan appears as Item 29 on this Agenda.

The developer noted that if the vehicular entry gate is permitted within High Park Hill, the residents of High Park Hill will be responsible for the maintenance of Majestic Meadows Drive from the relocated entry gate of King's Chapel to Murfreesboro Road.

Staff is of the opinion that the relocation of the existing King's Chapel entry gate to the new location north of Floryn Drive, which would be for the exclusive use of the residents of King's Chapel and prohibit entry into the development by the residents of High Park Hill, coupled with the placement of an entry gate for the exclusive use of the residents of High Park Hill that prohibits entry into the development by the residents of King's Chapel, would serve to delineate that these are two separate and distinct developments.

Therefore, Staff recommends approval of the Revised Concept Plan, with the removal of the condition stipulating that the one gated connection between King's Chapel and High Park Hill be restricted to emergency vehicles and utility service providers, and the added condition that the HOA documents be revised to provide for the maintenance of Majestic Meadows Drive by High Park Hill. The revised HOA documents shall be submitted with the next Final Plat of King's Chapel and High Park Hill developments, and recorded concurrently with the recording of the Final Plat.





ATTACHMENT 28-1A

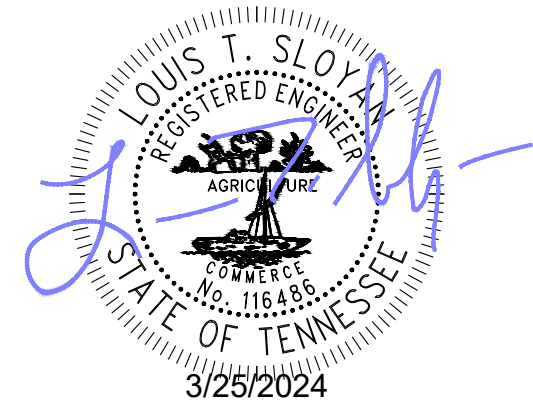
FLOOD NOTE
A PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL #47187C0240F, DATED 09/29/2006, #47187C0243G, DATED 2/26/2021, #47187C0385F, DATED 9/26/2006, AND #47187C0380F, DATED 9/29/2006 OF WILLIAMSON COUNTY, TN.
OWNER OF RECORD
KINGS CHAPEL LOAN GROUP LLC (DD BK 7604, PG 823 R.O.W.C.)
CIVIL ENGINEER
T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212

DATE:	NO.	DATE	REVISIONS
07/25/23	1	2/28/24	REVISION TO GATE LOCATIONS
SCALE:			
AS SHOWN			
DRAWN BY:			
T-SQUARE			
REVIEWER:			
LTS			

OVERALL KING'S CHAPEL

WILLIAMSON COUNTY, TN

KING'S CHAPEL SUBDIVISION  
2ND REVISION TO CONCEPT PLAN

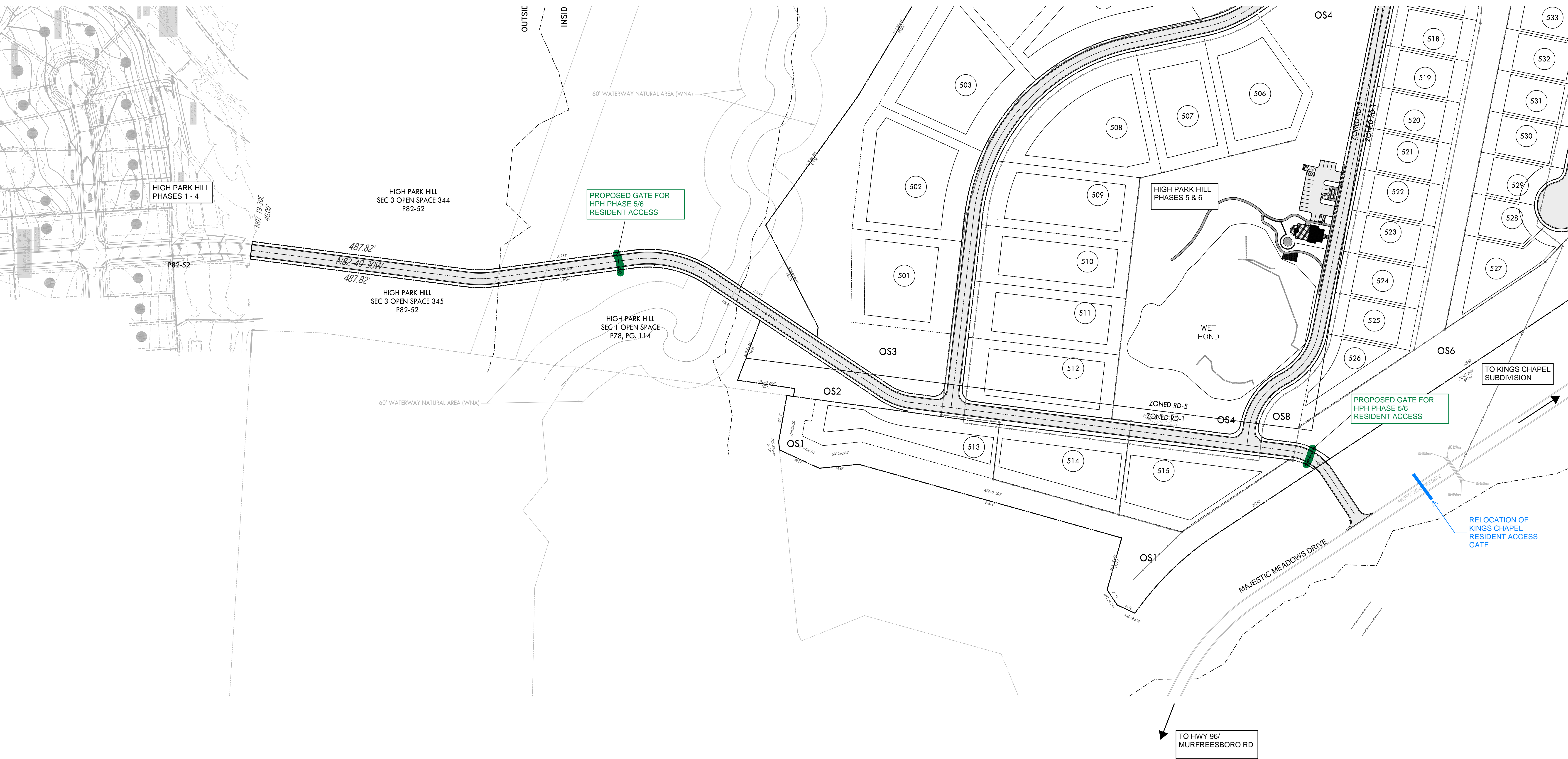


PROJECT  
22-0729

SHEET  
C-2.0

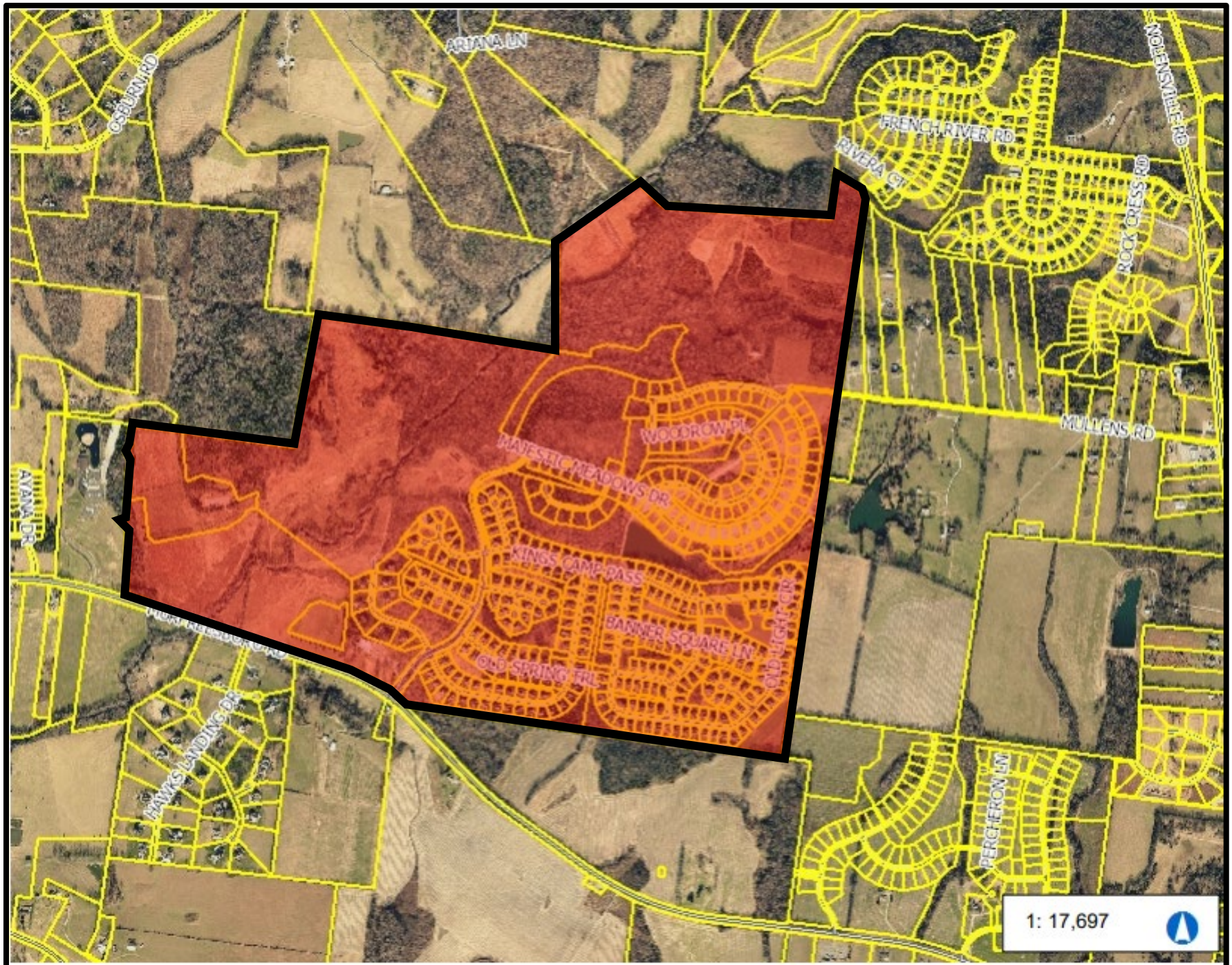








# ATTACHMENT 28-2



# ATTACHMENT 28-3



Rogers C. Anderson  
Williamson County Mayor

Planning Department  
Aaron Holmes, Director

## Action Letter

June 17, 2024

Louis Sloyan  
T-Square Engineering, Inc.  
111 SE Parkway Ct.  
Franklin, TN 37064

RE: Planning Commission Meeting of June 13, 2024

Subdivision/Project: **KING'S CHAPEL SUBDIVISION** CONCEPT PLAN (REVISED)

Agenda Item No.: 16

At the referenced meeting, the following action took place:

- ☒ Concept Plan (Revised): Approved with Conditions
- Non-Residential Site Plan
- Preliminary Plat:
- Final Plat
- Other

The Revised Concept Plan was approved as follows:

1. The existing entry gate on Majestic Meadows Drive can be moved to a new location;
2. Only be one gated connection between **King's Chapel and High Park Hill**; and
3. That said gated connection be restricted to emergency vehicles and utility service providers.

## FUTURE REQUIREMENTS (From September, 2023 approval):

### The Preliminary Plat must address the following:

1. Submission of roads, drainage and erosion control plans for review and approval by the County;
2. Submission of water plans for review and approval by Milcrofton Utility District; and
3. Submission of applicable construction plans for required wastewater disposal **facilities to TDEC, the County's consultant, and Staff.**

### The Final Plat must address the following:

1. Prior to Final Plat submittal for any future Section of the development, the required Zoning Certificate for the revised wastewater treatment and disposal system shall be submitted, and all conditions associated with the wastewater site plan approval must be satisfied;
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 revised** HOA documents must address maintenance and operation of the private roads and gate(s) in Kings Chapel that meet the standards and requirements of Articles 16 and 17 of the Zoning Ordinance. 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. Establishment of Performance Bonds for Roads, Drainage and Erosion Control;
4. Establishment of a Performance Bond for Water Improvements in favor of Milcrofton Utility District;
5. Establishment of appropriate Performance Bonds for the Wastewater Collection System;
6. Establishment of a Performance Bond for Landscaping Improvements;
7. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for Stormwater Improvements; and
8. Providing two (2) 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 Final Plat.



# ATTACHMENT 28-4



Rogers C. Anderson  
Williamson County Mayor

Planning Department  
Aaron Holmes, Director

## Action Letter

June 17, 2024

Louis Sloyan  
T-Square Engineering, Inc.  
111 SE Parkway Ct.  
Franklin, TN 37064

RE: Planning Commission Meeting of June 13, 2024

Subdivision/Project: **KING'S CHAPEL SUBDIVISION** CONCEPT PLAN (REVISED)

Agenda Item No.: 16

At the referenced meeting, the following action took place:

- ☒ Concept Plan (Revised): Approved with Conditions
- Non-Residential Site Plan
- Preliminary Plat:
- Final Plat
- Other

The Revised Concept Plan was approved as follows:

1. The existing entry gate on Majestic Meadows Drive can be moved to a new location;
2. Only be one gated connection between **King's Chapel and High Park Hill**; and
3. That said gated connection be restricted to emergency vehicles and utility service providers.

## FUTURE REQUIREMENTS (From September, 2023 approval):

### The Preliminary Plat must address the following:

1. Submission of roads, drainage and erosion control plans for review and approval by the County;
2. Submission of water plans for review and approval by Milcrofton Utility District; and
3. Submission of applicable construction plans for required wastewater disposal **facilities to TDEC, the County's consultant, and Staff.**

### The Final Plat must address the following:

1. Prior to Final Plat submittal for any future Section of the development, the required Zoning Certificate for the revised wastewater treatment and disposal system shall be submitted, and all conditions associated with the wastewater site plan approval must be satisfied;
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 revised** HOA documents must address maintenance and operation of the private roads and gate(s) in Kings Chapel that meet the standards and requirements of Articles 16 and 17 of the Zoning Ordinance. 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. Establishment of Performance Bonds for Roads, Drainage and Erosion Control;
4. Establishment of a Performance Bond for Water Improvements in favor of Milcrofton Utility District;
5. Establishment of appropriate Performance Bonds for the Wastewater Collection System;
6. Establishment of a Performance Bond for Landscaping Improvements;
7. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for Stormwater Improvements; and
8. Providing two (2) 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 Final Plat.

# ATTACHMENT 28-5

October 1, 2025

**Kings Chapel – Revised Concept Plan  
Arrington, Williamson County, Tennessee**



To Whom It May Concern,

The proposed revision to the Kings Chapel Concept Plan is directly tied to the request of the developer to modify a condition of approval of the originally approved concept plan. The conditions stipulate that the connection between High Park Hill development and Kings Chapel subdivision shall be limited to a single gate and shall be limited to emergency vehicles and utility service providers. We intend to submit for a revised concept plan to request that condition be removed from the approved plans to allow for full access. The gate is to remain in place but the intent is to allow for residents to access High Park Hill from Majestic Meadows.

The purpose of this request is to improve connectivity and safety for residents of the High Park Hill subdivision. It will provide a safer, more convenient route to Highway 96 via Majestic Meadows, rather than requiring travel through the first phases of High Park Hill. Although the connection to Highway 96 is currently provided by a private roadway through Kings Chapel Subdivision, the plan is for both subdivisions to share responsibility for maintaining the portion of the roadway they will both use.

If you have any questions or need additional information, please do not hesitate to contact me at [will@crunkeng.com](mailto:will@crunkeng.com) or 615-873-1795.

Sincerely,

Will Crunk, PE  
Crunk Engineering LLC



## **ITEM 29**

### **CONCEPT PLAN REVIEW (REVISED) FOR HIGH PARK HILL SUBDIVISION, CONTAINING 235 LOTS ON 356 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2025-210).**

Attachment	29-1	Concept Plan
	29-2	Aerial Photograph
	29-3	Action Letter from September 14, 2023 Meeting
	29-4	Action Letter from June 13, 2024 Meeting
	29-5	Applicant's Letter of Intent
Area		356 acres
Lots		235 Lots (0.66 DU/A)
Zoning		Rural Development-1 (RD-1) and Rural Development-5 (RD-5)
Water		Milcrofton Utility District
Sewer		Nontraditional Wastewater Treatment and Disposal System
Development Option		Conservation Subdivision
Chapter 1101 Status		Rural
File Number		(1-2025-210)

A Revised Concept Plan for this development was approved at the September, 2023 meeting, which included an additional 195 acres and an additional seventy-eight (78) lots. The additional acreage and lots were intended to be added to King's Chapel, the adjoining development. However, Staff had determined the King's Chapel Concept Plan could not be amended, and the developer proposed to add the additional acreage and lots to High Park Hill. At that time, Staff recommended, and it was added as a condition of approval, that there be a single gated connection between the developments, which would be located in the High Park Hill development and restricted to emergency vehicles and utility service providers. This restricted connection would serve to delineate the developments as two separate and distinct developments (See Attachment 29-3). This emergency entry gate was located on Floryn Drive, north of the existing King's Chapel entry gate.

In June 2024, the applicant requested and was granted approval of another Revised Concept Plan in order to remove the entry gates at the main entrances to the development and to place a gate on Floryn Drive between Section 3 and future Sections of the development (See Attachment 29-4). The applicant had also requested removal of the condition that there be a single gated connection between the developments and limited to emergency vehicles and utility service providers, but this request was not granted. The condition carried over to the newly approved Concept Plan.

At this time, the applicant is requesting approval of another revised Concept Plan in order to remove the condition that the single gated connection between High Park Hill and King's Chapel be restricted to emergency vehicles and utility service providers, and allow the placement of a vehicular entry gate for the exclusive use of High Park Hill residents on Floryn Drive near the boundary of King's Chapel (See Sheet 2 of Attachment 29-1). According to the applicant's Letter of Intent (See Attachment 29-5), the request is being made in order to "improve connectivity and safety for residents of the High Park Hill subdivision."

A revised Concept Plan for King's Chapel requesting removal of the same condition noted above appears as Item 28 on this Agenda.

The developer noted that if the vehicular entry gate is permitted within High Park Hill, the residents of High Park Hill will be responsible for the maintenance of Majestic Meadows Drive from the relocated entry gate of King's Chapel to Murfreesboro Road.

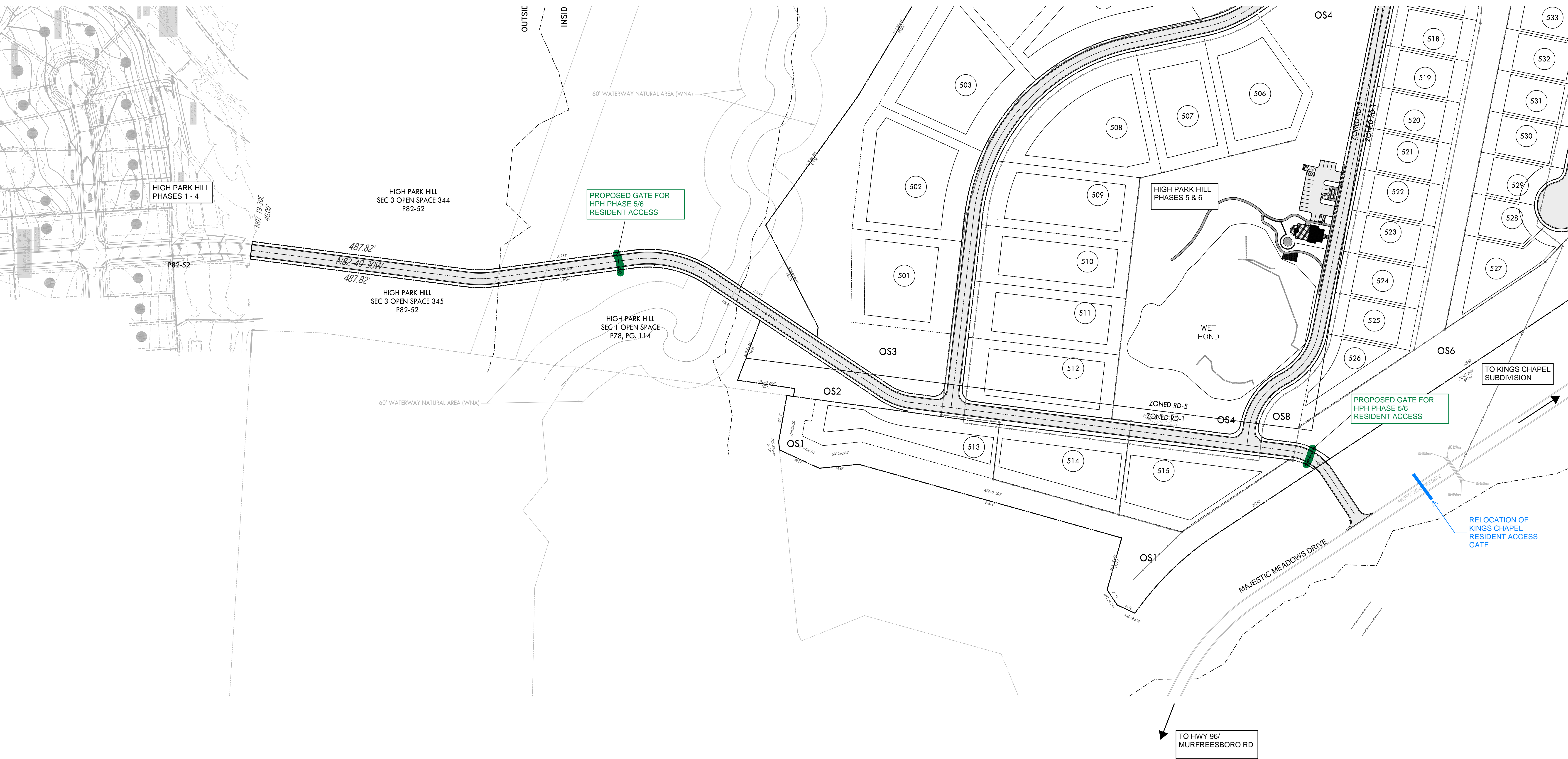
Staff is of the opinion that the placement of a vehicular entry gate for the exclusive use of the residents of High Park Hill near the boundary of King's Chapel coupled with the relocation of the existing King's Chapel entry gate to the new location north of Floryn Drive, which would be for the exclusive use of the residents of King's Chapel and prohibit entry into the development by the residents of High Park Hill, would serve to delineate that these are two separate and distinct developments.

Therefore, Staff recommends approval of the Revised Concept Plan, with the removal of the condition stipulating that the one gated connection between King's Chapel and High Park Hill be restricted to emergency vehicles and utility service providers, and the added condition that the HOA documents be revised to provide for the maintenance of Majestic Meadows Drive by High Park Hill. The revised HOA documents shall be submitted with the next Final Plat of King's Chapel and High Park Hill developments, and recorded concurrently with the recording of the Final Plat.



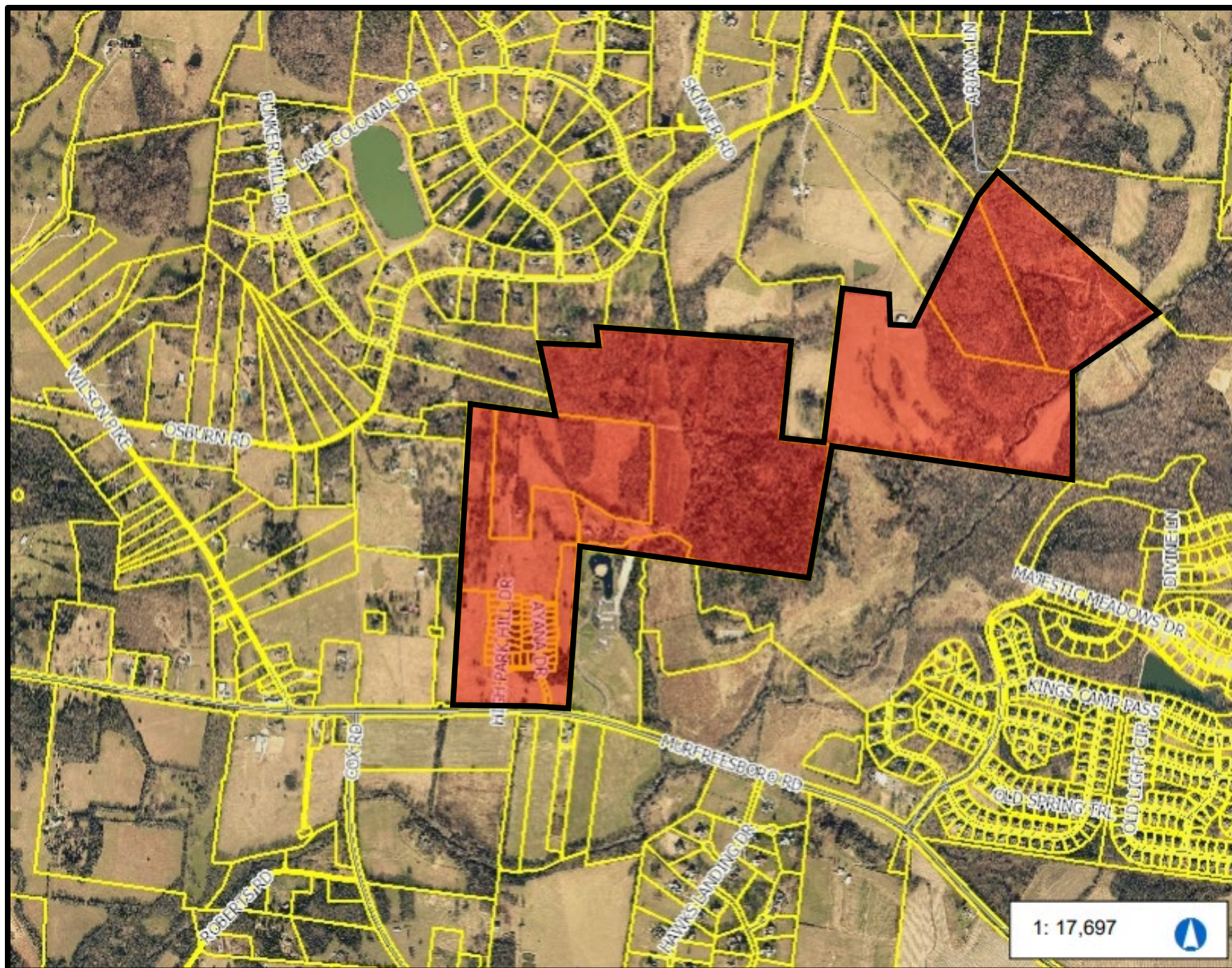








# ATTACHMENT 29-2





# ATTACHMENT 29-3



Rogers C. Anderson  
Williamson County Mayor

Planning Department  
Michael Matteson, Director

## Action Letter

September 18, 2023

Allison Corolla  
T-Square Engineering  
1329 West Main Street  
Franklin, TN 37064

RE: Planning Commission Meeting of September 14, 2023

Subdivision/Project: **CONCEPT PLAN (REVISED) FOR HIGH PARK HILL  
SUBDIVISION**

Agenda Item No.: **26**

At the referenced meeting, the following action took place:

### **X Concept Plan (Revised): Approved with Conditions**

Non-Residential Site Plan

Preliminary Plat:

Final Plat

Other

FUTURE REQUIREMENTS: The Concept Plan (Revised) was approved with the following conditions:

There be only one gated connection between the Kings Chapel Subdivision and the High Park Hill Subdivision and that access be restricted to emergency vehicles and utility service providers only.

In addition:

The Preliminary Plat must address the following:

1. Submission of roads, drainage and erosion control plans for review and approval by the County;
2. Submission of water plans for review and approval by Milcrofton Utility District; and
3. Submission of applicable construction plans for required wastewater disposal facilities to TDEC, the County's consultant, and Staff.

The Final Plat must address the following:

1. Prior to Final Plat submittal for any future Section of the development, the required Zoning Certificate for the revised wastewater treatment and disposal system shall be submitted, and all conditions associated with the wastewater site plan approval must be satisfied;
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 address maintenance and operation of the private roads and gate(s) in High Park Hill that meet the standards and requirements of Articles 16 and 17 of the Zoning Ordinance. 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 that contains the 188<sup>th</sup> lot of the development, the security gates at the entrances of the development shall be permitted and installed;
4. The Emergency/Utility provider gate shall be permitted and installed prior to the submittal of the Final Plat of the Section of the development in which it is located;
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.



# ATTACHMENT 29-4



Rogers C. Anderson  
Williamson County Mayor

Planning Department  
Aaron Holmes, Director

## Action Letter

June 17, 2024

Louis Sloyan  
T-Square Engineering, Inc.  
111 SE Parkway Ct.  
Franklin, TN 37064

RE: Planning Commission Meeting of June 13, 2024

Subdivision/Project: **HIGH PARK HILL SUBDIVISION CONCEPT PLAN (REVISED)**

Agenda Item No.: **17**

At the referenced meeting, the following action took place:

**X Concept Plan (Revised): Approved with Conditions**

Non-Residential Site Plan

Preliminary Plat:

Final Plat

Other

**The Revised Concept Plan was approved as follows:**

1. Removal of the existing entry gates at the development's main entrance, and, if applicable, submission of revised HOA documents reflecting the removal of the existing entry gates;
2. Installation of an entry gate on Floryn Drive between Section 3 and future Sections of the Development;
3. Only be one gated connection between High Park Hill and King's Chapel; and

4. That said gated connection be restricted to emergency vehicles and utility service providers.

**FUTURE REQUIREMENTS (From September, 2023 approval):**

The Preliminary Plat must address the following:

1. Submission of roads, drainage and erosion control plans for review and approval by the County;
2. Submission of water plans for review and approval by Milcrofton Utility District; and
3. Submission of applicable construction plans for required wastewater disposal facilities to TDEC, the County's consultant, and Staff.

The Final Plat must address the following:

1. Prior to Final Plat submittal for any future Section of the development, the required Zoning Certificate for the revised wastewater treatment and disposal system shall be submitted, and all conditions associated with the wastewater site plan approval must be satisfied;
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 address maintenance and operation of the private roads and gate(s) in High Park Hill that meet the standards and requirements of Articles 16 and 17 of the Zoning Ordinance. 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 next Final Plat, the HOA documents be revised as necessary to reflect the removal of entry gates into the development, and that such revised HOA documents be submitted with the next Final Plat, if applicable;
4. Prior to submittal of the Final Plat that contains the 188<sup>th</sup> lot of the development, the security gates at the entrances of the development shall be permitted and installed;
5. The Emergency/Utility provider gate shall be permitted and installed prior to the submittal of the Final Plat of the Section of the development in which it is located;
6. Establishment of a Performance Bond for Roads, Drainage and Erosion Control;
7. Establishment of a Performance Bond for Water Improvements in favor of Milcrofton Utility District;

8. Establishment of a Performance Bond for the Wastewater Collection System;
9. Submission of landscaping plans and establishment of a Performance Bond for Landscaping;
10. Execution of Performance Agreements for the above referenced sureties;
11. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for Stormwater Improvements; and
12. 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.

# ATTACHMENT 29-5

October 1, 2025

**High Park Hill Phase 5,6 – Revised Concept Plan  
Arrington, Williamson County, Tennessee**



To Whom It May Concern,

The proposed revision to the High Park Hill Phase 5 & 6 Concept Plan is directly tied to the request of the developer to modify a condition of approval of the originally approved concept plan. Condition 3 of the approval on July 16, 2024 stipulates that the connection between this development and Kings Chapel subdivision shall be limited to a single gate and shall be limited to emergency vehicles and utility service providers. We intend to submit for a revised concept plan to request that condition be removed from the approved plans to allow for full access. The gate is to remain in place but the intent is to allow for residents to access High Park Hill from Majestic Meadows.

The purpose of this request is to improve connectivity and safety for residents of the High Park Hill subdivision. It will provide a safer, more convenient route to Highway 96 via Majestic Meadows, rather than requiring travel through the first phases of High Park Hill. Although the connection to Highway 96 is currently provided by a private roadway through Kings Chapel Subdivision, the plan is for both subdivisions to share responsibility for maintaining the portion of the roadway they will both use.

If you have any questions or need additional information, please do not hesitate to contact me at [will@crunkeng.com](mailto:will@crunkeng.com) or 615-873-1795.

Sincerely,

Will Crunk, PE  
Crunk Engineering LLC

### **ITEM 30**

#### **CONCEPT PLAN REVIEW FOR CLOVERCROFT ESTATES SUBDIVISION, CONTAINING 40 LOTS ON 204 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 4TH VOTING DISTRICT (1-2025-211).**

Attachment	30-1	Concept Plan
	30-2	Aerial Photograph
	30-3	Wastewater Information
	30-4	Incomplete Owner Information
	30-5	Natural Resource Protection Plan-Slope Exhibit
Area	204.08 ac (0.2 DU/A)	
Zoning	Rural Development-5 (RD-5)	
Lots	40	
Water	Nolensville/College Grove Utility District	
Sewer	Nontraditional Wastewater Treatment and Disposal System	
Development Options	Conservation	
Chapter 1101 Status	Rural	
Map and Parcels	081---00600 and 01201	
File Number	(1-2025-211)	

The applicant is requesting approval of a forty (40) lot Conservation Subdivision in the Rural Development-5 (RD-5) zoning district. The applicant proposes to utilize the Nontraditional Wastewater Treatment System that serves the Clovercroft Preserve subdivision, which is located on an adjoining property.

In order to utilize the wastewater system and as required by Article 20, Section 20.05, of the Zoning Ordinance, a revised Site Plan for the Clovercroft Preserve (formerly Clovercroft Acres) Wastewater Treatment and Disposal System is required, expanding the treatment capacity, storage and adding disposal area. The revised site plan for the treatment and disposal system must be approved by the Planning Commission before the proposed Concept Plan can be approved. A revised Site Plan for the Wastewater System has not been submitted, and therefore, the use does not have an approved method of wastewater treatment and disposal. Further, additional disposal area will need to be provided on the subject property to address the disposal needs of the proposed development. Though the applicant has set aside 4.33 acres, there has been no analysis provided as to what disposal area capacity is required since the treatment and disposal system site plan was not revised, the Design Development Report (DDR) not revised and the Detailed Soils Investigation Report (DSIR) was not provided with a determination that the soils that applicant has purported to set aside for this purpose is, in fact, appropriate for disposal use.

Currently, the Clovercroft Preserve (formerly Clovercroft Acres) system is approved for 120 lots. Clovercroft Preserve, the only subdivision approved for use by the Treatment and Disposal System is approved for 95 lots. The currently approved capacity of the Clovercroft

Preserve (formerly Clovercroft Acres) Treatment and Disposal system is insufficient to serve the proposed 40 lots in this development. Therefore, as previously stated, the Site Plan would need to be revised and the system expanded to serve this proposed use.

In order for the applicant to submit a revised Wastewater Site Plan to address the wastewater treatment and disposal for this proposed development, a DDR, DSIR, and a draft State Operating Permit (SOP) from the Tennessee Department of Environment and Conservation is required to be submitted. Additionally, a Certificate of Convenience and Necessity (CCN) from the Tennessee Public Utilities Commission (TPUC) with proof that the property is in the utility's service area is required. Staff requested information regarding the status of these items from the applicant, but despite providing multiple responses, the applicant has not yet provided this information.

The "will serve" letter from the proposed private wastewater utility says that it is the "designated service provider" for this area; however, without proof of a CCN as noted above, there is no proof that the private utility provider is authorized to serve this property. Without an authorized wastewater provider, this development does not have proof of the proper treatment of wastewater. It is important to point out that this same "will serve" letter also notes that it will serve the "Clovercroft Subdivision, provided that the developer: [o]btains approved sewer treatment design plans and expands the treatment and 40-day storage pond at the adjacent Clovercroft Acres Treatment Facility to handle the additional 12,000 GPD (40 lots) of wastewater treatment [and] [p]rovides soil for dispersal, along with a 100% reserve area, for the additional 12,000 GPD of treated effluent." (See Attachment 30-3).

The applicant noted in response to staff comments that they "are coordinating with the wastewater utility" and that "Article 20 documentation will be provided at the appropriate wastewater system Site Plan stage." The applicant also advises that the effluent from these 40 lots will be "convey[ed] to the adjacent neighborhood, Clovercroft Preserve, drip field where it will be processed at the Clovercroft Preserve facility." (See Attachment 30-4) So, the applicant fully acknowledges that it intends to utilize an existing facility, but that there will need to be further documentation provided for a wastewater system site plan stage. The applicant also acknowledges that additional drip field area is required. The wastewater provider says that they will have to provide soil for dispersal and a 100% reserve area for the additional 12,000 GPD. The applicant advises that the "4.33 acres on our site is designated as reserve drip area." Again, there is nothing in the application indicating that this is sufficient soil for dispersal for the primary area for dispersal, much less an 100% redundant area.

Furthermore, after Staff reviewed the submitted Natural Resource Protection Plan, it was noted that at least eight (8) of the lots contain slopes in excess of twenty-five (25%) percent. Article 13 of the Zoning Ordinance requires these slopes to be located in Open Space (See Attachment 30-5).

Finally, there the matter of owner authorization. If the owner of the property is not the actual applicant, the owner must consent to this property being subject to the application submitted before the Planning Commission and that the applicant is authorized to act on the owner's

behalf. The applicant is required to provide deeds to the property as evidence of the current ownership of that property. And then, in turn, provide an authorization from that owner, if the owner is not the actual applicant. The information in this application is insufficient, at best. The deeds were not provided, though the consultant/applicant indicated on the checklist that they will be provided. The application itself lists the applicant as Jeffrey Wilson, Wilson Engineering, Inc., while the application lists Jim Hysen as the property owner. The letter of intent notes Jim Hysen as the Land Developer, Alex Becker as the Development Manager, Leslie Li as the Broker/Dev. Coordinator and Jeffrey Wilson, P.E. Civil Engineer. (See Attachment 30-4)

The owner authorization letters submitted are from Mark McNeal and Tailyn McNeal, property address 1780 Molly Hollow Road, Parcel ID 081 01201 00019081, granting permission to Symphony Advice, LLC to prepare and submit development plans, concept plans, preliminary plats, etc. This written consent is specifically granted to "Symphony Advice, LLC and his team." An identical letter was submitted from Constance Woolsey, property address 9553 Clovercroft Road, Parcel ID 081 00600 00019081, also granting this same permission to Symphony Advice, LLC. There is no indication in the application materials if these are, in fact, the owners of the subject property, that this Symphony Advice, LLC is related to this project at all, since nowhere in the project documents is this LLC mentioned other than on these owner authorization letters, or that any of the persons noted above, including applicant Jeffrey Wilson, has any authority to submit or proceed with a proposed development on this property. As none of this complies with the Subdivision Regulations, this application cannot be approved.

As a revised Site Plan for the Wastewater Treatment and Disposal System has not been submitted, let alone approved, the proposed use does not have an approved method of wastewater treatment and disposal. Additionally, the application does not comply with the Natural Resource Protection standards of the Zoning Ordinance, among other noted deficiencies. Therefore, Staff recommends denial of this Concept Plan.

# Clovercroft Estates

## Concept Plan

Conservation Subdivision  
9553 Clovercroft Rd.  
Williamson County  
Franklin, TN 37067  
Parcel(s) ID: 081 00600 & 081 01201

PROJECT ID: 1917950  
WEI PROJECT NO. 2025.06

SITE DATA TABLE		
Property Information		
Parcel 1: 9553 Clovercroft Rd.		
Parcel 1 ID:	081 00600	99.37 Acres (Per GIS)
Parcel 2: 1780 Molly Hollow Rd.		
Parcel 2 ID:	081 01201	104.71 Acres (Per GIS)
Current Zoning:	RD-5 Rural Development (Conservation)	
FEMA Flood Panel Map:	FIRM 47187C0240F (Zone X) Dated: 9/29/2006	

- NOTES:
- THE DEVELOPER HAS UTILIZED REASONABLE MEANS TO NOTIFY THE OPERATOR OF THE NATURAL GAS TRANSMISSION PIPELINE TO VERIFY THE LOCATION OF THE PIPELINE AND THE PIPELINE EASEMENT. THE DEVELOPER HAS REVIEWED, OR ATTEMPTED TO REVIEW PRELIMINARY INFORMATION ABOUT THE PROPOSED DEVELOPMENT WITH THE PIPELINE OPERATOR
  - TRAFFIC IMPACT STUDY NOT REQUIRED: PER THE ITE'S 12 EDITION OF THE TRIP GENERATION MANUAL, THE 40 SFR LOTS WILL GENERATE APPROXIMATELY 41 TRIPS IN THE PM PEAK HOUR (SEE SCREENSHOT BELOW). WHEN DIVIDING THAT BY 204 ACRES, YOU GET NEARLY EXACTLY 0.2 TRIPS/ACRE. SECTION 17.13.A OF THE ZONING ORDINANCE EXEMPTS ALL RESIDENTIAL USE TYPES GENERATING 0.2 PEAK HOUR TRIPS OR LESS PER ACRE
  - MINIMUM 5 FT. DRAINAGE EASEMENT ON ALL SIDE AND REAR LOT LINES UNLESS OTHERWISE INDICATED



VICINITY MAP  
NOT TO SCALE

### SHEET LIST

- C000 COVER  
--- BOUNDARY SURVEY 1  
--- BOUNDARY SURVEY 2  
--- SURVEY 3  
C101 EXISTING SITE  
C200 OVERALL SITE LAYOUT  
C201 SITE LAYOUT  
C202 SITE LAYOUT

OWNER / DEVELOPER  
Jim Hysen

Owner Contact: Jim Hysen  
Phone: (615) 260-3163  
Email: jim@landvenues.com

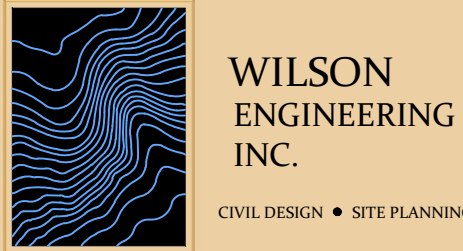
CIVIL ENGINEER  
Wilson Engineering, Inc.  
2132 English Garden Way  
Thompsons Station, TN 37179

Contact: Jeffrey Wilson  
Phone: (615) 686-9571  
Email: jeff@wilson-engineering.net

SURVEYOR  
JTA Land Surveying, Inc.  
260  
Elm Hill Pike, Suite K  
Nashville, TN 37214

Civil Contact: Greg Terry, RLS  
Phone: (615) 490-6920  
Email: gregt.jta@comcast.net

ATTACHMENT 30-1A



Clovercroft,  
Williamson Co. TN

NOT FOR  
CONSTRUCTION

COVER  
C000

October 27, 2025

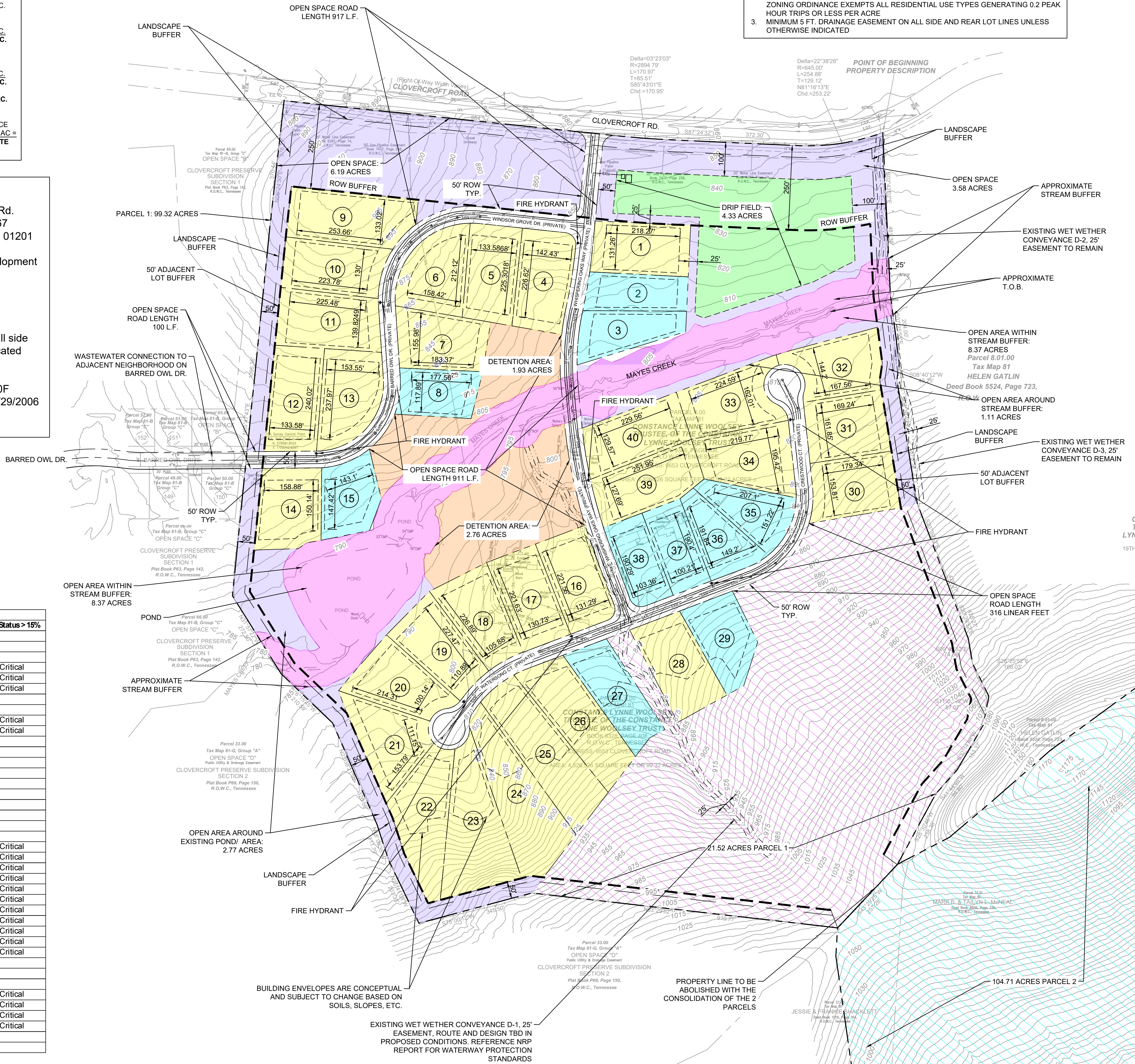
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PARCEL(s) 081 00600 & 081 01201: TOTAL AREA 204.08 AC.	
OPEN SPACE AREAS:	
PARCEL 1 (99.37 AC.):	
INTERIOR AND PERIMETER BUFFER	
OPEN SPACE (PURPLE):	13.66 AC.
AREA AROUND STREAM BUFFER (MAGENTA):	8.37 AC.
DETENTION AREA (ORANGE)	4.69 AC.
DRIP FIELD AREA (GREEN)	4.33 AC.
OPEN SPACE CONSERVATION AREA	
BEHIND LOTS 22-30 (STRIPED RED):	21.52 AC.
PARCEL 1: TOTAL OPEN SPACE AREA:	52.57 AC.
PARCEL 2 (104.71 AC.)	
OPEN SPACE CONSERVATION AREA	
(STRIPED BLUE):	104.71 AC.
PARCEL 2: TOTAL OPEN SPACE AREA:	104.71 AC.
*TOTAL OPEN SPACE AREA:	157.28 AC.
TOTAL OPEN SPACE/ TOTAL ACREAGE = % OPEN SPACE	
157.28 AC / 204.08 AC =	
OPEN SPACE: 77% OF THE TOTAL SITE	

SITE DATA TABLE	
Address:	9553 Clovercroft Rd.
City/State/Zip:	Franklin, TN 37067
Parcel(s):	081 00600 & 081 01201
Current Zoning:	RD-5 Rural Development (Conservation)
Setbacks:	Front: 35'
	Side: 10'
	Rear: 30'
*Minimum 5 ft. drainage easement on all side and rear lot lines unless otherwise indicated	
FEMA Flood Panel Map:	FIRM 47187C0240F (Zone X) Dated: 9/29/2006

Lot Area Table			
Lot Number:	Area S.F.	Area Acres	Lot Status > 15%
1	43,582.81	1.00	
2	32,408.62	0.74	
3	34,859.36	0.80	
4	46,439.53	1.07	Critical
5	43,504.67	1.00	Critical
6	44,369.31	1.02	Critical
7	43,739.77	1.00	
8	32,039.82	0.74	
9	54,799.37	1.26	Critical
10	44,583.56	1.02	Critical
11	49,935.58	1.15	
12	46,751.37	1.07	
13	46,723.69	1.07	
14	43,629.89	1.00	
15	35,479.12	0.81	
16	43,564.13	1.00	
17	43,663.70	1.00	
18	43,579.82	1.00	
19	43,852.56	1.01	
20	43,756.64	1.00	
21	44,632.93	1.02	Critical
22	55,242.81	1.27	Critical
23	66,453.77	1.53	Critical
24	67,060.87	1.54	Critical
25	65,111.06	1.49	Critical
26	57,023.58	1.31	Critical
27	42,481.64	0.98	Critical
28	47,944.28	1.10	Critical
29	39,004.86	0.90	Critical
30	43,608.91	1.00	Critical
31	43,614.60	1.00	Critical
32	43,580.43	1.00	
33	46,944.34	1.08	
34	48,627.43	1.12	
35	34,105.32	0.78	Critical
36	32,392.53	0.74	Critical
37	31,302.10	0.72	Critical
38	31,804.76	0.73	Critical
39	47,524.91	1.09	
40	46,156.86	1.06	



- NOTES:
- THE DEVELOPER HAS UTILIZED REASONABLE MEANS TO NOTIFY THE OPERATOR OF THE NATURAL GAS TRANSMISSION PIPELINE TO VERIFY THE LOCATION OF THE PIPELINE AND THE PIPELINE EASEMENT. THE DEVELOPER HAS REVIEWED, OR ATTEMPTED TO REVIEW PRELIMINARY INFORMATION ABOUT THE PROPOSED DEVELOPMENT WITH THE PIPELINE OPERATOR
  - TRAFFIC IMPACT STUDY NOT REQUIRED: PER THE ITE'S 12 EDITION OF THE TRIP GENERATION MANUAL, THE 40 SFR LOTS WILL GENERATE APPROXIMATELY 41 TRIPS IN THE PM PEAK HOUR (SEE SCREENSHOT BELOW). WHEN DIVIDING THAT BY 204 ACRES, YOU GET NEARLY EXACTLY 0.2 TRIPS/ACRE. SECTION 17.13.A OF THE ZONING ORDINANCE EXEMPTS ALL RESIDENTIAL USE TYPES GENERATING 0.2 PEAK HOUR TRIPS OR LESS PER ACRE
  - MINIMUM 5 FT. DRAINAGE EASEMENT ON ALL SIDE AND REAR LOT LINES UNLESS OTHERWISE INDICATED

LEGEND	
	PARCEL 1: CONSERVATION /SLIPPAGE SOILS AREA: +/- 21.52 AC
	OPEN SPACE/DETENTION/ WATER QUALITY AREA 4.69 AC.
	SANITARY DRIP FIELD 4.33 AC.
	OPEN SPACE AREA AROUND STREAM BUFFER 8.37 AC.
	INTERIOR OPEN SPACE AREA 13.66 AC.
	PARCEL 2: CONSERVATION AREA: +/- 104.71 AC
	LOTS 1 ACRE OR GREATER
	LOTS UNDER 1 ACRE, 0.72-0.90 ACRE MIN. SIZE
	PROPERTY LINE
	STREAM BUFFER 50' FROM TOP OF BANK
	ROW AND ADJACENT LOT BUFFERS



Clovercroft,  
Williamson Co. TN

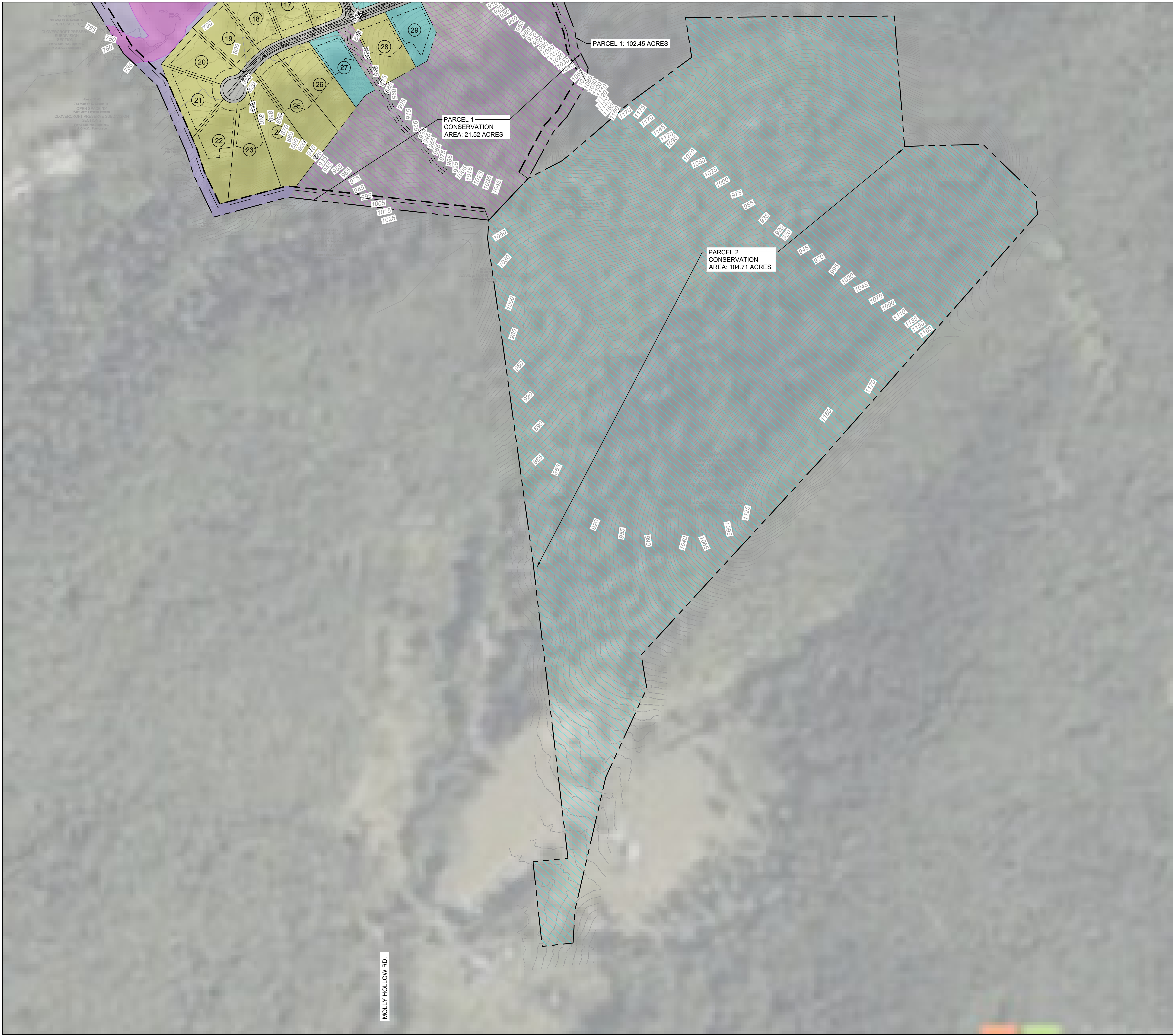
NOT FOR  
CONSTRUCTION

C201  
SITE LAYOUT

October 27, 2025

This Site is 3 Inches When Printed Full Size

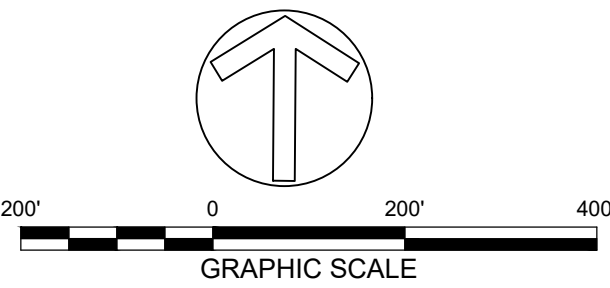




**LEGEND**

- PARCEL 1: CONSERVATION /SLIPPAGE SOILS AREA: +/- 21.52 AC
- OPEN SPACE/DETENTION/ WATER QUALITY AREA 4.69 AC.
- SANITARY DRIP FIELD 4.33 AC.
- OPEN SPACE AREA AROUND STREAM BUFFER 8.37 AC.
- INTERIOR OPEN SPACE AREA 13.66 AC.
- PARCEL 2: CONSERVATION AREA: +/- 104.71 AC
- LOTS 1 ACRE OR GREATER
- LOTS UNDER 1 ACRE, 0.72-0.90 ACRE MIN. SIZE
- PROPERTY LINE
- STREAM BUFFER 50' FROM TOP OF BANK
- ROW AND ADJACENT LOT BUFFERS

ATTACHMENT 30-1C



**WILSON ENGINEERING INC.**  
CIVIL DESIGN • SITE PLANNING

Clavercroft,  
Williamson Co. TN

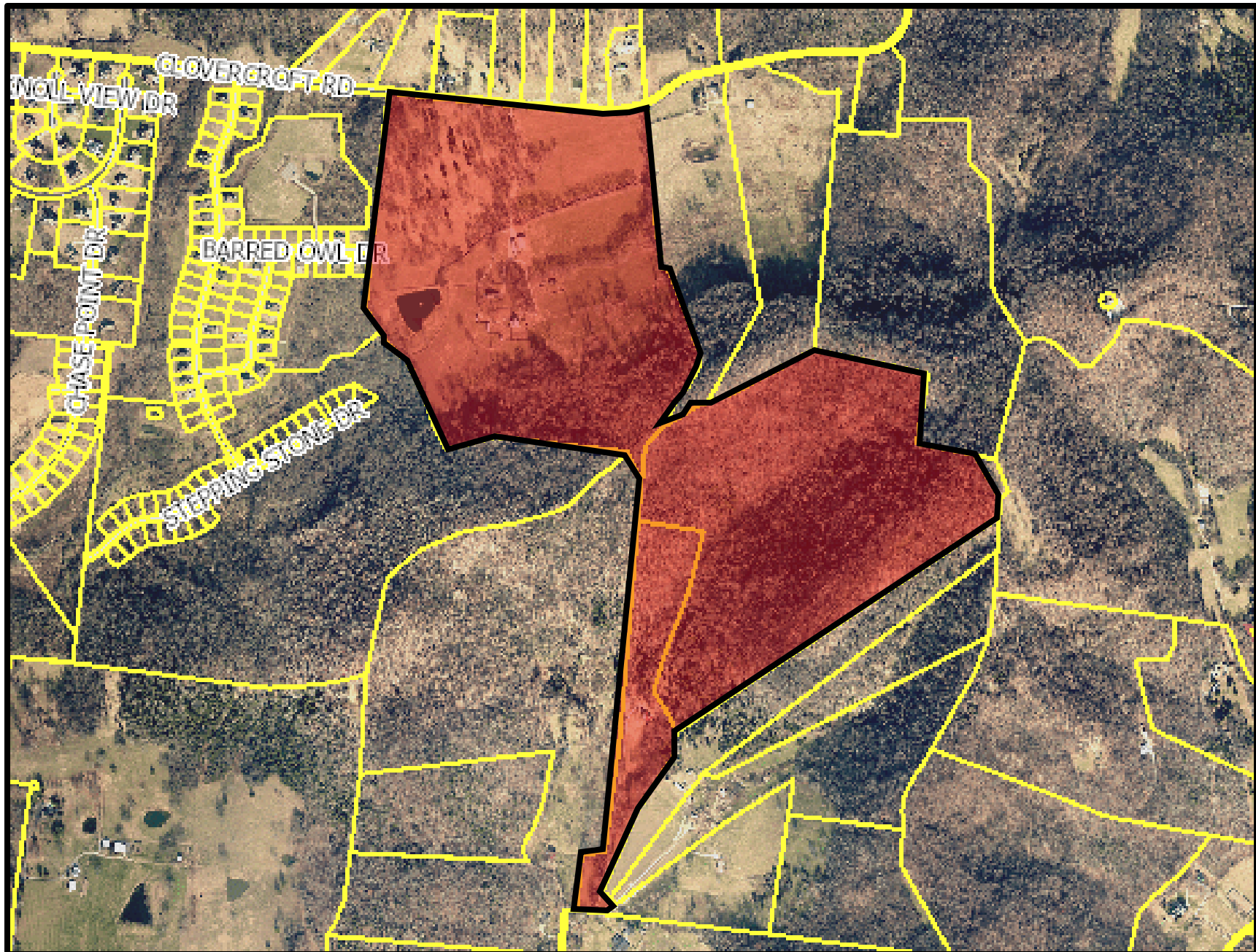
NOT FOR  
CONSTRUCTION

C202  
SITE LAYOUT

October 27, 2025



# ATTACHMENT 30-2



# ATTACHMENT 30-3



851 Aviation Parkway  
Smyrna, TN 37167

**October 27, 2025**

**Alex Becker**

EcoTerra  
6700 Tower Circle, Suite 330  
Franklin, Tennessee 37067

**Re:** Will Serve Letter – Sewer Service

**Project:** Clovercroft Subdivision, Franklin, TN – Williamson County

Dear Mr. Becker,

Tennessee Wastewater is the designated service provider for sewer service within the Clovercroft Subdivision, located in Franklin, Williamson County, Tennessee.

Tennessee Wastewater will provide sewer service to the Clovercroft Subdivision, provided that the developer:

- Obtains approved sewer treatment design plans and expands the treatment and 40-day storage pond at the adjacent Clovercroft Acres Treatment Facility to handle the additional 12,000 GPD (40 lots) of wastewater treatment.
- Provides soil for dispersal, along with a 100% reserve area, for the additional 12,000 GPD of treated effluent.

The anticipated timeline for the required upgrades is approximately ten (10) weeks from the project start date.

Please feel free to contact me should you have any questions or require further information.

Kind regards,

**Tennessee Wastewater**

*Joshua Jenkins, P.E.*  
Utility Engineer

JJ/scr



December 22, 2025  
Intake Review Team  
Williamson Community Development

**Response to Comments for:**

Project Title: Covercroft Estates -9553 Clovercroft Rd.  
Project ID: 1917950  
Williamson Co., TN (Unincorporated Areas)

Aaron Holmes

**14. Planning B**

Williamson County Community Development Aaron Holmes 12/17/25 2:02 PM Conservation Concept Plan - 1	Presently this development does not have an approved means of Wastewater Treatment and Disposal. As this development is connecting to the Wastewater Treatment and Disposal system currently serving the adjoining development, i.e. Clovercroft Preserve, a revised wastewater site plan for said system, which includes a revision to the DDR and DSIR, a revision of the CCN, and a revision to the draft State Operating Permit, is required. The revision to Site Plan for this Wastewater Treatment and Disposal System will require Planning Commission approval (which may be done on the same agenda as the Concept Plan). A pre-application meeting will be required prior to the submission of the Site Plan. [ Ver. 3 ] [Edited By Aaron Holmes]
-----------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Wilson Engineering Inc. Jeffrey Wilson 12/22/25 4:21 PM Conservation Concept Plan - 1	<i>Response: In process, we are coordinating with the wastewater utility. Article 20 documentation will be provided at the appropriate wastewater system Site Plan stage.</i>
---------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Williamson County Community Development Aaron Holmes 12/23/25 9:57 AM Conservation Concept Plan - 2	Article 20, Section 20.05 (A)(3)(b) requires a Wastewater Site Plan for this use be approved prior to consideration of the Concept Plan.  As noted above, this development is connecting to the Wastewater Treatment and Disposal system currently serving the adjoining development, i.e. Clovercroft Preserve, a revised wastewater site plan for said system, which includes a revision to the DDR and DSIR, a revision of the CCN, and a revision to the draft State Operating Permit, is required. The revision to Site Plan for this Wastewater Treatment and Disposal System will require Planning Commission approval (which may be done on the same agenda as the Concept Plan). A pre-application meeting will be required prior to the submission of the Site Plan. [ Ver. 2 ] [Edited By Aaron Holmes]
-----------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

*Response: The wastewater plan is to convey sanitary waste to the adjacent neighborhood, Clovercroft Preserve, drip field where it will be processed at the Clovercroft Preserve facility. Please reference "Will Serve Letter" from Adenus within the submittal package. The 4.33 acres on our site is designated as reserve drip area. Collection lines will be designed as part of the final construction plans and tanks for each home will be the builders responsibility.*

# ATTACHMENT 30-4

October 6, 2025

Aaron Holmes, Planning Director  
Williamson County Planning and Zoning  
1320 West Main Street, Suite 400  
Franklin, TN 37064

Dear Mr. Holmes,

It is our pleasure to submit this letter of intent to pursue land use and related approvals for the redevelopment of 2 parcels. The first parcel is 99.37 acres located at 9553 Clovercroft Rd., parcel ID: 081 00600 00019081. The second parcel is 104.71 acres located at 1780 Molly Hollow Rd., parcel ID: 081 01201 00019801, and adjoins the first parcel at the back lot line.

## **Project Summary:**

The project seeks to redevelop the above properties into a conservation subdivision per reg. for 203 acres/5 for 40 lots for single family homes, 27 lots being a minimum size of 1 acre, and the remaining 13 lots ranging from 0.70-0.99 acres. The zoning will remain RD-5 and each lot will abide by the RD-5 conservation lot standards of minimum 70' lot width with setbacks as follows: 35' front, 10' side, and 30' rear.

The proposed site will meet the 20% open space requirements with approximately 10 acres of open space along the frontage, and will be gated at both entrances for access to private roads with open ditch design. The proposed sanitary system will consist of a decentralized sewer that functions in conjunction with the adjoining decentralized facility located west of parcel 1, between Clovercroft Rd. and Barred Owl Dr.

## **Existing Conditions:**

Current zoning for both parcels is RD-5, the Parcel 1 property currently consists of a single family home and farm, and Parcel 2 consists of a single family home.

Jim Hysen: Land Developer 615-260-3163

Alex Becker: Development Manager

Leslie Li: Broker/ Dev. Coordinator: 615-969-6684

Jeffrey Wilson, P.E. Civil Engineer. 615-686-9571

Rogers C. Anderson  
Williamson County Mayor  
1320 West Main Street, Suite 400  
Franklin, TN 37064



Planning Department  
Mike Matteson, Director  
Phone: 615.790.5725  
Fax: 615.591.8531

WILLIAMSON COUNTY  
GOVERNMENT



Project Overview

**Project Name:** Clovercroft Estates -9553 Clovercroft Rd. **State:** TN  
**Jurisdiction:** Williamson County (Unincorporated Areas)**County:** Williamson  
**ProjectID:** 1917950

Contact Information

**Property Owner**

Jim Hysen

6700 Tower Circle Dr.  
Franklin, TN 37067  
P:615-260-3163  
[jim@landvenues.com](mailto:jim@landvenues.com)

**Secondary Contact**

Jim Hysen

6700 Tower Circle Dr.  
Franklin, TN 37067  
P:615-260-3163  
[jim@landvenues.com](mailto:jim@landvenues.com)

**Applicant**

Jeffrey Wilson

Wilson Engineering Inc.

2132 English Garden Way  
Thompson's Station, TN 37179  
P:6156869571  
[jeff@wilson-engineering.net](mailto:jeff@wilson-engineering.net)

GIS-Verified Data

**Project Address:** 9553 CLOVERCROFT RD

**Existing Zoning District:** Zones

- 9553 CLOVERCROFT RD: RD- 1 - Rural Development - 1

**UGB:**

**Acres:** Parcel

- 9553 CLOVERCROFT RD: 99.37

**Historic Parcel Status:**

**Does the property have road frontage?:** Yes

**City Limits:**

**Flood Zone:**

**Total Acres of Proposed Project:** 204

Subdivision Data

**Is the property part of a recorded subdivision?:** No

**Section:**

**Subdivision Name:**

**Lot Number:**

Project Description



**Project Description:**

40 lot private conservation subdivision

**Use Data**

**Existing Use:** Single-Family

**Proposed Use:** Residential Use

**Project Data**

**Type of Sewage Disposal:** Public Sewer Provider

**Number of Lots Proposed:** 40

**Are you submitting a Traffic Study as part of your application?:** No

**What type of Traffic Study are you providing?:** Traffic Access Analysis

## APP. 01.01) Concept Plan

The following formatting requirements will apply to all documents uploaded as part of the complete submittal packet for a Concept Plan:

- All files must be in PDF format with a minimum resolution of 200 dpi.
- Any multipage PDF documents for plan sheets shall have each sheet bookmarked with the same notation that the sheet is labeled, as noted on the cover sheet of the plan set.
- Plan sheets should be a minimum of 18 inches by 24 inches and be in landscape format.
- Drawings are to be drawn to scale.
- All documents are to be labeled "*ProjectName\_DocumentType*"

The following documents are required as part of a complete submittal packet for a Concept Plan. Please make note of any missing documents using the 'Add Comment' feature. Questions regarding your submittal can be directed to our Planning Department at 615-790-5725.

Applications will not be reviewed for acceptance until all required documents are obtained and fees have been paid.

All applications requiring Planning Commission review and approval must be received no later than 4:30 PM on the published submittal date.

☒ Completed Pre-Application Conference

☒ Copy of deed, and written consent by the owner of record  
Label: "*ProjectName\_Deed*"

### Comments

Jeffrey Wilson will provide  
Wilson Engineering Inc.  
10/28/25 04:31 PM

☒ Letter of Intent, outlining the purpose of the project  
Label: "*ProjectName\_LOI*"

☒ Letter of Availability from Water Utility Provider  
Label: "*ProjectName\_Water*"

☒ Proposed Concept Plan  
Label: "*ProjectName\_ConceptPlan*"

☒ Proposed Resource Protection Plan  
Label: "*ProjectName\_ResourceProtection*"

☒ Approved Soil Map  
Label: "*ProjectName\_SoilMap*"

### Comments

Jeffrey Wilson will provide at later date  
Wilson Engineering Inc.  
10/28/25 04:32 PM

- ☒ Traffic Study or Roadway Capacity Adjustment

Label: "ProjectName\_Traffic"

**Comments**

Jeffrey Wilson      not required see concept plan notes  
Wilson Engineering Inc.  
10/28/25 04:32 PM

- ☒ For Conservation Subdivisions only:

Letter of Availability from Sewer Utility Provider

Label: "ProjectName\_Sewer"

- ☒ For Traditional Subdivisions only, as applicable:

Topographical contour map, encompassing all septic field areas and curtain drain routes

*(Please note this must be an independent document, separate from the Subsurface Sewage Location Map)*

Label: "ProjectName\_TopoMap"

**Comments**

Jeffrey Wilson      n/a  
Wilson Engineering Inc.  
10/28/25 04:32 PM



October 27, 2025

**To:**

Williamson County Planning & Zoning Department  
1320 West Main Street, Suite 400  
Franklin, TN 37064

**RE: Owner's Consent Letter**

**Property Address:** 9553 Clovercroft Rd., Franklin, TN  
**Parcel ID:** 081 00600 00019081  
**Acreage:** 99.37 Acres (Per GIS)  
**Zoning:** RD-5 Rural Development (Conservation)

Dear Planning Staff,

I, **Constance Woolsey**, the undersigned owner of the property described above, hereby **grant permission to Symphony Advice, LLC** and his representatives to prepare and submit on my behalf all necessary **development plans, concept plans, preliminary plats, construction drawings, and related applications** for review and consideration by Williamson County and other applicable reviewing agencies.

This authorization includes communication with County staff, engineers, and consultants as needed to facilitate the review and approval process.

I understand that this authorization does not convey ownership or any other legal interest in the property, and that I remain the record owner until such time as the property is transferred by deed or other legal instrument.

Please accept this letter as my written consent for **Symphony Advice, LLC** and his team to act as my authorized representative in all matters related to this submittal.

Sincerely,

*Constance Woolsey*

dotloop verified  
10/30/25 4:50 PM CDT  
XU0E-JEDA-ZLFF-7RN0

Owner's Signature \_\_\_\_\_

Owner's Printed Name **Constance Woolsey** \_\_\_\_\_

Mailing Address **608 Green Park Nashville TN. 37215** \_\_\_\_\_

Phone Number / Email **615-512-7300. connie@ervwoolsey.com** \_\_\_\_\_

October 27, 2025

**To:**

Williamson County Planning & Zoning Department  
1320 West Main Street, Suite 400  
Franklin, TN 37064

**RE: Owner's Concept Letter**

**Property Address:** 1780 Molly Hollow Rd., Franklin, TN  
**Parcel ID:** 081 01201 00019081  
**Acreage:** 104.71 Acres (Per GIS)  
**Zoning:** RD-5 Rural Development (Conservation)

Dear Planning Staff,

I, Mark McNeal Tailyn McNeal, the undersigned owner of the property described above, hereby **grant permission to Symphony Advice, LLC** and his representatives to prepare and submit on my behalf all necessary **development plans, concept plans, preliminary plats, construction drawings, and related applications** for review and consideration by Williamson County and other applicable reviewing agencies.

This authorization includes communication with County staff, engineers, and consultants as needed to facilitate the review and approval process.

I understand that this authorization does not convey ownership or any other legal interest in the property, and that I remain the record owner until such time as the property is transferred by deed or other legal instrument.

Please accept this letter as my written consent for **Symphony Advice, LLC** and his team to act as my authorized representative in all matters related to this submittal.

Sincerely,

Owner's Signature		
Owner's Printed Name	Mark McNeal	Tailyn McNeal
Mailing Address	3553 Saint Ignatius Lane, Franklin, TN 37064	
Phone Number / Email	8133400917. mclynx6@verizon.net	



ATTACHMENT 30-5

STEEP SLOPES PROTECTION STANDARDS:

- ALL VERY STEEPS SLOPES WITHIN OPEN SPACE WILL REMAIN UNDEVELOPED.
- MODERATELY STEEP SLOPES WILL BE DESIGNED/ENGINEERED PER WILLIAMSON CO. REGULATIONS AND WILL BE PRESENTED FOR REVIEW AND APPROVAL DURING SITE PLAN AND ENGINEERING REVIEW STAGES OF THE PROJECT.
- FOR THE LOTS ON THE SOUTHERN PORTION THAT ARE AFFECTED BY BOTH "MODERATE" AND "VERY STEEP SLOPES (GREATER THAN 25%) THE MODERATE PORTIONS WILL BE DESIGNED AND ENGINEERED PER WILLIAMSON CO. REGULATIONS, AND THE VERY STEEP PORTIONS (GREATER THAN 25%), ARE EXCLUDED FROM BUILDING ENVELOPES AND LAND DISTURBANCE ACTIVITIES AND SHALL REMAIN IN THEIR NATURAL AND UNDISTURBED CONDITIONS.

SLIPPAGE SOILS

SLIPPAGE SOILS SHALL BE THOSE WHERE THE PARENT MATERIAL IS COLLUVIUM, E.G., DELROSE AS CLASSIFIED BY THE NATURAL RESOURCES CONSERVATION SERVICE (NRCS).  
SEE NRCS MAP REFERENCE IN HYDROLOGIC DETERMINATION FOR DELROSE SOILS AREAS LOCATED IN THE SOUTH AND SOUTHEASTERN CORNER OF THE EXISTING SITE. PRELIMINARY INVESTIGATION HAS BEEN DONE AND HAS IDENTIFIED AREAS OF POTENTIAL SLIPPAGE (SEE EXHIBIT B) IN RNP REPORT.

SLIPPAGE SOILS PROTECTION STANDARDS

- AREAS IDENTIFIED AS SLIPPAGE SOILS WITH 15% OR GREATER SOILS HAVE BEEN DESIGNATED AS "OPEN SPACE".

SITE DATA TABLE

Address: 9553 Clovercroft Rd.  
City/State/Zip: Franklin, TN 37067  
Parcel(s): 081 00600 & 081 01201

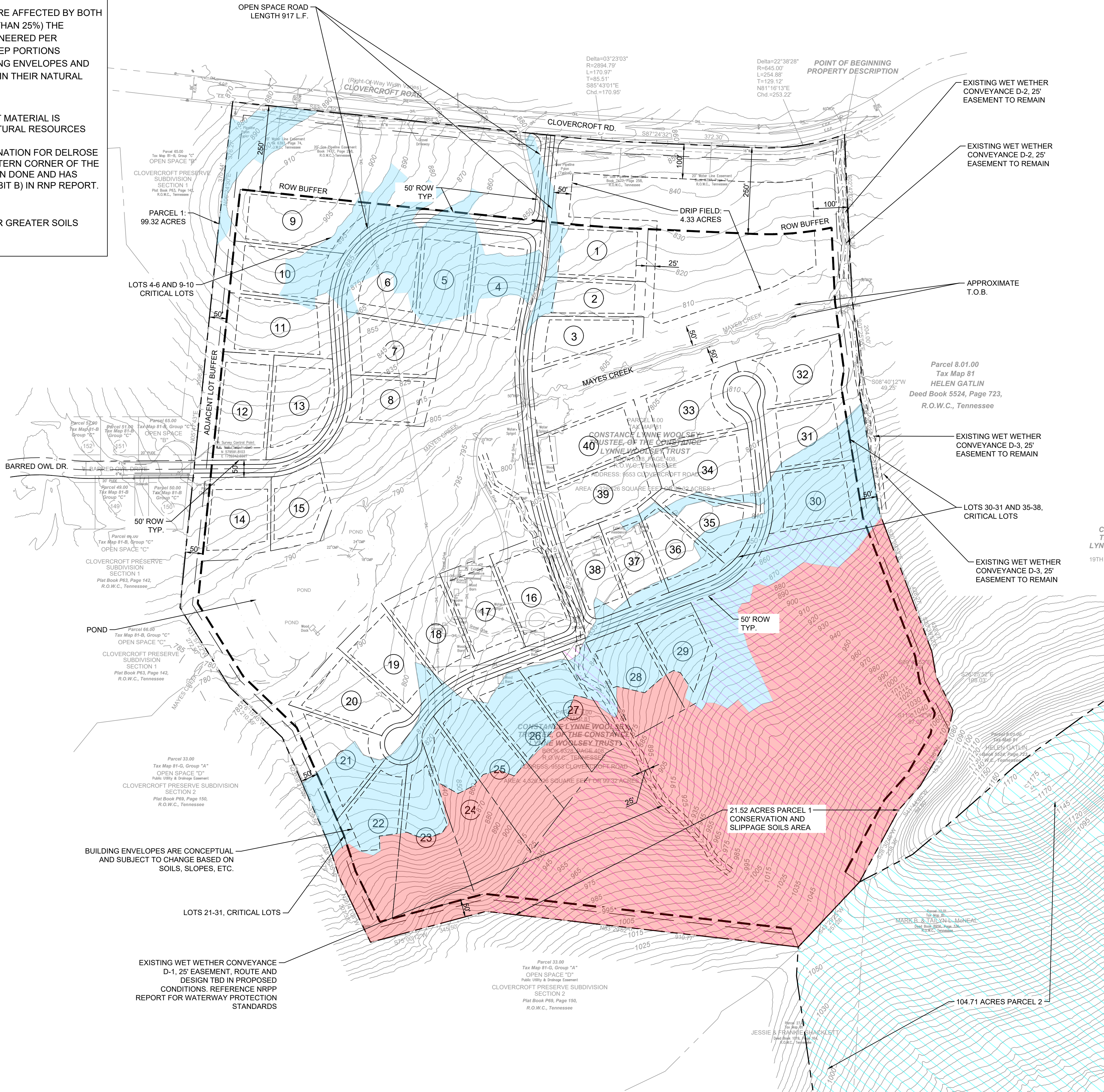
Current Zoning: RD-5 Rural Development (Conservation)

Setbacks: Front: 35'  
Side: 10'  
Rear: 30'

\*Minimum 5 ft. drainage easement on all side and rear lot lines unless otherwise indicated

FEMA Flood Panel Map: FIRM 47187C0240F (Zone X) Dated: 9/29/2006

Lot Area Table			
Lot Number:	Area S.F.	Area Acres	Lot Status > 15%
1	43,582.81	1.00	
2	32,408.62	0.74	
3	34,859.36	0.80	
4	46,439.53	1.07	Critical
5	43,504.67	1.00	Critical
6	44,369.31	1.02	Critical
7	43,739.77	1.00	
8	32,039.82	0.74	
9	54,799.37	1.26	Critical
10	44,583.56	1.02	Critical
11	49,935.58	1.15	
12	46,751.37	1.07	
13	46,723.69	1.07	
14	43,629.89	1.00	
15	35,479.12	0.81	
16	43,584.13	1.00	
17	43,663.70	1.00	
18	43,579.82	1.00	
19	43,852.56	1.01	
20	43,756.64	1.00	
21	44,632.93	1.02	Critical
22	55,242.81	1.27	Critical
23	66,453.77	1.53	Critical
24	67,060.87	1.54	Critical
25	65,111.06	1.49	Critical
26	57,023.58	1.31	Critical
27	42,481.64	0.98	Critical
28	47,944.28	1.10	Critical
29	39,004.86	0.90	Critical
30	43,608.91	1.00	Critical
31	43,614.60	1.00	Critical
32	43,580.43	1.00	
33	46,944.34	1.08	
34	48,627.43	1.12	
35	34,105.32	0.78	Critical
36	32,392.53	0.74	Critical
37	31,302.10	0.72	Critical
38	31,804.76	0.73	Critical
39	47,524.91	1.09	
40	46,156.86	1.06	



LEGEND

- PARCEL 1: CONSERVATION /SLIPPAGE SOILS AREA: +/- 21.52 AC
- OPEN SPACE/DETENTION/ WATER QUALITY AREA
- SANITARY DRIP FIELD 4.33 AC.
- OPEN SPACE AREA AROUND STREAM BUFFER
- INTERIOR OPEN SPACE AREA
- PARCEL 2: CONSERVATION AREA: +/- 104.71 AC
- CRITICAL LOTS CONTAINING EXISTING SLOPES 15%-25%
- EXISTING SLOPES > 25% AND DELROSE SOIL AREA
- PROPERTY LINE
- STREAM BUFFER 50' FROM TOP OF BANK
- ROW AND ADJACENT LOT BUFFERS

WILSON ENGINEERING INC. CIVIL DESIGN • SITE PLANNING

Clovercroft, Williamson Co. TN

NOT FOR CONSTRUCTION

NRP 3 SLOPES EXHIBIT

October 27, 2025



### **ITEM 31**

#### **SITE PLAN REVIEW FOR BONTERRA SUBDIVISION HILLTOP PAVILION, ON 42.04 ACRES LOCATED OFF MEEKS ROAD IN THE 5TH VOTING DISTRICT (5-2025-010).**

Attachment	31-1	Site Plan
	31-2	Aerial Photograph
Area	42.04 acres	
Zoning	Rural Development – 5 (RD-5)	
Water	Milcrofton Utility District	
Sewer	Non-traditional Wastewater Treatment and Disposal System	
Development Options	Private Recreational Center	
Chapter 1101 Status	Rural	
Map and Parcel	116N-A-038.00	
File Number	(5-2025-010)	

The applicant is requesting Site Plan approval for an amenity center for the Bonterra subdivision, which will be located in Open Space and contains a pavilion, fire pit and walking path. Natural Resource Protection standards have been met, including those associated with the Hilltops/Ridgetops.

Pursuant to Section 11.03 (D)(8) of the Zoning Ordinance, this Site Plan must be reviewed by the Planning Commission at a public meeting. Amenity Centers embedded within residential neighborhoods and located within Open Space are classified as Private Recreational Centers, which are intended for the exclusive use of the residents of the subdivision.

The requirements of Section 11.03 (D)(8) have been met. There will be no water service to the pavilion, and therefore no water bond is required.

The Site Plan is in order, and Staff recommends approval with the condition that the HOA documents shall be revised to be consistent with the requirements and limitations of the Private Recreational Center Use Type as described by the Zoning Ordinance.

# BONTERRA SUBDIVISION


# HILLTOP PAVILION CONSTRUCTION PLANS

# 7125 BONTERRA DRIVE

# FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

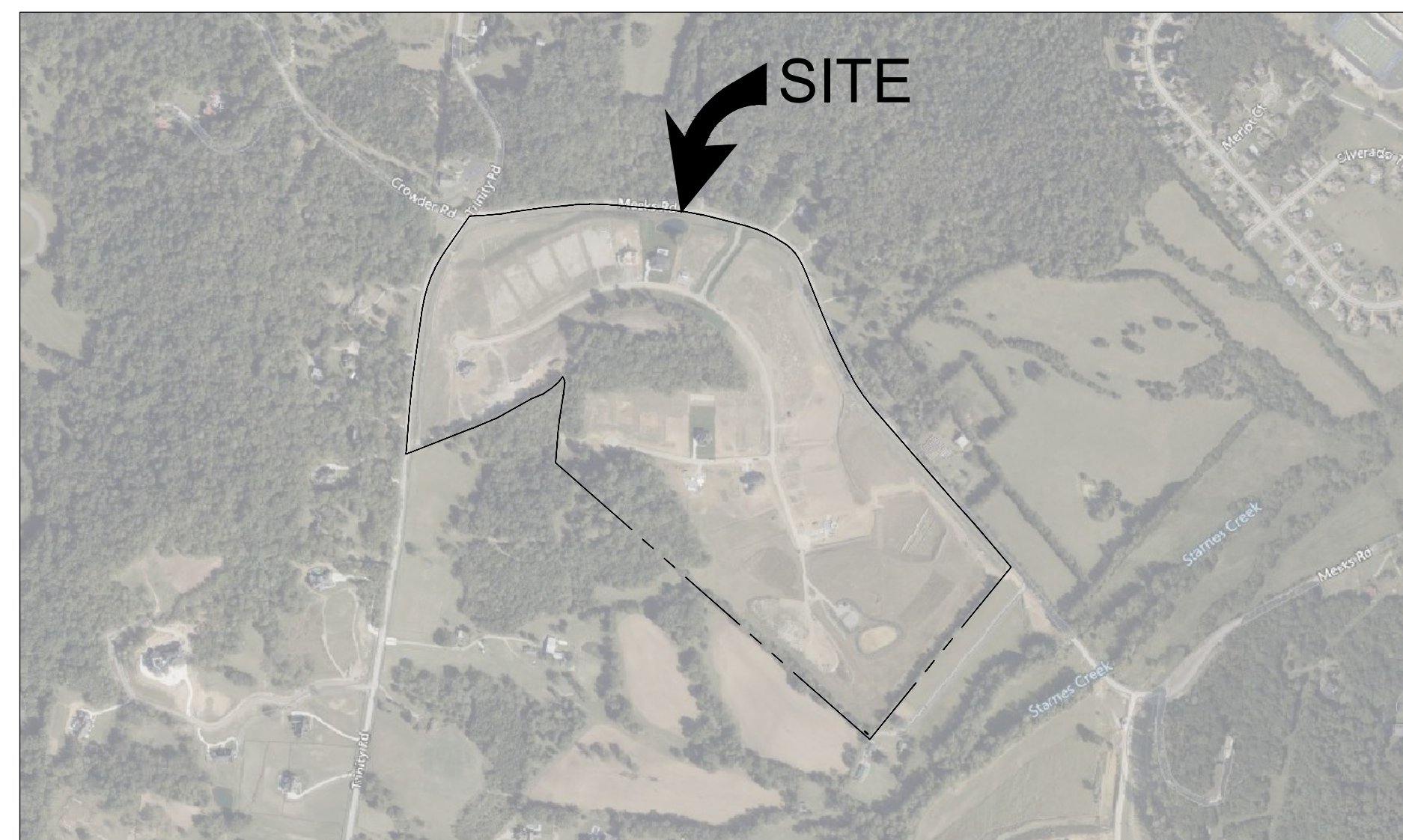
# MAP 116N, GROUP A, PARCEL 38.00

DEVELOPER: BETHESDA ROAD LLC  
106 EAST MAIN ST  
FRANKLIN, TN 37064

**ENGINEER:**  **T-SQUARE ENGINEERING**  
111 SOUTHEAST PARKWAY COURT  
FRANKLIN, TN 37064  
(615)678-8212  
Email: [allison.corolla@t2-eng.com](mailto:allison.corolla@t2-eng.com)

SURVEYOR: TWMM  
SOY AUTUMN SPRINGS COURT  
FRANKLIN, TN 37064  
(615)814-7414

WATER UTILITY: MILCROFTON UTILITY DISTRICT  
6333 ARNO ROAD  
FRANKLIN, TN 37064



VICINITY MAP  
N.T.S.

## SHEET SCHEDULE

C-0.0	COVER SHEET
C-1.0	EXISTING CONDITIONS
C-2.0	SITE PLAN
C-3.0	INITIAL EROSION CONTROL PLAN
C-3.1	TEMPORARY EROSION CONTROL PLAN
C-3.2	EROSION CONTROL DETAILS
C-5.0	GRADING PLAN

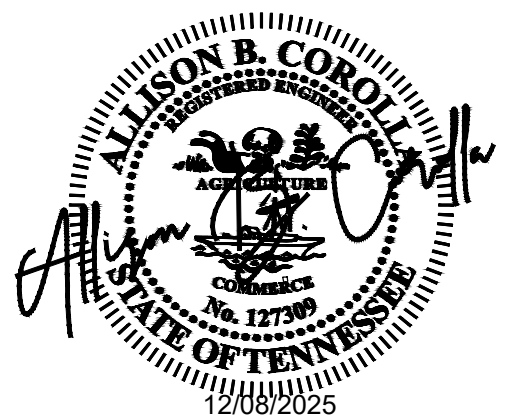
ATTACHMENT 31-1A

**FLOOD NOTE**  
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE A" AS EVIDENCED ON FEMA PANEL #47187C0360F WILLIAMSON COUNTY, TN. DATED 09/29/2006.

OWNER OF RECORD  
PARTNERS OF BUILDING OF TN, LLC  
2901 SAM HOUSTON PKWY N C250  
HOUSTON, TX 77043  
PLAT BOOK 79, PAGE 149

**APPLICANT**  
T-SQUARE ENGINEERING  
111 SE PARKWAY COURT  
FRANKLIN, TN 37064  
615.678.8212

COVER SHEET  
7125 BONTERRA DRIVE  
MAP 116N, GROUP A, PARCEL 38.00  
WILLIAMSON COUNTY, TENNESSEE

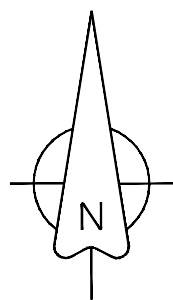
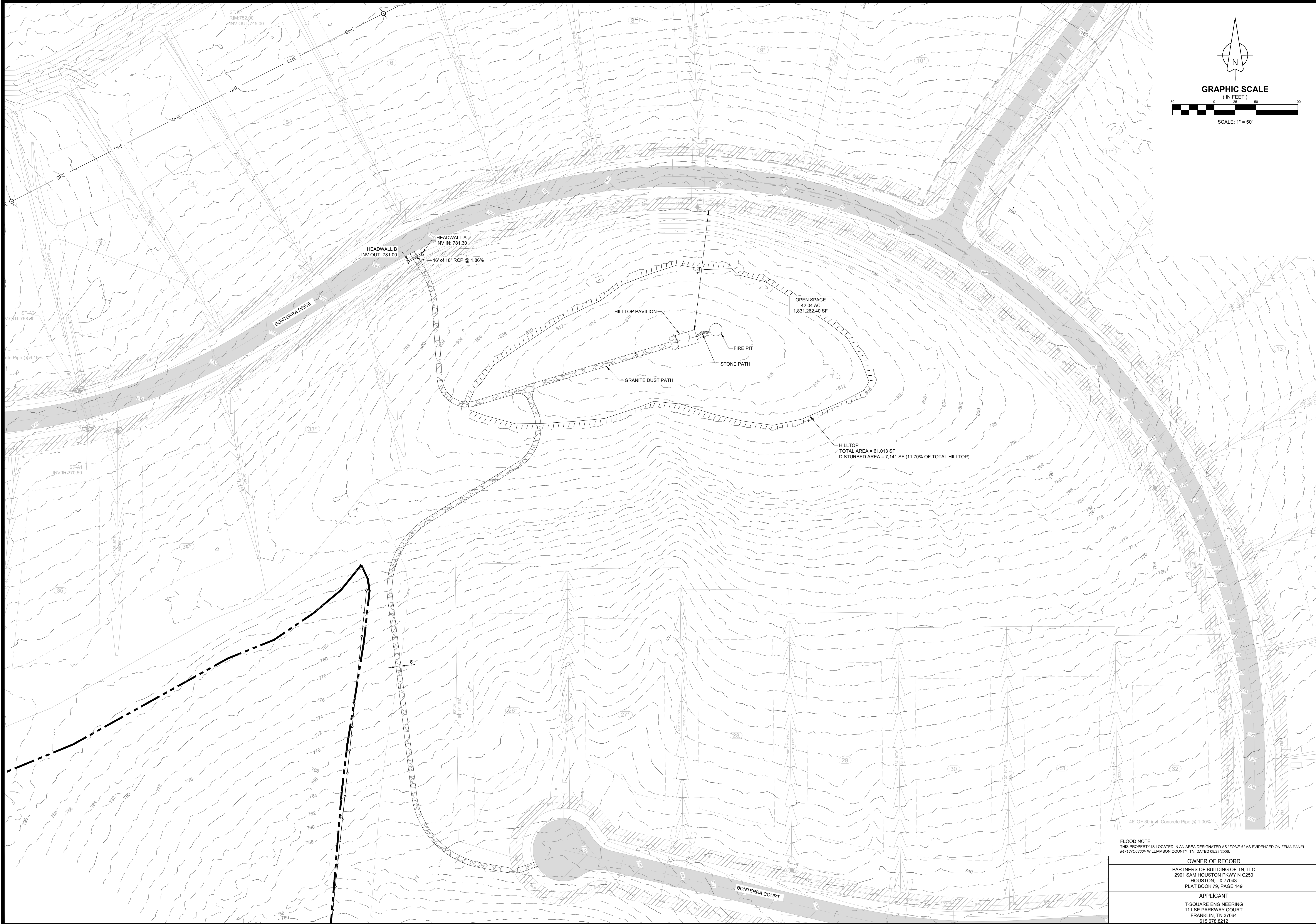


PROJECT  
20-0812

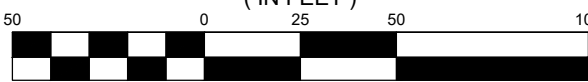
SHEET  
C-0.0







GRAPHIC SCALE  
(IN FEET)



SCALE: 1" = 50'

FLOOD NOTE  
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE A" AS EVIDENCED ON FEMA PANEL  
#47187C0386F-WILLIAMSON COUNTY, TN, DATED 09/20/2008

OWNER OF RECORD  
PARTNERS OF BUILDING OF TN, LLC  
2901 SAM HOUSTON PKWY N C250  
HOUSTON, TX 77043  
PLAT BOOK 79, PAGE 149

APPLICANT  
T-SQUARE ENGINEERING  
111 SE PARKWAY COURT  
FRANKLIN, TN 37064  
615.678.8212

SITE PLAN

7125 BONTERRA DRIVE  
MAP 116N, GROUP A, PARCEL 38.00  
WILLIAMSON COUNTY, TENNESSEE



PROJECT  
20-0812

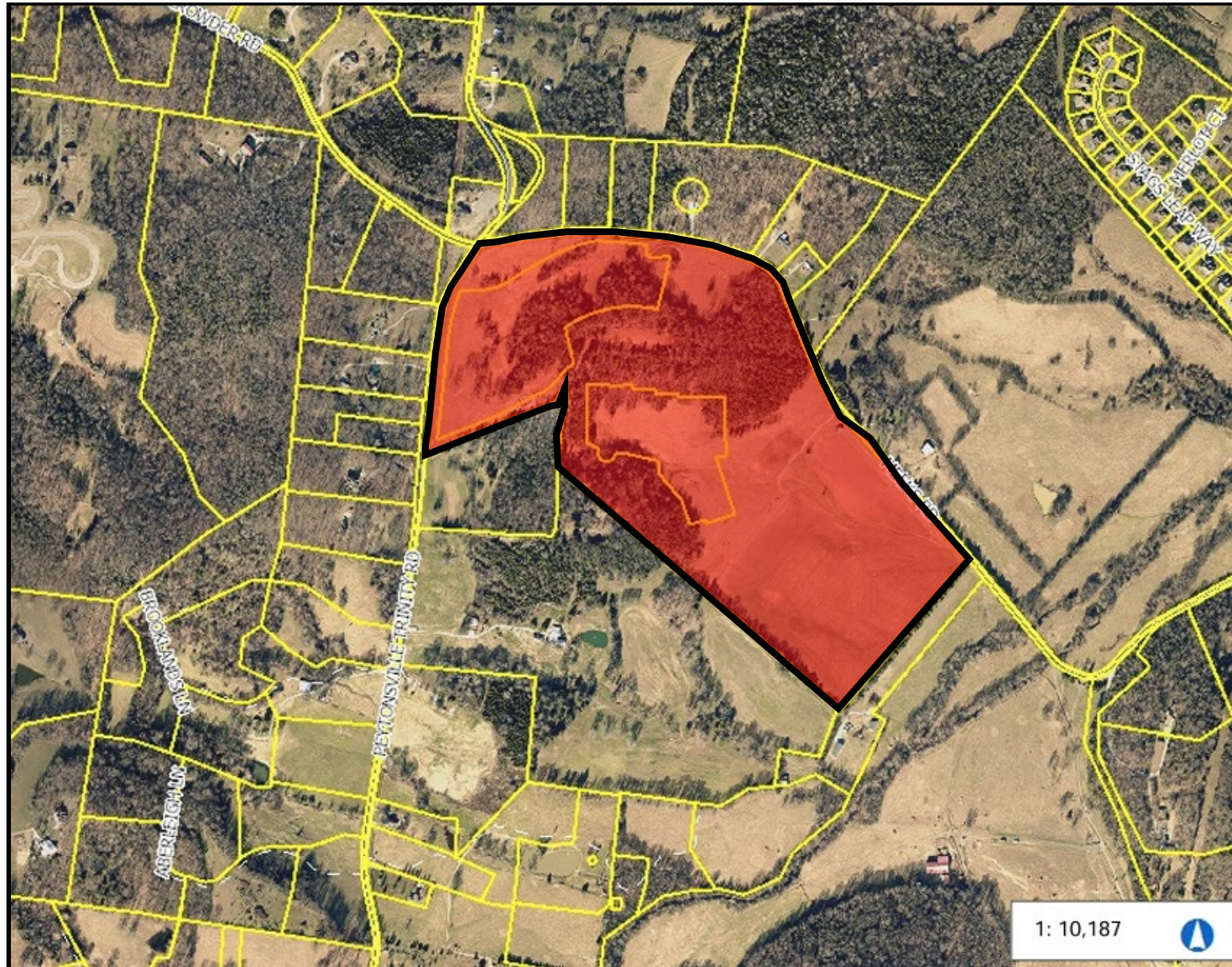
SHEET  
C-2.0

ATTACHMENT 31-1B





# ATTACHMENT 31-2



## **ITEM 32**

### **PRELIMINARY PLAT REVIEW FOR CHESTNUT HILL FARMS LLE SUBDIVISION, CONTAINING 5 LOTS ON 28.5 ACRES LOCATED OFF WHIPPOORWILL DRIVE IN THE 1ST VOTING DISTRICT (1-2025-324).**

Area	28.5 acres
Zoning	Municipal Growth Area – 1 (MGA-1)
Lots	5
Water	Water Authority of Dickson County
Sewer	Individual On-Site Septic Systems
Development Options	Large Lot Easement
Map and Parcel	002---00301
File Number	(1-2025-324)

At this time, the applicant is requesting deferral to the February 2026 Planning Commission Meeting in order to allow the applicant more time to address Staff comments. Staff concurs with this request.

### **ITEM 33**

#### **PRELIMINARY PLAT REVIEW FOR THE GROVE SUBDIVISION, PHASE 14, CONTAINING 7 LOTS ON 6.49 ACRES LOCATED OFF EUDAILEY-COVINGTON ROAD IN THE 2ND VOTING DISTRICT (1-2025-337).**

Attachment	33-1	Preliminary Plat
	33-2	Aerial Photograph
Area	6.49 acres	
Zoning	Rural Development – 1 (RD-1)	
Lots	7	
Water	Milcrofton Utility District	
Sewer	Non-traditional Wastewater Treatment and Disposal System	
Development Options	PRCD	
Chapter 1101 Status	Rural	
Map and Parcels	135—029.02 and 029.08	
File Number	(1-2025-337)	

A Revised Concept Plan for this development was approved at the September 2025 meeting, and the applicant is now requesting approval of a Preliminary Plat for the 14th phase of the development, which contains seven (7) lots and approximately 2.9 acres of Open Space. The plat is consistent with that depicted on the approved Concept Plan.

Staff recommends approval of the Preliminary Plat with the following conditions, which shall be addressed in conjunction with Final Plat consideration:

1. 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;
2. Establishment of a Performance Bond for roads, drainage and erosion control;
3. Establishment of a Performance Bond for water improvements in favor of Milcrofton Utility District;
4. Establishment of a Performance Bond for the wastewater collection system as applicable;
5. Submission of landscaping plans and establishment of a Performance Bond for landscaping;
6. Execution of Performance Agreements for the above referenced sureties;



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.

# The Grove

## A Planned Resource Development

### Phase 14 Preliminary Plat

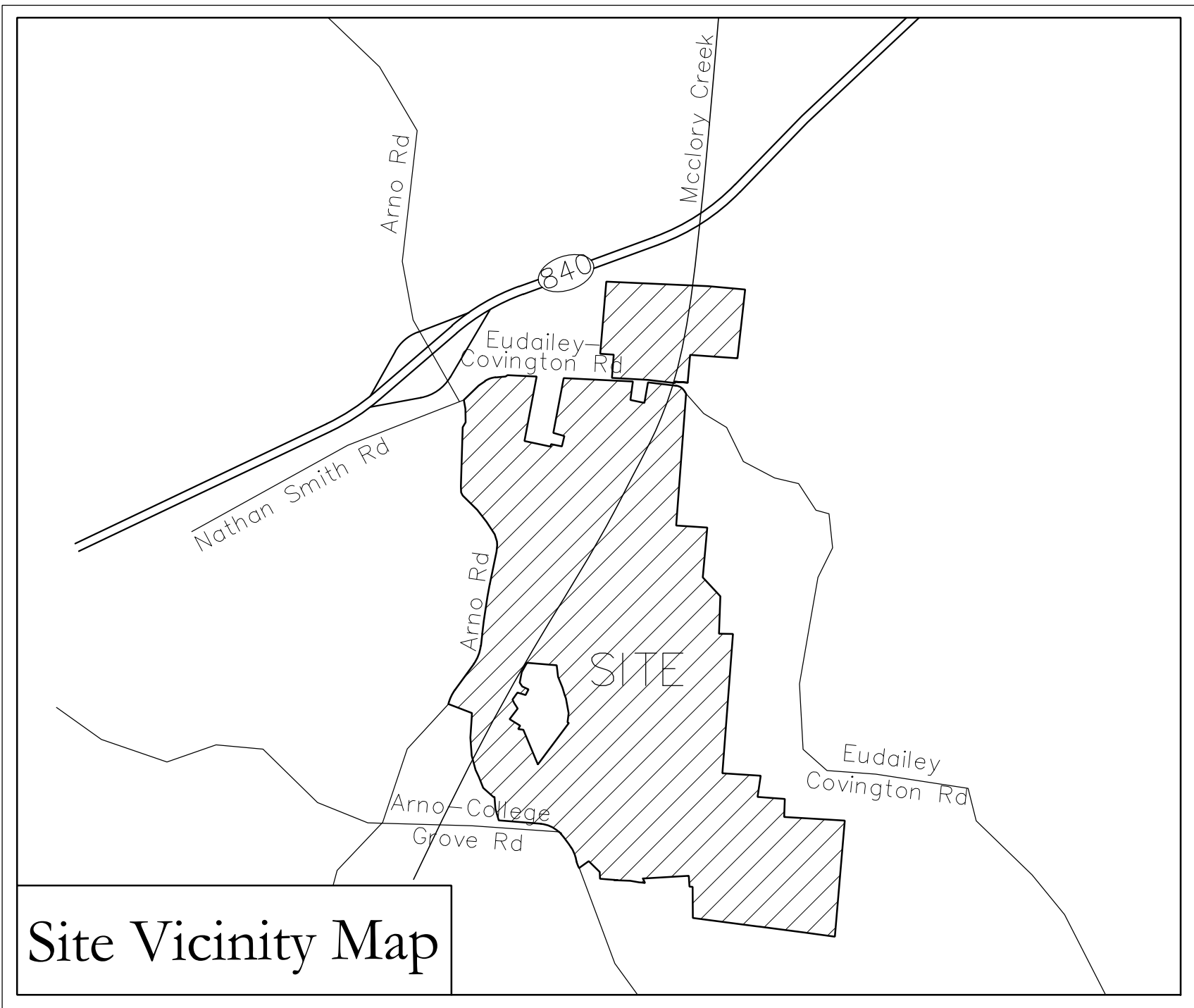
Being Parcels 29.02 & 29.08 on Tax Map 135  
Williamson County, Tennessee

#### 7 SINGLE FAMILY LOTS PROPOSED

AREA:	
Open Space	2.90 Acres (126,739.31 S.F.)
Lots	3.59 Acres (156,270.08 S.F.)
TOTAL AREA = 6.49 Acres (283,009.39 S.F.)	



Site Map



Site Vicinity Map

### Sheet Schedule

- C0.0 Cover Sheet
- C1.0 Preliminary Plat

#### General Notes

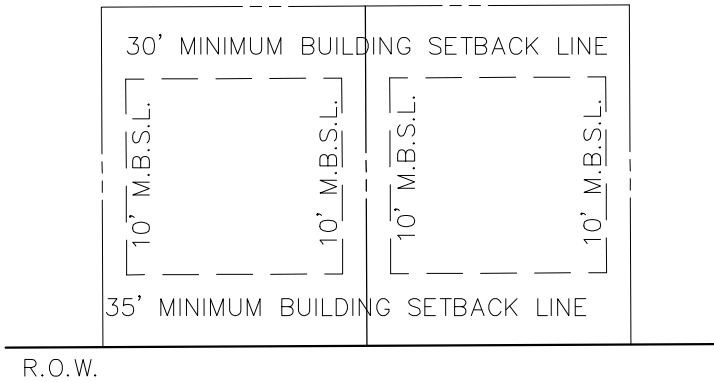
- Parcel number shown thus (oo) pertain to property tax map 135.
- All lots are to be served by public water (provided by Milcrofton) and sewer (provided by Tennessee Wastewater System Inc.)
- The property shown hereon contains 282,704 square feet or 6.49 acres (less R.O.W. dedication) acres of land more or less.
- The property shown hereon is included in areas designated as (less R.O.W. dedication) acres of land more or less.
- The property shown hereon is included in areas designated as "special flood hazard" on the latest flood insurance program map panel no. 47187C0380G & 47187C0390G dated December 20, 2024.
- Property corners shown thus are marked by iron rods. Property corners shown thus are marked by concrete monuments.
- The property shown hereon is currently Zoned Rural Development (RD-1).
- Property Owner:  
TVG TENNESSEE I LLC  
6200 Wildings Blvd.  
College Grove, TN 37046
- Within the waterway natural area, there shall be no clearing, grading, construction or disturbance of vegetation except as permitted by the Williamson County Engineering Department.
- This property has been reviewed for the existence of intermittent and perennial streams. Streams that would require Waterway Natural Areas (WNA) as described in Section 4 of the Williamson County Storm Water Management Regulations have been located as shown.
- This property has been evaluated in relation to Article 13 of the Williamson County Zoning Ordinance for Resource Protection. The Resources include, but are not limited to, Special Flood Hazard Area Protection, Waterway Protection, Wetlands, Woodland and Tree Protection, Slippage Soils, Steep Topography, Karst features, Hilltops and Ridgetops, and Historical and Cultural Resources. Areas falling within these categories are noted on plan.

Property Address  
6437 Eudailey - Covington Rd  
College Grove, TN, 37046



**Dale & Associates**  
Civil Engineering  
Land Planning & Zoning  
Surveying  
516 Heather Place  
Nashville, TN 37204  
(615) 297-5166

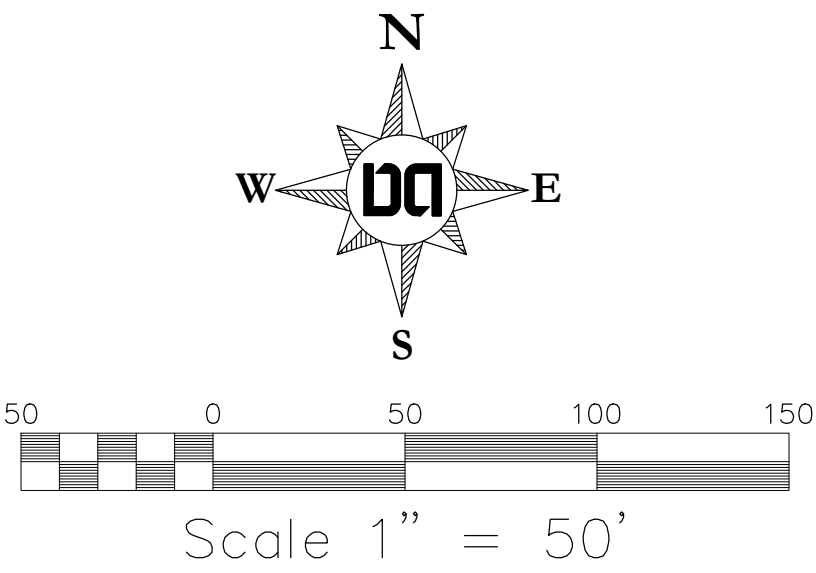
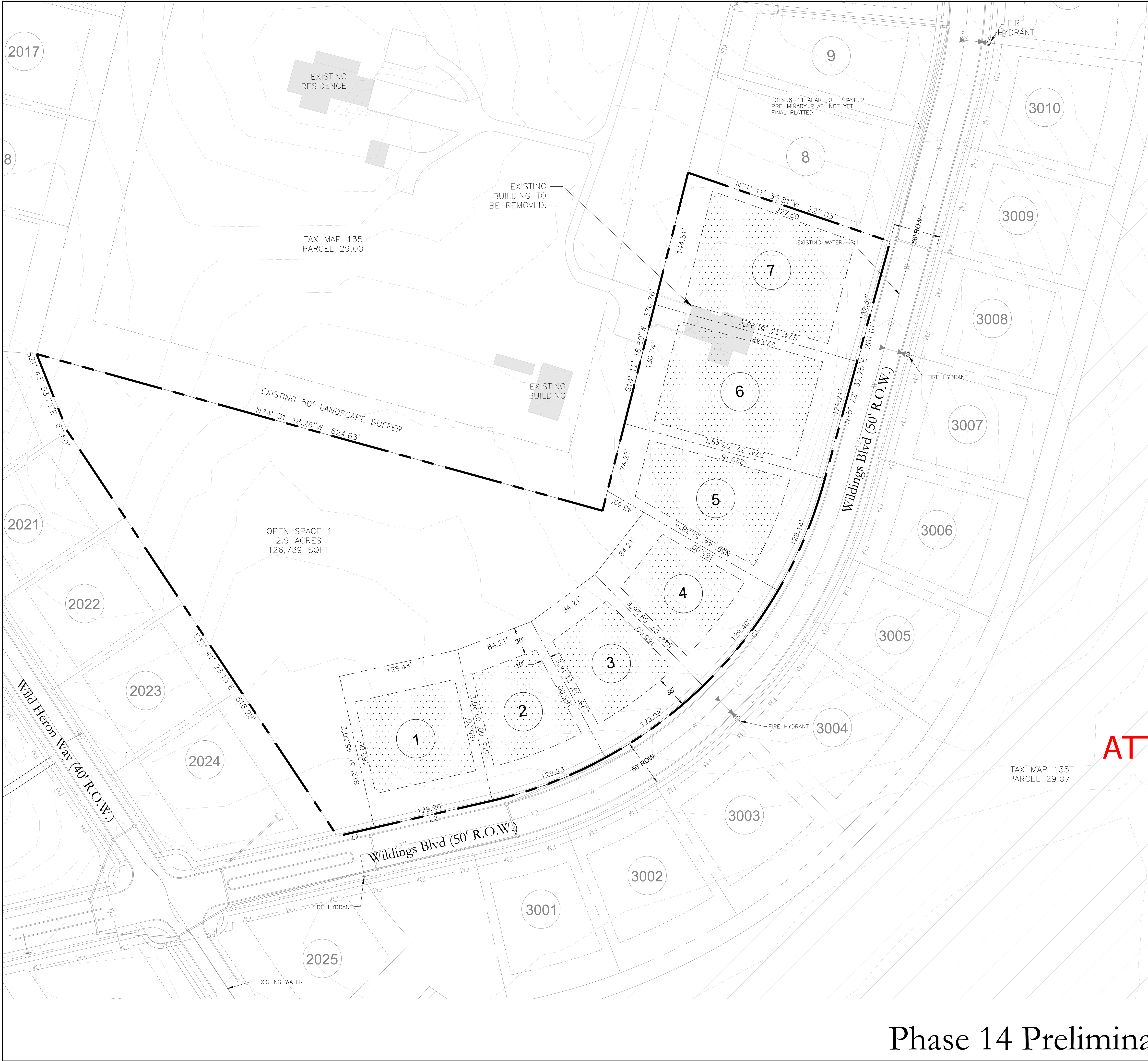
D&A Project 11053  
The Grove Phase 14  
**C0.0**  
1 of 2



TYPICAL MINIMUM BUILDING SETBACK LINES

ATTACHMENT 33-1A





Lot Table	
LOT #	AREA (SQ. FT.)
1	21,284
2	17,774
3	17,792
4	17,792
5	21,849
6	28,827
7	31,046

TOTAL LOT AREA: 156,364 SF, 3.589 AC

Line Table		
LINE #	LENGTH	DIRECTION
L1	40.00	N77° 08' 14.70"E
L2	129.19	N77° 08' 12.37"E

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	516.90	478.26	61°55'28"	N45° 56' 12"E	492.11

ATTACHMENT 33-1B



**Dale & Associates**  
Consulting Civil Engineering  
Land Planning & Zoning  
Surveying

Phase 14 Preliminary Plat

516 Heather Place  
Nashville, Tennessee 37204  
(615) 297-5166

**The Grove**  
Phase 14 Preliminary Plat  
Parcels 29.02 & 29.08 on Tax Map 135  
Williamson County, Tennessee

DATE: December 16, 2025

REVISIONS:

The Grove  
Phase 14  
D&A Project # 11053

**C1.0**

2 of 2



[illegible]

## **ITEM 34**

### **ELECTION OF OFFICERS**

Current Chairman, Sammie McCoy

Current Vice-Chairman, Don Crohan

Current Secretary, Aaron Holmes, Planning Director

Recommended: Aaron Holmes, Planning Director

Current Secretary Pro Tempore, Joe James, Planning Coordinator

Recommended: Joe James, Planning Coordinator