

1. January Planning Commission Agenda

Documents:

[01 JANUARY AGENDA.PDF](#)

1.I. 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 4th 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 5th 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 1st 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 2nd 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 4th 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 5th 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 1st Voting District (1-2025-324).
33. Preliminary Plat Review for The Grove Subdivision, Phase 14, containing 7 lots on 6.49 acres located off Eudaley-Covington Road in the 2nd 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.

<b>MEETING DATE</b>	<b>BOND TYPE</b>	<b>ACTION TAKEN</b>	<b>BOND AMOUNT</b>
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.

<b><u>CURRENT</u></b>	<b><u>RECOMMENDED</u></b>
\$125,000 Maintenance	\$125,000 Maintenance

**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.

<b>MEETING DATE</b>	<b>BOND TYPE</b>	<b>ACTION TAKEN</b>	<b>BOND AMOUNT</b>
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.

<b><u>CURRENT</u></b>	<b><u>RECOMMENDED</u></b>
\$320,500 Performance	\$320,500 Performance

## 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.

<b>MEETING DATE</b>	<b>BOND TYPE</b>	<b>ACTION TAKEN</b>	<b>BOND AMOUNT</b>
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.

<b><u>CURRENT</u></b>	<b><u>RECOMMENDED</u></b>
\$102,300 Performance	\$102,300 Performance

## 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.

<u>CURRENT</u>	<u>RECOMMENDED</u>
\$68,850 Maintenance	Release

## 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.

<u>CURRENT</u>	<u>RECOMMENDED</u>
\$29,520 Maintenance	Release

## 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.

<b>MEETING DATE</b>	<b>BOND TYPE</b>	<b>ACTION TAKEN</b>	<b>BOND AMOUNT</b>
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.

<b><u>CURRENT</u></b>	<b><u>RECOMMENDED</u></b>
\$470,000 Performance	\$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.

<b>MEETING DATE</b>	<b>BOND TYPE</b>	<b>ACTION TAKEN</b>	<b>BOND AMOUNT</b>
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.

<b><u>CURRENT</u></b>	<b><u>RECOMMENDED</u></b>
\$294,918 Maintenance	Release

## 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.

<b>MEETING DATE</b>	<b>BOND TYPE</b>	<b>ACTION TAKEN</b>	<b>BOND AMOUNT</b>
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.

<b><u>CURRENT</u></b>	<b><u>RECOMMENDED</u></b>
\$369,000 Performance	\$369,000 Performance

## 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.

<b>MEETING DATE</b>	<b>BOND TYPE</b>	<b>ACTION TAKEN</b>	<b>BOND AMOUNT</b>
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.

<b><u>CURRENT</u></b>	<b><u>RECOMMENDED</u></b>
\$18,000 Performance	\$18,000 Performance

## 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.

<u>CURRENT</u>	<u>RECOMMENDED</u>
\$430,000 Maintenance	\$430,000 Maintenance

## 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.

<u>CURRENT</u>	<u>RECOMMENDED</u>
\$500,000 Maintenance	\$338,000 Maintenance

## 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

## 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.

<b>MEETING DATE</b>	<b>BOND TYPE</b>	<b>ACTION TAKEN</b>	<b>BOND AMOUNT</b>
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.

<b><u>CURRENT</u></b>	<b><u>RECOMMENDED</u></b>
\$77,420 Maintenance	Release

## ITEM 16

**NAME:** STARNES CREEK, SECTION 4

**BOND TYPE:** PERFORMANCE 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	RECOMMENDED
\$32,375 Performance	\$9,713 Maintenance

## ITEM 17

**NAME:** STARNES CREEK, SECTION 4

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

<u>CURRENT</u>	<u>RECOMMENDED</u>
\$494,000 Performance	\$432,000 Performance

## 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.

<u>CURRENT</u>	<u>RECOMMENDED</u>
\$300,000 Maintenance	\$300,000 Maintenance

## 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.

<u>CURRENT</u>	<u>RECOMMENDED</u>
\$425,000 Maintenance	\$178,000 Maintenance

## 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.

<b>MEETING DATE</b>	<b>BOND TYPE</b>	<b>ACTION TAKEN</b>	<b>BOND AMOUNT</b>
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.

<b><u>CURRENT</u></b>	<b><u>RECOMMENDED</u></b>
\$650,000 Maintenance	\$650,000 Maintenance

## 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      RECOMMENDED

\$313,000	\$235,000
Performance	Performance

**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

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AS EVIDENCED IN BOOK 8512, PAGE 701, BOOK 8772, PAGE 112, BOOK 9752, PAGE 505, BOOK 9885, 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	20	OWNER
OWNER NAME (PRINTED)	JERRY D FAIR & BLYTHE CUTLER FAIR LIVING TRUST	TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

**CERTIFICATE OF SURVEY ACCURACY**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN 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.

*MARK CANTRELL, R.L.S.*  
MARK CANTRELL, R.L.S.

DATE	12-8-2020	OWNER
OWNER NAME (PRINTED)	AG LEGACY REVOCABLE LIVING TRUST	TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

**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	20	DEPT. OF SEWAGE DISPOSAL MGMT., BRIAN CORWIN
OWNER NAME (PRINTED)	ADAM OR LINDSEY WAGNER	TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

**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	20	SECRETARY, PLANNING COMMISSION
OWNER NAME (PRINTED)	BRENTWOOD BUILDERS LLC	TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

THIS APPROVAL SHALL BE INVALID IF NOT RECORDED BY DATE

**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	20	COUNTY ENGINEER	COUNTY ROAD SUPERINTENDENT
OWNER SIGNATURE(S)	TAX MAP & PARCEL NUMBER OF LOT		
DATE	20	DEED BOOK & PAGE	
OWNER SIGNATURE(S)	TAX MAP & PARCEL NUMBER OF LOT		
DATE	20	DEED BOOK & PAGE	
OWNER SIGNATURE(S)	TAX MAP & PARCEL NUMBER OF LOT		
DATE	20	DEED BOOK & PAGE	
OWNER SIGNATURE(S)	TAX MAP & PARCEL NUMBER OF LOT		
DATE	20	DEED BOOK & PAGE	
OWNER SIGNATURE(S)	TAX MAP & PARCEL NUMBER OF LOT		
DATE	20	DEED BOOK & PAGE	

**ATTACHMENT 25-1A**

<b>REVISED FINAL PLAT</b>	<b>MAP 110, PARCELS 047.08 &amp; 047.09</b>	<b>MAP 113, PARCELS 043.09, 043.10, 043.11</b>	<b>WILLIAMSON COUNTY, TENNESSEE</b>
DATE: 10-29-2025	NO. 1	DATE: 11-17-25	REVISIONS
SCALE: 1:12,400	2	1:12,400	REVISED PER COUNTY COMMENTS
DRAWN BY: DSW	3	1:12,400	REVISED PER COUNTY COMMENTS
REVIEWER:			REVISED PER COUNTY COMMENTS

**BLYTHE MEADOW SUBDIVISION**

J. MARK CANTRELL  
 PROFESSIONAL LAND SURVEYOR  
 NO. 1619  
 STATE OF TENNESSEE  
 12-8-2020

**PROJECT**  
**21-0330**

WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT NOTES:

- ANY CUTTING, FILLING, COMPACTION, OR DISTURBANCE FROM THEIR NATURAL STATE, OF THE SOIL AREAS RESERVED FOR SEWAGE DISPOSAL, SHALL RESULT IN REVOCATION OF THE LOT APPROVAL. ADDITIONALLY, THE DEPARTMENT SHALL HAVE THE AUTHORITY TO REFUSE TO GRANT A CONSTRUCTION PERMIT, OR MAY REVOKE A CONSTRUCTION PERMIT WHERE THE INTEGRITY OF THE PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM HAS BEEN COMPROMISED.
2. NO CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED ON THE SOIL AREAS RESERVED FOR SEWAGE DISPOSAL.
3. NO BATHING FIXTURES EXCEEDING STANDARD CAPACITY (30 US GALLONS), INCLUDING BUT NOT LIMITED TO OVERSIZED BATHTUBS, SPA TUBS, HOT TUBS, WHIRLPOOLS, OR JACUZZIS ETC. SHALL BE ALLOWED ON ANY OR ALL LOTS.
4. NO UTILITIES I.E. GAS, WATER, OR ELECTRIC, OR THEIR EASEMENTS, ABOVE OR BELOW GROUND, SHALL BE ALLOWED TO ENCRACK WITHIN 10 FEET OF THE BOUNDARIES OF THE SOIL AREAS RESERVED FOR SEWAGE DISPOSAL.
5. CONSTRUCTION OF DRAINS OR DRAINAGE DRAINS MAY BE REQUIRED ON ANY OR ALL LOTS.
6. NO CUTTING, FILLING, COMPACTION, OR ANY DISTURBANCE OF THE AREAS RESERVED FOR SEWAGE DISPOSAL SHALL BE PERMITTED.
7. THE LIMITS OF ALL EXCAVATIONS MADE FOR THE PURPOSE OF HOUSE CONSTRUCTION (OR ANY OTHER TYPE OF BUILDING CONSTRUCTION), SHALL BE KEPT 25 FEET OR MORE AWAY FROM THE PLATED OR DESIGNATED SEWAGE DISPOSAL AREA.
8. THE LIMITS OF ALL EXCAVATIONS MADE FOR THE PURPOSE OF HOUSE CONSTRUCTION (OR ANY OTHER TYPE OF BUILDING CONSTRUCTION), SHALL BE KEPT WITHIN THE CONFINES OF THE PLATED OR DESIGNATED SEWAGE DISPOSAL AREA.
9. ALL PARTS OF THE HOUSE AND ANY OF ITS RELATED APPENDAGES (INCLUDING, BUT NOT LIMITED TO DETACHED GARAGES, PORCHES, DECKS, SIDEWALKS, DRIVEWAYS, PARKING AREA, UTILITIES, ETC.) SHALL STRICTLY ADHERE TO THE MINIMUM SETBACK REQUIREMENTS FROM THE SUBSURFACE SEWAGE DISPOSAL SYSTEM AREAS AS OUTLINED IN SECTION 13 OF THE REGULATIONS CONCERNING SEWAGE DISPOSAL.
10. NO CONSTRUCTION OF PATIOS, SWIMMING POOLS, ACCESSORY BUILDINGS, ETC. SHALL BE ALLOWED ON ANY LOT SERVED BY A SUBSURFACE SEWAGE DISPOSAL SYSTEM, UNLESS APPROVED BY THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL.
11. WATER SERVICE LINES MUST BE SEPARATED FROM SEWAGE DISPOSAL AREAS BY A MINIMUM OF 10 FEET.
12. ALL PLUMBING FIXTURES ARE TO BE THE WATER CONSERVATIVE TYPE, 1.5 TO 2.0 GALLONS PER MINUTE SHOWER HEADS, AND NO WATER SOURCE POTS OR SPRINGS ARE TO BE USED.
13. NO WATER SOURCE POTS OR SPRINGS ARE TO BE PLATED OR DESIGNATED SEWAGE DISPOSAL AREAS, 1.5 TO 2.0 GALLONS PER MINUTE SHOWER HEADS, AND NO CONSTRUCTION OF PATIOS, SWIMMING POOLS, ACCESSORY BUILDINGS, ETC. SHALL BE ALLOWED ON ANY LOT SERVED BY A SUBSURFACE SEWAGE DISPOSAL SYSTEM, UNLESS APPROVED BY THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL.
14. DESIGNATED SEWAGE DISPOSAL AREAS, PLOTTED IN ACCORDANCE WITH ACCEPTABLE SOIL AREA FIELD MAP BY N. MICHAEL HARBABAER, PRIVATE CONSULTING SOIL SCIENTIST, ON 3/3/2022 AND REVISED ON 6/12/2022.
15. THE PLATED OR DESIGNATED SEWAGE DISPOSAL LOT IS SERVED BY A LOW PRESSURE PIPE SYSTEM, WHICH IS AN ALTERNATIVE MEANS OF SEWAGE DISPOSAL. MLP SYSTEMS REQUIRE 6 TO 10 INCHES OF COMPATIBLE SOIL FILL MATERIAL TO BE INCORPORATED FOR THE MLP OR MLP SYSTEM SHALL BE SUBMITTED TO THE DEPARTMENT FOR APPROVAL.
16. THE PLATED OR DESIGNATED SEWAGE DISPOSAL LOT IS SERVED BY A LOW PRESSURE PIPE SYSTEM, WHICH IS AN ALTERNATIVE MEANS OF SEWAGE DISPOSAL. MLP SYSTEMS REQUIRE 6 TO 10 INCHES OF COMPATIBLE SOIL FILL MATERIAL TO BE INCORPORATED FOR THE MLP OR MLP SYSTEM SHALL BE SUBMITTED TO THE DEPARTMENT FOR APPROVAL.
17. BEFORE A PERMIT TO CONSTRUCT A MLP OR MLP SYSTEM SHALL BE SUBMITTED TO THE DEPARTMENT FOR APPROVAL.
18. ALL PLATED SEWAGE DISPOSAL AREAS SHALL BE FIELD-STAKED BY A LICENSED SURVEYOR AND FENCED OFF, TO PROTECT THE AREAS FROM CONSTRUCTION TRAFFIC. BY THE PROPERTY OWNER OF THE PLATED SEWAGE DISPOSAL AREA, THE AREAS THEN SHALL BE FIELD CHECKED AND VERIFIED BY THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL.
19. NO WATER SOURCE, WELLS, OR SPRINGS, ARE TO BE DRILLED OR CONSTRUCTED WITHIN 50 FEET OF ANY PORTION OR COMPONENT OF THE SEPTIC SYSTEM. THIS INCLUDES THE SEPTIC TANK, TIGHTLINES, WATER WELL, AND THE HOUSE TO SEWER CONNECTION.
20. THIS SITE MAY MANDATE THE USE OF A SEWAGE/EFFLUENT PUMP AND APPROPRIATELY SIZED PUMP TANK IN ORDER TO PROVIDE SEWER SERVICES FROM THE HOUSE TO THE SSDS AREAS. THIS SHALL BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE SEWAGE/EFFLUENT PUMP AND APPROPRIATELY SIZED PUMP TANK.
21. NO IRRIGATION SYSTEMS, OR THEIR COMPONENTS THEREOF, SHALL ENRICH ON, OR WITHIN 10 FEET OF THE BOUNDARIES OF THE DESIGNATED OR PLATED SSDS AREA. IT SHALL ALSO BE LOCATED A MINIMUM OF 10 FEET AWAY FROM ANY DRAINAGE IMPROVEMENT PRACTICE ASSOCIATED WITH THE SSDS AREA.
22. DRAINAGE SYSTEMS, WHETHER THEY BE CURTAIN DRAINS, SEWER SUPPLY LINES, MANIFOLDS, ETC., SHALL BE SHEATHED AND BEDDED (AS PER SPECIFICATIONS FROM WCDMS) WHERE THEY CROSS ANY DRIVEWAY, ACCESS EASEMENT, UTILITY LINE (AND THEIR RELATED EASEMENTS). THE SHEATHING SHALL EXTEND FROM A POINT 10 FEET PRIOR TO ENTERING ANY EASEMENT AND SHALL EXTEND THREE FEET BEYOND THE POINT OF EXIT. SHEATHING MUST BE SCHEDULE 80 PVC OR DUCTILE IRON AND BE BEDDED IN 12 INCHES OF DIRT.
23. CURTAIN INTERCEPTOR AND DRAW-DOWN DRAINS MAY BE REQUIRED ON ALL LOTS, AS SUCH, THEY SHALL STRICTLY ADHERE TO THE DESIGN LOCATION AND ROUTING DEPICTED ON THIS PLAT. HOWEVER, THE DRAINS AS SHOWN HEREON MAY BE SUBJECT TO CHANGE AT THE SOLE DISCRETION OF THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT AS DEEMED NECESSARY. THE DRAINS AS SHOWN HEREON MAY BE SUBJECT TO CHANGE AT THE SOLE DISCRETION OF THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT'S EVALUATION WILL BE CONDUCTED ON A SITE-SPECIFIC, LOT BY LOT BASIS.
24. EXACT COORDINATES OF THE WATER SOURCE (I.E. WELL, SPRING, STREAM, OR PRIVATE WATER SOURCE) MUST BE FIELD LOCATED BY A SURVEYOR OR ENGINEER ON A COPY OF THIS PLAT AND SUBMITTED TO THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT FOR REVIEW AND RECORDING PURPOSES.
25. THERE SHALL BE NO SEWAGE CONVEYANCES (PIPES, SUPPLY LINES, MANIFOLDS, SEPTIC, OR PUMP TANKS, ETC.) LOCATED WITHIN 50 FEET OF ANY AND ALL WELL(S) ON THIS PROPERTY. THIS INCLUDES THE PLATED OR DESIGNATED SEWAGE DISPOSAL LOT, AS WELL AS ANY OTHER WELL(S) LOCATED ON THE PROPERTY.
26. ALL PLATED SEWAGE DISPOSAL AREAS SHALL BE SHEATHED AND BEDDED (AS PER SPECIFICATIONS FROM WCDMS) WHERE THEY CROSS ANY DRIVEWAY, ACCESS EASEMENT, UTILITY LINE (AND THEIR RELATED EASEMENTS). THE SHEATHING SHALL EXTEND FROM A POINT 10 FEET PRIOR TO ENTERING ANY EASEMENT AND SHALL EXTEND THREE FEET BEYOND THE POINT OF EXIT. SHEATHING MUST BE SCHEDULE 80 PVC OR DUCTILE IRON AND BE BEDDED IN 12 INCHES OF DIRT.
27. CURTAIN INTERCEPTOR AND DRAW-DOWN DRAINS MAY BE REQUIRED ON ALL LOTS, AS SUCH, THEY SHALL STRICTLY ADHERE TO THE DESIGN LOCATION AND ROUTING DEPICTED ON THIS PLAT. HOWEVER, THE DRAINS AS SHOWN HEREON MAY BE SUBJECT TO CHANGE AT THE SOLE DISCRETION OF THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT AS DEEMED NECESSARY. THE DRAINS AS SHOWN HEREON MAY BE SUBJECT TO CHANGE AT THE SOLE DISCRETION OF THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT'S EVALUATION WILL BE CONDUCTED ON A SITE-SPECIFIC, LOT BY LOT BASIS.
28. WATERWAY NATURAL AREAS (DESIGNATED AS WNA) EXIST ON ALL INTERMITTENT OR PERENNIAL STREAM WATERWAYS AS DEFINED IN THE WILLIAMSON COUNTY DEPARTMENT OF ENVIRONMENT AND CONSERVATION. PLEASE CONTACT THE WILLIAMSON COUNTY ENGINEERING DEPARTMENT AT (615) 790-5375.
29. AN ARAP PERMIT MUST BE OBTAINED FROM THE STATE OF TENNESSEE AT THE DEPARTMENT OF ENVIRONMENT AND CONSERVATION BEFORE ANY CONSTRUCTION, EXCAVATION, CLEARING, OR GRADING ACTIVITIES CAN OCCUR WITHIN THE CREEK OR WATERWAY NATURAL AREA.
30. THIS PROPERTY IS SERVED BY NOLANSVILLE COLLEGE GROVE UTILITY DISTRICT.

T.C.A. 0409-45-09-17: GEOGRAPHICAL WELL CONSTRUCTION STANDARDS FOR CLOSED LOOP GEOTHERMAL BOREHOLES

SOURCE OF STRUCTURE	MINIMUM DISTANCE
SEWER LINES	10 FEET 25 FEET
WATER WELLS	100 FEET
WATER WELL TO TANK CONNECTION	10 FEET

RESOURCE PROTECTION NOTE:

THIS SITE HAS BEEN REVIEWED FOR THE PRESENCE OF STEEP SLOPES, HILLTOPS AND RIDGETOPOPS, SUPPLAGE SOILS, SPECIAL FLOOD HAZARDS, HISTORICAL AND CULTURAL RESOURCES, AND KARST FEATURES. NO HAZARDS HAVE BEEN IDENTIFIED. THE DEPARTMENT OF SEWAGE DISPOSAL HAS NOT BEEN NOTIFIED OF THE EXISTENCE OF THESE FEATURES. THERE ARE NO HILLTOPS OR HILLTOPS WITHIN THE LIMITS OF THIS PROPERTY. THERE ARE NO HISTORIC SITES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES IDENTIFIED WITHIN THE LIMITS OF THIS PROPERTY.

MLPP DENOTES THAT HIS LOT IS SERVED BY A LOW PRESSURE PIPE SYSTEM, WHICH IS AN ALTERNATIVE MEANS OF SEWAGE DISPOSAL. MLP SYSTEMS REQUIRE 6 TO 10 INCHES OF COMPATIBLE SOIL FILL MATERIAL TO BE INCORPORATED FOR THE MLP OR MLP SYSTEM SHALL BE SUBMITTED TO THE DEPARTMENT FOR APPROVAL.

THIS SITE HAS BEEN REVIEWED FOR THE PRESENCE OF STEEP SLOPES, HILLTOPS, AND RIDGETOPOPS, SUPPLAGE SOILS, SPECIAL FLOOD HAZARDS, HISTORICAL AND CULTURAL RESOURCES, AND KARST FEATURES. NO HAZARDS HAVE BEEN IDENTIFIED. THE DEPARTMENT OF SEWAGE DISPOSAL HAS NOT BEEN NOTIFIED OF THE EXISTENCE OF THESE FEATURES. THERE ARE NO HILLTOPS OR HILLTOPS WITHIN THE LIMITS OF THIS PROPERTY. THERE ARE NO HISTORIC SITES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES IDENTIFIED WITHIN THE LIMITS OF THIS PROPERTY.

ALL PLATED SEWAGE DISPOSAL AREAS, PLOTTED IN ACCORDANCE WITH ACCEPTABLE SOIL AREA FIELD MAP BY N. MICHAEL HARBABAER, PRIVATE CONSULTING SOIL SCIENTIST, ON 3/3/2022 AND REVISED ON 6/12/2022.

MLPP DENOTES THAT HIS LOT IS SERVED BY A LOW PRESSURE PIPE SYSTEM, WHICH IS AN ALTERNATIVE MEANS OF SEWAGE DISPOSAL. MLP SYSTEMS REQUIRE 6 TO 10 INCHES OF COMPATIBLE SOIL FILL MATERIAL TO BE INCORPORATED FOR THE MLP OR MLP SYSTEM SHALL BE SUBMITTED TO THE DEPARTMENT FOR APPROVAL.

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MLPP DENOTES THAT HIS LOT IS SERVED BY A LOW PRESSURE PIPE SYSTEM, WHICH IS AN ALTERNATIVE MEANS OF SEWAGE DISPOSAL. MLP SYSTEMS REQUIRE 6 TO 10 INCHES OF COMPATIBLE SOIL FILL MATERIAL TO BE INCORPORATED FOR THE MLP OR MLP SYSTEM SHALL BE SUBMITTED TO THE DEPARTMENT FOR APPROVAL.

THIS SITE HAS BEEN REVIEWED FOR THE PRESENCE OF STEEP SLOPES, HILLTOPS, AND RIDGETOPOPS, SUPPLAGE SOILS, SPECIAL FLOOD HAZARDS, HISTORICAL AND CULTURAL RESOURCES, AND KARST FEATURES. NO HAZARDS HAVE BEEN IDENTIFIED. THE DEPARTMENT OF SEWAGE DISPOSAL HAS NOT BEEN NOTIFIED OF THE EXISTENCE OF THESE FEATURES. THERE ARE NO HILLTOPS OR HILLTOPS WITHIN THE LIMITS OF THIS PROPERTY. THERE ARE NO HISTORIC SITES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES IDENTIFIED WITHIN THE LIMITS OF THIS PROPERTY.

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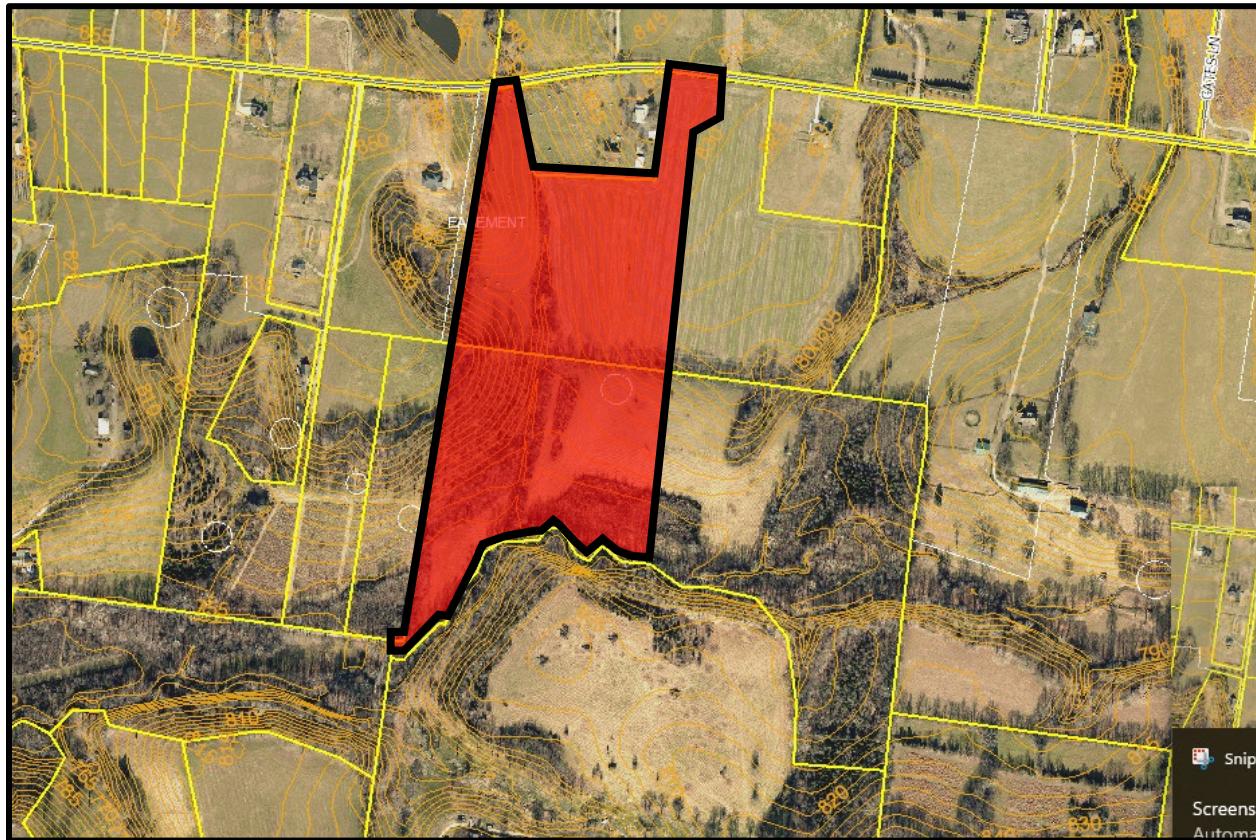
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# ATTACHMENT 25-2



## **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)

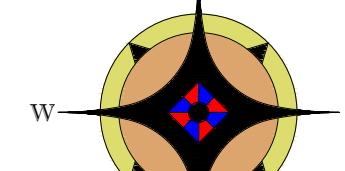
A Preliminary Plat for this development was approved at the January 2024 Planning Commission meeting. The applicant is now requesting Final Plat approval of the development, which contains five (5) lots on approximately seventy (70) acres, accessed by a fifty-foot (50') ingress/egress/utilities easement.

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

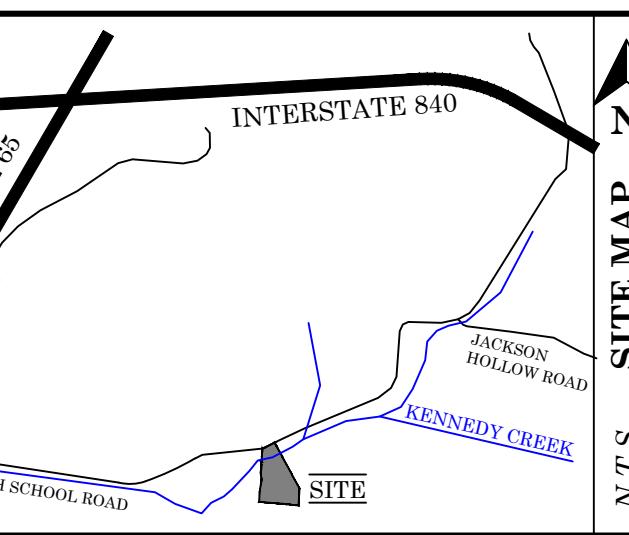
1. The applicant shall adopt and record a covenant that declares that the access easement is not a public road, and imposes the requirement of maintenance by all property served by the access easement. The covenant shall be recorded concurrently with the recording of the plat; and
2. Demonstration of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



**CHAPDELAINE  
& ASSOCIATES  
LAND SURVEYING**



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



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

**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**

ESTATES OF HARPETH LLC,  
4628 HARPETH PEYTONSVILLE ROAD  
DEED BOOK 8618 PAGE 802 R.O.W.C.  
PROPERTY MAP 144 PARCEL 45

T-POST

SMALL STREAM

DELINEATED WETLAND

37.00' 35' 32' 28'

10' 7' 4' 1' 0'

50' 40' 35' 30' 25' 20' 15' 10' 5' 0'

100' 200' 300' 400' 500' 600' 700' 800' 900' 1000'

10' 20' 30' 40' 50' 60' 70' 80' 90' 100'

100' 200' 300' 400' 500' 600' 700' 800' 900' 1000'

10' 20' 30' 40' 50' 60' 70' 80' 90' 100'

100' 200' 300' 400' 500' 600' 700' 800' 900' 1000'

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10' 20' 30' 40' 50' 60' 70' 80' 90' 100'

100' 200' 300' 400' 500' 600' 700' 800' 900' 1000'

10' 20' 3



## ATTACHMENT 26-2



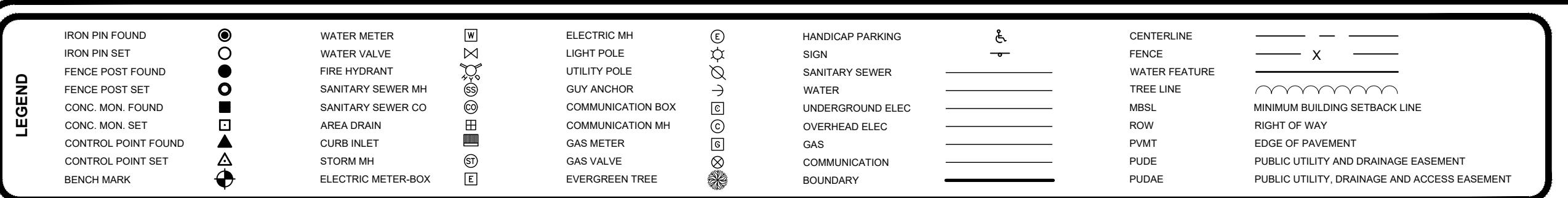
## **ITEM 27**

### **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.

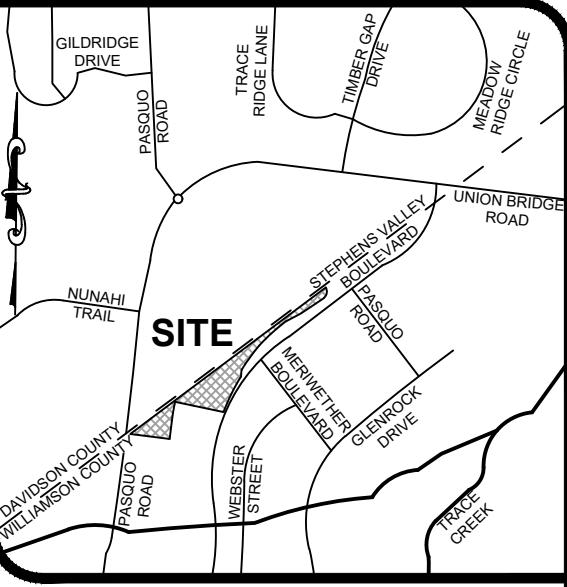
The Final Plat is in order and Staff recommends approval with the condition that the Applicant submit the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the plat.



## HATCH LEGEND

## OPEN SPACE - PUDAE

## PRIVATE ACCESS EASEMENT



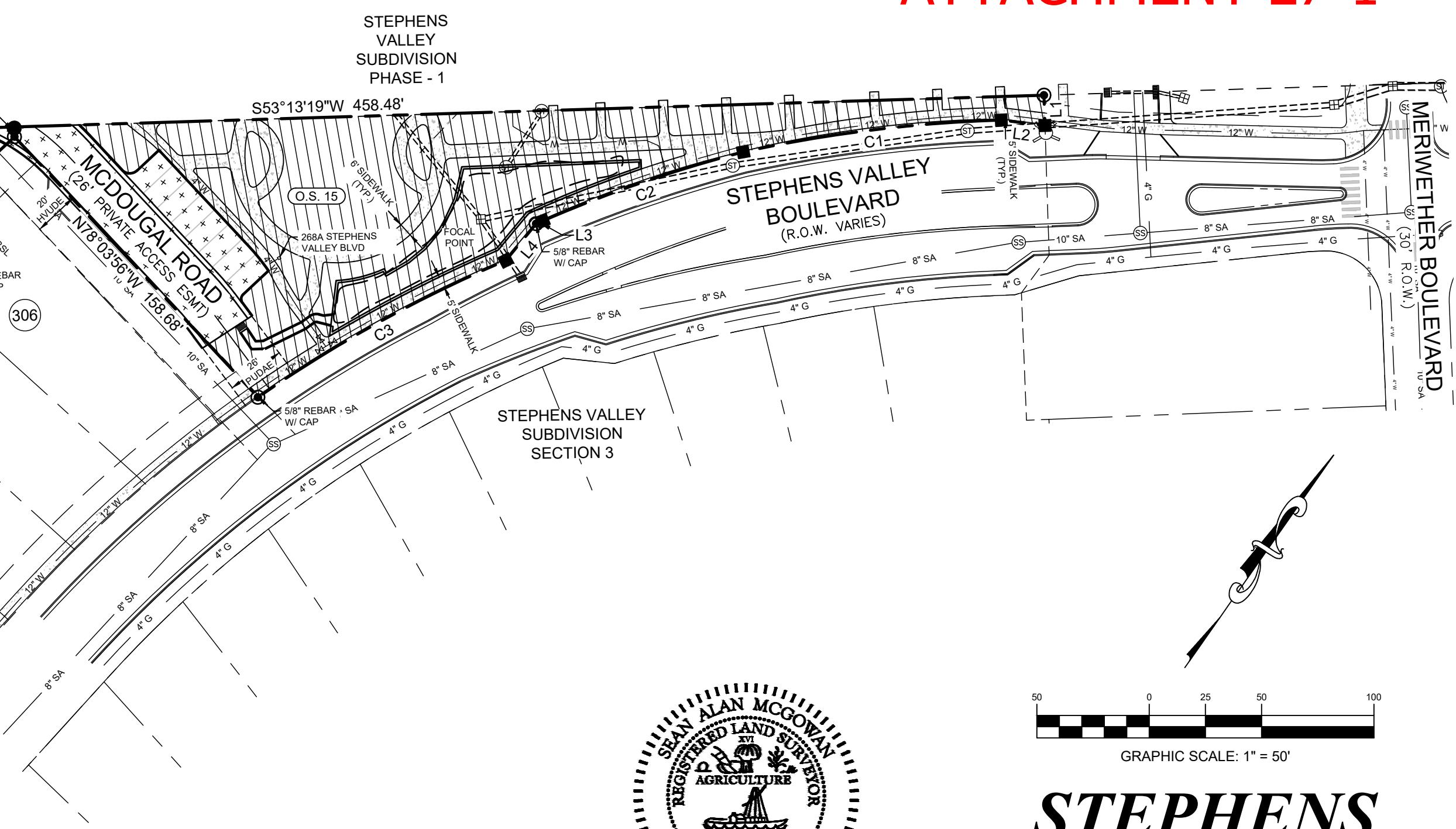
# VICINITY MAP

NOT TO SCALE

## PLAT NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FOR FUTURE DEVELOPMENT AND ONE OPEN SPACE.
2. 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
3. ZONING: SIC (SUBURBAN INFILL & CONSERVATION)
4. 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 NAVD88.
5. 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.
6. 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.
  - a. POSITIONAL ACCURACY: 0.07"
  - b. DATE OF SURVEY: 10/20/08
  - c. DATUM/EPOCH: TENNESSEE STATE PLANE NAD83 (2011 US SURVEY FEET). OCCUPATIONS FOR CONTROL POINTS ARE 3 MINUTES EACH, SIDE SHOTS ARE 3 SECONDS.
  - d. GEOID 3, ZONE 7 REVISED
  - e. NO COMBINED GRID FACTORS WERE USED.
7. ALL CORNERS SHOWN ON THE FACE OF THE SURVEY WILL BE SET WITH 5/8 IRON ROD WITH CAP BEARING THIS SURVEYORS COMPANY NAME.
8. 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.
9. ALL OPEN SPACE SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
10. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
11. 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.
12. 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.
13. 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.
14. THE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS (P.U.D.A.E.) ALLOW:
  - A) THE ACCESS, CONSTRUCTION, AND MAINTENANCE OF ALL ALLEYS AND SIDEWALKS
  - B) 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
  - C) PUBLIC ACCESS FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES
15. 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.
16. THIS PROPERTY IS SUBJECT TO A LONG TERM MAINTENANCE AGREEMENT, BOOK 7253, PAGE 909, RECORDED WITH THE WILLIAMSON COUNTY REGISTER OF DEEDS.
17. 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.
18. PROPERTY NUMBERS ARE INDICATED AS SUCH: LOT NUMBERS ARE ENCIRCLED AND ADDRESS NUMBERS ARE ENCLOSED BY RECTANGULAR SHAPE.
19. WATER METERS, GAS METERS, AND SEWER LATERALS ARE INDICATIVE ONLY.
20. STORMWATER QUALITY SHALL BE ADDRESSED WITH EACH SITE PLAN.
21. NO WATERWAY NATURAL AREAS ARE WITHIN THIS PLAT.

RESOURCE PROTECTION NOTE:



# STEPHENS VALLEY

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

**CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS**

**CERTIFICATE OF APPROVAL OF RECORDING**

---

CERTIFICATE OF ACCURACY

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)**

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  
S  
AUTHORIZED APPROVING AGENT

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.

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
CRES NEW RD/ST:	0.000 (ROW)	L.F. OF NEW RD/ST:	000.00
CRES OPEN SPACE:	0.591	CIVIL DISTRICT:	9.2 TH
DRAWN BY:	AS	CLOSURE ERROR:	> 1:10,000
CALE:	1" : 50'	DATE:	11/18/2025
WA PROJECT NO. 25-2340		SHEET 1 OF 1	

SHEET 1 OF 1

## ATTACHMENT 27-2



## **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.

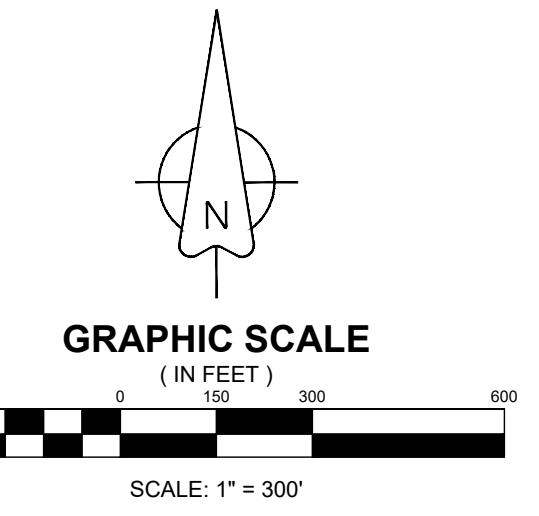
Staff is of the opinion that the relocation of the existing King's Chapel entry gate to the new location north of Floryn Drive, which would be for the exclusive use of the residents of King's Chapel and prohibit entry into the development by the residents of High Park Hill, coupled with the placement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

# KING'S CHAPEL SUBDIVISION 2ND REVISION TO CONCEPT PLAN

WILLIAMSON COUNTY, TN

OVERALL KING'S CHAPEL	DATE: 07/25/23	NO. 1	DATE 2/28/24	REVISIONS
	SCALE: AS SHOWN			REVISION TO GATE LOCATIONS
	DRAWN BY: T-SQUARE			
	REVIEWER: LTS			



**ATTACHMENT 28-1A**

<b>FLOOD NOTE</b>
A PORTION OF THIS PROPERTY IS LOCATED IN A AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS SURVEYED ON THE PARCEL #171802024P, DATED 08/29/2006, #4197C0242G, DATED 02/03/2021, #4187C02038P, DATED 9/26/2006, AND #4187C038P, DATED 9/29/2009 OF WILLIAMSON COUNTY, TN.
<b>OWNER OF RECORD</b>
KING'S CHAPEL LOAN GROUP LLC (DD BK 7604, PG 823 R.O.W.C.)

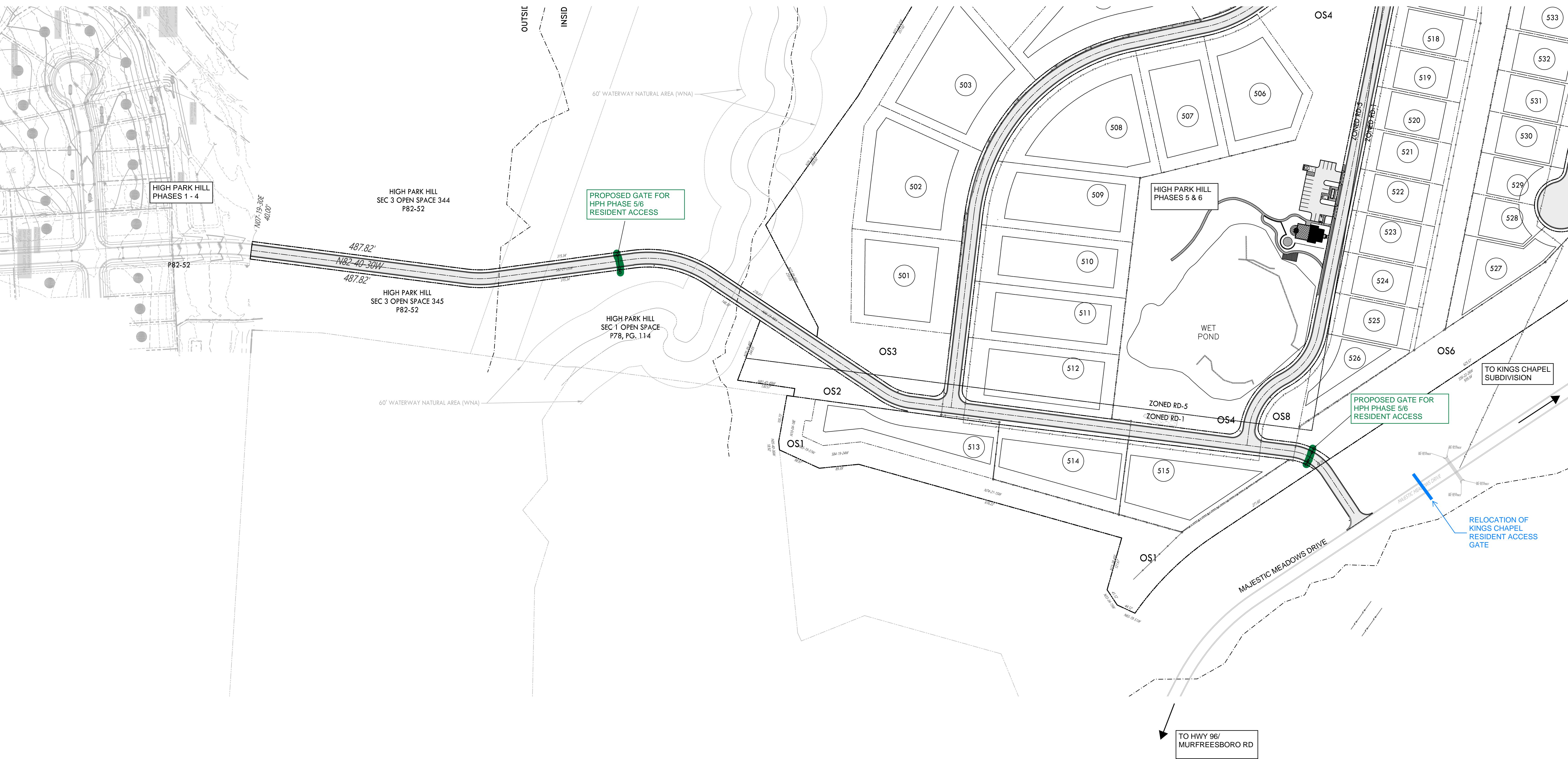
**PROJECT**  
**22-0729**

**SHEET**  
**C-2.0**



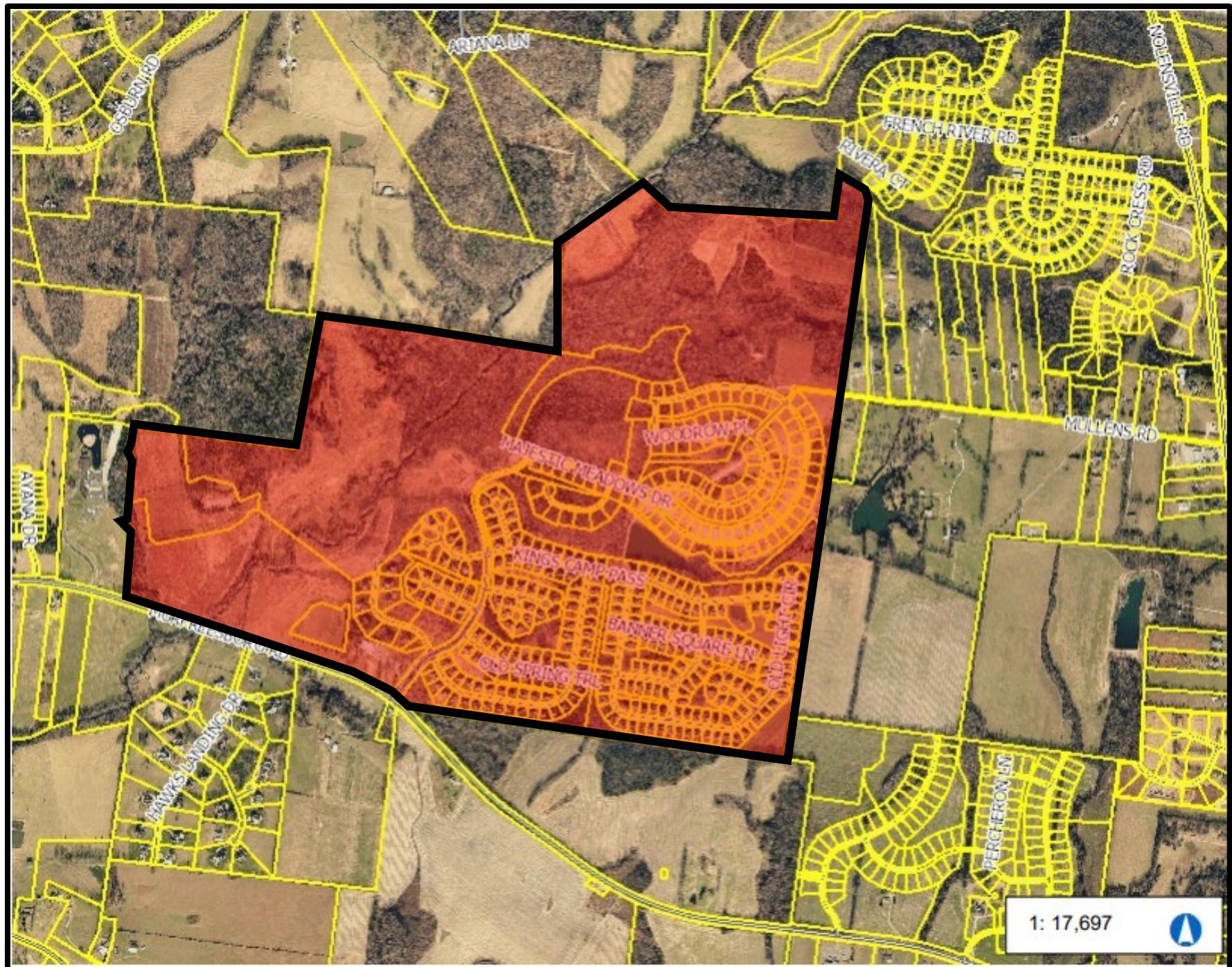
**PROJECT**  
**22-0729**

**SHEET**  
**C-2.0**



**ATTACHMENT 28-1B**

## 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."

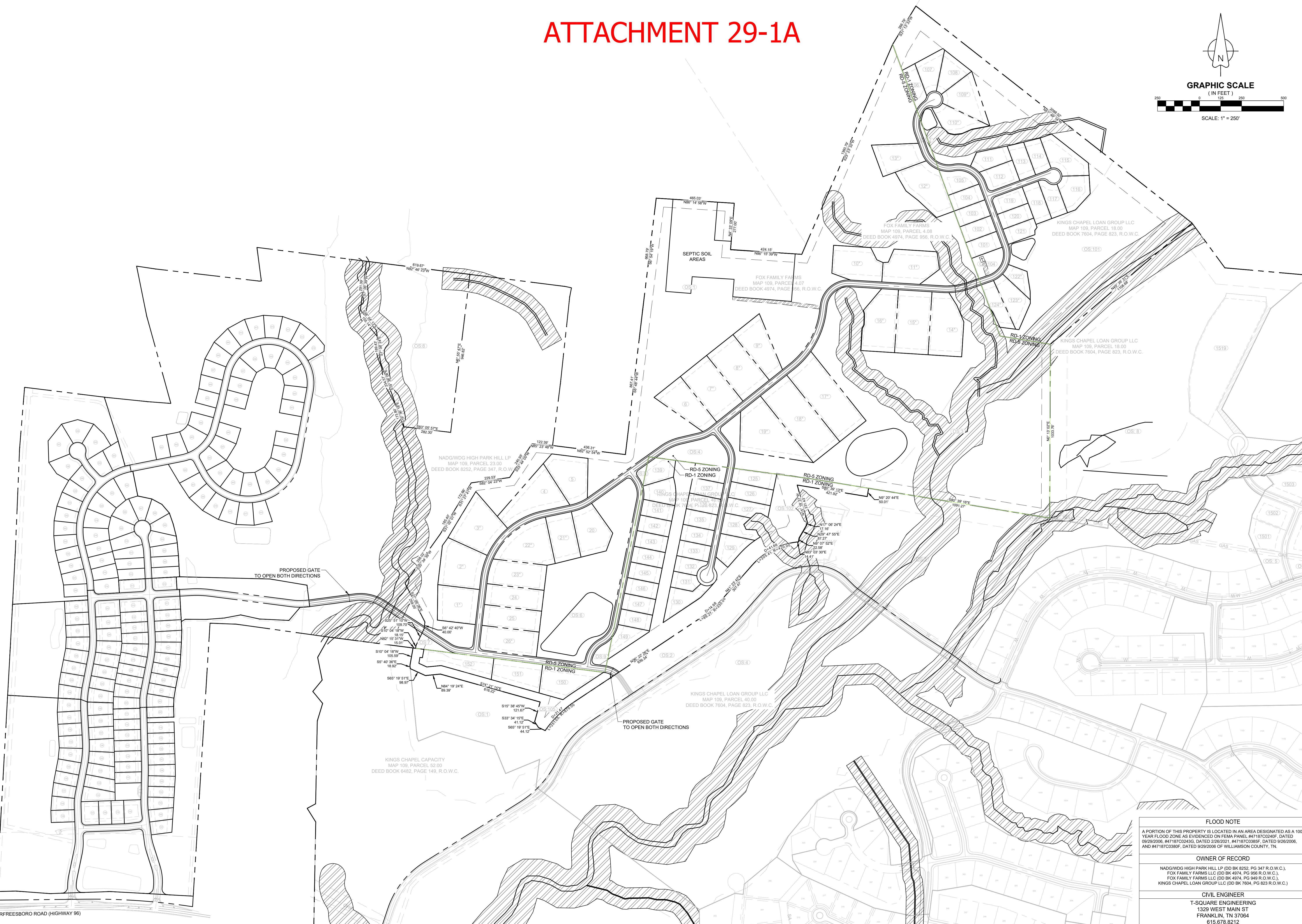
A revised Concept Plan for King's Chapel requesting removal of the same condition noted above appears as Item 28 on this Agenda.

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 29-1A

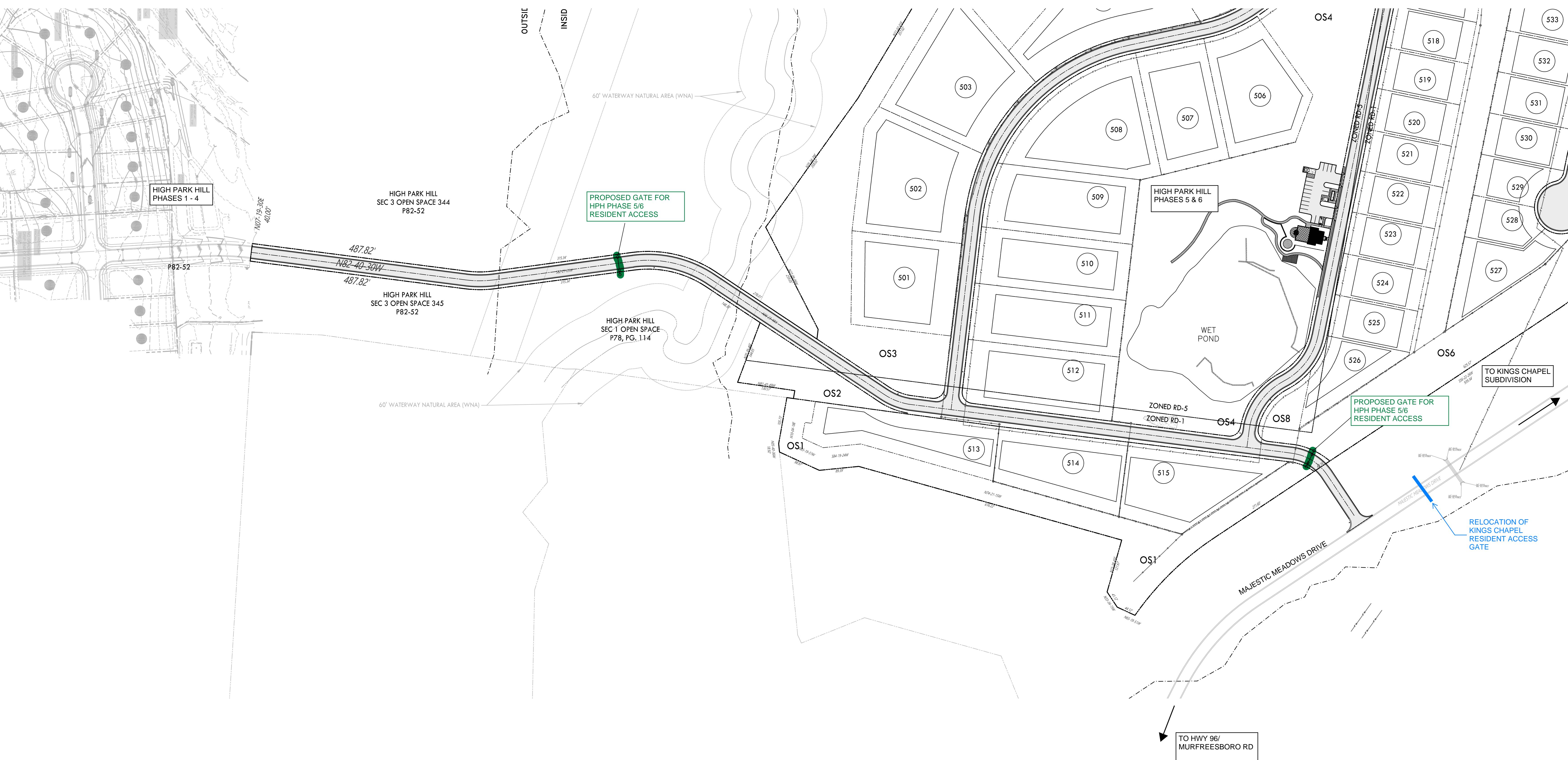


# HIGH PARK HILL 2ND REVISION TO CONCENT BI AN

# OVERALL HIGH PARK HILL

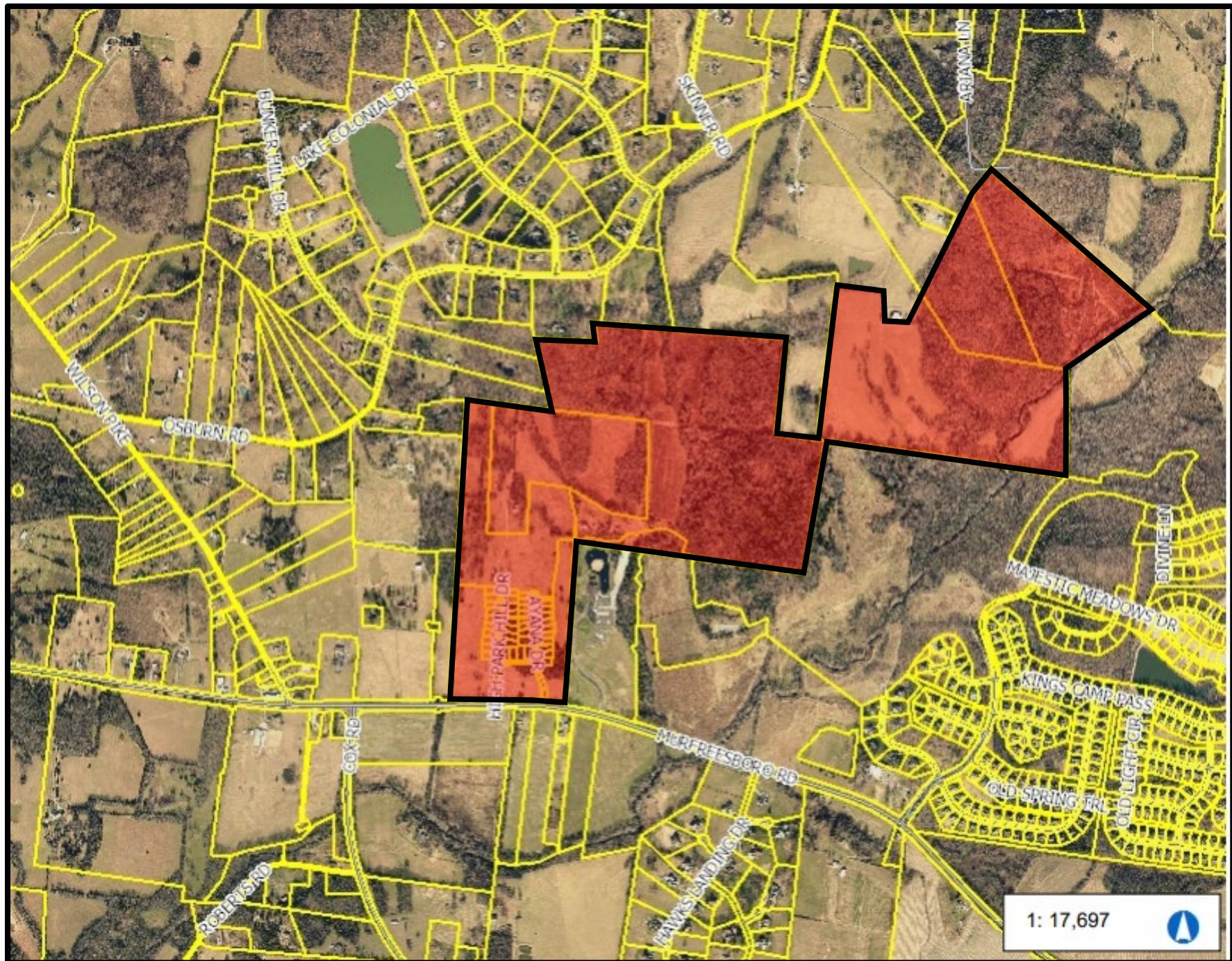
## **HEET C-2.0**

# T-SQUARE ENGINEERING



**ATTACHMENT 29-1B**

## 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:

**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:**

1. 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.
2. 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 DISPUTES ALL RESIDENTIAL USE TYPES GENERATING 0.2 PEAK HOUR TRIPS OR LESS PER ACRE.
3. MINIMUM 5 FT. DRAINAGE EASEMENT ON ALL SIDE AND REAR LOT LINES UNLESS OTHERWISE INDICATED



### 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

Clovercroft,  
Williamson Co. TN

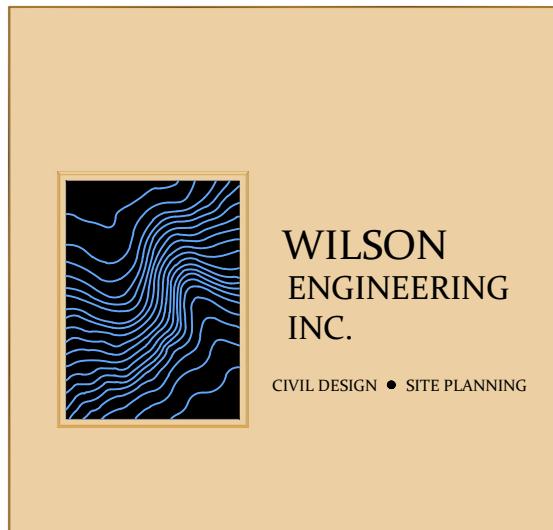
NOT FOR  
CONSTRUCTION

COVER  
C000

October 27, 2025

ATTACHMENT 30-1A

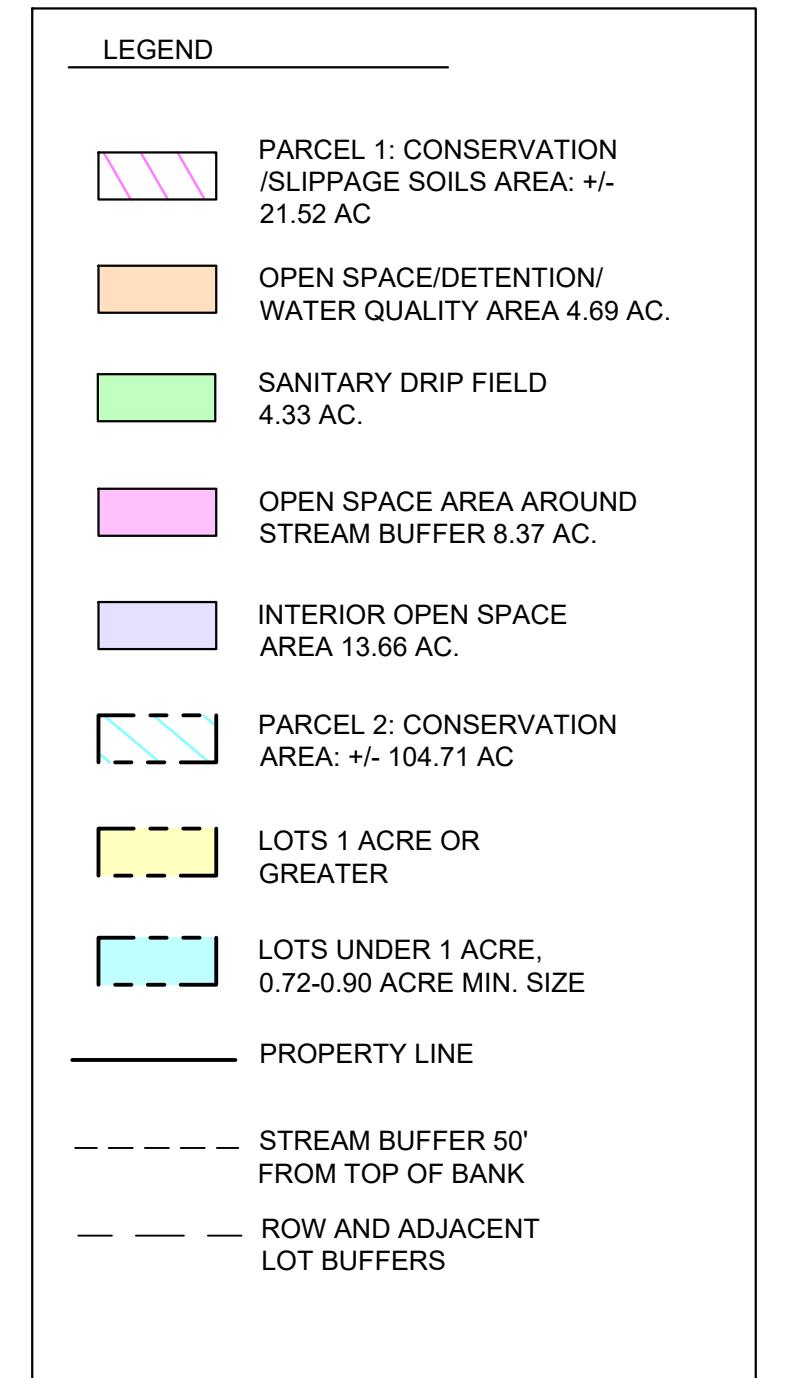
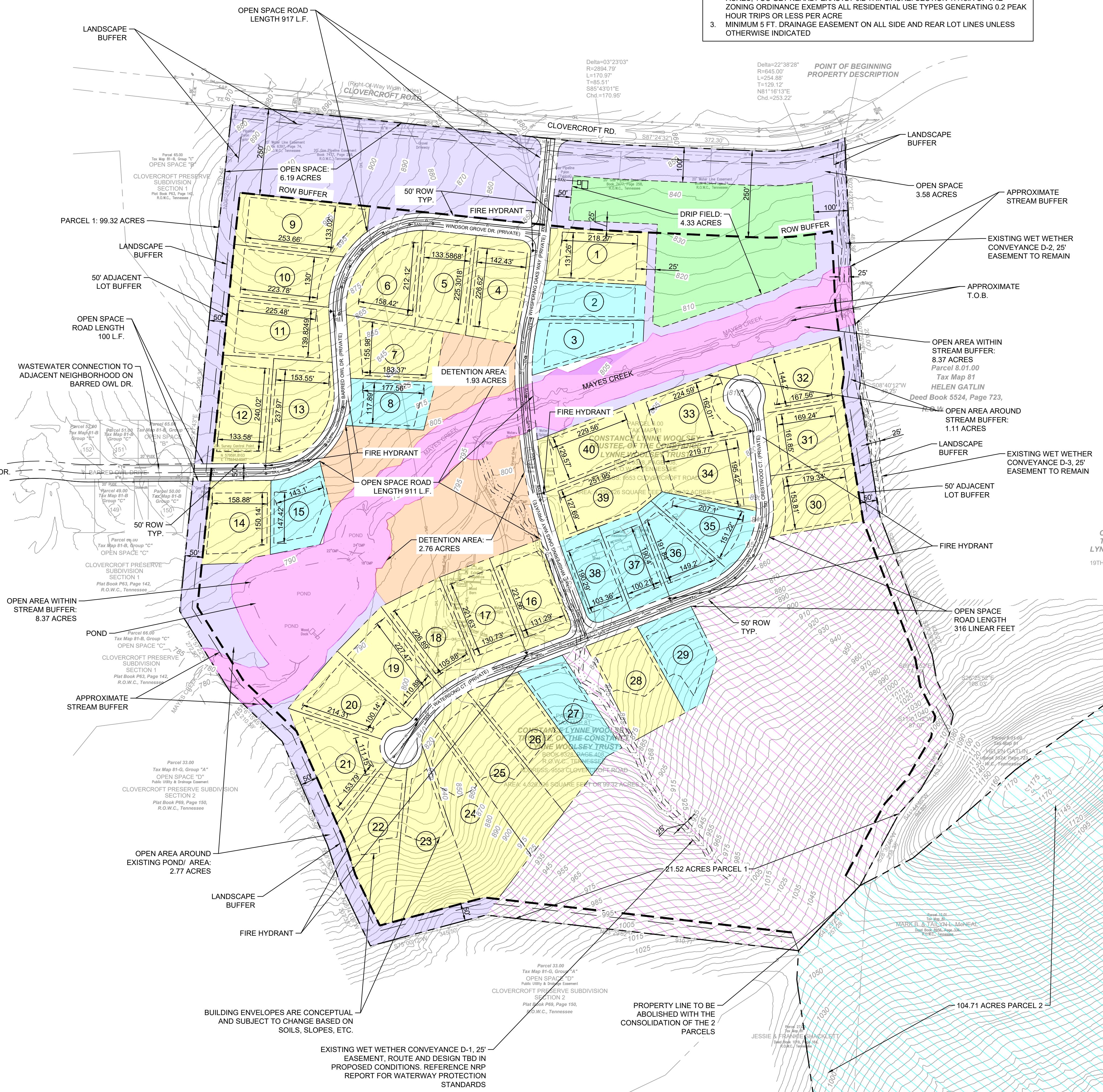
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# ATTACHMENT 30-1B

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	

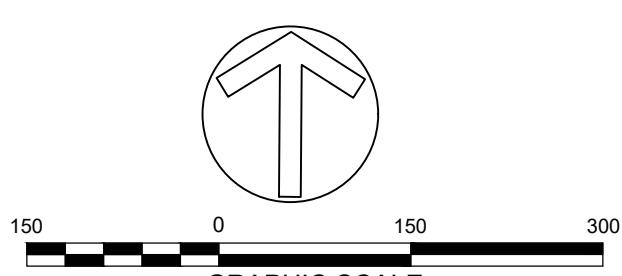
SITE DATA TABLE	
Address:	9553 Clovercroft Rd.
City/State/Zip:	Franklin, TN 37067
Parcel(s):	081 00600 & 081 01201
Current Zoning:	RD-5 Rural Development (Conservation)
Setbacks:	Front: 35' Side: 10' Rear: 30'
*Minimum 5 ft. drainage easement on all side and rear lot lines unless otherwise indicated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



Clovercroft,  
Williamson Co. TN

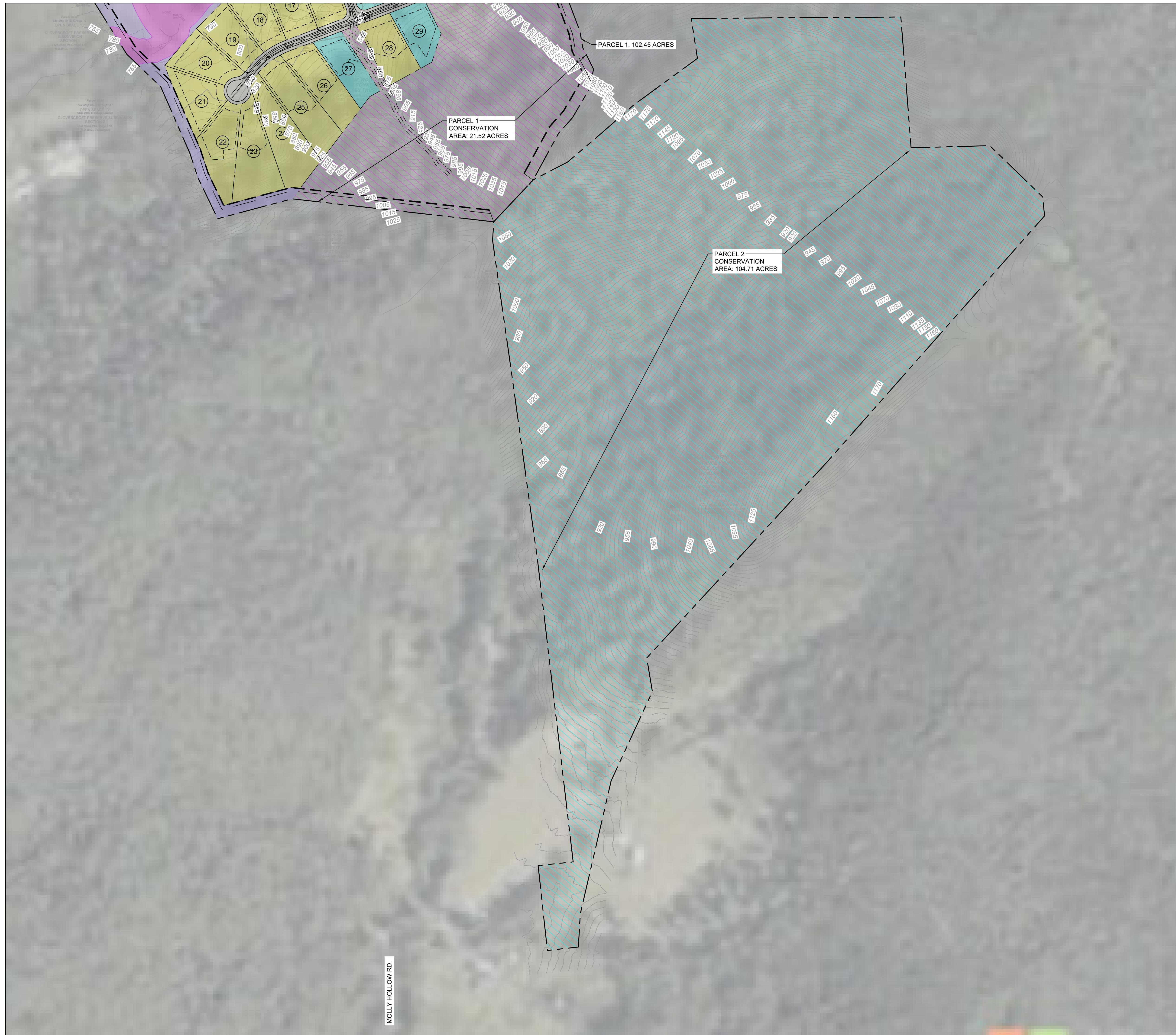
NOT FOR  
CONSTRUCTION

C201  
SITE LAYOUT



October 27, 2025

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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

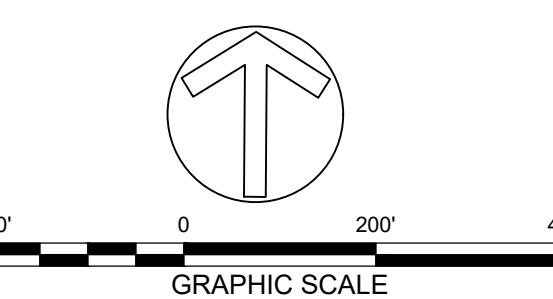


Clovercroft,  
Williamson Co. TN

NOT FOR  
CONSTRUCTION

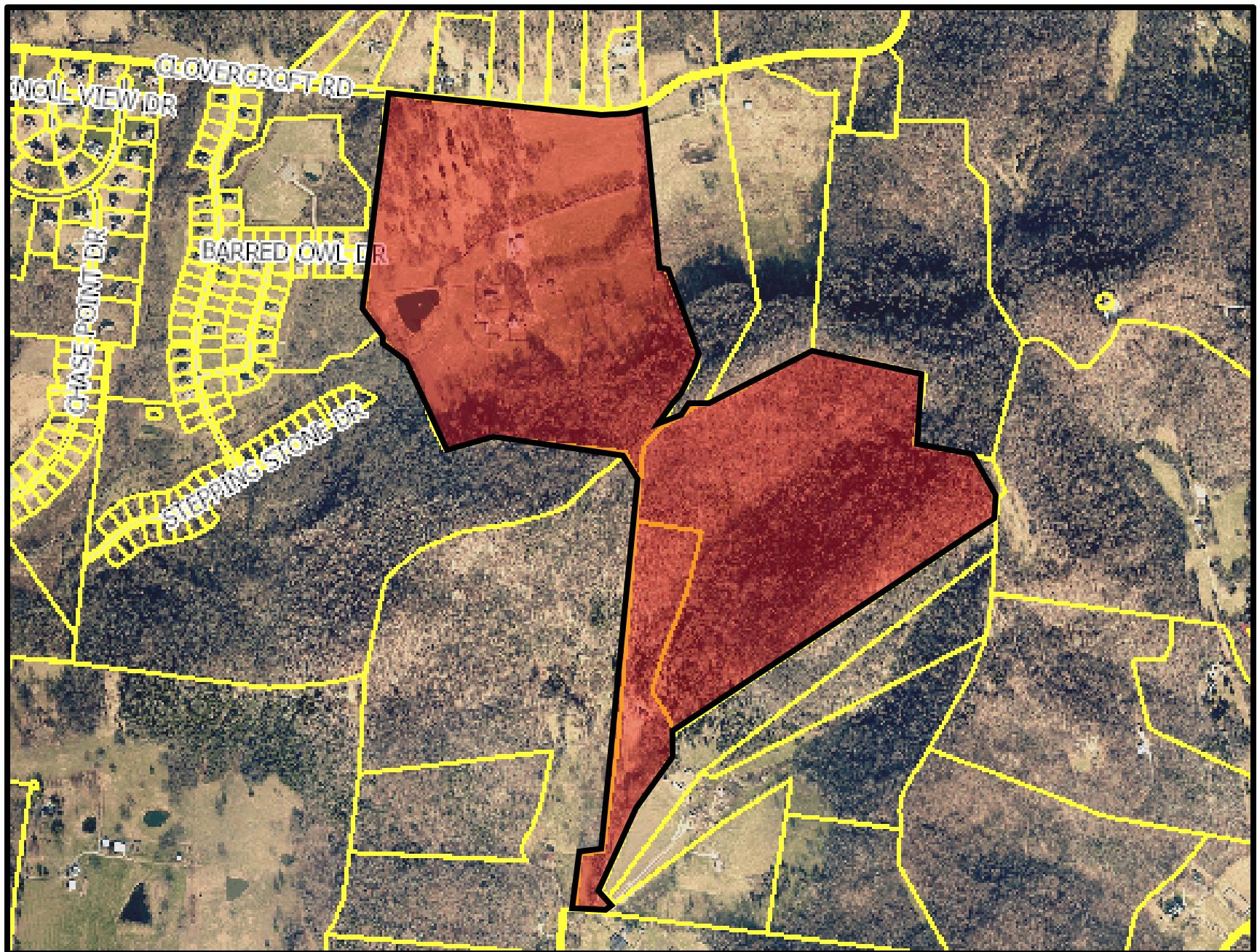
C202  
SITE LAYOUT

October 27, 2025



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## ATTACHMENT 30-2





# ATTACHMENT 30-3

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 Covercroft 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. Covercroft 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

Response: In process, we are coordinating with the wastewater utility. Article 20 documentation will be provided at the appropriate wastewater system Site Plan stage.

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. Covercroft 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, Covercroft Preserve, drip field where it will be processed at the Covercroft 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

#### Applicant

Jeffrey Wilson  
Wilson Engineering Inc.  
2132 English Garden Way  
Thompson's Station, TN 37179  
P:6156869571  
jeff@wilson-engineering.net

#### Secondary Contact

Jim Hysen

6700 Tower Circle Dr.  
Franklin, TN 37067  
P:615-260-3163  
jim@landvenues.com

### GIS-Verified Data

**Project Address:** 9553 CLOVERCROFT RD

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

**Existing Zoning District: Zones**

**City Limits:**

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

**UGB:**

**Flood Zone:**

**Acres: Parcel**

**Total Acres of Proposed Project:** 204

- 9553 CLOVERCROFT RD: 99.37

**Historic Parcel Status:**

### Subdivision Data

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

**Subdivision Name:**

**Section:**

**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

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

**Number of Lots Proposed:** 40

**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,

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

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

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

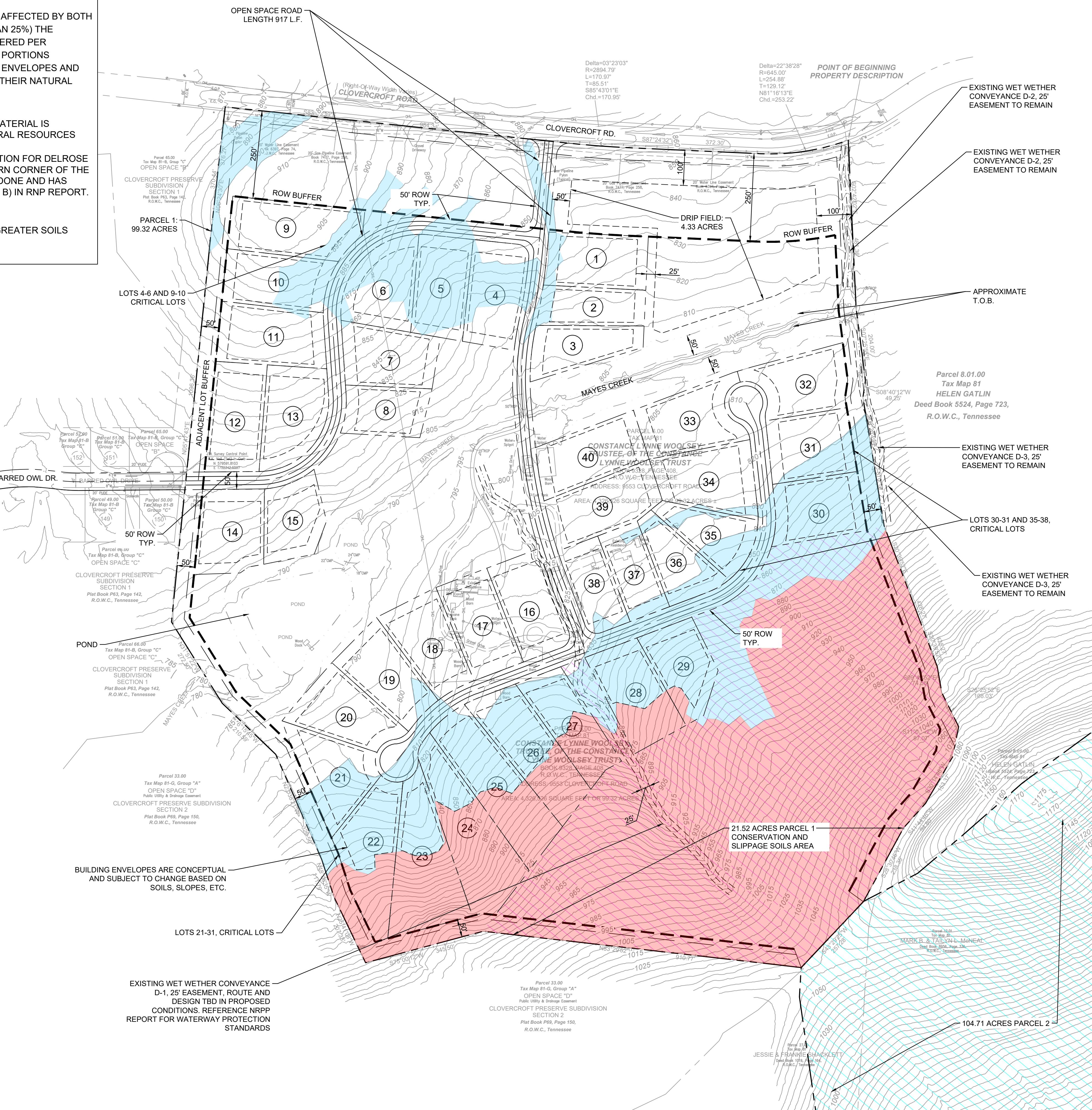
Current Zoning: RD-5 Rural Development (Conservation)

Setbacks: Front: 3  
Side: 3  
Rear: 3

\*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	



Clovercroft,  
Williamson Co. TN

# NOT FOR CONSTRUCTION

# NRP 3 SLOPES EXHIBIT

October 27, 2025



# WILSON ENGINEERING INC.

## CIVIL DESIGN • SITE PLANNING

**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

## **ITEM 31**

### **SITE PLAN REVIEW FOR BONTERRA SUBDIVISION HILTOP 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

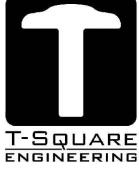
## HILLTOP PAVILION CONSTRUCTION PLANS

### 7125 BONTERRA DRIVE

### FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

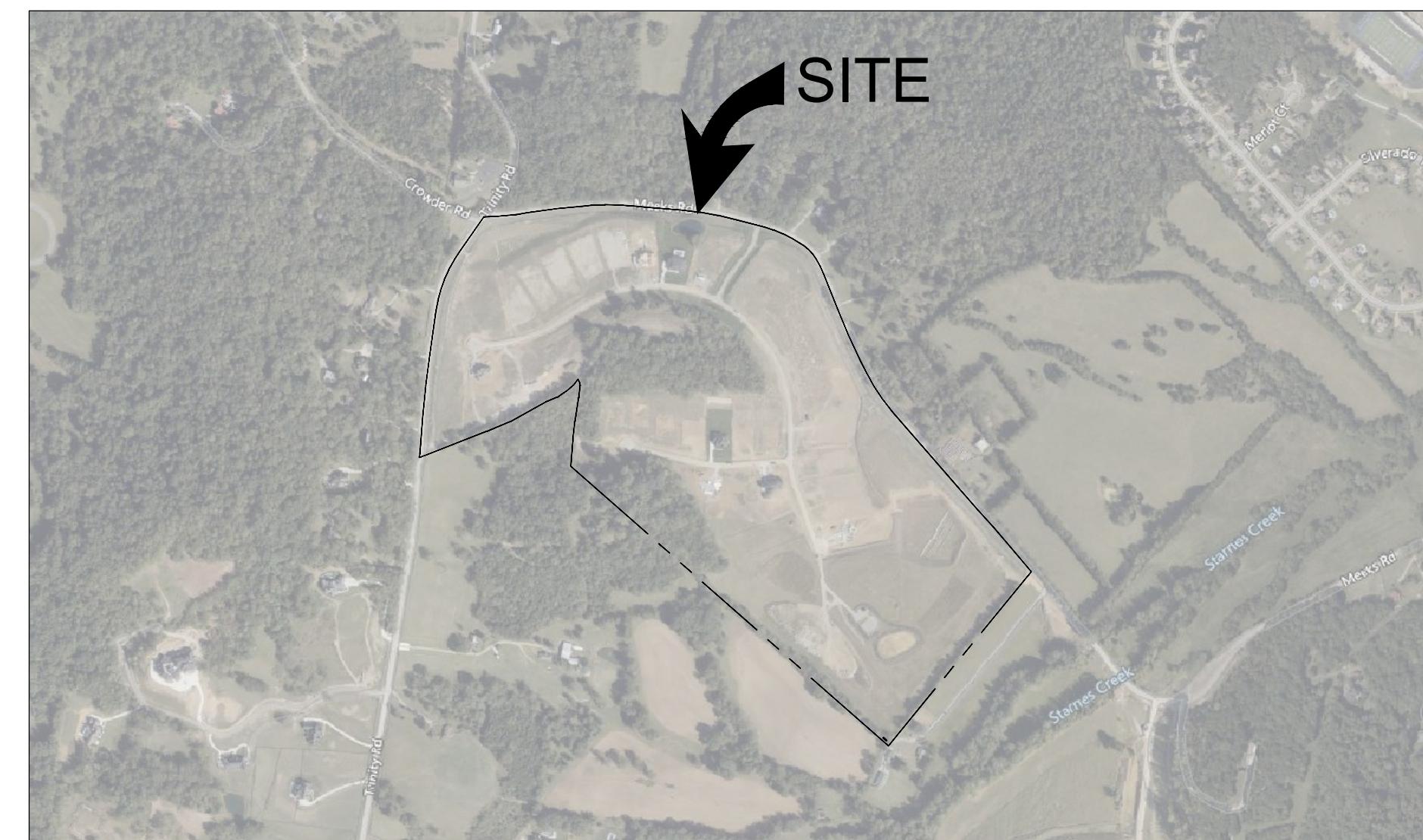
### MAP 116N, GROUP A, PARCEL 38.00

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

SURVEYOR:  
TWM  
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

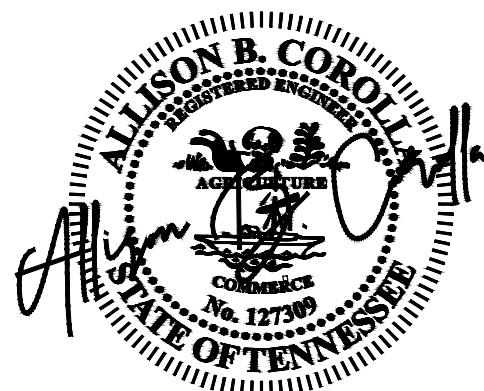
- C-0.0 COVER SHEET
- C-1.0 EXISTING CONDITIONS
- C-2.0 SITE PLAN
- C-3.0 INITIAL EROSION CONTROL PLAN
- C-3.1 TEMPORARY EROSION CONTROL PLAN
- C-3.2 EROSION CONTROL DETAILS
- C-5.0 GRADING PLAN

REVISIONS		
DATE:	NO.	DATE
09/15/2025	1	12/01/25
SCALE:		REVISIONS PER COUNTY
AS SHOWN		
DRAWN BY:		
T-SQUARE		
REVIEWER:		
ABC		

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

BONTERRA SUBDIVISION

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	



PROJECT  
20-0812

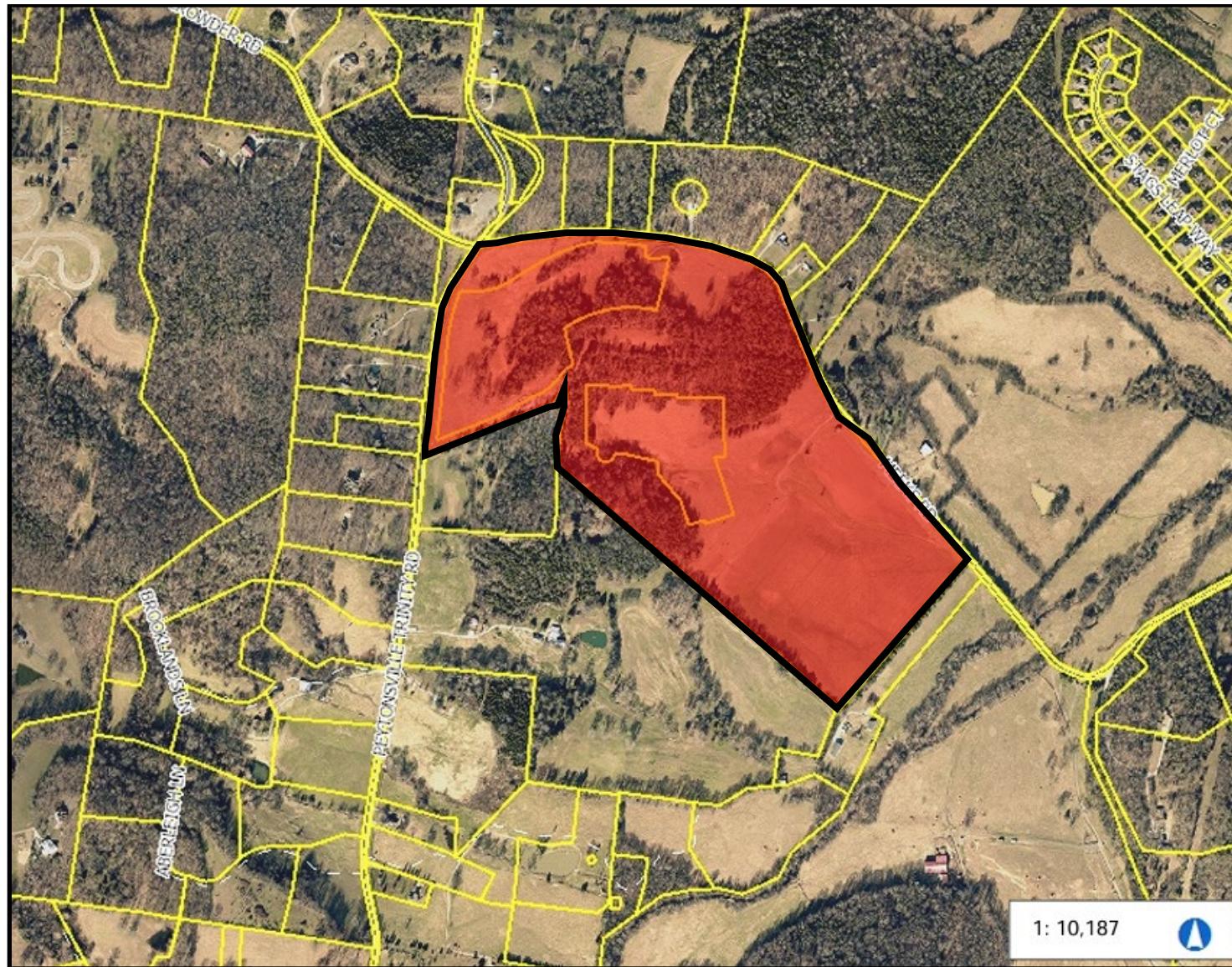
 T-SQUARE ENGINEERING

SHEET  
C-0.0

ATTACHMENT 31-1A



# 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

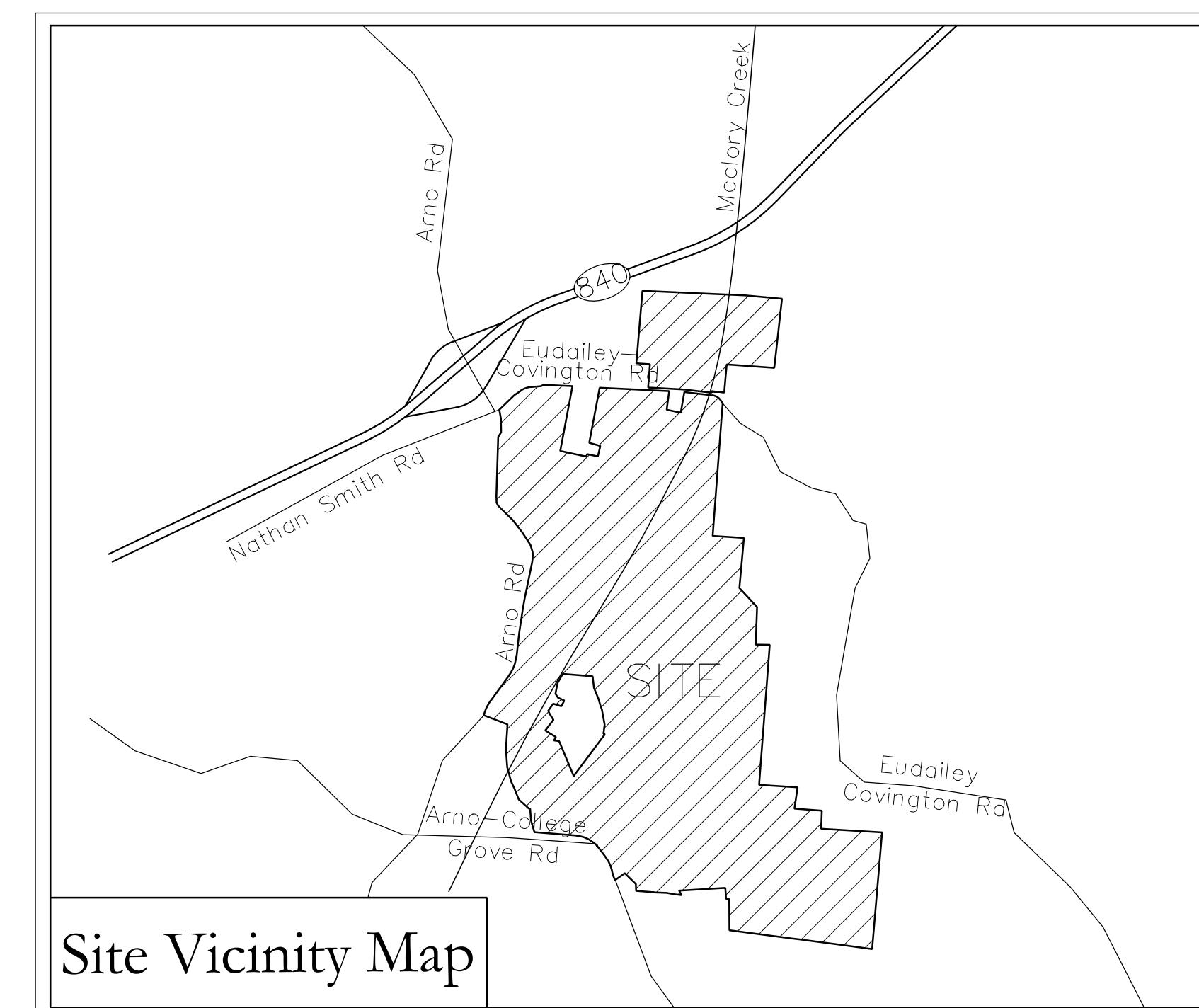
## A Planned Resource Development

### Phase 14 Preliminary Plat

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



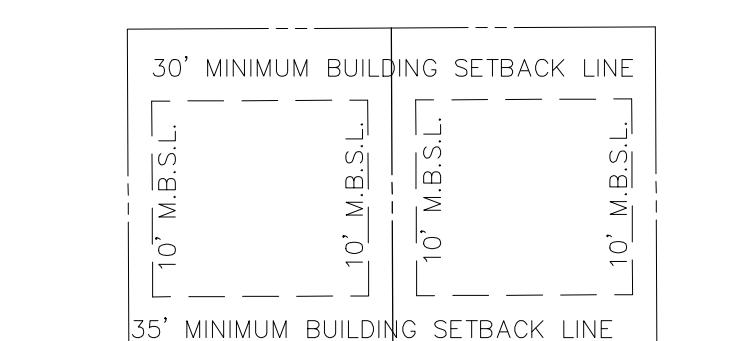
Site Map



Site Vicinity Map

#### Sheet Schedule

C0.0 Cover Sheet  
C1.0 Preliminary Plat



TYPICAL MINIMUM BUILDING SETBACK LINES

#### 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.)

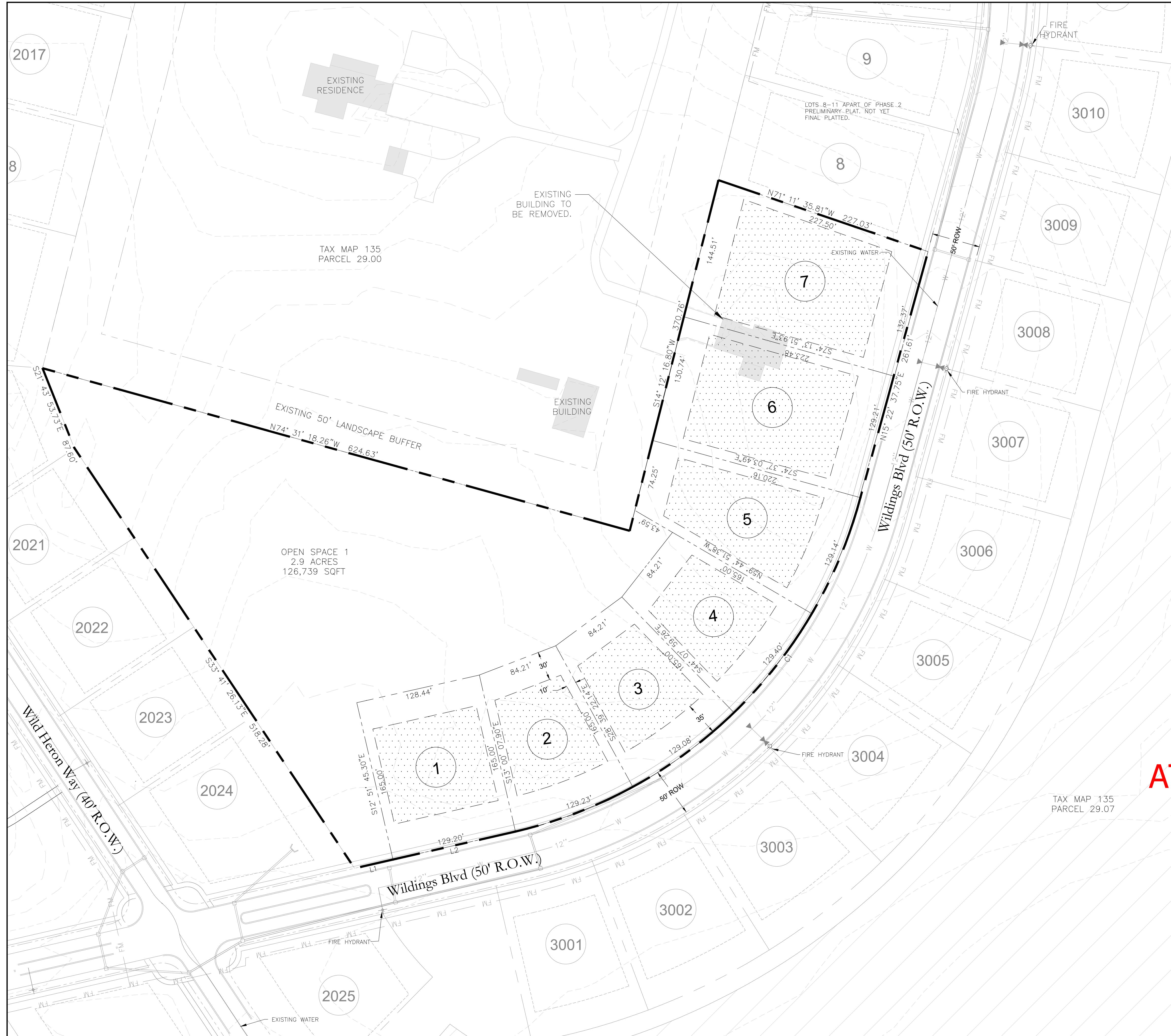
#### General Notes

1. Parcel number shown thus (oo) pertain to property tax map 135.
2. All lots are to be served by public water (provided by Milcrofton) and sewer (provided by Tennessee Wastewater System Inc.)
3. The property shown hereon contains 282,704 square feet or 6.49 acres (less R.O.W. dedication) acres of land more or less.
4. The property shown hereon is included in areas designated as (less R.O.W. dedication) acres of land more or less.
5. 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.
6. Property corners shown thus ● are marked by iron rods. Property corners shown thus ■ are marked by concrete monuments.
7. The property shown hereon is currently Zoned Rural Development (RD-1).
8. Property Owner:  
TVG TENNESSEE I LLC  
6200 Wildings Blvd.  
College Grove, TN 37046
9. 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.
10. 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.
11. 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 Ridge tops, and Historical and Cultural Resources. Areas falling within these categories are noted on plan.

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



ATTACHMENT 33-1A



# Phase 14 Preliminary Plat

# ATTACHMENT 33-1B

**Dale & Associates**

Consulting Civil Engineering  
Land Planning & Zoning  
Landscape Architecture  
Surveying

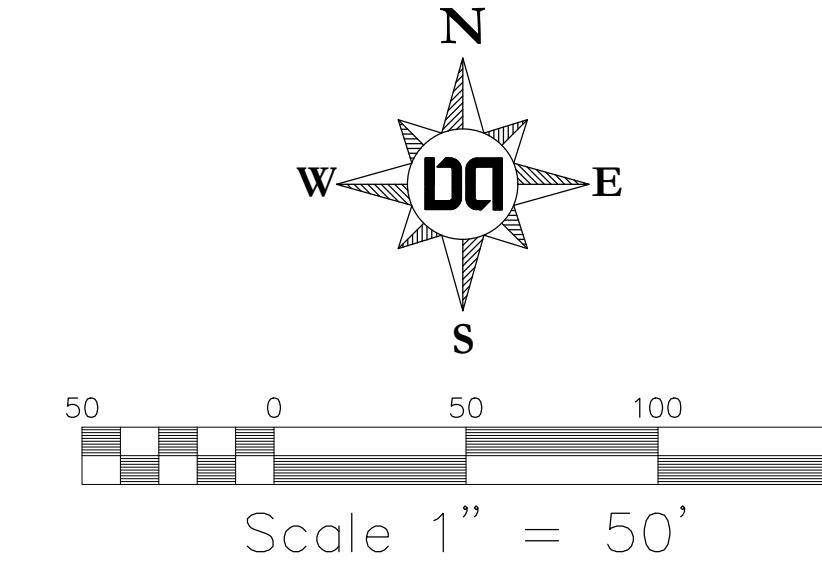
THE GROVE  
3/2025

**C1.0**

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

E: December 16, 2025

## REVISIONS



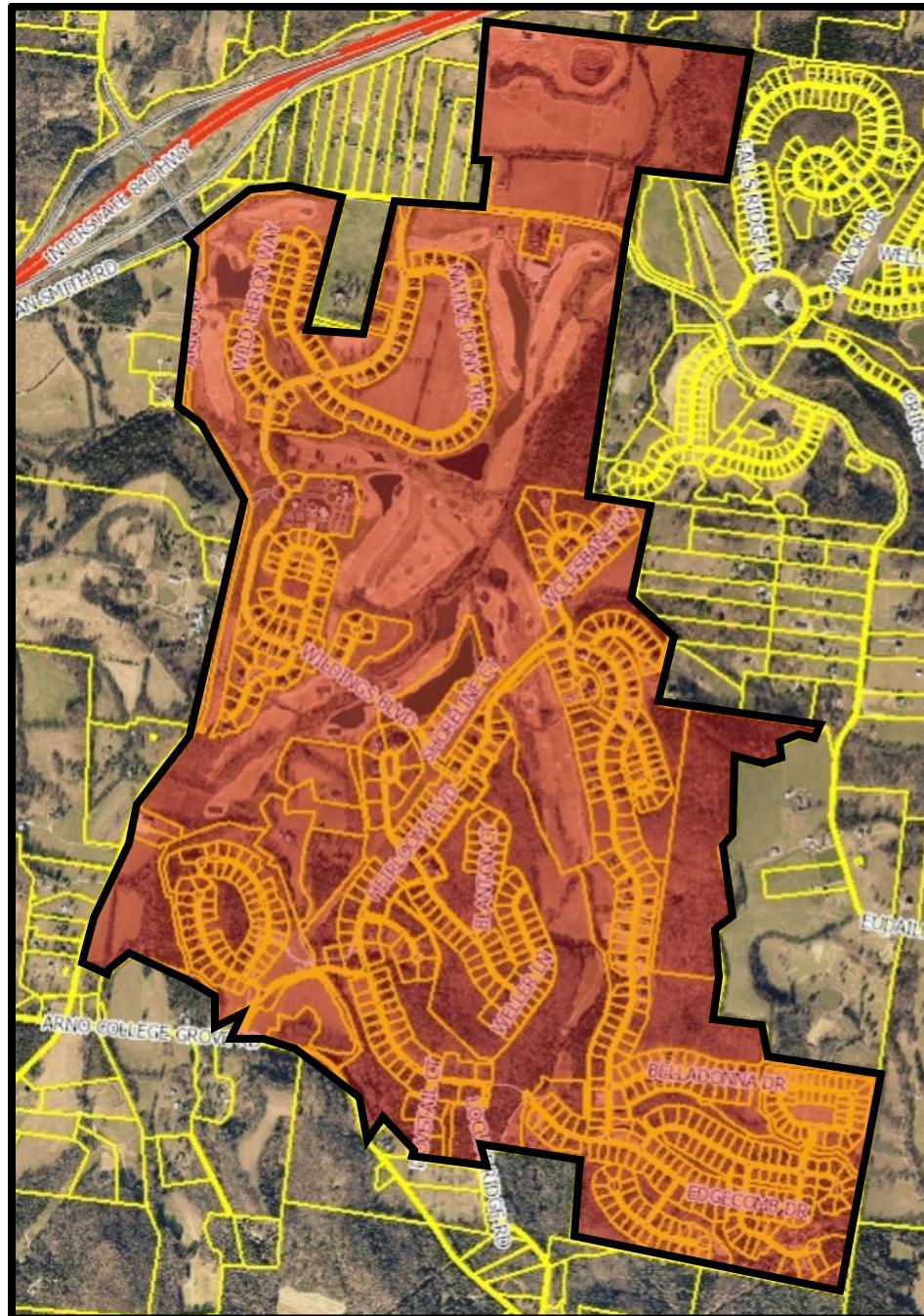
<u>Lot Table</u>	
LOT #	AREA (SQ. FT)
1	21,284
2	17,774
3	17,792
4	17,792
5	21,849
6	28,827
7	31,046

TOTAL LOT AREA: 156,364 SF, 3.589

<u>Line Table</u>			
LINE #	LENGTH	DIRECTION	
L1	40.00	N77° 08'	14.7
L2	129.19	N77° 08'	12.3

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

## ATTACHMENT 33-2



## **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