

1. December Planning Commission Agenda / Packet

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AGENDA
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
Williamson County Administrative Complex
December 11, 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 November 13, 2025 Minutes

CONSENT AGENDA:

2. Consent Agenda

BONDS:

3. Bonterra – Maintenance Bond for Roads, Drainage and Erosion located off Meeks Road
4. Daventry, Section 4 – Performance Bond for Roads, Drainage and Erosion located off Tulloss Road.
5. Daventry, Section 4 – Maintenance Bond for Wastewater Collection System located off Tulloss Road.
6. Daventry, Section 5 – Maintenance Bond for Wastewater Collection System located off Tulloss Road.
7. Daventry, Section 5 – Maintenance Bond for Water located off Tulloss Road.
8. Farms at Clovercroft, Section 2 – Maintenance Bond for Roads, Drainage and Erosion located off Clovercroft Road.
9. Farms at Clovercroft, Section 3 – Maintenance Bond for Roads, Drainage and Erosion located off Clovercroft Road.
10. Fiddlers Glen/Cox Ladd – Maintenance Bond for Landscaping located off Murfreesboro Road.

11. McDaniel Estates, Section 3 – Maintenance Bond for Roads, Drainage and Erosion located off McDaniel Road.
12. Reeds Vale Amenity – Performance Bond for Landscaping located off Lampkins Bridge Road.
13. Reeds Vale Amenity – Performance Bond for Wastewater Collection System located off Lampkins Bridge Road.
14. Reeds Vale, Section 2 – Performance Bond for Landscaping located off Lampkins Bridge Road.
15. Reeds Vale, Section 2 – Performance Bond for Wastewater Collection System located off Lampkins Bridge Road.
16. Reeds Vale, Section 2 – Performance Bond for Roads, Drainage and Erosion located off Lampkins Bridge Road.
17. St. Barbara's Coptic Church – Maintenance Bond for Landscaping located off Clovercroft Road.
18. Starnes Creek, Section 1 – Maintenance Bond for Sewer Collection System located off Meeks Road.
19. The Grove, Section 14 – Maintenance Bond for Roads, Drainage and Erosion located off Arno Road.
20. The Grove, Section 15 – Maintenance Bond for Wastewater Collection System Control located off Arno Road.
21. The Mill at Bond Springs, Section 2 – Maintenance Bond for Roads, Drainage and Erosion located off Bethesda Road.
22. Troubadour, Section 11B – Performance Bond for Roads, Drainage and Erosion located off Club View Drive.
23. Troubadour, Section 11B – Performance Bond for Wastewater Collection System located off Club View Drive.
24. Troubadour WW, Section 1 – Performance Bond for Wastewater Treatment and Disposal System located off Club View Drive.
25. Vista Creek – Performance Bond for Roads, Drainage and Erosion located off Old Hillsboro Road.

26. Vista Creek – Performance Bond for Landscaping located off Old Hillsboro Road.

27. Vulcan Materials – Performance Bond for Landscaping located off Downs Boulevard.

28. Wyelea, Section 1 - Performance Bond for Water located off Del Rio Pike.

OLD BUSINESS:

29. Terravista Roads, Drainage, and Erosion Control Bond Update

30. Preliminary Plat Review (Revised) for Artesian Acres Subdivision, Lot 10, containing 1 lot on 5 acres located off of Artesian Drive in the 5th Voting District (1-2025-323).

31. Preliminary Plat Review for Emerson Ridge LLE Subdivision, containing 5 lots on 54.92 acres located off Gosey Hill Road (1-2025-325).

PUBLIC HEARINGS:

32. Concept Plan Review (Revised) for Kings Chapel Subdivision, containing 449 lots on 196.50 acres located off Mullens Road in the 5th District (1-2025-209).

33. Concept Plan Review (Revised) for High Park Hill Subdivision, Phases 5 and 6, containing 78 lots on 159.62 acres located on Murfreesboro Road in the 5th Voting District (1-2025-210).

34. Amendment to Article 3 of the Williamson County Zoning Ordinance regarding Proof of Infrastructure availability (6-2025-605).

35. Amendment to Article 3 of the Williamson County Zoning Ordinance regarding Details of the Mailed Notice when Public Notice is Required (6-2025-606).

CONCEPT PLANS:

36. Concept Plan Review (Revised) for the Arbors of Leiper's Fork Subdivision, containing 26 lots on 379 acres located off Hargrove Road in the 1st Voting District (1-2025-212).

PRELIMINARY PLATS:

37. Preliminary Plat Review for Coleman Road LLE Subdivision, containing 5 lots on 35.6 acres located off Coleman Road in the 11th Voting District (1-202-333).

38. Preliminary Plat Review (Revised) for The Grove Subdivision, Phase 1, containing 112 lots on 543.04 acres off Wildings Boulevard in the 2nd Voting District (1-2025-335).

FINAL PLATS:

39. Final Plat Review for Stone Ridge LLE Subdivision, containing 5 lots on 69.98 acres located off Harpeth School Road in the 2nd Voting District (1-2025-411).

40. Final Plat Review (Revised) for Blythe Meadow LLE Subdivision, containing 5 lots on 32.55 acres located on Blythe Meadow Lane in the 5th Voting District (1-2025-425).

41. Final Plat Review for Arrington Woods Subdivision, Section 2, containing 8 lots on 66.09 acres located off Nolensville Road in the 5th Voting District (1-2025-426).

~~42. Final Plat Review (Revision of Open Space) for Stephens Valley Subdivision, Section 1, Phase 1A, containing 0 lots on 0.211 acres located on Stephens Valley Boulevard in the 8th Voting District (1-2025-427).~~ **WITHDRAWN**

43. Final Plat Review for Stephens Valley, Section 12, containing zero (0) lots on .777 acres located off Stephens Valley Boulevard in the 8th Voting District (1-2025-429).

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

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**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF NOVEMBER 13, 2025**

MEMBERS PRESENT

David Bailey
Brian Clifford
Don Crohan
Steve Lane
Jessica Lucyshyn
Keith McCord
Sammie McCoy

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, November 13, 2025, at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree, Hatcher, Kennedy, Richter and Sanders were unable to attend.

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

Chairman McCoy asked if there were any announcements.

Mr. Holmes announced the following:

- Item 5, 23, 26, and 28 have been withdrawn;
- Items 19, 20, 21, and 22 are on the Consent Agenda for deferral;
- Supplemental Reports for Items 17 and 18 have been provided for review; and
- Revised Reports for Items 16, 26, and 37 have also been provided for review.

Mr. Matteson announced that both the Greenways Master Plan and the Roadway Safety Action Plan have continued to be worked on pursuant to an SS4A Grant that was received to fund those studies. They are going well, and a couple of virtual meetings to conclude those studies will be held later in the year and they plan to finish in early 2026. Also, the County Commission has adopted a resolution creating a Task Force to evaluate the County's Septic Regulations with the goal of streamlining them to mirror more closely what the State requires. That project will begin in the first half of December, and the Task Force will complete their work by April of 2026.

Chairman McCoy opened the floor to Public Comments.

PUBLIC COMMENTS:

Betsy Hester, Williamson County Commissioner, thanked the Planning Commission and Staff for listening to everyone and all of the work that has been done. She suggested that the step system have an escrow account created for future maintenance for all of the components. She stated that she had visited the cemetery and there were multiple artifacts there, as well as a grave for Ella Dotson.

Tom Shenkenberger, Williamson County resident, advised he lives in Vineyard Valley and is the president of the HOA for the subdivision. He came to reiterate the message from his email that he had previously sent regarding the sidewalk issue that they have. They

were given two (2) options. One of which is to cut the existing forty-eight (48) inch sidewalk to thirty-six (36) inches wide, and the other option is to obtain a variance to change the width of the road right-of-way from forty (40) feet to thirty-eight (38) feet. It was determined that they needed to obtain one hundred (100) percent approval from the homeowners of the subdivision to get the variance approved. There was one homeowner who did not approve. The developer, Willow Branch, is working with that homeowner to try to change their mind. He asked for help from the Planning Commission to accept a lower approval rate because they don't want to cut the sidewalks or have the costs and construction associated with this.

Jason Holleman, attorney representing multiple adjacent property owners of the proposed Owen Valley development. He wanted to raise an issue in regard to the scope and scale of the cemetery on the property. They are asking that this be more thoroughly vetted. They don't believe that the analysis has been completed or that the full scope of the cemetery has been identified. He asked that this item be disapproved based on this. In the Subdivision Regulations 13.09, there are two (2) tracks that deal with historic sites/structures. The A part is to allow the HOA to own this property and the B part is to have that set aside in at least a five (5) acres tract that could then be subsequently owned by a non-profit entity. He asked if the item is approved tonight, that it be conditioned on the developer carving this area out into a five (5) acre tract to allow a wider buffer and be more certain that the full scope of the cemetery is included. The AME Church is an interested and qualifying entity under that regulation and are very engaged in this issue.

Graham Perry, Historic Cemetery Preservation Specialist, advised that his job is to assist and support groups that are trying to preserve cemeteries as in this situation. He considers himself well versed in State Law with regard to cemeteries. He is working to help write a five (5) year plan or recommendation for the Legislature to perhaps streamline some of the law so that we don't have these problems in the future. He is particularly concerned about the leech field and the distance that it would be from the cemetery. In his experience with African American cemeteries, they are usually larger than people think they are. His offices' recommendation is that they would like for the developer to do further archeological surveying of the area to see if the graves are spread out any further. Last time he was there it appeared that someone had been out there and had painted in an area where there were probably additional graves. Allisona Chapel is a very important African American site and because of the artifacts and graves that are there, a leech field will leech into a grave which would be a violation of TCA 3917311 that covers desecration.

Dorie Bolze, Founder and President of the Harpeth Conservancy and Williamson County resident. She advised she wanted to provide information on decentralized sewer systems, specific to the proposed Owen Valley Subdivision and how it relates to the issue with the cemetery next to it. TDEC did a statewide site review in 2024 of all of the fields across the state and twenty-five (25%) percent are having major problems. When you have a large field, water is not supposed to pond on it and at times it can actually leave the site, which causes a failure, and this is an issue that has popped up in Williamson County. Williamson County didn't have that many problems, but TDEC is dealing with a couple that are having major problems. This is something that should be considered with reviewing the site plan for the Owen Valley Treatment System, because the treatment field and reserve field are right next to the cemetery which causes a risk of it actually leaving the site and going into the cemetery. She stated that she felt it would be best to deny the project and let the applicant get everything figured out so the drip field system is designed in a way, so it also conserves and protects the cemetery.

Conner Valentine, Williamson County Resident, who states that he lives near the Allison Chapel School and cemetery site. He feels that this is a very important cultural and historic location that is close to being forgotten. Some of the possible outcomes are that you could put a fence around it with a sign and surround that with a septic system or the

other option would be to set aside five (5) to fifteen (15) acres as a preservation lot that would encompass the full extent of the cemetery and preserve the spirit and integrity of this historic and cultural resource. For a location as unique and important as the Allison Chapel grounds, the maximum preservation standard should be applied as outlined in section thirteen (13). He asked that the Commission deny both the proposed Treatment Facility and the Concept Plan and not allow any more deferrals as there have been enough. The applications are incomplete and inadequate. He also asked if any new applications have the additional contingencies that a third party conduct the site survey for the cemetery, and it be overseen by local historians and cemetery experts. He would like for a five (5) acre preservation to be a contingency on any future applications and lastly, he asked if the new preservation lot would be dedicated in perpetuity to a non-profit as allowed in Section 14. He believes the Allisona Chapel Church is the best steward for this historic resource.

Allen Rider, Williamson County Resident, advised that he lives on Owen Hill Road and wanted to speak about the proposed Owen Hill Subdivision. He advised he moved to Williamson County to live a rural lifestyle and now there is a proposed subdivision on RD-5 zoned property that is going to put seventy-two (72) homes on less than 375 acres. He feels that it is a loophole to have a Conservation Subdivision to get around the RD-5 zoning when there are farms all around. There are already infrastructure issues on that road, and it is a very windy, two-lane road that has a lot of curves, not to mention tractors on it. If you have seventy-two (72) homes with an average of three (3) cars each adding to the traffic going up and down that road, that's going to cause a lot of problems. There are also other issues regarding this proposed development such as the cemetery and therefore, he requested the application for the subdivision be rejected.

Arie Spangler, Williamson County Resident, advised she was there to speak on behalf of the Terra Vista HOA and the ninety-eight (98) homeowners that live in the community. She thanked the Commissioners for having the Jones Company come in monthly to provide an update until the issues are resolved. They have seen more activity lately including the completion of the retention basin and some drilling in the street. However, there are a lot of curbs that are crumbling, a lot of dead landscaping, steep slopes and some streets that aren't safe for children due to gravel that has run off from a road for the step system access and when it rains. They support calling the Bond if the developer can't complete all of the items in the next six (6) months or so.

Judy Herbert, 2nd District County Commissioner, advised that when Vineyard Valley was developed, the developer didn't allow enough land for the road footage. She spoke to Eddie Hood with the County Highway Department, and he advised that he was fine with the variance, as long as all neighborhood homeowners signed off on it. However, one homeowner doesn't want to sign. She asked for more time so that the developer can hopefully work something out with this homeowner to allow the variance.

CONSIDERATION OF OCTOBER 16, 2025 MINUTES:

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

Commissioner Crohan made a motion to approve the October 16, 2025 Minutes. The motion was seconded by Commissioner Lane. The motion was unanimously approved.

CONSENT AGENDA:

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

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

BONDS:

3. Arrington Ridge, Section 2 – Maintenance Bond for Wastewater Collection located off Cox Road. - \$36,000
Recommendation: Reduce to Maintenance and Extend in the current amount for a period of 2 (two) years.
4. Conduit Church (Parking Addition) – Performance Bond for Landscaping located off Murfreesboro Rd. - \$12,850
Recommendation: Extend in the current amount for a period of six (6) months.
5. Fairhaven - Performance Bond for Landscaping located off Bethesda Road
Withdrawn from Agenda
6. Fairhaven Wastewater Area- Performance Bond for Landscaping located off Bethesda Road--\$42,800
Recommendation: Extend in the current amount for a period of six (6) months.
7. Franklin Christian Church – Maintenance Bond for Sewer (City of Franklin) located off Clovercroft Road - \$20,500
Recommendation: Extend in the current amount for one (1) year.
8. Little Creek Farms – Maintenance Bond for Roads, Drainage, and Erosion Control located off Wilson Pike. - \$548,000
Recommendation: Reduce maintenance bond to \$548,000 for a period of one (1) year.
9. McDaniel Farms, Section 2 – Maintenance Bond for Roads, Drainage, and Erosion Control located off McDaniel Road. - \$320,000
Recommendation: Reduce Maintenance Bond for a period of one (1) year.
10. Sawyers Creek – Performance Bond for Roads, Drainage, and Erosion Control located off Coleman Road. - \$150,000
Recommendation: Reduce Performance Bond in the current amount for a period of one (1) year.
11. Sawyers Creek – Performance Bond for Landscaping located off Coleman Road. - \$105,114
Recommendation: Extend Performance Bond in the current amount for a period of six (6) months.
12. Stephens Valley, Section 1 – Maintenance Bond for Roads, Drainage, and Erosion Control located off Stephens Valley Boulevard - \$500,000
Recommendation: Extend in the current amount for a period of one (1) year or until Engineering staff has determined the improvements have been completed and the bond is ready for review, whichever comes first.
13. Stephens Valley, Section 2 – Maintenance Bond for Roads, Drainage, and Erosion Control located off Sneed Road. - \$200,000
Recommendation: Extend Maintenance Bond in the current amount for a period of one (1) year.
14. The Grove, Section 1 – Maintenance Bond Wastewater Treatment and Disposal System off Eudailey Covington Road - \$495,250
Recommendation: Extend Maintenance Bond in the current amount for a period of one (1) year.

15. Troubadour, Section 3 – Maintenance Bond for Roads, Drainage, and Erosion Control located off located off Cox Rd. - \$350,000
Recommendation: Extend Maintenance Bond in the current amount for a period of one (1) year.

16. Troubadour, Section 7- Performance Bond for Roads, Drainage, and Erosion Control located off located off Cox Road. - \$625,000
Recommendation: Reduce Performance Bond to \$313,000 for a period of one (1) year.

DEFERRAL ITEMS:

ITEM 19

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

At this time the applicant is requesting deferral to the December 2025 Planning Commission meeting. Staff concurs with this request.

ITEM 20

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

At this time the applicant is requesting deferral to the December 2025 Planning Commission meeting, Staff concurs with this request.

ITEM 21

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

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

ITEM 22

PRELIMINARY PLAT REVIEW FOR EMERSON RIDGE LLE SUBDIVISION, CONTAINING 5 LOTS ON 54.92 ACRES LOCATED OFF GOSEY HILL ROAD (1-2025-325).

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

OLD BUSINESS:

ITEM 17

SITE PLAN REVIEW FOR OWEN VALLEY TREATMENT FACILITY FOR OWEN VALLEY SUBDIVISION, NON-TRADITIONAL WASTEWATER SYSTEM, ON 374.29 ACRES LOCATED OFF OF OWEN HILL ROAD IN THE 2ND VOTING DISTRICT (5-2025-006).

Mr. Holmes reviewed the background (see Staff Report and Supplemental Staff Report), noting the previous Staff Report included in the November Planning Commission Packet recommended approval of the Site Plan. Mr. Holmes added that the Supplemental Report provided incorporates all of the findings and facts of the previous Staff Report. After receiving information and documentation from the public regarding historic resources and additional detail and proof of the presence of vestiges of the church and school that is located on the property, as well as Staff conducting its own evaluation utilizing historic photographs and other images, Staff found inconsistencies and contradictions in the applicant's report labeled as Attachments 17-4 and 17-5 in the previous Staff Report. Staff felt the applicant's efforts to locate the graves and the vestiges of the church and school were woefully inadequate and could potentially result in damage to these historic resources if not further evaluated. As a result, Mr. Holmes noted that Staff could no longer recommend approval of the Site Plan at this time.

Mr. Holmes indicated the applicant had the following options with regard to this Site Plan:

- 1.) The Applicant may request to Withdraw the application from consideration, in which case the application may not be resubmitted for six (6) months, and must be resubmitted with the information noted below; or
- 2.) The Applicant may request to Defer the application to a future meeting of the Planning Commission with sufficient time to provide the information noted below.

Mr. Holmes recommended that should the applicant choose either option 1) or 2) above, Staff recommended that the applicant provide:

- 1.) Additional groundwater information identifying the seasonal depth to the water table and groundwater flow gradient associated with the drip dispersal area in order to confirm whether it will have a potential impact on the cemetery and graves located therein;
- 2.) A full archaeological survey of the development property to confirm the extent and formal delineation of cemetery, church, and school;
- 3.) Conduct research and provide a report describing the historic nature or designation of the church, school and cemetery, and
- 4.) A title search and opinion to determine if the area consisting of the church, school and cemetery was previously set aside as a separate parcel and the extent of what that parcel may have been, including prior ownership.

Mr. Holmes stated that should the applicant not choose option 1 or 2 as noted, Staff could not recommend approval of the Site Plan and recommended the Planning Commission deny the application due to the insufficiency of the information provided, the research (or lack thereof) conducted, and the lack of assurance that Section 13.08 of the Zoning Ordinance and Sections 1.03 and 1.05 of the Subdivision Regulations have been met.

Mr. Holmes added that Staff had received a request from the applicant to defer the Site Plan to the January 2026 Meeting. Staff recommended, if a deferral was accepted, that the application be deferred to at least the February 2026 Meeting in order to allow the applicant ample time to provide the information noted above.

Chairman McCoy asked if the applicant had any comments.

Richard Houze, with SEC, responded that they were agreeable to the deferral until the February 2025 meeting.

Chairman McCoy asked if there were any questions from the Commission.

Commissioner Crohan asked if any progress has been made to try to relocate the treatment center from where it is proposed.

Mr. Houze stated that the soils where it is currently proposed are the only suitable soils that they are aware of for the site. This is only for the reserve area, and the drip zones themselves are over 200 feet away and the nearest structure that would be built with the Treatment Facility is 600 feet away in addition to being on a down grade with a ten (10) to thirty (30) foot elevation difference between the cemetery and where the Site Plan is.

Commissioner Crohan asked if the applicant had checked for any other soil locations on the site.

Mr. Houze advised that it had been grid staked based on where the soil scientist told them soils were found.

Commissioner Clifford stated that the Historical Commission, of whom one of the previous speakers works for, is attached to the department at the State where he works and he has great respect for him and what he is speaking about. He is concerned about the risk of damage and loss to cultural assets, and he feels there is a further need to look into that. He stated that in his time on the Planning Commission, he has not seen a Staff report that is this unsettling. He asked the applicant if he was interested in withdrawing the application based on the timeline given or if would he like for the Commission to proceed with the hearing.

Mr. Houze advised that his client is not interested in withdrawing the application and wanted to proceed with a deferral. They have worked with Staff doing the ground penetrating radar as requested and did find some additional graves on the north side of the property. They have designated them as part of the open space and have shifted lots around to accommodate some of this as well. He does not believe he can put the drip field anywhere else that would allow them to relocate the step system. They are not developing in that corner, and it is only being used for reserve soils.

Commissioner Clifford asked Counsel if the application is denied, is there an opportunity for the applicant to resubmit as a new project and what impact would that have on the applicant if it's denied.

While waiting for Mrs. Ransom's response, Chairman McCoy asked if the soils in the reserve area are a required amount that that is needed or could it be decreased any in size.

Mr. Houze advised he believes it could be decreased, but his supervisor prepared the Wastewater Plans, and he would have to be consulted to make sure.

Commissioner Crohan asked if this Item was to be deferred, could they be asked to return monthly to update the Commission on the progress.

Chairman McCoy confirmed that this could be done, although he wasn't sure what would be gained from doing that.

Commissioner Crohan stated it would be informative for the Commission to know what they have as far as more grave sites.

Chairman McCoy advised that he was not opposed to this idea if that is what the Commission chooses to do.

Commissioner Lucyshyn asked about the possibility of reducing the wastewater treatment area and if that would require the reducing the number of lots that flow to it.

Mr. Houze stated that he believes they have extra soils already accounted for, and it may be possible to reduce that down, but he'd have to discuss it with his supervisor.

Commissioner Lucyshyn asked if the area needed to be reduced even further, would the number of lots need to be reduced as well.

Mr. Houze stated that if they reduced to that extent, then yes, they would reduce the number of lots.

Mrs. Ransom confirmed that there does not appear to be any limitation for re-filing if the application is denied. The reasons for denial would be applicable to the new application also, but there is no restriction upon when the applicant can submit a new application on the property.

Commissioner Clifford advised that since there were no restrictions on the applicant re-applying, and due to the concern for the issues of historical resources on the ground, in addition to the multiple deferrals of the project, he encouraged the Commission to deny the application, and if the applicant wants to resubmit for a new application, they can.

Chairman McCoy asked if there was any further discussion.

Commissioner Crohan made a motion for denial based on the applicant not having enough current information on the cemetery sites and for the application not being complete. Commissioner Clifford seconded the motion. The motion passed six (6) for, one (1) against with Commissioner McCord voting 'No'.

Mr. Houze asked if he could speak and advised that this is the second time that the day before the meeting, Staff has recommended approval and at the last minute tells the applicant that they either need to defer the project, or it may be denied. He wanted to know how that affects their legal rights with the property. He understood they didn't have all of the necessary information and they were willing to work to provide that, but didn't understand why the project would be denied and not allow the applicant to continue to defer so that they could provide the additional information that was requested at 10 A.M. that morning.

Mrs. Ransom advised as previously stated, that if it is denied, there are no restrictions on re-filing as long as it is different from the reason it is being declined for now. If they chose to withdraw it, they would have to wait six (6) months to re-file and if they deferred, they would have to wait until the time that it's deferred to. However, it appeared the Commission does not wish to defer again.

PUBLIC HEARINGS:

ITEM 18

CONCEPT PLAN REVIEW FOR OWEN VALLEY SUBDIVISION, CONTAINING 72 LOTS ON 374.29 ACRES LOCATED OFF OWEN HILL ROAD IN THE 2ND VOTING DISTRICT (1-2025-202).

Mr. Holmes reviewed the background (see Staff Report and Supplemental Staff Report), noting the previous Staff Report included in the November Planning Commission Packet recommended approval of the Concept Plan. Mr. Holmes added that the Supplemental Report provided incorporates all of the findings and facts of the previous Staff Report. After receiving information and documentation from the public regarding historic resources and additional detail and proof of the presence of vestiges of the church and school that is located on the property, as well as Staff conducting its own evaluation utilizing historic photographs and other images, Staff found inconsistencies and contradictions in the applicant's report labeled as Attachments 18-5 and 18-6 in the previous Staff Report. Staff felt the applicant's efforts to locate the graves, and the vestiges of the church and school were woefully inadequate and could potentially result in damage to these historic resources if not further evaluated. As a result, Mr. Holmes noted that Staff could no longer recommend approval of the Concept Plan at this time.

Mr. Holmes indicated the applicant had the following options with regard to this Concept Plan:

- 1.) The Applicant may request to Withdraw the application from consideration, in which case the application may not be resubmitted for six (6) months, and must be resubmitted with the information noted below; or
- 2.) The Applicant may request to Defer the application to a future meeting of the Planning Commission with sufficient time to provide the information noted below.

Mr. Holmes recommended that should the applicant choose either option 1) or 2) above, Staff recommended that the applicant provide:

- 1.) Additional groundwater information identifying the seasonal depth to the water table and groundwater flow gradient associated with the drip dispersal area in order to confirm whether it will have a potential impact on the cemetery and graves located therein;
- 2.) A full archaeological survey of the development property to confirm the extent and formal delineation of cemetery, church, and school;
- 3.) conduct research and provide a report describing the historic nature or designation of the church, school and cemetery, and
- 4.) a title search and opinion to determine if the area consisting of the church, school and cemetery was previously set aside as a separate parcel and the extent of what that parcel may have been, including prior ownership.

Mr. Holmes stated that should the applicant not choose option 1 or 2 as noted, Staff could not recommend approval of the Concept Plan and recommended the Planning Commission deny the application due to the insufficiency of the information provided, the research (or lack thereof) conducted, and the lack of assurance that Section 13.08 of the Zoning Ordinance and Sections 1.03 and 1.05 of the Subdivision Regulations have been met.

Mr. Holmes added that Staff had received a request from the applicant to defer the Concept Plan to the January 2026 Meeting. Staff recommended, if a deferral was accepted, that the application be deferred to at least the February 2026 Meeting in order to allow the applicant ample time to provide the information noted above.

Chairman McCoy opened the floor for Public Hearing and advised that the Commission can extend the time past the standard thirty (30) minutes for comments if they see fit to do so.

Commissioner Lucyshyn asked about procedures and how this has been handled in the past in regard to having both a Wastewater Plan and a Concept Plan. She asked for confirmation as to whether the Concept Plan is entertained if the Wastewater Plan has been denied.

Mrs. Ransom advised that they are two (2) different Plans and you can't approve a Concept Plan without an approved Wastewater Site Plan, and this would be an additional justification to deny the Concept Plan in addition to any other reasons. However, the Public Hearing would need to proceed and all of the information that is shared would be part of the information that would need to be considered in reviewing the Concept Plan.

Commissioner Clifford suggested that, based on the previous vote, that the Public Comment timeline not be extended. This would allow all of those who have signed up to speak approximately one (1) and a half minutes, which should be adequate time to obtain additional information.

Chairman McCoy asked for a motion to that affect.

Commissioner Clifford made a motion not to extend the Public Comment timeline.

Commissioner Crohan seconded the motion. The motion was approved unanimously.

Chairman McCoy informed the audience that the Planning Commission members had received all of the emails that had been sent in regarding this application. He asked those speaking during the Public Comments to not repeat what has already been stated by others.

Reverend Boyce Williams Jr., pastor of Shorter Chapel African Methodist Episcopal (AME) Church in Franklin, stated that on behalf of the church he wanted to express their deep concern and unwavering commitment to the preservation of the Allison Chapel AME Church, it's historic school and the sacred burial grounds located in College Grove. They respectfully and fervently impress upon the Planning Commission the prohibition of development at this site to prevent the desecration of graves, the destruction of remnants of our school and the erasure of the history of all of those who lived, worked, worshiped and have been laid to rest on that sacred site, who also have descendants present in this assembly today. The AME Church is ready to work with all stakeholders to ensure Allison Chapel is preserved not only as a relic of the past, but also a testimony to the faith, resilience and the enduring contributions of all African Americans in Williamson County.

Bari Beasley, President and CEO of the Williamson County Heritage Foundation, stated that they stand with the College Grove Community in affirming the historical and cultural significance of the Allison Chapel site which is home to one of the County's earliest African American churches and schools and the sacred burial ground that is located there. The presence of these graves demands the highest level of respect and care. It is not optional, but a matter of moral responsibility and legal obligation. They oppose any development plan that would compromise, disturb or build upon this cemetery, church site, of the surrounding land. Protecting this hallowed ground honors both the legacy of College Grove's black community and the broader heritage of Williamson County. This is an opportunity for the Commission to show how history can guide thoughtful development

that balances progress with preservation. The Heritage Foundation supports sensitive, sensible and contextual growth that reflects College Grove's values and lifestyle, protects sacred sites like cemeteries, and ensures lasting stewardship of the community's unique character. Their advocacy calls on Planners, Staff and Commissioners to use these community driven values as a compass in shaping all future decisions for College Grove and its irreplaceable heritage. Tonight's vote is more than a procedural step. It's a referendum on responsible growth in Williamson County and a defining moment for how we balance progress with preservation and how we honor the people and places that build our shared story.

Mary Pearce, founding member of the African American Heritage Society, advised she has visited the site and it is very clear that it does extend beyond what has been identified. It is a magnificent cultural resource for Williamson County and historic preservation is not about saying no to development, but about saying yes to the right development, and she feels like the plan that was submitted does not incorporate this site into the development, making it an asset, but instead making it a part of a drainage field.

Dr. Marquinta Harvey, Williamson County resident, stated that she is part of the Hatcher family and represents specifically the grandchildren of the Hatcher family. They have been farming on Owen Hill Road for 122 years. They are representing not just the Hatchers, but the African American Legacy families within College Grove. She asked all of those descendants that were present who had loved ones that attended the Allison Chapel School or were buried in the cemetery to raise their hands. The report from the developer stating that historic and cultural resources were not found on the property was concerning to the Hatcher family as it was inaccurate and disheartening. It represents an erasure of history and is a disrespectful dismissal of their family contributions and other African American families from the region. Their family has visited the site and witnessed the evidence of its history, which includes remaining graves, the foundation of the school and a stovepipe that is directly tied into a written and verbal account for her own grandfather, Elder Jasper G. Hatcher. As the grandchildren, who continue to live, work and raise families in this community, they believe in progress that honors the past. They are inspired and motivated to preserve all historical and culturally significant sites, not only for our own family, but also for other African American families in the County, because this is shared history of Williamson County. They support the WCZO under Section 14 that dedicates protection and maintenance of dedicated open spaces to others. They urge the Planning Commission to reject any proposal that would allow for the construction of a septic system to be near the remains of their loved ones. They ask that the land be recognized and protected as a place of cultural and historical importance. They welcome collaboration with the County and community members and the Commission for their consideration.

Attorney Mark Gerard, Williamson County resident and the Owendale community that is directly adjoining this property. He agrees with Commissioner Clifford's comments on the previous Item and believes they are applicable to this Item as well. He feels this proposal is a betrayal of the principles that guide the County's Subdivision Regulations, which are supposed to protect the environment, public safety and the integrity of the community. After multiple deferrals, the applicant's latest plan actually reduces preserved land in an attempt to place small, one (1) to one (1) and a half acre lots against existing five (5) acre properties, showing a disregard for neighboring landowners and the Commissions trust. This density will drive down property values, overburden infrastructures and heighten flood risk. The Commission should require at least a 300-foot opaque buffer and prohibit any access through Owendale Lane or Owendale Way. The Conservation Exemption has become a loophole for developers, allowing dense, suburban-style projects in what have been and are still, rural areas. It violates the goals of Williamson 2040 and now is being used to desecrate the graves of people whose history is so richly tied to this County's heritage. He asked the Commission to reject the Concept Plan as they did the Wastewater Treatment Facility Plan.

Judy Herbert, Williamson County 2nd District Commissioner, stated that she felt the developer has misled the County regarding the graveyard and that area of the graveyard is actually larger than it appears. She visited the property and saw remnants of the old school and graves going back to the 1800's. She had a friend come to the property and used dowsing rods in an attempt to locate additional gravesites further out, which she believed they did. She advised she couldn't imagine how upset the relatives of those buried in the graveyard are about a potential septic system being put in near them due to the possibility of it overflowing. She asked the Commission to deny the application.

Jasper Hatcher Jr., Williamson County resident, advised he is a 5th generation farmer of property located near the proposed development. He mentioned that he as well as his neighbor that spoke previously, do drive tractors and raise cattle, and would like to see this farmland preserved. He and his siblings all have an interest in their property that is two (2) miles from where the proposed development is located. Their father went to the Allison Chapel school and often talked of his memories there. He asked that the Planning Commission reject any plans that would allow the construction of a septic system on or near the Allison Chapel site and that they protect and preserve the land as part of the County's shared history.

Andy Hammer, Williamson County resident, stated he feels that the Conservation Subdivision designation is a loophole. He asked that the Commission remain consistent for all of the other landowners in the area zoned RD-5 and that there shouldn't be exceptions given.

Allen Rider, Williamson County Resident, advised he has the same concerns about the RD-5 loophole. Tennessee law allows for green belt property or agricultural property and if people wanted to divide the property into five (5) acre lots that wouldn't be a particular concern, but this particular one has a lot of concerns in addition to the decreased lot sizes. He asked Mr. Holmes to show the Concept Plan on the monitors. He then held up a paper showing the example of a Conservation Subdivision, shown in the Williamson County Zoning Ordinance (WCZO) on page fourteen (14). He compared the differences between the two (2), such as how much more green space area is in the example from the WCZO. He mentioned that there are even bigger concerns with his neighbors regarding the cemetery and school site.

Laura Holder, Williamson County resident and Board Member of the African American Heritage Society, stated that she is not anti-development, but she attended the meeting and is speaking out to make sure it is done in a way that is preserving and protecting the history of the road. Allison Chapel School and cemetery site is a vital part of the County's history. The school was used by African American students when segregation was an issue, it was used as a church, as a place where families received medical treatment from visiting doctors and nurses and was a place for patriotic families to raise money for war bonds during WWII. Most importantly it is a sacred, final, resting place for people that have worked the land, raised families, educated their children and took care of neighbors. She believes the Owen Hill and Allison Chapel property should be honored and protected.

Bill Petty, Williamson County District 10 Commissioner, stated that the County has rules and codes and we expect people that want to build in our County to follow those. He mentioned that there have already been multiple deferrals since July and there is no question that there have been artifacts found on the property. He also has concerns in regard to Conservation Subdivisions, though the regulation for this has just recently changed and he believes that will be an improvement. He wanted to make sure the County is being enhanced and not taken away from.

Rebecca Hatcher Fly, Williamson County resident, advised that her family owns the Hatcher Farm that has been there farmed for a century, and she and her husband also own land on Owen Hill Road about a quarter of a mile from the proposed subdivision. Their land was bought under the known law of five (5) acres minimum zoning. The

thanked Commissioner Clifford for his previous statements and stated she has family buried near the proposed site and could not imagine how she would feel if a septic system was being put in where her family was buried. She agreed with what others have said before her and asked that the Commission please keep the property zoned RD-5.

Chairman McCoy closed the Public Hearing for Item 18 and asked the applicant if he had any comments, to which he did not.

Chairman McCoy asked if there were any questions from the Commission.

Commissioner Clifford advised he wanted to restate what he had previously stated in regard to denying Item 17, for this Item as well, but would wait until all questions from the Commissioners had been asked.

Commissioner Crohan asked for clarification that since the Wastewater Treatment System connected to this Concept Plan was not approved, the Concept Plan can't be approved.

Chairman McCoy confirmed that this was correct, in addition to the lack of the complete information.

Commissioner Bailey asked for clarification that if the Concept Plan is denied now, it won't prohibit the applicant from applying again in the future as long as something is different than this application.

Mrs. Ransom advised that as long as the reasons that the Concept Plan was denied had been addressed, that is correct.

Chairman McCoy asked for a motion.

Commissioner Clifford made a motion to deny the Concept Plan, based on not having an approved Wastewater Treatment Facility, an incomplete application, and based on the applicant not having enough current information on the cemetery sites.

Commissioner Lane seconded the motion. The motion passed six (6) for, one (1) against, with Commissioner McCord voting 'No'.

ITEM 19

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

This Item is on the Consent Agenda as a deferral.

ITEM 20

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

This Item is on the Consent Agenda as a deferral.

ITEM 21

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

This Item is on the Consent Agenda as a deferral.

ITEM 22

PRELIMINARY PLAT REVIEW FOR EMERSON RIDGE LLE SUBDIVISION, CONTAINING 5 LOTS ON 54.92 ACRES LOCATED OFF GOSEY HILL ROAD (1-2025-325).

This Item is on the Consent Agenda as a deferral.

ITEM 23

PRELIMINARY PLAT REVIEW FOR CHESTNUT HILL FARMS LLE SUBDIVISION, CONTAINING 5 LOTS ON 28.46 ACRES LOCATED OFF WHIPPOORWILL DRIVE IN THE 1ST VOTING DISTRICT (1-2025-324).

This Item has been Withdrawn from the Agenda.

PRELIMINARY PLATS:

ITEM 24

PRELIMINARY PLAT REVIEW FOR MEADOWSIDE SUBDIVISION, PHASE 1, CONTAINING 55 LOTS ON 71.68 ACRES LOCATED OFF PATTERSON ROAD IN THE 5TH VOTING DISTRICT (1-2025-327).

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

1. Prior to Final Plat submittal for the first Section of the proposed subdivision, a Zoning Certificate must be obtained for the completed 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 system was constructed in accordance with the approved construction plans and specifications;
 - c. A letter from the owner/utility provider indicating that it has accepted said system and is currently operating same;
 - d. The posting of a Performance Bond in the amount of \$283,000 for said system as specified by the County's wastewater consultant; and

- e. The posting of a Performance Bond in the amount of \$17,900 for landscaping improvements.
2. Prior to submittal of the first Final Plat containing any residential lots, all off-site roadway improvements must be completed to the satisfaction of the Williamson County Highway Superintendent and the Tennessee Department of Transportation (TDOT), as applicable;
3. In conjunction with Final Plat submittal, 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;
4. Prior to the submittal of the Final Plat in which the greenway is located, the 10-foot-wide paved greenway trail should be constructed;
5. Establishment of a performance bond for roads, drainage and erosion control;
6. Establishment of a performance bond for water improvements in favor of Nolensville-College Grove Utility District;
7. Establishment of a performance bond for the wastewater collection system;
8. Submission of landscaping plans and establishment of a performance bond for landscaping;
9. Submission of Performance Agreements for the above-referenced sureties;
10. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
11. Submission of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the plat.

Chairman McCoy asked if there were any questions for Staff.

Commissioner Lucyshyn asked about the trail that had been discussed in the October 2025 meeting, and that it appears to have been revised as requested, but it looks like it now dead ends in the middle of the site. She asked for clarification from Staff.

Mr. James advised it was originally oriented to the eastward adjacent property and now it is oriented to the south, and it will continue down the south property line to Patterson Road.

Commissioner Lucyshyn stated that per the PowerPoint, it appear the trail is just abruptly ending.

Mr. James stated that the applicant was asked to either reorient it or continue it to Patterson Road.

Richard Houze, with SEC, represented the applicant and advised that it was originally going into the existing property line on the adjacent property and then it was requested that it be turned away from that property and given an easement down to the Patterson Road area, but it was not requested that it be extended, only that it provide an easement.

Michael Natelli, the developer, verified the alignment of the trail is consistent with the alignment of the Greenway in the Triune Master Plan, which showed that trail ending at the applicant's property line and going across to the adjoining neighbor's property. At last month's meeting they were asked to not orient the end of the trail toward the neighboring property, and this is the result of that. They did what the County asked for.

Commissioner Lucyshyn asked Staff in regard to the Triune Master Plan, has that changed at all or what are the thoughts on the trail connectivity.

Mr. Matteson advised that, as Mr. Natelli pointed out, the Triune Special Area Plan showed some potential routing of trails and wasn't intended to be precise, but the Zoning Regulations that were developed to implement that plan, in this case, required the developer to build essentially what was shown in the plan. What the Meadowside developer will do is actually construct the trail in the approximate location shown in the Plan, which is all we can require and in addition to that, they are extending the public access easement that does come down to Patterson Road, which does meet the requirement.

Commissioner Lucyshyn asked how the public would know that the public easement exists starting at Patterson Road to access the trail if there is no paved trail that goes down to Patterson Road.

Mr. Matteson stated that all we can do is ask the developer to set aside a public easement access so if a trail network is established in the future, a right-of-way would have to be required. The Greenways Plan that is being conducted right now will make us eligible for potentially millions of dollars of grant funds to help implement the Plan and build the remaining green trail.

Chairman McCoy if there were any other questions. Hearing none, he asked for a motion.

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

ITEM 25

PRELIMINARY PLAT REVIEW FOR MEADOWSIDE SUBDIVISION, PHASE 2, CONTAINING 40 LOTS ON 30.72 ACRES LOCATED OFF PATTERSON ROAD IN THE 5TH VOTING DISTRICT (1-2025-330).

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

1. Prior to Final Plat submittal for the first Section of the proposed subdivision, a Zoning Certificate must be obtained for the completed wastewater treatment and disposal system. Prior to issuance of the Zoning Certificate, the applicant shall provide the following:
 - f. A letter from TDEC indicating that the Nontraditional Wastewater Treatment and Disposal System was installed and is functioning;
 - g. As-built drawings showing the location of all system components and a sealed certification letter from the design engineer indicating that said system was constructed in accordance with the approved construction plans and specifications;

- h. A letter from the owner/utility provider indicating that it has accepted said system and is currently operating same;
 - i. The posting of a Performance Bond in the amount of \$283,000 for said system as specified by the County's wastewater consultant; and
 - j. The posting of a Performance Bond in the amount of \$17,900 for landscaping improvements.
- 2. Prior to submittal of the first Final Plat containing any residential lots, all off-site roadway improvements must be completed to the satisfaction of the Williamson County Highway Superintendent and the Tennessee Department of Transportation (TDOT), as applicable;
- 3. In conjunction with Final Plat submittal, 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;
- 4. Prior to the submittal of the Final Plat in which the greenway is located, the 10-foot-wide paved greenway trail should be constructed;
- 5. Establishment of a performance bond for roads, drainage and erosion control;
- 6. Establishment of a performance bond for water improvements in favor of Nolensville-College Grove Utility District;
- 7. Establishment of a performance bond for the wastewater collection system;
- 8. Submission of landscaping plans and establishment of a performance bond for landscaping;
- 9. Submission of Performance Agreements for the above-referenced sureties;
- 10. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
- 11. Submission of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the plat.

Chairman McCoy asked if there were any questions. Hearing none, he asked for a motion.

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

ITEM 26

PRELIMINARY PLAT (REVISED) REVIEW FOR THE VILLAGES AT TRIUNE WEST SUBDIVISION, CONTAINING 98 SINGLE FAMILY LOTS AND 214 MULTI-FAMILY LOTS ON 156.94 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2025-328).

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

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 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. 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;
5. 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;
6. Establishment of a performance bond for roads, drainage and erosion control;
7. Establishment of a performance bond for water improvements in favor of Nolensville/College Grove Utility District;
8. Establishment of a performance bond for the wastewater collection system;
9. Submission of landscaping plans and establishment of a performance bond for landscaping improvements;
10. Execution of Performance Agreements for the above-referenced sureties;
11. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
12. Submission of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the plat.

Chairman McCoy asked if there were any questions for Staff.

Commissioner Lucyshyn asked why the roads on the PowerPoint that connect to Horton Highway aren't highlighted in yellow.

County Engineer, Floyd Heflin, stated that a portion of the roadway is going to be a County Road System that connects to the property to the south and he believes that is a different Phase, but the applicant can point that out.

Will Crunk, Crunk Engineering, stated that the internal road network within the residential side is going to be private, but the roadway showing from Murfreesboro Road (Highway 96) is shown in yellow on the PowerPoint, going from north to south and then east to Horton Highway will be public. The road be part of Phase 1 as well.

Chairman McCoy asked for a motion.

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

ITEM 27

PRELIMINARY PLAT (REVISED) REVIEW FOR THE VILLAGES AT TRIUNE EAST SUBDIVISION, CONTAINING 58 SINGLE-FAMILY LOTS AND 64 MULTI-FAMILY LOTS ON 63.78 ACRES LOCATED OFF HORTON HIGHWAY AND MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2025-329).

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

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 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 shall be completed to the satisfaction of the Williamson County Highway Superintendent;
3. 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;
4. 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 easements, and 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;
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 the submittal of the Final Plat in which the greenway is located, the 12-foot-wide paved multi-modal greenway trail shall be constructed;
7. Establishment of a performance bond for roads, drainage and erosion control;
8. Establishment of a performance bond for water improvements in favor of Nolensville/College Grove Utility District;
9. Establishment of a performance bond for the wastewater collection system;
10. Submission of landscaping plans and establishment of a performance bond for landscaping improvements;
11. Execution of Performance Agreements for the above-referenced sureties;

12. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
13. Submission of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the plat.

Chairman McCoy asked if there were any questions for Staff. 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 28

PRELIMINARY PLAT REVIEW FOR 5204 DRURY LANE LLE SUBDIVISION, 5TH LOT OFF THE EASEMENT, CONTAINING 1 LOT ON 128.30 ACRES LOCATED OFF DRURY LANE IN THE 1ST VOTING DISTRICT (1-2025-331).

This Item has been Withdrawn from the Agenda.

ITEM 29

PRELIMINARY PLAT REVIEW FOR SUNSET HILLS SUBDIVISION, CONTAINING 1 LOT ON 60.78 ACRES LOCATED OFF MOLLY HOLLOW ROAD IN THE 4TH VOTING DISTRICT (1-2025-326).

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

1. A Land Disturbance Permit must be obtained for the overall development;
2. A Notice of Coverage issued by TDEC will be required prior to the issuance of a Land Disturbance Permit;
3. Prior to submittal of the Final Plat, driveway and drainage infrastructure must be complete, consistent with Zoning Ordinance requirements; and
4. Satisfaction of Section 3.05 of the Subdivision Regulations, as it pertains to fire apparatus access requirements.

Chairman McCoy asked if there were any questions for Staff. Hearing none, he asked for a motion.

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

FINAL PLATS:

ITEM 30

FINAL PLAT REVIEW FOR MACKENNA LLE SUBDIVISION, CONTAINING 4 LOTS ON 23.99 ACRES LOCATED OFF BETHESDA-DUPLEX ROAD IN THE 2ND VOTING DISTRICT (1-2025-419).

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

1. Prior to signature of the Final Plat, the applicant shall submit a covenant that declares the access easement is not a public road and further declares the joint maintenance by all property owners who use said access easement. The covenant shall be recorded concurrently with the recording of the plat; and
2. Satisfaction of Section 3.05 of the Subdivision Regulations, as it pertains to fire apparatus access requirements.

Chairman McCoy asked if there were any questions for Staff. Hearing none, he asked for a motion.

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

ITEM 31

FINAL PLAT REVIEW FOR THE CONSTRUCTION CONSULTING OF TN, LLC PROPERTY LLE SUBDIVISION, CONTAINING 4 LOTS ON 82.55 ACRES LOCATED OFF BUCHANAN LANE IN THE 2ND VOTING DISTRICT (1-2025-420).

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

1. Prior to signature of the Final Plat, the applicant shall submit a covenant that declares the access easement is not a public road and further declares the joint maintenance by all property owners who use said access easement. The covenant shall be recorded concurrently with the recording of the plat; and
2. Satisfaction of Section 3.05 of the Subdivision Regulations, as it pertains to fire sprinkler systems.

Chairman McCoy asked if there were any questions for Staff. Hearing none, he asked for a motion.

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

ITEM 32

FINAL PLAT REVIEW (REVISED) FOR VISTA CREEK SUBDIVISION, CONTAINING 17 LOTS ON 137.56 ACRES LOCATED OFF OLD HILLSBORO ROAD IN THE 9TH VOTING DISTRICT (1-2025-421).

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

1. Establishment of a Performance Bond for Roads, Drainage and Erosion control in the amount of \$479,000;
2. Establishment of a Performance Bond for Landscaping Improvements in the amount of \$47,484;
3. Establishment of a Maintenance Bond for Water Improvements in favor of HB&TS Utility District in the amount of \$494,000;
4. Execution of performance agreements for the above referenced sureties;
5. Dedication of right-of-way thirty (30) feet off the centerline of Old Hillsboro Road;
6. Prior to the recording of the Final Plat, the HOA documents must be reviewed and approved by the County Attorney. Once approved, the HOA documents must be recorded concurrently with 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.

Chairman McCoy asked if there were any questions for Staff. Hearing none, he asked for a motion.

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

ITEM 33

FINAL PLAT REVIEW (REVISED) FOR VINEYARD VALLEY, SECTION 1, CONTAINING 26 LOTS ON 31 ACRES LOCATED OFF OF VINEYARD VALLEY DRIVE IN THE 2ND VOTING DISTRICT (1-2025-422).

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

Same conditions established with the approval of the revised Preliminary Plat (See Attachment 33-4).

Chairman McCoy asked if there were any questions for Staff.

Commissioner Clifford asked if this was the Item with the sidewalks being reduced, and if so, does this address the concerns noted earlier in the meeting.

Mr. Waldrop confirmed it was the same Item, and the sidewalk issue is addressed with the exception of the one (1) homeowner that refused to sign the Plat.

Commissioner Lucyshyn asked if it was correct that if approved, the sidewalks be able to remain as they are at the 48-inch width or are they going to have to be reduced to 36 inches.

Mr. Waldrop advised the sidewalks will remain the same size and they are just going to reduce the actual size of the right-of-way.

Commissioner McCord asked for confirmation that there would be no construction.

Mr. Holmes advised that if this is approved, the applicant will be allowed the extra time that he asked for, to try to persuade the additional property owner to agree to sign the Plat. The Plat will be valid for sixty (60) days and if they don't acquire the signature, they would need to come back for reapproval of the Plat.

Chairman McCoy asked if there were any further questions for Staff. Hearing none, he asked for a motion.

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

ITEM 34

FINAL PLAT REVIEW (REVISED) FOR VINEYARD VALLEY, SECTION 2, CONTAINING 16 LOTS ON 16.60 ACRES LOCATED OFF OF NEILLS BRANCH DRIVE IN THE 2ND VOTING DISTRICT (1-2025-423).

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

Same conditions established with the approval of the revised Preliminary Plat (See Attachment 34-4).

Chairman McCoy asked if there were any questions for Staff.

Commissioner Clifford as if this was the same issue and outcome as the previous Item.

Mr. Holmes advised he was correct.

Chairman McCoy asked for a motion.

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

ITEM 35

FINAL PLAT REVIEW (REVISED) FOR VINEYARD VALLEY, SECTION 3, CONTAINING 26 LOTS ON 37.58 ACRES LOCATED OFF OF NEILLS BRANCH DRIVE IN THE 2ND VOTING DISTRICT (1-2025-424).

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

Same conditions established with the approval of the revised Preliminary Plat (See Attachment 35-4).

Chairman McCoy asked if there were any questions for Staff.

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

ITEM 36

AMENDMENT TO BYLAWS

This Item has been Withdrawn from the Agenda.

ITEM 37

2026 WILLIAMSON COUNTY PLANNING COMMISSION MEETING SCHEDULE

Mr. Holmes advised that the 2026 Planning Commission Meeting Schedule has been revised and March's date was moved to the 3rd Thursday to accommodate Spring Break, while October's meeting will be held on the 2nd Thursday, as usual, to avoid Fall Break.

Chairman McCoy asked if there were any questions for Staff.

Commissioner Crohan asked if the October 15th meeting had been moved to October 8th.

Mr. Holmes confirmed that he was correct, and after double checking the calendar it was determined the wrong date had been provided and corrected as shown on the Revised Attachment for the Item.

Chairman McCoy asked for a motion to approve per Staff recommendations.

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

OTHER BUSINESS:

ITEM 38

TERRAVISTA ROADS, DRAINAGE AND EROSION CONTROL BOND UPDATE

Brett Thaney, with True Land Consultants, represented the applicant. He advised the Geotech has done about seventy-five percent (75%) of their field work and they have one (1) other spot to check. They hoped to have those reports the following week. They do not have the Notice of Coverage (NOC) yet. A couple of weeks ago TDEC reached out to the engineer asking for some additional that was sent and they are still waiting for that. They have two (2) different bids they are working through and if it works out then hopefully in the next week, they will be on site to do the remaining site work. All of the other engineering issues have been validated and done.

Chairman McCoy asked if there were any questions for the applicant.

Commissioner Crohan asked if they see reason for any further hold up at this point.

Mr. Thaney advised there shouldn't be any further hold-up.

Commissioner Bailey asked what Mr. Thaney hoped his update for next month would be.

Mr. Thaney stated that if the weather allows, they will be done with their part and ready for re-inspection.

Commissioner Lucyshyn asked if they were going to address the gravel driveway that was mentioned in Public Comments earlier in the meeting.

Mr. Thaney advised that it was part of the NOC from the state and the pattern of the drive will be changing to an S pattern up to the Wastewater Facility and will be regraded.

Commissioner Lucyshyn asked for confirmation that by refiguring the roadway, it will eliminate the gravel making its way onto the pavement.

Mr. Thaney stated that it was their intent and they are also changing the type of gravel being used so that over time it will become more like concrete.

Commissioner Clifford mentioned we were entering a rainy season, and he has seen videos of that particular cul-de-sac, and asked if there was anything that they could do in the meantime while waiting.

Mr. Thaney advised that it would take more than an acre to change it and if you're going to disturb more than an acre, you have to have an NOC first.

Commissioner Clifford asked if there was anything he could put on the roadway to help.

Mr. Thaney said they could put some silt worms back up and he thinks that what is happening is that the company that is maintaining the area is driving over them and tearing them up. The type of gravel on the roadway makes it hard for them to get traction.

Commissioner Clifford advised that the neighborhood has been complaining for a while of these issues and as a show of good faith the developer might want to take care of some of these things to the extent that they can and be proactive.

Chairman McCoy asked if there was anything further to discuss. Hearing one, he asked for a motion to adjourn.

Commissioner Bailey made a motion to adjourn. There being no further business, the meeting was adjourned at approximately 7:22 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON DECEMBER 11, 2025.

Chairman

**CONSENT AGENDA
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
WILLIAMSON COUNTY ADMINISTRATIVE COMPLEX
DECEMBER 11, 2025**

BONDS:

3. Bonterra – Maintenance Bond for Roads, Drainage, and Erosion Control located off Meeks Road. - \$800,000
Recommendation: Extend in the current amount for a period of one (1) year.
4. Daventry, Section 4 – Performance Bond for Roads, Drainage, and Erosion Control located off Tulloss Rd. - \$325,000
Recommendation: Convert to Maintenance and reduce to \$163,000 for a period of one (1) year.
5. Daventry, Section 4 - Maintenance Bond for Wastewater Collection System located off Tulloss Road - \$20,250
Recommendation: Release the bond.
6. Daventry, Section 5 - Maintenance Bond for Wastewater Collection System located off Tulloss Road--\$63,000
Recommendation: Release the bond.
7. Daventry, Section 5 – Maintenance Bond for (Milcrofton) Water located off Tulloss Road - \$124,420
Recommendation: Release the bond.
8. Farms at Clovercroft, Section 2 – Maintenance Bond for Roads, Drainage, and Erosion Control located off Clovercroft Road. - \$200,000
Recommendation: Extend Maintenance Bond in the current amount for a period of one (1) year or when Engineering staff has determined the improvements have been completed and the bond is ready for review, whichever comes first.
9. Farms at Clovercroft, Section 3 – Maintenance Bond for Roads, Drainage, and Erosion Control located off Clovercroft Road. - \$200,000
Recommendation: Extend Maintenance Bond in the current amount for a period of one (1) year or when Engineering staff has determined the improvements have been completed and the bond is ready for review, whichever comes first.
10. Fiddlers Glen/Cox Ladd Treatment Facility – Maintenance Bond for Landscaping located off Lampkins Bridge Road. - \$3,000
Recommendation: Extend Performance Bond in the current amount for a period of six (6) months.
11. McDaniel Estates, Section 3 – Maintenance Bond for Roads, Drainage, and Erosion Control located off McDaniel Road. - \$307,000
Recommendation: Reduce Maintenance Bond to \$200,00 for a period of one (1) year or when Engineering staff has determined the improvements have been completed and the bond is ready for review, whichever comes first.
12. Reeds Vale Amenity Center – Performance Bond for Landscaping located off Lampkins Bridge Road - \$29,755
Recommendation: Extend in the current amount for a period of six (6) months to allow completion.
13. Reeds Vale Amenity Center – Performance Bond for Wastewater Collection System located off Lampkins Bridge Road. - \$6,600
Recommendation: Extend in the current amount for a period of one (1) year.

14. Reeds Vale, Section 2 – Performance Bond for Landscaping located off Lampkins Bridge Road - \$46,849
Recommendation: Extend in the current amount for a period of six (6) months.
15. Reeds Vale, Section 2 – Performance Bond for Wastewater Collection System located off Lampkins Bridge Road - \$459,000
Recommendation: Extend in the current amount for a period of one (1) year.
16. Reeds Vale, Section 2 – Performance Bond for Roads, Drainage and Erosion Control located off Lampkins Bridge Road - \$1,400,000
Recommendation: Reduce Performance Bond to \$1,000,000 for a period of one (1) year.
17. St. Barbara's Coptic Church – Maintenance Bond for Landscaping located off Clovercroft Road - \$65,000
Recommendation: Extend in the current amount for a period of six (6) months to allow completion.
18. Starnes Creek, Section 1 – Maintenance Bond for Wastewater Collection System located off Meeks Road - \$30,000
Recommendation: Release the Bond.
19. The Grove, Section 14 – Maintenance Bond for Roads, Drainage and Erosion Control located off Arno Road - \$623,000
Recommendation: Reduce Maintenance Bond to \$425,000 for a period of one (1) year or when Engineering staff has determined the improvements have been completed and the bond is ready for review, whichever comes first.
20. The Grove, Section 15 – Maintenance Bond for Wastewater Collection System located off Arno Road - \$97,290
Recommendation: Release the Bond.
21. The Mill at Bond Springs, Section 2 – Maintenance Bond for Roads, Drainage and Erosion Control located off Bethesda Road - \$275,000
Recommendation: Extend in the current amount for a period of one (1) year.
22. Troubadour, Section 11B – Performance Bond for Roads, Drainage and Erosion Control - \$489,000
Recommendation: Reduce Performance Bond to \$367,000 for a period of one (1) year.
23. Troubadour, Section 11B – Performance Bond for Wastewater Collection System located off Club View Drive - \$107,600
Recommended: Extend in the current amount for a period of one (1) year.
24. Troubadour Wastewater (AKA Troubadour, Section 1) – Performance Bond for Wastewater Treatment and Disposal System - \$1,427,000
Recommendation: Extend in the current amount for a period of one (1) year.
25. Vista Creek – Performance Bond for Roads, Drainage and Erosion Control located off Old Hillsboro Road - \$479,000
Recommended: Extend in the current amount for a period of one (1) year.
26. Vista Creek – Performance Bond for Landscaping located off Old Hillsboro Road - \$47,484
Recommendation: Extend in the current amount for a period of six (6) months.

27. Vulcan Materials – Performance Bond for Landscaping/Revegetation located off Downs Boulevard - \$70,000
Recommendation: Extend in the current amount for a period of two (2) years.

28. Wyelea, Section 1 – Performance Bond for Water located off Del Rio Pike - \$3,177,000
Recommendation: City of Franklin is requesting this Bond remain in the current amount for a period of one (1) year.

DEFERRAL ITEMS:

ITEM 30

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

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

ITEM 32

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

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

ITEM 33

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

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

ITEM 37

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

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

ITEM 39

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

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

FINAL PLATS:

ITEM 41

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

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 \$267,000. This reduced amount is based on work completed;
2. Posting of a Performance Bond in the amount of \$462,500 for water improvements as specified by Nolensville College Grove Utility District;
3. Prior to consideration of Final Plat approval, the applicant shall submit HOA documents for review and approval by the County Attorney's office. Such documents shall include provisions regarding the protection of the Triune Fortifications on the property. The approved HOA documents must be recorded concurrently with the recording of the Final Plat;
4. In conjunction with Final Plat recordation, Open Space areas containing the Triune Fortifications shall be transferred to the Franklin Battlefield Trust, who will place these areas into a permanent conservation easement;
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.

MOTION TO ACCEPT STAFF RECOMMENDATION

1st _____ 2nd _____ 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: BONTERRA

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

LOCATION: MEEKS ROAD

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
November 2022	Performance RDE	Implemented	\$1,250,000
December 2023	Performance RDE	Reduce to Maint & Extend	\$800,000
December 2024	Maintenance RDE	Extend	\$800,000

LAST ACTION: At the December 2024 meeting, this body extended the Maintenance Bond in the current amount for one (1) year.

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

CURRENT

\$800,000
Maintenance

RECOMMENDED

\$800,000
Maintenance

REVIEWER: MS
DATE: 12/11/2025

ITEM 4

NAME: **DAVENTRY, SECTION 4**

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

LOCATION: TULLOSS RD

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
November 2022	Performance RDE	Implemented	\$325,000
December 2023	Performance RDE	Extend	\$325,000
December 2024	Performance RDE	Extend	\$325,000

LAST ACTION: At the December 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 converted to Maintenance and reduced to the amount of \$163,000 for a period of one (1) year.

CURRENT

\$325,000
Performance

RECOMMENDED

\$163,000
Maintenance

Reviewer: MS
Date: 12/11/2025

ITEM 5

NAME: **DAVENTRY, SECTION 4**

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

LOCATION: TULLOSS RD

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
November 2022	Performance WW Collection System	Implemented	\$20,250
November 2024	Maintenance	Reduced	\$6,075

LAST ACTION: At the November 2022 meeting, staff recommended bond be reduced to maintenance in the amount of \$6,075 for a period of two (2) years.

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

CURRENT

\$20,250
Maintenance

RECOMMENDED

Release

Reviewer: AVH
Date: 12-11-2025

ITEM 6

NAME: **DAVENTRY, SECTION 5**

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

LOCATION: TULLOSS RD

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
November 2022	Performance WW Collection System	Implemented	\$63,000
November 2023	Maintenance	Reduced	\$18,900

LAST ACTION: At the November 2022 meeting, staff recommended bond be reduced to maintenance in the amount of \$18,900 for a period of two (2) years.

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

CURRENT

\$63,000
Maintenance

RECOMMENDED

Release

Reviewer: AVH
Date: 12-11-2025

ITEM 7

NAME: **DAVENTRY, SECTION 5**

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

LOCATION: TULLOSS RD

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
November 2022	Performance Water	Implemented	\$124,420
December 2023	Performance Water	Extend	\$124,420
December 2024	Performance Water	Reduce to Maintenance and Extend	\$18,700

LAST ACTION: At the December 2024 meeting this body granted approval to reduce this bond to maintenance in the amount of \$18,700 for a period of one (1) year.

RECOMMENDATION: Milcrofton Utility District is requesting this bond be released. Staff concurs with this request

CURRENT

\$124,420
Performance

RECOMMENDED

Release

Reviewer: LE
Date: 12/11/2025

ITEM 8

NAME: FARMS AT CLOVERCROFT, SECTION 2

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

LOCATION: CLOVERCROFT RD

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
June 2016	Performance RDE	Implemented	\$300,000
May 2017	Performance RDE	Implemented	\$300,000
May 2018	Performance RDE	Convert to Maintenance & Extend	\$300,000
May 2019	Maintenance RDE	Extend	\$300,000
September 2019	Maintenance RDE	Reduce & Extend	\$225,000
September 2020	Maintenance RDE	Extend	\$225,000
September 2021	Maintenance RDE	Extend	\$225,000
September 2022	Maintenance RDE	Extend	\$225,000
September 2023	Maintenance RDE	Extend	\$225,000
September 2024	Maintenance RDE	Extend	\$225,000
June 2025	Maintenance RDE	Reduced	\$200,000

LAST ACTION: At the June 2025 meeting, this body granted approval to reduce this bond in the amount of \$200,000 for a period of six (6) months.

RECOMMENDATION: Staff visited the site and noted that most of the improvements have been completed, however, there are a few open issues that need to be addressed. Staff recommends that the Maintenance Bond be extended in the current amount for a period of one (1) year, or when Engineering staff has determined the improvements have been completed and the bond is ready for review, whichever comes first.

CURRENT

\$200,000
Maintenance

RECOMMENDED

\$200,000
Maintenance

REVIEWER: MS
DATE: 12/11/2025

ITEM 9

NAME: FARMS AT CLOVERCROFT, SECTION 3

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

LOCATION: CLOVERCROFT ROAD

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
September 2017	Performance RDE	Implemented	\$545,000
September 2018	Performance RDE	Extend	\$545,000
September 2019	Performance RDE	Reduce to Maint & Extend	\$310,000
September 2020	Maintenance RDE	Extend	\$310,000
September 2021	Maintenance RDE	Extend	\$310,000
August 2022	Maintenance RDE	Extend	\$310,000
August 2023	Maintenance RDE	Extend	\$310,000
August 2024	Maintenance RDE	Extend	\$310,000
June 2025	Maintenance RDE	Reduce & Extend	\$200,000

LAST ACTION: At the June 2025 meeting, this body granted approval to reduce the Maintenance Bond to \$200,000 and extend for a period of one (1) year.

RECOMMENDATION: Staff visited the site and noted that most of the improvements have been completed, however, there are a few open issues that need to be addressed. Staff recommends that the Maintenance Bond be extended in the current amount for a period of one (1) year, or when Engineering staff has determined the improvements have been completed and the bond is ready for review, whichever comes first.

CURRENT

\$200,000
Maintenance

RECOMMENDED

\$200,000
Maintenance

REVIEWER: MS
DATE: 12/11/2025

ITEM 10

NAME: FIDDLERS GLEN/COX LADD TREATMENT FACILITY

BOND TYPE: MAINTENANCE BOND FOR LANDSCAPING

LOCATION: OFF LAMPKINS BRIDGE ROAD

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
May 2020	Performance Landscaping	Implemented	\$27,400
January 2024	Performance Landscaping	Extend	\$27,400
July 2024	Performance Landscaping	Reduce to Maint & Extend	\$3,000
July 2025	Maintenance Landscaping	Extend	\$3,000

LAST ACTION: At the July 2025 meeting, this body granted approval to extend this maintenance bond in the amount of \$3,000 for a period of six (6) months.

RECOMMENDATION: Staff visited the site and noted the landscaping had not been installed. Staff recommends, this bond be extended in the current amount for a period of six (6) months and request the project be completed prior to the next review.

CURRENT

\$3,000
Maintenance

RECOMMENDED

\$3,000
Maintenance

Reviewer: OCW
Date: 12/11/2025

ITEM 11

NAME: MCDANIEL ESTATES, SECTION 3

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

LOCATION: MCDANIEL ROAD

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
November 2020	Performance RDE	Implemented	\$614,000
December 2021	Performance RDE	Extend	\$614,000
December 2022	Performance RDE	Extend	\$614,000
June 2023	Performance RDE	Extend	\$614,000
December 2023	Performance RDE	Reduce to Maint & Extend	\$307,000
December 2024	Maintenance RDE	Extend	\$307,000

LAST ACTION: At the December 2024 meeting, this body granted approval to extend the Maintenance Bond in the amount of \$307,000 for a period of one (1) year.

RECOMMENDATION: The Applicant has requested a bond release, and staff has visited the site to review the improvements that have been made. There are several items that need to be addressed prior to release. Staff recommends that the Maintenance Bond be reduced to \$200,000 for a period of one (1) year, or when Engineering staff has determined that the improvements have been completed and the bond is ready for review, whichever comes first.

CURRENT

\$307,000
Maintenance

RECOMMENDED

\$200,000
Maintenance

REVIEWER: MS
DATE: 12/11/2025

ITEM 12

NAME: REEDS VALE AMENITY CENTER

BOND TYPE: PERFORMANCE BOND FOR LANDSCAPING

LOCATION: OFF LAMPKINS BRIDGE ROAD

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
November 2023	Performance Landscaping	Implemented	\$29,755
December 2024	Performance Landscaping	Extend	\$29,755
June 2025	Performance Landscaping	Extend	\$29,755

LAST ACTION: At the June 2025 meeting, this body granted approval to extend this bond in the current amount for a period of six (6) months.

RECOMMENDATION: Staff visited the site and noted most of the landscaping has been installed, however there are some plants that did not survive. Staff recommends this bond be extended in the current amount for a period of six (6) months to allow completion.

CURRENT

\$29,755
Performance

RECOMMENDED

\$29,755
Performance

Reviewer: OCW
Date: 12/11/2025

ITEM 13

NAME: REEDS VALE AMENITY CENTER

BOND TYPE: PERFORMANCE BOND FOR WASTEWATER COLLECTION SYSTEM

LOCATION: OFF LAMPKINS BRIDGE ROAD

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
November 2023	Performance WW Collection	Implemented	\$6,600
December 2024	Performance WW Collection	Extend	\$6,600

LAST ACTION: At the December 2024 meeting, it was recommended this bond be extended in the current amount for a period of one (1) year.

RECOMMENDATION: Construction has been completed. However, we are not in receipt of the required certification letter from the utility provider. Accordingly, it is recommended this bond be extended in the current amount for a period of one (1) year.

CURRENT

\$6,600
Performance

RECOMMENDED

\$6,600
Performance

Reviewer: AVH
Date: 12/11/2025

ITEM 14

NAME: REEDS VALE, SECTION 2

BOND TYPE: PERFORMANCE BOND FOR LANDSCAPING

LOCATION: OFF LAMPKINS BRIDGE ROAD

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
December 2023	Performance Landscaping	Implemented	\$46,849
December 2024	Performance Landscaping	Extend	\$46,849
June 2025	Performance Landscaping	Extend	\$46,849

LAST ACTION: At the June 2025 meeting, this body granted approval to extend this bond in the current amount for a period of six (6) months.

RECOMMENDATION: Staff visited the site and noted the landscaping has not been completed. Staff recommends this bond be extended in the current amount for a period of six (6) months.

CURRENT

\$46,849
Performance

RECOMMENDED

\$46,849
Performance

Reviewer: OCW
Date: 12/11/2025

ITEM 15

NAME: REEDS VALE, SECTION 2

BOND TYPE: PERFORMANCE BOND FOR WASTEWATER COLLECTION SYSTEM

LOCATION: OFF LAMPKINS BRIDGE ROAD

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
December 2023	Performance WW Collection System	Implemented	\$459,000
December 2024	Performance WW Collection System	Extended	\$459,000

LAST ACTION: At the December 2024 meeting, it was recommended this bond be extended in the current amount for a period of one (1) year.

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

CURRENT

\$459,000
Performance

RECOMMENDED

\$459,000
Performance

Reviewer: AVH
Date: 12/11/2025

ITEM 16

NAME: REEDS VALE, SECTION 2

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

LOCATION: OFF LAMPKINS BRIDGE ROAD

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
December 2023	Performance RDE	Implemented	\$1,400,000
December 2024	Performance RDE	Extended	\$1,400,000

LAST ACTION: At the December 2024 meeting, Staff recommended that the Performance Bond be extended in the current amount for a period of one (1) year.

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

CURRENT

\$1,400,000
Performance

RECOMMENDED

\$1,000,000
Performance

Reviewer: MS
Date: 12/12/2024

ITEM 17

NAME: ST. BARBARA'S COPTIC CHURCH

BOND TYPE: MAINTENANCE BOND FOR LANDSCAPING

LOCATION: OFF CLOVERCROFT ROAD

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
July 2023	Performance Landscaping	Implemented	\$213,917
December 2024	Performance Landscaping	Defer	\$213,917
January 2025	Performance Landscaping	Reduce to Maintenance & Extend	\$65,000

LAST ACTION: At the January 2025 meeting, Staff recommends this bond be reduced to maintenance in the amount of \$65,000 for a period of one (1) year.

RECOMMENDATION: Staff visited the site and noted most of the landscaping has been installed, however there are some plants that did not survive. Staff recommends this bond be extended in the current amount for a period of six (6) months to allow completion.

CURRENT

\$65,000
Maintenance

RECOMMENDED

\$65,000
Maintenance

Reviewer: OCW
Date: 12/11/2025

ITEM 18

NAME: STARNES CREEK, SECTION 1

BOND TYPE: MAINTENANCE BOND FOR WASTEWATER COLLECTION SYSTEM

LOCATION: OFF MEEKS ROAD

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
November 2022	Performance WW Collection System	Implemented	\$100,000
December 2023	Performance WW Collection System	Reduce to Maintenance and Extend	\$30,000

LAST ACTION: At the December 2023 meeting, this body granted approval to reduce this bond to maintenance in the amount of \$30,000 for a period of two (2) years.

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

CURRENT

\$30,000
Maintenance

RECOMMENDED

Release

Reviewer: AVH
Date: 12-14-2023

ITEM 19

NAME: THE GROVE, SECTION 14

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

LOCATION: OFF ARNO ROAD

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
November 2020	Performance RDE	Implemented	\$850,000
December 2021	Performance RDE	Reduce to Maint & Extend	\$623,000
December 2022	Maintenance RDE	Extend	\$623,000
December 2023	Maintenance RDE	Extend	\$623,000
December 2024	Maintenance RDE	Extend	\$623,000

LAST ACTION: At the December 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 most of the improvements have been completed, however, the applicant is currently working through the punch list items. Staff recommends that the Maintenance Bond be reduced to the amount of \$425,000 for a period of one (1) year, or when Engineering staff has determined the improvements have been completed and the bond is ready for review, whichever comes first.

CURRENT

\$623,000
Maintenance

RECOMMENDED

\$425,000
Maintenance

Reviewer: MS
Date: 12/11/2025

ITEM 20

NAME: THE GROVE, SECTION 15

BOND TYPE: MAINTENANCE BOND FOR WASTEWATER COLLECTION SYSTEM

LOCATION: OFF ARNO ROAD

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
November 2021	Performance WW Collection System	Implemented	\$324,300
December 2022	Performance WW Collection System	Extend	\$324,300
December 2023	Performance WW Collection System	Reduced to Maintenance and Extend	\$97,290

LAST ACTION: At the December 2023 meeting, this body granted approval to reduce the bond to maintenance and extend for a period of two (2) years.

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

CURRENT

\$97,290
Maintenance

RECOMMENDED

Release

Reviewer: AVH
Date: 12-11-2025

ITEM 21

NAME: THE MILL AT BOND SPRINGS, SECTION 2

BOND TYPE: MAINTENANCE 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
November 2020	Performance RDE	Implemented	\$275,000
December 2021	Performance RDE	Extend	\$275,000
December 2022	Performance RDE	Extend	\$275,000
December 2023	Performance RDE	Convert to Maint & Extend	\$275,000
December 2024	Maintenance RDE	Extend	\$275,000

LAST ACTION: At the December 2024 meeting, this body granted approval to extend this Maintenance Bond in the current amount for a period of one (1) year.

RECOMMENDATION: Staff has 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

\$275,000
Maintenance

RECOMMENDED

\$275,000
Maintenance

REVIEWER: MS
DATE: 12/11/2025

ITEM 22

NAME: TROUBADOUR, SECTION 11B

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

LOCATION: Club View Drive

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
October 2023	Performance RDE	Implemented	\$978,000
December 2024	Performance RDE	Reduced	\$489,000

LAST ACTION: At the December 2024 meeting, Staff recommended that the Performance Bond be reduced to the amount of \$489,000 for a period of one (1) year.

RECOMMENDATION: Staff visited the site and noted that some improvements have been made. Staff recommends that the Performance Bond be reduced to the amount of \$367,000 for a period of one (1) year.

CURRENT

\$489,000
Performance

RECOMMENDED

\$367,000
Performance

Reviewer: MS
Date: 12/11/2025

ITEM 23

NAME: TROUBADOUR, SECTION 11B

BOND TYPE: PERFORMANCE BOND FOR WASTEWATER COLLECTION SYSTEM

LOCATION: OFF CLUB VIEW DRIVE

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
October 2023	Performance WW Collection System	Implemented	\$107,600
December 2024	Performance WW Collection System	Extended	\$107,600

LAST ACTION: At the December 2024 meeting, this body granted approval for this bond be extended in the current amount for a period of one (1) year.

RECOMMENDATION: Build-out for this Section of the development has not been achieved, and we are not in receipt of the required certification letter from the utility provider. Accordingly, it is recommended this bond be extended in the current amount for a period of one (1) year.

CURRENT

\$107,600
Performance

RECOMMENDED

\$107,600
Performance

Reviewer: AVH
Date: 12/11/2025

ITEM 24

NAME: TROUBADOUR WASTEWATER (aka TROUBADOUR, SECTION 1)

BOND TYPE: PERFORMANCE BOND FOR WASTEWATER TREATMENT AND DISPOSAL SYSTEM

LOCATION: OFF CLUB VIEW DRIVE

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
November 2015	Performance WW Treatment & Disposal	Implemented	\$537,000
October 2016 - 2022	Performance WW Treatment & Disposal	Extend	\$537,000
December 2023	Performance WW Treatment & Disposal	Revised, Increase & Extend	\$1,427,000
December 2024	Performance WW Treatment & Disposal	Extend	\$1,427,000

LAST ACTION: At the December 2024 meeting, it was recommended this bond be extended in the current amount for a period of one (1) year.

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

CURRENT

\$1,427,000
Performance

RECOMMENDED

\$1,427,000
Performance

Reviewer: AVH
Date: 12/11/2025

ITEM 25

NAME: VISTA CREEK

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

LOCATION: OFF OLD HILLSBORO ROAD

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
November 2024	Performance RDE	Establish	\$479,000

LAST ACTION: At the November 2024 meeting, this body granted approval of this final plat with the following conditions: 1) Establishment of a Performance Bond for Roads, Drainage and Erosion control in the amount of \$479,000; 2) Establishment of a Performance Bond for Landscaping Improvements in the amount of \$47,484; 3) Establishment of a Maintenance Bond for Water Improvements in favor of HB&TS Utility District in the amount of \$494,000; 4) Execution of performance agreements for the above referenced sureties; 5) Dedication of right-of-way thirty (30) feet off the centerline of Old Hillsboro Road; 6) The approved HOA documents must be recorded concurrently with the recording of the Final Plat; 7) Execution of a Stormwater maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and 8) Submission of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the plat.

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

CURRENT

\$479,000
Performance

RECOMMENDED

\$479,000
Performance

Reviewer: MS
Date: 12/11/2025

ITEM 26

NAME: VISTA CREEK

BOND TYPE: PERFORMANCE BOND FOR LANDSCAPING

LOCATION: OFF OLD HILLSBORO ROAD

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
November 2024	Performance Landscaping	Implemented	\$47,484

LAST ACTION: At the November 2024 meeting, this body granted approval of this final plat with the following conditions: 1) Establishment of a Performance Bond for Roads, Drainage and Erosion control in the amount of \$479,000; 2) Establishment of a Performance Bond for Landscaping Improvements in the amount of \$47,484; 3) Establishment of a Maintenance Bond for Water Improvements in favor of HB&TS Utility District in the amount of \$494,000; 4) Execution of performance agreements for the above referenced sureties; 5) Dedication of right-of-way thirty (30) feet off the centerline of Old Hillsboro Road; 6) The approved HOA documents must be recorded concurrently with the recording of the Final Plat; 7) Execution of a Stormwater maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and 8) Submission of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the plat.

RECOMMENDATION: Staff visited the site and noted most of the landscaping has been installed, however there are some plants that did not survive. Staff recommends this bond be extended in the current amount for a period of six (6) months to allow completion.

CURRENT

\$47,484
Implement

RECOMMENDED

\$47,484
Performance

Reviewer: OCW
Date: 12/11/2025

ITEM 27

NAME: VULCAN MATERIALS

BOND TYPE: PERFORMANCE BOND FOR LANDSCAPING/REVEGETATION

LOCATION: OFF DOWNS BLVD

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

MTG	BOND TYPE	ACTION TAKEN	BOND AMOUNT
January 1998	Performance	Implemented	\$42,000
December 99-04	Performance	Review Only	\$42,000
December 2005	Performance	Review Only & Increase	\$48,500
February 07-10	Performance	Review Only	\$48,500
December 2011	Performance	Review & Increase	\$63,350
December 12-20	Performance	Review Only	\$63,350
December 2021	Performance	Review & Increase	\$70,000
December 2022	Performance	Review Only	\$70,000
December 2023	Performance	Review Only	\$70,000
December 2024	Performance	Extend	\$70,000

LAST ACTION: At the December 2024 meeting, this body granted approval to extend this bond in the current amount for a period of one (1) year.

RECOMMENDATION: This project is still ongoing and expected to be entering the completion stage within the next four (4) years. Staff recommends that this bond be extended in the current amount for two (2) year.

CURRENT

\$70,000
Performance

RECOMMENDED

\$70,000
Performance

Reviewer: LE
Date: 12/11/2025

ITEM 28

NAME: WYELEA, SECTION 1

BOND TYPE: PERFORMANCE BOND FOR WATER

LOCATION: OFF DEL RIO PIKE

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

MTG	BOND TYPE	ACTION TAKEN	BOND AMOUNT
January 2024	Performance Water	Implemented	\$3,177,000

LAST ACTION: At the January 2024 meeting, this body granted approval of this subdivision with the following conditions: 1.) Establishment of a Performance Bond for Roads, Drainage and Erosion control in the amount of \$1,263,000; 2.) 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; 3.) Establishment of a Maintenance Bond for Water Improvements in favor of the City of Franklin in the amount of \$3,177,000; 4.) Execution of performance agreements for the above referenced sureties; 5.) Submittal of the corrected HOA documents and Club 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; 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.

RECOMMENDATION: City of Franklin is requesting this bond stay in the current in the amount for a period of one (1) year. Staff concurs with this request.

CURRENT

\$3,177,000
Performance

RECOMMENDED

\$3,177,000
Performance

Reviewer: LE
Date: 12/03/2025

ITEM 30

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

Area	5.0 acres
Lots	1
Zoning	Municipal Growth Area – 1 (MGA-1)
Water	Nolensville/College Grove Utility District
Sewer	Individual Septic System
Development Option	Traditional Subdivision
Chapter 1101 Status	Rural
Map and Parcel	59—091.10
File Number	(1-2025-323)

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

ITEM 31

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

Attachment	31-1	Preliminary Plat
	31-2	Aerial Photograph
Area	54.92 acres	
Zoning	Rural Development – 5 (RD-5)	
Lots	5	
Water	Milcrofton Utility District	
Sewer	Individual Septic Systems	
Development Options	Large Lot Easement	
Chapter 1101 Status	Rural	
Map and Parcel	116—057.00	
File Number	(1-2025-325)	

The subject parcel is approximately fifty-five (55) acres in size and is located off Gosey Hill Road, approximately one-third (1/3) of a mile south of Crowder Road. The applicant is requesting approval of a Large Lot Easement Subdivision in order to create five (5) lots off a new fifty-foot (50') ingress/egress/utilities easement.

The site contains natural resources requiring protection, including steep slopes, a Waterway Natural Area (WNA), wetlands and tree canopy. All Zoning Ordinance requirements, including those regarding the protection of natural resources, have been met.

The applicant is proposing individual septic systems for the lots, and the Williamson County Department of Sewage Disposal Management has approved the request. Water will be provided by Milcrofton Utility District. As no fire hydrants are proposed, building envelopes have been separated by 200 feet and as required in Section 3.05 (B) (2) (b) (i) of the Subdivision Regulations, fire sprinkler systems shall be installed in all habitable structures on all lots.

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

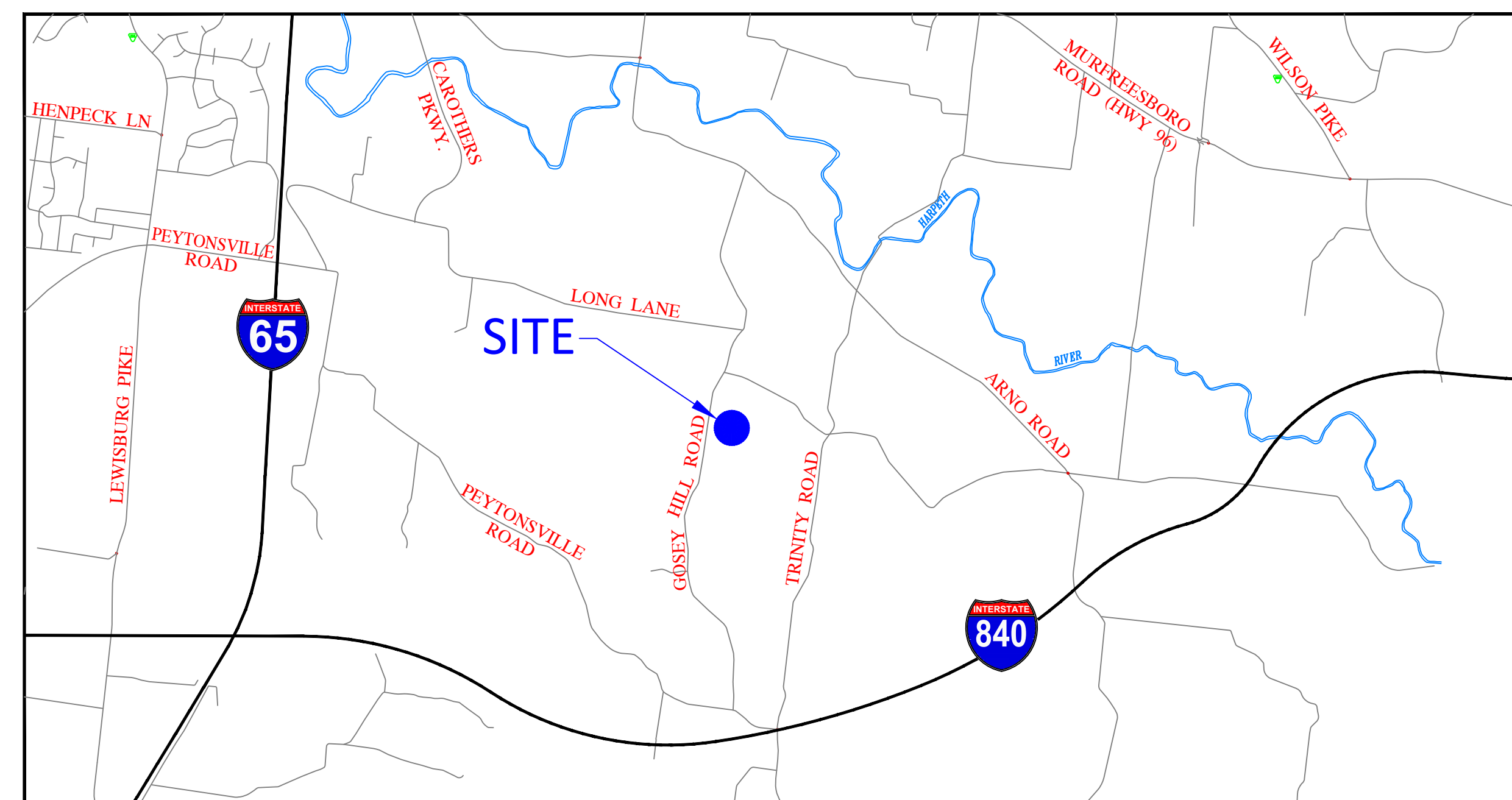
1. A Notice of Coverage issued by TDEC will be required prior to the issuance of a Land Disturbance Permit;
2. A Land Disturbance Permit must be obtained for the overall development;

3. Prior to submittal of the Final Plat, driveway and drainage infrastructure must be complete, consistent with Zoning Ordinance requirements. The applicant shall notify Staff in order to conduct the required inspection; and
4. Satisfaction of Section 3.05 of the Subdivision Regulations, as it pertains to fire sprinkler systems on all five (5) lots.

PRELIMINARY PLAT

Emerson Ridge Subdivision

Williamson County, Tennessee
4356 Gosey Hill Road, Franklin, TN. 37064



NOT TO SCALE

INDEX OF SHEETS

C0.0	TITLE SHEET
1-3	SURVEYOR PLAT DOCUMENTS
C0.1	EXISTING CONDITIONS
C0.2	NATURAL RESOURCES
C0.3	SOILS
C1.0	PROPOSED PLAN
C1.1	PROPOSED SEPTIC LAYOUT

ATTACHMENT 31-1A

THE SUBDIVISION NAME, EMERSON RIDGE, HAS BEEN APPROVED BY THE WILLIAMSON COUNTY DEPT. OF EMERGENCY COMMUNICATIONS, 7-28-25

ALL WORK TO BE CONDUCTED IN ACCORDNACE WITH WILLIAMSON COUNTY'S SUBDIVISION REGULATIONS AND ZONING ORDINANCES.

THIS PROJECT TO BE CONSTRUCTED UNDER THE STANDARD SPECIFICATIONS OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION DATED: JANUARY 1, 2021 AND ADDITIONAL SPECIFICATIONS AND SPECIAL PROVISIONS CONTAINED IN THE CONSTRUCTION DOCUMENTS.

WILLIAMSON COUNTY, TENNESSEE

Tax Map 116, P/O Parcel 57.00, 54.92 Acres

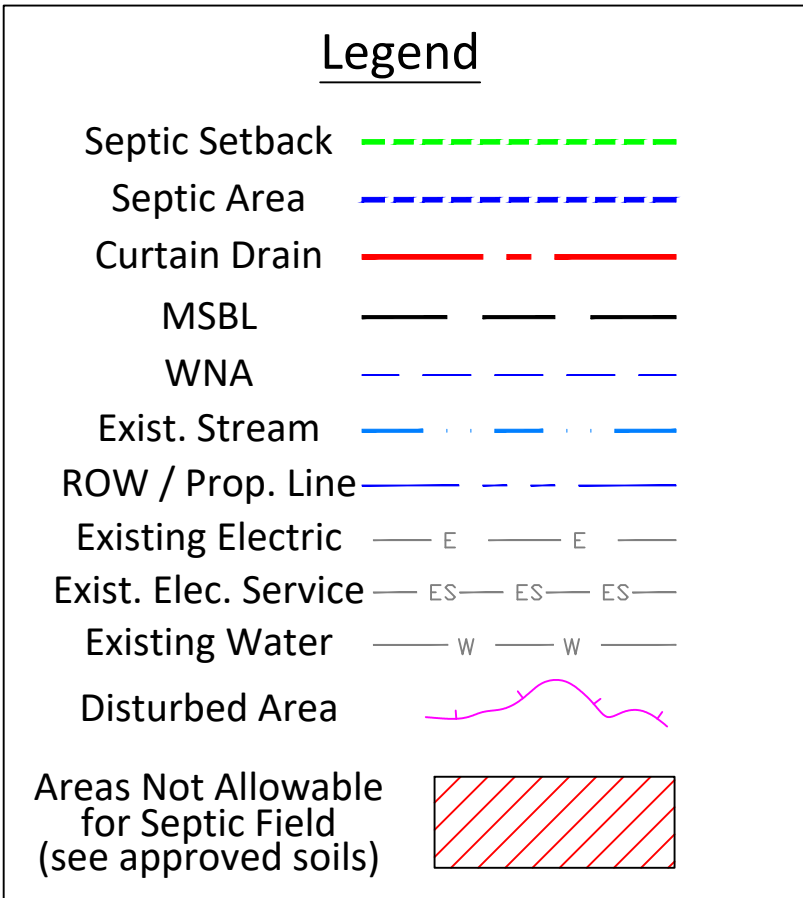
(OWNERSHIP)
Deed Book 1892, Page 552
Paul Arnold
4356 Gosey Hill Road
Franklin, TN 37064
P - 615.513.4240
E - arnoldracer5@gmail.com

(ENGINEERING)
SULLIVAN ENGINEERING, INC.
Richard "Dickie" Sullivan
P.O. Box 1708
Brentwood, TN 37024
P - 615.319.1855
E - dickie@sullivanengineering.com

(SURVEYING)
JTA LAND SURVEYING, INC.
Greg Terry, RLS
2603 Elm Hill Pike, Suite K
Nashville, TN 37214
P - 615.490.6920
E - gregt.jta@comcast.net

September 30, 2025
Re-submittal December 1, 2025





Tax Map 116 - Parcel 61.00
James Jr. &
Richard Crowder
Book 9262, Page 531
R.O.W.C., TN

Subsurface Sewage Disposal Notes:

1. Any cutting, filling, compaction or disturbance from their natural state, of any soil areas reserved for sewage disposal, shall result in revocation of the lot approval. Additionally, the Department shall have the authority to refuse to grant a Construction Permit or may revoke a Construction Permit where the integrity of the proposed subsurface sewage disposal system has been compromised.
2. 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 encroach within 10 feet of the boundaries of the soil areas reserved for sewage disposal.
4. Curtain/interceptor/drawdown drains may be required on any all lots.
5. No cutting, filling, compaction or any disturbance of the areas reserved for sewage disposal shall be allowed.
6. The limits of all excavations greater than 18 inches in depth, made for the purpose of house construction (or any other type of building construction), shall be kept 25 feet 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 building 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, patios, swimming pools, 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 Management*, 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 platted disposal field areas by a minimum of 10 feet.
11. All plumbing fixtures are to be of the water conservative type, including low volume flush toilets (1.6 gallons or less), 1.5 to 2.0 gallons per minute shower heads, and faucet aerators.
12. 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.
13. Designated sewage disposal areas platted in accordance with acceptable soil areas field mapped by the Department of Sewage Disposal Management.
14. CONVO denotes that this lot is served by a conventional septic system.
15. LPP denotes that this lot is served by a Low Pressure Pipe system, which is an alternative means of sewage disposal.
16. MLPP denotes that this lot is served by a modified Low Pressure Pipe system, which is an alternative means of sewage disposal. MLPP systems require 6 to 10 inches of compactible soil fill material to be incorporated onto the designated or platted sewage disposal area, under Department of Sewage Disposal Management supervision.
17. Before a permit to construct an LPP or MLPP system can be issued, detailed site and design plans for the LPP or MLPP 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.
18. 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.
19. All platted sewage disposal areas shall 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 then shall be field checked and verified by the Department of Sewage Disposal Management prior to the issuance of the septic permit.
20. No water source, wells or springs are to be drilled or constructed within 50 feet of any portion or component of the septic system. This includes the septic tank, tightlines, alternating valves, or the designated or platted sewage disposal field area.
21. 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.
22. No irrigation system shall encroach or enter within 10 feet of the boundaries of the designated platted SSDS. It shall also be located a minimum of 5' away from drainage improvement practices associated with the SSDS.
23. Prior to installation, the location of the well, spring, cistern or private water source must be approved by the Williamson County Department of Sewage Disposal Management.
24. Location of a well, spring, cistern or private water source must be a minimum of 50 feet away from any sewage disposal area, including those located upon adjacent lots.
25. Exact location of the water source (i.e., well, spring, cistern or private water source) must be field located by a surveyor or engineer on a copy of this plat and submitted to the Williamson County Department of Sewage Disposal Management for review and record keeping purposes.
26. There shall be no sewage bearing conveyances (pipes, supply lines, manifolds, septic, or pump tanks, etc.) located within 50 feet of any and all wells(s) on this property.

SSDS COMPONENTS CROSSING UTILITIES (AND THEIR RELATED EASEMENTS) IN ADDITION TO DRIVEWAYS, ACCESS EASEMENTS, ETC:

27. Any and all SSDS components (including but not limited to certain drains, sewage supply lines, manholes, etc.), shall be sheathed and bedded (as per specifications from WCDSDM) where they cross any driveway, access easement, utility lines (and their related easements). The sheathing shall extend from a point 10 feet prior to entering any easement and shall extend throughout the length of the driveway or easement. The sheathing shall not be less than the limit 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 Schedule 80 PVC or ductile iron and be bedded in 12 inches of gravel.
28. Curtain, interceptor and draw-down drains may be required on all plots. As such, they shall be installed to the location and routing depicted on this plan. However, the drains as shown hereon may be subject to change at the sole discretion of the Williamson County Department of Sewage Disposal Management as deemed necessary 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 a lot-by-lot basis.
29. Lots 1 and 2 are restricted to one 5-bedroom single family dwelling. Lot 3 is Restricted to one 2-bedroom Principal "1" Residence, one existing 2-bedroom Principal "2" Residence, and one 2-bedroom Accessory Dwelling Unit. Lot 4 is restricted to one 8-bedroom single family dwelling. Lot 5 is restricted to one 6-bedroom single family dwelling.
30. All existing natural drainage patterns shall be maintained, and no 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.
32. This property is served by Microton Utility District.

1200-4-9.17
Geothermal Well Construction Standards for
Closed Loop Geothermal Boreholes

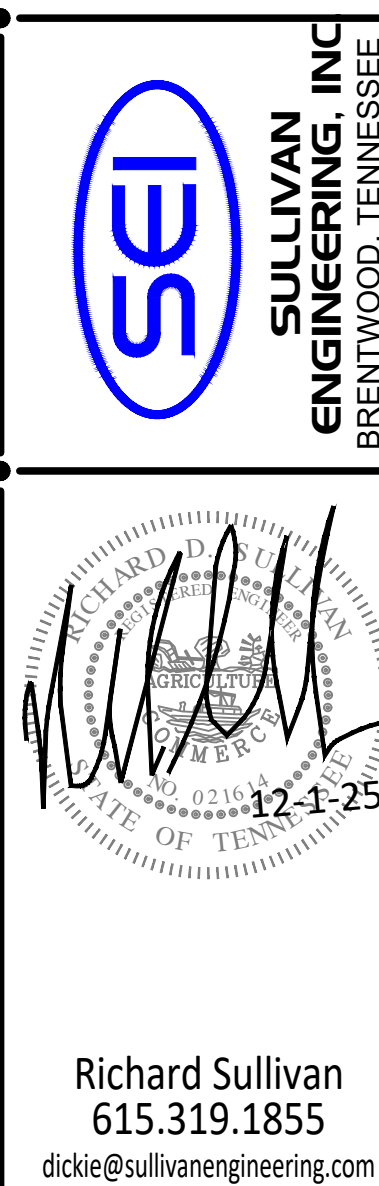
Source of Structure	Minimum Distances
Sewer Lines	10 Feet
Septic Tanks	25 Feet
Springs	100 Feet
Septic Drain Fields	25 Feet
Water Wells	100 Feet
House to Septic Tank Connection	10 Feet

CONDITIONAL APPROVAL NOTE:

The existing residence on Lot 3, built in 1880 and depicted on this plat, is served by a (undocumented), (non-conforming) subsurface sewage disposal system (SSDS). The existing residence had what appeared to be 2 bedrooms and functioned as a single family residence for many years, and the system for the existing house was found and located via Pin Flagging. The existing (conventional) subsurface sewage disposal system can remain in use until failure, at which point the existing conventional SSDS must be abandoned under supervision of the Williamson County Department of Sewage Disposal Management (WCDSDM).

Upon abandonment, a new Conventional System (CS) SSDS must be installed in Area "A" or "B" of the designated Back Up Area (Primary Area #2), as dedicated upon this plat, specifically for this purpose. Approval must be obtained from the WCDSDM prior to any construction activities being conducted upon this site.

Once completed, inspected, and approved by WCDSDM, the new SSDS Back Up Areas A & B will be restricted to no more than one-(2) bedroom single family dwelling.



Emerson Ridge
Subdivision

PRELIMINARY PLAT

SEPTIC PLAN

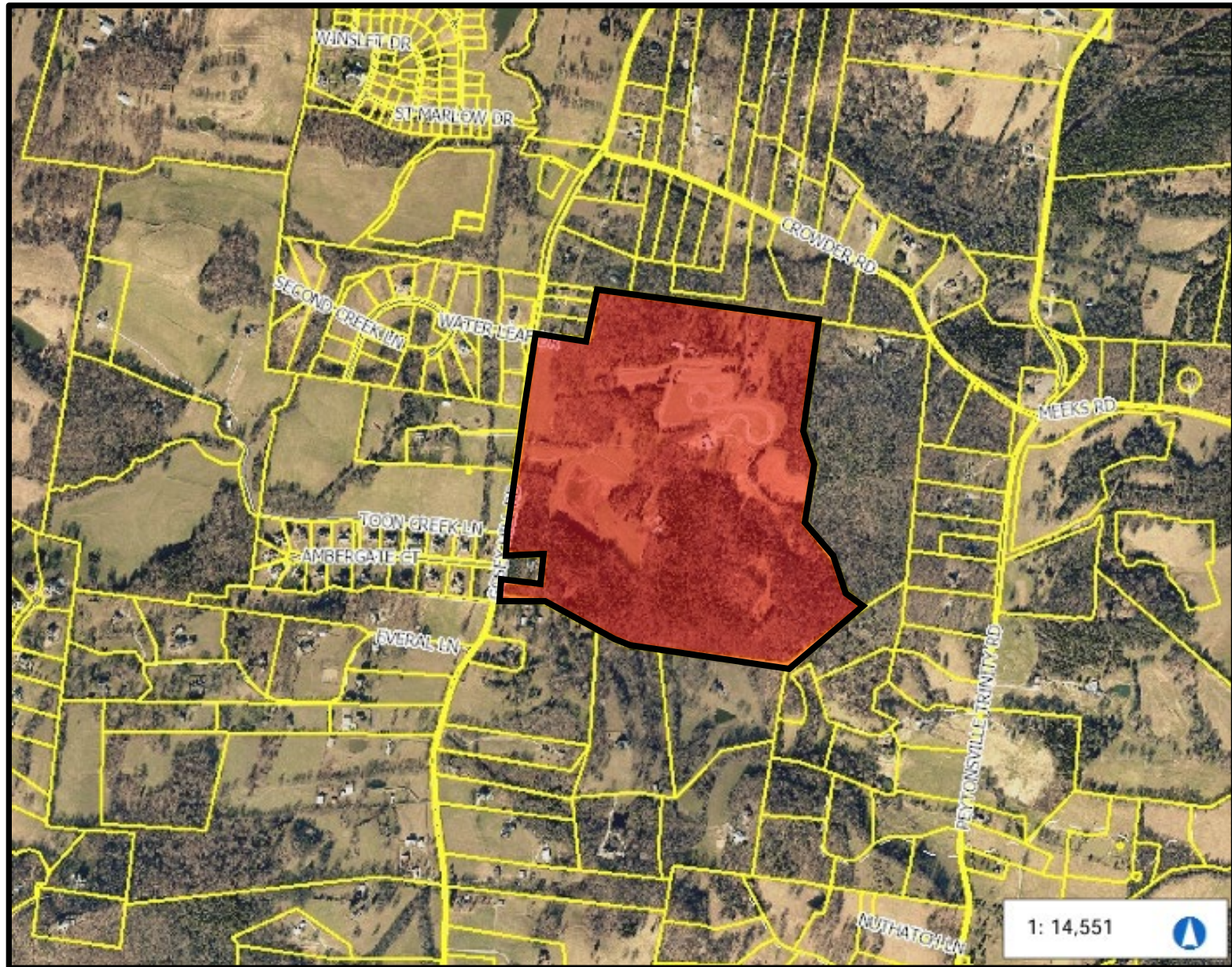
REVISIONS

[illegible]

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USE BY ANY PARTY NOT EXPRESSLY STATED HEREON
SHALL BE CONSIDERED UNAUTHORIZED AND IN VIOLATION
OF COPYRIGHT LAWS.

C1.1

ATTACHMENT 31-2



ITEM 32

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

Area	615.28 acres
Lots	449 lots (0.73 DU/A)
Zoning	Rural Development-1 (RD-1)
Water	Milcrofton Utility District
Sewer	Nontraditional Wastewater Treatment and Disposal System
Development Option	Conservation Subdivision
Chapter 1101 Status	Rural
File Number	(1-2025-209)

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

ITEM 33

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

Area	356 acres
Lots	235 Lots (0.66 DU/A)
Zoning	Rural Development-1 (RD-1) and Rural Development-5 (RD-5)
Water	Milcrofton Utility District
Sewer	Nontraditional Wastewater Treatment and Disposal System
Development Option	Conservation Subdivision
Chapter 1101 Status	Rural
File Number	(1-2025-210)

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

ITEM 34

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

Attachment 34-1 Proposed Amendment
34-2 Resolution

File Number (6-2025-605)

Recently, County Commissioners have raised concerns that some utility companies are advising the Planning Commission of the ability to serve utilities to a proposed development, but then Staff later learning that the facilities to which the proposed development will connect has an active violation with the Tennessee Department of Environment and Conservation. Not wishing to further burden a water or wastewater facility with additional lots while a facility is actively working to upgrade or repair services, Planning Staff thought it would be best to update the information required when a development is proposed related to the availability of water and wastewater treatment, including whether a proposed facility is in good standing and what facility upgrades may be needed to serve the proposed development.

A public hearing was conducted at the October Planning Commission meeting, after which the Planning Commission deferred consideration of the amendment until some comments could be addressed, at the request of Staff.

The attached proposed amendments are revised from the October 2025 version to better address what information is needed from utility providers at different stages of a development. These proposed amendments will require more detail in a water availability letter and a description of what infrastructure improvements may be needed and who may be responsible for those required improvements. The attached amendments related to the availability of the treatment of wastewater also require additional detail, the differences in the detail of which depend upon the type of treatment proposed. There is also a requirement that the utility confirm that the facility proposed to accept the additional wastewater flow is not in a position where it cannot accept the additional flow due to any outstanding violations or require upgrades.

It is the intent of these amendments to ensure that the Planning Commission has sufficient information necessary to determine if a proposed development is appropriate in the given location due to the availability, or lack thereof, of sufficient utility support. Staff believes this Text Amendment will address these concerns raised by the County Commissioners and recommends approval of the proposed Text Amendment, and that the attached Resolution be forwarded to the County Commission with a recommendation for adoption.

ATTACHMENT 34-1

Amend Article 3, Section 3.05: Water and Sewer Availability

Currently Reads:

Except as provided in Section 20.05(A): Major Site Planning Required, all applications for development shall include proof of the availability of potable water and proper treatment and disposal of wastewater in accordance with applicable County and State regulations, including but not limited to, the Williamson County Subdivision Regulations, Regulations Governing On-site Sewage Disposal Systems of Williamson County, and Article 20: Article 20: Nontraditional Wastewater Treatment and Disposal Systems.

Proposed to Read:

- (A)** Except as provided in Section 20.05(A): Major Site Required, all applications for development shall include proof of the availability of potable water and proper treatment and disposal of wastewater in accordance with applicable County and State regulations, including but not limited to, the Williamson County Subdivision Regulations, Regulations Governing On-site Sewage Disposal Systems of Williamson County, and Article 20: Nontraditional Wastewater Treatment and Disposal Systems.
- (B) Proof of Availability of Water Shall Include the Following:**
- (1)** At the Concept Plan stage, a letter from the water provider indicating that sufficient water supply is available to serve the development.
 - (2)** At the Preliminary Plat stage as well as for Site Plans for nonresidential development, information from the water provider describing what infrastructure improvements, if any, are required in order to serve the proposed development, who is responsible for completing those improvements and, if it is the water provider, the proposed timeline for completing those improvements. The proof of availability should also include confirmation that sufficient water supply will be available for the proposed development, upon completion of the necessary improvements, for potable water as well as required fire flows. Proof may be provided in the form of a letter from an authorized representative of the water provider to the applicant.
 - (3)** At the Final Plat stage, as well as for Site Plans for nonresidential development, a letter from the water provider specifying the type and amount of surety that the water provider is requiring to guarantee the improvements, if any.
- (C) Proof of Availability of the Proper Treatment and Disposal of Wastewater Shall Include the Following:**
- (1) If a Municipal or Utility District Owned/Operated Wastewater System (Sewer Provider):**
 - a)** At the Concept Plan stage, a letter from the sewer provider indicating that sufficient capacity is available to serve the development.
 - b)** At the Preliminary Plat stage as well as for Site Plans for nonresidential development, information from the sewer provider describing what infrastructure improvements, if any, are required in order to serve the proposed development, who is responsible for completing those improvements and, if is the sewer provider, the proposed timeline for completing those improvements. The proof of availability should also include confirmation that sufficient capacity will be available for the proposed development, upon completion of the necessary improvements. Proof may be provided in the form of a letter from an authorized representative of the sewer provider to the applicant.
 - c)** At the Final Plat stage, as well as for Site Plans for nonresidential development, a letter from the sewer provider specifying the type and amount of surety that the sewer provider is requiring to guarantee the improvements, if any.

ATTACHMENT 34-1

(2) If the Treatment and Disposal of Wastewater will be Addressed via Individual Subsurface Sewage Disposal Systems:

- a) At the Concept Plan stage, proof that the soils areas needed to serve the number of proposed lots should be provided, in the form of an approved soils map.
- b) At the Preliminary Plat stage, Final Plat stage, as well as for Site Plans for nonresidential development, approval of the Department of Sewage Disposal Management of the proposed subsurface sewage disposal areas.

(3) If a Private Utility Company will Own/Operate a Proposed or Existing Wastewater Treatment and Disposal System:

- a) For Residential Development, at the Concept Plan stage, submittal of a nontraditional wastewater treatment and disposal system site plan in accordance with Article 20; with said nontraditional wastewater treatment and disposal system site plan approval required prior to approval of a residential development served by said system.
- b) For Nonresidential Development, submittal of the Site Plan for the nonresidential use including the nontraditional wastewater treatment and disposal system in accordance with Article 20. If a new Nonresidential Development will utilize an existing nontraditional wastewater treatment and disposal system, proof of the capacity to serve the proposed use must be provided and confirmed by Williamson County and TDEC at the time of submittal of the Nonresidential development site plan.
- c) For both (3)(a) and (3)(b) above, additional proof must be provided that said treatment facility is not subject to a violation with the Tennessee Department of Environment and Conservation, that would prevent the provider from, or affect its ability to, legally accept the proposed capacity. Proof of the above may be provided in the form of a letter from TDEC confirming same or an affidavit from an authorized representative of the private utility company attesting to same, on a form approved by the County.

- (D)** The proof of availability described herein shall be submitted as part of the submittal packet for each application submitted for review and shall be included as part of the submittal packet at every stage or phase of the development described herein and said proof of availability shall not have been executed more than six (6) months before submittal of same.

ATTACHMENT 34-2

RESOLUTION NO. _____

Requested by: County Commission

A RESOLUTION TO AMEND ARTICLE 3 OF THE ZONING ORDINANCE REGARDING UTILITY AVAILABILITY FOR NEW DEVELOPMENT

WHEREAS, on May 14, 2012, the Board of County Commissioners adopted the current Zoning Ordinance and Official Zoning Map, and established an effective date of January 1, 2013; and

WHEREAS, currently the County requires that any proposed development provide a letter of availability of water service and proof of the treatment of wastewater;

WHEREAS, recently, County Commission members have expressed concerns that some of those letters do not tell the whole story, where a utility may be able to serve a proposed development but that the facility is not in good standing with the Tennessee Department of Environment and Conservation; and

WHEREAS, oftentimes letters of availability are dependent upon improvements to utility infrastructure in order to fully accommodate the proposed development, and that information would be important to the Planning Commission in its determination whether the development is appropriate in the proposed location; and

WHEREAS, the amendment requires more detail require in a water availability letter including a description of what infrastructure improvements may be needed and who may be responsible for those required improvements; and

WHEREAS, the proposed amendment related to the availability of the treatment of wastewater also requires additional detail, with differences in the detail required based on the type of treatment proposed and there is also a requirement that the utility confirm that the facility proposed to accept the additional wastewater flow is not in a position where it cannot accept the additional flow due to any outstanding violations or require upgrades; and

WHEREAS, it is the intent of these amendments to ensure that the Planning Commission has sufficient information necessary at every stage of development to determine if a proposed development is appropriate in the given location due to the availability, or lack thereof, of sufficient utility support; and

WHEREAS, on October 16th, 2025 and again on December 11th, 2025, the Williamson County Regional Planning Commission conducted its official Public Hearing on this amendment, which is attached hereto and incorporated herein; and

WHEREAS, based upon its consideration of all the information, Planning Staff recommendation, and its own Public Hearings, the Williamson County Regional Planning Commission has recommended the adoption of the amendment as presented; and

WHEREAS, the Board of County Commissioners finds and determines that the best interests of Williamson County and its citizens will be served by the adoption of this amendment to the Zoning Ordinance as recommended by the Regional Planning Commission; and

WHEREAS, due notice has been published and a public hearing has been held as required by the Tennessee Code Annotated, Title 13, Chapter 7, Part 1.

NOW, THEREFORE, BE IT RESOLVED, that the Williamson County Board of Commissioners at its regular meeting on this the 12th day of January, 2026, after conducting the public hearing as required by law, hereby adopts the amendment to the Williamson County Zoning Ordinance, which is attached hereto and incorporated herein as if included verbatim, in accordance with its authority in Tennessee Code Annotated, Title 13, Chapter 7, Part 1.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the amendments will be effective and enforced on this the 12th day of January, 2026.

County Commissioner

COMMITTEES REFERRED TO AND ACTION TAKEN:

Regional Planning Commission: For:_____ Against:_____

Commission Action Taken: For: _____ Against: _____ Pass: _____ Out: _____

Jeff Whidby, County Clerk

Brian Beathard, Commission Chairman

Rogers C. Anderson, County Mayor

Date

ITEM 35

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

Attachment	35-1	Proposed Amendment
	35-2	Resolution

File Number (6-2025-605)

After recent amendments to the Zoning Map, County Commissioners have raised concerns that some neighboring property owners who may be affected by a proposed Zoning Map Amendment would not receive notice of the proposed amendment. Staff was asked to review the public notice that is provided to surrounding property owners in the case of a proposed rezoning.

Currently, only property owners adjacent to the property that is subject to a zoning map amendment are notified by mail of the proposed rezoning. After considering different options, Staff has recommended a zoning text amendment to Section 3.10(D) that in the case of a zoning map amendment, mailed notice be extended to owners within 500 feet of the property line of the property subject to the rezoning. It is the intent to provide a broader reach than only those who are immediately adjacent to the property to include other properties in the surrounding areas.

It is important to note that, in addition to this mailed notice, there is also published notice in the newspaper, posting on the County website and County calendar and a sign is placed on the property. These notices are provided for both the Planning Commission public hearing and the County Commission public hearing.

In reviewing the current provisions in Article 3, Staff also noted a needed correction to Table 3.10-1, which describes in table format all of the different notices required. Currently, the Table requires the posting of a sign for a proposed text amendment, but this is not correct, because a text amendment is a broad change to the Zoning Ordinance that is not directed or attached to a particular property. This is merely a mistake found in the Zoning Ordinance, so a revision is recommended to correct the table.

Staff believes this Text Amendment will address these concerns raised by the County Commissioner and recommends approval of the proposed Text Amendment, and that the attached Resolution be forwarded to the County Commission with a recommendation for adoption.

ATTACHMENT 35-1

Amend Article 3, Section 3.10 (D): Written (Mailed) Notice

Currently Reads:

D. WRITTEN (MAILED) NOTICE

- (1)** The Community Development Department shall notify all property owners subject to the request and all adjacent property owners by regular U.S. mail, consistent with this Ordinance and State law.
- (2)** The Community Development Department shall hold a copy of the notice for a minimum of one year and shall make those available as part of the public record.

Proposed to Read:

D. WRITTEN (MAILED) NOTICE

(1) Notice Recipients

- a)** For all Zoning Map Amendments, the Community Development Department shall notify all property owners subject to the request and all property owners whose property is located within 500 feet from the property line of the property subject to the Zoning Map Amendment by regular, U.S. mail, consistent with this Ordinance and state law.
 - b)** For all other matters requiring written (mailed) notice, the Community Development Department shall notify all property owners subject to the request and all adjacent property owners by regular, U.S. mail, consistent with this Ordinance and state law.
- (2)** The Community Development Department shall notify all property owners subject to the request and all adjacent property owners by regular U.S. mail, consistent with this Ordinance and State law.
 - (3)** The Community Development Department shall hold a copy of the notice for a minimum of one year and shall make those available as part of the public record.

ATTACHMENT 35-1

Amend Article 3, Section 3.10: Table 3.10-1: Notice Required

Currently Reads:

TABLE 3.10-1: NOTICE REQUIRED			
PROCEDURE	PUBLISHED NOTICE	WRITTEN NOTICE	SIGN NOTICE
Zoning Text Amendment Planning Commission's Hearing	10 days prior to the hearing	No written notice required.	15 days prior to the hearing
Zoning Text Amendment County Commission's Hearing	30 days prior to the hearing		
Official Zoning Map Amendment Planning Commission's Hearing	10 days prior to the hearing	Mailed written notice to all property owners subject to the request and all adjacent property owners of records (as listed in the records of the County Tax Office) a minimum of 10 days prior to the hearing.	10 days prior to the hearing *Unless Exempt per Section 3.10(G)(4)
Official Zoning Map Amendment County Commission's Hearing	30 days prior to the hearing		
Special Use	10 days prior to the hearing		
Variance			
Appeal			
			No sign notice required.

Proposed to Read (~~Deletions are in Strikethrough Red~~ and additions are **Underlined and in Bold Red**):

TABLE 3.10-2: NOTICE REQUIRED			
PROCEDURE	PUBLISHED NOTICE	WRITTEN NOTICE	SIGN NOTICE
Zoning Text Amendment Planning Commission's Hearing	10 days prior to the hearing	No written notice required.	15 days prior to the hearing
Zoning Text Amendment County Commission's Hearing	30 days prior to the hearing		<u>No sign notice required.</u>
Official Zoning Map Amendment Planning Commission's Hearing	10 days prior to the hearing	Mailed written notice to all property owners subject to the request and all adjacent property owners of records (as listed in the records of the County Tax Office) a minimum of 10 days prior to the hearing.	10 days prior to the hearing *Unless Exempt per Section 3.10(G)(4)
Official Zoning Map Amendment County Commission's Hearing	30 days prior to the hearing		
Special Use	10 days prior to the hearing		
Variance			
Appeal			
			No sign notice required.

ATTACHMENT 35-2

RESOLUTION NO. _____

Requested by: County Commission

A RESOLUTION TO AMEND ARTICLE 3 OF THE ZONING ORDINANCE REGARDING MAILED NOTICE WHEN PUBLIC NOTICE IS REQUIRED OF A ZONING MAP AMENDMENT

WHEREAS, on May 14, 2012, the Board of County Commissioners adopted the current Zoning Ordinance and Official Zoning Map, and established an effective date of January 1, 2013; and

WHEREAS, currently the County provides written, mailed notice to property owners whose property is adjacent to a property seeking a zoning map amendment (rezoning); and

WHEREAS, recently, County Commission members have expressed concerns that the notice to only adjacent property owners was not sufficient to give other property owners in the surrounding community who may also be affected by a rezoning notice of the potential rezoning; and

WHEREAS, notices of zoning map amendments are provided in a number of ways, including published notice in a newspaper, written, mailed notice, notice on the County website and County calendar as well as posting of a sign on the property subject to the map amendment request; and

WHEREAS, the proposed amendment would extend the written, mailed notice to property owners within 500 feet of the boundary line of the property seeking the zoning map amendment;

WHEREAS, the notice provisions are also described in table format in the Zoning Ordinance, Table 3.10-1; and

WHEREAS, in the course of reviewing these provisions a mistake in Table 3.10-1 was noticed, where it requires the posting of a sign for a zoning *text* amendment, which is not possible given that a zoning text amendment is a broader amendment not generally associated with a particular parcel, so the attached amendment also corrects this mistake; and

WHEREAS, it is the intent of these amendments to ensure that a broader scope of neighboring property owners are given notice of a proposed zoning map amendment and to correct the mistake in the notice table, all of which are in Article 3 of the Zoning Ordinance; and

WHEREAS, on December 11th, 2025, the Williamson County Regional Planning Commission conducted its official Public Hearing on this amendment, which is attached hereto and incorporated herein; and

WHEREAS, based upon its consideration of all the information, Planning Staff recommendation, and its own Public Hearing, the Williamson County Regional Planning Commission has recommended the adoption of the amendment as presented; and

WHEREAS, the Board of County Commissioners finds and determines that the best interests of Williamson County and its citizens will be served by the adoption of this amendment to the Zoning Ordinance as recommended by the Regional Planning Commission; and

WHEREAS, due notice has been published and a public hearing has been held as required by the Tennessee Code Annotated, Title 13, Chapter 7, Part 1.

NOW, THEREFORE, BE IT RESOLVED, that the Williamson County Board of Commissioners at its regular meeting on this the 12th day of January, 2026, after conducting the public hearing as required by law, hereby adopts the amendment to the Williamson County Zoning Ordinance, which is attached hereto and incorporated herein as if included verbatim, in accordance with its authority in Tennessee Code Annotated, Title 13, Chapter 7, Part 1.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the amendments will be effective and enforced on this the 12th day of January, 2026.

County Commissioner

COMMITTEES REFERRED TO AND ACTION TAKEN:

Regional Planning Commission: For: _____ Against: _____

Commission Action Taken: For: _____ Against: _____ Pass: _____ Out: _____

Jeff Whidby, County Clerk

Brian Beathard, Commission Chairman

Rogers C. Anderson, County Mayor

Date

ITEM 36

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

Attachment	36-1	Concept Plan
	36-2	Aerial Photograph
Area	379 acres	
Zoning	Rural Preservation – 5 (RP-5)	
Lots	26 (0.07 DU/A)	
Water	HB&TS Utility District	
Sewer	Individual Septic Systems	
Development Options	Traditional Subdivision	
Chapter 1101 Status	Rural	
File Number	(1-2025-212)	

A Concept Plan for this development was approved at the July 2023 meeting for eighteen (18) lots. The applicant is now requesting approval of a revised Concept Plan in order to increase the total number of lots from eighteen (18) to twenty-six (26). The property is zoned Rural Preservation-5 (RP-5), and Concept Plan approval is the first stage in the development process.

Previously, the Concept Plan contained eighteen (18) lots, but with an updated Soils Map, additional septic areas have been located, which allows for the additional eight (8) lots.

The subject property totals approximately 380 acres and is located off Hargrove Road, approximately 6/10 of a mile north of its intersection with Pinewood Road. The property also has frontage on Pinewood Road and Boy Scout Road. Surrounding properties are generally large and are either undeveloped or contain single-family dwellings. From a natural resources standpoint, the site is almost entirely wooded, contains several streams and moderate and very steep slopes.

Within the proposed development, lots range from approximately five (5) acres to thirty-one (31) acres in size. The overall density is 0.07 dwelling units per acre. Approximately fifty-seven (57) acres (15%) of the site will be preserved in Open Space.

Access to the proposed development will be provided from a single entrance on Hargrove Road, which is classified as a local roadway by the Major Thoroughfare Plan. Because of the very low density proposed, a Traffic Study is not required. Internal roadways will be privately maintained and gated.

Wastewater will be handled via individual on-site septic systems. The Williamson County Department of Sewage Disposal Management has reviewed and approved the request.

Water service is provided by HB&TS Utility District. While the district can provide water to the site via an existing 8-inch line on Hargrove Road, they are unable to provide adequate fire flows for the subdivision. As a result, a variance from Section 3.05(B) of the Subdivision Regulations, which requires fire hydrants with 500 gpm of flow within Major Subdivisions, was granted with the previous Concept Plan approval. Based on discussions with the Fire Marshall for Williamson County Fire/Rescue, the applicant is proposing a number of measures to employ in lieu of the hydrants. Those measures include sprinkling all structures with residential fire suppression systems, separating building envelopes by at least 200 feet and ensuring that all residential driveways are at least 12 feet in width.

Once detailed construction and engineering plans are prepared in conjunction with the submittal of a Preliminary Plat, changes to the layout, including the potential for a reduction of lots, may be necessary. A Landscaping Plan will also be required.

Staff recommends approval of this Revised Concept Plan with the following conditions:

The Preliminary Plat must address the following:


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

The Final Plat must address the following:

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

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

Franklin, Williamson County, Tennessee

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



N.T.S.

Sheet Schedule	
C-0.0	Cover Sheet
C-1.0	Existing Conditions
C-2.0	Overall Site Plan
C-2.0-KEY	Sheet Key
C-2.1 - C-2.8	Detailed Site Plan

FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL # 47187C0165F OF WILLIAMSON COUNTY, TN, DATED 09/23/2006 AND FEMA PANEL # 47187C0170F OF WILLIAMSON COUNTY, TN, DATED 09/29/2006.

<p>DEED BOOK 9543, PAGE 538</p> <p>OWNER OF RECORD</p> <p>BABY CE CREWS JR/BABY TRUST</p> <p>555 GREAT CIRCLE ROAD, NASHVILLE, TN 37228</p> <p>TAX MAP 04, P/O PARCEL 38.00</p> <p>DEED BOOK 9543, PAGE 538</p>
<p>APPLICANT</p> <p>T-SQUARE ENGINEERING</p> <p>111 SE PARKWAY CT</p> <p>FRANKLIN, TN 37064</p> <p>615.679.8212</p>



DATE:	NO.:	DATE	REVISIONS
1/1/15/25	1	1/17/25	REVISIONS PER STAFF COMMENTS
SCALE:			
AS SHOWN			
DRAWN BY:			
T-SQUARE			
REVIEWER:			

COVER SHEET

PINEWOOD RD - MAP 94, P/O PARCEL 38.00 AND
3600 BOY SCOUT RD - MAP 74, P/O PARCEL 1.03
WILLIAMSON COUNTY, TENNESSEE 37064

THE ARBORS AT LEIPERS FORK



PROJECT
21-0831

SHEET
C-0.0

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 HAVE BEEN NO KARST FEATURES FOUND ON THIS PROPERTY. 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. THERE IS NO HILLTOP/RIDGETOP ON THIS PROPERTY, AS DETERMINED BY WC PLANNING DIRECTOR MICHAEL MATTESON.

THERE 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.

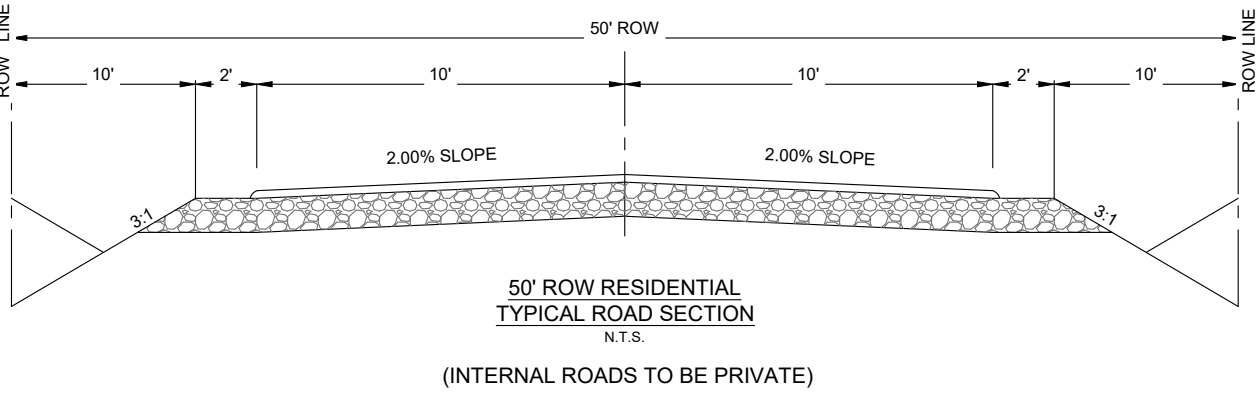
HYDROLOGIC DETERMINATION REPORTS WERE COMPLETED BY BDY ENVIRONMENTAL ON APRIL 15, 2022 AND MAY 19, 2022. 103 WATERWAYS AND CONVEYANCES WERE IDENTIFIED. NO BUILDING ENVELOPES ENCRONCH ON WATERWAY NATURAL AREA BUFFERS. DRAINAGE AREAS GREATER THAN 5 ACRES HAVE BEEN DELINEATED WITH A 25-FT DRAINAGE EASEMENT. THERE ARE NO WETLANDS INDICATED ON THE REPORT.

THIS PROPERTY IS 94% (356 AC) COVERED IN EXISTING TREE CANOPY. PER REGULATION, 48% (170.9 AC) MUST BE PRESERVED. 68.8% (244.9 AC) OF THE EXISTING TREE CANOPY IS PROPOSED AS BEING PRESERVED. TOTAL TREE CANOPY DISTURBED BY DEVELOPMENT IS 51.2% (111.1 AC).

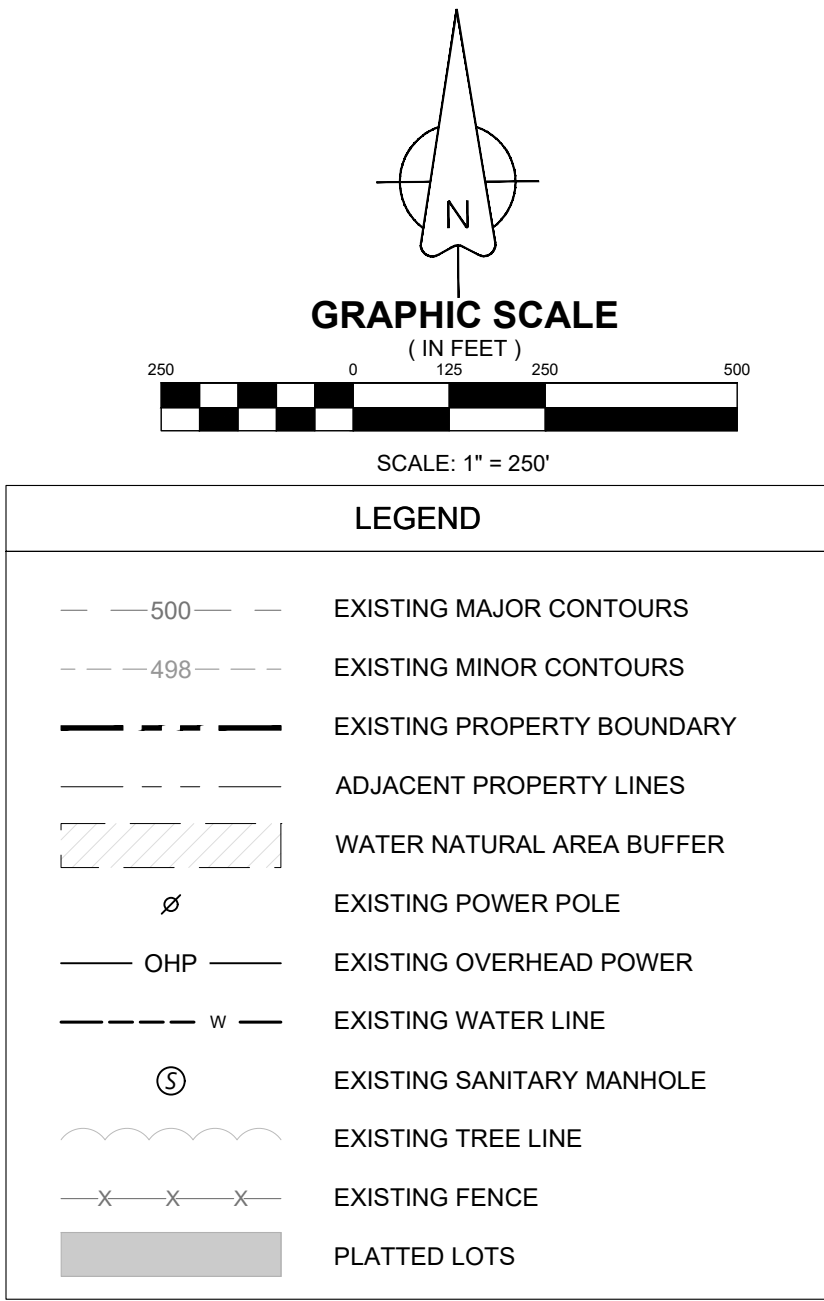
Phase 1 Parcel Area Table		Phase 2 Parcel Area Table	
PARCEL	ACRES	PARCEL	ACRES
101	5.01	201	5.79
102	5.00	202	5.25
103	5.01	203	5.02
104	15.34	204	11.98
105	29.65	205	5.76
106	29.33	206	10.87
107	18.49	207	13.43
108	29.32	208	6.44
109	15.63	209	7.43
110	20.08	210	10.43
		211	5.32
		212	5.60
		213	9.40
		214	11.54
		215	8.90
		216	5.03

NOTE: ALL LOTS ARE DEEMED CRITICAL LOTS AND ARE REQUIRED TO HAVE A CRITICAL LOT SITE PLAN AT BUILDING PERMIT APPLICATION.

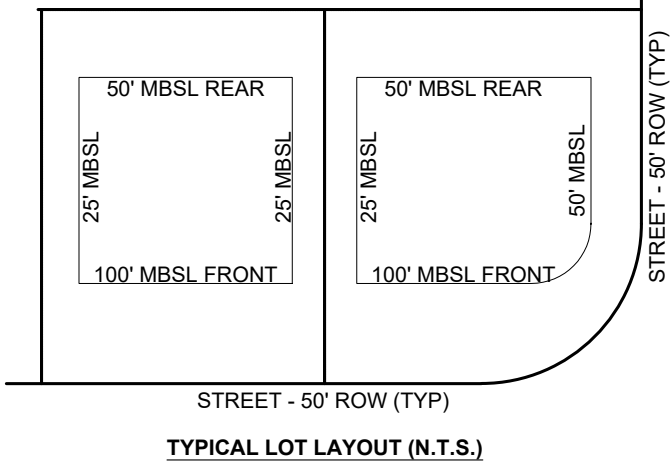
Total Site Data			
SITE AREA: 380 AC			
TOTAL PROPERTY ACREAGE	379 AC	N/A	379 AC
ZONING	RP-5	N/A	RP-5
MAX. DENSITY	1 UNIT / 5 ACRE	1 UNIT / 5 ACRE	1 UNIT / 5 ACRE
MIN. LOT SIZE	5.0 AC	N/A	5.0 AC +
OPEN SPACE	N/A	57 AC (15%)	61.72 AC (16.3%)
NO. OF LOTS	N/A	N/A	26
BUILDING SETBACKS			
FRONT:		100 FEET	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



ATTACHMENT 36-1B



THE PURPOSE OF THIS REVISED CONCEPT PLAN IS TO REVISE THE SUBSURFACE SEWAGE DISPOSAL AREAS SERVING MULTIPLE LOTS. ESTABLISH NEW SSDS AREAS SERVING SOME LOTS, AND MINOR ADJUSTMENTS TO SOME PROPERTY LINES.



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

- NOTE:
- 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 STORM WATER MANAGEMENT REGULATIONS HAVE BEEN LOCATED AS SHOWN.
 - THIS SITE HAS BEEN REVIEWED FOR THE PRESENCE OF STEEP SLOPES, HILLTOPS AND RIDGETOPS, SLIPPAGE SOILS, AND KARST FEATURES. AREAS FALLING WITHIN THESE CATEGORIES WILL BE ADDRESSED PER THE WILLIAMSON COUNTY ZONING CODE.
 - SEPTIC NOTE: STUMP HOLE - 5FT SETBACK IF BACKFILLED AND REMEDIATED.
 - THIS SITE HAS BEEN REVIEWED FOR THE PRESENCE OF KARST FEATURES. NO KARST FEATURES WERE FOUND.
 - THIS SITE HAS BEEN REVIEWED FOR THE PRESENCE OF STEEP SLOPES.
 - 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.
 - ALL NATURE TRAILS WILL BE MINIMUM 15FT OFF OF THE TOP OF STREAM BANKS. THE NATURE TRAILS WILL BE PERMEABLE AND WILL BE FIELD LOCATED PRIOR TO CONSTRUCTION.
 - 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.
 - PROJECT IS REQUESTING AN INTERNAL RIGHT-OF-WAY WIDTH OF FIFTY (50) FEET AND A DESIGN SPEED OF TWENTY-FIVE (25) MPH FOR INTERNAL ROADWAYS DUE TO THE SITES TOPOGRAPHY AND TO ENHANCE THE COMMUNITY DEVELOPMENT AND CONSERVE OPEN SPACE. ALL ROADS WILL BE PRIVATE.
 - ALL LOTS WITHIN THE SUBDIVISION ARE DEEMED CRITICAL LOTS AND ARE REQUIRED TO HAVE A CRITICAL LOT SITE PLAN AT BUILDING PERMIT APPLICATION.
 - SHADED LOTS ARE A PART OF THE RECORDED ARBORS AT LEIPERS FORK SUBDIVISION PHASE 1 FINAL PLAT RECORDED AT PLAT BK #4, PG #4, R.O.W.C.

FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS ENVOYED ON FEMA PANEL # 47187C0165F OF WILLIAMSON COUNTY, TN, DATED 09/29/2006 AND FEMA PANEL # 47187C0170F OF WILLIAMSON COUNTY, TN, DATED 09/29/2008.

OWNER OF RECORD BABY CE CREWS JR/BABY TRUST 555 GREAT CIRCLE 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

REVISIONS		DATE	NO.	REVISIONS PER STAFF COMMENTS
DATE	NO.			
11/15/25	1	11/17/25		
AS SHOWN				
DRAWN BY:				
T-SQUARE				
REVIEWER:				
KHM				

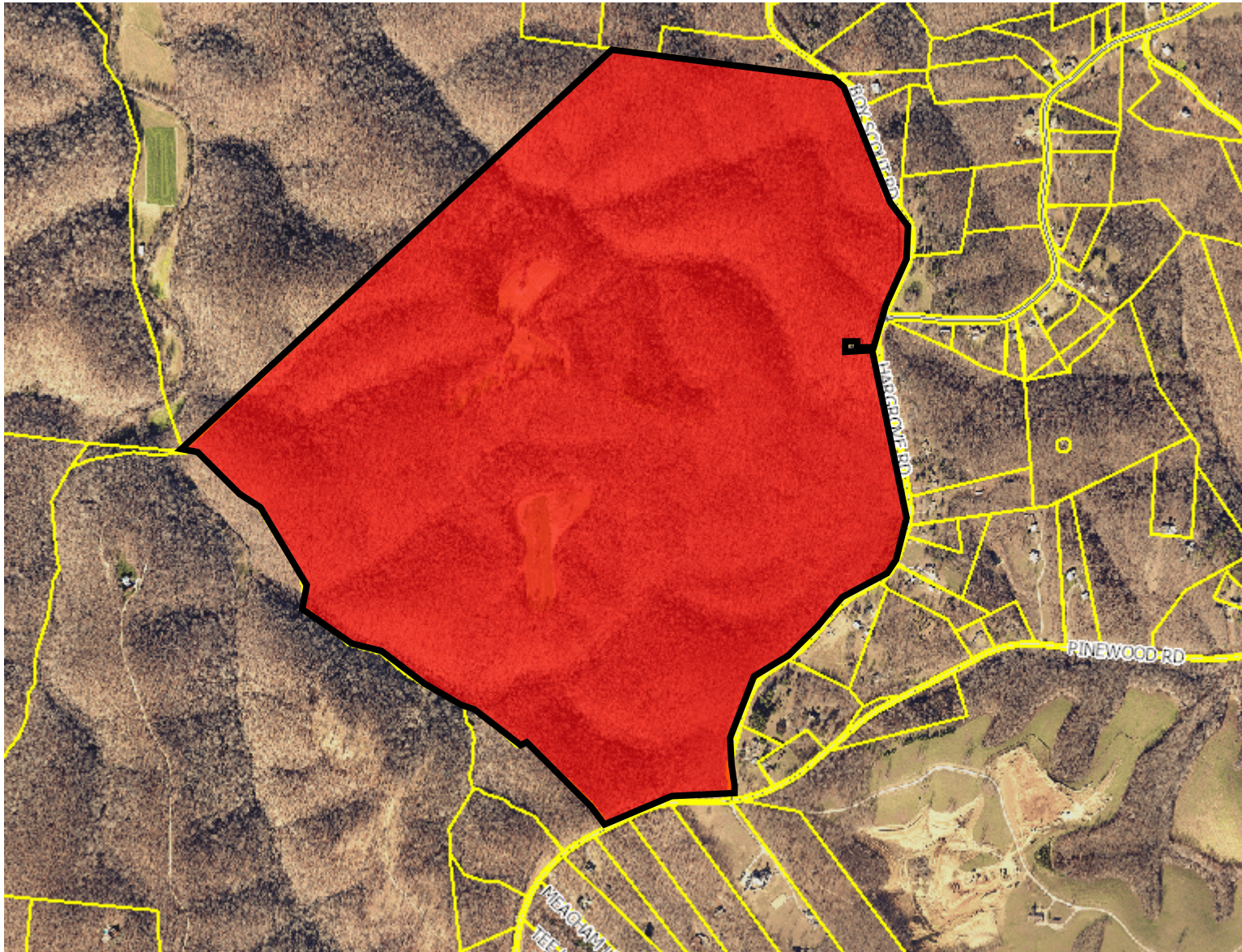
CONCEPT PLAN - OVERALL
PINEWOOD RD - MAP 94, P/O PARCEL 38.00 AND
5600 BOY SCOUT RD - MAP 74, P/O PARCEL 1.03
WILLIAMSON COUNTY, TENNESSEE 37064



PROJECT
21-0831

SHEET
C-2.0

ATTACHMENT 36-2



ITEM 37

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

Area	35.6 acres
Lots	5
Zoning	Rural Preservation-5 (RP-5)
Water	City of Franklin
Sewer	Individual Septic Systems
Development Options	Large Lot Easement
Chapter 1101 Status	Rural
Map and Parcel	104---01801
File Number	1-2025-333

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

ITEM 38

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

Attachment	38-1	Preliminary Plat
	38-2	Aerial Photograph

Area	543.04 acres
Zoning	Rural Development -1 (RD-1)
Lots	112
Water	Milcrofton Utility District
Sewer	Non-traditional Wastewater Treatment and Disposal System
Development Options	PRCD
Chapter 1101 Status	Rural

File Number	(1-2025-335P)
-------------	---------------

The applicant is requesting revised Preliminary Plat approval for Phase 1 of the development, which contains the golf course and amenity center, in order to remove 0.83 acres (formerly the Lynch Property) and a 50-foot wide bufferyard from the Phase and incorporate them into a future Phase. A Revised Concept Plan for this development was approved at the September 2025 meeting, which reflects these changes.

This Revised Preliminary Plat conforms to the Revised Concept Plan, and Staff recommends approval with the condition that in conjunction with the Final Plat, the applicant submit the Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the plat.

The Grove

A Planned Resource Conservation Development

Revised Phase 1 Preliminary Plat

Being Parcels 29.03 & 29.05 on Tax Map 135

Parcels 13.00, 13.01, 13.02, 13.03, 14, 17, 18

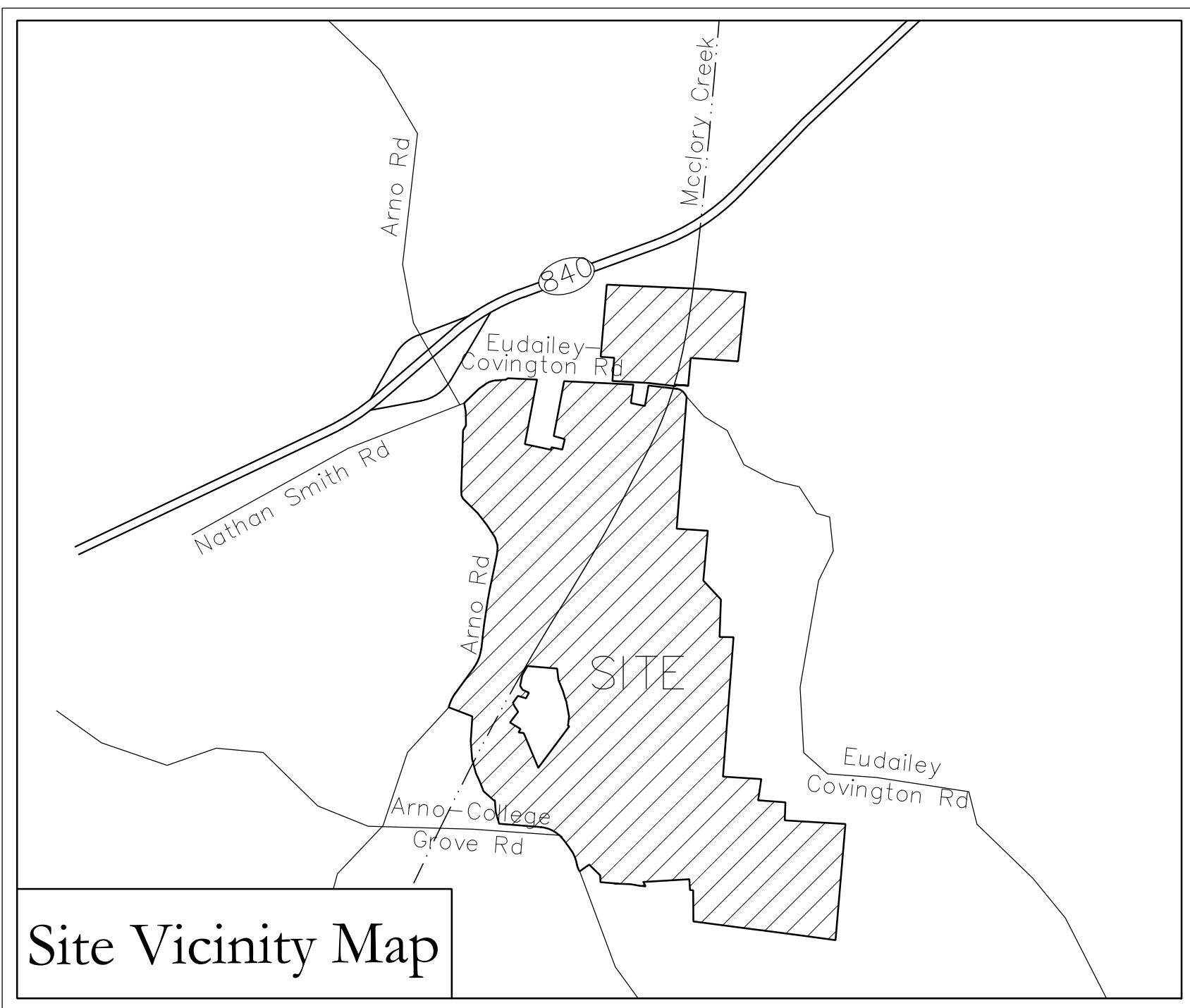
23.06, 23.09 & 23.10 on Tax Map 142

Williamson County, Tennessee

112 SINGLE FAMILY LOTS PROPOSED

AREA NORTH OF EUDAILEY-COVINGTON ROAD = 104.196 ACRES (4,538,786.278 S.F.)

AREA SOUTH OF EUDAILEY-COVINGTON ROAD = 438.848 ACRES (19,116,218.880 S.F.)



Sheet Schedule

C1.0 Cover Sheet

C1.0 Revised Preliminary Plat

ATTACHMENT 38-1A

Purpose Note

The purpose of this Revised Preliminary Plat is to modify a portion of the exterior development boundary, specifically the Phase 1 boundary and its associated 50-foot buffer. No additional changes are proposed. All previously approved lots, open space, roadways, property lines, and other associated elements will remain consistent with the Phase 1 Preliminary Plat approved in November 14, 2013.

General Notes

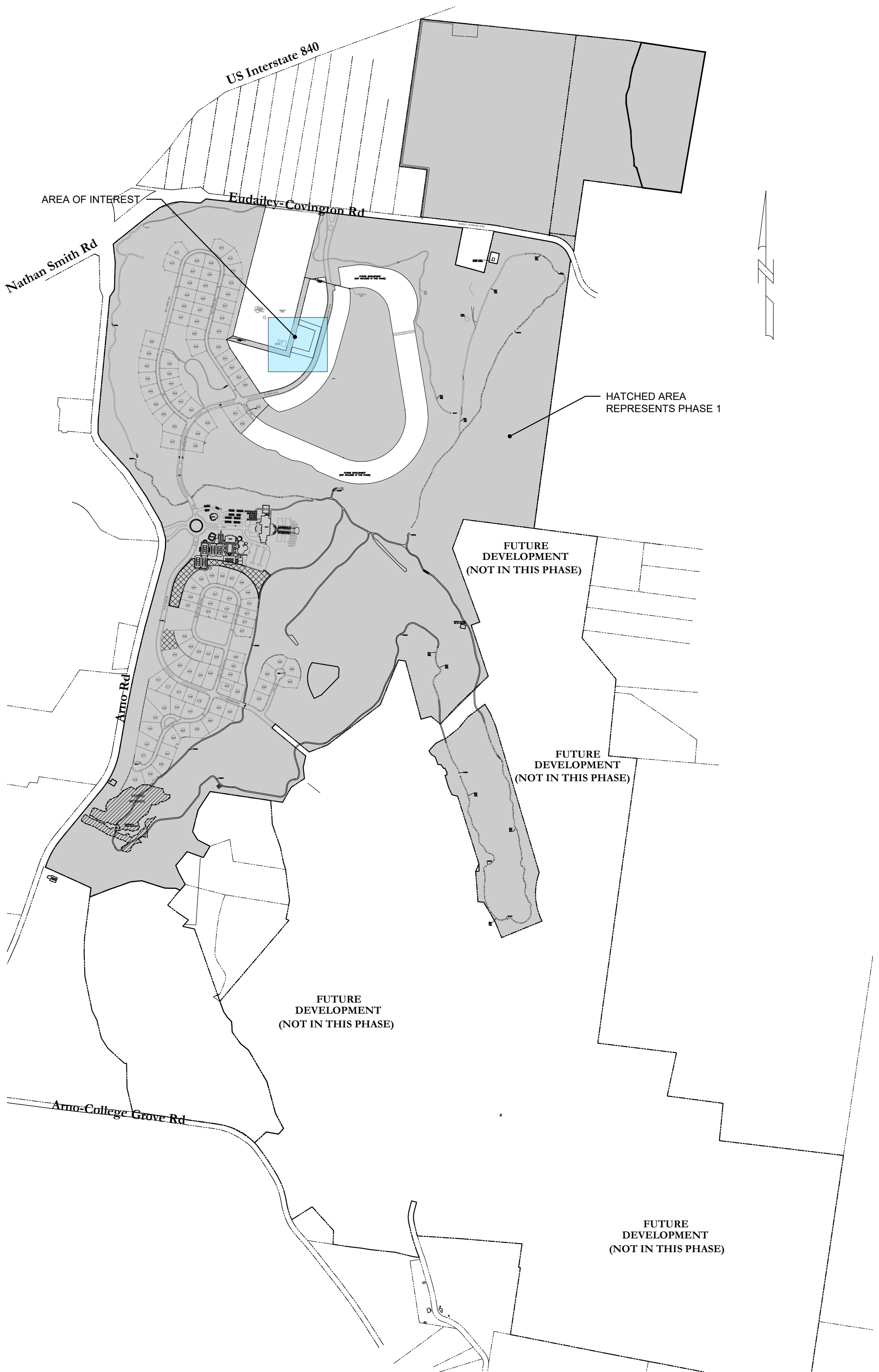
- Parcel number shown thus (oo) pertain to property tax map 135 & 142.
- All lots are to be served by public water (provided by Milcrofton) and sewer (provided by Tennessee Wastewater System Inc.)
- The property shown hereon contains 23,654,996.640 square feet or 543.044 acres (less R.O.W. dedication) acres of land more or less.
- The property shown hereon is included in areas designated as (less R.O.W. dedication) acres of land more or less.
- The property shown hereon is included in areas designated as "special flood hazard" on the latest flood insurance program map panel no. 47187C0380G & 47187C0390G dated December 20, 2024.
- Property corners shown thus are marked by iron rods. Property corners shown thus are marked by concrete monuments.
- The property shown hereon is currently zoned Rural Development-1 (RD-1).
- Property Owner:
Grove Property Owners Association Inc.
6200 Wildings Blvd.
College Grove, TN 37046
- (s) - Prior to permitting, all denoted lots shall provide a geotechnical assessment due to slope and/or colluvial soil conditions. Additionally, engineered footings and inspection reports will be required for these lots.
- Within the waterway natural area, there shall be no clearing, grading, construction or disturbance of vegetation except as permitted by the Williamson County Engineering Department.
- This property has been reviewed for the existence of intermittent and perennial streams. Streams that would require Waterway Natural Areas (WNA) as described in Section 4 of the Williamson County Storm Water Management Regulations have been located as shown.
- This property has been evaluated in relation to Article 13 of the Williamson County Zoning Ordinance for Resource Protection. The Resources include, but are not limited to, Special Flood Hazard Area Protection, Waterway Protection, Wetlands, Woodland and Tree Protection, Slippage Soils, Steep Topography, Karst features, Hilltops and Ridgetops, and Historical and Cultural Resources. Areas falling within these categories are noted on plan.

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



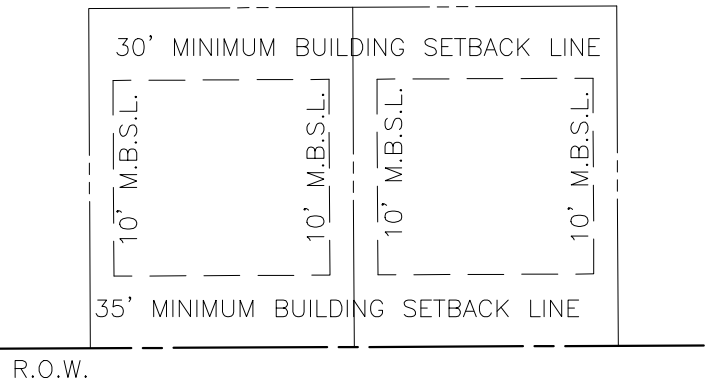
Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166
D&A Project 11053
The Grove Phase 1
C0.0

LAST APPROVED: NOVEMBER 14, 2013
REVISED: DECEMBER 02, 2025

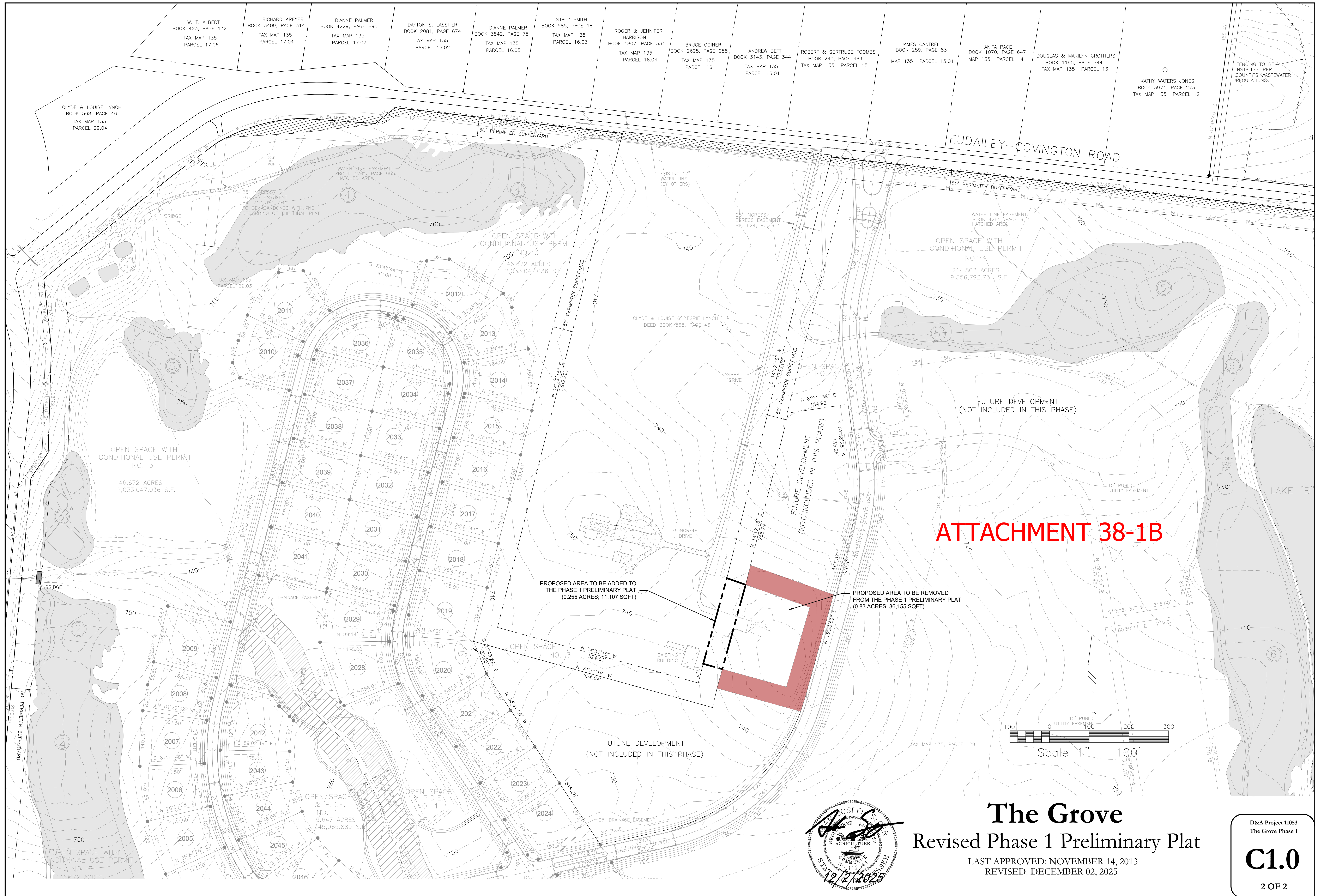


OPEN SPACE PHASE 1

NAME	SQUARE FEET	ACRES
1	245,965.889	5.647
2	67,628.903	1.553
3	2,033,046.456	46.672
4	9,356,792.731	214.802
5	2,284,987.970	52.456
6	1,126,051.904	25.851
TOTAL	15,114,474.433	346.981



TYPICAL MINIMUM BUILDING SETBACK LINES



ATTACHMENT 38-1B

The Grove
Revised Phase 1 Preliminary Plat
LAST APPROVED: NOVEMBER 14, 2013
REVISED: DECEMBER 02, 2025

D&A Project 11053
The Grove Phase 1
C1.0
2 OF 2

ITEM 39

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

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

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

ITEM 40

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

Attachment	40-1	Final Plat
	40-2	Aerial Photography
Area	32.55 Acres	
Lots	5	
Zoning	Rural Development – 5 (RD-5)	
Water	Nolensville/College Grove Utility District	
Sewer	Individual On-Site Septic Systems	
Development Option	Large Lot Easement	
Chapter 1101 Status	Rural	
Maps and Parcels	110---04704 and 113---04306	
File Number	(1-2025-425)	

A Final Plat for this development, where the building envelopes were separated by 200 feet and did not contain fire hydrants, was approved by this body at the February 2025 meeting. The applicant is now requesting a Revised Final Plat in order to reduce the separation between the building envelopes and to add two (2) fire hydrants.

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

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

FINAL PLAT
for
BLYTHE MEADOW SUBDIVISION

2935 SPANNTOWN ROAD

FRANKLIN, TN 37067

TAX MAP 110, PARCEL 047.04

TAX MAP 113, PARCEL 043.06

DEED BOOK 8512, PAGE 701, R.O.W.C.

DEED BOOK 8772, PAGE 112, R.O.W.C.



VICINITY MAP - NOT TO SCALE

ATTACHMENT 40-1A

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK 8512, PAGE 701 AND BOOK 8772, PAGE 112, R.O.W.C., AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC STREETS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THESE REGULATIONS.

DATE: 12-13-2024 OWNER: JERRY D FAIR & BLYTHE CUTLER FAIR LIVING TRUST

OWNER NAME (PRINTED): JERRY D FAIR & BLYTHE CUTLER FAIR LIVING TRUST TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION):

CERTIFICATE OF SURVEY ACCURACY

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

DATE: 12-13-2024 MARK CANTRELL, R.L.S.

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

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

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

DATE: 12-13-2024 DEPT. OF SEWAGE DISPOSAL MGMT., BRIAN CORWIN

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE: 12-13-2024 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: 12-13-2024 EMA DEPARTMENT OR AUTHORIZED IT REPRESENTATIVE TITLE/DEPT.:

CERTIFICATE OF ADDRESSES

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

DATE: 12-13-2024 IT DEPARTMENT

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

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

DATE: 12-13-2024 NOLENSVILLE COLLEGE GROVE UTILITY DISTRICT

PRIVATE DRIVEWAY NOTATION

THIS IS A PRIVATE DRIVEWAY AND IS NOT A PUBLIC ROAD. WILLIAMSON COUNTY DOES NOT HAVE RESPONSIBILITY FOR BUILDING OR MAINTAINING THE PRIVATE DRIVEWAY. THE WILLIAMSON COUNTY HIGHWAY COMMISSION MAY, AT ITS DISCRETION, AGREE TO ACCEPT THIS PRIVATE DRIVEWAY AS A PUBLIC ROAD INTO THE COUNTY HIGHWAY SYSTEM IF ALL PROPERTY OWNERS AGREE TO (1) PETITION THE HIGHWAY COMMISSION FOR A PUBLIC ROAD AND (2) BUILD OR PAY FOR UPGRADING THE PRIVATE DRIVEWAY TO COUNTY SPECIFICATIONS IN EFFECT AT THE TIME OF REQUEST.

DATE: 12-13-2024

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: 12-13-2024 DEED BOOK & PAGE:

OWNER OF RECORD
JERRY D FAIR & BLYTHE CUTLER FAIR LIVING TRUST
743 AMOS GAMBLE RD
SHELBYVILLE, TN 37160
DEED BOOK 8512, PAGE 701
DEED BOOK 8772, PAGE 112

APPLICANT
T-SQUARE ENGINEERING
111 SOUTHEAST PKWY CT
FRANKLIN, TN 37064
615.678.8212



PROJECT
21-0330

SHEET
1 OF 2



NO. DATE

1 11-14-24 REVISED PER COUNTY COMMENTS

2 12-13-24 REVISED PER COUNTY COMMENTS

FINAL PLAT

MAP 110, PARCEL 047.04

MAP 113, PARCEL 043.06

WILLIAMSON COUNTY, TENNESSEE

BLYTHE MEADOW SUBDIVISION

WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT NOTES:

- ANY CUTTING, FILLING, COMPACTION, OR DISTURBANCE FROM THEIR NATURAL STATE, OF THE SOIL AREAS RESERVED FOR SEWAGE DISPOSAL, SHALL RESULT IN REVOCATION OF THE LOT APPROVAL. ADDITIONALLY, THE DEPARTMENT SHALL HAVE THE AUTHORITY TO REFUSE TO GRANT A CONSTRUCTION PERMIT OR MAY REVOKE A CONSTRUCTION PERMIT WHERE THE INTEGRITY OF THE PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM AREA HAS BEEN COMPROMISED.
- ALL SEPTIC SYSTEMS MUST BE INSTALLED BY AN INSTALLER LICENSED BY WILLIAMSON COUNTY TO CONSTRUCT ALTERNATIVE OR CONVENTIONAL SEPTIC SYSTEMS.
- NO BATHING FIXTURES EXCEEDING STANDARD CAPACITY (20 US GALLONS), INCLUDING, BUT NOT LIMITED TO OVERSIZED BATHTUBS, SPA TUBS, HOT TUBS, WHIRLPOLLS, OR JACUZZIS ETC. SHALL BE ALLOWED UNLESS SPECIFICALLY APPROVED BY THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT.
- NO UTILITIES (I.E. GAS, WATER, OR ELECTRIC) OR THEIR EASEMENTS, ABOVE OR BELOW GROUND, SHALL BE ALLOWED TO ENCROACH WITHIN 10 FEET OF THE BOUNDARIES OF THE SOIL AREAS RESERVED FOR SEWAGE DISPOSAL.
- CURTAIN/INTERCEPTOR/DRAW-DOWN DRAINS MAY BE REQUIRED ON ANY OR ALL LOTS.
- NO CUTTING, FILLING, COMPACTION, OR ANY DISTURBANCE OF THE AREAS RESERVED FOR SEWAGE DISPOSAL, SHALL BE PERMITTED.
- THE LIMITS OF ALL EXCAVATIONS GREATER THAN 18 INCHES IN DEPTH, MADE FOR THE PURPOSE OF HOUSE CONSTRUCTION (OR ANY OTHER TYPE OF BUILDING CONSTRUCTION), SHALL BE KEPT 25 FEET OR MORE AWAY FROM THE PLATTED OR DESIGNATED SEWAGE DISPOSAL AREAS.
- THE LIMITS OF ALL EXCAVATIONS MADE FOR THE PURPOSE OF HOUSE CONSTRUCTION (OR ANY OTHER TYPE OF BUILDING CONSTRUCTION), SHALL BE KEPT WITHIN THE CONFINES OF THE PLATTED BUILDING ENVELOPE.
- 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 MANAGEMENT, ADOPTED MAY 18, 2000, AND EFFECTIVE OCTOBER 1, 2000.
- 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.
- WATER SERVICE LINES MUST BE SEPARATED FROM SEWAGE DISPOSAL AREAS OR PLATTED DISPOSAL FIELD AREAS BY A MINIMUM OF 10 FEET.
- ALL PLUMBING FIXTURES ARE TO BE OF THE WATER CONSERVATIVE TYPE, INCLUDING LOW VOLUME FLUSH TOILETS (1.5 GALLON OR LESS), 1.5 TO 2.0 GALLONS PER MINUTE SHOWER HEADS, AND FAUCET AERATORS.
- 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.
- DESIGNATED SEWAGE DISPOSAL AREAS, PLOTTED IN ACCORDANCE WITH ACCEPTABLE SOIL AREAS FIELD MAPPED BY J. MICHAEL HAARBAUER, PRIVATE CONSULTING SOIL SCIENTIST, ON 3/31/2022 AND REVISED ON 5/22/2022.
- LPP DENOTES THAT THIS LOT IS SERVED BY A LOW PRESSURE PIPE SYSTEM, WHICH IS AN ALTERNATIVE MEANS OF SEWAGE DISPOSAL.
- MLPP DENOTES THAT HIS LOT IS SERVED BY A MODIFIED LOW PRESSURE PIPE SYSTEM, WHICH IS AN ALTERNATIVE MEANS OF SEWAGE DISPOSAL.
- MLPP DENOTES THAT HIS LOT IS SERVED BY A MODIFIED LOW PRESSURE PIPE SYSTEM, WHICH IS AN ALTERNATIVE MEANS OF SEWAGE DISPOSAL.
- MLPP DENOTES THAT HIS LOT IS SERVED BY A MODIFIED LOW PRESSURE PIPE SYSTEM, WHICH IS AN ALTERNATIVE MEANS OF SEWAGE DISPOSAL.
- 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 DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT FOR REVIEW AND APPROVAL. THESE PLANS SHALL BE PREPARED BY AN ENGINEER LICENSED IN THE STATE OF TENNESSEE.
- ALL PLATTED SEWAGE DISPOSAL AREAS SHALL 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 THEN SHALL BE FIELD-CHECKED AND VERIFIED BY THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT PRIOR TO THE ISSUANCE OF THE SEPTIC PERMIT.
- NO WATER SOURCE, WELLS, OR SPRINGS ARE TO BE DRILLED OR CONSTRUCTED WITHIN 50 FEET OF ANY PORTION OF THE SEPTIC SYSTEM. THIS INCLUDES THE SEPTIC TANK, TIGHTLINES, ALTERNATING VALVES, OR THE DESIGNATED OR PLATTED SEWAGE DISPOSAL FIELD AREAS.
- THIS SITE MAY MANDATE THE USE OF A SEWAGE/SEPTIC PUMP AND APPROPRIATELY SIZED PUMP TANK IN ORDER TO PROVIDE SEWER SERVICES FROM THE HOUSE TO THE SDDS 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 SDDS AREAS.
- NO IRRIGATION SYSTEMS, OR THEIR COMPONENTS THEREOF, SHALL ENCROACH ON, OR WITHIN 10 FEET OF THE BOUNDARIES OF THE DESIGNATED OR PLATTED SDDS AREAS. IT SHALL ALSO BE LOCATED A MINIMUM OF 5 FEET AWAY FROM ANY DRAINAGE IMPROVEMENT PRACTICE ASSOCIATED WITH THE SDDS AREAS.
- PRIOR TO INSTALLATION, THE LOCATION OF THE WELL, SPRING, CISTERN OR PRIVATE WATER SOURCE MUST BE APPROVED BY THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT.
- LOCATION OF A WELL, SPRING, CISTERN OR PRIVATE WATER SOURCE MUST BE A MINIMUM OF 50 FEET AWAY FROM ANY SEWAGE DISPOSAL AREA, INCLUDING THOSE LOCATED UPON ADJACENT LOTS.
- EXACT LOCATION OF THE WATER SOURCE (I.E. WELL, SPRING, CISTERN OR PRIVATE WATER SOURCE) MUST BE FIELD LOCATED BY A SURVEYOR OR ENGINEER ON A COPY OF THIS PLAT AND SUBMITTED TO THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT FOR REVIEW AND RECORD KEEPING PURPOSES.
- THERE SHALL BE NO SEWAGE BEARING CONVEYANCES (PIPES, SUPPLY LINES, MANIFOLDS, SEPTIC, OR PUMP TANKS, ETC.) LOCATED WITHIN 50 FEET OF ANY AND ALL WELLS ON THIS PROPERTY.
- SDDS COMPONENTS CROSSING UTILITIES (AND THEIR RELATED EASEMENTS) IN ADDITION TO DRIVEWAYS, ACCESS EASEMENTS, ETC. ANY AND ALL SDDS COMPONENTS (INCLUDING BUT NOT LIMITED TO CURTAIN DRAINS, SEWAGE SUPPLY LINES, MANIFOLDS, ETC.) SHALL BE SHEATHED AND REDUCED AS PER SPECIFICATIONS FROM WCDMSI, WHERE THEY CROSS ANY DRIVEWAY, ACCESS EASEMENT, UTILITY LINES (AND THEIR RELATED EASEMENTS). THE SHEATHING SHALL EXTEND FROM A POINT 10 FEET PRIOR TO ENTERING ANY EASEMENT AND SHALL EXTEND THROUGHOUT THE ENTIRE WIDTH OF THE EASEMENT AND SHALL END AT A POINT 10 FEET PAST 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 SCHEDULE 80 PVC OR DUCTILE IRON AND BE BEDDED IN 12 INCHES OF GRAVEL.
- CURTAIN, INTERCEPTOR AND DRAW-DOWN DRAINS MAY BE REQUIRED ON ALL LOTS. AS SUCH, THEY SHALL STRICTLY ADHERE TO THE DESIGN, LOCATION AND ROUTING DEPICTED ON THIS PLAT. HOWEVER, THE DRAINS AS SHOWN HEREON MAY BE SUBJECT TO CHANGE AT THE SOLE DISCRETION OF THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT AS DEEMED NECESSARY 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 A SITE-SPECIFIC LOT-BY-LOT BASIS.
- AN ARMY PERMIT MUST BE OBTAINED FROM THE STATE OF TENNESSEE AT THE DEPARTMENT OF ENVIRONMENT AND CONSERVATION BEFORE ANY CONSTRUCTION, EXCAVATION, CLEARING, OR GRADING ACTIVITIES CAN OCCUR WITHIN THE CREEK OR WATERWAY NATURAL AREA.
- THIS PROPERTY IS SERVED BY NOLANVILLE COLLEGE GROVE UTILITY DISTRICT.

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

THIS SITE HAS BEEN REVIEWED FOR THE PRESENCE OF STEEP SLOPES, HILLTOPS AND RIDGELINES, SLIPPAGE SOILS, SPECIAL FLOOD HAZARDS, HISTORICAL AND CULTURAL RESOURCES, AND KARST FEATURES.

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

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

THIS PROPERTY IS 30% (1.42 AC) COVERED IN EXISTING TREE CANOPY. PER REGULATION, 80% (2.56 AC) MUST BE PRESERVED. 81% (2.58 AC) OF THE EXISTING TREE CANOPY IS PROPOSED AS BEING PRESERVED. TOTAL TREE CANOPY DISTURBED IS 19% (2.14 AC).

A HYDROLOGIC DETERMINATION WAS COMPLETED BY CHRISTOPHER GROW ON OCTOBER 13, 2022. THIS REPORT IDENTIFIED WET WEATHER CONVEYANCES, WETLANDS, AND STREAMS ON SITE.

PRIMARY RESIDENCE INTERCEPTOR DRAIN TABLE							
LOT 1	ELEV	A	B	C	D	E	F
	GROUND	823.1	798.0	794.5	809.1	802.9	802.4
	INVERT	820.1	795.0	794.5	806.1	799.9	799.7
	DEPTH	3'	3'	0'	3'	3'	0'
TIGHTLINES: B-C-F-G							

ACCESSORY STRUCTURE INTERCEPTOR DRAIN TABLE							
LOT 1	ELEV	A	B	C	D	E	F
	GROUND	808.8	801.5	798.0	800.0	799.7	796.0
	INVERT	805.8	798.5	798.0	797.0	796.7	796.0
	DEPTH	3'	3'	0'	3'	3'	0'
TIGHTLINES: B-C-E-F							

PRIMARY RESIDENCE INTERCEPTOR DRAIN TABLE					
LOT 2	ELEV	A	B	C	D
	GROUND	790.3	787.0	783.7	782.9
	INVERT	787.3	784.0	783.7	779.9
	DEPTH	3'	3'	0'	3'
TIGHTLINES: B-C-D-E					

ACCESSORY STRUCTURE RESIDENCE INTERCEPTOR DRAIN TABLE					
LOT 2	ELEV	A	B	C	D
	GROUND	795.7	791.8	787.2	789.7
	INVERT	792.7	788.8	787.2	786.7
	DEPTH	3'	3'	0'	3'
TIGHTLINES: B-C-D-E					

INTERCEPTOR DRAIN TABLE							
LOT 3	ELEV	A	B	C	D	E	F
	GROUND	809.9	807.6	801.2	786.8	783.0	807.8
	INVERT	806.9	804.6	798.2	783.8	783.0	804.8
	DEPTH	3'	3'	3'	0'	3'	3'
TIGHTLINES: D-E-G-H							

INTERCEPTOR DRAIN TABLE				
LOT 4	ELEV	A	B	C
	GROUND	777.4	776.0	772.0
	INVERT	774.4	773.0	772.5
	DEPTH	3'	3'	0'
TIGHTLINES: B-C-D-E				

AREA A INTERCEPTOR DRAIN TABLE					
LOT 5	ELEV	A	B	C	D
	GROUND	788.2	784.0	779.9	787.7
	INVERT	785.2	781.0	779.9	784.7
	DEPTH	3'	3'	0'	3'
TIGHTLINES: B-C-E-F					

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

EASEMENT LINE TABLE

LINE #	LENGTH (FT)	DIRECTION
L1	50.02	S82° 18' 31.95"E
L2	68.01	S5° 59' 18.14"W
L3	122.47	S44° 41' 12.01"W
L4	405.84	S7° 36' 24.75"W
L5	1.66	N87° 21' 44.31"W
L6	245.81	N87° 21' 44.46"W
L7	30.19	N77° 46' 31.56"W
L8	50.00	N12° 13' 28.44"E
L9	26.00	S77° 46' 31.56"E
L10	241.62	S87° 21' 44.46"E
L11	1.66	S87° 21' 44.31"E
L12	405.86	N7° 36' 24.72"E
L13	122.47	N44° 41' 12.01"E
L14	69.50	N5° 59' 18.14"E

PARCEL AREA TABLE

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

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

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

JACK SCHANDER
MAP 113, PARCEL 43.01
DEED BOOK 8705, PAGE 940

SITE DATA			
PROJECT NAME		BLYTHE MEADOW SUBDIVISION	
PROJECT NUMBER		21-0330	
ADDRESS		SPANNTOWN ROAD	
PARCEL ID		110 04704 & 113 04306	
		EXISTING	PROPOSED
TOTAL PROPERTY AREA		32.76 AC	32.55 AC
ZONING		RURAL DEVELOPMENT DISTRICT 5 (RD-5)	
NUMBER OF LOTS		2	5
TOTAL LOT AREA		-	32.55 AC
MINIMUM LOT SIZE		-	5 AC
MINIMUM LOT WIDTH		-	200'
MINIMUM FRONT SETBACK		-	100'
MINIMUM SIDE SETBACK		-	25'
MINIMUM REAR SETBACK		-	50'
ERROR OF CLOSURE		1/10,000	1/10,000

OWNER OF RECORD	
JERRY D FAIR & BLYTHE CUTLER FAIR LIVING TRUST 743 AMOS GAMBLE RD SHELBYVILLE, TN 37160 DEED BOOK 8512, PAGE 701 DEED BOOK 8772, PAGE 112	
APPLICANT	
T-SQUARE ENGINEERING 111 SOUTHEAST PKWY CT FRANKLIN, TN 37064 615.678.8212	

PROJECT
21-0330

SHEET
2 OF 2

T-SQUARE ENGINEERING

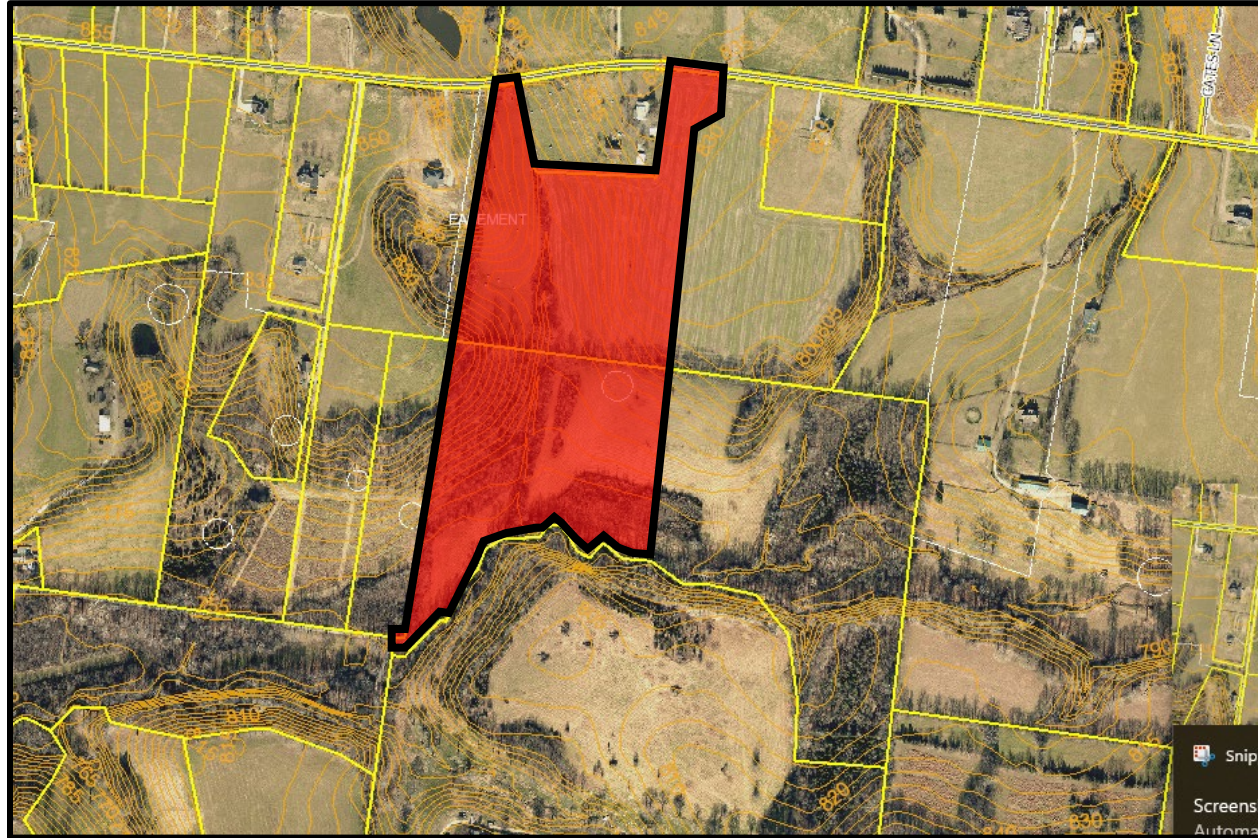
BLYTHE MEADOW SUBDIVISION

WILLIAMSON COUNTY, TENNESSEE



12-13-2024

ATTACHMENT 40-2



ITEM 41

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

Attachment	41-1	Final Plat
	41-2	Aerial Photograph
Area		66.09
Lots		8
Zoning		Triune Character Area – 1 (TCA-1)
Water		Nolensville College Grove Utility District
Sewer		Individual Septic Systems
Development Option		Traditional Subdivision
Chapter 1101 Status		Planned Growth Area-5 (PGA-5)
File Number		(1-2025-426)

A Preliminary Plat for this project was approved at the July 2023 Planning Commission meeting. This Section of the development contains eight (8) lots and approximately seventeen (17) acres of Open Space. Existing vegetation will be used to satisfy the landscaping buffer, therefore, no landscaping bond is required. The roads within the development will be private and the development will be gated.

This Section contains a large portion of the Triune Fortifications, which are important Civil War-era features that are listed on the Secretary of the Interior's National Register of Historic Places. Staff worked with the applicant, as well as the Franklin Battlefield Trust, to ensure the protection of these significant historic features. Upon recordation of this Final Plat, these areas, which are located within Open Space, shall be transferred to the Battlefield Trust, who will own and maintain these historic features and place them within a permanent conservation easement. This has been added as a condition of approval.

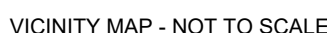
The applicant is proposing individual septic systems for the lots, and the Williamson County Department of Sewage Disposal Management has approved the request.

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 \$267,000. This reduced amount is based on work completed;
2. Posting of a Performance Bond in the amount of \$462,500 for water improvements as specified by Nolensville College Grove Utility District;

3. Prior to consideration of Final Plat approval, the applicant shall submit HOA documents for review and approval by the County Attorney's office. Such documents shall include provisions regarding the protection of the Triune Fortifications on the property. The approved HOA documents must be recorded concurrently with the recording of the Final Plat;
4. In conjunction with Final Plat recordation, Open Space areas containing the Triune Fortifications shall be transferred to the Franklin Battlefield Trust, who will place these areas into a permanent conservation easement;
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.

DEED BOOK 9144, PAGE 967, R.O.W.C.



APPLICANT
T-SQUARE ENGINEERING
1329 WEST MAIN ST
FRANKLIN, TN 37064
615.678.8212

ATTACHMENT 41-1A



SHEET
1 of 3

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 SYSTEM AREA HAS BEEN COMPROMISED.

2. ALL SEPTIC SYSTEMS MUST BE INSTALLED BY AN INSTALLER LICENSED BY WILLIAMSON COUNTY TO CONSTRUCT ALTERNATIVE OR CONVENTIONAL SEPTIC SYSTEMS. NO BATHING FIXTURES EXCEEDING STANDARD CAPACITY (20 US GALLONS), INCLUDING BUT NOT LIMITED TO OVERSIZED BATHTUBS, SPA TUBS, HOT TUBS, WHIRLPOOLS, OR JACUZZIS ETC., SHALL BE ALLOWED UNLESS SPECIFICALLY APPROVED BY THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT.

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

6. THE LIMITS OF ALL EXCAVATIONS GREATER THAN 18 INCHES IN DEPTH, MADE FOR THE PURPOSE OF HOUSE CONSTRUCTION (OR ANY OTHER TYPE OF BUILDING CONSTRUCTION), SHALL BE KEPT 25 FEET 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 BUILDING 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 MANAGEMENT, 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 PLATTED DISPOSAL FIELD AREAS BY A MINIMUM OF 10 FEET.

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

12. 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.

13. DESIGNATED SEWAGE DISPOSAL AREAS ON LOTS 1-3 AND 7-11, PLOTTED IN ACCORDANCE WITH ACCEPTABLE SOIL AREAS FIELD MAPPED BY JOHN GIBI, PRIVATE CONSULTING SOIL SCIENTIST, ON 11/08/2021 AND REVISED ON 11/28/2021. DESIGNATED SEWAGE DISPOSAL AREAS ON LOTS 4-6, PLOTTED IN ACCORDANCE WITH ACCEPTABLE SOIL AREAS FIELD MAPPED BY NORMAN MARABLE, SOILS CONSULTANT, ON 11/28/2016 AND BY J. MICHAEL HAARBAUER, PRIVATE CONSULTING SOIL SCIENTIST, ON 08/31/21.

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

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

16. 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 DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT FOR REVIEW AND APPROVAL. THESE PLANS SHALL BE PREPARED BY AN ENGINEER LICENSED IN THE STATE OF TENNESSEE.

17. ALL PLATTED SEWAGE DISPOSAL AREAS SHALL 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 THEN SHALL BE FIELD CHECKED AND VERIFIED BY THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT PRIOR TO THE ISSUANCE OF THE SEPTIC PERMIT.

18. NO WATER SOURCE, WELLS, OR SPRINGS, ARE TO BE DRILLED OR CONSTRUCTED WITHIN 50 FEET OF ANY PORTION OF THE SEPTIC SYSTEM. THIS INCLUDES THE SEPTIC TANK, TIGHTLINES, ALTERNATING VALVES, OR THE DESIGNATED OR PLATTED SEWAGE DISPOSAL FIELD AREAS.

19. 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.

20. NO IRRIGATION SYSTEMS, OR THEIR COMPONENTS THEREOF, SHALL ENCR OACH 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.

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

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

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

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

25. 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 DRIVEWAY, ACCESS EASEMENT, UTILITY LINES (AND THEIR RELATED EASEMENTS). THE SHEATHING SHALL EXTEND FROM A POINT 10 FEET PRIOR TO ENTERING ANY EASEMENT AND SHALL EXTEND THROUGHOUT THE ENTIRE WIDTH OF THE EASEMENT AND SHALL END AT A POINT 10 FEET PAST THE LIMITS OF ANY EASEMENTS. ALL GRASSINGS MUST BE IN ACCORDANCE WITH THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT. ALL SHEATHING MUST BE SCHEDULE 80 PVC OR DUCTILE IRON AND BE BEDDED IN 12 INCHES OF GRAVEL.

26. CURTAIN, INTERCEPTOR AND DRAW-DOWN DRAINS MAY BE REQUIRED ON ALL LOTS. AS SUCH, THEY SHALL STRICTLY ADHERE TO THE DESIGN, LOCATION AND ROUTING DEPICTED ON THIS PLAT. HOWEVER, THE DRAINS AS SHOWN HEREON MAY BE SUBJECT TO CHANGE AT THE SOLE DISCRETION OF THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT AS DEEMED NECESSARY 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 A SITE-SPECIFIC, LOT BY LOT BASIS.

27. 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.

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

29. THIS PROPERTY IS SERVED BY NOLENSVILLE COLLEGE GROVE UTILITY DISTRICT.

RESOURCE PROTECTION NOTE:

THIS SITE HAS BEEN REVIEWED FOR THE PRESENCE OF STEEP SLOPES, HILLS TOPS AND RIDGETOES, SUPRAPE 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 SUPRAPE SOILS INDICATED BY THE APPROVED SOIL MAP OR VEC WEB SOIL SURVEY.

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

THERE IS 0.27 AC OF HILLTOP ON THE PROPERTY ENTIRELY LOCATED WITHIN OPEN SPACE. NO HILLTOP/RISE/TOPO DISTURBANCE IS PROPOSED.

IN A REPORT PROVIDED BY GEOSCIENCES, LLC ON JULY 28, 2022, 3 FEATURES WERE FIELD-OBSERVED WITHIN PROPOSED LOT 1. FEATURE 1 IS A CLOSED DEPRESSION IS CALLED OUT WITH 1-FT CONTOURS AND A 25-FT BUFFER FROM THE LIMITS OF THE DEPRESSION. FEATURES 2 & 3 ARE LOCATED IN A WETLAND IDENTIFIED ON THE HD REPORT BY GROW ENVIRONMENTAL. THE SEPTIC TANK INDICATED THAT THIS WAS LIKELY NOT AN ACTIVE KARST FEATURE. THIS KARST FEATURE IS ENTIRELY CONTAINED WITHIN THE WETLAND BUFFER SO NO FURTHER BUFFER IS ADDED. FEATURE 1 IS A CLOSED DEPRESSION LOCATED APPROXIMATELY 60 FT FROM THE EDGE OF PAVEMENT OF NOLENSVILLE RD. A 25-FT BUFFER AND 1-FT CONTOURS HAVE BEEN ADDED TO THIS FEATURE.

A HYDROLOGIC DETERMINATION REPORT WAS PREPARED BY CHRISTOPHER GROW AT GROW ENVIRONMENTAL FOR PARCELS 18.00 AND 21.00 ON SEPTEMBER 22, 2021 AND APPROVED BY TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION ON NOVEMBER 17, 2021. THERE WERE 2 WETLANDS, 1 STREAM AND 4 CONVEYANCES DELINEATED. AN EXTENDED REPORT WAS PREPARED BY CHRIS FLEMING, GEP AT GEP ENVIRONMENTAL, LLC ON APRIL 22, 2022 FOR PARCELS 10.00 AND 22.01. 2 WATERWAYS, 4 CONVEYANCES, AND 3 SEASONAL PONDS WERE DELINEATED.

THIS PROPERTY IS 90.1% (80.65 AC) COVERED IN EXISTING TREE CANOPY. PER REGULATION, 5% (41.13 AC) MUST BE PRESERVED. 70% (62.91 AC) OF THE EXISTING TREE CANOPY IS PROPOSED AS BEING PRESERVED. TOTAL TREE CANOPY DISTURBED IS 29.5% (23.76 AC).

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

LOT 201	INTERCEPTOR DRAIN TABLE						
	ELEV	A	B	C	D	E	F
	GROUND	885.3	883.5	878.0	873.8	881.2	876.4
	INVERT	882.3	880.5	875.0	873.8	878.2	876.4
	DEPTH	3'	3'	3'	0'	3'	0'
TIGHTLINES: C-D, E-F							
LOT 202	INTERCEPTOR DRAIN TABLE						
	ELEV	A	B	C	D	E	F
	GROUND	895.5	890.2	886.0	895.0	892.0	888.1
	INVERT	892.5	887.2	886.0	892.0	889.0	888.1
	DEPTH	3'	3'	0'	3'	3'	0'
TIGHTLINES: B-C, E-F							
LOT 203	INTERCEPTOR DRAIN TABLE						
	ELEV	A	B	C	D	E	F
	GROUND	890.7	889.7	880.1	876.2	880.0	876.0
	INVERT	887.7	886.7	877.1	876.2	877.0	876.0
	DEPTH	3'	3'	3'	0'	3'	0'
TIGHTLINES: C-D, E-F							
LOT 205	INTERCEPTOR DRAIN TABLE						
	ELEV	A	B	C	D	E	F
	GROUND	884.9	884.2	882.7	877.7	883.0	878.4
	INVERT	881.9	881.2	879.7	877.7	880.0	878.4
	DEPTH	3'	3'	3'	0'	3'	0'
TIGHTLINES: C-D, E-F							

ATTACHMENT 41-1B

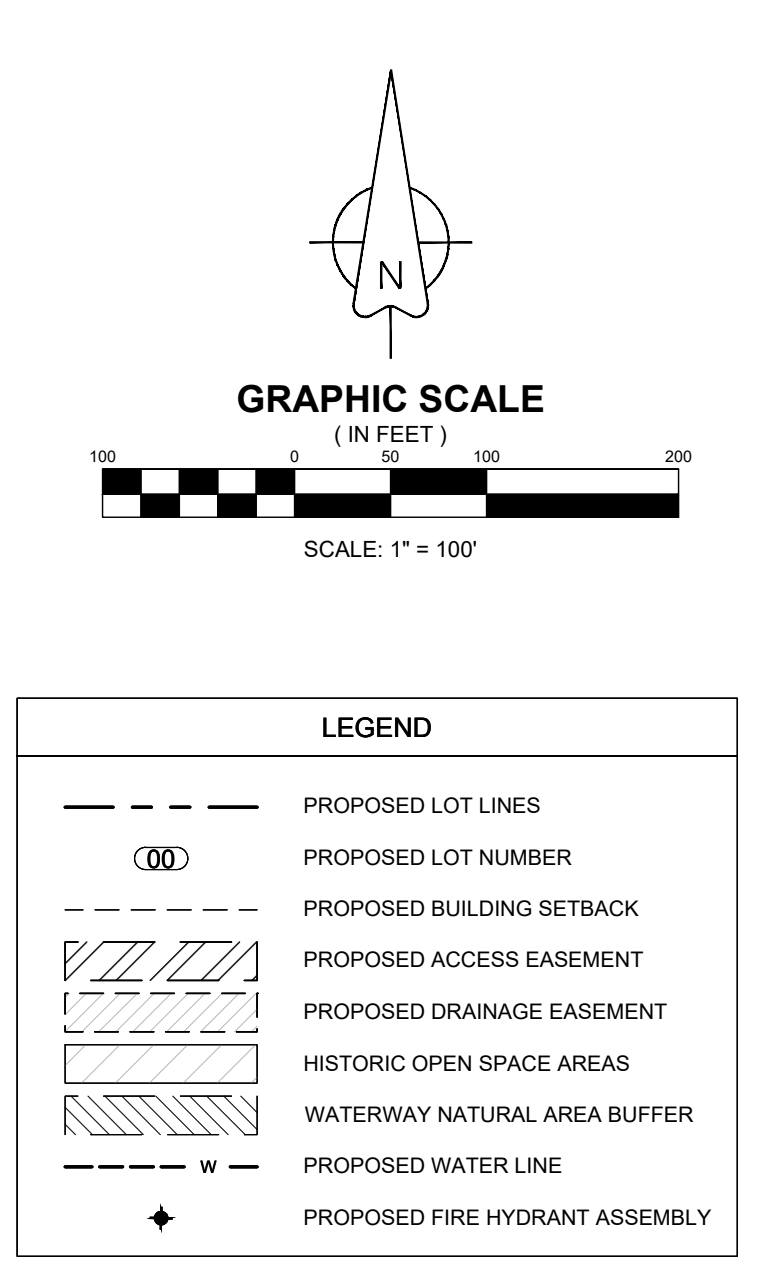
ARRINGTON WOODS SECTION 1 PLAT BOOK 85, PAGE 134



Parcel Area Table		
PARCEL	SQ. FT.	ACRES
201	226688.94	5.20
202	219600.76	5.04
203	375382.16	8.62
204	232026.98	5.33
205	246448.55	5.66
206	238966.90	5.49
207	225241.06	5.17
208	377368.88	8.66

Open Space Areas		
PARCEL	SQ. FT.	ACRES
OS-2	53234.48	1.22
OS-3	39374.28	0.90
OS-HIST-1	306163.45	9.09
OS-HIST-2	9035.23	0.21
OS-HIST-3	166015.60	3.81
OS-HIST-4	73478.87	1.69

SITE DATA TABLE		
	EXISTING/REQUIRED	PROPOSED
TOTAL ACREAGE	66.09 AC	66.09 AC
ZONING	TRIUNE CHARACTER AREA - 1 (TCA-1)	TRIUNE CHARACTER AREA - 1 (TCA-1)
MAX DENSITY	1 UNIT PER 5 ACRES	1 UNIT PER 5 ACRES
NUMBER OF LOTS	8	8
MIN LOT WIDTH	NA	200 FT
ERROR OF CLOSURE	1/10,000	1/10,000
OPEN SPACE	15% (9.91 AC)	16.92 AC (25.6%)
SETBACKS		
FRONT	NA	100 FT
REAR	NA	60 FT
SIDE	NA	30 FT
NEW PRIVATE RIGHTS-OF-WAY		
FOX WANDER TRAIL	0.10 mi	
WILDER PASS	0.21 mi	



GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THIS PROPERTY INTO 8 LOTS AND DEDICATE OPEN SPACE.

2. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN WILLIAMSON COUNTY, TN. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, RADIATION, ILLUMINATION, SETBACK PROVISIONS, ETC. ARE SUBJECT TO WILLIAMSON COUNTY'S ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

3. SUBJECT PROPERTY IS PART OF PARCELS 010.00, 018.00, 021.00 & 022.01, AS SHOWN ON WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT MAPS.

4. DEED REFERENCE: DEED BOOK 9144, PAGE 967, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TN.

5. THE HORIZONTAL LOCATION DATA SHOWN ON THIS SURVEY WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION AND DATA COLLECTOR AND IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS USING THE TDOF NETWORK, TENNESSEE STATE PLANE COORDINATE SYSTEM ZONE 4100, NAD83, DRONE AERIAL PHOTOMETRY WAS ALSO USED TO SURVEY SOME ELEMENTS.

6. THIS FINAL PLAT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE SEARCH. PROPERTY IS SUBJECT TO ANY OR ALL RESTRICTIONS OR EASEMENTS, OF RECORD OR BY PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.

7. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS NO. 47187C03850, WITH AN EFFECTIVE DATE OF 12/20/2024 & NO. 47187C0244G, WITH AN EFFECTIVE DATE OF 2/26/2021, WHICH ARE THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

8. THIS PROPERTY IS ZONED TRIUNE CHARACTER AREA 1 (TCA-1).

9. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF A GENERAL PROPERTY SURVEY AND CONFORMS TO THE ACCURACY OF CATEGORY 1 SURVEY AS CURRENTLY DEFINED AND ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, AND THE RATIO OF PRECISION IS LESS THAN 1:10,000.

10. IT IS THE RESPONSIBILITY OF THE BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING ON THE LOT OR UNDER THE HOUSE, FROM THE BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.

11. 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.

12. WITHIN THE WATERWAY NATURAL AREA, THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE WILLIAMSON COUNTY ENGINEERING DEPARTMENT.

13. A VARIANCE WAS APPROVED 7/13/2023 FOR THE WIDTH OF ROADWAY TO BE REDUCED FROM 10-FT LANES WITH A 2-FT SHOULDER TO 10-FT LANES WITH A 1-FT FULL-DEPTH SHOULDER FOR THE SECTION OF ROADWAY CROSSING THROUGH THE HISTORIC CIVIL WAR BERM IN ORDER TO MINIMIZE IMPACTS TO THE HISTORIC FEATURE AND USE ALREADY-EXISTING OPENINGS IN THE FEATURE.

14. A VARIANCE WAS APPROVED 7/13/2023 FOR ALTERNATIVE FIRE PROTECTION FOR LOT 11. IN LIEU OF A BUILDING ENVELOPE WITHIN 500-FT OF THE BUILDING ENVELOPE (SUB. REGS SECTION 3.05(B)(1)), THE ENVELOPE IS 200-FT AWAY FROM ANY ADJACENT BUILDING ENVELOPES OR RESIDENCES. THE DRIVEWAY SERVING THE RESIDENCE WILL BE 16-FT WIDE AND A 10,000 GALLON FIRE SUPPLY TANK IS TO BE BURED ON-SITE, ACCESSIBLE TO THE LOT 11 BUILDING ENVELOPE. THIS ALTERNATIVE IS IN ACCORDANCE WITH SUBDIVISION REGULATIONS SECTION 3.05(B)(2).

15. WILDER PASS AND FOX WANDER TRAIL ARE TO BE PRIVATELY MAINTAINED.

16. WATER MAIN TO BE DESIGNED BY NOLENSVILLE COLLEGE GROVE UTILITY DISTRICT.

HISTORIC NOTE: OPEN SPACE AREAS LABELED OS-HIST-1, 2, 3 AND 4 CONSIST OF THE TRIUNE FORTIFICATIONS, WHICH ARE IMPORTANT CIVIL WAR-ERA HISTORIC FEATURES THAT ARE LISTED ON THE SECRETARY OF THE INTERIOR'S NATIONAL REGISTER OF HISTORIC PLACES. UPON FINAL PLAT RECORDATION, THESE AREAS WILL BE TRANSFERRED TO THE FRANKLIN BATTLEFIELD TRUST, WHICH WILL OWN AND MAINTAIN THESE HISTORIC FEATURES.

LOT 201 -	8105 FOX WANDER TRAIL
LOT 202 -	8115 FOX WANDER TRAIL
LOT 203 -	8108 FOX WANDER TRAIL
	8010 WILDER PASS
OS-2 -	8109 FOX WANDER TRAIL

FLOOD NOTE: THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANELS # 47187C0244G DATED 02/26/2021, 47187C0244G DATED 02/26/2021, AND 47187C03850 DATED 12/20/2024 OF WILLIAMSON COUNTY, TN.

OWNER OF RECORD: ARRINGTON WILDER GP, 807 SOUTH 17TH ST, NASHVILLE, TN 37208, DEED BOOK 9144, PAGE 967.

APPLICANT: T-SQUARE ENGINEERING, 1329 WEST MAIN ST, FRANKLIN, TN 37064, 615.678.8212.

SECTION 2 FINAL PLAT

7820 & 7818 NOLENSVILLE RD

ARRINGTON, TN 37014

MAP 110, PARCELS 018.00, 010.00, 021.00 & 022.01

WILLIAMSON COUNTY, TENNESSEE

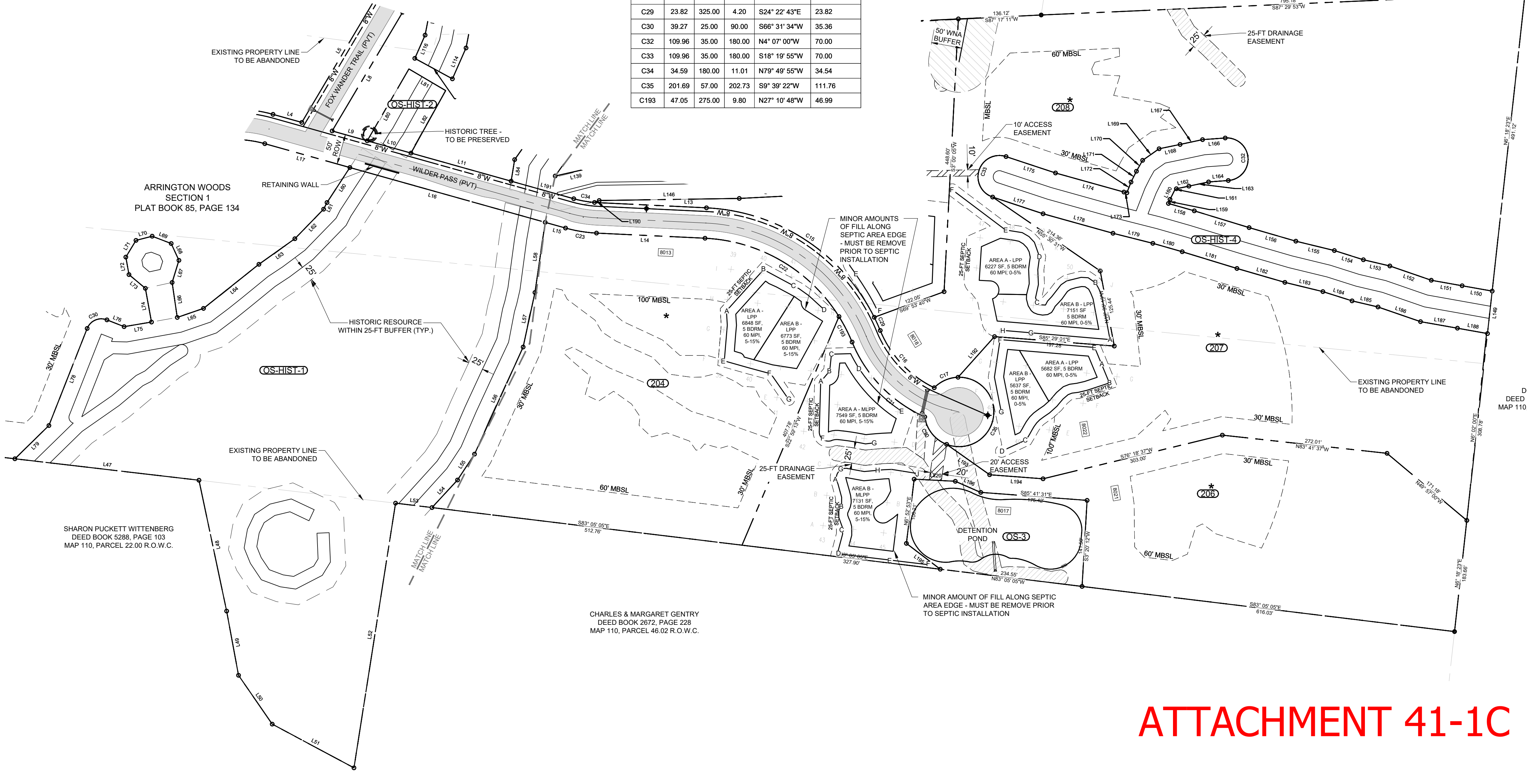


PROJECT 22-0343

SHEET 2 of 3

Parcel Line Table			Parcel Line Table			Parcel Line Table			Parcel Line Table			Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L4	49.10	S74° 19' 54.46"E	L67	38.00	N17° 02' 31.10"E	L101	10.90	S15° 51' 36.84"W	L133	56.93	S88° 42' 02.06"W	L168	35.21	S78° 18' 27.36"W	L202	37.21	S28° 28' 07.24"W
L5	240.15	N30° 41' 08.29"E	L68	30.38	N24° 39' 08.85"W	L102	97.33	S7° 17' 28.92"E	L134	60.33	S30° 18' 06.84"W	L169	33.07	S54° 55' 47.71"W	L203	52.99	N28° 28' 07.24"W
L6	185.15	S1° 43' 14.89"E	L69	33.48	N69° 01' 23.48"W	L103	45.39	S89° 27' 26.00"E	L135	60.10	S35° 08' 21.01"W	L170	20.58	S29° 26' 57.29"W	L204	127.00	N35° 54' 54.83"E
L7	216.16	S1° 43' 14.89"E	L70	27.41	S75° 36' 06.63"W	L104	31.52	N80° 32' 22.82"E	L136	106.52	S67° 14' 24.72"W	L171	19.82	S26° 38' 10.02"W	L205	108.66	N32° 17' 54.76"E
L8	226.74	S30° 41' 08.29"E	L71	32.10	S31° 17' 13.31"W	L105	26.51	S79° 37' 06.10"E	L137	76.93	S38° 02' 49.57"W	L172	18.94	S21° 08' 20.94"W	L206	126.33	S35° 54' 54.83"W
L9	59.81	S74° 19' 25.91"E	L72	29.23	S10° 09' 05.73"E	L106	37.87	S39° 31' 41.58"E	L138	71.53	S35° 23' 13.68"W	L173	4.97	N75° 48' 57.13"W	L207	110.08	S32° 17' 54.76"W
L10	74.68	N74° 19' 25.91"W	L73	35.10	S50° 02' 28.29"E	L107	71.96	S9° 16' 02.62"W	L139	66.61	N77° 18' 23.15"E	L174	116.63	N74° 24' 39.91"W	L208	49.97	S27° 47' 24.37"W
L11	103.34	S74° 19' 34.35"E	L74	56.30	S10° 17' 13.41"E	L108	40.04	S71° 50' 45.64"W	L140	235.55	N89° 08' 54.68"E	L175	85.59	N71° 40' 05.50"W	L209	24.73	N81° 33' 28.51"W
L13	184.08	S87° 15' 14.82"E	L75	45.60	S80° 29' 55.96"W	L109	39.41	N72° 04' 58.43"W	L141	101.72	N87° 05' 44.48"E	L177	87.27	S71° 40' 05.50"E	L210	57.14	N0° 26' 02.99"E
L14	178.40	N87° 17' 10.97"W	L76	30.28	N68° 28' 25.52"W	L110	29.41	N41° 36' 41.07"W	L142	110.78	N88° 49' 53.07"E	L178	119.16	S74° 24' 39.91"E	L211	89.04	S71° 25' 41.92"E
L15	34.68	N74° 19' 34.35"W	L78	171.42	S21° 31' 34.48"W	L111	15.11	N86° 49' 57.63"W	L143	55.00	S11° 10' 06.93"E	L179	67.45	S75° 48' 57.13"E	L212	80.46	N63° 54' 45.51"W
L16	333.11	N74° 19' 30.18"W	L79	78.02	S45° 39' 11.96"W	L112	48.70	S3° 10' 02.37"W	L144	109.95	S88° 49' 53.07"W	L180	50.19	N56° 52' 59.48"W	L213	60.29	N56° 52' 59.48"W
L17	145.10	S74° 19' 43.93"E	L80	136.41	N30° 08' 04.94"E	L113	72.56	S11° 01' 46.75"W	L145	101.88	S87° 05' 44.48"W	L181	94.00	S73° 00' 03.68"E	L214	88.99	N57° 39' 54.37"W
L47	304.26	S83° 20' 54.20"E	L81	70.00	S59° 28' 55.79"E	L114	55.39	S23° 50' 09.79"W	L146	229.98	S89° 08' 54.68"W	L182	81.90	S73° 48' 03.70"E	L215	63.50	N53° 49' 34.85"W
L48	219.60	S11° 56' 55.45"E	L82	117.28	S29° 00' 14.61"W	L115	70.24	N61° 23' 46.19"W	L148	70.16	N6° 18' 22.72"E	L183	64.25	S76° 20' 05.99"E	L216	16.78	S36° 10' 05.50"W
L49	107.27	S10° 28' 59.95"E	L84	35.89	N9° 14' 28.31"E	L116	41.70	N23° 50' 09.79"E	L150	50.11	N79° 53' 28.93"W	L184	50.23	S72° 23' 59.32"E	L217	71.10	S44° 39' 03.82"W
L50	97.37	S34° 35' 12.73"E	L85	111.36	N35° 19' 12.47"E	L117	59.90	N11° 01' 46.75"E	L151	51.43	N79° 53' 28.93"W	L185	43.80	S76° 46' 22.45"E	L218	100.15	S74° 48' 29.30"E
L51	152.24	S61° 51' 14.13"E	L86	74.09	N39° 01' 31.50"E	L118	60.42	N2° 37' 58.04"E	L152	71.92	N70° 57' 53.68"W	L186	73.84	S70° 57' 53.68"E	L220	67.73	S87° 01' 57.71"E
L52	440.00	N8° 55' 57.59"E	L87	71.11	N64° 42' 25.67"E	L119	159.39	N6° 56' 30.68"W	L153	44.68	N76° 46' 22.45"W	L187	61.55	S79° 56' 29.22"E			
L53	60.24	S83° 05' 05.21"E	L88	38.47	N66° 56' 28.89"E	L120	33.83	N15° 51' 36.84"E	L154	49.96	N72° 23' 59.32"W	L188	50.11	S79° 49' 40.79"E			
L54	61.71	N42° 47' 32.08"E	L89	40.09	N12° 06' 40.18"W	L121	82.81	N28° 07' 01.54"E	L155	65.11	N76° 20' 05.99"W	L190	8.46	S68° 00' 20.48"W			
L55	50.82	N33° 17' 55.57"E	L90	46.49	N2° 16' 52.77"E	L122	124.30	N12° 02' 26.74"E	L156	79.86	N73° 48' 03.70"W	L191	106.78	N74° 19' 34.35"W			
L56	193.11	N24° 24' 57.93"E	L91	46.70	N24° 55' 21.40"E	L123	84.28	N74° 55' 21.40"E	L157	94.15	N73° 00' 03.68"W	L192	89.64	N41° 51' 15.19"E			
L57	91.61	N12° 14' 03.63"E	L92	17.45	S65° 37' 51.84"E	L124	140.74	S72° 18' 36.56"E	L158	44.17	N74° 02' 58.81"W	L193	86.41	N54° 44' 55.01"W			
L58	116.47	N8° 18' 21.55"E	L93	22.01	N7° 17' 04.63"E	L125	33.92	S72° 55' 41.64"E	L159	7.15	N21° 29' 09.55"E	L194	87.99	N85° 37' 59.21"W			
L60	68.63	S33° 09' 12.49"W	L94	228.20	N10° 23' 27.98"W	L126	143.59	S59° 31' 16.78"E	L160	17.62	N26° 38' 10.02"E	L195	69.92	N52° 39' 59.67"W			
L61	12.31	S27° 01' 39.65"W	L95	87.24	N53° 56' 10.69"W	L127	144.55	S7° 13' 09.74"E	L161	3.08	N54° 55' 47.71"E	L196	45.19	S66° 19' 28.20"E			
L62	67.69	S44° 12' 56.58"W	L96	85.46	N64° 08' 17.05"W	L128	71.79	S9° 49' 50.42"E	L162	20.96	N78° 18' 27.36"E	L197	63.66	S21° 33' 46.43"E			
L63	72.44	S54° 35' 10.15"W	L97	95.81	N72° 54' 48.60"W	L129	58.14	S7° 14' 59.40"W	L163	33.06	N77° 55' 06.92"E	L198	110.85	N55° 29' 47.56"W			
L64	116.24	S51° 28' 21.33"W	L98	98.58	S11° 49' 14.23"W	L130	45.35	N87° 03' 51.78"E	L164	32.47	N85° 53' 00.22"E	L199	120.38	S55° 29' 47.56"E			
L65	45.58	S70° 59' 55.12"W	L99	77.02	S28° 07' 01.54"W	L131	56.75	S3° 18' 21.78"E	L166	37.35	S85° 53' 00.22"W	L200	174.17	S43° 20' 26.14"E			
L66	58.04	N8° 20' 34.97"W	L100	8.05	S28° 07' 01.54"W	L132	43.67	S5° 57' 27.96"W	L167	37.70	S77° 55' 06.92"W	L201	190.78	N43° 20' 26.14"W			

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C7	102.53	184.49	31.84	S14° 23' 18"W	101.22
C8	104.07	278.23	21.43	S4° 28' 36"W	103.46
C9	117.44	255.61	26.32	N28° 14' 06"E	116.41
C10	140.50	57.00	141.23	N53° 49' 46"E	107.54
C11	165.66	56.99	166.54	S27° 38' 38"W	113.20
C12	125.76	207.89	34.66	S22° 39' 08"W	123.85
C13	130.81	234.74	31.93	S14° 24' 31"W	129.12
C15	344.92	325.00	60.81	S56° 52' 57"E	328.96
C16	132.17	180.00	42.07	S43° 18' 55"E	129.23
C17	43.80	57.00	44.03	N66° 16' 26"E	42.73
C20	60.51	57.00	60.82	N38° 34' 03"W	57.70
C21	175.55	230.00	43.73	N44° 08' 40"W	171.32
C22	264.97	275.00	55.21	N59° 41' 02"W	254.83
C23	51.59	230.00	12.85	N80° 45' 08"W	51.48
C29	23.82	325.00	4.20	S24° 22' 43"E	23.82
C30	39.27	25.00	90.00	S66° 31' 34"W	35.36
C32	109.96	35.00	180.00	N4° 07' 00"W	70.00
C33	109.96	35.00	180.00	S18° 19' 55"W	70.00
C34	34.59	180.00	11.01	N79° 49' 55"W	34.54
C35	201.69	57.00	202.73	S9° 39' 22"W	111.76
C193	47.05	275.00	9.80	N27° 10' 48"W	46.99



PRINCIPLE RESIDENCE - INTERCEPTOR DRAIN TABLE							
ELEV	A	B	C	D	E	F	G
GROUND	891.6	890.5	887.0	883.1	887.3	883.7	880.0
INVERT	888.6	887.5	884.0	883.1	884.3	880.7	877.0
DEPTH	3'	3'	3'	0'	3'	3'	0'

AREA A - INTERCEPTOR DRAIN TABLE							
ELEV	A	B	C	D	E	F	G
GROUND	880.3	879.2	879.3	876.1	872.0	876.0	872.0
INVERT	877.3	876.2	876.0	873.1	872.0	873.0	872.0
DEPTH	3'	3'	3.3'	3'	0'	3'	0'

AREA B - INTERCEPTOR DRAIN TABLE									
ELEV	A	B	C	D	E	F	G	H	J
GROUND	876.2	875.5	876.2	876.6	872.2	868.3	874.8	871.9	868.1
INVERT	873.2	872.5	872.3	872.1	869.2	868.3	871.8	868.9	868.1
DEPTH	3'	3'	3.9'	4.5'	3'	0'	3'	3'	0'

INTERCEPTOR DRAIN TABLE							
ELEV	A	B	C	D	E	F	G
GROUND	892.0	891.4	876.0	871.6	891.5	878.7	874.9
INVERT	889.0	888.4	873.0	871.6	888.5	875.7	874.9
DEPTH	3'	3'	3'	0'	3'	3'	0'

INTERCEPTOR DRAIN TABLE							
ELEV	A	B	C	D	E	F	G
GROUND	894.5	894.2	885.9	886.8	882.9	878.2	884.0
INVERT	891.5	890.9	882.9	882.2	879.9	878.2	881.0
DEPTH	3'	3.3'	3'	4.6'	3'	0'	3'

RESOURCE PROTECTION NOTE:
THIS SITE HAS BEEN REVIEWED FOR THE PRESENCE OF STEEP SLOPES, HILLTOPS AND RIDGETOPS, SLURPAGE 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 SLURPAGE SOILS INDICATED BY THE APPROVED SOL MAP OR W-02 WEB SOL SURVEY.

THERE ARE VERY STEEP SLOPES AND MODERATELY STEEP SLOPES PRESENT ON ALL LOTS. BUILDING ENVELOPES CONTAINING MODERATELY STEEP SLOPES HAVE BEEN LABELED ON THE PLAN WITH A (1) SYMBOL. WHERE A (1) SYMBOL IS PROVIDED FOR A LOT, AN ENGINEERED SITE PLAN MUST BE SUBMITTED WITH APPLICATIONS FOR BUILDING PERMIT FOR THAT LOT DUE TO THE PRESENCE OF MODERATELY STEEP SLOPES IN THE BUILDING ENVELOPES.

THERE IS 0.27 AC OF HILLTOP ON THE PROPERTY ENTIRELY LOCATED WITHIN OPEN SPACE. NO HILLTOP RIDGETOP DISTURBANCE IS PROPOSED.
IN A REPORT PROVIDED BY GEODESICS, LLC ON JULY 26, 2023, 3 FEATURES WERE FIELD OBSERVED WITHIN PROPOSED LOT 1. FEATURE 2 IS A CLOSED DEPRESSION IS CALLED OUT WITH 1-FT CONTOURS AND A 25-FT BUFFER FROM THE LIMITS OF THE DEPRESSION. FEATURES 3 IS LOCATED IN A WETLAND IDENTIFIED ON THE HD REPORT BY GROW ENVIRONMENTAL. THE REPORT INDICATED THAT THIS WAS LIKELY NOT AN ACTIVE KARST FEATURE. THIS KARST FEATURE IS ENTIRELY CONTAINED WITHIN THE WETLAND BUFFER SO NO FURTHER BUFFER IS ADDED. FEATURE 1 IS A CLOSED DEPRESSION LOCATED APPROXIMATELY 60-FT FROM THE EDGE OF PAVEMENT ON NOLENSVILLE RD. A 25-FT BUFFER AND 1-FT CONTOURS HAVE BEEN ADDED TO THIS FEATURE.

A HYDROLOGIC DETERMINATION REPORT WAS PREPARED BY CHRISTOPHER GROW AT GROW ENVIRONMENTAL FOR PARCELS 18.00 AND 21.00 ON SEPTEMBER 22, 2021 AND APPROVED BY TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION ON NOVEMBER 17, 2021. THERE WERE 2 WETLANDS, 1 STREAM, AND 4 CONVEYANCES DELINEATED. AN EXTENDED REPORT WAS PREPARED BY CHRIS FLEMING, CHPT AT BOY ENVIRONMENTAL, LLC ON APRIL 22, 2022 FOR PARCELS 18.00 AND 22.01, 2 WATERWAYS, 4 CONVEYANCES, AND 3 SEASONAL PONDS WERE DELINEATED.

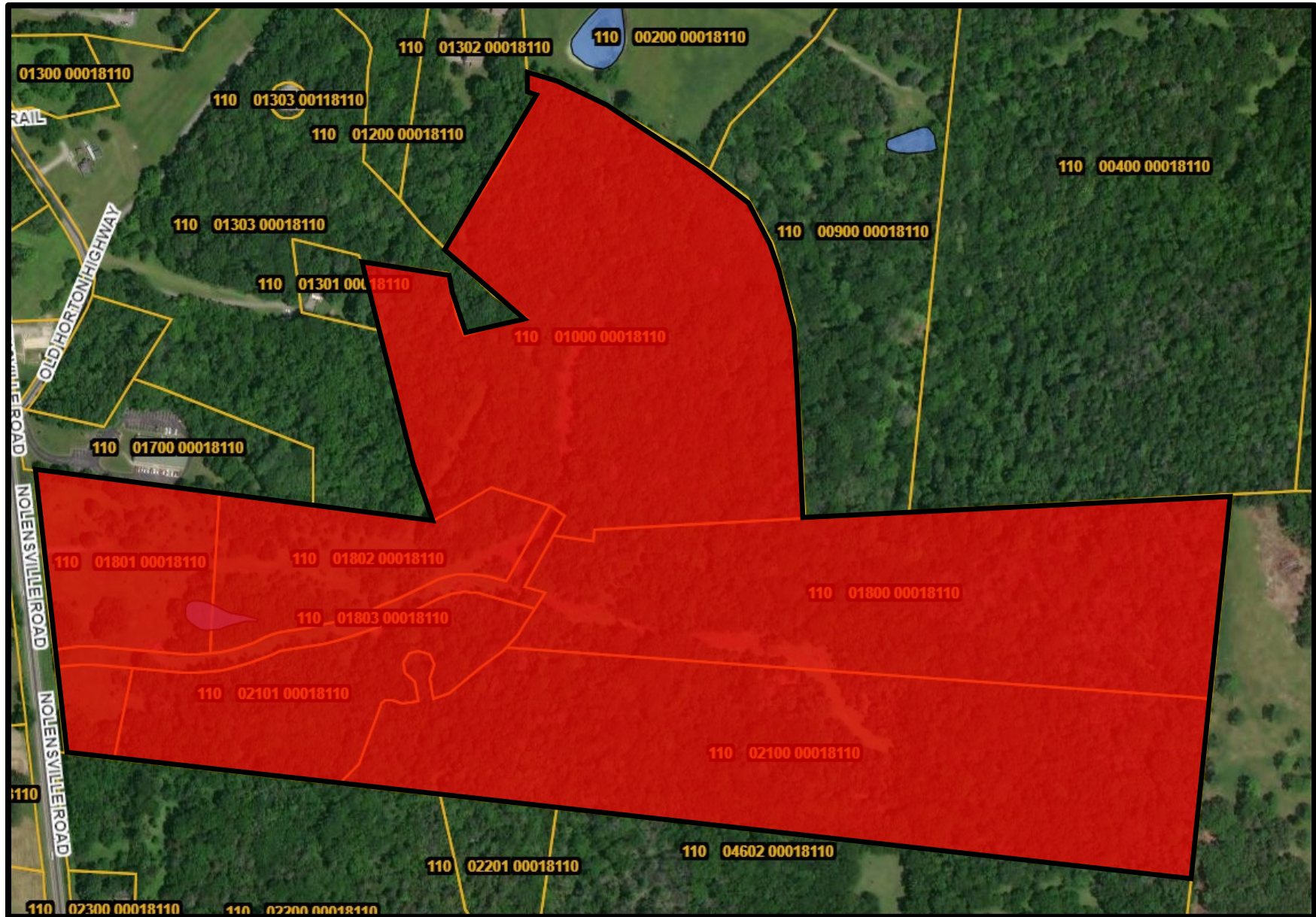
THIS PROPERTY IS 90.1% (80.65 AC) COVERED IN EXISTING TREE CANOPY. PER REGULATION, 51% (41.13 AC) MUST BE PRESERVED. 70.5% (68.89 AC) OF THE EXISTING TREE CANOPY IS PROPOSED AS BEING PRESERVED. TOTAL TREE CANOPY DISTURBED IS 29.5% (23.76 AC).

LOT 203 - 8108 FOX WANDER TRAIL
8010 WILDER PASS
LOT 204 - 8013 WILDER PASS
LOT 205 - 8014 WILDER PASS
LOT 206 - 8021 WILDER PASS
LOT 207 - 8022 WILDER PASS
LOT 208 - 8018 WILDER PASS
OS-1 - 8009 WILDER PASS
OS-3 - 8017 WILDER PASS

DOYLE R MONDAY
DEED BOOK 5308, PAGE 827
MAP 110, PARCEL 4.00 R.O.W.C.

- GENERAL NOTES
1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THIS PROPERTY INTO 8 LOTS AND DEDICATE OPEN SPACE.
 2. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN WILLIAMSON COUNTY, TN. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, RADIATION, ILLUMINATION, SETBACK PROVISIONS, ETC. ARE SUBJECT TO WILLIAMSON COUNTY'S ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT.
 3. SUBJECT PROPERTY IS PART OF PARCELS 010.00, 018

ATTACHMENT 41-2



ITEM 42

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

THIS ITEM HAS BEEN WITHDRAWN

ITEM 43

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

Attachment	43-1	Final Plat
	43-2	Aerial Photograph
Area	0.77 acres	
Zoning	Suburban Infill and Conservation (SIC)	
Lots	Zero (0)	
Water	Harpeth Valley Utilities District	
Sewer	Harpeth Valley Utilities District	
Development Options	Conservation Subdivision	
Chapter 1101 Status	Planned Growth Area – 3 (PGA-3)	
File Number	(1-2025-429)	

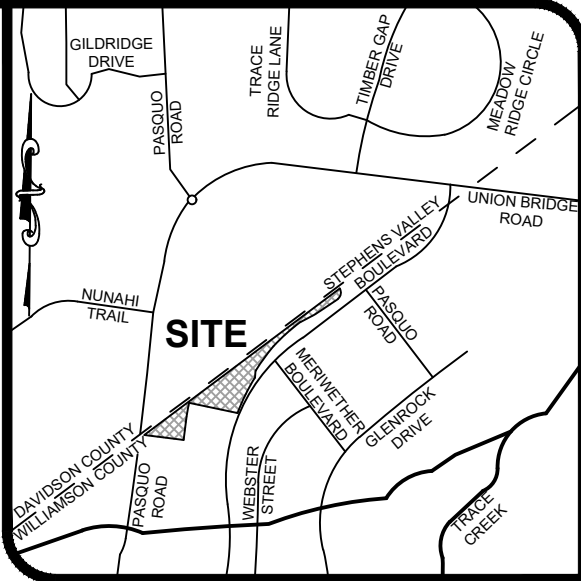
A Preliminary Plat for this Phase of the development was approved by this body at the July 2025 meeting, and the applicant now is requesting Final Plat approval for Section 12, which does not contain any buildable lots. The Final Plat will designate 0.53 acres as Open Space and 0.19 acres as "Future Development". The plat is consistent in layout with the approved Preliminary Plat.

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

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

HATCH LEGEND

OPEN SPACE - PUDAE	
PRIVATE ACCESS EASEMENT	



VICINITY MAP
NOT TO SCALE

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

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

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

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

PLAT NOTES

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

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

RESOURCE PROTECTION NOTE:

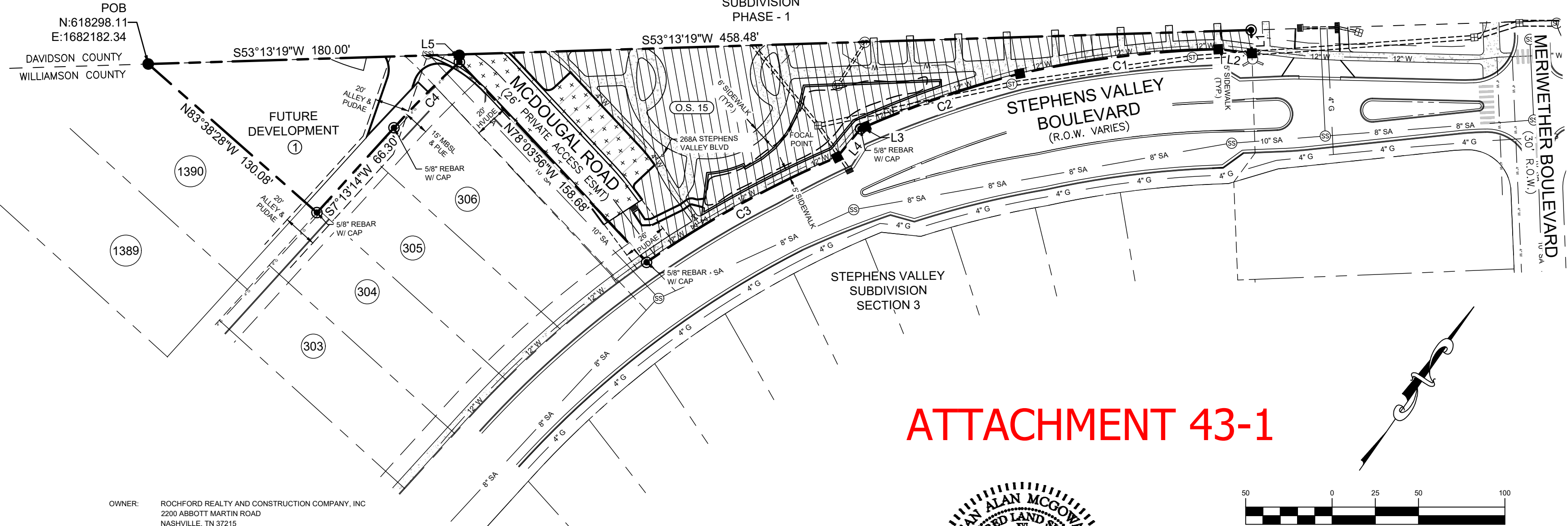
THIS SITE HAS BEEN REVIEWED FOR THE PRESENCE OF STEEP SLOPES, HILLTOPS AND RIDGETOPS, SLIPPAGE SOILS, SPECIAL FLOOD HAZARDS, HISTORICAL AND CULTURAL RESOURCES, AND KARST FEATURES. AREAS FALLING WITHIN THESE CATEGORIES, IF ANY, HAVE BEEN NOTED ON THE PLAN AND CAN BE FOUND ON THE NATURAL RESOURCE PROTECTION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

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

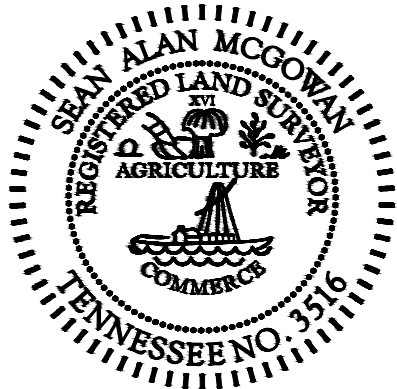
ENGINEER: CSDG
2305 KLINE AVE, SUITE 300
NASHVILLE, TN 37211
JEREMY WESTMORLAND
JWESTMORLAND@CSDGTN.COM
(615) 248-9999

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

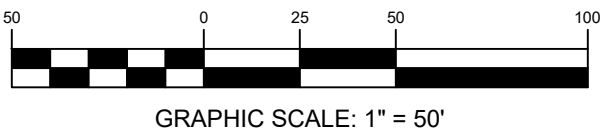
STEPHENS
VALLEY
SUBDIVISION
PHASE - 1



ATTACHMENT 43-1



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



**STEPHENS
VALLEY**
SECTION 12

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER(S) SIGNATURE _____ DATE _____
RUCHFORD REALTY AND CONSTRUCTION COMPANY, INC. TITLE (IF ACTING FOR PARTNERSHIP OR CORP)

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

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

WATER SYSTEM _____, 2025 NAME, TITLE, AND AGENCY OF AUTHORIZED APPROVING AGENT
SEWER SYSTEM _____, 2025 NAME, TITLE, AND AGENCY OF AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF RECORDING

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

SECRETARY, PLANNING COMMISSION _____ DATE _____
THIS APPROVAL SHALL BE INVALID IF NOT RECORDED BY: _____

CERTIFICATE OF ACCURACY

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

SEAN ALAN MCGOWAN, PS, TENNESSEE RLS NO. 3516 _____ DATE _____
WILSON & ASSOCIATES, P.C.
108 BEASLEY DRIVE, FRANKLIN, TN 37064
(615) 794-2176
SMCGOWAN@WILSONPC.COM

RECORDING STAMP
HERE

IF YOU CAN READ THIS
YOU ARE HOLDING AN
UNRECORDED COPY

FINAL SUBDIVISION PLAT

WILLIAMSON COUNTY - TENNESSEE

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

WA PROJECT NO. 25-2340

SHEET 1 OF 1

This is an aerial map of a portion of Davidson County, Tennessee. The map displays property boundaries in yellow, lot numbers, and street names. A red arrow points to a specific area labeled "DAVIDSON COUNTY". The map includes various street names such as "SHEPHERD RD", "JACKSON RD", "CROOKER GREEN RD", and "SHEPHERD RD". The map also shows "OPEN SPACE" areas and "ASSESSMENT LINES". The scale is indicated as 1:3,870.

NON-AGENDA ITEM

FINAL PLAT REVIEW FOR CURITIBA PLATEAU SUBDIVISION, LARGE LOT EASEMENT SUBDIVISION (RE-APPROVAL), CONTAINING 5 LOTS ON 28.27 ACRES, LOCATED OFF FAIRVIEW BOULEVARD, IN THE 1ST VOTING DISTRICT (1-2024-303).

Attachment Non-Agenda Item 1	Final Plat
Non-Agenda Item 2	Aerial Photograph

Area	28.27 acres
Lots	5
Zoning	Municipal Growth Area-1 (MGA-1)
Water	Water Authority of Dickson County
Sewer	Individual Septic Systems
Development Option	Large Lot Easement
Chapter 1101 Status	Fairview UGB
Map and Parcel	069---00700

File Number (1-2024-303)

A Final Plat for this development was approved at the September 2025 meeting. The applicant failed to record the Final Plat within the required sixty (60) days and this body's approval has since expired. The applicant is now requesting re-approval of this Final Plat, which contains 5 lots accessed by a fifty-foot (50') ingress/egress/utilities easement. The plat remains consistent in layout with that depicted on the Preliminary Plat.

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

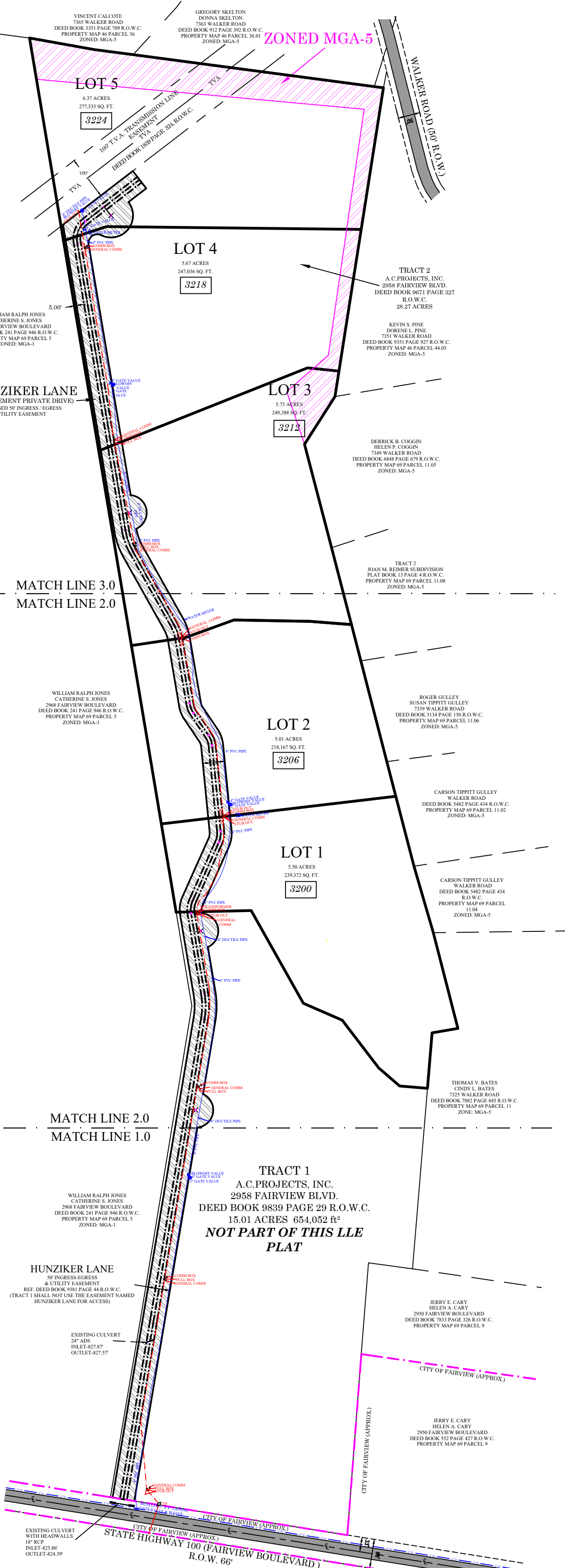
1. The applicant shall adopt and record a covenant that declares that the access easement is not a public road, and imposes the requirement of maintenance by all property served by the access easement, rather than the County, prior to recordation of the Final Plat; and
2. Demonstration of compliance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

SHEET INDEX	
V-0.0	COVER SHEET
V-1.0	LARGE LOT OFF AN EASEMENT
ADDRESS OF LOTS 1-5	
LOT 1	3200 HUNZIKER LANE
LOT 2	3206 HUNZIKER LANE
LOT 3	3212 HUNZIKER LANE
LOT 4	3218 HUNZIKER LANE
LOT 5	3224 HUNZIKER LANE

DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT NOTES	
1. THE AREA FOR SUBSURFACE SEWAGE DISPOSAL SYSTEM IS SHOWN THIS:	
(A) MLPP, LPP	(B) MLPP, LPP
2. LOT 1 IS RESTRICTED TO ONE, (6) BEDROOM, SINGLE FAMILY DWELLING, PRINCIPAL RESIDENCE (A). LOT 2 IS RESTRICTED TO ONE, (6) BEDROOM, SINGLE FAMILY DWELLING, PRINCIPAL RESIDENCE (A). LOT 3 IS RESTRICTED TO ONE, (6) BEDROOM, SINGLE FAMILY DWELLING, PRINCIPAL RESIDENCE (A). LOT 4 IS RESTRICTED TO ONE, (6) BEDROOM, SINGLE FAMILY DWELLING, PRINCIPAL RESIDENCE (A). LOT 5 IS RESTRICTED TO ONE, (6) BEDROOM, SINGLE FAMILY DWELLING, PRINCIPAL RESIDENCE (A).	
3. DESIGNATED SEWAGE DISPOSAL AREAS SHOWN ON THIS PLAT PLATTED IN ACCORDANCE WITH ACCEPTABLE SOIL AREAS FIELD MAPPED BY ADAM C. BROWN PRIVATE SOIL CONSULTANT ON 6/20/2021.	
4. 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 AUTHORITY TO REFUSE TO GRANT ANY CONSTRUCTION PERMIT OR MAY REVOKE A CONSTRUCTION PERMIT WHERE THE INTEGRITY OF THE PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM AREAS HAVE BEEN COMPROMISED.	
5. ALL SEPTIC SYSTEMS MUST BE INSTALLED BY AN INSTALLER LICENSED BY WILLIAMSON COUNTY TO CONSTRUCT ALTERNATIVE OR CONVENTIONAL SEPTIC SYSTEMS.	
6. NO UTILITIES (E.G. GAS WATER, OR ELECTRIC) OR THEIR EASEMENTS, ABOVE OR BELOW GROUND, SHALL BE ALLOWED TO ENCRoACH WITHIN 10 FEET OF THE BOUNDARIES OF THE SOIL AREAS RESERVED FOR SEWAGE DISPOSAL.	
7. CURTAININTERCEPTORDRAINOWDRAINS MAY BE REQUIRED ON ANY OR ALL LOTS AS SUCH, THEY SHALL ADHERE TO THE DESIGN, LOCATION AND ROUTING PREPARED ON THIS PLAT. HOWEVER, THE DRAINS AS SHOWN MAY BE SUBJECT TO CHANGE AT THE SOLE DISCRETION OF THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT AS THEY MAY BE NECESSARY BY THEIR FIELD INVESTIGATION AT THE TIME OF SUBMITTAL OF EACH INDIVIDUAL LOTS ALTERNATIVE SYSTEM SITE AND DESIGN PLANS. THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT'S EVALUATION WILL BE CONDUCTED ON A SITE-SPECIFIC, LOT BY LOT BASIS.	
8. NO IRRIGATION SYSTEMS, OR THEIR COMPONENTS THEREOF, SHALL ENCRoACH ON, IN OR WITHIN 10 FEET OF THE BOUNDARIES OF THE DESIGNATED OR PLATTED SSIS AREAS. IT SHALL ALSO BE LOCATED A MINIMUM OF 5 FEET AWAY FROM ANY DRAINAGE IMPROVEMENT PRACTICE ASSOCIATED WITH THE SSIS AREA.	
9. NO CUTTING, FILLING, OR COMPACTION OR ANY OTHER DISTURBANCE OF THE AREAS RESERVED FOR SEWAGE DISPOSAL, SHALL BE PERMITTED.	
10. THE LIMITS OF ALL EXCAVATIONS GREATER THAN 18 INCHES IN DEPTH, MADE FOR THE PURPOSE OF HOUSE CONSTRUCTION (OR ANY OTHER TYPE OF BUILDING CONSTRUCTION), SHALL BE KEPT 25 FEET OR MORE AWAY FROM THE PLATTED OR DESIGNATED SEWAGE DISPOSAL AREAS.	
11. THE LIMITS OF ALL EXCAVATIONS MADE FOR THE PURPOSE OF HOUSE CONSTRUCTION OR ANY OTHER TYPE OF BUILDING CONSTRUCTION, SHALL BE KEPT WITHIN THE CONTINUES OF THE PLATTED BUILDING ENVELOPE.	
12. ALL PARTS OF THE HOUSE AND ANY OF ITS RELATED APPENDAGE (INCLUDING, BUT NOT LIMITED TO DETACHED GARAGES, PORCHES, DECKS, DRIVEWAYS, PARKING AREAS, UTILITIES, ETC.) SHALL STRICTLY ADHERE TO THE MINIMUM SETBACK REQUIREMENTS FROM THE SUBSURFACE SEWAGE DISPOSAL SYSTEM AREAS AS OUTLINED IN SECTION 15.01 OF THE REGULATIONS GOVERNING ON-SITE SEWAGE DISPOSAL SYSTEMS, ADOPTED MAY 14, 2000, AND EFFECTIVE OCTOBER 1, 2000.	
13. NO CONSTRUCTION OF ANY BUILDING, 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.	
14. WATER SERVICE LINES MUST BE SEPARATED FROM SEWAGE DISPOSAL AREAS OR PLATTED DISPOSAL FIELD AREAS BY A MINIMUM OF 10 FEET.	
15. NO WATER SOURCE, WELL OR SPRINGS ARE TO BE DRILLED, CONSTRUCTED OR PLACED WITHIN 50 FEET OF ANY PORTION OF THE SEPTIC SYSTEM. THIS INCLUDES THE SEPTIC TANK, TIGHTLINES, ALTERNATING VALVES, OR THE DESIGNATED OR PLATTED SEWAGE DISPOSAL FIELD AREAS.	
16. ALL PLATTED SEWAGE DISPOSAL AREAS SHALL BE FIELD STAKED BY A LICENSED SURVEYOR AND FENCES OFF, TO PROTECT THE AREAS FROM ALL CONSTRUCTION TRAFFIC. BY THE PROPERTY OWNER OR BUILDING CONTRACTOR. THE AREAS THEN SHALL BE FIELD CHECKED AND VERIFIED BY THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT PRIOR TO THE ISSUANCE OF THE SEPTIC PERMIT.	
17. THIS SITE MAY BE SERVED BY A SEWAGE/EFFLUENT PUMP AND APPROPRIATELY SIZED PUMP TANK IN ORDER TO PROVIDE SEWER SERVICES FROM THE HOUSE TO THE SSIS 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 SSIS AREAS.	
18. THE EXACT LOCATION OF THE WATER SOURCE (E.G. WELL, CISTERN, 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 WILLIAMSON COUNTY DISPOSAL MANAGEMENT FOR REVIEW AND RECORD KEEPING PURPOSES.	
19. PRIOR TO INSTALLATION OF THE WELL, SPRING, CISTERN OR PRIVATE WATER SOURCE, THERE MUST BE APPROVED BY THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT.	
20. LOCATION OF WELL, SPRING, CISTERN OR PRIVATE WATER SOURCE MUST BE A MINIMUM OF 50 FEET AWAY FROM ANY SEWER DISPOSAL AREA, INCLUDING THOSE LOCATED UNDER ADJACENT LOTS.	
21. THERE SHALL BE NO SEWAGE CONVEYANCES (PIPES, SUPPLY LINES, MANIFOLDS, SEPTIC OR PUMP TANK, ETC.) LOCATED WITHIN 10 FEET OF ANY SEWER DISPOSAL AREA.	
22. SSIS COMPONENTS CROSSING UTILITIES AND THEIR RELATED EASEMENTS, IN ADDITION TO DRIVEWAYS, ACCESS EASEMENTS, ETC. ANY SUCH COMPONENTS INCLUDING BUT NOT LIMITED TO CERTAIN TYPES OF SEWER DISPOSAL, SHALL EXTEND THROUGHOUT THE ENTIRE WIDTH OF THE EASEMENT AND SHALL END AT A POINT TO RELY 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 SCHEDULE 80 PVC OR DUCTILE IRON AND BE HEIDED IN 12" OF GRAVEL.	
23. CS DENOTES THAT THIS LOT IS SERVED BY A CONVENTIONAL MEANS OF SUBSURFACE SEWAGE DISPOSAL SYSTEM. LPP DENOTES THAT THIS LOT IS SERVED BY A LOW PRESSURE PIPE SYSTEM, WHICH IS AN ALTERNATIVE MEANS OF SEWAGE DISPOSAL. MLPP DENOTES THAT THIS LOT IS SERVED BY A MODIFIED LOW PRESSURE PIPE SYSTEM, WHICH REQUIRES 6 TO 10 INCHES OF COMPATIBLE SOIL FILL MATERIAL TO BE INCORPORATED INTO THE DESIGNATED OR PLATTED SEWAGE DISPOSAL AREA UNDER DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT SUPERVISION.	
24. BEFORE A PERMIT TO CONSTRUCT A CONVENTIONAL SYSTEM SERVING SINGLE SOURCE 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.	
25. 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 DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT FOR REVIEW AND APPROVAL. THESE PLANS SHALL BE PREPARED BY AN ENGINEER LICENSED IN THE STATE OF TENNESSEE.	
26. AN ALAP PERMIT MUST BE OBTAINED FROM THE STATE OF TENNESSEE AT THE DEPARTMENT OF ENVIRONMENT AND CONSERVATION BEFORE ANY CONSTRUCTION, EXCAVATION, CLEARING OR GRADING ACTIVITIES CAN OCCUR WITHIN THE CREEK OR WATERWAY NATURAL AREA.	
27. T.C.A. 60-400-4-509.13 GEOTHERMAL WELL CONSTRUCTION STANDARDS FOR CLOSED LOOP GEOTHERMAL BOREHOLES.	
SOURCE OF STRUCTURE	MINIMUM DISTANCES
SEWER LINE	10'
SEPTIC TANK	20'
SPRINGS	100'
SEPTIC DRAIN FIELDS	100'
WATER WELLS	100'
HOUSE TO SEPTIC TANK CONNECTION	10'
HOUSE TO SEWER CONNECTION	10'
28. ALL PLUMBING FITTINGS TO BE OF THE WATER CONSERVATIVE TYPE, INCLUDING LOW VOLUME FLUSH TOILETS (1.6 GALLONS OR LESS), 1.5 TO 2.0 GALLONS PER MINUTE SHOWER HEADS, AND FAUCET AERATORS.	

CERTIFICATION OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE DISPOSAL SYSTEMS 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 STRUCTURES AND PLANS FOR THE SUBSURFACE SEWAGE DISPOSAL SYSTEM SHALL BE APPROVED BY THE LOCAL HEALTH AUTHORITY.	
BRIAN R. CORWIN, DIRECTOR	DATE

GENERAL NOTES	
1. THE PURPOSE OF THIS PLAT IS TO CREATE CREATE 5 NEW LOTS OFF AN EASEMENT WITH THE ASSOCIATED SEPTIC NOTES.	
2. POTABLE WATER FOR PROPERTY SERVED BY W.A.D.C.	
3. THE SUBJECT PROPERTY LIES IN A ZONED AREA OF MEDIAL-FLOOD HAZARD AS SHOWN ON FIRM MAP 47-16700-135F DATED 9/26/2006.	
4. ALL DISTANCES SHOWN HEREON ARE BASED UPON A FIELD-RUN SURVEY USING GPS EQUIPMENT TIED TO THE CORNERS.	
5. UTILITIES, IF SHOWN, WERE TAKEN FROM VISIBLE STRUCTURES AT THE SITE. VERIFICATION OF THEIR EXISTENCE, LOCATION, SIZE, AND DEPTH, SHOULD BE MADE BEFORE MAKING DECISIONS REGARDING THEIR AVAILABILITY OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE LOCAL UTILITY COMPANY. TENNESSEE ONE CALL (811) SHOULD BE CALLED BEFORE ANY CONSTRUCTION OR DRIGING.	
6. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. IT IS THEREFORE SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.	
7. THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS, AND TO THOSE UNKNOWN TO THIS SURVEYOR.	
8. TOPOGRAPHY DATUM BASED ON NAVD 1988 TAKEN FROM TENNESSEE LIDAR MAPPING AND FIELD CHECKED.	
9. TRACT TWO CONSIST OF BOTH MGA-1 & MGA-5 ZONING WITH SETBACK REQUIREMENTS: MGA-1: 100' (FRONT), 20' (SIDES), AND 60' (REAR) & MGA-5: 100' (FRONT), 20' (SIDES), 60' (REAR).	
10. TRACT 1 SHALL NOT USE THE EASEMENT NAMED HUNZIKER LANE FOR ACCESS.	
11. T.V.A HAS THE RIGHT TO ACCESS AND USE ANY ACCESS FROM HUNZIKER LANE.	
12. AN ENGINEERED SITE PLAN SHALL BE SUBMITTED FOR EACH LOT DEMONSTRATING THE LANDING AREA FOR THE DRIVEWAY IS SITUATED IN AN AREA WITH A SLOPE OF NO GREATER THAN 6%, PRIOR TO BUILDING PERMIT ISSUANCE.	
13. DEMONSTRATION OF COMPLIANCE WITH SECTION 15.01 OF SUBDIVISION REGULATIONS.	
14. THE APPARATUS ACCESS, PRIOR TO BUILDING PERMIT ISSUANCE.	
15. THIS DEVELOPMENT HAS RECORDED A COVENANT THAT DECLARAS THAT THE ACCESS EASEMENT IS NOT A PUBLIC ROAD, AND IMPOSES THAT REQUIREMENT OF MAINTENANCE BY ALL PROPERTY SERVED BY THE ACCESS EASEMENT, RATHER THAN COUNTY.	
16. DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CURTIBA PLATEAU LARGE LOT EASEMENT SUBDIVISION IS RECORDED IN DEED BOOK 9839 PAGE 212 R.O.W.C.	



HUNZIKER LANE-50 FOOT INGRESS / EGRESS & UTILITY EASEMENT

IF FAVOR OF THE TRACT TWO, IS A 50' INGRESS-EGRESS & UTILITY EASEMENT (HUNZIKER LANE) RUNNING FROM STATE HIGHWAY 100 ALONG THE WEST SIDE OF THE 15.01 ACRE TRACT ONE OF THE AC PROJECTS, INC. PROPERTY TO THE 28.27 ACRE TRACT OF THE AC PROJECTS, INC. PROPERTY, THE BOUNDARY OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/4" IRON PIN SET (N-586951.31 E:1620642.01) ON THE NORTH SIDE OF STATE HIGHWAY 100 (FAIRVIEW BOULEVARD) (33' FROM THE CENTER), BEING THE SOUTHEAST CORNER OF WILLIAM RALPH JONES (REF. DEED BOOK 241 PAGE 946 R.O.W.C. - PROPERTY MAP 69 PARCEL 5); THENCE LEAVING JONES' LINE WITH THE NORTH SIDE OF STATE HIGHWAY 100 S80°54'45"E 5.00' TO A POINT, THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED 50' INGRESS-EGRESS & UTILITY EASEMENT; THENCE RUNNING S° EAST OF WILLIAM RALPH JONES PROPERTY LINE N09°35'45"E 414.72' TO A POINT; THENCE N09°35'15"E 692.37' TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS: DELTA=19°11'45" RADIUS=150.00' ARC=50.25 CHORD=N00°00'26"W 50.02' TO A POINT; THENCE N09°36'18"W 191.45' TO A POINT LOCATED N88°44'48"E 8.01' FROM AN IRON PIN SET IN THE EAST LINE OF THE AFOREMENTIONED WILLIAM RALPH JONES AND BEING THE NORTHWEST CORNER OF AC PROJECTS' 15.01 ACRE TRACT AND THE SOUTHWEST CORNER OF AC PROJECTS' 28.27 ACRE TRACT; THENCE WITH THE DIVISION LINE BETWEEN THE TWO TRACTS N88°44'48"E 50.54' TO A POINT; THENCE LEAVING THE DIVISION LINE S09°36'18"E 3.79' TO A POINT; THENCE WITH A NON-TANGENT CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS: DELTA=156°21'12" RADIUS=40.00' ARC=109.16 CHORD=509°36'18"E 78.30' TO A POINT; THENCE S09°36'18"E 102.02' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS: DELTA=19°11'45" RADIUS=200.00' ARC=67.01 CHORD=500°00'26"E 66.69' TO A POINT; THENCE S09°35'15"W 692.38' TO A POINT; THENCE S09°35'46"W 414.27' TO A POINT ON THE NORTH SIDE OF STATE HIGHWAY 100; THENCE WITH THE NORTH SIDE OF STATE HIGHWAY 100 N80°54'45"W 50.00' TO THE TRUE POINT OF BEGINNING.

TREE CANOPY		TREE CANOPY		TREE CANOPY		TREE CANOPY		TREE CANOPY	
LOT 1	AREA IN R ² (%)	LOT 2	AREA IN R ² (%)	LOT 3	AREA IN R ² (%)	LOT 4	AREA IN R ² (%)	LOT 5	AREA IN R ² (%)
TOTAL LOT AREA	239.372 (100%)	TOTAL LOT AREA	218.167 (100%)	TOTAL LOT AREA	249.388 (100%)	TOTAL LOT AREA	247.036 (100%)	TOTAL LOT AREA	277.335 (100%)
TOTAL TREE CANOPY PER LOT AREA	109.915 (46%)	TOTAL TREE CANOPY PER LOT AREA	205.965 (94%)	TOTAL TREE CANOPY PER LOT AREA	249.388 (100%)	TOTAL TREE CANOPY PER LOT AREA	206.174 (83%)	TOTAL TREE CANOPY PER LOT AREA	144.725 (52%)
TOTAL DESIGNATED DISTURBANCE	33.888 (36%)	TOTAL DESIGNATED DISTURBANCE	96.961 (47%)	TOTAL DESIGNATED DISTURBANCE	78.668 (32%)	TOTAL DESIGNATED DISTURBANCE	75.041 (30%)	TOTAL DESIGNATED DISTURBANCE	33.893 (23%)
TOTAL DESIGNATED RETENTION	70.027 (64%)	TOTAL DESIGNATED RETENTION	108.904 (53%)	TOTAL DESIGNATED RETENTION	170.720 (68%)	TOTAL DESIGNATED RETENTION	131.133 (64%)	TOTAL DESIGNATED RETENTION	110.832 (77%)
TREE CANOPY RETENTION STANDARDS (TABLE 13.07)	69.247 (63%)	TREE CANOPY RETENTION STANDARDS (TABLE 13.07)	98.815 (48%)	TREE CANOPY RETENTION STANDARDS (TABLE 13.07)	119.706 (48%)	TREE CANOPY RETENTION STANDARDS (TABLE 13.07)	105.149 (51%)	TREE CANOPY RETENTION STANDARDS (TABLE 13.07)	86.835 (60%)

CERTIFICATE OF APPROVAL OF DRINKING WATER SYSTEM	
I HEREBY CERTIFY THAT THE WATER SYSTEM OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED CURTIBA PLATEAU SUBDIVISION LARGE LOT OFF AN EASEMENT LOTS 1-5 HAVE BEEN INSTALLED IN ACCORDANCE WITH THE LOCAL AUTHORITY'S WATER UTILITY PROVIDER'S REQUIREMENTS OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN POSTED WITH THE LOCAL AUTHORITY TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.	
WATER AUTHORITY OF DICKSON COUNTY	DATE
SECRETARY, PLANNING COMMISSION WILLIAMSON, TN	
THIS APPROVAL SHALL BE INVALID OF NOT RECORDED BY:	

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES	
I DO HEREBY CERTIFY THAT THE SUBDIVISION NAME AND STREET NAMES DENOTED ON THIS FINAL PLAT OF CURTIBA PLATEAU SUBDIVISION LARGE LOT OFF EASEMENT LOT 1-5 HAVE BEEN APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY (EMA).	
EMA DEPARTMENT OR AUTHORIZED REPRESENTATIVE	DATE

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 EXTENDED IN BOOK NUMBER 9839 PAGE 29 R.O.W.C. AND I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC STREETS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THESE REGULATIONS.	
AC PROJECTS INC	DATE

CERTIFICATE OF APPROVAL FOR ELECTRIC UTILITIES	
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, PLAYS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST. THE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEBSITE AT WWW.MTEMC.COM SHALL BE FOLLOWED BY THE PROPERTY OWNER. THE REQUIREMENTS, NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL THE MTEMC REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT ON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.	
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP	DATE

CERTIFICATE OF ACCURACY	
I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE WILLIAMSON COUNTY, TENNESSEE REGIONAL PLANNING COMMISSION, AND THAT THE MEASUREMENTS HAVE BEEN FIELD PLACED AND SHOWN HEREON. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT. I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE, AND THE FOLLOWING INFORMATION WAS USED TO PREPARE THIS SURVEY:	
EMMA DEPARTMENT OR AUTHORIZED REPRESENTATIVE	DATE

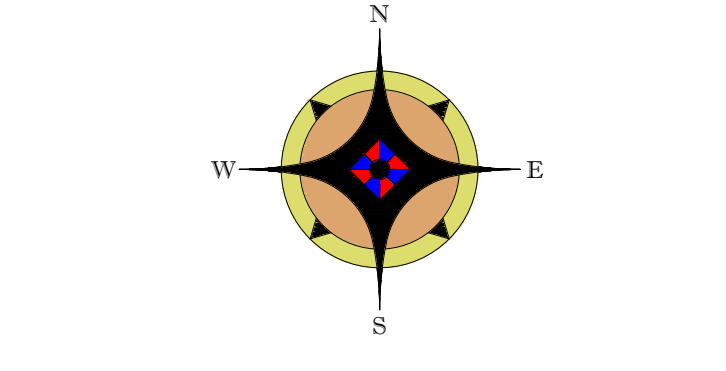
PRIVATE DRIVEWAY NOTATION	
THIS IS A PRIVATE DRIVEWAY AND IS NOT A PUBLIC ROAD. WILLIAMSON COUNTY DOES NOT HAVE RESPONSIBILITY FOR BUILDING OR MAINTAINING THE PRIVATE DRIVEWAY. THE WILLIAMSON COUNTY HIGHWAY COMMISSION MAY, AT ITS DISCRETION, AGREE TO ACCEPT THE PRIVATE DRIVEWAY AS A PUBLIC ROAD INTO THE COUNTY HIGHWAY SYSTEM IF ALL PROPERTY OWNERS AGREE TO (1) PETITION THE HIGHWAY COMMISSION FOR A PUBLIC ROAD AND (2) BUILD OR PAY FOR UPGRADING THE PRIVATE DRIVEWAY TO COUNTY SPECIFICATIONS IN EFFECT AT THE TIME OF THE REQUEST.	
COUNTY ENGINEER	DATE
COUNTY ROAD SUPERINTENDENT	DATE
AC PROJECTS INC, BY RANDOLPH L. CHAPDELAINE	
TAX MAP 69 PARCEL 7.01 LOTS 1-5	
DEED BOOK 9839 PAGE 29 R.O.W.C.	DATE

LEGEND	
—UE—	UNDERGROUND ELECTRIC LINE
—E—	OVERHEAD ELECTRIC LINE
—T—	TELECOMMUNICATION LINE
—X—	WIRE FENCE
—W—	WOOD FENCE
—O—	CHAIN LINK FENCE
—W—	WATER LINE
—S—	SEWER LINE
—FM—	FORCE MAIN SEWER
—G—	GAS LINE
—SF—	SILT FENCE
—	DRAWN BY DEED (NOT SURVEYED)
⊕	WELL
⊕	UTILITY POLE
⊕	GRID STAKE (X) TYPICAL
⊕	EXISTING IRON PIN (UNLESS NOTED)
⊕	EXISTING CONCRETE MONUMENT
⊕	IRON PIN SET (UNLESS NOTED)
⊕	POINT
⊕	BENCHMARK
⊕	FIRE HYDRANT
⊕	ELECTRIC METER
⊕	WATER METER
⊕	GAS METER
⊕	SEWER MANHOLE
⊕	STORM MANHOLE
⊕	WATER SPOUT
⊕	WATER VALVE
⊕	ELECTRIC TRANSFORMER BOX
⊕	ELECTRIC PULL BOX
⊕	SOIL PIPE
⊕	CLEAN OUT
⊕	MGA-1
⊕	MGA-5

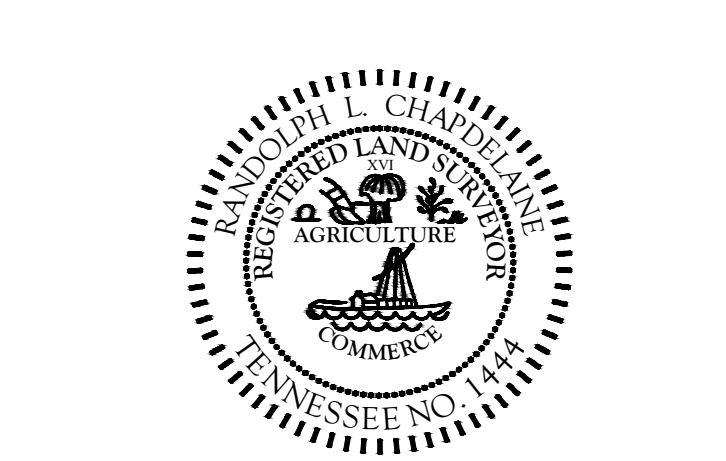
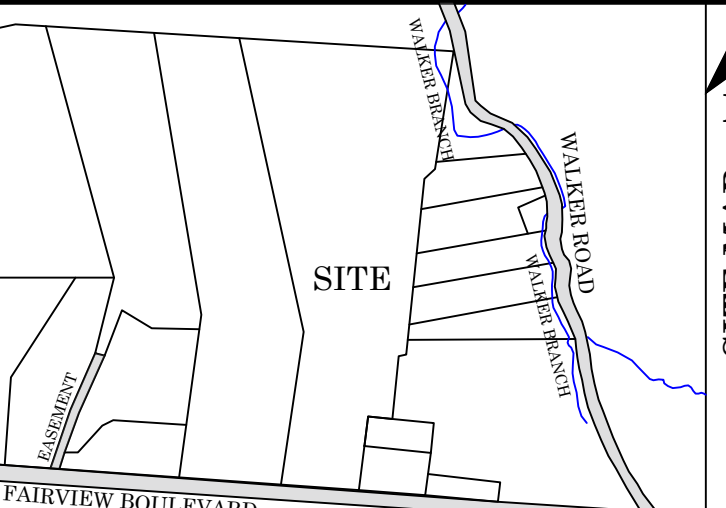
TREE CANOPY CALCULATION	
WILLIAMSON COUNTY SUBDIVISION REGULATION	
SECTION 3.65 A GENERAL REQUIREMENTS	
1. NO SUBDIVISION SHALL BE APPROVED UNTIL PROVISIONS ARE MADE FOR ADEQUATE WATER SUPPLY FOR DOMESTIC USE.	
2. ANY WATER SYSTEM IMPROVEMENTS REQUIRED BY THE WATER UTILITY PROVIDER IN ORDER TO SERVE PROPOSED SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND/OR UTILITY PROVIDER, AS DETERMINED BY THE UTILITY PROVIDER.	
3. ALL ADEQUATE SYSTEM OF WATER MAINS SHALL BE PROVIDED AS PART OF THE DEVELOPMENT TO PROVIDE FOR ADEQUATE WATER AND FIRE PROTECTION. EVERY ATTEMPT SHALL BE MADE TO ESTABLISH A "LOOPEE" SYSTEM WITH A MINIMUM OF DEAD-END LINES.	
4. SERVICE CONNECTIONS SHALL BE PROVIDED FOR EACH LOT.	
SECTION 3.65 B FIRE PROTECTION	
FIRE PROTECTION FOR LARGE LOT EASEMENT SUBDIVISION, FIRE HYDRANTS WITH A MINIMUM FLOWRATE OF 500GPM MUST BE PROVIDED AND SPACE NO MORE THAN 100 FEET APART AND NO BUILDING ENVELOPE SHALL LOCATED MORE THAN 100 FEET FROM A HYDRANT.	
1. FIRE HYDRANT SPACING SHALL BE MEASURED ALONG THE ROAD AND SHALL BE SO LOCATED THAT THEY WILL BE ACCESSIBLE, PROTECTED FROM HAZARDS, AND WILL NOT BE OBSTRUCTED.	
2. DUE TO A LACK OF THE REQUIRED FIRE HYDRANT FLOWRATE OF 500 GPM FOR THIS MINOR SUBDIVISION AND/OR LARGE LOT EASEMENT SUBDIVISION.	
3. ACCEPTABLE FIRE APPARATUS ACCESS SHALL HAVE BEEN SEPARATED BY AT LEAST 200' BETWEEN LOTS.	
4. THE MAXIMUM DRIVEWAY GRADE INCLUDING SHARED DRIVES SHALL NOT EXCEED 12%.	
5. IF THE LENGTH OF ANY DRIVEWAY INCLUDING SHARED DRIVES LEADING TO A HABITABLE STRUCTURE EXCEEDS 1,000 FEET, A TURNAROUND AREA WITH A RADIUS OF AT LEAST 40 FEET SHALL BE PROVIDED NO FURTHER THAN 1,000 FEET FROM SUCH TURNAROUND AREA.	
6. THE MINIMUM WIDTH OF ANY DRIVEWAY INCLUDING SHARED DRIVES SHALL BE NO LESS THAN 16 FEET WITHIN THE EASEMENT ROW. THEN SHALL HAVE A MAXIMUM OF 12 FEET THROUGH TO EACH DWELLING.	
7. A MINIMUM LANDING AREA SHALL BE 12' WIDE X 40' IN LENGTH, WITH A GRADE NO GREATER THAN 6%, AND SHALL BE PROVIDED NO FURTHER THAN 200 FEET FROM ALL HABITABLE STRUCTURES IN ORDER TO STAGE FIRE-FIGHTING APPARATUS.	
8. DRIVEWAYS BEYOND THE REQUIRED LANDING AREA, MAY BE REDUCED IN WIDTH.	
SECTION 3.65 C DEDICATION OF FACILITIES	
1. ALL WATER FACILITIES SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATIONS ADOPTED BY THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, APPLICABLE UTILITY DISTRICTS/COMPANIES AND WILLIAMSON COUNTY.	

NATURAL RESOURCE PROTECTION NOTES	
ARTICLE 18. PROTECTIVE RESOURCE STANDARDS	
THIS SITE HAS BEEN REVIEWED OF THE ESTABLISHED STANDARDS FOR THE PROTECTION OF NATURAL AND HISTORICAL RESOURCES WITHIN WILLIAMSON COUNTY FROM THE POTENTIAL HARMFUL EFFECTS ASSOCIATED WITH DEVELOPMENT.	
1. WATERWAY PROTECTION	
a) THIS PROPERTY HAS BEEN REVIEWED FOR THE EXISTENCE OF INTERMITTENT AND PERENNIAL STREAMS. STREAMS THAT WOULD REQUIRE WATERWAY NATURAL AREAS AS DESCRIBED IN SECTION 4.01 OF WILLIAMSON COUNTY STORM WATER MANAGEMENT REGULATIONS HAVE BEEN LOCATED AS SHOWN.	
b) LORD AND WINTER COMPLETED A STREAM DETERMINATION REPORT, DATED SEPTEMBER 29, 2023. RESULTS OF THEIR FINDINGS ARE DENOTED WITH THIS LARGE LOT EASEMENT SUBDIVISION SUBMITTAL.	
c) EXHIBIT V WATERWAY (V-2.3) PROVIDES THE VISUAL DETERMINATION FOR THE WATERWAY NATURAL AREA AND THE WET WEATHER CONVEYANCE.	
d) ANY WATERWAY NATURAL AREA SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.	
e) 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.	
f) WATERWAY NATURAL AREAS (WNA) EXIST ON ALL INTERMITTENT OR PERENNIAL STREAM WATERWAYS AS DEFINED IN THE WILLIAMSON COUNTY STORM WATER MANAGEMENT REGULATIONS. FOR MORE INFORMATION OR ASSISTANCE IN APPLYING THESE REGULATIONS, PLEASE CONTACT THE WILLIAMSON COUNTY ENGINEERING DEPARTMENT AT (615) 790-5725.	
2. STEEP TOPOGRAPHY AND SLIPPAGE SOIL PROTECTION	
a) BASED ON THE TENNESSEE LIDAR MAPPING ONE-FOOT CONTOURS, THERE IS EVIDENCE OF MODERATE AND VERY STEEP SLOPES ON LOTS 1, 2, 3, 4, 5.	
b) MODERATE STEEP SLOPES ARE PRESENT:	
c) VERY STEEP SLOPES ARE:	
d) NOT PRESENT WITHIN BUILDING ENVELOPE ON LOTS 2, 3, 4, 5.	
e) PRESENT WITH ISOLATED AREAS OF LESS THAN 5,000 SQUARE FEET CONTINUOUS AREA WITHIN THE BUILDING ENVELOPE FOR LOT 1.	
f) HILLTOP A RIDGEPOT ARE NOT PRESENT	
g) WITHIN LOTS 1, 2, 3, 4, 5.	
h) SLIPPAGE SOILS ARE NOT PRESENT	
i) BASED ON THE WILLIAMSON COUNTY SOIL SURVEY WITHIN LOTS 1, 2, 3, 4, 5.	
* AN ENGINEERED SITE PLAN SHALL BE REQUIRED WITH APPLICATION FOR A BUILDING PERMIT FOR LOTS 1, 2, 3, 4.	
* ALL ROADS AND DRIVEWAYS LOCATED WITHIN MODERATELY STEEP SLOPE AREA SHALL FOLLOW CONTOUR LINES TO THE MAXIMUM EXTENT PRACTICABLE.	
* LAND DISTURBING ACTIVITIES ARE PROHIBITED ON ANY AREA OF SLIPPAGE SOILS ON SLOPES OF 10% OR GREATER, EXCEPT AS LISTED IN ARTICLE 18 GENERAL PROHIBITION ON LAND DISTURBANCE, WILLIAMSON COUNTY ZONING ORDINANCE.	
3. KARST TOPOGRAPHY PROTECTION	
a) KARST FEATURES ARE NOT PRESENT.	
b) NO SPECIAL HAZARD AREA IS PRESENT ON THIS DEVELOPMENT.	
4. SPECIAL FLOOD HAZARD AREA PROTECTION	
a) NO SPECIAL HAZARD AREA IS PRESENT ON THIS DEVELOPMENT.	
5. WETLAND PROTECTION	
a) LORD AND WINTER COMPLETED A WETLAND DETERMINATION REPORT, DATED SEPTEMBER 29, 2023. RESULTS OF THEIR FINDINGS IS DENOTED WITH THIS LARGE LOT EASEMENT SUBDIVISION SUBMITTAL.	
b) NO RESPECT AREA OBSERVED WITHIN THE STUDY AREA MET THE DEFINITION OF A WETLAND, AS DEFINED BY THE US CORPS OF ENGINEERS METHODS DEFINED IN 1987 WETLAND DELINEATION MANUAL AND THE EASTERN MOUNTAINS AND PEEDOM REGIONAL SUPPLEMENT IN THE OBSERVATION OF A WETLAND IN THE WINTER.	
6. WOODLAND AND TREE PROTECTION	
a) TREE CANOPY RETENTION STANDARDS ARE BASED ON PERCENTAGE OF EXISTING TREE CANOPY PER PROPOSED LOTS AS ESTABLISHED WITH WILLIAMSON COUNTY ZONING ORDINANCE, TABLE 13.01.1.	
b) TREE CANOPY EXHIBIT (V-2.2) DEDICATES TOTAL TREE CANOPY, DESIGNATED DISTURBANCE & RETENTION, TABLE AND CALCULATIONS.	
7. HISTORIC AND CULTURAL RESOURCE PROTECTION	
a) NO STRUCTURES OR SITES ARE LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES WITHIN THIS DEVELOPMENT.	

CHAPDELAINE & ASSOCIATES LAND SURVEYING



7376 WALKER ROAD,
FAIRVIEW, TENNESSEE 37062
(615) 799-8104
surveying@chapsurveyor.com



CERTIFICATE OF ACCURACY

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

- a. REAL TIME KINEMATIC & BASE SOKKIA GRX 3
- b. POSITIONAL ACCURACY: 0.05 FEET
- c. DATE OF SURVEY: 2/21/2023
- d. DATUM / EPOCH: NAD83 (2011) EPOCH
- e. PUBLISHED / FIXED CONTROL: TDOT CORNERS
- f. GEOD MODEL: GEOID 12B
- g. COMBINED GRID FACTOR: 0.99992214

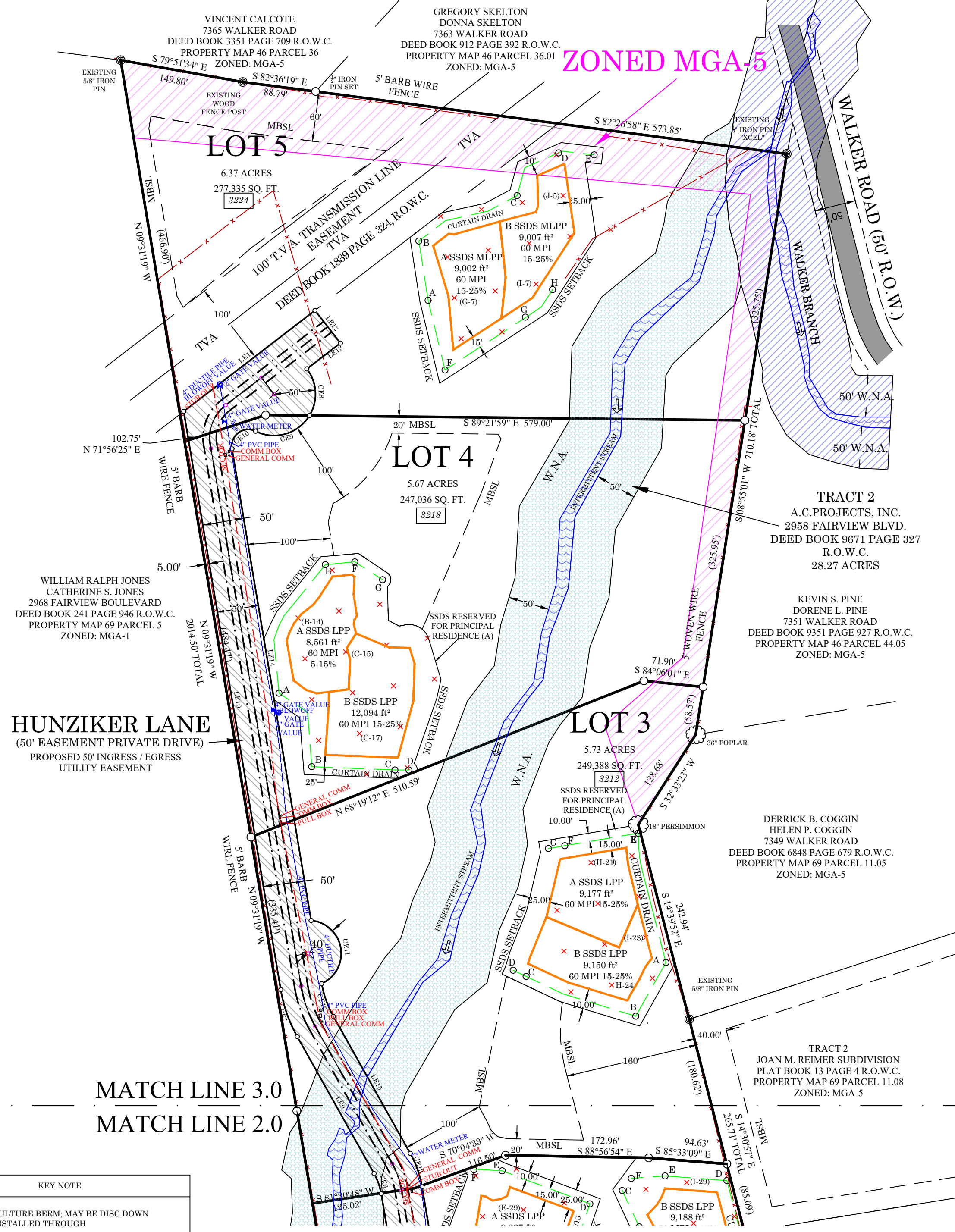
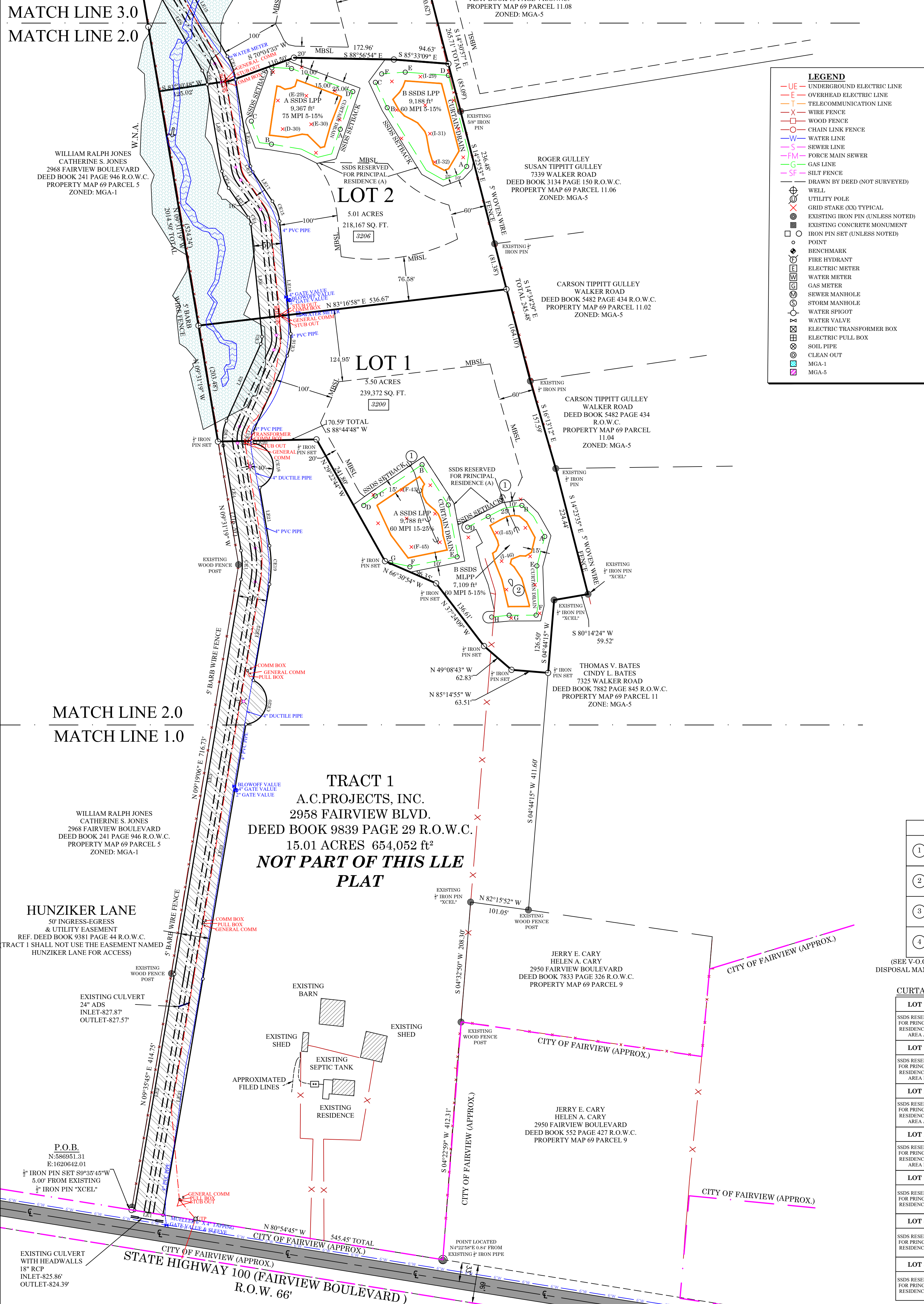
RANDOLPH L. CHAPDELAINE, R.L.S. #1444	DATE
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FINAL PLAT

AC PROJECTS INCORPORATED
FAIRVIEW BLVD. FAIRVIEW TN 37062
TRACT-2
28.27 ACRES
DEED BOOK 9839 PAGE 29 R.O.W.C.
1st CIVIL DISTRICT OF WILLIAMSON COUNTY,
TENNESSEE
PROPERTY MAP 69 PARCEL 7.01

REVISION #	DATE
REVISION # 7	10/02/2025
REVISION # 6	9/3/2025
REVISION # 5	8/26/2025
REVISION # 4	8/18/2025
REVISION # 3	7/30/2025
REVISION # 2	2/28/2025
REVISION # 1	2/19/2025

MATCH LINE 3.0
MATCH LINE 2.0



KEY NOTE	
①	AGRICULTURE BERM MAY BE DISC DOWN AND INSTALLED THROUGH
②	TREE THROW (NO OFFSET NEEDED)
③	FIRE APPARATUS LANDING AREA AND SLOPE
④	PROPOSED DRIVEWAY SLOPE & LOCATION

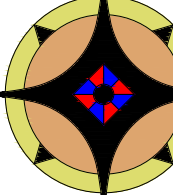
(SEE V.O.O COVER SHEET) FOR THE DEPARTMENT OF SEWAGE AND WASTE MANAGEMENT NOTES AND THE ASSOCIATED SLOPE NOTES

CURTAIN DRAIN ELEVATION TABLE										
LOT 1	MIN. DEPTH		A	B	C	D	E	F	G	
SSDS RESERVED FOR PRINCIPAL RESIDENCE (A) AREA A	36"	GND. ELV.	846.0'	843.0'	831.0'	827.0'	845.2'	834.0'	830.0'	
		INV. ELV.	843.0'	840.0'	828.0'	OUTLET	842.3'	831.0'	OUTLET	
LOT 1	MIN. DEPTH		A	B	C	D	E	F	G	
SSDS RESERVED FOR PRINCIPAL RESIDENCE (A) AREA A	36"	GND. ELV.	863.0'	860.0'	853.3'	849.0'	860.0'	858.5'	853.0'	849.0'
		INV. ELV.	860.0'	857.0'	850.3'	OUTLET	857.0'	855.5'	850.0'	OUTLET
LOT 2	MIN. DEPTH		A	B	C	D	E	F		
SSDS RESERVED FOR PRINCIPAL RESIDENCE (A) AREA A	36"	GND. ELV.	838.0'	824.0'	820.0'	837.0'	825.0'	821.0'		
		INV. ELV.	835.0'	821.0'	OUTLET	834.0'	822.0'	OUTLET		
LOT 2	MIN. DEPTH		A	B	C	D	E	F		
SSDS RESERVED FOR PRINCIPAL RESIDENCE (A) AREA B	36"	GND. ELV.	854.7'	843.2'	839.0'	848.2'	843.2'	839.0'		
		INV. ELV.	851.7'	840.2'	OUTLET	845.2'	840.2'	OUTLET		
LOT 3	MIN. DEPTH		A	B	C	D	E	F	G	
SSDS RESERVED FOR PRINCIPAL RESIDENCE (A) AREA B	36"	GND. ELV.	833.8'	833.00'	812.0'	808.0'	820.0'	807.0'	803'	
		INV. ELV.	830.8'	830.0'	809.0'	OUTLET	817.9'	804.0'	OUTLET	
LOT 4	MIN. DEPTH		A	B	C	D	E	F	G	
SSDS RESERVED FOR PRINCIPAL RESIDENCE (A) AREA B	36"	GND. ELV.	834.6'	830.0'	811.9'	808.0'	826.5'	822.0'	818.0'	
		INV. ELV.	831.6'	827.0'	808.9'	OUTLET	823.5'	819.0'	OUTLET	
LOT 5	MIN. DEPTH		A	B	C	D	E	F	G	
SSDS RESERVED FOR PRINCIPAL RESIDENCE (A) AREA B	36"	GND. ELV.	809.7'	808.0'	799.2'	794.0'	790.0'	808.7'	796.0'	792.0'
		INV. ELV.	806.7'	805.0'	796.2'	791.0'	OUTLET	805.7'	793.0'	OUTLET

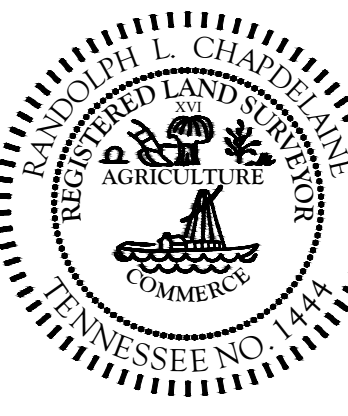
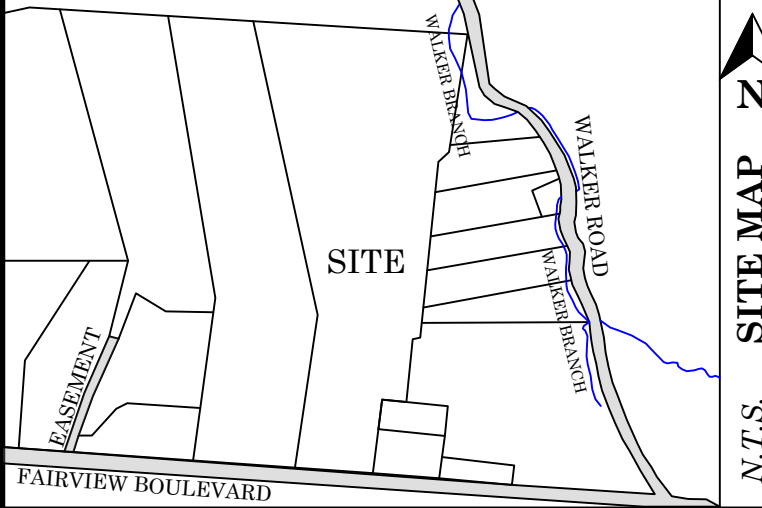
EASEMENT CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CE1	150.00'	50.25'	50.02'	N 00°00'26" W	19°11'45"
CE2	75.00'	44.15'	43.52'	N 07°15'34" E	33°43'44"
CE3	25.00'	12.99'	12.84'	N 09°14'15" E	29°46'18"
CE4	25.00'	12.99'	12.22'	N 19°47'47" E	28°17'49"
CE5	75.00'	31.78'	31.55'	N 21°48'16" W	24°16'51"
CE6	75.00'	25.75'	25.62'	N 19°26'18" W	19°40'15"
CE7	175.00'	60.33'	60.03'	N 19°23'52" W	19°45'08"
CE8	50.00'	59.96'	56.43'	S 03°12'51" E	68°42'18"
CE9	50.00'	74.36'	67.69'	S 73°44'34" W	85°12'33"
CE10	20.00'	43.94'	33.62'	S 53°24'47" W	125°52'08"
CE11	39.99'	105.11'	77.36'	S 09°31'28" E	150°35'19"
CE12	125.00'	42.10'	41.90'	S 19°37'32" E	19°17'49"
CE13	125.00'	42.92'	42.70'	S 19°26'18" E	19°40'15"
CE14	25.00'	10.59'	10.52'	S 21°48'16" E	24°16'51"
CE15	25.00'	37.04'	36.67'	S 19°47'47" E	28°17'49"
CE16	75.00'	38.97'	38.53'	S 09°41'16" W	29°46'18"
CE17	25.00'	14.72'	14.51'	S 07°15'34" W	33°43'44"
CE18	40.00'	105.44'	77.46'	S 09°36'18" E	151°02'07"
CE19	200.00'	67.01'	66.69'	S 00°00'26" E	19°11'45"
CE20	39.98'	104.36'	77.16'	S 09°35'15" W	149°32'59"

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
LE1	N 80°54'45" W	50.00'
LE2	N 09°35'45" E	414.72'
LE3	N 09°35'15" E	692.37'
LE4	N 09°36'18" W	184.11'
LE5	N 24°07'26" E	145.39'
LE6	N 05°38'53" S	195.79'
LE7	S 33°56'41" W	61.19'
LE8	N 09°39'50" W	152.06'
LE9	N 29°16'26" W	189.80'
LE10	S 09°31'18" E	708.21'
LE11	S 52°25'59" W	200.00'
LE12	S 37°46'36" E	50.00'
LE13	S 52°25'59" W	51.03'
LE14	S 09°31'17" E	577.60'
LE15	S 29°16'26" E	189.80'
LE16	N 09°39'51" E	152.00'
LE17	S 33°56'41" E	61.19'
LE18	S 05°38'53" E	195.79'
LE19	S 24°07'26" W	145.39'
LE20	N 09°36'18" E	189.80'
LE21	S 09°36'18" E	102.45'
LE22	S 09°35'15" W	426.58'
LE23	S 09°35'15" W	446.64'
LE24	S 09°35'46" W	414.27'

**CHAPDELAIN
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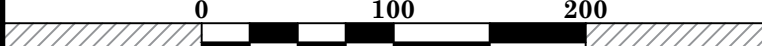
- a. REAL TIME KINEMATIC & BASE SOKKIA GRX 3
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RANDOLPH L. CHAPDELAIN, R.L.S. # 1444 DATE

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REVISION # 1	2/19/2024

DATE: DECEMBER 27, 2023
DRAWN BY: WBD/JC/GH
JOB #: 6733
SCALE: 1" = 100'



V-1.0

**SUBDIVISION FOR LOTS 1-5 OF
CURITIBA PLATEAU SUBDIVISION LARGE LOT OFF EASEMENT**

An aerial photograph of a land area, likely a wetland or marsh, with a large parcel highlighted in red. The map is overlaid with numerous labels in black boxes, each containing a unique identifier (e.g., 046 03408 00001046, 069 00701 00001069). The map also shows a network of roads, including 'FAIRVIEW BOULEVARD' and 'WINTER ROAD', and a body of water on the right side. The red-shaded parcel is located in the upper central part of the map, adjacent to the 'WINTER ROAD' and 'FAIRVIEW BOULEVARD' intersection. The surrounding area is a mix of brown, tan, and green, indicating different types of vegetation or land use. The labels are distributed across the map, with some clusters and others isolated. The red-shaded parcel is a large, irregularly shaped area that is the primary focus of the map. The 'FAIRVIEW BOULEVARD' label is repeated multiple times along the road, and 'WINTER ROAD' is also repeated. The body of water is a large, blue area on the right side of the map. The overall image is a detailed aerial view with overlaid information for land management or planning purposes.