

1. Planning Commission Agenda April 10th

Documents:

[01 APRIL AGENDA.PDF](#)

1.I. April PLanning Commission Packet Rev2

Documents:

[PC PACKET 4-10-2025 - 2 OF 3A \(1\).PDF](#)

[PC PACKET 4-10-2025 - 1 OF 3A.PDF](#)

[PC PACKET 4-10-2025 - 3 OF 3.PDF](#)

**AGENDA**  
**WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION**  
**Williamson County Administrative Complex**  
**April 10, 2025 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 the March 20, 2025 Minutes

**CONSENT AGENDA:**

2. Consent Agenda

**BONDS:**

3. Arrington Ridge, Section 1 – Maintenance Bond for Roads, Drainage and Erosion Control located off Cox Road.
4. Blackberry Ridge – Maintenance Bond for Roads, Drainage and Erosion Control located off Bending Chestnut Road.
5. Fiddlers Glen, Section 2 – Performance Bond for Wastewater Collection System located off Murfreesboro Road.
6. Fiddlers Glen, Section 2 – Performance Bond for Roads, Drainage and Erosion Control located off Murfreesboro Road.
7. Grace Chapel Academy – Performance Bond for Wastewater Treatment and Disposal System located off Southall Road.
8. High Park Hill, Section 1 – Maintenance Bond for Roads, Drainage and Erosion Control located off Murfreesboro Road.
9. High Park Hill, Section 2 – Maintenance Bond for Roads, Drainage and Erosion Control located off Murfreesboro Road
10. The Mill at Bond Springs, Section 1 - Maintenance Bond for Roads, Drainage and Erosion Control located off Bethesda Road.

11. Terravista, Section 1 – Maintenance Bond for Roads, Drainage and Erosion Control located off Long Lane.
12. Troubadour, Section 2 - Maintenance Bond for Roads, Drainage and Erosion Control located located off Cox Road.

**OLD BUSINESS:**

13. Concept Plan Review (Revised) for Stephens Valley, containing 791 lots located on 726.45 acres on Sneed Road in the 8<sup>th</sup> Voting District (1-2024-209).

**PUBLIC HEARING HELD ON MARCH 20, 2025**

14. Preliminary Plat Review for Parrish LLE Subdivision, containing 4 lots on 39.75 acres located on Horton Highway in the 1st Voting District (1-2024-320).
15. Preliminary Plat Review for Wyelea Farm, Phase 2, containing 53 lots on 164.5 acres located on Del Rio Pike in the 9<sup>th</sup> Voting District (1-2024-331).

**NON-RESIDENTIAL SITE PLAN:**

16. The Grove – Fitness Center Addition located on 2.6 acres at 6200 Wildlings Boulevard in the 2nd Voting District (5-2025-002).

**PRELIMINARY PLAT**

17. Preliminary Plat Review (Revised) for Stephens Valley Subdivision, Section 8, containing 0 lots on 0.283 acres located on Pasquo Road in the 8th Voting District (1-2025-300).
18. Preliminary Plat Review for 7804 Oscar Green Road LLE Subdivision, containing 1 lot on 34.72 acres located on Oscar Green Road in the 1<sup>st</sup> Voting District (1-2025-301).

**FINAL PLATS:**

19. Final Plat Review for Holts Reserve LLE Subdivision, containing 4 lots on 27.00 acres located on Arno-Allisona Road in the 2nd Voting District (1-2025-400)
20. Arbors at Leipers Fork Subdivision, containing 18 lots on 379 acres off of Hargrove Road in the 1<sup>st</sup> Voting District (1-2024-324).

## **ITEM 16**

### **SITE PLAN REVIEW FOR THE GROVE FITNESS CENTER ADDITION, CONTAINING 0 LOTS ON 2.6 ACRES LOCATED OFF OF WIDLINGS BOULEVARD IN THE 9TH VOTING DISTRICT (5-2025-002).**

Attachment 16-1	Site Plan
16-2	Aerial Photograph
Area	2.6 acres
Lots	0
Zoning	Rural Development – 1 (RD-1)
Water	Milcrofton Utility District
Sewer	Nontraditional Wastewater Treatment and Disposal System
Development Option	Private Recreational Center
Chapter 1101 Status	Rural
Maps and Parcels	142—013.05 and 135—029.11
File Number	(5-2025-002)

The applicant is requesting approval for a 6,560 square foot addition to The Grove's Fitness Center. 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 facilities, which are located in Open Space, will consist of the expansion of the Fitness Center, increased parking for the Club House, new tennis and pickleball courts, a golf cart parking area and internal sidewalks.

The requirements of Section 11.03 (D)(8) have been met. A Landscaping Plan has been submitted and approved by Staff. Water is provided by the Milcrofton Utility District and the sewer provider has confirmed capacity is available. No bond is being required.

The Site Plan is in order, and Staff recommends approval with the following conditions:

1. Posting of a Performance Bond for landscaping improvements in the amount of \$6,210; and
2. Execution of a Performance Agreement for the above referenced surety.

#### General Notes

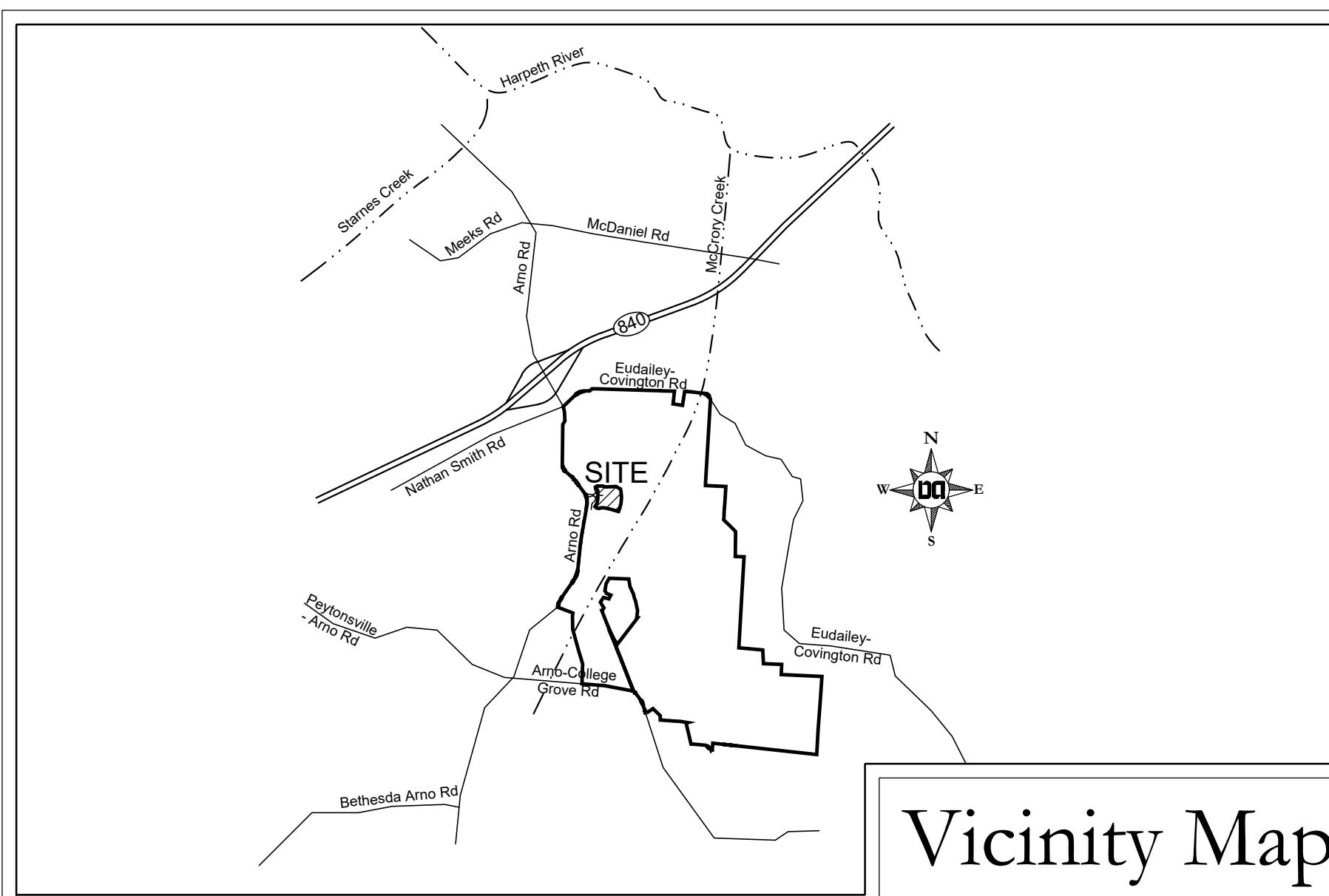
1. Finished profile grade is shown on plans and cut stake will be finished grade.
2. The contractor is to check and verify all measurements, levels, etc. Before ordering materials and proceeding with the work, and is to be responsible for the same.
3. All trees, stumps, obstructions, etc. Removed from the right-of-way and borrow areas are to be disposed of by the contractor as approved by owner, so as to cause no pollution of the environment.
4. Any additional material required to complete embankments beyond that removed from the roadway is to be secured from areas approved by the owner.
5. The contractor will be held responsible for the damage or loss of any reference points, monuments, hubs, and staked lot corners during the construction of his work, and shall bear the cost of replacing the same.
6. Care shall be taken to protect any utilities, trees, buildings, etc. Which are to remain and not to be disturbed by the construction. The contractor shall be responsible for any damages to such property.
7. All surplus excavation shall be placed on the site as approved by owner for purposes of landscaping.
8. The contractor shall give all necessary notices and obtain all permits and pay all legal fees. He shall also comply with all city, county, and state building laws, ordinances or regulations relating to building sidewalks, streets, water mains, sewers, blasting, etc.
9. The contractor must understand that the work is entirely at his risk until same is accepted, and he will be held responsible for its safety by the owner.
10. The contractor shall furnish and install all necessary temporary works for the protection of the work, including barricades, warning signs, and lights.
11. The contractor shall be responsible for any damage done to the premises of adjacent premises, or injuries to the public during the construction of the work, caused by himself, his subcontractors or the carelessness of any of his employees.
12. The contractor shall provide such bracing, sheeting and shoring, blasting protection, warning lights and barricades, etc. As may be necessary for the protection of life and property for his own employees and the general public. The contractor shall comply with all applicable safety statutes and rules requiring certain protective personal apparel such as hard hats, ear plugs, eye shields, protective shoes, etc. The owner and engineer assume no responsibility or liability for actions taken by the contractor endangering life or property.
13. The contractor shall check all grades and final dimensions on the ground and report any discrepancies to the engineer immediately for a decision.
14. The contractor shall locate and stake the layout of structures in the field for inspection by the architect. The contractor shall not proceed until he receives written approval from the architect of the field staking.
15. Minimum grade on all paving shall be 0.5%.
16. The contractor shall be responsible for the verification and location of any existing utilities. Any damage or relocation shall be accomplished to local standard at the contractors expense.
17. Transition between existing pavement and proposed pavements shall be smooth in both horizontal and vertical alignment. Field adjustment may be necessary.
18. The contractor shall cut clean edges on existing pavement and provide smooth transition into proposed pavement.
19. Contractor to ensure all gutter has no sumps (ponding water) unless draining into storm inlets.
20. Contractor shall verify Spot Grades and contact Engineer with any Discrepancies once hardscape areas (curb, sidewalk, pavement, etc) have been staked.
21. Contractor shall verify Private Pavement Sections with Geotech/Developer Prior to paving.
22. All private storm structures shall have minimum 12" of cover; with a recommended cover of 18". Contractor to coordinate with Engineer for any discrepancies during construction.
23. All Water/Sewer/Storm structures shall have minimum 18" of vertical separation.
24. Contractor to contact Local Utility District regarding specifications of Public Sanitary Manholes, Sanitary Pipe, Storm Inlets, Storm Pipe, Water Meters, Water Pipe, Valves, Hydrants and BFP.
25. Retaining Wall's depicted on Plans shall be designed by Geotech/Structural Engineer, who will specify exact dimensions, depths, etc prior to installation.
26. Contractor to ensure grading around structures conveys stormwater runoff away from structure, and contact Engineer with any discrepancies in the field.
27. There shall be no slopes steeper than 3:1 directly adjacent to proposed structures, and no grades on site steeper than 2:1 without structural reinforcement (RIP-RAP/Retaining wall, etc.)
28. Roof Drains and subsurface structure drainage may tie into private (on site) storm structures where appropriate.
29. Contractor to Verify Utility Connections with Architectural Plans prior to installing utility services.
30. This site has been reviewed for compliance with Article 13 Natural Resource Protection Standards and none of these features, including WNA's are present on this site.
31. This site is not adjacent to a Natural Gas Transmission Pipeline.

# Final Site Plan

# The Grove

## Fitness Center Addition

Map 142 Parcel 13.05 & Map 135 Parcel 29.11  
6200 Wildings Blvd. College Grove, TN 37204



Vicinity Map

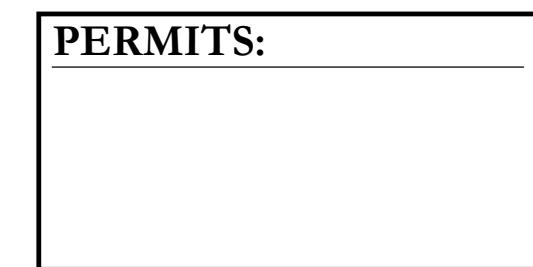
### SHEET SCHEDULE

C0.00	Project Notes and Standards
C1.00	Layout Plan
C2.00	Existing Conditions & Initial EPSC
C2.01	Intermediate & Final EPSC
C3.00	Grading & Drainage Plan
C3.01	Spot Grades & Wall Details

ATTACHMENT 16-1A



PERMITS:



**Dale & Associates**  
516 Heather Place  
(615) 297-5166  
Civil Engineering  
Land Planning & Zoning  
Surveying  
**C0.00**

D&A Project #11053

THE GROVE



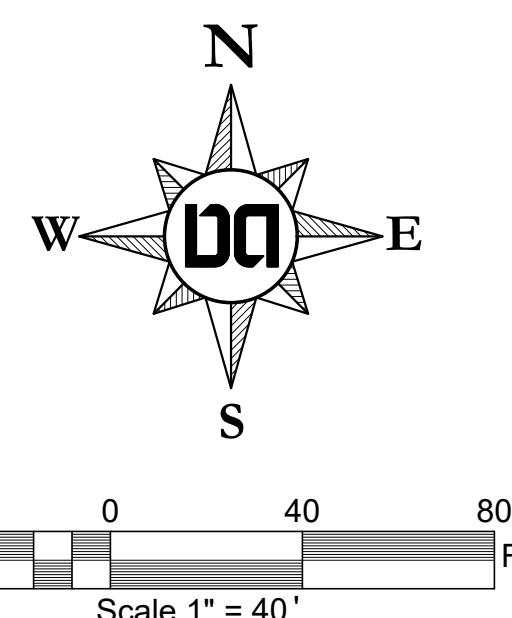


Development Summary	
Map 142 Parcel 13.05 & Map 135 Parcel 29.11	6200 Wildlings Blvd.
College Grove, TN. 37046	Zone - RD-1
Total Site Area - 327.1 Ac.	Total Disturbed Area - 2.6 Ac.
Total Increase of Impervious - 1.5 Ac.	Council District #02 - Elizabeth C. "Betsy" Hester & Judy Herbert
Owner	
Escalante Golf	for The Grove Club, LLC
Zach Stayton	1021 Foch Street
Fort Worth, TX 76107	Email: zstayton@escalantegolf.com
Engineer	
Dale and Associates	Contact: Adam Seger
516 Heather Place	Nashville, TN 37204
Phone: 615.297.5166	Email: adam@daleandassociates.net
Floodnote	
This Property Does Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47037C0380G Dated 12/20/2024.	
Benchmark	
MAG NAIL IN SIDEWALK	Elev: 756.4
Datum	
NAD 83	NAVD 88

Drawing Date:  
Jan 22, 2025

Revisions

Final Site Plan  
THE GROVE - FITNESS CENTER ADDITION  
Map 142 Parcel 13.05 & Map 135 Parcel 29.11  
College Grove, Williamson County, Tennessee



#### PARKING CALCULATIONS

EXISTING REQUIRED  
Golf Course = 10 stalls per hole + 50% of other required  
10 x 18 holes = 180 Stalls  
Fitness Center = 1 stall per 200 sq.ft.  
6,070 sq.ft. / 200 = 32 x 50% = 16 Stalls  
Sports Shop = 1 stall per 300 sq.ft.  
2,268 sq.ft. / 300 = 6 x 50% = 4 Stalls  
Required 200 Stalls

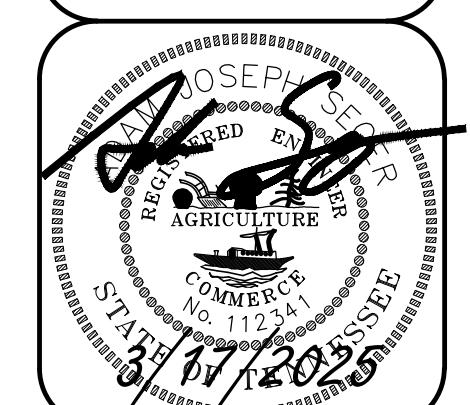
EXISTING PROVIDED

Existing = 175 stalls + 8 ADA = 183 Stalls

PROPOSED REQUIRED  
Golf Course = 10 stalls per hole + 50% of other required  
10 x 18 holes = 180 Stalls  
Fitness Center = 1 stall per 200 sq.ft.  
12,630 sq.ft. / 200 = 64 x 50% = 32 Stalls  
Kids Center = 1 stall per 200 sq.ft.  
2,268 sq.ft. / 200 = 12 x 50% = 6 Stalls  
Required 218 Stalls

PROPOSED PROVIDED  
Existing (Remove 3 stalls for new drive aisle)  
172 Stalls + 8 ADA = 180 Stalls  
Proposed Expanded Parking  
= 104 Stalls  
Total = 172 + 104 + 8 ADA = 284 Stalls

ADA Requirements calculated using 2010 ADA Standards for Accessible Design - Chapter 2.208.2 Table 208.2:  
201-300 stalls require 7 ADA stalls



#### Overall Layout

PERMITS:



D&A Project #11053

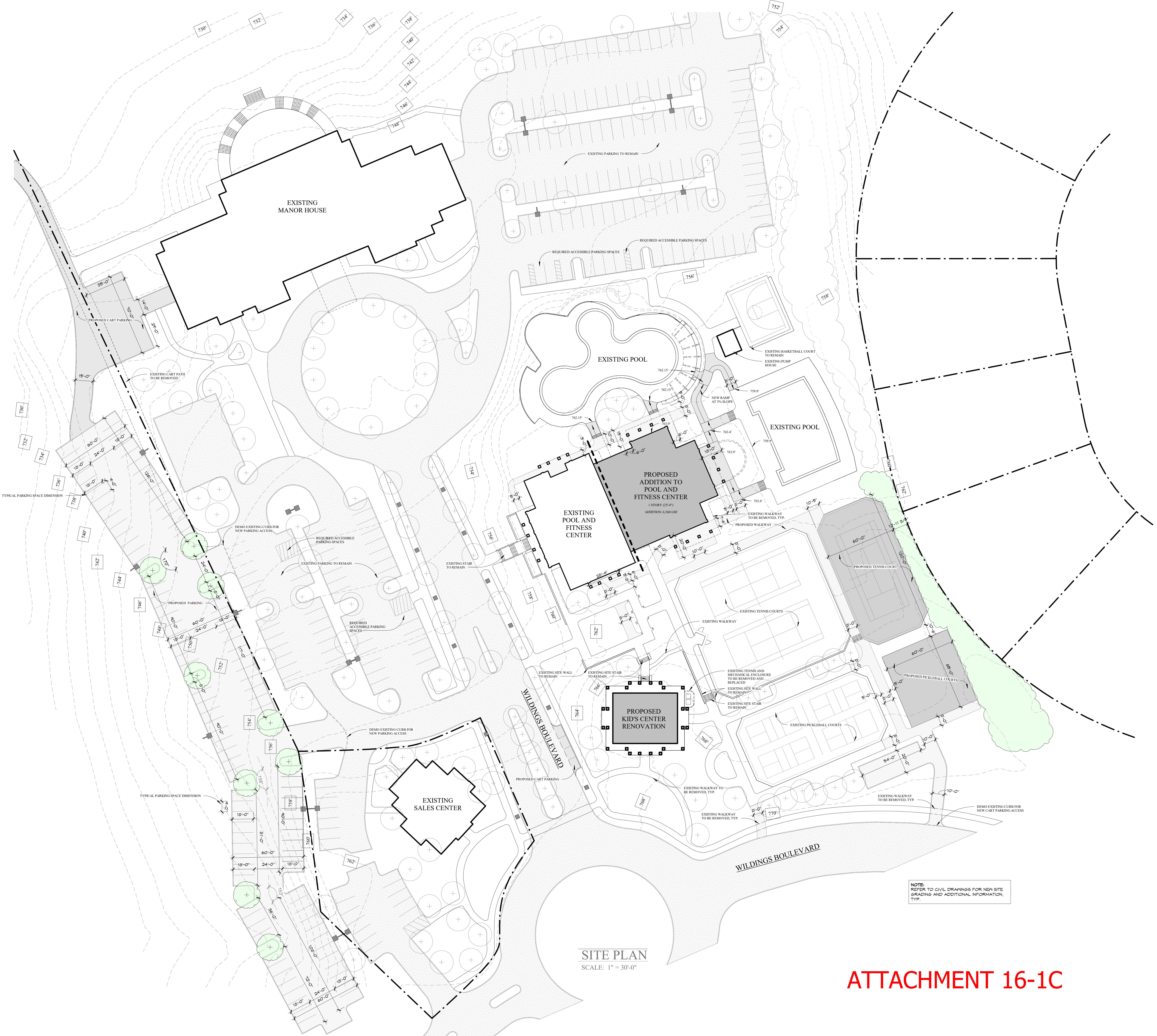
THE GROVE

Civil Engineering  
Land Planning & Zoning

C1.00

ATTACHMENT 16-1B

NO:	ISSUED TO:	DATE:
1	PLANNING AND ZONING	03/17/25



# SUBMISSION DATE: 03/17/25

---

# THE GROVE

6010 Wildings Blvd, College Grove, TN 37046



MARK P. FINLAY  
ARCHITECTS, AIA

DRAWN BY:  
MF JM

PROJECT START DATE:

96 OLD POST ROAD SOUTHPORT, CT 06890 203-254-2388

JOB NO.:  
2316\_02

DWG NO.:

**OVERALL SITE**

**DZ 1**

# PLAN

# ATTACHMENT 16-1C

A compass rose with a thick black arrow pointing to the top, labeled with a large, bold, italicized letter 'N'.

NOTE:DO NOT SCALE DRAWINGS,  
REFER TO WRITTEN DIMENSIONS ONLY

NOTE:DO NOT SCALE DRAWINGS,  
REFER TO WRITTEN DIMENSIONS ONLY

# ATTACHMENT 16-2



## **ITEM 17**

### **PRELIMINARY PLAT REVIEW (REVISED) FOR STEPHENS VALLEY SUBDIVISION, SECTION 8, CONTAINING 48 LOTS ON 12.59 ACRES LOCATED OFF OF PASQUO ROAD IN THE 8TH VOTING DISTRICT (1-2025-300).**

Attachments 17-1      Preliminary Plat  
                  17-2      Aerial Photograph  
                  17-3      Action Letter from November 2019 Meeting

Area                    12.59 acres  
Lots                    48  
Zoning                Suburban Infill and Conservation (SIC)  
Water                  Harpeth Valley Utilities District  
Sewer                  Harpeth Valley Utilities District  
Development Option   Conservation Subdivision  
Chapter 1101 Status   PGA-3  
Map and Parcel       15--008.02

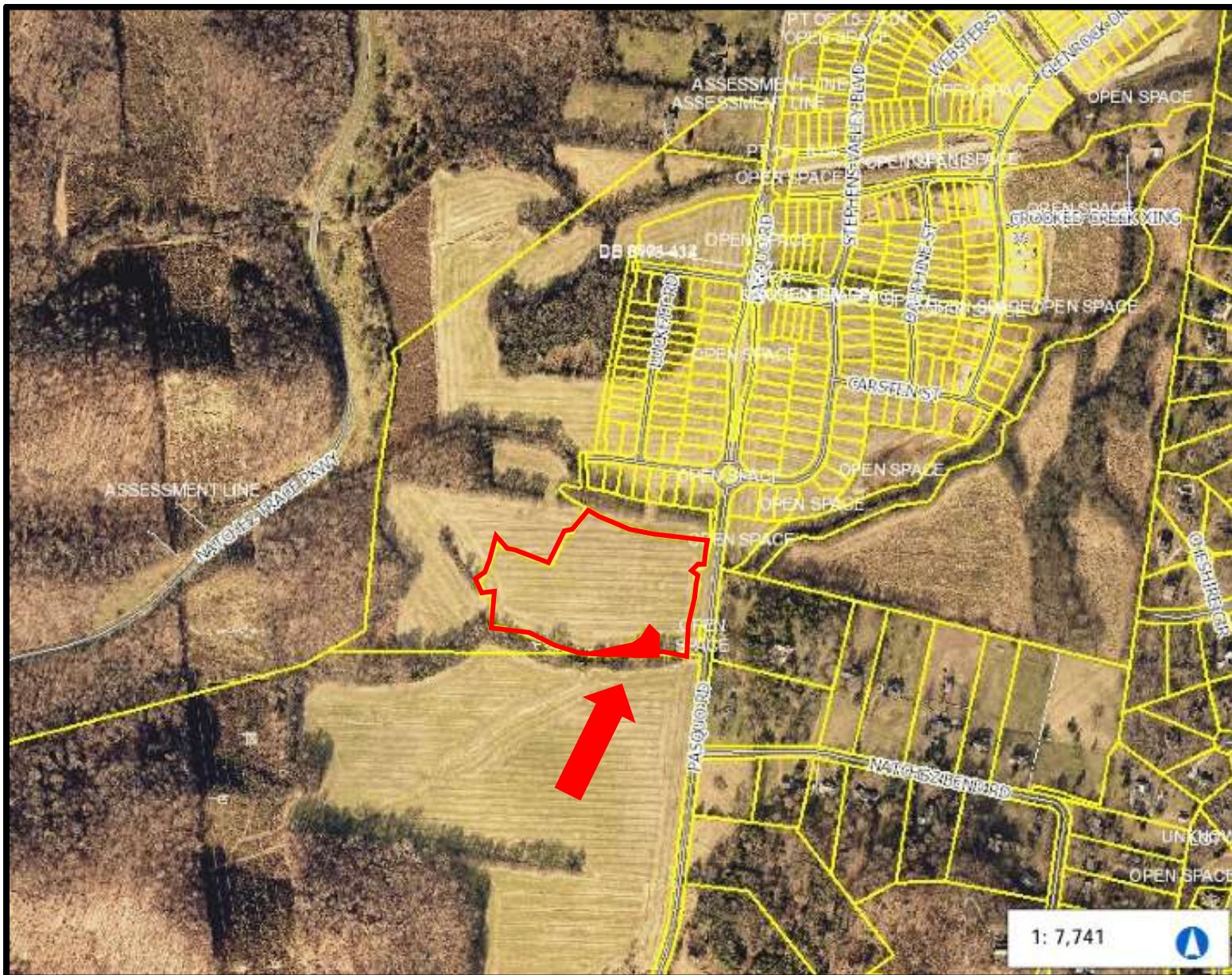
File Number           (1-2025-300)

The original Preliminary Plat for Phase 8 was approved in November of 2019 and the Section 8 Final Plat was approved and recorded in December of 2022. The purpose of this Preliminary Plat revision is to add 0.283 acres from an area designated as "Future Development" to "Open Space". This change does not affect lot numbers, but does increase Open Space.

Staff recommends approval of the Preliminary Plat with the conditions outlined in the original approval (see Attachment 17-3).



## ATTACHMENT 17-2



# ATTACHMENT 17-3



Rogers C. Anderson  
Williamson County Mayor

Planning Department  
Michael Matteson, Director

## Action Letter

November 15, 2019

S & ME  
ATTN: Bill Forte  
1935 21<sup>st</sup> Avenue South  
Nashville, TN 37212

RE: Planning Commission Meeting of November 14, 2019

Subdivision/Project: **Stephens Valley, Phase 8**

Agenda Item No.: 18

At referenced meeting the following action took place:

Concept Plan  
Non-Residential Site Plan

**Preliminary Plat - APPROVED**

Final Plat  
Other

Staff recommended approval with the following stipulations:

1. Establishment of performance bonds for roads, drainage and erosion control;
2. Establishment of a performance bond for water and sewer improvements in favor of Harpeth Valley Utilities District;
3. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
4. 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.

**FUTURE REQUIREMENTS** - Approval contains following requirements/stipulations:

Zoning Certificate	Sign Permit	Funds in-lieu
Septic Permit	Affidavit of Compliance	<input checked="" type="checkbox"/> Land Disturbance Permit
<input checked="" type="checkbox"/> Improvement Surety	<input checked="" type="checkbox"/> Stormwater Maintenance	Driveway Permit
Building Permit	<input checked="" type="checkbox"/> Performance Agreements	

**GENERAL INSTRUCTIONS:**

Land Disturbance Permit - contact Engineering Department at 790-5809. **Final Plat approval** requires **surety** to be provided in accordance with Section IV of the Williamson County Subdivision Regulations. Separate letters of credit are to be issued for each performance bond required. Section 3.2 (4) (l) of the Subdivision Regulations requires that bonds and surety be posted within sixty (60) days of the approval of the final plat. The plat shall be registered within thirty (30) days after the bond has been posted if required, or if no bond is required, thirty (30) days after approval. Bonds and surety for water and sewer are to be made payable to the utility district, with copies forwarded to Williamson County Planning/Engineering. Contact the appropriate utility district for water and sewer bond forms and information. **Bond form(s) and/or Affidavit of Compliance, if enclosed, are to be notarized and returned.** Cashiers Check required for **funds in lieu**. For **signage permit** information, contact the Codes Compliance Department.

**NOTE:**

No building permits may be issued until the Engineering Department has confirmed completion of construction of the road subgrade and installation of the stormwater drainage system.



## **ITEM 18**

### **PRELIMINARY PLAT REVIEW FOR PROPERTY OF CASSANDRA FISH LLE SUBDIVISION, CONTAINING 1 LOT ON 34.72 ACRES LOCATED OFF OF OSCAR GREEN ROAD IN THE 1ST VOTING DISTRICT (1-2025-301).**

Attachment	18-1 Preliminary Plat 18-2 Aerial Photograph 18-3 Applicant's Letter of Variance Request
Area	34.72 acres
Lots	1
Zoning	Rural Preservation-5 (RP-5)
Water	Water Authority of Dickson County
Sewer	Individual On-Site Septic Systems
Development Option	Large Lot Easement
Chapter 1101 Status	Rural
Map and Parcel	099---02302
File Number	(1-2025-301)

The subject parcel is approximately thirty-five (35) acres in size and is located off Oscar Green Road, approximately  $\frac{3}{4}$  of a mile south of Gordon Lane. The applicant is requesting approval of a Large Lot Easement Subdivision in order to create the third (3<sup>rd</sup>) lot off an existing fifty-foot (50') ingress/egress/utilities easement.

All Zoning Ordinance requirements, including those regarding the protection of natural resources, have been met.

The applicant is proposing individual septic systems for the lot, and the Williamson County Department of Sewage Disposal Management has approved the request. Water will be provided by the Water Authority of Dickson County. As no fire hydrants are proposed, building envelopes have been separated by 200 feet, and the fire apparatus access requirements outlined in Section 3.05 of the Subdivision Regulations must be met at the building permit stage.

The property in question will take access from an existing fifty- (50) foot easement that extends from Oscar Green Road across two (2) other properties. The easement was recorded in 2014. Section 3.02 (D)(2)(b) of the Subdivision Regulations requires all access easements be set back a minimum of five (5) feet from adjacent parcels that will not access the easement. The existing easement does not meet this requirement, as it is not situated five (5) feet from adjacent parcels that do not utilize the easement for access. The applicant is requesting a Variance from Section 3.02 (D)(2)(b) of the Subdivision Regulations to not be required to revised the easement to include the five

(5) foot setback (See Attachment 18-3). Because the easement has been in existence since 2014, Staff is not opposed to the variance.

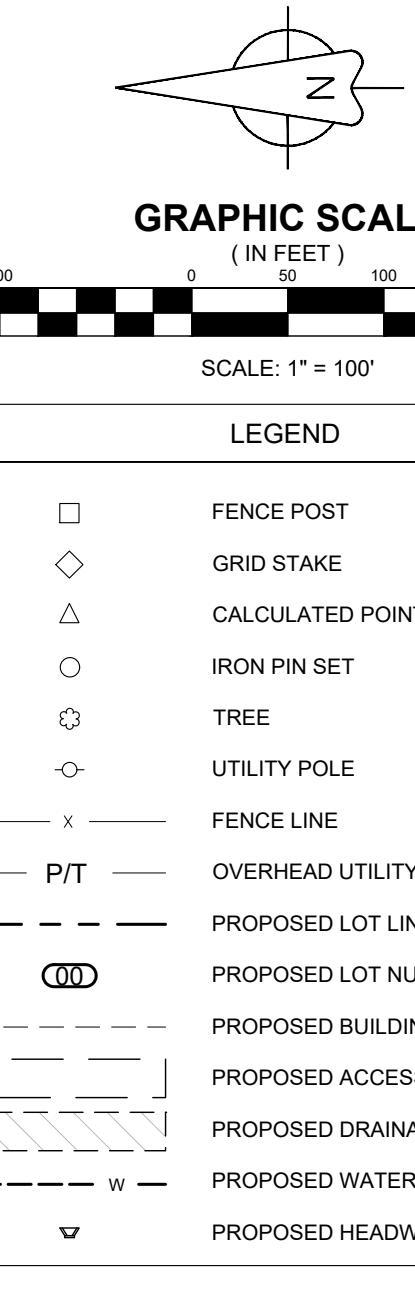
The Preliminary Plat is in order, and so long as the Planning Commission grants the variance, Staff recommends approval, subject to the following conditions, which must be addressed in conjunction with Final Plat submittal:

1. A Notice of Coverage issued by TDEC will be required prior to the issuance of a Land Disturbance Permit, if there is 1-acre or more of disturbance;
2. Prior to submittal of the Final Plat, provide a letter from the water provider either stating the water lines are installed and functioning or listing a Performance Bond amount for water improvements;
3. A Land Disturbance Permit must be obtained for the overall development;
4. Prior to submittal of the Final Plat, driveway and drainage infrastructure must be complete, consistent with County regulations; and
5. Satisfaction of Section 3.05 of the Subdivision Regulations, as it pertains to fire apparatus access requirements.

# PROPERTY OF CASSANDRA FISH SUBDIVISION

PRELIMINARY PLAT  
7804 OSCAR GREEN RD, PRIMM SPRINGS, TN 38476  
MAP 99, PARCELS 23.02  
WILLIAMSON COUNTY, TENNESSEE

1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO ESTABLISH  
2. THIS PROPERTY HAS BEEN REVIEWED FOR THE EXISTENCE OF  
3. WITHIN THE WATERWAY NATURAL AREA, THERE SHALL BE NO  
4. WATER SERVICE TO BE PROVIDED VIA WELL WATER  
5. ALL HABITABLE STRUCTURES SHALL BE BUILT WITHIN 1000 FT OF  
6. IN THE PLACEMENT OF FIRE HYDRANTS, THE  
7. FOLLOWING FIRE PROTECTION PARAMETERS HAVE BEEN  
8. PROVIDED AS ALLOWED IN WC SUBDIVISION REGULATIONS  
9. 6.1. BUILDING ENVELOPES ARE 200-FT OR GREATER APART;  
10. 6.2. ACCESS EASEMENT AND ALL PRIVATE DRIVEWAYS SHALL  
11. 6.3. 40-FT RADIUS TURNAROUNDS ARE PROVIDED WITHIN 1000  
12. 6.4. THE MINIMUM WIDTH OF INDIVIDUAL DRIVES BETWEEN  
13. 6.5. PRIVATE DRIVEWAYS WITHIN 200-FT OF PROPOSED  
14. HABITABLE STRUCTURES SHALL NOT EXCEED 8% IN ORDER  
15. TO PROVIDE AREAS TO STAGE FIREFIGHTING APPARATUS.



Parcel Area Table		
PARCEL	SQ. FT.	ACRES
1	151211.54	34.72

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

	EXISTING/REQUIRED	PROPOSED
TOTAL ACREAGE	34.72 AC	34.72 AC
ZONING	RURAL PRESERVATION DISTRICT (RP-5)	RURAL PRESERVATION DISTRICT (RP-5)
MAX DENSITY	1 UNIT PER 5 ACRES	1 UNIT PER 5 ACRES
NUMBER OF LOTS	NA	1
MIN LOT WIDTH	NA	200 FT
ERROR OF CLOSURE	1/10,000	1/10,000
SETBACKS		
FRONT	NA	100 FT
REAR	NA	50 FT
SIDE	NA	25 FT

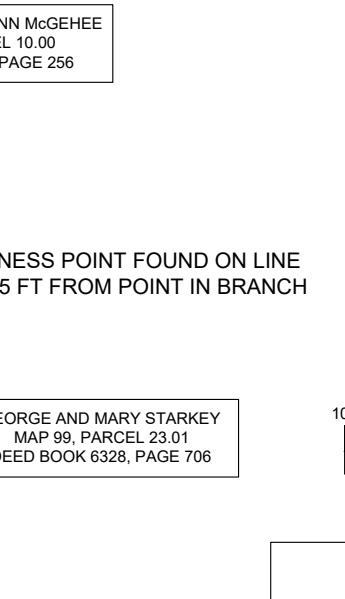
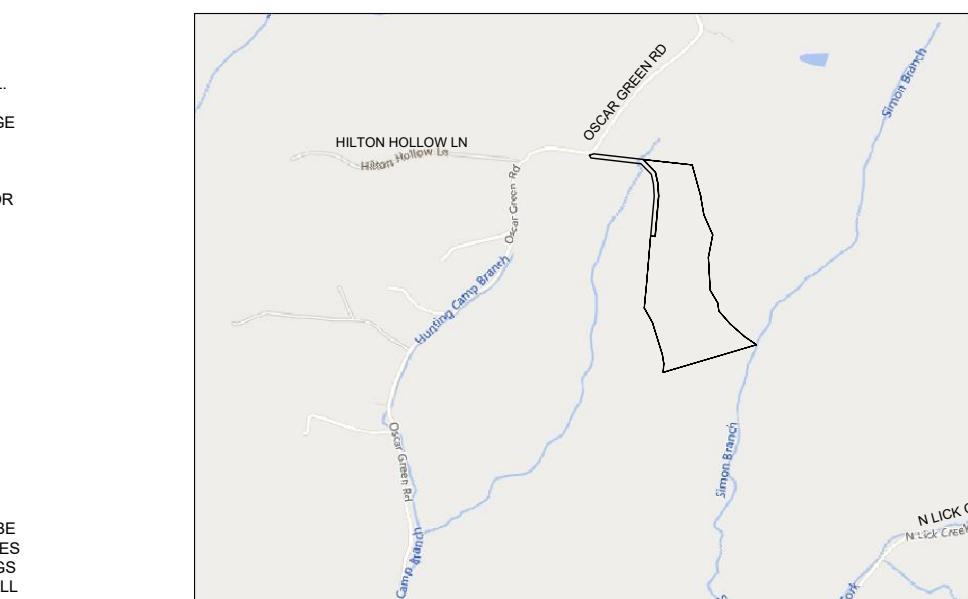
OWNER OF RECORD	
CASSANDRA FISH 8175 SHOALS BRANCH RD. PRIMM SPRINGS, TN 38476 MAP 99, PARCEL 23.02 DEED BOOK 9630, PAGE 387	
PROJECT 23-0512	
APPLICANT T-SQUARE ENGINEERING 111 SOUTHEAST PARKWAY CT FRANKLIN, TN 37065 615.678.8212	

SHEET  
C-2.0

WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT NOTES  
1. ANY CUTTING, FILLING, COMPACTION, OR DISTURBANCE FROM THEIR NATURAL STATE OF THE SOIL AREAS RESERVED FOR SEWAGE DISPOSAL, SMALL 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 AREAS HAS BEEN COMPROMISED.  
2. ALL SEPTIC SYSTEMS MUST BE INSTALLED BY AN INSTALLER LICENSED BY WILLIAMSON COUNTY TO CONSTRUCT ALTERNATIVE OR CONVENTIONAL SEPTIC SYSTEMS.  
3. NO UTILITIES (E.G. GAS, WATER, OR ELECTRIC) OR THEIR EASEMENTS, ABOVE OR BELOW GROUND, SHALL BE ALLOWED TO ENCROACH WITHIN FEET OF THE BOUNDARIES OF THE SOIL AREA RESERVED FOR SEWAGE DISPOSAL.  
4. CURTAIN/INTERCEPTOR/DRAWDOWN DRAINS MAY BE REQUIRED ON ANY OR ALL LOTS.  
5. NO CUTTING, FILLING, COMPACTION, OR ANY DISTURBANCE OF THE AREA RESERVED FOR SEWAGE DISPOSAL SHALL BE PERMITTED.  
6. THE LIMITS OF ALL EXCAVATION GREATER THAN 18 INCHES IN DEPTH, MADE FOR THE PURPOSE OF HOUSE CONSTRUCTION, OR ANY OTHER TYPE OF CONSTRUCTION, SHALL BE PLATED SEWAGE DISPOSAL AREAS.  
7. THE LIMITS OF ALL EXCAVATIONS MADE FOR THE PURPOSE OF HOUSE CONSTRUCTION (OR ANY OTHER TYPE OF CONSTRUCTION) SHALL BE KEPT WITHIN THE CONFINES OF THE PLATED SEWAGE DISPOSAL AREAS.  
8. 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 ADHERE TO THE MINIMUM SETBACK REQUIREMENTS FOR SEWAGE DISPOSAL AREAS. THESE REQUIREMENTS ARE THE SAME AS THE REGULATIONS GOING ON-SITE SEWAGE DISPOSAL SYSTEMS, ADOPTED MAY 16, 2000, AND EFFECTIVE OCTOBER 1, 2000.  
9. 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 DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT.  
10. WATER SERVICE LINES MUST BE SEPARATED FROM SEWAGE DISPOSAL AREAS OR PLATED DISPOSAL FIELD AREAS BY A MINIMUM OF 10 FEET.  
11. NO WATER SOURCE WELLS OR SPRINGS ARE TO BE DRILLED OR CONSTRUCTED WITHIN 50 FEET OF ANY PORTION OR COMPONENT OF THE SEPTIC SYSTEM OR THE DESIGNATED OR PLATED SEWAGE DISPOSAL FIELD AREAS.  
12. NO IRRIGATION SYSTEMS, OR THEIR COMPONENTS THEREOF, SHALL ENCROACH ON, IN, OR WITHIN 10 FEET OF THE BOUNDARIES OF THE DESIGNATED SEWAGE DISPOSAL FIELD AREAS. ALSO, LOCATED A MINIMUM OF 5 FEET AWAY FROM ANY DRAINAGE IMPROVEMENT PRACTICE ASSOCIATED WITH THE SSDS AREAS.  
13. ALL PLATED SEWAGE DISPOSAL AREAS MUST BE FIELD STAKED BY A LICENSED SURVEYOR AND FENCED OFF. TO PROTECT THE AREAS FROM ALL CONSTRUCTION TRAFFIC, BY THE PROPERTY OWNER OR BUILDING CONTRACTOR. THE AREAS MUST THEN BE FILED CHECKED AND VERIFIED BY THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT PRIOR TO THE ISSUANCE OF THE SEPTIC PERMIT.  
14. LOT 1 IS RESTRICTED TO ONE (1)-BEDROOM PRIMARY RESIDENCE AND ONE (1)-BEDROOM ACCESSORY DWELLING.  
15. DESIGNATED SEWAGE DISPOSAL AREAS PLOTTED IN ACCORDANCE WITH ACCEPTABLE SOIL AREAS FIELD MAP BY ADAM BROWN, PRIVATE CONSULTING SOIL SCIENTIST ON 07-12-2022 AND REVISED 08-17-2022.  
16. THIS SITE MAY MANDATE THE USE OF A SEWAGE/EFFLUENT PUMP IF APPROPRIATELY SIZED TANK IS ORDERED TO PROVIDE SEWER SERVICES FROM THE HOUSE TO THE SSDS AREA THAT IS SPECIFIED BY THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT BASED UPON THE FINISHED ELEVATION OF THE HOUSE PLUMBING STUB-OUT AND THE SSDS AREAS.  
17. CURTAIN, INTERCEPTOR, AND DRAW-DOWN DRAINS MAY BE REQUIRED ON ALL LOTS, AS SUCH, THEY SHALL STRICTLY ADHERE TO THE DESIGNATED SEWAGE DISPOSAL AREAS. THESE REQUIREMENTS ARE THE SAME AS THE REGULATIONS GOING ON-SITE SEWAGE DISPOSAL SYSTEMS, ADOPTED MAY 16, 2000, AND EFFECTIVE OCTOBER 1, 2000. THE SOLE DISCRETION OF THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT AS DEEMED NECESSARY BY THEIR FIELD INVESTIGATION AT THE TIME OF SUBMITTAL OF EACH INDIVIDUAL LOT'S ALTERNATIVE SYSTEM SITE AND DESIGN PLANS. THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT'S EVALUATION WILL BE CONDUCTED ON SITE-SPECIFIC, LOT BY LOT BASIS.

26. EXACT LOCATION OF WATER SOURCE (IE: WELL, CISTERNS, SPRINGS OR PRIVATE WATER SOURCE) MUST BE FIELD LOCATED BY A SURVEYOR OR ENGINEER ON A COPY OF THIS PLAT AND SUBMITTED TO THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT FOR REVIEW AND RECORD KEEPING PURPOSES.  
27. THERE SHALL BE NO SEWAGE BEARING CONVEYANCES (PIPES, SUPPLY LINES, MANIFOLDS, SEPTIC, OR PUMP TANKS ETC.) LOCATED WITHIN 50' OF ANY AND ALL WELL(S) ON THIS PROPERTY.  
28. BEFORE A PERMIT TO CONSTRUCT A CONVENTIONAL SYSTEM SERVING SINGLE SOURCES WITH A PROJECTED WASTEWATER FLOW RATE EXCEEDING 750 GALLONS PER DAY (GPD), DETAILED SITE AND DESIGN PLANS FOR SAID SYSTEM SHALL BE SUBMITTED TO THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT FOR REVIEW AND APPROVAL. THESE PLANS SHALL BE PREPARED BY AN ENGINEER LICENSED IN THE STATE OF TENNESSEE.  
29. ALL PLUMBING FIXTURES ARE TO BE OF THE WATER CONSERVATION TYPE, INCLUDING LOW VOLUME FLUSH TOILETS (1.6 GALLONS OR LESS), 1.5 TO 2.0 GALLONS PER MINUTE SHOWER HEADS AND FAUCET AERATORS.  
30. WATERWAY NATURAL AREAS (DESIGNATED AS WNA) EXIST ON ALL INTERMITTENT OR PERENNIAL STREAM WATERWAYS AS DEFINED IN THE WILLIAMSON COUNTY STORM WATER MANAGEMENT REGULATIONS. PLEASE CONTACT THE WILLIAMSON COUNTY ENGINEERING DEPARTMENT AT (615) 790-5725.  
31. AN ARAP PERMIT MUST BE OBTAINED FROM THE STATE OF TENNESSEE AT THE DEPARTMENT OF ENVIRONMENT & CONSERVATION BEFORE ANY CONSTRUCTION, EXCAVATION, CLEARING, OR GRADING ACTIVITIES CAN OCCUR WITHIN THE CREEK OR WATERWAY NATURAL AREA.

32. 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 DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT.



ELAINE H ANDERSON  
MAP 99, PARCEL 25.00  
DEED BOOK 7920, PAGE 605

MORRIS & JUDITH SMETANA  
MAP 99, PARCEL 24.00  
DEED BOOK 6177, PAGE 330

GEORGE AND MARY STARKEY  
MAP 99, PARCEL 23.01  
DEED BOOK 6368, PAGE 708

JOSEPH LUNNY  
MAP 99, PARCEL 23.00  
DEED BOOK 6890, PAGE 721

RESOURCE PROTECTION NOTE:  
THIS SITE HAS BEEN REVIEWED FOR THE PRESENCE OF STEEP SLOPES, HILLTOPS AND RIDGETOPS, SLIPPAGE SOILS, SPECIAL FLOOD HAZARDS, HISTORICAL AND CULTURAL RESOURCES, AND KARST FEATURES. AREAS FALLING WITHIN THESE CATEGORIES, IF ANY, HAVE BEEN NOTED ON THE RESOURCE PROTECTION PLAN. THERE ARE NO SLIPPAGE SOILS INDICATED BY THE APPROVED SOIL MAP OR WC WEB SOIL SURVEY. THERE ARE NO HISTORICAL OR CULTURAL RESOURCES KNOWN IN THESE LOTS. NO KARST FEATURES HAVE BEEN IDENTIFIED ON THE APPROVED SOIL MAP NOR BY SITE SURVEY.

THESE ARE STEEP SLOPES ON THE PROPERTY. VERY STEEP SLOPES (25% OR GREATER) OF 5000 SF OR LARGER HAVE BEEN REMOVED FROM BUILDING ENVELOPES. BUILDING ENVELOPES WITH MODERATELY STEEP SLOPES (15%-25%) ARE INDICATED WITH AN ASTERISK. AN ENGINEERED SITE PLAN WILL BE REQUIRED WITH APPLICATION FOR BUILDING PERMIT ON ALL LOTS WHERE BUILDING ENVELOPES CONTAIN MODERATELY STEEP SLOPES.

THERE IS NO HILLTOP/RIDGETOP ON THE PROPERTY.

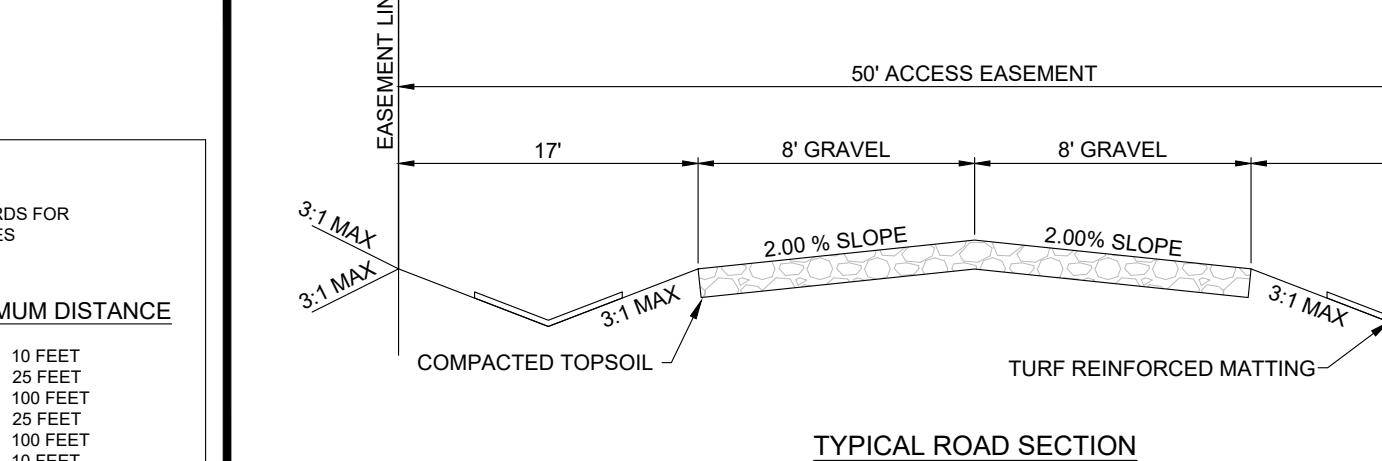
A HYDROLOGIC DETERMINATION REPORT WAS COMPLETED BY GROW ENVIRONMENTAL ON DECEMBER 2, 2024. 9 WATERWAYS AND CONVEYANCES, 6 WETLANDS, AND 5 DOWNS WERE IDENTIFIED. THERE ARE FOUR (4) STREAMS AND FIVE (5) WET WEATHER CONVEYANCES ON THE PROPERTY. NO BUILDING ENVELOPES ENROACH ON WATERWAYS NATURAL AREA BUFFERS. DRAINAGE AREAS GREATER THAN 5 ACRES HAVE BEEN DELINEATED WITH A 25-FT DRAINAGE EASEMENT.

THIS PROPERTY IS 74.00% (25.68 AC) COVERED IN EXISTING TREE CANOPY. PER REGULATION, 54% (13.87 AC) MUST BE PRESERVED. 94.24% (24.02 AC) OF THE EXISTING TREE CANOPY IS PROPOSED AS BEING PRESERVED. TOTAL TREE CANOPY DISTURBED IS 1.48 AC. CALCULATIONS CAN ALSO BE FOUND IN THE TREE CANOPY CALCULATIONS TABLE.

INTERCEPTOR DRAIN TABLE							
ELEV	A	B	C	D	E	F	G
GROUND	890.1	878.0	872.0	889.7	889.9	878.0	873.0
INVERT	887.1	875.0	872.0	886.5	886.1	875.0	873.0
DEPTH	3'	3'	0'	3.2'	3.4'	3'	0'

TIGHTLINES: B-C, F-G  
FIRE APPARATUS STAGING AREA 16'-0" WIDE AND 8% OR FLATTER TO BE LOCATED WITHIN 200'-0" OF EACH RESIDENCE - FINAL LOCATION TO BE DETERMINED WITH CRITICAL SITE PLAN

T.C.A.0400-45-09-17 GEOThermal WELL CONSTRUCTION STANDARDS FOR CLOSED LOOP GEOFThermal BOREHOLES	
SOURCE OF STRUCTURE	MINIMUM DISTANCE
SEWER LINES SEPTIC TANKS SPRINGS SEWER/SEWAGE WATER WELLS HOUSE TO SEPTIC TO TANK CONNECTION HOUSE TO SEWER CONNECTION	10 FEET 25 FEET 25 FEET 100 FEET 10 FEET 10 FEET



FLOOD NOTE  
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47187C0285F OF WILLIAMSON COUNTY, TN, DATED 09/29/2006.

OWNER OF RECORD  
CASSANDRA FISH  
8175 SHOALS BRANCH RD.  
PRIMM SPRINGS, TN 38476  
MAP 99, PARCEL 23.02  
DEED BOOK 9630, PAGE 387

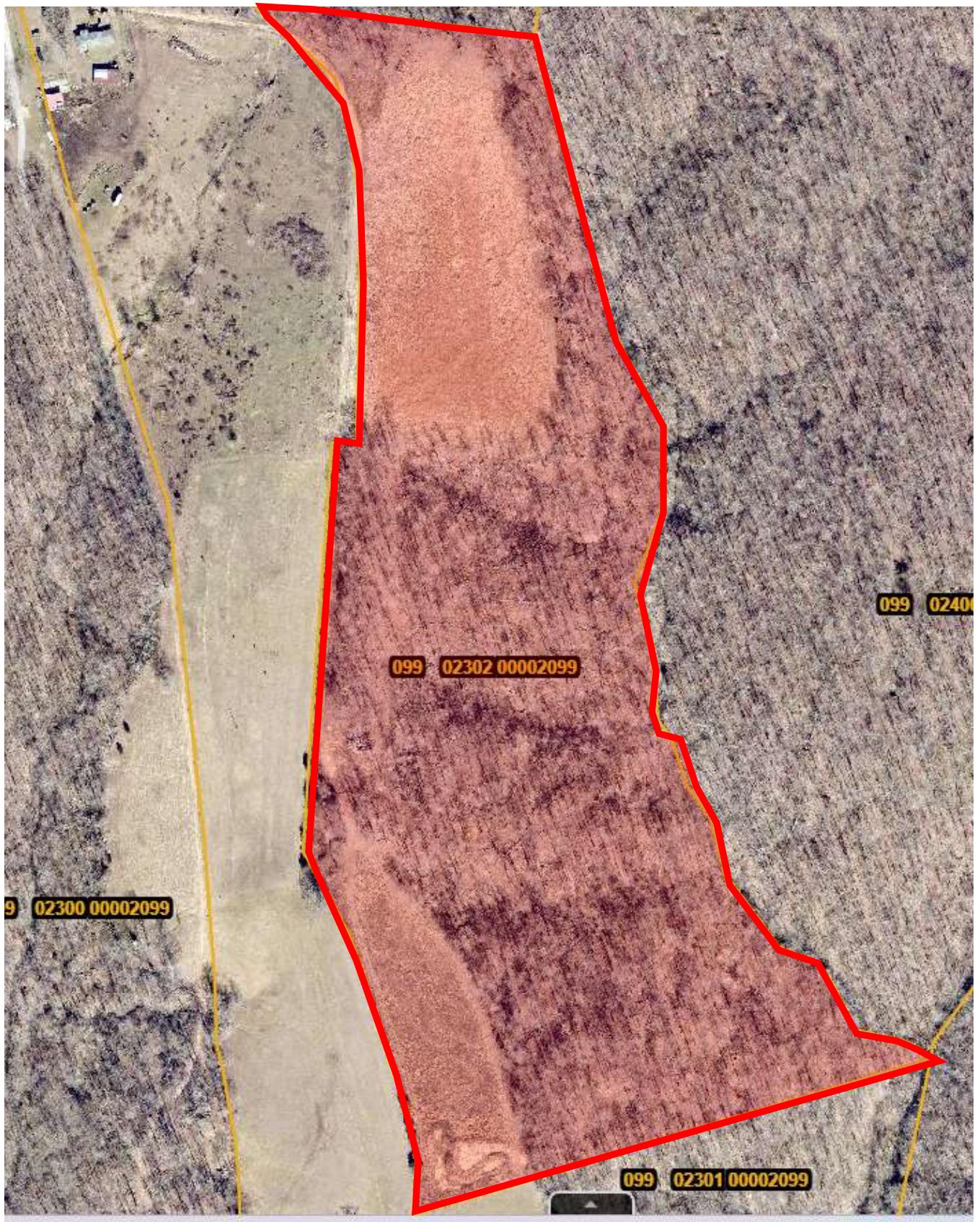
APPLICANT  
T-SQUARE ENGINEERING  
111 SOUTHEAST PARKWAY CT  
FRANKLIN, TN 37065  
615.678.8212

PROJECT  
23-0512

615.678.8212

ATTACHMENT 18-1

## ATTACHMENT 18-2



# ATTACHMENT 18-3

WASTEWATER

TRAFFIC

SITE DEVELOPMENT

SURVEYING



**T-SQUARE ENGINEERING**

CIVIL-SITE | TRAFFIC | WASTEWATER

111 SOUTHEAST PKWY CT  
FRANKLIN, TN 37064  
615.678.8212

[www.t2-eng.com](http://www.t2-eng.com)

Williamson County Planning Staff  
1320 West Main Street  
Franklin, TN 37064

April 2, 2025

RE: Letter of Variance Request  
7804 Oscar Green Rd, Primm Springs, TN 38476  
Map 99, Parcel 23.02 R.O.W.C.

To whom it may concern:

The proposed site at 7804 Oscar Green Rd is an existing parcel and the 3<sup>rd</sup> lot accessing an existing 50-ft easement. The parcel and easement were created by deed in June of 2014, and the easement is located entirely on an adjacent parcel (the original parent parcel).

It was brought to our attention on April 1, 2025 that the existing easement in question does not abide by Subdivision Regulations Section 3.02(D)(2)b which states that the easement "shall be set back a minimum of 5 feet from adjacent lots or parcels that will not access the easement." At this time, we were informed of two options: either shift the easement over 5-ft or receive a variance for this 5-ft distance.

Unfortunately, the owner of the parent parcel is unwilling to accommodate a re-recording of the deed so shifting the easement is not a feasible option. This leaves us with the pursuance of a variance.

We are requesting a variance to Subdivision Regulations Section 3.02(D)(2)b to allow this existing 50-ft ingress/egress and utilities easement to remain adjacent to a property line that is not being served by this easement.

The owner of this parcel intends to build a single residence and one accessory garage structure. The purpose of this preliminary plat is simply to establish his building envelope and septic areas to serve these structures. The structures will be served by individual septic systems and well water. He has no intentions to subdivide this parcel further.

Please contact me ([Kelsey.Magee@t2-eng.com](mailto:Kelsey.Magee@t2-eng.com)) at T-Square Engineering with any questions or concerns.

Thank you,

**Kelsey Magee, PE** Project Manager  
T-Square Engineering, Inc.  
OFFICE: 615.678.8212  
[Kelsey.magee@t2-eng.com](mailto:Kelsey.magee@t2-eng.com)

## **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**  
**April 10, 2025 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 the March 20, 2025 Minutes

**CONSENT AGENDA:**

2. Consent Agenda

**BONDS:**

3. Arrington Ridge, Section 1 – Maintenance Bond for Roads, Drainage and Erosion Control located off Cox Road.
4. Blackberry Ridge – Maintenance Bond for Roads, Drainage and Erosion Control located off Bending Chestnut Road.
5. Fiddlers Glen, Section 2 – Performance Bond for Wastewater Collection System located off Murfreesboro Road.
6. Fiddlers Glen, Section 2 – Performance Bond for Roads, Drainage and Erosion Control located off Murfreesboro Road.
7. Grace Chapel Academy – Performance Bond for Wastewater Treatment and Disposal System located off Southall Road.
8. High Park Hill, Section 1 – Maintenance Bond for Roads, Drainage and Erosion Control located off Murfreesboro Road.
9. High Park Hill, Section 2 – Maintenance Bond for Roads, Drainage and Erosion Control located off Murfreesboro Road

10. The Mill at Bond Springs, Section 1 - Performance Bond for Roads, Drainage and Erosion Control located off Bethesda Road.
11. Terravista, Section 1 – Maintenance Bond for Roads, Drainage and Erosion Control located off Long Lane.
12. Troubadour, Section 2 - Maintenance Bond for Roads, Drainage and Erosion Control located off Cox Road.

**OLD BUSINESS:**

13. Concept Plan Review (Revised) for Stephens Valley, containing 791 lots located on 726.45 acres on Sneed Road in the 8<sup>th</sup> Voting District (1-2024-209).

**PUBLIC HEARING HELD ON MARCH 20, 2025**

14. Preliminary Plat Review for Parrish LLE Subdivision, containing 4 lots on 39.75 acres located on Horton Highway in the 1st Voting District (1-2024-320).
15. Preliminary Plat Review for Wyelea Farm, Phase 2, containing 53 lots on 164.5 acres located on Del Rio Pike in the 9<sup>th</sup> Voting District (1-2024-331).

**NON-RESIDENTIAL SITE PLAN:**

16. The Grove – Fitness Center Addition located on 2.6 acres at 6200 Wildlings Boulevard in the 2nd Voting District (5-2025-002).

**PRELIMINARY PLAT**

17. Preliminary Plat Review (Revised) for Stephens Valley Subdivision, Section 8, containing 48 lots on 12.59 acres located on Pasquo Road in the 8th Voting District (1-2025-300).
18. Preliminary Plat Review for The Property of Cassandra Fish LLE Subdivision, containing 1 lot on 34.72 acres located on Oscar Green Road in the 1<sup>st</sup> Voting District (1-2025-301).

**FINAL PLATS:**

19. Final Plat Review for Holts Reserve LLE Subdivision, containing 4 lots on 27.00 acres located on Arno-Allisona Road in the 2nd Voting District (1-2025-400)

20. Arbors at Leipers Fork Subdivision, containing 18 lots on 379 acres off of Hargrove Road in the 1<sup>st</sup> Voting District (1-2024-324).

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF MARCH 20, 2025**

**MEMBERS PRESENT**

David Bailey  
Robin Baldree  
Brian Clifford  
Don Crohan  
Sharon Hatcher  
Steve Lane  
Jessica Lucyshyn  
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  
Kristi Ransom, Attorney  
Joe James, Planning Coordinator  
Charlie Waldrop, Planning Technician  
Michelle Mullins, Planning Assistant

---

The Williamson County Regional Planning Commission met in regular session Thursday, March 20, 2025 in the Auditorium of the Williamson County Administrative Complex. Commissioners Kennedy, McCord, McCoy and Richter were unable to attend.

Vice-Chairman Crohan called the meeting to order and took Roll Call. A quorum was present

Vice-Chairman Crohan asked if there were any announcements.

Mr. Holmes announced the following:

- Item 13 has been withdrawn from the Agenda;
- Applicants for Item 23 and Item 24 are requesting deferral to the April Planning Commission Meeting and these Items are on Consent Agenda;
- Revised report for Item 14 showing the correct number of lots for the development; and
- Flyer for the Williamson County Greenway Community Workshop has been provided for all Commissioners with the first Workshop being held on Wednesday, March 26<sup>th</sup> at Trinity Elementary School; the second Workshop will be held on Thursday, March 27<sup>th</sup> at Hillsboro Community Center. Both will be held from 6:30pm to 8:00pm.

**PUBLIC COMMENT:**

Ginger Shirling, Williamson County resident, advised that she had served on the Triune Special Area Advisory Committee and felt that the members of the committee had a strong desire to safeguard their green spaces, rural heritage and agricultural enterprise in any future development plans. She states the equestrian community has formed valuable partnerships with conservation organizations and feels there are opportunities to enhance and protect Triune and the Arrington Village. She thanked the County for the potential improvements to parks and public safety services. She expressed her concern about the density and scale of the proposed development in Triune. She wants to ensure that any large trees in the development are preserved.

Penny Kemle, Williamson County resident, stated that when she examined the Triune Development Plan, she looked to understand what set it apart from Berry Farms which she believes is an attractive development. She noted that Triune is unique in its enduring horse culture, which is exemplified by the Triune Saddle Club and been part of the community since 1963. She feels that a well-conceived design that embraces equestrian elements will help preserve the story and essence of Triune.

Gerald Wigger, an attorney representing the Terravista Homeowner's Association, stated that he understands that the release of any bonds is to be deferred until March 2026. He advised his client agrees to that deferral if it is accepted. The RDE review indicates how much work has yet to be done in the community. He noted that he represents 98% of the homeowners in the subdivision.

Larry Adams, Williamson County resident, owns a tract of land to the west of the proposed Triune West Concept Plan. There are two separate tracts of land, each with different ownership, structures, etc. adjoining the property. When he and his family member that owns the other tract met with the Planning Department during the recent zoning change, they agreed with the Planning Department at that time to access their properties and achieve connectivity through this tract as they thought it was the best way to do so. He is asking that the Planning Commission change the Concept Plan back to the original plan that was submitted, showing one access point to each of the two parcels that he and his family own.

Lucy Hatcher, Williamson County Resident, advised she grew up as a child riding horses safely on Arno Road with connectivity from one farm to another and she feels we have lost that privilege in our county. The County is still vested in agriculture and she wants the Planning Commission to not forget during this developmental process for future generations to remember the equine.

Steve Adams, Williamson County Resident, advised he is speaking toward the Triune West Development. He states that he and his brothers own 150-200 acres adjacent and to the west of the piece of property under consideration for the development. When he reviewed the Concept Plan he doesn't see any legal access to their property, which they need in order to not be landlocked. This access was promised to them, but the present plan does not show it. He asks the Planning Commission to make sure they are protected and have legal access to their properties.

Houston McGee, Williamson County Resident, stated he is speaking on behalf of the Cornwell family about the Villages at Triune East. He advised the Cornwell and Crane families have owned their farm for approximately forty-five years and it was originally a cattle farm until the family bought the property because the owners father grew up as a cattle farmer and he wanted to farm cattle with his family. Kathy Cornwell was on the committee that developed the Triune Special Area Plan based on Berry Farms and she wanted to bring that to the area. She and her son asked Mr. McGee to speak for them tonight because of concerns raised in last month's Planning Commission Meeting about Mr. Rob Adams parcel. They understand that Mr. Powell's new plan provides an access point through a public drive in the commercial district so that piece of property is not landlocked and they feel that is sufficient.

#### **CONSIDERATION OF FEBRUARY 13, 2025 MINUTES:**

Vice-Chairman Crohan asked if there were comments on the Minutes. Hearing none, he asked for a motion.

Commissioner Baldree made a motion to approve the February 13, 2025 Minutes. The motion was seconded by Commissioner Hatcher. The motion was unanimously approved.

#### **CONSENT AGENDA:**

Commissioner Hatcher recused herself from the Consent Agenda.

Vice-Chairman Crohan asked if anyone wanted an Item pulled from the Consent Agenda to discuss separately or had any questions on the Consent Agenda.

Commissioner Baldree asked that TerraVista, Item 10, be pulled from the Consent Agenda to discuss separately.

Commissioner Lucyshyn asked if an Item on the Consent Agenda was mentioned in the opening comments.

Mr. Holmes confirmed that Item 23 and Item 24 were requested for deferral by the applicants and Staff concurs with that request.

Vice-Chairman Crohan asked if there were any further questions on the Consent Agenda and hearing none, he asked for a motion.

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

**BONDS:**

3. McDaniel Estates, Section 4 – Maintenance Bond for Roads, Drainage and Erosion Control - \$347,000  
Recommendation: Reduce amount to \$260,000 for a period of one (1) year, or when Staff is notified improvements are done.
4. Redemption City Church – Performance Bond for Sewer (City of Franklin) - \$254,000  
Recommendation: Extend the current amount for a period of one (1) year.
5. Starnes Creek, Section 3 – Performance Bond for Wastewater Collection System - \$35,000  
Recommendation: Reduce maintenance in the amount of \$10,500 for a period of two (2) years.
6. Starnes Creek, Section 3 – Performance Bond for Water (Milcrofton) - \$114,065  
Recommendation: Milcrofton Utility District indicated this bond is at maintenance in the amount of \$11,613 until December 2025.
7. Starnes Creek, Section 3 – Performance Bond for Roads, Drainage and Erosion Control - \$375,000  
Recommendation: Reduce Performance amount to \$188,000 for a period of one (1) year.
8. Stephens Valley, Section 8 – Maintenance Bond for Roads, Drainage and Erosion Control - \$475,000  
Recommendation: Extend the current amount for a period of one (1) year.
9. Swanson Ridge - Maintenance Bond for Roads, Drainage and Erosion Control - \$300,000  
Recommendation: Extend the current amount for a period of one (1) year.
10. Terravista –This item was removed from the Consent Agenda.
11. The Mill at Bond Springs, Section 3 – Performance Bond for Roads, Drainage and Erosion Control - \$225,000  
Recommendation: Extend in the current amount for a period of one (1) year.

**DEFERRAL ITEM:**

**ITEM 23**

**PRELIMINARY PLAT REVIEW FOR PARRISH LLE SUBDIVISION, CONTAINING 4 LOTS ON 39.75 ACRES LOCATED OFF HORTON HIGHWAY IN THE 1ST VOTING DISTRICT (1-2024-320).**

Staff recommended deferral until the April 2025 meeting.

**ITEM 24**

**WYELEA, PHASE 2, CONTAINING 53 LOTS ON 426.20 ACRES LOCATED OFF DEL RIO PIKE IN THE 10<sup>TH</sup> VOTING DISTRICT.**

Staff recommended deferral until the April 2025 meeting.

**FINAL PLATS:**

**ITEM 25**

**FINAL PLAT REVIEW FOR REEDS VALE SUBDIVISION, SECTION 4, CONTAINING 70 LOTS ON 62.32 ACRES LOCATED OFF LAMPKINS BRIDGE ROAD IN THE 5TH VOTING DISTRICT (1-2024-421).**

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

1. Establishment of a Performance Bond for Roads, Drainage and Erosion control in the amount of \$2,800,000;
2. Establishment of a Maintenance Bond for Water Improvements in favor of Milcrofton Utility District in the amount of \$438,914;
3. Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond for the Wastewater Collection System in the amount of \$360,045.50;
4. Establishment of a Performance Bond for Landscaping Improvements in the amount of \$123,252;
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.

**ITEM 10**

Vice-Chairman Crohan read Item 10, the Maintenance Bond for the Wastewater Collection System.

Mr. Holmes stated that Staff recommended the Maintenance Bond be extended in the same amount of \$120,000 for a period of one year.

Commissioner Baldree mentioned the gentleman that had spoken about the TerraVista bond during the Public Comments. She asked if the developer was in the room and could address the items the homeowners are concerned about.

Mr. Brett Thaney, representing the developer, advised he works for a consulting firm that the developer hired to help them with the bonds for Section 2.

Commissioner Baldree asked him if there were any updates on the work or the drainage issues out there.

Mr. Thaney responded they've received a list from the County and they are working with the engineer and a geotech to put together a plan to have those issues addressed, and as far as the road for the wastewater facility, they are currently receiving bids to re-route the road as shown on the plans. This should happen in the next couple of months.

Vice-Chairman Crohan asked Mr. Thaney if he had any issues with the one year extension on the bond.

Mr. Thaney stated he did not.

Commissioner Lucyshyn advised that one of the emails regarding this Item refers to trees and landscape issues and asked for any update on those.

Mr. Thaney asked if she was referencing Section 2.

Commissioner Lucyshyn confirmed this and stated it mentions about 20 trees that were cut down in June and some other dead trees.

Mr. Thaney stated he had not seen that and the landscaping information he saw for Section 2, the County indicated there were some additional trees planted near the retention pond that they've asked to be removed, but that's the only landscaping issue he's aware of in Section 2.

Commissioner Lucyshyn asked Staff to respond.

Mr. Holmes informed her that staff will visit the property and compare what's planted to the approved landscaping plan.

Vice-Chairman Crohan asked if there were any other questions.

Commissioner Hatcher advised that she will recuse from this Item.

Vice-Chairman Crohan asked for a motion on Item 10.

Commissioner Sanders made a motion to approve Item 10 per Staff recommendations. Commissioner Lane seconded the motion. The motion was unanimously approved.

**OLD BUSINESS**

**ITEM 12**

**PRELIMINARY PLAT REVIEW FOR SUSAN HOLLOW LLE SUBDIVISION,  
CONTAINING 4 LOTS ON 31.13 ACRES OFF OF PEWITT ROAD IN THE 1<sup>ST</sup>  
VOTING DISTRICT (1-2024-326).**

This Item has been Withdrawn from the Agenda.

**ITEM 13**

**CONCEPT PLAN REVIEW FOR TRIUNE COMMUNITY EAST MIXED-USE  
DEVELOPMENT, CONTAINING 61 SINGLE-FAMILY LOTS AND 62 MULTI-  
FAMILY LOTS ON 63.78 ACRES LOCATED OFF HORTON HIGHWAY AND  
MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2024-210).**

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

The Preliminary Plat must address the following:

1. Prior to Preliminary Plat submittal, construction plans for the off-site roadway improvements on Horton Highway and Murfreesboro Road must be approved by the Tennessee Department of Transportation (TDOT);
2. Prior to Preliminary Plat submittal, construction plans for the off-site roadway improvements on Malachi Lane must be approved by the Williamson County Highway Department;
3. Documentation shall be provided by TDEC and/or the Army Corps of Engineers, as applicable, as to whether the wetlands identified on the property are considered "jurisdictional". If the wetlands are considered jurisdictional, this area must either be located within open space or, if they are to be mitigated, documentation must be provided by TDEC and/or the Army Corp of Engineers, as applicable, that such mitigation will be permissible;
4. Submission of roads, drainage and erosion control plans for review and approval by the County Engineer; and
5. Submission of water plans for review and approval by Nolensville/College Grove Utility District.

The Final Plat must address the following:

1. Prior to the submittal of the first Final Plat, all off-site roadway improvements associated with Phase 1 as specified by the County's Traffic Consultant (See Attachment 13-3) shall be completed to the satisfaction of the Tennessee Department of Transportation;
2. Prior to the submittal of the first Final Plat, all off-site roadway improvements associated with Phase 1 as specified by the County's Traffic Consultant (See Attachment 13-3) shall be completed to the satisfaction of the Williamson County Highway Superintendent;

3. At eighty-five percent (85%) build-out, Malachi Lane shall be repaved in its entirety, as required by the Williamson County Highway Department;
4. Prior to the submittal of the first Final Plat, the required Zoning Certificate for the wastewater treatment and disposal system shall be submitted, and all conditions associated with the wastewater site plan approval must be satisfied;
5. 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 the greenway easement, the maintenance and operation of the private roads and gate 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;
6. A permit for the security gate will need to be obtained prior to its installation, and all requirements for such gates as outlined in Section 17.11 of the Zoning Ordinance must be met;
7. Prior to the submittal of the Final Plat in which the greenway is located, the 12-foot-wide paved multi-modal greenway trail should be constructed;
8. Establishment of a performance bond for roads, drainage and erosion control;
9. Establishment of a performance bond for water improvements in favor of Nolensville/College Grove Utility District;
10. Establishment of a performance bond for the wastewater collection system;
11. Submission of landscaping plans and establishment of a performance bond for landscaping improvements;
12. Execution of Performance Agreements for the above-referenced sureties;
13. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
14. 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.

Williamson County Traffic Consultant, Kayla Ferguson, presented a PowerPoint, explaining the required roadway improvements associated with Phase 1 of the development.

Commissioner Baldree asked for confirmation that the Highway 96 (Murfreesboro Road) entrance going east from the Triune intersection will not have a right hand turn lane into the intersection.

Mrs. Ferguson confirmed that was correct and a right hand turn lane at that intersection is not warranted in this or any future phases, however, there is a left hand turn lane that is warranted in a future phase. She stated the Traffic Study analyzed the full build-out in all of the different phases.

Commissioner Baldree asked when the left hand turn lane phase would be implemented.

Mrs. Ferguson advised the full buildout in the Traffic Study is anticipated for 2031.

Commissioner Baldree again asked for clarification that the left hand turn lane will not be constructed until 2031.

Mr. Holmes did confirm that she was correct and that the applicant's Engineer, Will Crunk, will provide additional details about the left hand turn lane.

Mrs. Ferguson added that the turn lane lengths and storages that are seen in the PowerPoint and the packets that had previously been sent to the Commissioners have been reviewed by TDOT as well.

Vice-Chairman Crohan asked if the applicant was present.

Engineer, Will Crunk, approached the podium. Mr. Crunk stated that the recent comment on the Traffic Study regarding the leftbound turn lane off of Highway 96 will be installed during the initial work even though it is not warranted until the commercial portion is presented. He also stated the developer is also interested in adding an Eastbound right turn lane, but that is something they are still discussing with TDOT and the Highway Department.

Vice-Chairman Crohan asked if there were any questions for the applicant.

Commissioner Lucyshyn stated that it sounds like the description of Phase 1 is just the residential units that are shown in the Concept Plan, and Phase 2 is the parcel south of the Twice Daily Convenience Store.

Mr. Holmes did confirm this was correct.

Commissioner Lucyshyn then commented on the previous PowerPoint slides showing the shared paths and that she hopes Staff can explain how the public will be able to access those.

Mr. Matteson stated the idea is that a portion of the trails shown will be part of a larger network of greenway trails that will be developed. He advised the County is working with a consultant on a Greenways Master Plan for the unincorporated County that anticipates trails originating in the eastern part of the County connecting to various destinations and ultimately possibly connecting to the system that is in place or will be expanding in Franklin, Brentwood or Nolensville. The idea is that the trails in this development would be part of that network which is why they have stubbed at the property line, so they can be connected in the future.

Commissioner Lucyshyn asked if theoretically someone could enter on horseback at one of the locations off of Murfreesboro Road and go all the way to Malachi Lane.

Mr. Matteson clarified that the trails will be a twelve-foot-wide, paved multimodal trail and does not necessarily equate to equestrians, although the applicant is aware of the interest in that from the community and the greenways consulting team is also aware of that and they will work to try to integrate equestrian trails into the larger plan.

Commissioner Lucyshyn asked what requirements or guidance will be placed on this development as far as easements for trails and public access and if they are paved or not.

Mr. Matteson advised that this is part of the conditions of approval, that they be constructed in conjunction with the Final Plat.

Commissioner Lucyshyn then asked if they would have easements over them that provide public use.

Mr. Holmes stated that will be decided during the Final Plat phase.

Vice-Chairman Crohan asked Staff about the turning lane for 2031, when it will be needed, and if there is a trigger that would warrant that ahead of time.

Mrs. Ferguson responded that all of the turn lanes that have been shown are warranted for the first phase, with this residential component and in the conditions of approval the designs have to be approved by TDOT and Williamson County before submittal of the Preliminary Plat and be constructed before the Final Plat submittal.

Commissioner Sanders shared concern that if the greenway trail is not designated for pedestrian or equestrian in the beginning stages, that it may not get done at all and is there anything that ensures this is decided by the next Planning Commission Meeting or does it need to be written into this Plan.

Mr. Matteson advised that it has been specified that the trails shown on the Plan will have to be paved, twelve-feet-wide, multimodal trails and there may be opportunities to incorporate equestrian trails. However, the main focus has been on the paved multimodal trails.

Commissioner Baldree questioned the accessibility of the trails and would like clarification if they will be open to the public even though this is as potentially gated community and if the residents in said gated community will be open to residents outside of the community accessing the trails.

The developer, Mr. John Powell addressed Commissioner Baldree's question confirming the trails will be open to the public. However, he does have concerns on how equestrians and their horses will be able to access the trail since there is currently nowhere to park a horse trailer unless the County at some point decides to move the Triune Riding Facility somewhere near The Castle. People could park at The Castle and go on rides. He has concerns about equestrians crossing the state highways.

Commissioner Baldree asked if someone was at the Shell Station and wants to go for a walk and heads to the development to take a walk, is it open to the public for anything of that nature.

Mr. Powell confirmed that it is and he wants to try to do something similar in Kings Chapel.

Mr. Matteson added that there will be a public access easement incorporated on the trails during the Final Plat stage.

Commissioner Bailey asked for clarification on the Traffic Study, specifically, when the future development is presented will the Traffic Study be re-evaluated.

Mr. Holmes responded that when the non-residential components are submitted, they will be sent to Mrs. Ferguson for her review to make sure they are in compliance with the Traffic Study that has been performed for the complete phase. If not, they will be asked to re-do the study to accommodate for whatever the new traffic count may be.

Vice-Chairman Crohan asked if there were any further questions regarding this project. Hearing none, he asked for a motion.

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

**ITEM 14**

**CONCEPT PLAN REVIEW FOR TRIUNE COMMUNITY WEST MIXED-USE DEVELOPMENT, CONTAINING 103 SINGLE-FAMILY LOTS AND 130 MULTI-FAMILY LOTS ON 156.26 ACRES LOCATED OFF MURFREESBORO ROAD AND HORTON HIGHWAY IN THE 5TH VOTING DISTRICT (1-2024-207).**

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

The Preliminary Plat must address the following:

1. Prior to Preliminary Plat submittal, construction plans for the off-site roadway improvements on Horton Highway and Murfreesboro Road must be approved by the Tennessee Department of Transportation (TDOT);
2. Documentation shall be provided by TDEC and/or the Army Corps of Engineers, as applicable, as to whether the wetlands identified on the property are considered "jurisdictional". If the wetlands are considered jurisdictional, this area must either be located within open space or, if they are to be mitigated, documentation must be provided by TDEC and/or the Army Corp of Engineers, as applicable, that such mitigation will be permissible;
3. Prior to Preliminary Plat submittal, construction plans for the off-site roadway improvements on Malachi Lane must be approved by the Williamson County Highway Department;
4. Submission of roads, drainage and erosion control plans for review and approval by the County Engineer; and
5. Submission of water plans for review and approval by Nolensville/College Grove Utility District.

The Final Plat must address the following:

1. Prior to the submittal of the first Final Plat, all off-site roadway improvements associated with Phase 1 as specified by the County's Traffic Consultant (See Attachment 13-3) shall be completed to the satisfaction of the Tennessee Department of Transportation;
2. Prior to the submittal of the first Final Plat, all off-site roadway improvements associated with Phase 1 as specified by the County's Traffic Consultant (See Attachment 13-3) shall be completed to the satisfaction of the Williamson County Highway Superintendent;
3. Malachi Lane shall be repaved in its entirety, as required by the Williamson County Highway Department;
4. Prior to the submittal of the first Final Plat, the required Zoning Certificate for the wastewater treatment and disposal system shall be submitted, and all conditions associated with the wastewater site plan approval must be satisfied;
5. 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 the greenway easement, the maintenance and operation of the private roads and gate 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;

6. A permit for the security gate will need to be obtained prior to its installation, and all requirements for such gates as outlined in Section 17.11 of the Zoning Ordinance must be met;
7. Prior to the submittal of the Final Plat in which the greenway is located, the 12-foot-wide paved multi-modal greenway trail should be constructed;
8. Establishment of a performance bond for roads, drainage and erosion control;
9. Establishment of a performance bond for water improvements in favor of Nolensville/College Grove Utility District;
10. Establishment of a performance bond for the wastewater collection system;
11. Submission of landscaping plans and establishment of a performance bond for landscaping improvements;
12. Execution of Performance Agreements for the above-referenced sureties;
13. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
14. 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.

Williamson County Traffic Consultant, Kayla Ferguson, reviewed the PowerPoint, explaining the required roadway improvements associated with Phase 1 of the development.

Vice-Chairman Crohan asked if the applicant was present and asked if there were any questions for the applicant.

The applicant and project Engineer, Will Crunk, came to the podium.

Vice-Chairman Crohan asked if there were any questions for the applicant.

Commissioner Baldree asked Mr. Crunk if he could talk about public access to the Adams Property.

Mr. Crunk advised that with their original Concept Plan there was concern about there being access to a different development through a private road network and private single-family development. The developer removed access along the western side and then added a public street access at the southern property line that allows the Adams' family roadway public street access to Nolensville Road. He stated the zoning of the Adams' property is split along Wilson Branch. The southern portion is zoned TCA-4, which allows for two units per acre and the northern portion is zoned RD-1, allowing for only one unit per acre. Upon talking with Staff, it was noted that crossing Wilson Branch would be difficult, but speaking as an engineer it can be done. It may be costly, but it can be done. He went on to say that the road slopes greater on the southern portion of Wilson Branch and more gently toward the further west you go along the property. There is also 200-300 feet of roadway access to Highway 96 on their property, so they are not technically landlocked. The parcel that is south of this development is landlocked at this time and the developer is providing a right-of-way access. However, as this is a private gated community, the developer does not feel comfortable providing roadway access to potentially 400 units that could be developed on the parcel to the west.

Commissioner Baldree inquired if this is a compromise, by providing a public road to the Adams' property so they can have access to the southern portion of their land as well.

The developer, Mr. Powell, approached the podium and stated by providing that south of Malachi Lane they are going to great expense to add another righthand turn lane into that public road to go to their property. The cost of the righthand turn and the cost of the public road is meant to provide access to the Adams' land locked parcel. He confirmed that as their engineer said, there are also other ways to access it such as an ARAP permit, and he has done several of these in the past. He believes the Adams family as developers have had to do many of these also. They will have access on Highway 96 and can pay to do an ARAP permit.

Commissioner Baldree reiterated that her concern was the Adams family being landlocked with no way to enter their property.

Mr. Powell confirmed they will have access. He then remarked about the earlier public comment regarding the trees noting that he took this and all of the natural resources into consideration. He advised that they are only removing one tree above 28 inches and the rest were left.

Vice-Chairman Crohan asked if there were any other questions.

Commissioner Baldree made a comment stating that in 2017 or 2018 she was on the Triune Advisory Committee which looked at the Triune area. She noted she also lives in the area. They worked with other community residents and Staff to create a vision for the community, and she feels this development is what their vision looked like.

Commissioner Lucyshyn commented about hearing from the public at the February Planning Commission Meeting regarding the connection on the west property line and as she understood it, when the zoning changed the land owner was told that they would have access to Murfreesboro Road, but because of Wilson Branch, they will have another access to the south. She asked if she could propose an amendment to the approval to require an additional public access along the western property line to provide the property owner access to Nolensville Road, as it was shown on a previous Concept Plan and it would be good to have connectivity between neighborhoods.

Mr. Matteson stated that this was the purpose of the public access road that extends to the southern property and to provide access to Nolensville Road.

Commissioner Lucyshyn went on to say that at last month's Public Hearing it was discussed that they are two different parcels, one to the south and one to the west and it doesn't seem that the one public access road will give the property owners access to everything.

Mr. Holmes advised that Staff sees the public road as access to both the western and southern properties.

Commissioner Clifford asked for clarification that Highway 96 connects the west side and the new addition connects the south side.

Mr. Matteson confirmed this.

Commissioner Baldree stated this was her concern last month, but since they have added this public access to the southern parcel, she is convinced the Adams' have adequate access.

Commissioner Lucyshyn said last month an email was sent out advising they needed both accesses since it is not the same property, therefore, they wanted one to the south and one to the west.

Vice-Chairman Crohan commented that he understands that one property has access to Highway 96 while the southern property will have access via the proposed public road, and therefore, both properties have access, and neither are landlocked.

Commissioner Baldree asked for clarification on the zoning of both parcels.

Mr. Holmes addressed the zoning of the parcels.

Commissioner Bailey went on to state that he felt this was a good plan and going back to the Traffic Study, he asked which elements of the traffic study were going to be implemented by 2026 and which are deferred until Phase 2.

Mrs. Ferguson advised that all elements shown on the Staff Report and PowerPoint presentation would be implemented by 2026.

Commissioner Bailey stated that there was a section of this development that is for future development and asked if the Traffic Study will be again evaluated at that time.

Mr. Holmes advised that it would be re-addressed at that time.

Vice-Chairman Crohan asked if there were any further questions and hearing none, asked for a motion.

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

### **ITEM 15**

#### **FINAL PLAT REVIEW FOR WYELEA, SECTION 1, CONTAINING 16 LOTS ON 154.24 ACRES LOCATED OFF DEL RIO PIKE IN THE 10<sup>TH</sup> VOTING DISTRICT (1-2024-411).**

Mr. Waldrop reviewed the background (see Staff Report) recommending approval with the following conditions:

1. A Zoning Certificate must be obtained for the completed Nontraditional Wastewater Treatment and Disposal System. Prior to issuance of the Zoning Certificate, the applicant shall provide the following:
  - a. A letter from TDEC indicating that the Nontraditional Wastewater Treatment and Disposal System was installed and is functioning;
  - b. As-built drawings showing the location of all system components and a sealed certification letter from the design engineer indicating that said expansion was constructed in accordance with the approved construction plans and specifications;
  - c. A letter from the owner/utility provider indicating that it has accepted the said system and is currently operating same;
  - d. Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond for the Treatment and Disposal System in the amount of \$174,429; and

- e. Execution of Performance Agreements for the above referenced surety as it relates to the Nontraditional Wastewater Treatment and Disposal System.
2. Establishment of a Performance Bond for Roads, Drainage and Erosion control in the amount of \$1,263,000;
3. Per the recommendation of the County's Wastewater Consultant, establishment of a performance bond for the wastewater collection system in the amount of \$203,000;
4. Establishment of a Maintenance Bond for Water Improvements in favor of the City of Franklin in the amount of \$3,177,000;
5. Establishment of a Performance Bond for Landscaping Improvements in the amount of \$28,458
6. Execution of Performance Agreements for the above referenced sureties;
7. Submittal of the corrected HOA documents, consistent with the requirements of the Zoning Ordinance. Approval of these documents by the County Attorney is required prior to execution and recordation of the Final Plat. The HOA documents, once approved, must be recorded concurrently with the recording of the Final Plat;
8. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
9. Submission of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the plat.

Vice-Chairman Crohan asked if the applicant was present and if he had anything to add. Trevor Cross, the applicant, indicated he did not have any additional comments. Vice-Chairman Crohan then asked if there were any questions for the applicant. Hearing none, he asked for a motion.

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

**PUBLIC HEARINGS:**

**ITEM 16**

**RESOLUTION TO ADOPT THE ARRINGTON SPECIAL AREA PLAN**

Mr. Holmes gave a brief presentation, adding that all Commissioners were previously provided a copy of The Arrington Village Special Area Plan for review.

Vice-Chairman Crohan noted that no one signed up to speak for the Public Hearing.

Vice-Chairman Crohan asked if there were any questions regarding this project. Hearing none, he asked for a motion.

Commissioner Sanders made a motion to adopt the Plan and its inclusion in the Comprehensive Land Use Plan per Staff recommendations. Commissioner Baldree seconded the motion. The motion was unanimously approved.

**ITEM 17**

**CONCEPT PLAN REVISION FOR STEPHENS VALLEY, CONTAINING 791 LOTS  
ON 726.45 ACRES LOCATED OFF SNEED ROAD IN THE 8TH VOTING DISTRICT  
(1-2024-209).**

Mr. Holmes reviewed the background (see Staff report) recommending deferral until the April 2025 meeting.

Vice-Chairman Crohan opened the Public Hearing and called the only person who signed up to speak, Alice Boushie. Alice Boushie declined to speak. There were no other speakers, so the public hearing was closed.

Commissioner Baldree asked for clarification that this is a residence that is proposing to have only five feet between it and the access to the road that goes into Davidson County. She also asked why the developer is requesting the revision.

Mr. Holmes referred the question to the developer.

David Horwath approached the podium and advised that when they were going through the re-design process, the Emergency Management Services were looking at multiple lots that were cut through the county line with a long alley that had only one entrance off Davidson County and one in Williamson County. They discussed this with both Davidson County EMS and Williamson County EMS and it was felt that this was a safety concern and so the applicant has volunteered to relocate this road. The right-of-way never encroaches property lines and they should have the official, final Specific Plan from Davidson County when they return for next month's Planning Commission Meeting.

Vice-Chairman Crohan asked if there were any questions regarding this project. Hearing none, he asked for a motion to defer.

Commissioner Bailey made a motion to defer per Staff recommendations. Commissioner Baldree seconded the motion. The motion was unanimously approved.

**ITEM 18**

**CONCEPT PLAN REVIEW FOR BURNS SUBDIVISION, CONTAINING 99 LOTS  
ON 173.32 ACRES LOCATED OFF PATTON ROAD IN THE 5TH VOTING  
DISTRICT (1-2024-203).**

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

The Preliminary Plat must address the following:

1. Prior to Preliminary Plat submittal, construction plans for the off-site roadway improvements on Horton Highway must be approved by the Tennessee Department of Transportation (TDOT);

2. As required by TDOT, the applicant shall show the cross-access to the properties referenced by Map 114, Parcel 02700 and Map 136, Parcel 01400;
3. Documentation shall be provided by TDEC and/or the Army Corps of Engineers, as applicable, as to whether the wetlands identified on the property are considered "jurisdictional". If the wetlands are considered jurisdictional, this area must either be located within open space or, if they are to be mitigated, documentation must be provided by TDEC and/or the Army Corp of Engineers, as applicable, that such mitigation will be permissible;
4. Submission of roads, drainage and erosion control plans for review and approval by the County Engineer; and
5. Submission of water plans for review and approval by Nolensville/College Grove Utility District.

The Final Plat must address the following:

1. Prior to the submittal of the first Final Plat, all off-site roadway improvements as specified by the County's Traffic Consultant (See Attachment 18-3) shall be completed to the satisfaction of the Tennessee Department of Transportation;
2. Prior to the submittal of the first Final Plat, the required Zoning Certificate for the wastewater treatment and disposal system shall be submitted, and all conditions associated with the wastewater site plan approval must be satisfied;
3. 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 the greenway easement, the maintenance and operation of the private roads and gate 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;
4. Prior to consideration of Final Plat approval, the applicant shall submit the Cross-Access Agreements for the properties referenced by Map 114, Parcel 02700 and Map 136, Parcel 01400 for review by the County Attorney's office. The Cross-Access Agreements must be recorded prior to or concurrently with the recording of the Final Plat;
5. A permit for the security gate will need to be obtained prior to its installation, and all requirements for such gates as outlined in Section 17.11 of the Zoning Ordinance must be met;
6. Prior to issuance of the Land Disturbance Permit, construction documents demonstrating adequate sight distances at the Project Access that meet AASHTO requirements for the posted speed limit shall be submitted;
7. Prior to the issuance of building permits within the associated Phase of the development in which the greenway located along the northern border of the property and abutting the I-840 right-of-way is within, the paved greenway trail shall be constructed;
8. Establishment of a performance bond for roads, drainage and erosion control;
9. Establishment of a performance bond for water improvements in favor of Nolensville/College Grove Utility District;
10. Establishment of a performance bond for the wastewater collection system;

11. Submission of landscaping plans and establishment of a performance bond for landscaping improvements;
12. Execution of Performance Agreements for the above-referenced sureties;
13. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
14. 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.

Vice-Chairman Crohan asked if the applicant was present.

Richard Howes with SEC, represented the applicant and didn't have anything to add.

Commissioner Lucyshyn asked for clarification on TDOT requiring access to the north and south.

Mr. Holmes, using the PowerPoint showed her where the access points were.

Vice-Chairman Crohan noted that no one signed up to speak for the Public Hearing.

Vice-Chairman asked if there were any additional questions regarding this project. Hearing none, he asked for a motion.

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

## **CONCEPT PLANS:**

### **ITEM 19**

#### **CONCEPT PLAN REVIEW (REVISED) FOR LITTLE CREEK FARMS SUBDIVISION, CONTAINING 18 LOTS ON 57.08 ACRES LOCATED OFF WILSON PIKE IN THE 4TH VOTING DISTRICT (1-2024-211).**

Mr. Holmes reviewed the background (see Staff Report) recommending approval with the same conditions established as the original approval:

The Preliminary Plat must address the following:

1. Prior to Preliminary Plat submittal, construction plans for off-site roadway improvements on Wilson Pike as specified by the County's Traffic Consultant must be approved by TDOT (See Attachment 39-3);
2. Submission of internal roads, drainage and erosion control plans for review and approval by the County Engineer; and
3. Submission of water plans for review and approval by Milcrofton Utility District.

The Final Plat must address the following:

1. Prior to the submittal of the first Final Plat, off-site roadway improvements on Wilson Pike as specified by the County's Traffic Consultant must be completed to the satisfaction of TDOT (See Attachment 39-3);

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 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 Milcrofton Utility District;
5. Submission of landscaping plans and establishment of a performance bond for landscaping improvements;
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
7. Submission of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the plat.

Vice-Chairman Crohan asked if the applicant was present and asked if she had anything to add.

Kelsey Magee represented the applicant and had no additional comments.

Vice-Chairman then asked if there were any questions.

Commissioner Bailey asked what type of crossing are planned for the two creeks.

Ms. Magee responded that the creek crossing that is parallel with Wilson Pike is going to be a box culvert to prevent interruption of the stream flow and the other crossing to the west is not a stream but a drainage easement and has a series of pipe culverts under that road.

Vice-Chairman asked if there were any other questions and hearing none, he asked for a motion.

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

### **PRELIMINARY PLATS:**

#### **ITEM 20**

#### **PRELIMINARY PLAT REVIEW (REVISED) FOR LITTLE CREEK FARMS SUBDIVISION, CONTAINING 18 LOTS ON 57.08 ACRES LOCATED OFF WILSON PIKE IN THE 4TH VOTING DISTRICT (1-2024-333).**

Mr. Holmes reviewed the background (see Staff Report) recommending approval with the same conditions established with the revised Concept Plan (Item 19).

The Preliminary Plat must address the following:

1. Prior to Preliminary Plat submittal, construction plans for off-site roadway improvements on Wilson Pike as specified by the County's Traffic Consultant must be approved by TDOT (See Attachment 39-3);
2. Submission of internal roads, drainage and erosion control plans for review and approval by the County Engineer; and
3. Submission of water plans for review and approval by Milcrofton Utility District.

The Final Plat must address the following:

1. Prior to the submittal of the first Final Plat, off-site roadway improvements on Wilson Pike as specified by the County's Traffic Consultant must be completed to the satisfaction of TDOT (See Attachment 39-3);
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 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 Milcrofton Utility District;
5. Submission of landscaping plans and establishment of a performance bond for landscaping improvements;
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
7. Submission of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the plat.

Vice-Chairman Crohan asked if there were any questions. Hearing none, he asked for a motion.

Commissioner Baldree made a motion to approve per Staff recommendation. Commissioner Clifford seconded the motion. The motion was unanimously approved.

### **ITEM 21**

#### **PRELIMINARY PLAT REVIEW FOR STAR CREEK SUBDIVISION, PHASE 1, CONTAINING 9 LOTS ON 66.65 ACRES LOCATED OFF ARNO-COLLEGE GROVE ROAD IN THE 2ND VOTING DISTRICT (1-2024-332).**

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

1. Prior to Final Plat submittal for any future Section of the development, the required Zoning Certificate for the Star Creek 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 approved HOA documents must be recorded at the same time as 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 the Nolensville/College Grove Utility District;
5. Submission of landscaping plans and establishment of a Performance Bond for landscaping improvements;
6. Establishment of a performance bond for the wastewater collection system;
7. Execution of Performance Agreements for the above-referenced sureties;
8. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
9. Submission of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the plat.

Vice-Chairman Crohan asked if the applicant was present.

Richard Howes with SEC, represented the applicant and had nothing to add.

Vice-Chairman asked if there were any questions. Hearing none, he asked for motion.

Commissioner Clifford made a motion to approve per Staff recommendation. Commissioner Sanders seconded the motion. The motion was unanimously approved.

## **ITEM 22**

### **PRELIMINARY PLAT REVIEW (REVISED) FOR HYDE PARK ESTATES SUBDIVISION, CONTAINING 16 LOTS ON 109.69 ACRES LOCATED OFF HYDE ROAD IN THE 2ND VOTING DISTRICT (1-2024-330).**

Mr. James reviewed the background (see Staff Report) and, so long as Item 21 on this Agenda was approved, Staff recommends approval of this Concept Plan with the following conditions:

1. Prior to Final Plat submittal for any future Section of the development, the required Zoning Certificate for the Star Creek 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 the requirements of Section 17.11: Gated Subdivisions and Section 17.12: Private Streets of the Zoning Ordinance. The approved HOA documents must be recorded at the same time as the recording of the final plat;
3. A permit will need to be obtained for the proposed security gate prior to its installation, and all requirements for such gates as outlined in Section 17.11 of the Zoning Ordinance must be met;

4. Prior to submission of the first Final Plat, the installation of roadway signage as recommended by the County's Traffic Consultant shall be completed to the satisfaction of the County Highway Superintendent;
5. Establishment of a Performance Bond for roads, drainage and erosion control;
6. Establishment of a Performance Bond for water improvements in favor of the Nolensville/College Grove Utility District;
7. Submission of landscaping plans and establishment of a Performance Bond for landscaping improvements;
8. Establishment of a performance bond for the wastewater collection system;
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.

Vice-Chairman Crohan asked if the applicant was present.

Richard Howes with SEC represented the applicant and had nothing to add.

Vice-Chairman Crohan asked if there were any questions. Hearing none, he asked for a motion.

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

### **ITEM 23**

#### **PRELIMINARY PLAT REVIEW FOR PARRISH LLE SUBDIVISION, CONTAINING 4 LOTS ON 39.75 ACRES LOCATED OFF HORTON HIGHWAY IN THE 1ST VOTING DISTRICT (1-2024-320).**

This Item was on the Consent Agenda.

### **ITEM 24**

#### **PRELIMINARY PLAT REVIEW FOR WYELEA, PHASE 2, CONTAINING 53 LOTS ON 426.20 ACRES LOCATED OFF DEL RIO PIKE IN THE 10<sup>TH</sup> VOTING DISTRICT (1-2024-331).**

This Item was on the Consent Agenda.

### **FINAL PLATS:**

### **ITEM 25**

#### **FINAL PLAT REVIEW FOR REEDS VALE SUBDIVISION, SECTION 4, CONTAINING 70 LOTS ON 62.32 ACRES LOCATED OFF LAMPKINS BRIDGE ROAD IN THE 5TH VOTING DISTRICT (1-2024-421).**

This Item was on the Consent Agenda.

**OTHER BUSINESS:**

**ITEM 26**

**ESTABLISHMENT OF A LANDSCAPING BOND FOR WHITE HORSE FARMS, LLC  
LOCATED AT 4508 MURFREESBORO ROAD IN THE 4<sup>TH</sup> VOTING DISTRICT (5-  
2024-015).**

Mr. Holmes reviewed the background (see Staff Report) recommending approval of a Performance Bond for landscaping improvements in the amount of \$69,369.00.

Vice-Chairman Crohan asked if there were any questions and hearing none, he asked for a motion.

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

Vice-Chairman Crohan asked for a motion to adjourn. Commissioner Clifford made a motion to adjourn.

There being no further business, the meeting was adjourned at approximately 6:58 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL  
PLANNING COMMISSION ON APRIL 10, 2025.**

---

Chairman

**CONSENT AGENDA**  
**WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION**  
**WILLIAMSON COUNTY ADMINISTRATIVE COMPLEX**  
**APRIL 10, 2025**

**BONDS:**

3. Arrington Ridge, Section 1 – Maintenance Bond for Roads, Drainage and Erosion Control - \$250,000  
Recommendation: Extend in the current amount for one (1) year.
4. Blackberry Ridge – Maintenance Bond for Roads, Drainage and Erosion Control - \$250,000  
Recommendation: Extend in the current amount for one (1) year.
5. Fiddlers Glen, Section 2 – Performance Bond for Wastewater Collection System - \$60,000  
Recommendation: Extend in the current amount for one (1) year.
6. Fiddlers Glen, Section 2 – Performance Bond for Roads, Drainage and Erosion Control - \$553,000  
Recommendation: Extend in the current amount for one (1) year.
7. Grace Chapel Academy – Performance Bond for Wastewater Treatment and Disposal System - \$184,600  
Recommendation: Convert to Maintenance in the current amount for a period of two (2) years.
8. High Park Hill, Section 1 – Maintenance Bond for Roads, Drainage and Erosion Control - \$450,000  
Recommendation: Defer to the April 2025 meeting.
9. High Park Hill, Section 2 – Maintenance Bond for Roads, Drainage and Erosion Control - \$450,000  
Recommendation: Defer to the April 2025 meeting.
10. The Mill at Bond Springs, Section 1 - Performance Bond for Roads, Drainage and Erosion Control - \$300,000  
Recommendation: Extend in the current amount for a period of one (1) year.
11. Terravista, Section 1 – Maintenance Bond for Roads, Drainage and Erosion Control - \$950,000  
Recommendation: Extend in the current amount for a period of one (1) year.
12. Troubadour, Section 2 - Maintenance Bond for Roads, Drainage and Erosion Control - \$567,000  
Recommendation: Extend in the current amount for a period of one (1) year.

**DEFERRAL ITEMS:**

**ITEM 13**

**CONCEPT PLAN REVIEW (REVISED) FOR STEPHENS VALLEY, CONTAINING  
791 LOTS LOCATED ON 726.45 ACRES ON SNEED ROAD IN THE 8<sup>TH</sup> VOTING  
DISTRICT**

This Item was deferred at the March 2025 meeting, and the applicant is now requesting deferral to the May 2025 meeting in order to allow additional time to address Staff's comments. Staff concurs with this request.

## **ITEM 14**

### **PRELIMINARY PLAT REVIEW FOR PARRISH LLE SUBDIVISION, CONTAINING 4 LOTS ON 39.75 ACRES LOCATED ON HORTON HIGHWAY IN THE 1ST VOTING DISTRICT (1-2024-320).**

At this time, the applicant is requesting deferral to the May 2025 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**

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:** **ARRINGTON RIDGE, SECTION 1**

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

**LOCATION:** COX 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>
April 2020	Performance RDE	Implemented	\$383,000
April 2021	Performance RDE	Extend	\$383,000
April 2022	Performance RDE	Reduce to Maint & Extend	\$250,000
April 2023	Maintenance RDE	Extend	\$250,000
April 2024	Maintenance RDE	Extend	\$250,000

**LAST ACTION:** At the April 2024 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. Staff recommends that the Maintenance Bond be extended in the current amount for a period of one (1) year.

#### **CURRENT**      **RECOMMENDED**

\$250,000  
Maintenance

\$250,000  
Maintenance

## ITEM 4

**NAME:** **BLACKBERRY RIDGE**

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

**LOCATION:** OFF BENDING CHESTNUT 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>
March 2014	Performance RDE	Implemented	\$295,000
April 2015-2021	Performance RDE	Extend	\$295,000
April 2022	Performance RDE	Reduce to Maint & Extend	\$250,000
April 2023	Maintenance RDE	Extend	\$250,000
April 2024	Maintenance RDE	Extend	\$250,000

**LAST ACTION:** At the April 2024 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. 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>
\$250,000 Maintenance	\$250,000 Maintenance

## ITEM 5

**NAME:** **FIDDLERS GLEN, SECTION 2**

**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>
April 2023	Performance WW Collection System	Implemented	\$60,000
April 2023	Performance WW Collection System	Extend	\$60,000

**LAST ACTION:** At the April 2024 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>
\$60,000 Performance	\$60,000 Performance

## ITEM 6

**NAME:** **FIDDLERS GLEN, SECTION 2**

**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>
April 2023	Performance RDE	Implemented	\$553,000
April 2024	Performance RDE	Extend	\$553,000

**LAST ACTION:** At the April 2024 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. 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>
\$553,000 Performance	\$553,000 Performance

## ITEM 7

**NAME:** GRACE CHAPEL ACADEMY

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

**LOCATION:** OFF SOUTHALL ROAD

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
November 2023	Performance WW Treatment & Disposal	Implemented	\$184,600

**LAST ACTION:** At the July 2021 meeting, this body granted approval of the Revised Non-Residential Site Plan with the following conditions: 1) The posting of a Performance Bond in the amount of \$98,400 for the modified Treatment and Disposal System for Grace Chapel Church/Grace Christian Academy; 2) The posting of a Performance Bond in the amount of \$56,300 for the modified collection system for Grace Chapel Church/Grace Christian Academy; 3) Upon completion of the construction of the new Treatment and Disposal System and construction of the new collection system to serve the new facilities for Grace Christian Academy, and prior to the issuance of a Zoning Certificate and operation of said systems, the applicant shall provide the following: a) The posting of a Performance Bond in the amount of \$184,600 for the new Treatment and Disposal System for Grace Christian Academy; b) The posting of a Performance Bond in the amount of \$229,500 for the new Collection System for Grace Christian Academy; c) Establishment of a Performance Bond for landscaping improvements in the amount of \$11,200

**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 converted to maintenance in the current amount for a period of two (2) years.

<u>CURRENT</u>	<u>RECOMMENDED</u>
\$184,600 Performance	\$184,000 Maintenance

## ITEM 8

**NAME:** **HIGH PARK HILL, SECTION 1**

**BOND TYPE:** **MAINTENANCE 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>
June 2022	Performance RDE	Implemented	\$1,360,000
April 2023	Performance RDE	Reduced Performance	\$700,000
April 2024	Performance RDE	Reduce to Maint & Extend	\$450,000

**LAST ACTION:** At the April 2024 meeting, this body granted approval to reduce this bond to maintenance in the amount of \$450,000 for a period of one (1) year.

**RECOMMENDATION:** The applicant has requested this item be deferred until May 2025 to allow time to complete the checklist. Staff concurs with this request.

### CURRENT

\$450,000  
Maintenance

### RECOMMENDED

Defer

## ITEM 9

**NAME:** **HIGH PARK HILL, SECTION 2**

**BOND TYPE:** **MAINTENANCE 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>
April 2023	Performance RDE	Implemented	\$750,000
April 2024	Performance RDE	Reduce to Maint & Extend	\$450,000

**LAST ACTION:** At the April 2024 meeting, this body granted approval to reduce this bond to maintenance in the amount of \$450,000 for a period of one (1) year.

**RECOMMENDATION:** The applicant has requested this item be deferred until May 2025 to allow time to complete the checklist. Staff concurs with this request.

<u>CURRENT</u>	<u>RECOMMENDED</u>
----------------	--------------------

\$450,000 Maintenance	Defer
--------------------------	-------

## ITEM 10

**NAME:** THE MILL AT BOND SPRINGS, SECTION 1

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

**LOCATION:** BETHESDA ROAD

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
February 2020	Performance RDE	Implemented	\$300,000
April 2021	Performance RDE	Extend	\$300,000
April 2022	Performance RDE	Extend	\$300,000
April 2023	Performance RDE	Extend	\$300,000
April 2024	Performance RDE	Extend	\$300,000

**LAST ACTION:** At the April 2024 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. Staff recommends that the Performance Bond be extended in the current amount for a period of one (1) year.

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

## ITEM 11

**NAME:** TERRAVISTA, SECTION 1

**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
April 2022	Performance RDE	Implemented	\$1,900,000
April 2023	Performance RDE	Extend	\$1,900,000
April 2024	Performance RDE	Reduce to Maint & Extend	\$950,000

**LAST ACTION:** At the April 2024 meeting, this body granted approval to reduce this bond to maintenance in the amount of \$950,000 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 extended in the current amount for a period of one (1) year.

<u>CURRENT</u>	<u>RECOMMENDED</u>
\$950,000 Maintenance	\$950,000 Maintenance

## **ITEM 12**

**NAME:** **TROUBADOUR, SECTION 2 (AKA HIDEAWAY AT ARRINGTON, SECTION 2)**

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

**LOCATION:** OFF COX 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>
November 2015	Performance RDE	Implemented	\$567,000
October 2016	Performance RDE	Extend	\$567,000
October 2017	Performance RDE	Extend	\$567,000
April 2018	Performance RDE	Convert to Maint & Extend	\$567,000
April 2019	Maintenance RDE	Extend	\$567,000
April 2020	Maintenance RDE	Extend	\$567,000
April 2021	Maintenance RDE	Extend	\$567,000
April 2022	Maintenance RDE	Extend	\$567,000
April 2023	Maintenance RDE	Extend	\$567,000
April 2024	Maintenance RDE	Extend	\$567,000

**LAST ACTION:** At the April 2024 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. Staff recommends that the Maintenance Bond be extended in the current amount for a period of one (1) year.

### **CURRENT**      **RECOMMENDED**

\$567,000	\$567,000
Maintenance	Maintenance

## **ITEM 13**

### **CONCEPT PLAN REVIEW (REVISED) FOR STEPHENS VALLEY, CONTAINING 791 LOTS ON 726.45 ACRES LOCATED OFF OF SNEED ROAD IN THE 8TH VOTING DISTRICT (1-2024-209).**

Area	726.45 acres
Lots	791
Zoning	Suburban Infill and Conservation (SIC)
Water	Harpeth Valley Utilities District
Sewer	Harpeth Valley Utilities District
Development Option	Conservation Subdivision
Chapter 1101 Status	Rural
File Number	(1-2024-209)

This Item was deferred at the March 2025 meeting, and the applicant is now requesting deferral to the May 2025 meeting in order to allow additional time to address Staff's comments. Staff concurs with this request.

## **ITEM 14**

### **PRELIMINARY PLAT REVIEW FOR PARRISH LLE SUBDIVISION, CONTAINING 4 LOTS ON 39.75 ACRES LOCATED OFF OF HORTON HIGHWAY IN THE 1ST VOTING DISTRICT (1-2024-320).**

Area	39.75 acres
Lots	4
Zoning	Rural Development-5 (RD-5)
Water	Nolensville/College Grove Utility District
Sewer	Individual Septic Systems
Development Option	Large Lot Easement
Chapter 1101 Status	Rural
Map and Parcels	162---03407, 03408, 03409, and 03410
File Number	(1-2024-320)

At this time, the applicant is requesting deferral to the May 2025 Planning Commission Meeting in order to allow the applicant more time to address Staff comments. Staff concurs with this request.

## **ITEM 15**

### **PRELIMINARY PLAT REVIEW FOR WYELEA FARM SUBDIVISION, PHASE 2, CONTAINING 53 LOTS ON 426.22 ACRES LOCATED OFF OF DEL RIO PIKE IN THE 9TH VOTING DISTRICT (1-2024-331).**

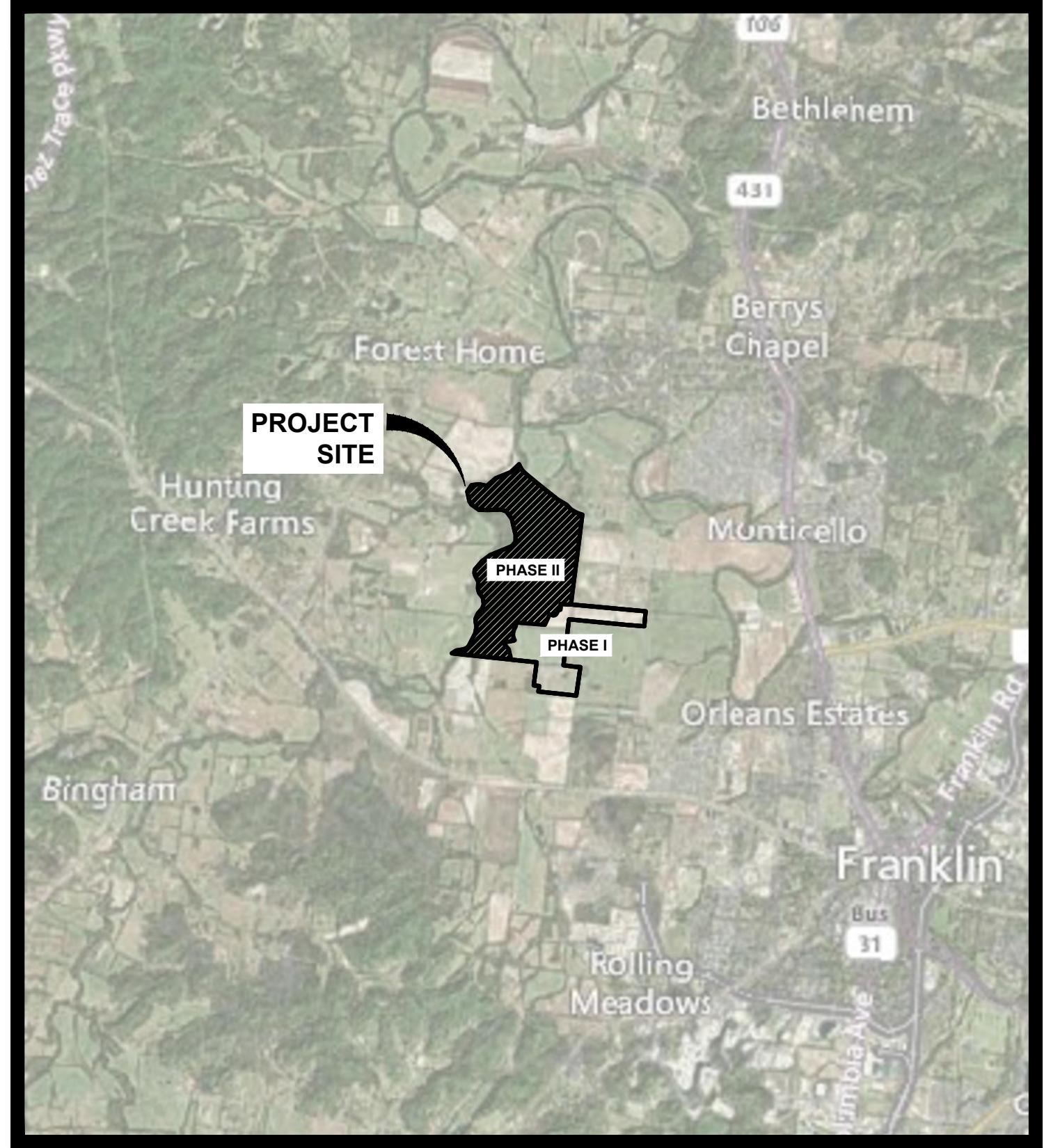
Attachment	15-1	Preliminary Plat
	15-2	Aerial Photography
Area		426.22 acres
Lots		53
Zoning		Rural Preservation – 5 (RP-5)
Water		City of Franklin
Sewer		Nontraditional Wastewater Treatment and Disposal System
Development Option		Conservation Subdivision
Chapter 1101 Status		Rural
Map and Parcel		051---01300
File Number		(1-2024-331)

A Concept Plan for this development was approved by this body at the February, 2024 meeting, and the applicant now is requesting Preliminary Plat approval for the second phase of the development, which contains fifty-three (53) lots and, approximately two hundred and ninety-two (292) acres of open space. The roads within the development will be private and gated. The plat is consistent in layout with the approved Concept Plan.

The Preliminary Plat is in order and Staff recommends approval with the following conditions, which must be addressed in conjunction with Final Plat submittal:

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 The City of Franklin;
4. Submission of landscaping plans and establishment of a Performance Bond for landscaping improvements;
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. 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.



LOCATION MAP

1"=5000'

# WYELEA FARMS - PHASE II

3021 DEL RIO PIKE  
FRANKLIN, TN 37069

## OWNER

WEST HARPEH PARTNERS, GP  
40 BURTON HILLS BLVD, SUITE 200  
NASHVILLE, TN. 37215  
DEED BK 8799, PAGES 670-676

## DEVELOPER

WYELEA DEVELOPMENT GROUP, LLC  
TREVOR CROSS  
40 BURTON HILLS BLVD, SUITE 200  
NASHVILLE, TN 37215  
P: (615) 496-4121

## PROJECT ENGINEER

COLLECTED CIVIL ENGINEERING  
PETER ROMANO P.E.  
921B WOODLAND STREET  
NASHVILLE, TN 37206  
PETER@COLLECTEDCIVIL.COM  
P: (615) 917-0191

## LAND PLANNER

LANDDESIGN  
ERIC POHLMANN, PLA, ASLA, LEED AP  
223 NORTH GRAHAM STREET  
CHARLOTTE, NC 28202  
P: (704) 333-0325

## LANDSCAPE ARCHITECT

LANDDESIGN  
ERIC POHLMANN, PLA, ASLA, LEED AP  
223 NORTH GRAHAM STREET  
CHARLOTTE, NC 28202  
P: (704) 333-0325

## LAND SURVEYOR

WILSON & ASSOCIATES, P.C.  
JOEY C. WILSON II, PE, RLS  
CONTACT: SEAN MCGOWAN, PE  
108 BEASLEY DRIVE  
FRANKLIN, TN 37064  
P: (615) 794-2275

## NPDES GENERAL PERMIT TNR10000 COMPLIANCE NOTES:

1. WYELEA FARMS - PHASE II WILL APPLY FOR AN ACTIVE CONSTRUCTION GENERAL PERMIT (CGP) FOR A TOTAL OF 164.5 ACRES OF DISTURBANCE.
2. THE TOTAL AREA OF DISTURBANCE PLANNED FOR THIS PORTION OF THE PROJECT IS 164.5 ACRES.
3. ONCE STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES HAVE BEEN ELIMINATED AND THE PERMITTED AREA ACHIEVES A UNIFORM 70% PERMANENT VEGETATIVE COVER, OR HAS EQUIVALENT MEASURES (RIPRAP, GEOTEXTILE, ETC.), IN AREAS NOT COVERED WITH IMPERVIOUS SURFACES, THE NOT (NOTICE OF TERMINATION) CAN BE SUBMITTED TO TDEC FOR TERMINATION OF COVERAGE AND TEMPORARY EROSION & SEDIMENT CONTROLS CAN BE REMOVED. ELIMINATION OF STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY MEANS ALL DISTURBED SOILS HAVE BEEN FULLY STABILIZED, THE TEMPORARY EROSION & SEDIMENT CONTROLS HAVE BEEN REMOVED, AND/OR SUBSEQUENT OPERATORS HAVE OBTAINED PERMIT COVERAGE.
4. SITE DISTURBING 1 ACRE OR LARGER SHALL HAVE TWICE WEEKLY INSPECTIONS BY A TDEC LEVEL I CERTIFIED PERSON.
5. PLEASE REVIEW THE NPDES GENERAL PERMIT FOR RULES AND REGULATIONS REGARDING CONSTRUCTION ACTIVITY.

## PROJECT DESCRIPTION

PHASE II OF THE WYELEA FARMS SUBDIVISION INFRASTRUCTURE CONSTRUCTION. THE SCOPE OF WORK INCLUDES GRADING & PAVING OF THE PRIVATE ROADS AND DRAINAGE, STORMWATER MANAGEMENT, AND UTILITIES TO SUPPORT THE PHASE II LOTS AND COMMON AREAS.

## SURVEY

BASE MAP INFORMATION TAKEN FROM A TOPOGRAPHIC, UTILITY AND BOUNDARY SURVEY PREPARED BY WILSON & ASSOCIATES, P.C. DATED 6/23/23. COLLECTED CIVIL ENGINEERING, LLC AND ANY OF THEIR CONSULTANTS ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ANY ERRORS OR OMISSIONS RESULTING FROM THE AFOREMENTIONED SURVEY.

## AREA

TOTAL SITE AREA: 580.45 AC

TOTAL PHASE II AREA: 426.20 AC

TOTAL PHASE II DISTURBANCE AREA: 164.5 ACRES

## PROJECT NOTES:

1. THIS PROPERTY HAS BEEN REVIEWED FOR THE EXISTENCE OF INTERMITTENT AND PERENNIAL STREAMS. STREAMS THAT WOULD REQUIRE WATERWAY NATURAL AREAS AS DESCRIBED IN SECTION 4 OF THE WILLIAMSON COUNTY STORMWATER MANAGEMENT REGULATIONS HAVE BEEN LOCATED AS SHOWN.
2. ALL ROADWAYS WITHIN THE DEVELOPMENT WILL BE PRIVATE.
3. WITHIN THE WATERWAY NATURAL AREA (WNA), THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE WILLIAMSON COUNTY ENGINEERING DEPARTMENT.
4. 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.
5. THIS SITE HAS BEEN REVIEWED FOR THE PRESENCE OF STEEP SLOPES, HILLTOPS AND RIDGETOPS, SLIPPERY SOILS, AND KARST FEATURES. NO SLOPES GREATER THAN 25% ARE WITHIN THE BUILDING ENVELOPE (EXCEPT FOR THE STREAM BANKS IN THE WATERWAY NATURAL AREA). THERE WERE NO SLIPPERY SLOPES WITHIN THE BOUNDARY OF THIS SUBDIVISION AS DETERMINED BY THE WILLIAMSON COUNTY SOIL SURVEY. THERE ARE NO KARST FEATURES OBSERVED WHILE CONDUCTING THE FIELDWORK FOR THIS SURVEY.

## FLOODPLAIN

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM), WILLIAMSON COUNTY, TENNESSEE, COMMUNITY PANEL NUMBER 47187C0183H, 47187C0184H DATED 12/20/2024, THE PROJECT SITE CONTAINS REGULATED FLOODWAY, ZONE AE, AND ZONE X.

THE PHASE 2 SITE AREA IS PRIMARILY CONTAINED WITHIN ZONE X. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. DISTURBANCE AREA WITHIN ZONE AE IS LIMITED TO UTILITY TRENCHES AND THERE WILL BE NO FILL MATERIAL.

## UTILITY-WASTEWATER DESIGNER

ADENUS UTILITIES GROUP  
849 AVIATION PARKWAY  
SMYRNA, TN. 37167  
P: (615) 220-7166

## UTILITY-POTABLE WATER

CITY OF FRANKLIN, TN  
WATER MANAGEMENT DEPT.  
124 LUMBER DRIVE  
FRANKLIN, TN. 37064  
P: (615) 794-4554

## UTILITY-ELECTRIC

MIDDLE TENNESSEE ELECTRIC  
2156 EDWARD CURD LANE  
FRANKLIN, TN. 37067  
P: (615) 465-5602

## SITE DATA TABLE

ZONING (EXISTING):	RURAL PRESERVATION (RP-5)
MAP & PARCEL NUMBER:	051-01300
BOOK & PAGE NUMBERS:	8799 / 670-676
NUMBER OF PROPOSED RESIDENTIAL LOTS:	53
TOTAL ACREAGE:	426.22 Ac.
ACREAGE IN LOTS:	104.78 Ac.
ACREAGE IN AMENITIES AREA:	17.49 Ac.
ACREAGE IN ROAD R.O.W.:	11.38 Ac.
OPEN SPACE:	292.57 Ac.



COLLECTED  
CIVIL ENGINEERING

921B Woodland Street Nashville, TN 37206



All rights reserved. Copy or reproduction of this drawing or document, or any portion thereof, without the express written permission of Collected Civil Engineering, LLC, is prohibited. This drawing or document is not intended or represented to be suitable for any purpose other than the specific purpose for which it was prepared, which is to be intended. Any modification of this drawing or document, or any use for any project, application or situation other than that for which it was intended, will be at user's sole risk and without liability to Collected Civil Engineering, LLC.

Except as provided in the drawing or document, the Tennessee State Board of Water Resources and Control, its examiners, any changes made to this drawing or document, after final revision and sealing by this professional are prohibited by any person other than the professional registered with the Board to do so, or their agents, contractors, subcontractors, other design professionals or their agents, employees or assigns.

© 2023 Collected Civil Engineering, LLC

## WYELEA FARMS - PHASE II

3021 DEL RIO PIKE  
FRANKLIN, TN 37069

ISSUED FOR: LAND DISTURBANCE PERMIT

PROJECT NUMBER: 24020.01 DATE: 12/31/24

DRAWN BY: DRAWN BY: PM REVIEWED BY: PR

NORTH ARROW: SCALE:

0 1 2  
ORIGINAL SCALE: IN INCHES

REVISIONS

NO: DATE: DESCRIPTION:  
1 2/7/25 RESPONSE TO STATE COMMENTS

2 3/4/25 RESPONSE TO COUNTY COMMENTS

3 4/2/25 PRELIMINARY PLAT FINAL SUBMITTAL

DRAWING NAME:

## COVER SHEET

DRAWING NUMBER:



ATTACHMENT 15-1A

C0.00



COLLECTED  
CIVIL ENGINEERING

921B Woodland Street Nashville, TN 37206



All rights reserved. Copy or reproduction of this drawing or document, or any portion thereof, without the express written permission of Collected Civil Engineering, LLC, is prohibited. This drawing or document is not intended or represented to be suitable for any purpose other than the specific purpose for which it was prepared, which is intended. Any modification of this drawing or document, or any use for any project, application or situation other than that for which it was intended, will be at user's sole risk and without liability to Collected Civil Engineering, LLC.

Except as provided in TDEC 0200.00005064, the Tennessee State Board of Water and Land Planning, examiners, any changes made to this drawing or document, after final revision and sealing by this professional, are prohibited by any person other than the professional registered with the State Board to do business, contractors, subcontractors, other design professionals or any of their agents, employees or assigns.

© 2023 Collected Civil Engineering, LLC

## WYELEA FARMS - PHASE II

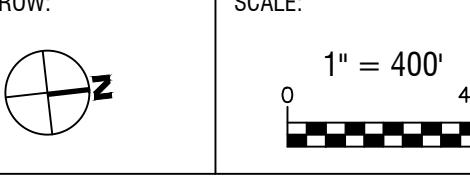
3021 DEL RIO PIKE  
FRANKLIN, TN 37069

ISSUED FOR: LAND DISTURBANCE PERMIT

PROJECT NUMBER: 24020.01 DATE: 12/31/24

DRAWN BY: PM REVIEWED BY: PR

NORTH ARROW: SCALE: 1" = 400'



REVISIONS		
1	DATE: 2/7/25	DESCRIPTION: RESPONSE TO STATE COMMENTS
2	DATE: 3/4/25	DESCRIPTION: RESPONSE TO COUNTY COMMENTS
3	DATE: 4/2/25	DESCRIPTION: PRELIMINARY PLAT FINAL SUBMITTAL

DRAWING NAME:

## OVERALL SITE & PHASING PLAN

ATTACHMENT 15-1B

DRAWING NUMBER:

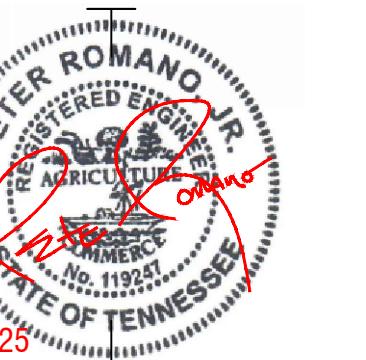
CO.10





COLLECTED  
CIVIL ENGINEERING

921B Woodland Street Nashville, TN 37206



4/2/25

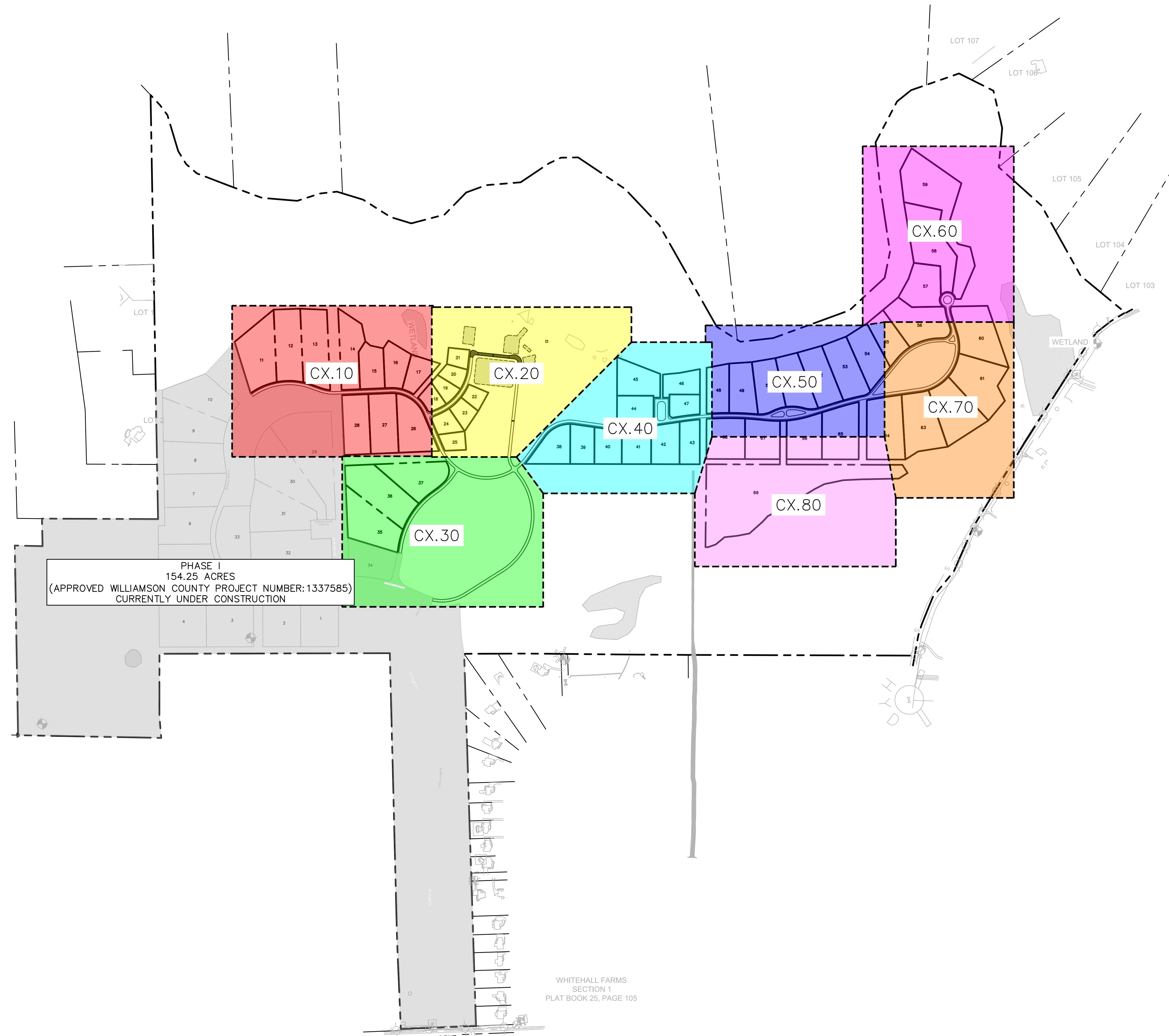
All rights reserved. Copy or reproduction of this drawing or document or any portion thereof, without the express written permission of Collected Civil Engineering, LLC, is prohibited. This drawing or document is not intended or represented to be suitable for any purpose other than the specific purpose for which the site for which it was intended. Any modification of this drawing or document, or any use for any project, application or situation other than that for which it was intended, will at user's sole risk and without liability to Collected Civil Engineering, LLC.

Except as provided in Part 0120.00, Title 50, the Tennessee State Board of Architects, Engineers and Land Surveyors, any changes made to this drawing or document, after final revision and sealing by the registrant are prohibited by any person other than the profession registrant, or by any person or entity to whom the registrant has granted a license to use, or by any agents, contractors, subcontractors, other design professionals or any of their agents, employees or assigns.

© 2023 Collected Civil Engineering, LLC

## WYELEA FARMS - PHASE II

3021 DEL RIO PIKE  
FRANKLIN, TN 37069



ATTACHMENT 15-1C



CO.11

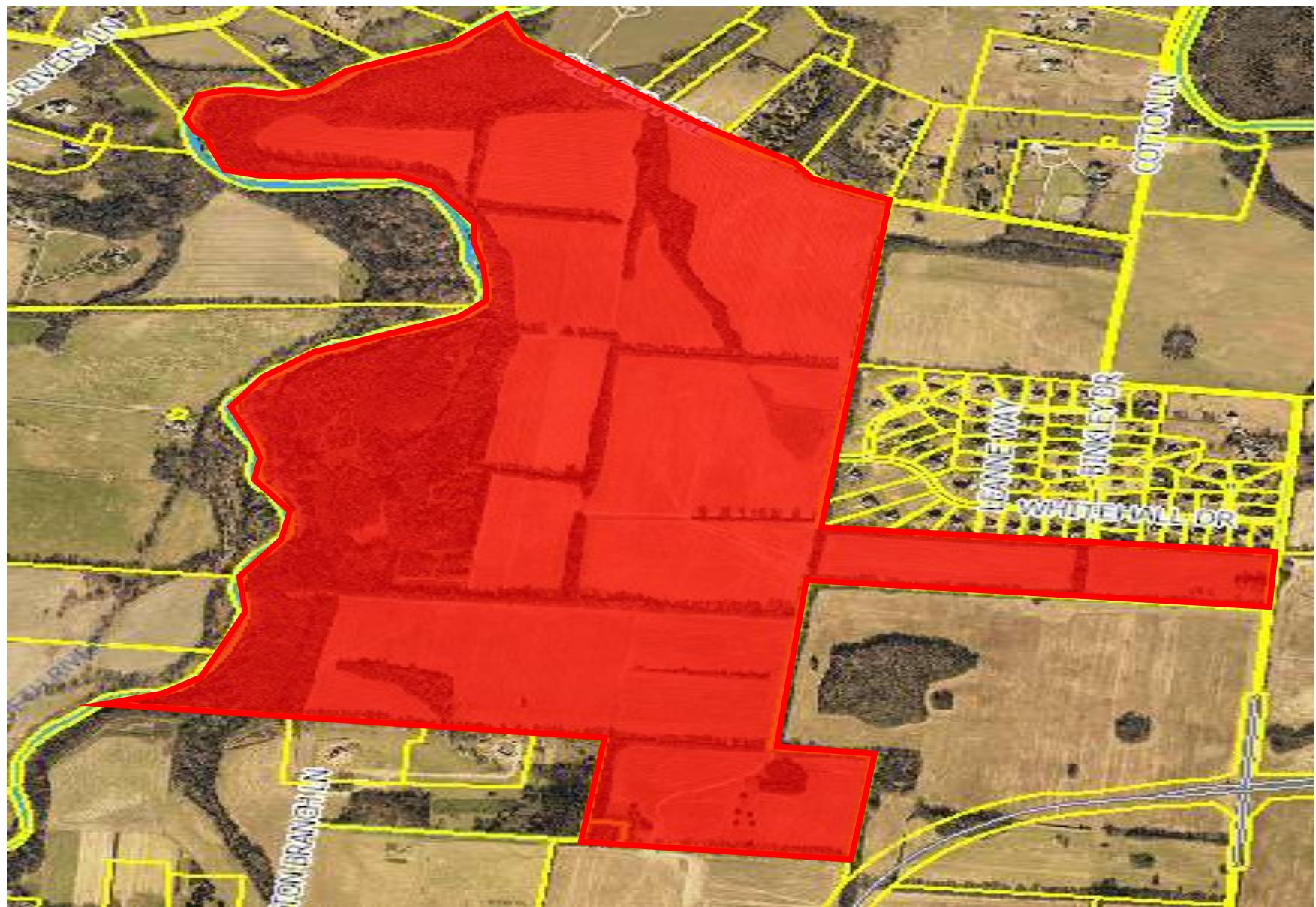
ISSUED FOR: LAND DISTURBANCE PERMIT		
PROJECT NUMBER:	DATE: 12/31/24	
DRAWN BY: PM	REVIEWED BY: PR	
NORTH ARROW:	SCALE: 1" = 400'	
 ORIGINAL SCALE: IN INCHES		
REVISIONS		
NO:	DATE:	DESCRIPTION:
1	2/7/25	RESPONSE TO STATE COMMENTS
2	3/4/25	RESPONSE TO COUNTY COMMENTS
3	4/2/25	PRELIMINARY PLAT FINAL SUBMITTAL
DRAWING NAME:		

KEY MAP PLAN

DRAWING NUMBER:



# ATTACHMENT 15-2



## **ITEM 19**

### **FINAL PLAT REVIEW FOR HOLTS RESERVE LLE SUBDIVISION, CONTAINING 4 LOTS ON 27 ACRES LOCATED OFF OF ARNO-ALLISONA ROAD IN THE 2ND VOTING DISTRICT (1-2025-400).**

Attachment	19-1 Preliminary Plat 19-2 Aerial Photograph
Area	27 acres
Lots	4
Zoning	Rural Development-5 (RD-5)
Water	Milcrofton Utility District
Sewer	Individual On-Site Septic Systems
Development Option	Large Lot Easement
Chapter 1101 Status	Rural
Map and Parcel	142---03104
File Number	(1-2025-400)

A Preliminary Plat for this development was approved at the May 2024 meeting. The applicant is now requesting Final Plat approval of the development, which contains four (4) lots on 27 acres, accessed by a fifty-foot (50') ingress/egress/utilities easement. This development also includes stormwater control structures, which require the creation of a HOA.

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

1. The HOA documents must be approved prior to the recording of the plat and the approved HOA documents must be recorded concurrently with the recording of the Final Plat;
2. Plans for the fire sprinkler system shall be submitted with applications for building permit for all habitable structures on Lot 1; and
3. Demonstration of compliance with Section 3.05 of the Subdivision Regulations, Fire Apparatus Access, on Lots 2-4 prior to Building Permit Issuance.

# FINAL PLAT

## FOR

# HOLTS RESERVE SUBDIVISION

6621 ARNO-ALLISONA ROAD  
Map 142, P/O Parcel 031.04  
DEED BK 9322, PAGE 254  
WILLIAMSON COUNTY, TN 37067



VICINITY MAP  
N.T.S.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK 9322, PAGE 254, R.O.W.C., AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM LOT LINE AND 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) CORNERSTONE CONSTRUCTION COMPANY OF TENNESSEE, LLC TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION) BRIAN CORWIN

**CERTIFICATE OF SURVEY ACCURACY**

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

3-25-2025 MARK CANTRELL DATE 2025

**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

**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

THIS APPROVAL SHALL BE INVALID IF NOT RECORDED BY DATE

**CERTIFICATE OF APPROVAL OF SUBDIVISION NAME & STREET NAMES**

I DO HEREBY CERTIFY THAT THE SUBDIVISION NAME AND STREET NAMES DENOTED ON THIS FINAL PLAT HAVE BEEN APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY (EMA).

DATE 20 EMA DEPARTMENT OR AUTHORIZED IT REPRESENTATIVE IT TITLE/DEPT. IT

**CERTIFICATE OF ADDRESSES**

I DO HEREBY CERTIFY THAT THE ADDRESSES DENOTED ON THIS FINAL PLAT ARE THOSE ASSIGNED BY THE DEPARTMENT OF INFORMATION TECHNOLOGY (IT).

DATE 20 IT DEPARTMENT

**CERTIFICATE OF APPROVAL OF WATER SYSTEMS**

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

DATE 20 MILCROFTON UTILITY DISTRICT

**PRIVATE DRIVEWAY NOTATION**

THIS IS A PRIVATE DRIVEWAY AND IS NOT A PUBLIC ROAD. WILLIAMSON COUNTY DOES NOT HAVE RESPONSIBILITY FOR BUILDING OR MAINTAINING THE PRIVATE DRIVEWAY. THE WILLIAMSON COUNTY HIGHWAY COMMISSION MAY, AT ITS DISCRETION, AGREE TO ACCORD THIS PRIVATE DRIVEWAY AS A PUBLIC ROAD INTO THE COUNTY HIGHWAY SYSTEM IF (1) 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

BY SIGNING BELOW, THE PROPERTY OWNER(S) OF ALL LOTS WITHIN THE BOUNDS OF THIS PLAT ACKNOWLEDGE AWARENESS OF THE ABOVE PRIVATE DRIVEWAY NOTATION, AND UNDERSTANDS WILLIAMSON COUNTY DOES NOT HAVE RESPONSIBILITY FOR BUILDING OR MAINTAINING THE PRIVATE DRIVEWAY.

OWNER SIGNATURE(S) TAX MAP & PARCEL NUMBER OF LOT

DATE 20 DEED BOOK & PAGE

**FLOOD NOTE**

THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47197C390F OF WILLIAMSON COUNTY, TN, DATED 09/29/2006.

**OWNER OF RECORD**

CORNERSTONE CONSTRUCTION COMPANY OF TENNESSEE, LLC  
625 BAKERS BRIDGE AVE, STE 105  
FRANKLIN, TN 37067  
MAP 142, PARCEL 031.04  
DEED BOOK 9322, PAGE 254

**APPLICANT**

T-SQUARE ENGINEERING  
111 SE PARKWAY CT  
FRANKLIN, TN 37067  
615.678.8212

**PROJECT**  
**23-0504**

**SHEET**  
**1 OF 2**

**HOLTS RESERVE SUBDIVISION**

**ATTACHMENT 19-1A**



## WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT NOTES

1. 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 AREAS HAS BEEN COMPROMISED.

2. ALL SEPTIC SYSTEMS MUST BE INSTALLED BY AN INSTALLER LICENSED BY WILLIAMSON COUNTY TO CONSTRUCT ALTERNATIVE OR CONVENTIONAL SEPTIC SYSTEMS.

3. NO UTILITIES (I.E. GAS, WATER, OR ELECTRIC) OR THEIR EASEMENTS, ABOVE OR BELOW GROUND, SHALL BE ALLOWED TO ENRACOAH WITHIN 10 FEET OF THE BOUNDARIES OF THE SOIL AREA RESERVED FOR SEWAGE DISPOSAL.

4. CURTAIN/INTERCEPTOR/DRAWDOWN DRAINS MAY BE REQUIRED ON ANY OR ALL LOTS.

5. NO CUTTING, FILLING, COMPACTION, OR ANY DISTURBANCE OF THE AREA RESERVED FOR SEWAGE DISPOSAL SHALL BE PERMITTED.

6. THE LIMITS OF ALL EXCAVATION GREATER THAN 18 INCHES IN DEPTH, MADE FOR THE PURPOSE OF HOUSE CONSTRUCTION, (OR ANY OTHER TYPE OF BUILDING CONSTRUCTION), SHALL BE KEPT 25' OR MORE AWAY FROM THE PLATTED OR DESIGNATED SEWAGE DISPOSAL AREAS.

7. THE LIMITS OF ALL EXCAVATIONS, MADE FOR THE PURPOSE OF HOUSE CONSTRUCTION, (OR ANY OTHER TYPE OF CONSTRUCTION) SHALL BE KEPT WITHIN THE CONFINES OF THE PLATTED BUILDING ENVELOPE.

8. 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 GOVERNING ON-SITE SEWAGE DISPOSAL SYSTEMS ADOPTED MAY 16, 2000, AND EFFECTIVE OCTOBER 1, 2000.

9. NO CONSTRUCTION OF PATIOS, SWIMMING POOLS, ACCESSORY BUILDING, ETC., SHALL BE ALLOWED ON ANY LOT SERVED BY A SUBSURFACE SEWAGE DISPOSAL SYSTEM, UNLESS APPROVED BY THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT.

10. WATER SERVICE LINES MUST BE SEPARATED FROM SEWAGE DISPOSAL AREAS OR PLATTED DISPOSAL FIELD AREAS BY A MINIMUM OF 10 FEET.

11. NO WATER SOURCE WELLS OR SPRINGS ARE TO BE DRILLED OR CONSTRUCTED WITHIN 50 FEET OF ANY PORTION OR COMPONENT OF THE SEPTIC SYSTEM OR THE DESIGNATED OR PLATTED SEWAGE DISPOSAL FIELD AREAS.

12. NO IRRIGATION SYSTEMS, OR THEIR COMPONENTS THEREOF, SHALL ENRACOAH ON, IN, OR WITHIN 10 FEET OF THE BOUNDARIES OF THE DESIGNATED OR PLATTED SSDS AREAS. IT SHALL ALSO BE LOCATED A MINIMUM OF 5 FEET AWAY FROM ANY DRAINAGE IMPROVEMENT PRACTICE ASSOCIATED WITH THE SSDS AREAS.

13. ALL PLATTED SEWAGE DISPOSAL AREAS MUST BE FIELD STAKED BY A LICENSED SURVEYOR AND FENCED OFF, TO PROTECT THE AREAS FROM ALL CONSTRUCTION TRAFFIC, BY THE PROPERTY OWNER OR BUILDING CONTRACTOR. THE AREAS MUST THEN BE FIELD CHECKED AND VERIFIED BY THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT PRIOR TO THE ISSUANCE OF THE SEPTIC PERMIT.

14. LOTS 1, 3, AND 4 ARE RESTRICTED TO ONE (1) 5-BEDROOM SINGLE FAMILY DWELLING, LOT 2 IS RESTRICTED TO ONE (1) 4-BEDROOM SINGLE FAMILY DWELLING.

15. DESIGNATED SEWAGE DISPOSAL AREAS PLOTTED IN ACCORDANCE WITH ACCEPTABLE SOIL AREAS FIELD MAPPED BY MIKE HAARBAYER, PRIVATE CONSULTING SOIL SCIENTIST ON 06-30-2023 WITH ADDITIONAL MAPPING ON 08-30-2023.

16. 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 SPECIFIED BY THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT BASED UPON THE FINISHED ELEVATION OF THE HOUSE PLUMBING STUB-OUT AND THE SSDS AREAS.

17. 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 ARE SUBJECT TO CHANGE AT THE SOLE DISCRETION OF THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT AS DEEMED NECESSARY BY THEIR FIELD INVESTIGATION AT THE TIME OF SUBMITTAL OF EACH INDIVIDUAL LOT'S ALTERNATIVE SYSTEM SITE AND DESIGN PLANS. THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT'S EVALUATION WILL BE CONDUCTED ON SITE-SPECIFIC, LOT BY LOT BASIS.

18. CON DENOTES THAT THIS LOT IS SERVED BY A CONVENTIONAL SEPTIC SEWAGE DISPOSAL SYSTEM.

19. LPP DENOTES THAT THIS LOT IS SERVED BY A LOW PRESSURE PIPE SYSTEM, WHICH IS AN ALTERNATIVE MEANS OF SEWAGE DISPOSAL.

20. MLPP DENOTES THAT THIS LOT IS SERVED BY A MODIFIED LOW PRESSURE PIPE SYSTEM, WHICH IS AN ALTERNATIVE MEANS OF SEWAGE DISPOSAL. MODIFIED LPP SYSTEMS REQUIRE 6 TO 10 INCHES OF COMPATIBLE SOIL FILL MATERIAL TO BE INCORPORATED ONTO THE DESIGNATED OR PLATTED SEWAGE DISPOSAL AREA, UNDER DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT SUPERVISION.

21. BEFORE A PERMIT TO CONSTRUCT A LPP OR MLPP SEPTIC SYSTEM CAN BE ISSUED, DETAILED SITE AND DESIGN PLANS FOR THE LPP OR MLPP SYSTEM SHALL BE SUBMITTED TO THE WCDSDM FOR REVIEW AND APPROVAL. THESE PLANS SHALL BE PREPARED BY AN ENGINEER LICENSED IN TENNESSEE.

22. PROPERTY IS SERVED BY THE MILFORDON UTILITY DISTRICT.

23. PRIOR TO INSTALLATION, THE LOCATION OF THE WELL, SPRING, CISTERN, OR PRIVATE WATER SOURCE MUST BE APPROVED BY THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT.

24. LOCATION OF WELL, SPRING, CISTERN, OR PRIVATE WATER SOURCE MUST BE A MINIMUM OF 50 FEET AWAY FROM ANY SEWAGE DISPOSAL AREA, INCLUDING THOSE LOCATED ON ADJACENT LOTS.

25. EXACT LOCATION OF WATER SOURCE (I.E. WELL, CISTERNS, SPRING OR PRIVATE WATER SOURCE) MUST BE FIELD LOCATED BY A SURVEYOR OR ENGINEER ON A COPY OF THIS PLAT AND SUBMITTED TO THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT FOR REVIEW AND RECORD KEEPING PURPOSES.

26. SSDS COMPONENTS CROSSING UTILITIES (AND THEIR RELATED EASEMENTS) IN ADDITION TO DRIVEWAYS, ACCESS EASEMENTS, ETC.: ANY AND ALL SSDS COMPONENTS (INCLUDING BUT NOT LIMITED TO: CURTAIN DRAINS, SEWAGE SUPPLY LINES, MANIFOLDS, ETC.), SHALL BE SHEATHED AND BEDDED (AS PER SPECIFICATIONS FROM WCDSDM) WHERE THEY CROSS ANY WATERWAY, ACCESS EASEMENT, UTILITY UNDERRIDE, OR OTHER CONSTRUCTION. EXCEPT FROM A FRONT LOT, PART OF THE LIMITS OF ANY EASEMENT, ALL CROSSINGS MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT. ALL SHEATHING MUST BE SCHEDULED 80 PVC OR DUCTILE IRON AND BE BEDDED IN 12" OF GRAVEL.

27. THERE SHALL BE NO SEWAGE BEARING CONVEYANCES (PIPES, SUPPLY LINES, MANIFOLDS, SEPTIC, OR PUMP TANKS ETC.) LOCATED WITHIN 50' OF ANY AND ALL WELL(S) ON THIS PROPERTY.

28. BEFORE A PERMIT TO CONSTRUCT A CONVENTIONAL SYSTEM SERVING SINGLE SOURCES WITH A PROJECTED WASTEWATER FLOW RATE EXCEEDING 750 GALLONS PER DAY (GPD), DETAILED SITE AND DESIGN PLANS FOR SAID SYSTEM SHALL BE SUBMITTED TO THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT FOR REVIEW AND APPROVAL. THESE PLANS SHALL BE PREPARED BY AN ENGINEER LICENSED IN THE STATE OF TENNESSEE.

29. ALL PLUMBING FIXTURES ARE TO BE OF THE WATER CONSERVATION TYPE, INCLUDING LOW VOLUME FLUSH FIXTURES (1.6 GALLONS OR LESS), 1.5 TO 2.0 GALLONS PER MINUTE SHOWER HEADS AND FAUCET AERATORS.

30. WATERWAY NATURAL AREAS (DESIGNATED AS WNA) EXIST ON ALL INTERMITTENT OR PERENNIAL STREAM WATERWAYS AS DEFINED IN THE WILLIAMSON COUNTY STORM WATER MANAGEMENT REGULATIONS. FOR INFORMATION OR ASSISTANCE IN APPLYING THESE REGULATIONS, PLEASE CONTACT THE WILLIAMSON COUNTY ENGINEERING DEPARTMENT AT (615) 790-5725.

31. AN ARAP PERMIT MUST BE OBTAINED FROM THE STATE OF TENNESSEE AT THE DEPARTMENT OF ENVIRONMENT & CONSERVATION BEFORE ANY CONSTRUCTION, EXCAVATION, CLEARING, OR GRADING ACTIVITIES CAN OCCUR WITHIN THE CREEK OR WATERWAY NATURAL AREA.

Easement Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	50.26	1923.49	1.50	S44° 15' 01" W	50.26
C2	78.55	225.00	20.00	S61° 32' 32"E	78.15
C3	21.94	175.00	7.18	S67° 57' 04"E	21.93
C4	129.44	175.00	42.38	S43° 10' 11"E	126.51
C5	3.49	3.00	66.57	S11° 18' 20"W	3.29
C6	138.62	57.00	139.34	S25° 04' 52"E	106.90
C7	112.06	57.00	112.64	N23° 18' 57"W	94.86
C8	3.08	3.00	58.75	N50° 15' 32"W	2.94
C9	170.73	225.00	43.48	N42° 37' 17"W	166.66
C10	28.21	225.00	7.18	N67° 57' 04"E	28.19

Parcel Area Table					
Line #	Length	Direction	Parcel Area Table		
1	28120.27	6.46	ELEV	A	B
2	388982.82	8.93	GROUND	836.4	819.7
3	224054.76	5.14	INVERT	833.4	816.7
4	245939.00	5.65	DEPTH	3'	0'
OS-1	30359.61	0.70	TIGHTLINES: C-D, E-F		
OS-2	5105.96	0.12	TIGHTLINES: D-E, F-G		

FIRST PRINCIPLE RESIDENCE AREA A - INTERCEPTOR DRAIN TABLE					
ELEV	A	B	C	D	E
1	836.4	833.4	816.7	812.0	824.7
INVERT	833.4	816.7	812.0	821.7	819.9
DEPTH	3'	3.1'	3'	0'	0'

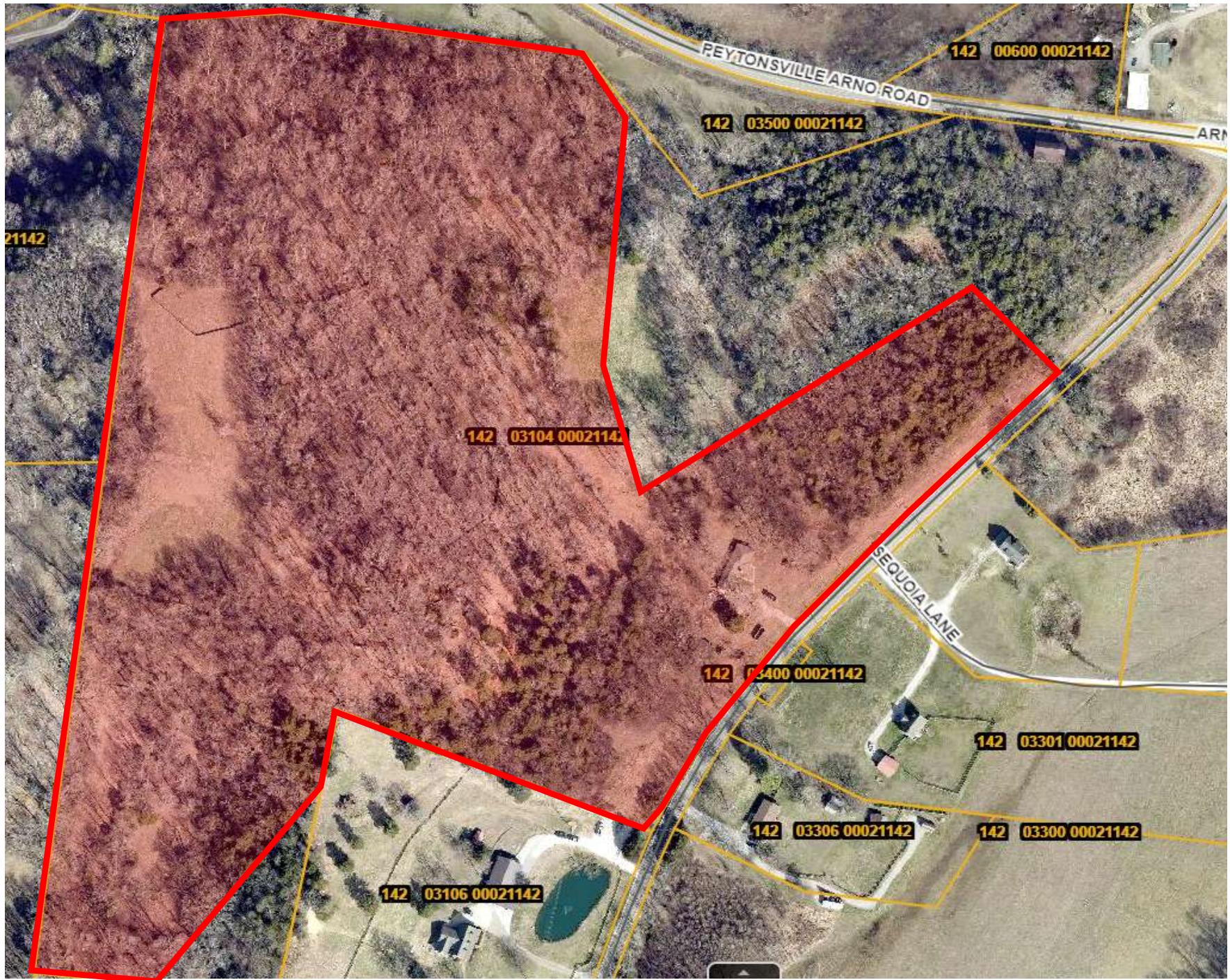
\* - DENOTES LOT WITH BUILDING ENVELOPES WITH MODERATELY STEEP SLOPES (15%-25%) AN ENGINEERED SITE PLAN WILL BE REQUIRED WITH APPLICATION FOR BUILDING PERMIT FOR ALL LOTS WITH BUILDING ENVELOPES CONTAINING MODERATELY STEEP SLOPES.

TIGHTLINES: C-D, E-F

TIGHTLINES: B-C, D-E

TIGHTLINES: C-D, E-F

## ATTACHMENT 19-2



## **ITEM 20**

### **FINAL PLAT REVIEW FOR ARBORS AT LEIPERS FORK SUBDIVISION, CONTAINING 18 LOTS ON 379 ACRES LOCATED OFF OF HARGROVE ROAD IN THE 2ND VOTING DISTRICT (1-2024-324).**

Attachment 20-1      Final Plat  
                          20-2      Aerial Photograph

Area                    379 acres  
Lots                    18  
Zoning                Rural Preservation – 5 (RP-5)  
Water                  HB&TS Utility District  
Sewer                  Individual Septic Systems  
Development Option   Traditional Subdivision  
Chapter 1101 Status   Rural

File Number           (1-2024-324)

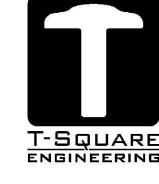
The applicant is requesting Final Plat approval of the development, which contains eighteen (18) lots and approximately sixty-eight (68) acres of Open Space. A Revised Preliminary Plat for this subdivision was approved at the February 2025 Planning Commission meeting. The roads within the development will be private and the development will be gated. The plat is consistent with the approved Preliminary Plat. Staff recommends approval of the Final Plat with the following conditions:

1. The HOA documents shall address the requirements of Section 17.11: Gated Subdivisions and Section 17.12: Private Streets of the Zoning Ordinance. The HOA documents must be approved prior to the recording of the plat and the approved HOA documents must be recorded concurrently with the recording of the Final Plat;
2. A permit for the security gate will need to be obtained prior to its installation, and all requirements for such gates as outlined in Section 17.11 of the Zoning Ordinance must be met;
3. Establishment of a Performance Bond for roads, drainage and erosion control in the amount of \$703,000. This amount is based on work completed;
4. Posting of a Performance Bond in the amount of \$536,000 for water improvements as specified by HB&TS Utility District;
5. Execution of Performance Agreements for the above referenced sureties;

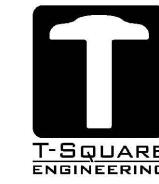
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
7. Providing two (2) copies of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the Final Plat.

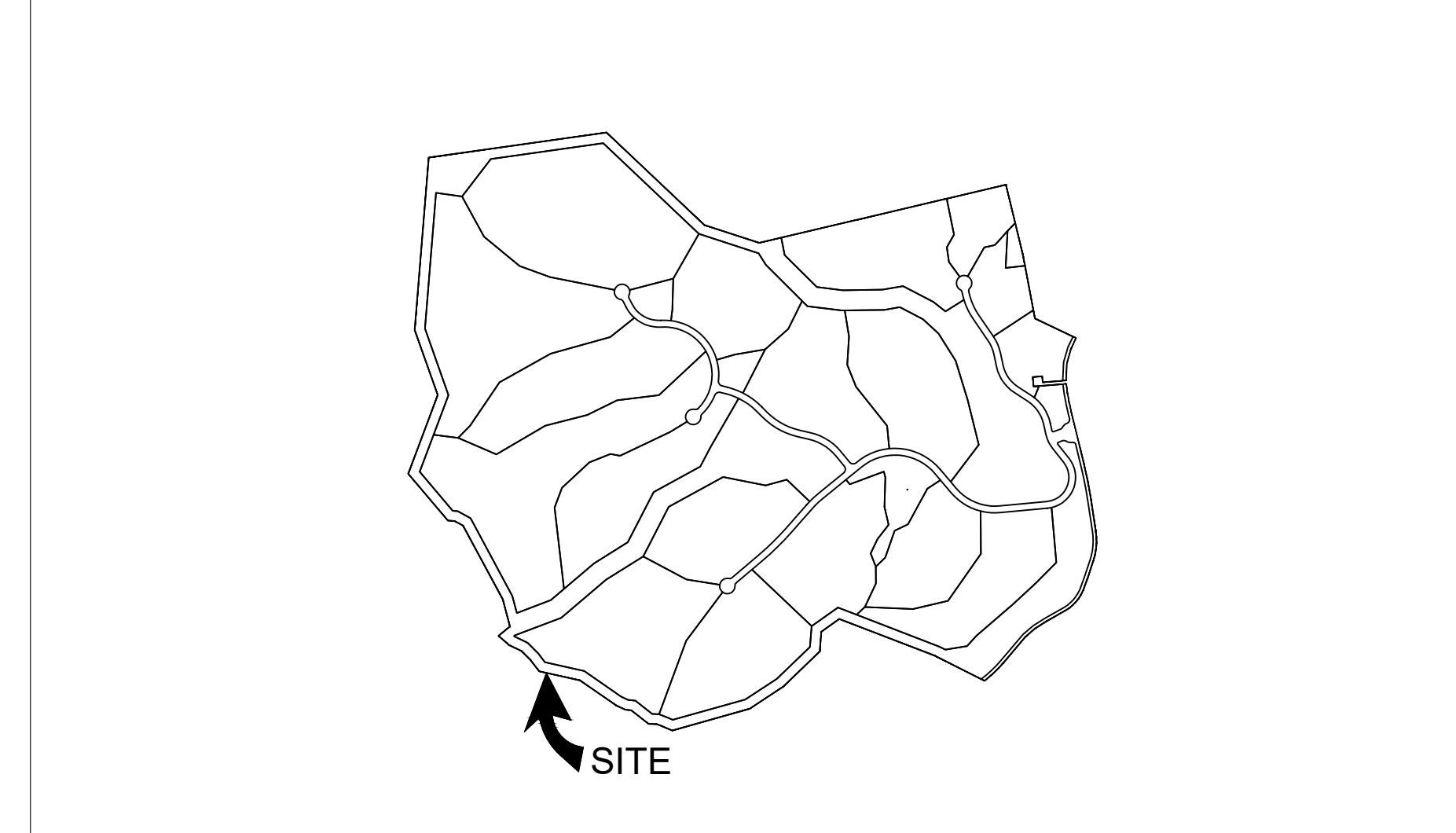
# FINAL PLAT FOR THE ARBORS AT LEIPERS FORK HARGROVE ROAD P/O MAP 94, PARCEL 38.00 Franklin, Williamson County, Tennessee

DEVELOPER: BABY CE CREWS JR/BABY CC TRUST  
555 GREAT CIRCLE ROAD  
NASHVILLE, TN 37228

ENGINEER:  T-SQUARE ENGINEERING  
111 SE PARKWAY CT.  
FRANKLIN, TN 37064

WATER UTILITY: HB&TS  
505 DOWNS BLVD.  
FRANKLIN, TN 37064

SURVEYOR:  T-SQUARE ENGINEERING  
111 SE PARKWAY CT.  
FRANKLIN, TN 37064



LOCATION MAP

N.T.S.

Sheet Schedule			
1	Cover Sheet		
2-3	Notes & Tables		
4	Sheet Key		
5-11	Final Plat		

DATE:	NO.	DATE	REVISIONS
3-25-2025	1	3-17-25	REVISED PER COUNTY COMMENTS
	2	3-25-25	REVISED PER COUNTY COMMENTS

COVER SHEET			
PINEWOOD RD - MAP 94, P/O PARCEL 38.00 AND 5600 BOY SCOUT RD - MAP 74, P/O PARCEL 1.03 WILLIAMSON COUNTY, TENNESSEE 37064			

THE ARBORS AT LEIPERS FORK



ATTACHMENT 20-1A

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AS FENCED IN ON THE PLAT OF MAP 94, P/O 38.00 AND THAT I (WE) HEREBY ADOPT THIS PLAT AS SUBDIVISION WITH ALL OWNERS FREE OF COST, 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 CHARLES CREWS

OWNER NAME (PRINTED) BABY CC TRUST TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF SURVEY ACCURACY

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

DATE 3-25, 2025 MARK CANTRELL, R.L.S.

CERTIFICATE OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM WITH RESTRICTIONS

GENERAL APPROVAL IS HEREBY GRANTED FOR LOTS PROPOSED HEREON AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL WITH THE LISTED AND/OR ATTACHED RESTRICTIONS.

BEFORE THE INITIATION OF CONSTRUCTION, THE LOCATION OF THE HOUSE OR OTHER STRUCTURE AND PLANS FOR THE SUBSURFACE SEWAGE DISPOSAL SYSTEM SHALL BE APPROVED BY THE LOCAL HEALTH AUTHORITY.

DATE 20 DEPT. OF SEWAGE DISPOSAL MGMT., BRIAN CORWIN

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE 20 SECRETARY, PLANNING COMMISSION

THIS APPROVAL SHALL BE INVALID IF NOT RECORDED BY DATE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME & STREET NAMES

I DO HEREBY CERTIFY THAT THE SUBDIVISION NAME AND STREET NAMES DENOTED ON THIS FINAL PLAT HAVE BEEN APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY (EMA).

DATE 20 EMA DEPARTMENT OR AUTHORIZED IT REPRESENTATIVE TITLE/DEPT.

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

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

DATE 20 HB & TS UTILITY DISTRICT

CERTIFICATE OF ADDRESSES

I DO HEREBY CERTIFY THAT THE ADDRESSES DENOTED ON THIS FINAL PLAT ARE THOSE ASSIGNED BY THE DEPARTMENT OF INFORMATION TECHNOLOGY (IT).

DATE 20 IT DEPARTMENT

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY THAT ALL STREETS DESIGNATED ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO WILLIAMSON COUNTY ROADWAY AND DRAINAGE REGULATIONS OR THAT A SURETY BOND HAS BEEN POSTED WITH THE WILLIAMSON COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL STREET IMPROVEMENTS IN CASE OF DEFAULT.

DATE 20 COUNTY ENGINEER

DATE 20 COUNTY ROAD SUPERINTENDENT

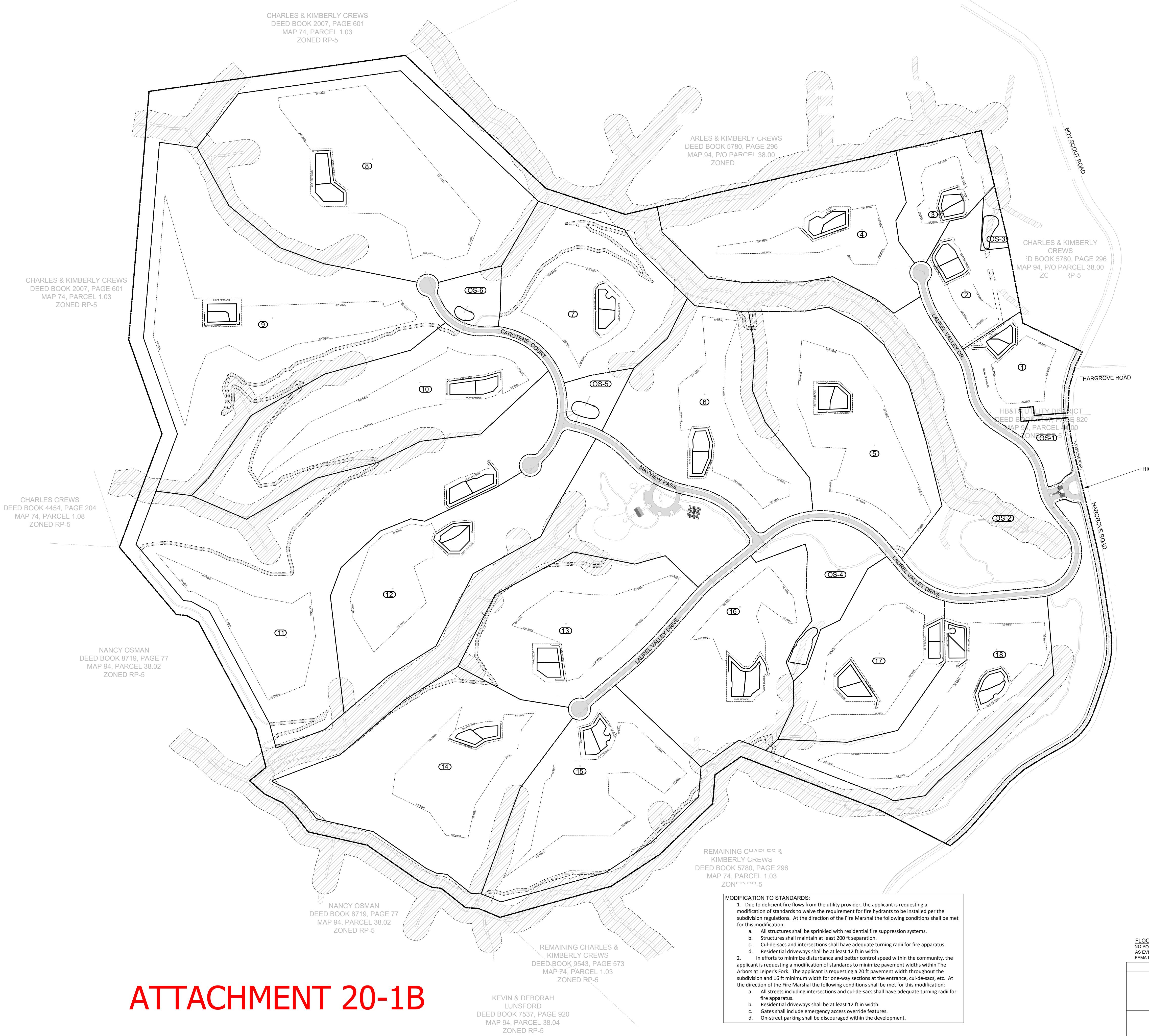
FLOOD NOTE

NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL # 47187C9170P OF WILLIAMSON COUNTY, TN, DATED 09/29/2006 AND FEMA PANEL # 47187C9170P OF WILLIAMSON COUNTY, TN, DATED 09/29/2006.

OWNER OF RECORD  
BABY CE CREWS/BABY TRUST  
555 GREAT CIRCLE ROAD NASHVILLE, TN 37228  
DEED BOOK 9543, PAGE 538

PROJECT  
21-0831

# THE ARBORORS AT LEIPERS FORK



GRAPHIC SCALE  
0 125 250 500  
SCALE: 1" = 250'

LEGEND  
 PROPOSED LOT LINES  
 PROPOSED LOT NUMBER  
 PROPOSED BUILDING SETBACK  
 PROPOSED ROW DEDICATION  
 PROPOSED WATER LINE  
 PROPOSED WATER SERVICE

Total Site Data  
 SITE AREA: 380 AC  
 EXISTING REQUIRED PROVIDED  
 TOTAL PROPERTY ACREAGE 379 AC N/A 379 AC  
 ZONING RP-5 N/A RP-5  
 MAX. DENSITY 1 UNIT / 5 ACRE 1 UNIT / 5 ACRE 1 UNIT / 5 ACRE  
 MIN. LOT SIZE 5.0 AC N/A 5.0 AC +  
 OPEN SPACE N/A 57 AC (15%) 67.23 AC (17.6%)  
 NO. OF LOTS N/A N/A 18  
 BUILDING SETBACKS  
 FRONT: 100 FEET 100 FEET  
 REAR: 50 FEET 50 FEET  
 SIDE: 25 FEET 25 FEET  
 TREE CANOPY 365 AC RETAIN 175.2 AC RETAINED 254.86 AC  
 ERROR OF CLOSURE 1 / 10,000 1 / 10,000 1 / 10,000

REVISIONS  
 NO. DATE  
 1 3-17-25 REVISED PER COUNTY COMMENTS  
 2 3-25-25 REVISED PER COUNTY COMMENTS

DATE: 3-25-2025  
 SCALE: AS SHOWN  
 DRAWN BY: T-SQUARE  
 REVIEWER:

OVERALL PLAN  
 PINWOOD RD - MAP 94, P/O PARCEL 38.00 AND  
 5600 BOY SCOUT RD - MAP 74, P/O PARCEL 1.03  
 WILLIAMSON COUNTY, TENNESSEE 37064

T.C.A 0400-45-09-17  
 GEOTHERMAL WELL CONSTRUCTION STANDARDS FOR  
 CLOSED LOOP GEOTHERMAL BOREHOLES

SOURCE OF STRUCTURE MINIMUM DISTANCE  
 SEWER LINES 10 FEET  
 SEPTIC TANKS 25 FEET  
 SPRINKLERS 100 FEET  
 SEPTIC GRAN FIELDS 100 FEET  
 WATER WELLS 100 FEET  
 HOUSE TO SEWER TO TANK CONNECTION 10 FEET  
 HOUSE TO SEWER CONNECTION 10 FEET

NOTE:  
 1. THIS PROPERTY HAS BEEN REVIEWED FOR THE EXISTENCE OF  
 INTERMITTENT AND PERENNIAL STREAMS. STREAMS THAT WOULD  
 REQUIRE WATERWAY NATURAL AREAS AS DESCRIBED IN SECTION 4 OF  
 THE WILLIAMSON COUNTY WATER MANAGEMENT REGULATIONS  
 HAVE BEEN LOCATED AS SHOWN.  
 2. THIS SITE HAS BEEN REVIEWED FOR THE PRESENCE STEEP SLOPES,  
 HILLTOPS AND RIDGTOPS, SLIPAGE SOILS, AND KARST FEATURES.  
 AREAS FALLING WITHIN THESE CATEGORIES WILL BE ADDRESSED PER  
 THE WILLIAMSON COUNTY ZONING CODE.  
 3. GEOT-NO: STUMP HOLE - 5FT SETBACK IF BACKFILLED AND  
 REMEDIATED.  
 4. THIS SITE HAS BEEN REVIEWED FOR THE PRESENCE OF KARST  
 FEATURES. NO KARST FEATURES WERE FOUND.  
 5. THIS SITE HAS BEEN REVIEWED FOR THE PRESENCE OF STEEP  
 SLOPES.  
 6. 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.  
 7. ALL NATURE TRAILS WILL BE MINIMUM 15FT OFF THE TOP OF  
 THE SLOPES. THESE TRAILS WILL BE PERMEABLE AND WILL BE  
 FIELD LOCATED PRIOR TO CONSTRUCTION.  
 8. THE SITE HAS BEEN REVIEWED FOR SPECIAL FLOOD HAZARD AREAS  
 AND WETLAND AREAS. THE WATERWAY NATURAL AREAS SHOWN ON  
 THE PLAN ARE TO BE MITIGATED AS NECESSARY.  
 9. REQUESTING AN 18 FT MINIMUM AND 20 FT LIGHT-OF-WAY WIDTH OF FIFTY  
 (50) FEET AND A DESIRED SPEED OF TWENTY-FIVE (25) MPH FOR  
 INTERNAL ROADWAYS DUE TO THE SITES TOPOGRAPHY AND TO  
 ENHANCE THE COMMUNITY DEVELOPMENT AND CONSERVE OPEN  
 SPACE.  
 10. ALL LOTS WITHIN THE SUBDIVISION ARE DEEMED CRITICAL LOTS AND  
 ARE REQUIRED TO HAVE A CRITICAL LOT SITE PLAN AT BUILDING  
 PERMIT APPLICATION.

FLOOD NOTE  
 NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE  
 AS EVIDENCED ON FEMA PANEL 47197015P OF WILLIAMSON COUNTY, TN, DATED 09/29/2006 AND  
 FEMA PANEL 47197015P OF WILLIAMSON COUNTY, TN, DATED 09/29/2006

OWNER OF RECORD  
 BABY CE CLOTHESLINE TRUST  
 555 GREAT EAST ROAD NASHVILLE, TN 37228  
 TAX MAP 94, P/O PARCEL 38.00  
 DEED BOOK 9543, PAGE 538

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



PROJECT  
21-0831

SHEET  
4-EX

ATTACHMENT 20-1B



T-SQUARE ENGINEERING

## ATTACHMENT 20-2

