

1. December Planning Commission Agenda / Packet

Documents:

[01 DECEMBER AGENDA.PDF](#)  
[PC PACKET 12-11-2025 - 1 OF 2.PDF](#)  
[PC PACKET 12-11-2025 - 2 OF 2.PDF](#)

**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 5<sup>th</sup> 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 5<sup>th</sup> 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 5<sup>th</sup> 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 11<sup>th</sup> 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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 5<sup>th</sup> 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 5<sup>th</sup> 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 8<sup>th</sup> 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 8<sup>th</sup> 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. Allison 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 Allison 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, 2<sup>nd</sup> 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 2<sup>ND</sup> 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 he would 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 Cliford 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 2<sup>ND</sup> 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, its 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, or 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 2<sup>nd</sup> 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 5<sup>th</sup> 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 appears 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 5<sup>TH</sup> 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 3<sup>rd</sup> Thursday to accommodate Spring Break, while October's meeting will be held on the 2<sup>nd</sup> Thursday, as usual, to avoid Fall Break.

Chairman McCoy asked if there were any questions for Staff.

Commissioner Crohan asked if the October 15<sup>th</sup> meeting had been moved to October 8<sup>th</sup>.

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. They 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.**

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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 \$200,000 for a period of one (1) year or when Engineering staff has determined the improvements have been completed and the bond is ready for review, whichever comes first.
12. Reeds Vale Amenity Center – Performance Bond for Landscaping located off Lampkins Bridge Road - \$29,755  
Recommendation: Extend in the current amount for a period of six (6) months to allow completion.
13. Reeds Vale Amenity Center – Performance Bond for Wastewater Collection System located off Lampkins Bridge Road. - \$6,600  
Recommendation: Extend in the current amount for a period of one (1) year.

14. Reeds Vale, Section 2 – Performance Bond for Landscaping located off Lampkins Bridge Road - \$46,849  
Recommendation: Extend in the current amount for a period of six (6) months.
15. Reeds Vale, Section 2 – Performance Bond for Wastewater Collection System located off Lampkins Bridge Road - \$459,000  
Recommendation: Extend in the current amount for a period of one (1) year.
16. Reeds Vale, Section 2 – Performance Bond for Roads, Drainage and Erosion Control located off Lampkins Bridge Road - \$1,400,000  
Recommendation: Reduce Performance Bond to \$1,000,000 for a period of one (1) year.
17. St. Barbara's Coptic Church – Maintenance Bond for Landscaping located off Clovercroft Road - \$65,000  
Recommendation: Extend in the current amount for a period of six (6) months to allow completion.
18. Starnes Creek, Section 1 – Maintenance Bond for Wastewater Collection System located off Meeks Road - \$30,000  
Recommendation: Release the Bond.
19. The Grove, Section 14 – Maintenance Bond for Roads, Drainage and Erosion Control located off Arno Road - \$623,000  
Recommendation: Reduce Maintenance Bond to \$425,000 for a period of one (1) year or when Engineering staff has determined the improvements have been completed and the bond is ready for review, whichever comes first.
20. The Grove, Section 15 – Maintenance Bond for Wastewater Collection System located off Arno Road - \$97,290  
Recommendation: Release the Bond.
21. The Mill at Bond Springs, Section 2 – Maintenance Bond for Roads, Drainage and Erosion Control located off Bethesda Road - \$275,000  
Recommendation: Extend in the current amount for a period of one (1) year.
22. Troubadour, Section 11B – Performance Bond for Roads, Drainage and Erosion Control - \$489,000  
Recommendation: Reduce Performance Bond to \$367,000 for a period of one (1) year.
23. Troubadour, Section 11B – Performance Bond for Wastewater Collection System located off Club View Drive - \$107,600  
Recommended: Extend in the current amount for a period of one (1) year.
24. Troubadour Wastewater (AKA Troubadour, Section 1) – Performance Bond for Wastewater Treatment and Disposal System - \$1,427,000  
Recommendation: Extend in the current amount for a period of one (1) year.
25. Vista Creek – Performance Bond for Roads, Drainage and Erosion Control located off Old Hillsboro Road - \$479,000  
Recommened: 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 remainin 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 11<sup>TH</sup> VOTING DISTRICT (1-2025-333).**

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

**ITEM 39**

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

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

**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**

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

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

### ITEM 3

**NAME:** 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.

<u>CURRENT</u>	<u>RECOMMENDED</u>
\$800,000 Maintenance	\$800,000 Maintenance

## 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.

<u>CURRENT</u>	<u>RECOMMENDED</u>
\$325,000 Performance	\$163,000 Maintenance

## 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      RECOMMENDED

\$20,250  
Maintenance

Release

## 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	RECOMMENDED
\$63,000 Maintenance	Release

**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.

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

<b><u>CURRENT</u></b>	<b><u>RECOMMENDED</u></b>
\$124,420 Performance	Release

## 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.

<u>CURRENT</u>	<u>RECOMMENDED</u>
\$200,000 Maintenance	\$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.

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

<b><u>CURRENT</u></b>	<b><u>RECOMMENDED</u></b>
\$200,000 Maintenance	\$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.

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

<b><u>CURRENT</u></b>	<b><u>RECOMMENDED</u></b>
\$3,000 Maintenance	\$3,000 Maintenance

## 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.

<u>CURRENT</u>	<u>RECOMMENDED</u>
\$307,000 Maintenance	\$200,000 Maintenance

## 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.

<u>CURRENT</u>	<u>RECOMMENDED</u>
\$29,755 Performance	\$29,755 Performance

## 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.

<u>CURRENT</u>	<u>RECOMMENDED</u>
\$6,600 Performance	\$6,600 Performance

## 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.

<u>CURRENT</u>	<u>RECOMMENDED</u>
\$46,849 Performance	\$46,849 Performance

## 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.

<u>CURRENT</u>	<u>RECOMMENDED</u>
\$459,000 Performance	\$459,000 Performance

## 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.

<u>CURRENT</u>	<u>RECOMMENDED</u>
\$1,400,000 Performance	\$1,000,000 Performance

## 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.

<u>CURRENT</u>	<u>RECOMMENDED</u>
\$65,000 Maintenance	\$65,000 Maintenance

## 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.

<u>CURRENT</u>	<u>RECOMMENDED</u>
\$30,000 Maintenance	Release

## 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.

<u>CURRENT</u>	<u>RECOMMENDED</u>
\$623,000 Maintenance	\$425,000 Maintenance

## 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.

<u>CURRENT</u>	<u>RECOMMENDED</u>
\$97,290 Maintenance	Release

## 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.

<u>CURRENT</u>	<u>RECOMMENDED</u>
\$275,000 Maintenance	\$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.

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

<b><u>CURRENT</u></b>	<b><u>RECOMMENDED</u></b>
\$489,000 Performance	\$367,000 Performance

## **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.

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

<b><u>CURRENT</u></b>	<b><u>RECOMMENDED</u></b>
\$107,600 Performance	\$107,600 Performance

## 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.

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

<b><u>CURRENT</u></b>	<b><u>RECOMMENDED</u></b>
\$1,427,000 Performance	\$1,427,000 Performance

**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.

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

<b><u>CURRENT</u></b>	<b><u>RECOMMENDED</u></b>
\$479,000 Performance	\$479,000 Performance

## **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.

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

<b><u>CURRENT</u></b>	<b><u>RECOMMENDED</u></b>
\$47,484 Implement	\$47,484 Performance

## 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.

<b>MTG</b>	<b>BOND TYPE</b>	<b>ACTION TAKEN</b>	<b>BOND AMOUNT</b>
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.

<b>CURRENT</b>	<b>RECOMMENDED</b>
\$70,000 Performance	\$70,000 Performance

## 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.

<b>MTG</b>	<b>BOND TYPE</b>	<b>ACTION TAKEN</b>	<b>BOND AMOUNT</b>
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.

<b><u>CURRENT</u></b>	<b><u>RECOMMENDED</u></b>
\$3,177,000 Performance	\$3,177,000 Performance

## **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:

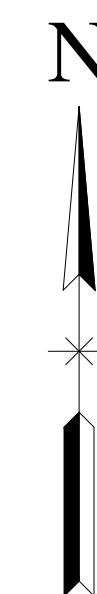
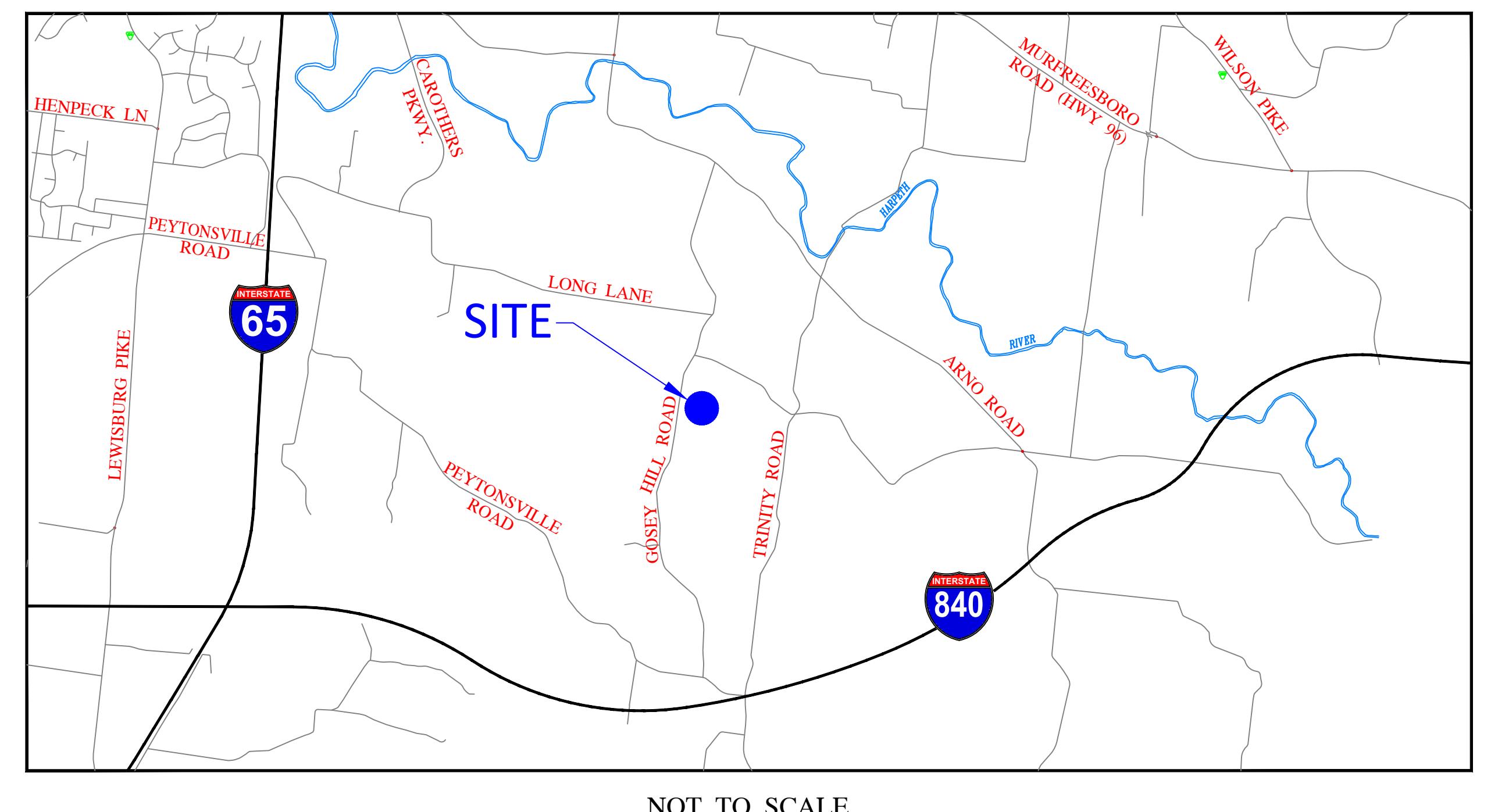
1. A Notice of Coverage issued by TDEC will be required prior to the issuance of a Land Disturbance Permit;
2. A Land Disturbance Permit must be obtained for the overall development;

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



### 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 ENGINEERINGING, INC.  
Richard "Dickie" Sullivan  
P.O. Box 1708  
Brentwood, TN 37024  
P - 615.319.1855  
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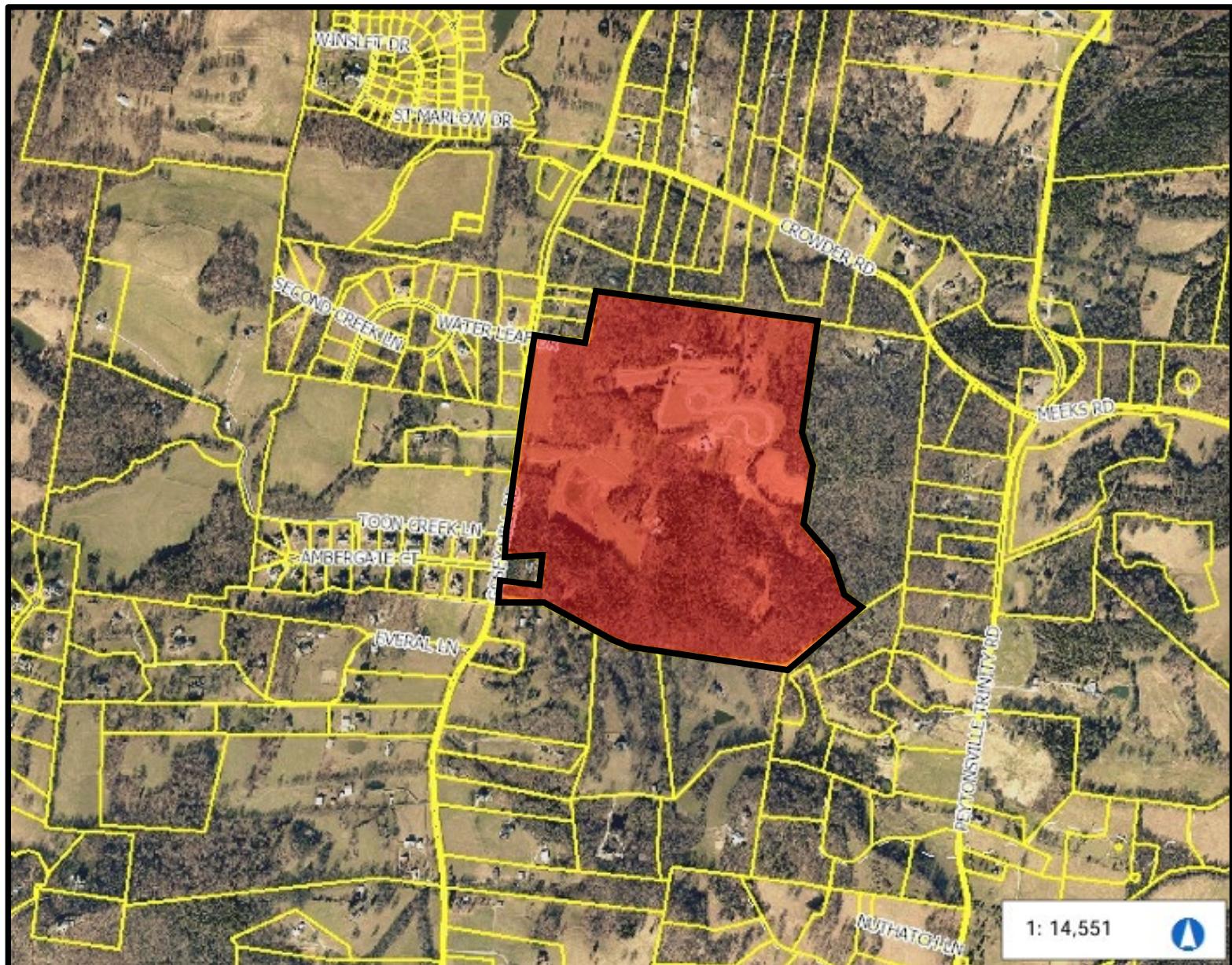
(SURVEYING)  
JTA LAND SURVEYING, INC.  
Greg Terry, RLS  
2603 Elm Hill Pike, Suite K  
Nashville, TN 37214  
P - 615.490.6920  
E - gregt.jta@comcast.net



September 30, 2025  
Re-submittal December 1, 2025



# 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 it 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 11<sup>th</sup>, 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 12<sup>th</sup> 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 12<sup>th</sup> day of January, 2026.

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County Commissioner

**COMMITTEES REFERRED TO AND ACTION TAKEN:**

Regional Planning Commission: For: \_\_\_\_\_ Against: \_\_\_\_\_

Commission Action Taken: For: \_\_\_\_\_ Against: \_\_\_\_\_ Pass: \_\_\_\_\_ Out: \_\_\_\_\_

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Jeff Whidby, County Clerk

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Brian Beathard, Commission Chairman

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Rogers C. Anderson, County Mayor

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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	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)
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.	<del>15 days prior to the hearing</del> <u>No sign notice required.</u>
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	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)
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 11<sup>th</sup>, 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 12<sup>th</sup> 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 12<sup>th</sup> day of January, 2026.

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County Commissioner

**COMMITTEES REFERRED TO AND ACTION TAKEN:**

Regional Planning Commission: For: \_\_\_\_\_ Against: \_\_\_\_\_

Commission Action Taken: For: \_\_\_\_\_ Against: \_\_\_\_\_ Pass: \_\_\_\_\_ Out: \_\_\_\_\_

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Jeff Whidby, County Clerk

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Brian Beathard, Commission Chairman

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Rogers C. Anderson, County Mayor

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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.

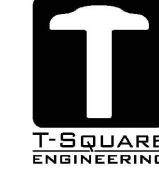
# REVISED CONCEPT PLAN FOR THE ARBORS AT LEIPERS FORK

## HARGROVE ROAD P/O MAP 94, PARCEL 38.00 Franklin, Williamson County, Tennessee

DEVELOPER: BABY C.E. Crews Jr./CBABY Trust  
555 GREAT CIRCLE ROAD  
NASHVILLE, TN 37228

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

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

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



LOCATION MAP

N.T.S.

ATTACHMENT 36-1A

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

OWNER OF RECORD  
BABY C.E. CREWS JR./CBABY 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

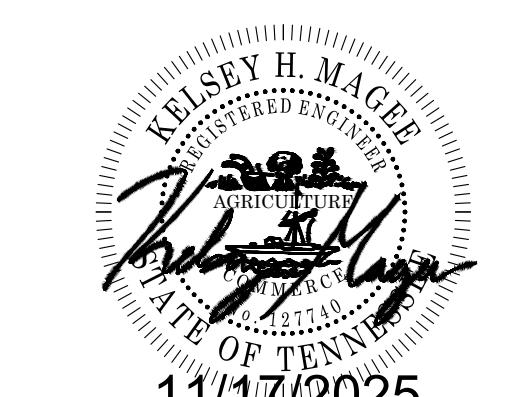
PROJECT  
21-0831

SHEET  
C-0.0

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

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

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



RESOURCES PROTECTION NOTE:  
THIS SITE HAS BEEN REVIEWED FOR THE PRESENCE OF STEEP SLOPES, HILLTOPS AND RIDGETOPS, SLIPAGE SOILS, SPECIAL FLOOD HAZARDS, HISTORICAL AND CULTURAL RESOURCES, AND KARST FEATURES. AREAS FALLING WITHIN THESE CATEGORIES, IF ANY, HAVE BEEN LOCATED AND ARE PROTECTED. NO STEEP SLOPES, HILLTOPS, RIDGETOPS, SLIPAGE SOILS, SPECIAL FLOOD HAZARDS, HISTORICAL AND CULTURAL RESOURCES, AND KARST FEATURES FOUND ON THIS PROPERTY ARE NOT SLIPAGE SOILS INDICATED ON THE APPROVED SOIL MAP OR WC WEB SOIL SURVEY. THERE ARE NO HISTORICAL OR CULTURAL RESOURCES KNOWN IN THESE LOTS. THERE IS NO HILLTOP/RIDGECAP 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 ENCROACH 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% (17.9 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 31.2% (111.1 AC).

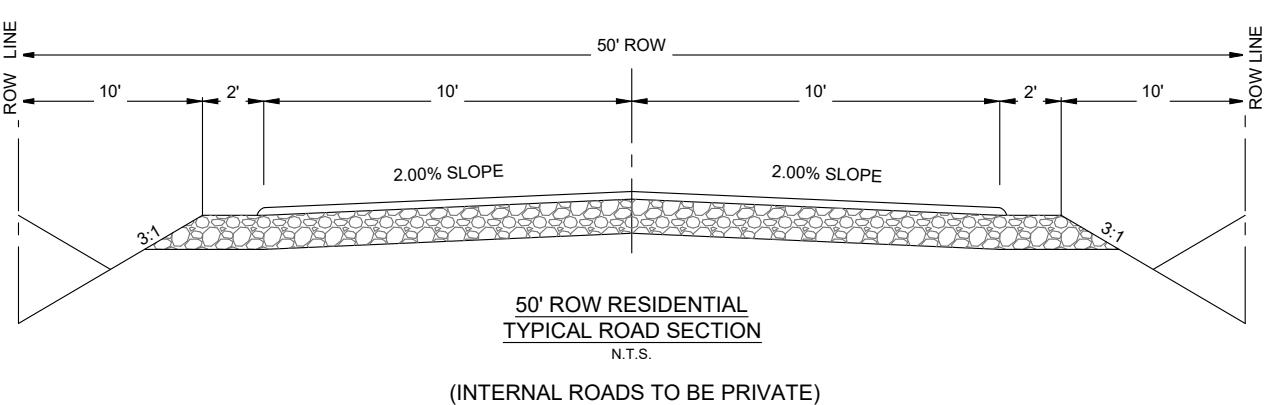
Phase 1 Parcel Area Table	
PARCEL	ACRES
101	5.01
102	5.00
103	5.01
104	15.34
105	29.65
106	29.33
107	18.49
108	29.32
109	15.63
110	20.08
211	5.32
212	5.60
213	9.40
214	11.54
215	8.90
216	5.03

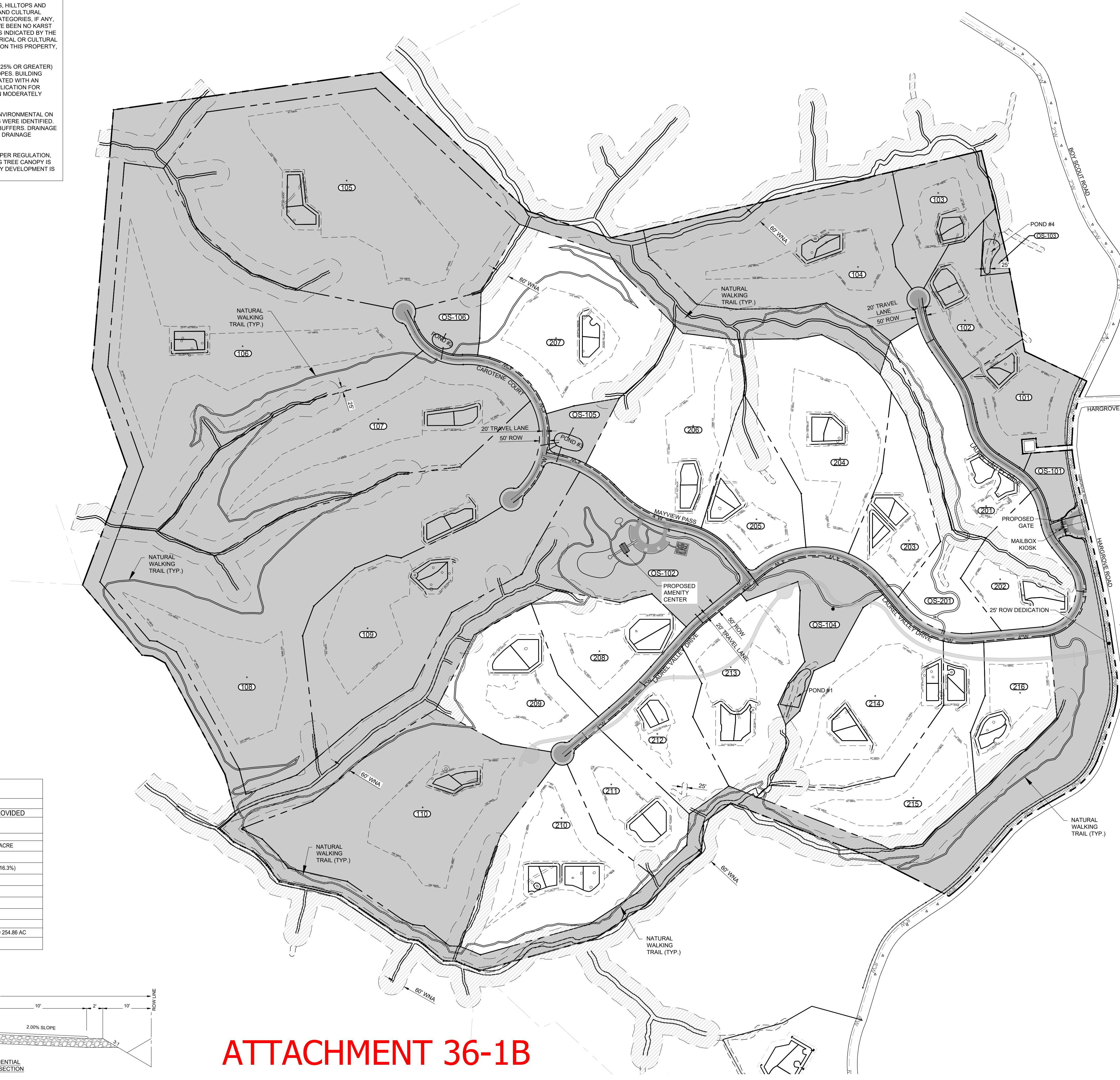
Phase 2 Parcel Area Table	
PARCEL	ACRES
201	5.79
202	5.25
203	5.02
204	11.98
205	5.76
206	10.87
207	13.43
208	6.44
209	7.43
210	10.43
211	5.32
212	5.60
213	9.40
214	11.54
215	8.90
216	5.03

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	EXISTING	REQUIRED	PROVIDED
TOTAL PROPERTY ACREAGE	379 AC	N/A	379 AC
ZONING	RP-5	N/A	RP-5
MAX. DENSITY	1 UNIT / 5 ACRE	1 UNIT / 5 ACRE	1 UNIT / 5 ACRE
MIN. LOT SIZE	5.0 AC	N/A	5.0 AC +
OPEN SPACE	N/A	57 AC (15%)	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

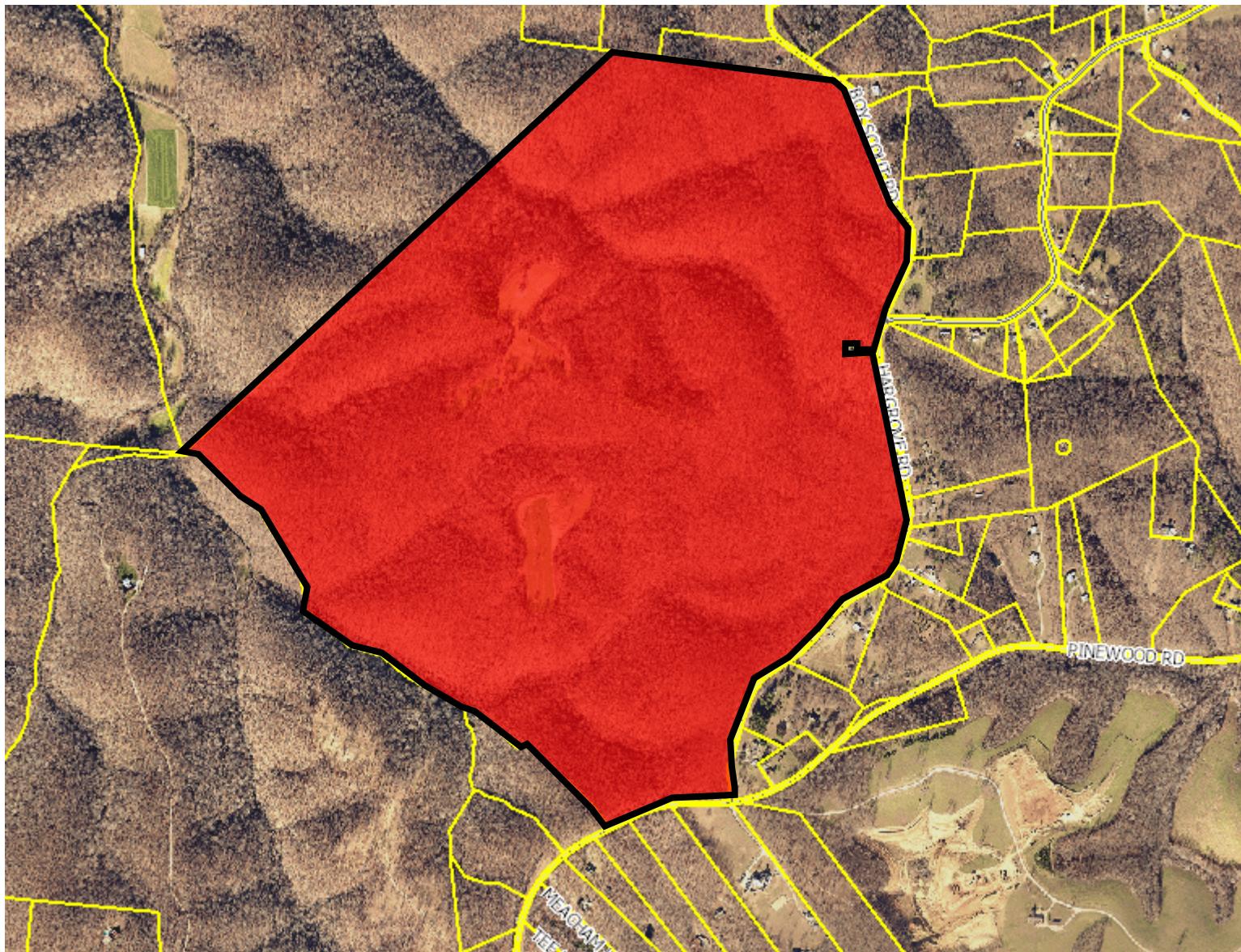


CONCEPT PLAN - OVERALL		REVISIONS																	
DATE:	NO.	DATE	REVISIONS PER STAFF COMMENTS																
1 1/15/25	1	1 1/17/25																	
SCALE: 1" = 250'		DRAWN BY: T-SQUARE REVIEWER: KHM																	
<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>500 - EXISTING MAJOR CONTOURS</li> <li>498 - EXISTING MINOR CONTOURS</li> <li>- - - EXISTING PROPERTY BOUNDARY</li> <li>- - - EXISTING ADJACENT PROPERTY LINES</li> <li>WATER NATURAL AREA BUFFER</li> <li>Ø EXISTING POWER POLE</li> <li>OHP EXISTING OVERHEAD POWER</li> <li>W EXISTING WATER LINE</li> <li>⑤ EXISTING SANITARY MANHOLE</li> <li>X EXISTING TREE LINE</li> <li>- - - EXISTING FENCE</li> <li>PLATTED LOTS</li> </ul>																			
<p><b>NOTE:</b> 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.</p>																			
<p><b>TYPICAL LOT LAYOUT (N.T.S.)</b></p>																			
<p><b>T.C.A 0400-45-09-17</b> GEOTHERMAL WELL CONSTRUCTION STANDARDS FOR CLOSED LOOP GEOTHERMAL BOREHOLES</p> <table border="1"> <thead> <tr> <th>SOURCE OF STRUCTURE</th> <th>MINIMUM DISTANCE</th> </tr> </thead> <tbody> <tr><td>SEWER LINES</td><td>10 FEET</td></tr> <tr><td>SEPTIC TANKS</td><td>25 FEET</td></tr> <tr><td>SPRINGS</td><td>100 FEET</td></tr> <tr><td>SEPTIC DRAIN FIELD</td><td>25 FEET</td></tr> <tr><td>WATER WELLS</td><td>100 FEET</td></tr> <tr><td>HOUSES, SHEDS, OR TANK CONNECTION</td><td>10 FEET</td></tr> <tr><td>HOUSE TO SEWER CONNECTION</td><td>10 FEET</td></tr> </tbody> </table>				SOURCE OF STRUCTURE	MINIMUM DISTANCE	SEWER LINES	10 FEET	SEPTIC TANKS	25 FEET	SPRINGS	100 FEET	SEPTIC DRAIN FIELD	25 FEET	WATER WELLS	100 FEET	HOUSES, SHEDS, OR TANK CONNECTION	10 FEET	HOUSE TO SEWER CONNECTION	10 FEET
SOURCE OF STRUCTURE	MINIMUM DISTANCE																		
SEWER LINES	10 FEET																		
SEPTIC TANKS	25 FEET																		
SPRINGS	100 FEET																		
SEPTIC DRAIN FIELD	25 FEET																		
WATER WELLS	100 FEET																		
HOUSES, SHEDS, OR TANK CONNECTION	10 FEET																		
HOUSE TO SEWER CONNECTION	10 FEET																		
<p><b>NOTE:</b></p> <ol style="list-style-type: none"> <li>1. THIS PROPERTY HAS BEEN REVIEWED FOR THE EXISTENCE OF INTERMITTENT AND PERENNIAL STREAMS. STREAMS THAT WOULD REQUIRE WATERWAY NATURAL AREA AS DESCRIBED IN SECTION 4 OF THE WILLIAMSON COUNTY STORM WATER MANAGEMENT REGULATIONS HAVE BEEN LOCATED AS SHOWN.</li> <li>2. THIS SITE HAS BEEN REVIEWED FOR THE PRESENCE OF STEEP SLOPES, HILLTOPS AND RIDGES, SLIPAGE SOILS, AND KARST FEATURES. AREAS FALLING WITHIN THESE CATEGORIES WILL BE ADDRESSED PER THE WILLIAMSON COUNTY ZONING CODE.</li> <li>3. SEPTIC NOTE: STUMP HOLE - 5FT SETBACK IF BACKFILLED AND REMEDIATED.</li> <li>4. THIS SITE HAS BEEN REVIEWED FOR THE PRESENCE OF KARST FEATURES. NO KARST FEATURES WERE FOUND.</li> <li>5. THIS SITE HAS BEEN REVIEWED FOR THE PRESENCE OF STEEP SLOPES.</li> <li>6. WITHIN THE WATERWAY NATURAL AREA (WNA), THERE SHALL BE NO CLEAVING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE WILLIAMSON COUNTY ENGINEERING DEPARTMENT.</li> <li>7. ALL NATURE TRAILS WILL BE MINIMUM 15FT OFF THE TOP OF STREAM BANKS. THE NATURE TRAILS WILL BE PERMEABLE AND WILL BE FIELD LOCATED PRIOR TO CONSTRUCTION.</li> <li>8. ALL LOTS ARE TO BE LOCATED FOR MINIMUM 100' FLOOD HAZARD AREAS AND WETLANDS AREAS. THE WATERWAY NATURAL AREAS SHOWN ON THE PLAN ARE TO BE MITIGATED AS NECESSARY.</li> <li>9. PROJECT IS REQUESTING AN INTERNAL RIGHT-OF-WAY WIDTH OF FIFTY (50) FEET AND A DESIGN SPEED OF TWENTY-FIVE (25) MPH FOR INTERNAL ROADS DUE TO THE SITES TOPOGRAPHY AND TO ENHANCE THE COMMUNITY DEVELOPMENT AND CONSERVE OPEN SPACE. ALL ROADS WILL BE PRIVATE.</li> <li>10. ALL LOTS WITHIN THE SUBDIVISION ARE DEEMED CRITICAL LOTS AND ARE REQUIRED TO HAVE A CRITICAL LOT SITE PLAN AT BUILDING PERMIT APPLICATION.</li> <li>11. SHADED LOTS ARE A PART OF THE RECORDED ARBORS AT LEIPERS FORK SUBDIVISION PHASE 1 FINAL PLAT RECORDED AT PLAT BK ##, PG ##, R.O.W.C.</li> </ol>																			
<p><b>FLOOD NOTE</b> NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL A 471870150SF OF WILLIAMSON COUNTY, TN, DATED 09/29/2006 AND FEMA PANEL A 471870151SF OF WILLIAMSON COUNTY, TN, DATED 09/29/2006.</p>																			
<p><b>OWNER OF RECORD</b> BABY CEE CLOTHING CO. TRUST 555 GREAT AMERICAN ROAD NASHVILLE, TN 37228 TAX MAP 94, P/O PARCEL 38.00 DEED BOOK 9543, PAGE 538</p>																			
<p><b>APPLICANT</b> T-SQUARE ENGINEERING 111 SE PARKWAY CT FRANKLIN, TN 37064 615.678.8212</p>																			
<p><b>PROJECT</b> 21-0831</p>																			
<p><b>SHEET</b> C-2.0</p>																			



THE ARBORORS AT LEIPERS FORK  
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

# 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 11<sup>TH</sup> 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.

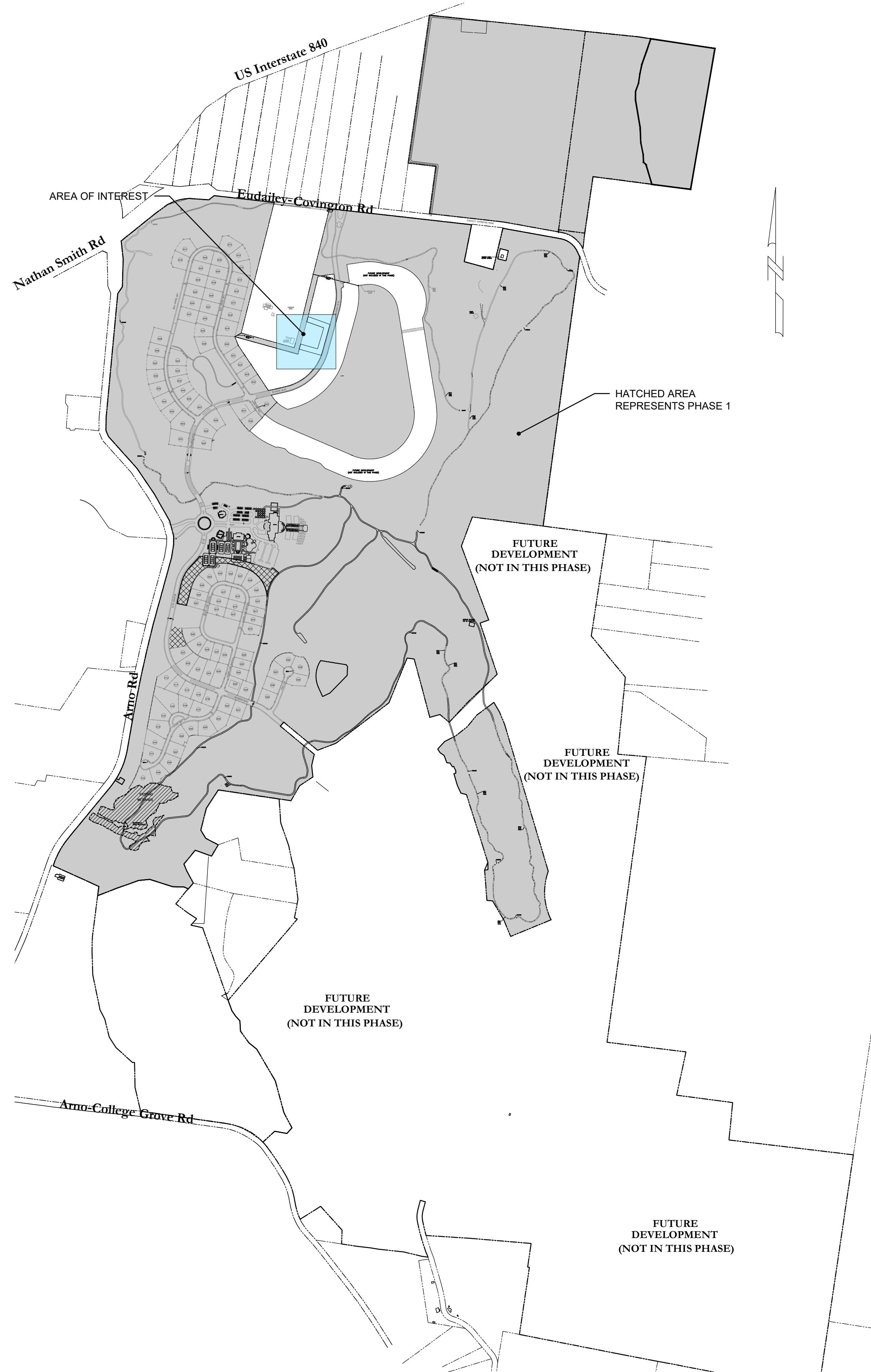
# The Grove

## A Planned Resource Conservation Development

### Revised Phase 1 Preliminary Plat

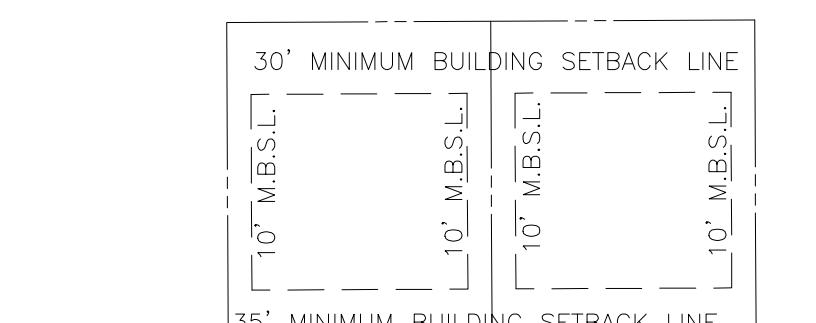
Being Parcels 29.03 & 29.05 on Tax Map 135  
 Parcels 13.00, 13.01, 13.02, 13.03, 14, 17, 18  
 23.06, 23.09 & 23.10 on Tax Map 142

Williamson County, Tennessee

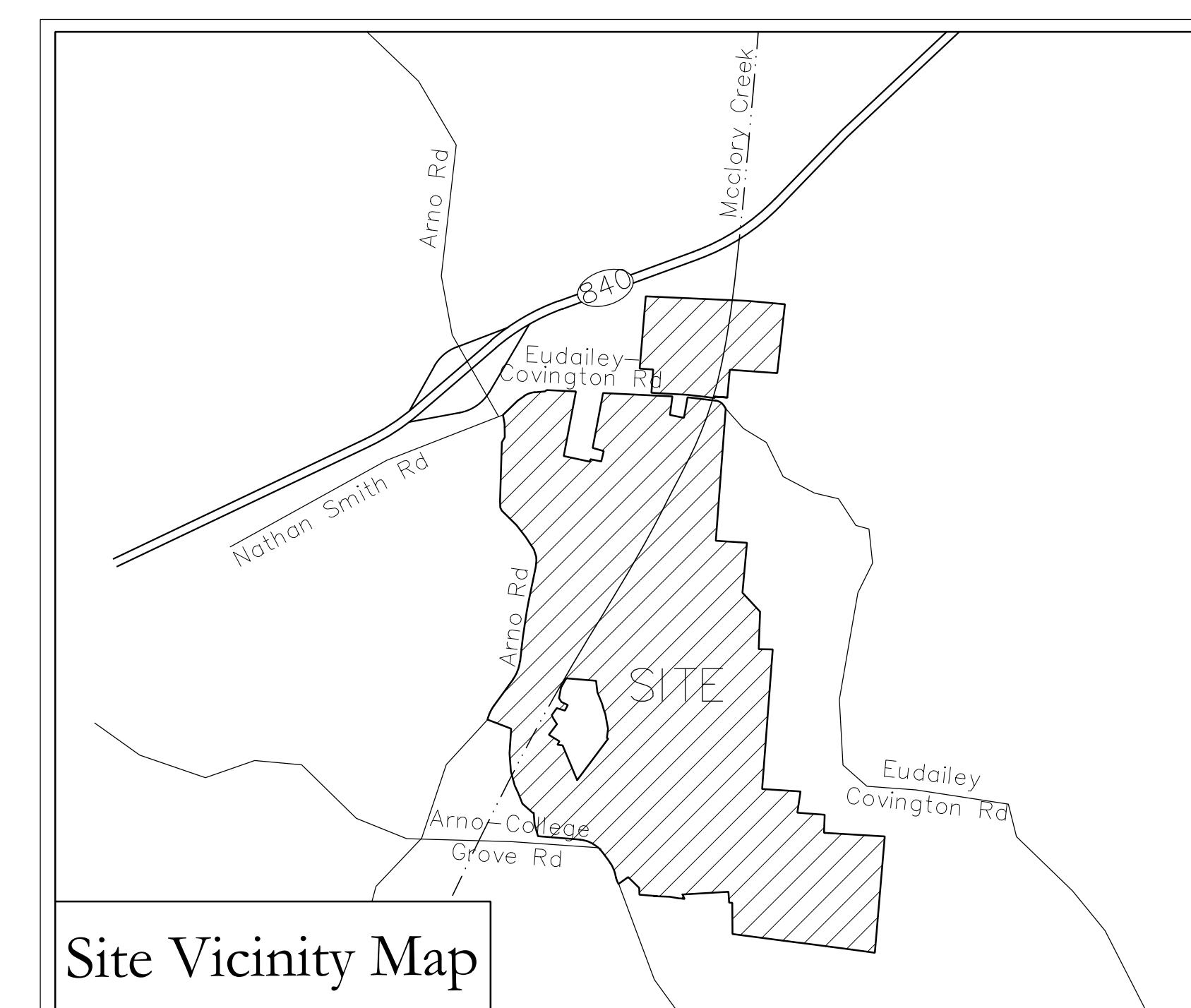


OPEN SPACE PHASE 1

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



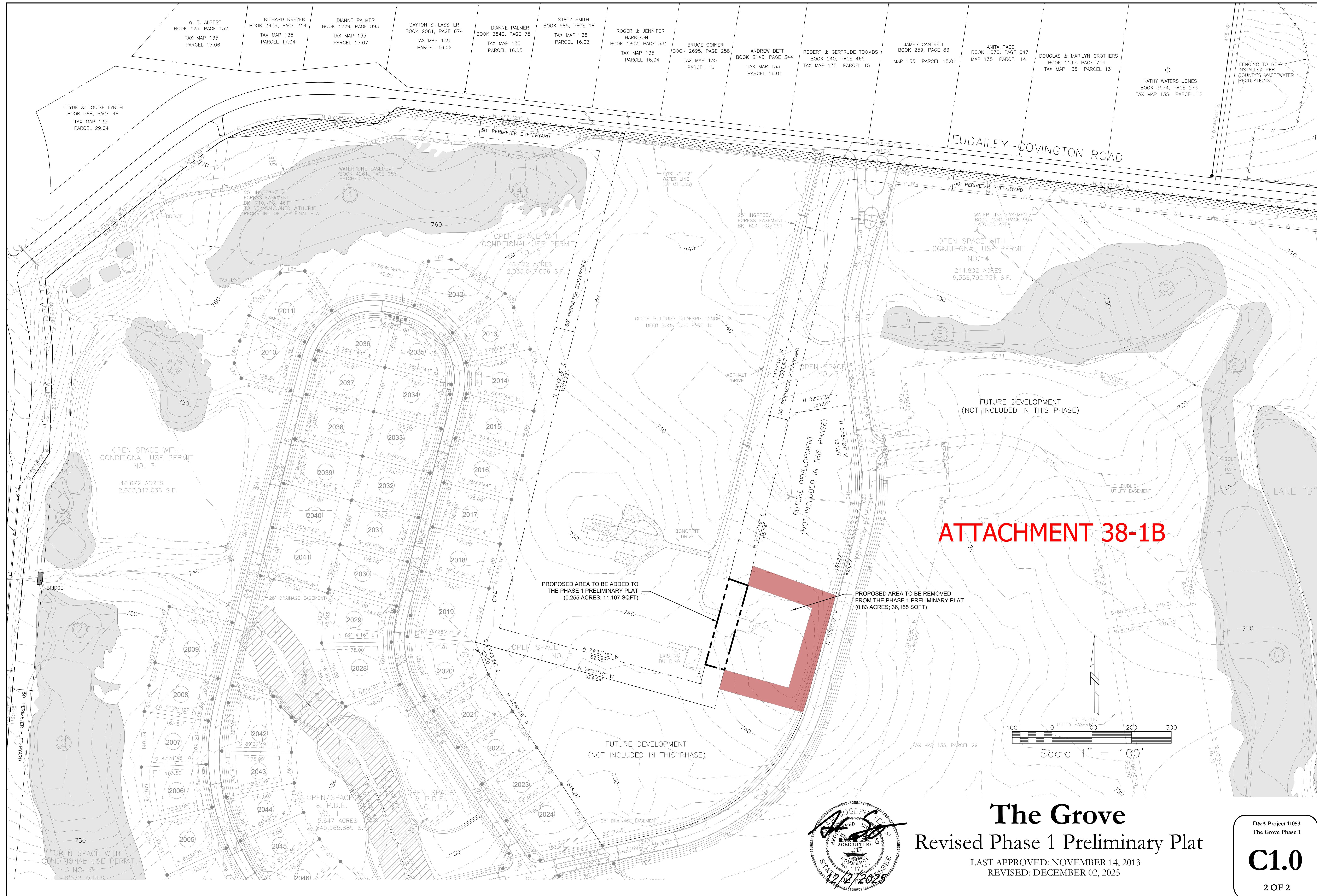
## Sheet Schedule

C1.0 Cover Sheet  
 C1.0 Revised Preliminary Plat



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

ATTACHMENT 38-1A



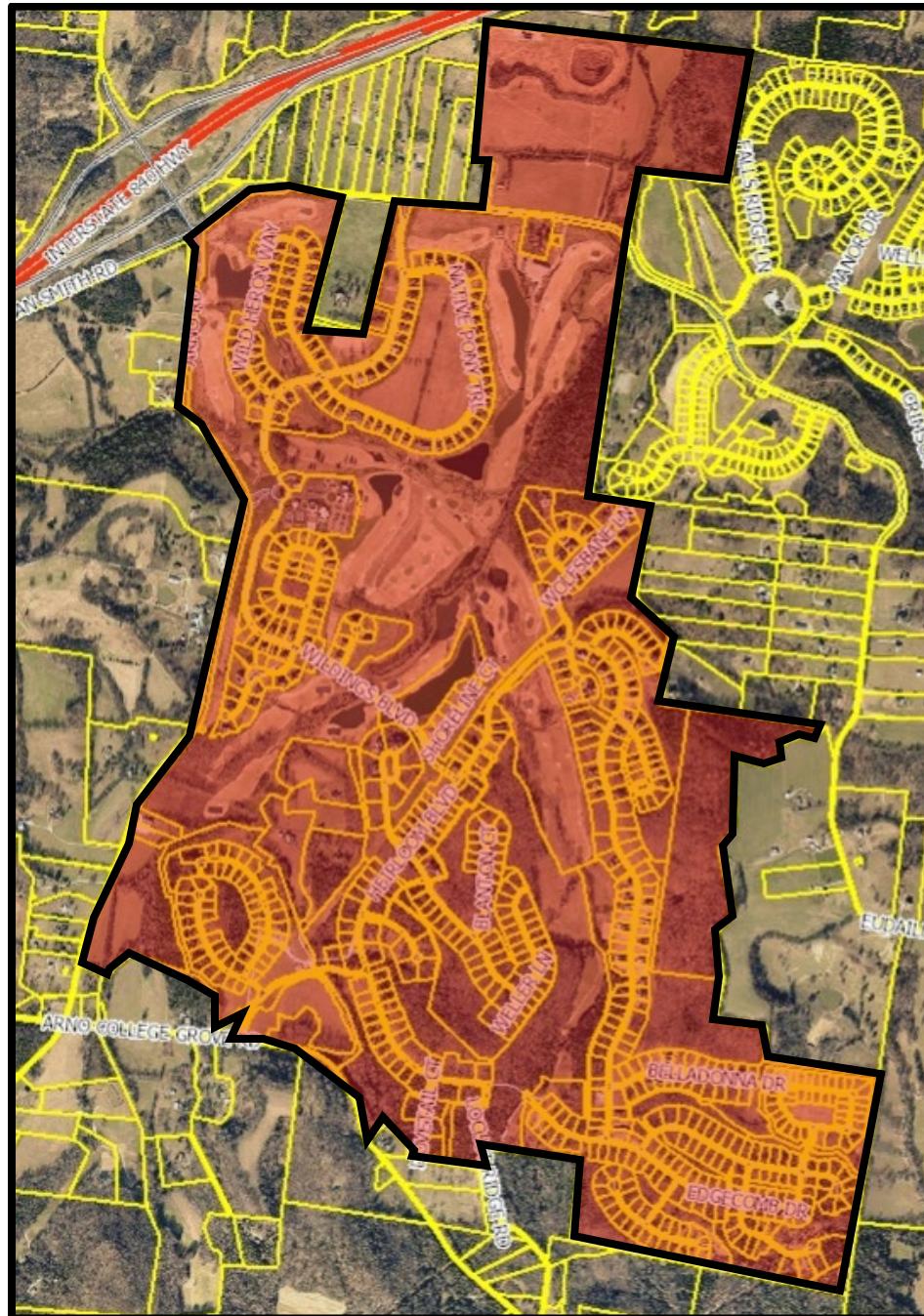
# The Grove

## Revised Phase 1 Preliminary Plat

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



## ATTACHMENT 38-2



## **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

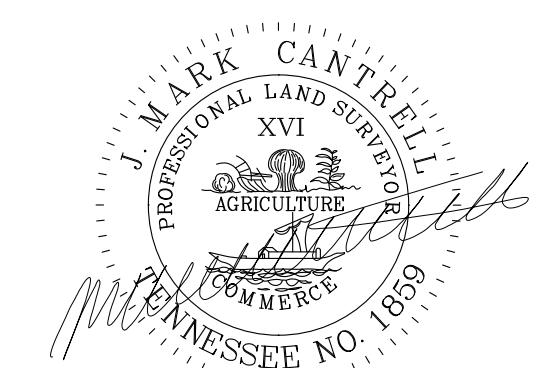
ATTACHMENT 40-1A

CERTIFICATE OF OWNERSHIP AND DEDICATION		CERTIFICATE OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM WITH RESTRICTIONS		CERTIFICATE OF APPROVAL OF SUBDIVISION NAME & STREET NAMES		PRIVATE DRIVEWAY NOTATION	
I 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.		GENERAL APPROVAL IS HEREBY GRANTED FOR LOTS PROPOSED HEREON AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL WITH THE LISTED AND/OR ATTACHED RESTRICTIONS.		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).		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 <u>20</u>	OWNER _____	DATE <u>20</u>	DEPT. OF SEWAGE DISPOSAL MGMT., BRIAN CORWIN	DATE <u>20</u>	EMA DEPARTMENT OR AUTHORIZED IT REPRESENTATIVE	DATE <u>20</u>	COUNTY ROAD SUPERINTENDENT
OWNER NAME (PRINTED) JERRY D FAIR & BLYTHE CUTLER FAIR LIVING TRUST		TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)		CITY/STATE BIRMINGHAM, AL		CITY/STATE BIRMINGHAM, AL	
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.		I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "BLYTHE MEADOW SUBDIVISION, FINAL PLAT" HAVE BEEN INDIVIDUALLY APPROVED WITH CLOTHESLINE AND STATE GOVERNMENT REQUIREMENTS OR THAT A SURFACE LOND 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.		OWNER SIGNATURE(S) _____	
DATE <u>12-13 2024</u>	MARK CANTRELL, R.L.S.	DATE <u>20</u>	SECRETARY, PLANNING COMMISSION	DATE <u>20</u>	NOLENVILLE COLLEGE GROVE UTILITY DISTRICT	DATE <u>20</u>	TAX MAP & PARCEL NUMBER OF LOT _____
THIS APPROVAL SHALL BE INVALID IF NOT RECORDED BY DATE _____		THIS APPROVAL SHALL BE INVALID IF NOT RECORDED BY DATE _____		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	

FINAL PLAT		REVISIONS	
DATE: 12-13-2024	NO. 1	DATE: 11-14-24	REvised per County Comments
SCALE: 1:1200	2	DATE: 12-13-24	REvised per County Comments
DRAWN BY: DSW		REVIEWER:	

MAP 110, PARCEL 047.04  
 MAP 113, PARCEL 043.06  
 WILLIAMSON COUNTY, TENNESSEE

BLYTHE MEADOW SUBDIVISION

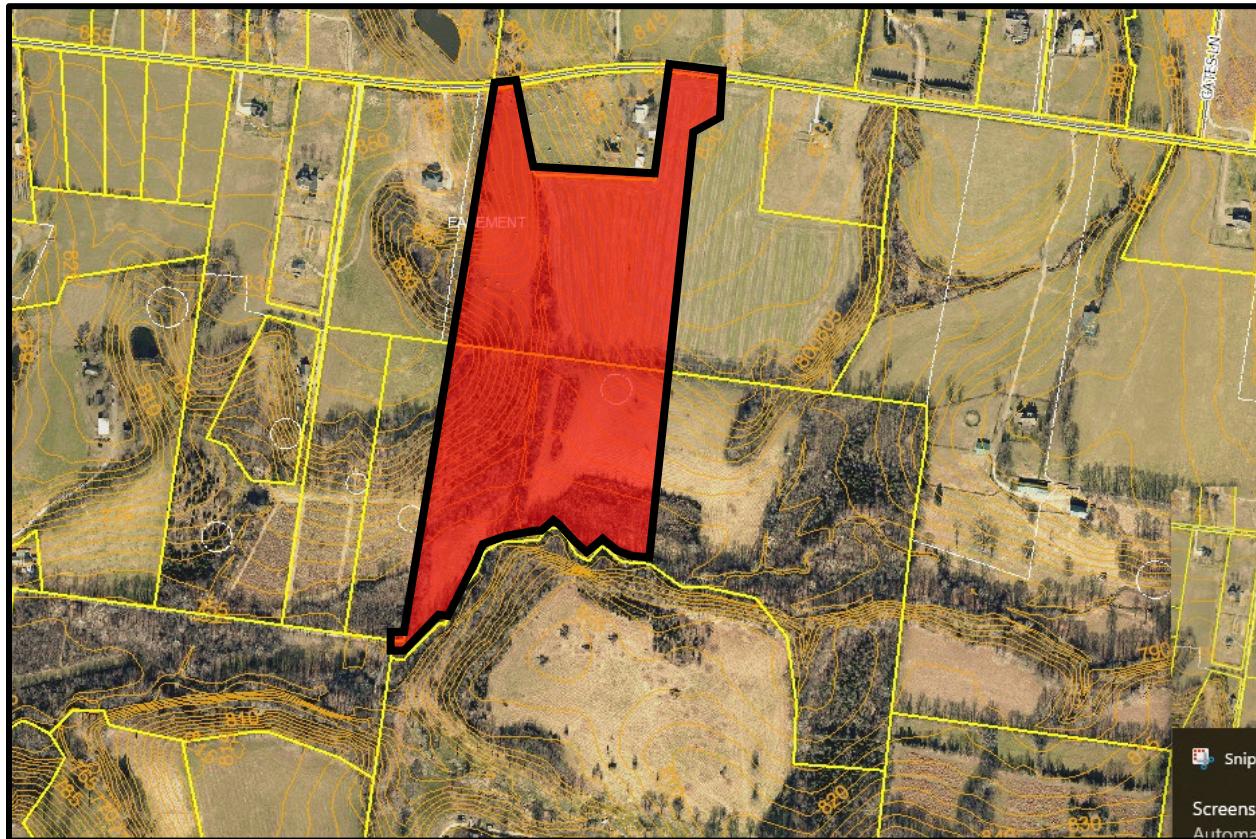


PROJECT  
21-0330

SHEET  
1 OF 2



# 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  
41-2

Final Plat  
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.

SECTION 2 FINAL PLAT  
for  
ARRINGTON WOODS SUBDIVISION  
7818 & 7820 NOLENSVILLE ROAD  
ARRINGTON, TN 37014  
TAX MAP 110, P/O PARCELS 010.00, 018.00, & 021.00  
DEED BOOK 9144, PAGE 967, R.O.W.C.



VICINITY MAP - NOT TO SCALE

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 9144, PAGE 967, R.O.W.C. AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC STREETS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THESE REGULATIONS.

DATE 20 JOSH RANDOLPH

OWNER NAME (PRINTED) ARRINGTON WILDER GP 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.

11-26-2025 MARK CANTRELL, R.L.S.

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

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

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

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

DATE 20 SECRETARY, PLANNING COMMISSION  
THIS APPROVAL SHALL BE INVALID IF NOT RECORDED BY DATE

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

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

CERTIFICATE OF APPROVAL OF WATER SYSTEMS  
I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "ARRINGTON WOODS SUBDIVISION, SECTION 2 FINAL PLAT" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR DRAINAGE REGULATIONS OR THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF THE REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. ADDITIONALLY, I CERTIFY THAT THE HYDRAULIC DESIGN CRITERIA SPECIFIED IN SECTION 5.5 OF THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS HAVE BEEN MET.

DATE 20 NOLENSVILLE COLLEGE GROVE UTILITY DISTRICT  
DATE 20 COUNTY ENGINEER  
DATE 20 COUNTY ROAD SUPERINTENDENT

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

DATE 20 IT DEPARTMENT

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

DATE 20 IT DEPARTMENT

FLOOD NOTE  
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANELS # 47187C02430 DATED 02/26/2021, 47187C02446 DATED 02/26/2021, AND 47187C0385G DATED 12/20/2024 OF WILLIAMSON COUNTY, TN.

OWNER OF RECORD  
ARRINGTON WILDER GP  
801 N. 17TH ST  
NASHVILLE, TN 37206  
DEED BOOK 9144, PAGE 967

APPLICANT  
T-SQUARE ENGINEERING  
1320 WEST MAIN ST  
FRANKLIN, TN 37064  
615.678.8212

PROJECT  
22-0343

DATE:	10-29-2025	NO.:	DATE	REVISIONS
SCALE:	1:11-17-25	1	11-17-25	REVISED PER COUNTY COMMENTS
AS DRAWN:	1:11-26-25	2	11-26-25	REVISED PER COUNTY COMMENTS

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

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



ATTACHMENT 41-1A

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 AUTHORITY TO REFUSE ANY CONSTRUCTION PERMIT, OR MAY REVOKE THE CONSTRUCTION PERMIT, IF THE INTEGRITY OF THE PROPOSED SUBSURFACE SEWAGE DISPOSAL 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 (.30 US. GALLONS), INCLUDING, BUT NOT LIMITED TO, OVERSIZED BATHTUBS, SPA TUBS, HOT TUBS, WHIRLPOOLS, OR JACUZZIS ETC., SHALL BE 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 ENCRAGE WITHIN 10 FEET OF THE BOUNDARY OF THE SOIL AREAS RESERVED FOR SEWAGE DISPOSAL.
- CURTAIN/INTERCEPTOR/DRAWDOWN DRAINS MAY NOT BE LOCATED 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 CONTOURS OF THE PLATTED BUILDING ENVELOPE.
- ALL EXCAVATIONS OF THE HOUSE CONSTRUCTION (OR ANY OTHER TYPE OF BUILDING CONSTRUCTION) APPENDAGES (INCLUDING, BUT NOT LIMITED TO, DETACHED GARAGES, PORCHES, DECKS, SIDEWALKS, DRIVEWAYS, PARKING AREA, WELLS, OR SPRINGS), 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.
- 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.
- ALL SEWER LINES MUST BE LOCATED OUTSIDE 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 (1.6 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.
- CONSTRUCTION OF 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 1/25/2021, 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 03/01/21.
- LPP DENOTES THAT THIS LOT IS SERVED BY A LOW PRESSURE PIPE SYSTEM, WHICH IS AN ALTERNATIVE MEANS OF SEWAGE DISPOSAL. MLPP SYSTEMS REFER TO THE 10 INCHES OF COMPATIBLE SOILS THAT MUST BE INCORPORATED TO THE DESIGNATED OR PLATTED SEWAGE DISPOSAL AREA, UNDER THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT SUPERVISION.
- 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 DESIGNATED 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 OF 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 SEWERAGE/EJECTOR PUMP AND APPROPRIATELY SIZED PUMP TANK IN ORDER TO PROVIDE SEWER SERVICES FROM THE HOUSE TO THE SEWER SYSTEM. SUCH USE IS APPROVED BY THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT BASED UPON THE FINISHED ELEVATION OF THE HOUSE PLUMBING STUB-OUT AND THE SSDS AREAS.
- NO IRRIGATION SYSTEMS, OR THEIR COMPONENTS THEREOF, SHALL ENCRAGE 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.
- PRIOR TO INSTALLATION, THE LOCATION OF THE WELL, SPRING, CISTERNS OR PRIVATE WATER SOURCE MUST BE APPROVED BY THE WILLIAMSON COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT.
- LOCATION OF A WELL, SPRING, CISTERNS 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, CISTERNS 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.
- THESE AREAS BEING SERVED BY SEWAGE CONVEYANCE (PIPES, PUMP LINES, MANIFOLDS, SEPTIC, OR PUMP TANKS, ETC.) LOCATED WITHIN 50 FEET OF ANY AND ALL WATER(S) ON THIS PLAT.
- SESSS 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 WCCSDM) 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 LINE OF ANY EXISTING EASEMENT. CURTAIN DRAINS AND SESSS CONVEYANCE LINES REQUIREMENTS SHALL BE SUBMITTED TO THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT. ALL SHEATHING MUST BE SCHEDULED 80 PULVER DUCTILE IRON AND BEDDED 2 INCHES OF GRAVEL.
- 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 SITE AND DESIGN PLANS. THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT'S EVALUATION WILL BE CONDUCTED ON A LOT-BY-LOT BASIS.
- WATERWAY NATURAL AREAS (DESIGNATED AS WNA) EXIST ON ALL INTERTINENT 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.
- 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.
- THIS PROPERTY IS SERVED BY NOLENSVILLE COLLEGE GROVE UTILITY DISTRICT.

RESOURCE PROTECTION NOTE:

THIS SITE HAS BEEN REVIEWED FOR THE PRESENCE OF STEEP SLOPES, HILTOPS AND RIDGTOPS, SLIPAGE SOILS, SPECIAL FLOOD HAZARDS, HISTORICAL AND CULTURAL RESOURCES, AND OTHER FEATURES. THESE FEATURES, IF ANY, HAVE BEEN NOTED ON THE RESOURCE PROTECTION PLAN. THERE ARE NO SOILS INDICATED BY THE APPROVED SOIL MAP OR WC WEB SOIL SURVEY.

THESE ARE VERY STEEP SLOPES AND MODERATELY STEEP SLOPES LOCATED ON ALL LOTS. BOUNDARIES OF THESE SLOPES HAVE BEEN MARKED ON THE PLAN WITH A (\*) SYMBOL, WHERE A (\*) SYMBOL IS PROVIDED FOR A LOT AN ENGINEER SITE PLAN MUST BE SUBMITTED WITH APPLICATIONS FOR BUILDING PERMIT FOR THAT LOT DUE TO THE REQUIREMENT OF THE SOIL MAP.

IN A REPORT PROVIDED BY GEODESICS, LLC ON JULY 28, 2022, 3 FEATURES WERE FIELD-OBSERVED WITHIN PROPOSED LOT 1. FEATURE 2 IS A CLOSED DEPRESSION CALLED OUT WITH 1-FT CONTOURS AND A 25-FT BUFFER FROM THE EDGE OF THE DEPRESSION. FEATURES 3 AND 4 ARE KARST FEATURES. A KARST REPORT WAS PREPARED BY CHRISSIE FLEMING, CHF ENVIRONMENTAL, LLC ON APRIL 22, 2022 FOR PARCELS 10.00 AND 22.01. 2 WATERWAYS, 4 CONVEYANCES, AND 3 SEASONAL PONDS WERE IDENTIFIED.

THIS PROPERTY IS 81.1% (60.65 AC) COVERED IN EXISTING TREE CANOPY. PER REGULATION, 51% (41.1 AC) MUST BE PRESERVED. 70.5% (56.8 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 GEOFHERMAL BOREHOLES	
SOURCE OF STRUCTURE	MINIMUM DISTANCE
SEWER LINES	10 FEET
SEPTIC TANKS	25 FEET
SPRINGS	100 FEET
SEPTIC TANK FIELDS	25 FEET
WATER WELLS	100 FEET
HOUSE TO SEPTIC TO TANK CONNECTION	100 FEET
HOUSE TO SEWER CONNECTION	10 FEET

INTERCEPTOR DRAIN TABLE						
ELEV	A	B	C	D	E	F
LOT 201 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

INTERCEPTOR DRAIN TABLE						
ELEV	A	B	C	D	E	F
LOT 202 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

INTERCEPTOR DRAIN TABLE						
ELEV	A	B	C	D	E	F
LOT 203 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

INTERCEPTOR DRAIN TABLE						
ELEV	A	B	C	D	E	F
LOT 205 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	219060.76	5.04
OS-3	39374.28	0.90
OS-HIST-1	396163.45	9.09
204	232026.98	5.33
205	246488.5	5.68
206	238666.99	5.49
207	225241.08	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-2	903.23	0.21
OS-HIST-3	166015.60	3.81
OS-HIST-4	73478.87	1.69

SITE DATA TABLE
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# ARRINGTON WOODS SUBDIVISION

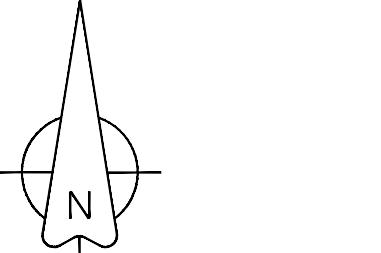
## SECTION 2 FINAL PLAT

7820 & 7818 NOLENSVILLE RD

ARRINGTON, TN 37014

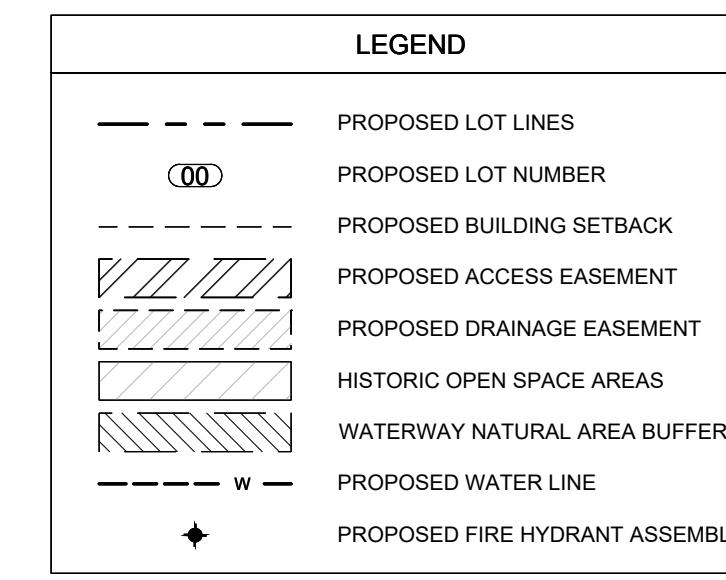
MAP 110, PARCELS 018.00, 010.00, 021.00 & 022.01

MAP 110, WILLIAMSON COUNTY, TENNESSEE

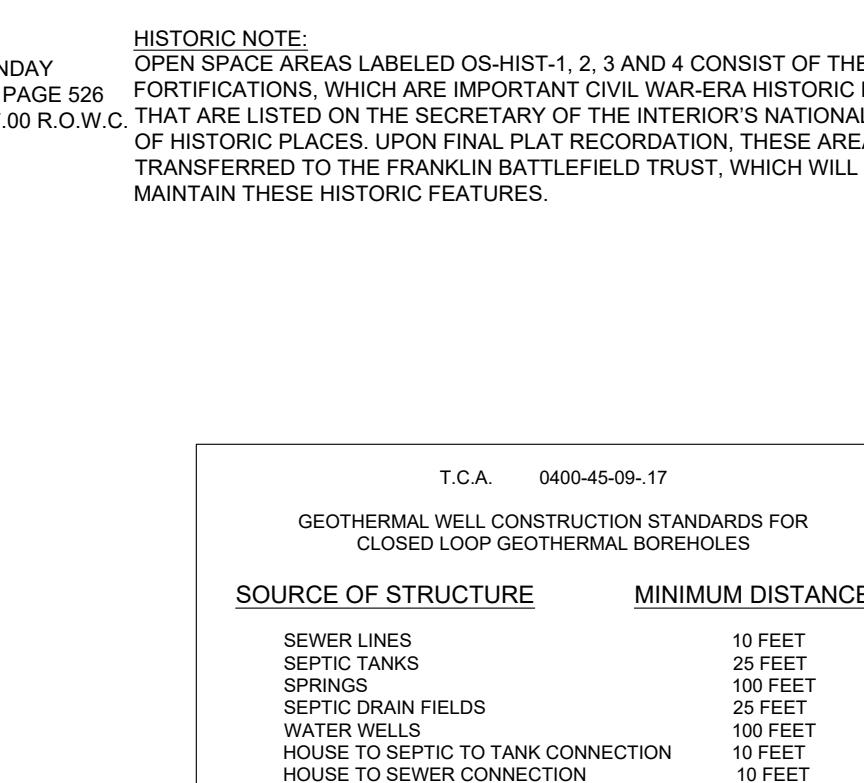


GRAPHIC SCALE  
(IN FEET)  
100 50 100 200

SCALE: 1" = 100'



GENERAL NOTES  
1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THIS PROPERTY INTO 8 LOTS AND DETERMINE THE PROPERTY LINES.  
2. THE PROPERTY SHOWN HEREIN 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, PLANNING, AND 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 TAX MAP 110.  
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 TDOT NETWORK, TENNESSEE STATE PLANE COORDINATE SYSTEM ZONE 4101 NAD83 DRONE AERIAL PHOTOMETRIC SURVEY AND OTHER SURVEYING AND SCANNING ELEMENTS.  
6. THIS SURVEY PLAT WAS PREPARED WITHOUT REFERENCE TO THE 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 MAP (FEMAP) NUMBER NO. 40-07/0303850, WITH AN EFFECTIVE DATE OF 12/20/2024 & 40178702440, WITH AN EFFECTIVE DATE OF 02/06/2021, WHICH ARE THE CURRENT FLOOD INSURANCE MAPS FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.  
8. THIS PROPERTY IS ZONED TRUINE CHARACTER AREA 1 (TCA-1).  
9. THIS SURVEY PLAT IS PREPARED IN ACCORDANCE WITH THE TENNESSEE SURVEYING CODE, WHICH IS A SURVEY MADE IN ACCORDANCE WITH THE REQUIREMENTS OF A GENERAL PROPERTY SURVEY AND CONFORMS TO THE ACCURACY OF A CATEGORY 1 SURVEY AS CURRENTLY DEFINED AND ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYS, 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 GRADE AND DRAINAGE SYSTEM TO CONVEY GROUND WATER, WITHOUT PONING 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 PLAN (SCWMP) ARE SHOWN AS HISTORIC STREAMS.  
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 20'-0" TO 18'-0" TO 17'-0" TO 16'-0" TO 15'-0" TO 14'-0" TO 13'-0" 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 1, IN LIEU OF THE EXISTING ENVELOPE WITH 500'-0" OF ROADWAY ENVELOPE (SUB. REFERENCE 3.0501). THE ALTERNATIVE IS TO MOVE AWAY FROM THE ADJACENT BUILDING ENVELOPES OR RESIDENCES. THE DRIVEWAY SERVING THE RESIDENCE WILL BE 16'-0" WIDE, AND A 10.000 GALLON FIRE SUPPLY TANK IS TO BE BURIED ON SITE, ACCESSIBLE TO THE LOT 11 BUILDING ENVELOPE. THIS ALTERNATIVE IS IN ACCORDANCE WITH SUBDIVISION REGULATIONS SECTION 3.0501(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.



FLOOD NOTE  
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANELS # 47187C02430 DATED 02/26/2021, 47187C02446 DATED 02/26/2021, AND 47187C03850 DATED 12/20/2024 OF WILLIAMSON COUNTY, TN.

OWNER OF RECORD  
ARRINGTON WILDER GP  
801 FOX WANDER TRAIL  
NOLENSVILLE, TN 37068  
DEED BOOK 9144, PAGE 967

APPLICANT  
T-SQUARE ENGINEERING  
1320 WEST MAIN ST  
FRANKLIN, TN 37064  
615.678.8212

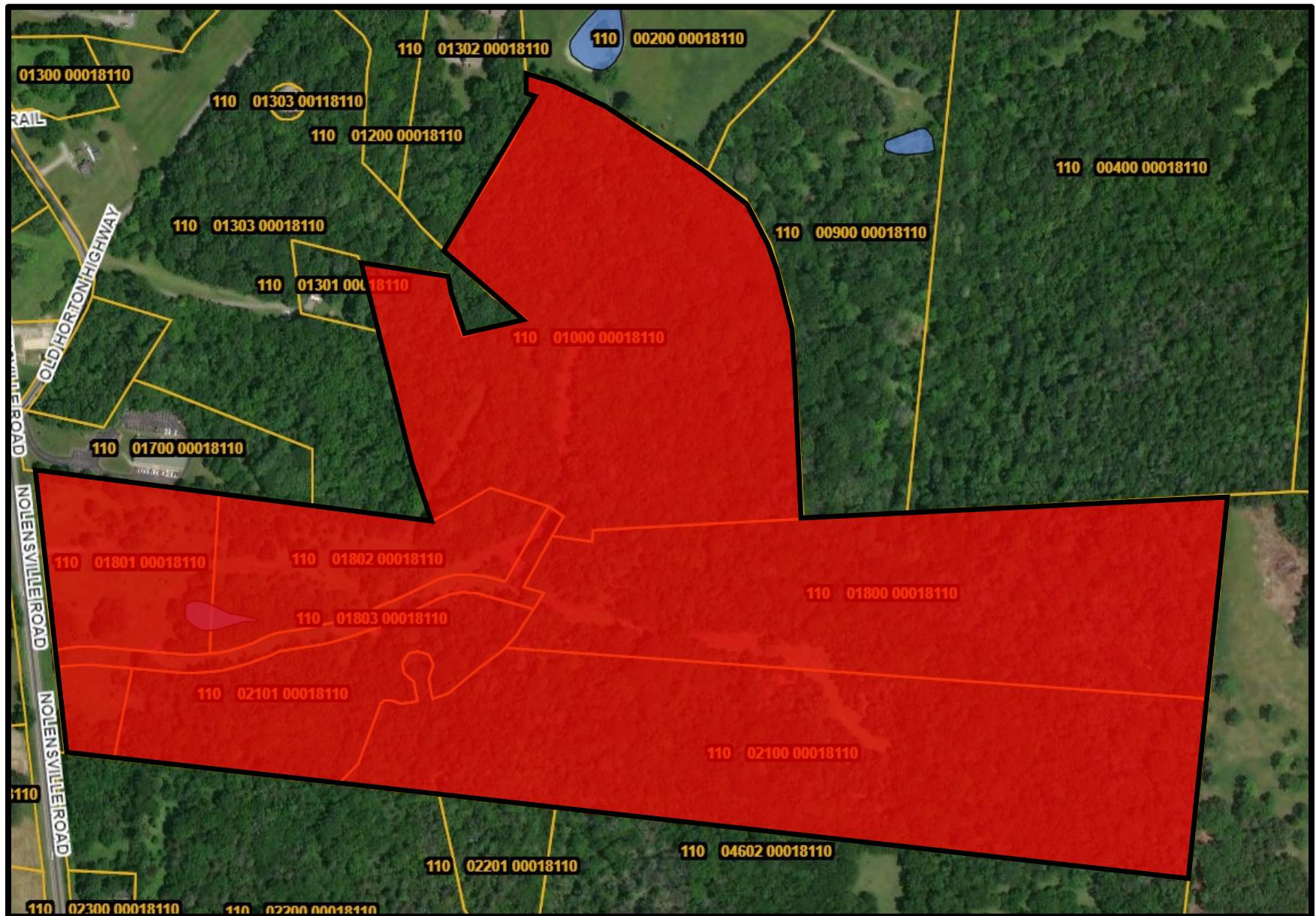
PROJECT  
22-0343

SHEET  
3 of 3

ATTACHMENT 41-1C

Parcel Line Table																	
Line #	Length	Direction															
L4	49.10	S74° 19' 50.91"E	L67	38.00	N17° 02' 31.10"E	L101	10.90	S74° 15' 36.84"E	L133	60.33	S30° 18' 06.84"W	L168	35.21	S28° 18' 27.36"W	L202	37.21	S28° 07' 24"W
L5	240.15	N30° 41' 08.29"E	L68	30.38	S24° 39' 08.85"W	L102	97.33	S7° 27' 28.92"E	L134	60.10	S30° 18' 06.84"W	L169	33.07	S54° 55' 47.71"W	L203	52.28	S28° 07' 24"E
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	S30° 18' 01.01"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° 42' 24.72"W	L171	19.82	S26° 38' 10.02"W	L205	108.66	N32° 17' 54.74"E
L8	226.74	S10° 28' 08.29"W	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' 48.83"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	5.13	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"E	L73	35.10	S50° 02' 26.29"E	L107	71.96	S9° 16' 02.62"W	L139	66.61	N74° 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° 04' 13.41"E	L108	40.04	S74° 29' 55.62"E	L140	235.55	N80° 08' 26.50"W	L175	85.59	N71° 33' 28.51"W	L209	24.73	N81° 23' 28.51"E
L12	184.08	S87° 15' 14.82"E	L75	45.60	S80° 29' 55.96"W	L109	39.41	N72° 04' 54.83"E	L141	101.72	N87° 05' 44.48"E	L177	87.72	S71° 40' 05.50"E	L210	57.14	N0° 26' 09.97"E
L13	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	N84° 49' 53.07"E	L178	119.16	S74° 24' 39.91"E	L211	69.04	S71° 25' 41.92"E
L14	34.88	N74° 19' 34.35"E	L77	171.42	S21° 31' 34.48"E	L111	15.11	N86° 47' 57.63"W	L143	55.00	S1° 10' 06.93"E	L179	67.45	S75° 48' 57.13"E	L212	80.46	N63° 54' 45.51"W
L15	333.11	N74° 19' 30.18"W	L78	78.02	S7° 17' 11.96"W	L112	48.70	S10° 02' 37.77"W	L144	101.88	S87° 05' 44.84"E	L180	50.19	S74° 02' 58.81"E	L213	60.29	N56° 52' 59.48"W
L16	145.10	S74° 19' 43.93"E	L79	136.41	N30° 08' 04.94"E	L114	55.39	S23° 50' 09.79"W	L146	229.98	S69° 08' 54.68"W	L181	81.90	S73° 48' 03.70"E	L214	63.50	N53° 49' 34.85"W
L17	304.20	S83° 20' 54.20"E	L80	70.00	S59° 26' 55.79"E	L115	70.24	N61° 23' 46.19"W	L149	64.25	S76° 20' 05.99"E	L215	86.42	S36° 10' 19.92"W	L216	78.17	S36° 10' 19.92"E
L18	219.80	S11° 56' 55.45"E	L81	117.28	S29° 00' 14.61"W	L150	50.11	N79° 53' 28.93"E	L184	50.23	S72° 23' 59.32"E	L217	71.10	S44° 39' 03.82"W	L218	100.15	S74° 48' 29.30"E
L19	107.27	S10° 28' 59.95"E	L82	35.89	N83° 14' 28.31"E	L151	59.90	N11° 01' 46.75"E	L185	43.80	S76° 46' 22.45"E	L219	67.73	S87° 01' 57.71"E	L220	67.73	S87° 01' 57.71"E
L20	97.37	S34° 35' 12.73"E	L83	111.96	N53° 19' 12.47"E	L152	60.42	N2° 37' 58.04"E	L187	61.55	S79° 56' 29.22"E	L221	125.70	S12° 20' 07.89"E	L222	264.97	S75° 27.00"E
L21	152.24	S61° 51' 14.13"E	L84	74.09	N39° 01' 31.50"E	L153	44.68	S76° 46' 22.45"W	L190	8.46	S68° 00' 20.46"W	L223	30.97	S10° 07' 00.89"E	L224	10.98	S10° 07' 00.89"E
L22	440.00	N8° 55' 57.59"E	L85	38.47	S66° 28' 89.69"E	L154	49.96	S74° 40.70"E	L191	65.11	N76° 20' 05.99"E	L225	30.97	S10° 07' 00.89"E	L226	12.85	S10° 07' 00.89"E
L23	60.24	S83° 05' 05.18"E	L86	40.09	N12° 06' 40.18"W	L155	106.78	N74° 19' 34.35"E	L192	89.64	N41° 51' 21.95"E	L227	106.78	S10° 07' 00.89"E	L228	106.78	S10° 07' 00.89"E
L24	61.71	N42° 47' 32.08"E	L87	64.49	N2° 16' 52.77"E	L156	79.88	N73° 48' 03.70"W	L193	145.15	S74° 55' 47.11"E	L229	125.70	S12° 20' 07.89"E	L230	125.70	S12° 20' 07.89"E
L25	50.82	N33° 17' 55.57"E	L88	17.47	S10° 28' 59.95"E	L157	84.28	N74° 55' 21.95"E	L194</td								

# 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).**

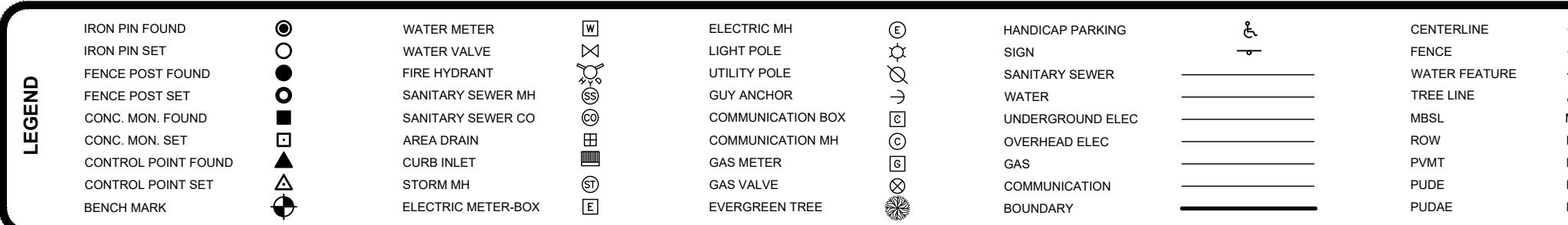
Attachment 43-1      Final Plat  
                        43-2      Aerial Photograph

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.



**PLAT NOTES**

1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FOR FUTURE DEVELOPMENT AND ONE OPEN SPACE.
2. SUBJECT PROPERTY IS PRESENTLY IDENTIFIED AS A PORTION OF PARCEL 8.04 AND ALL OF PARCEL 70, ON WILLIAMSON COUNTY TAX MAP 15. SAID PARCELS ARE FURTHER IDENTIFIED AS THE PROPERTY DESCRIBED IN DEED BOOK 7018, PAGE 820, REGISTERS OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
3. ZONE X (SUBURBAN INFILL & CONSERVATION).
4. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM NAD83 (2011 US SURVEY FEET). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.
5. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0064H, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2024, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE SUBJECT TO A 1% ANNUAL CHANCE OF FLOODING.
6. I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0820-03-11 (GLOBAL POSITION SYSTEMS SURVEYS) ACCORDING TO THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED WITH DUAL-FREQUENCY RTK GPS EQUIPMENT BASED ON THE TDOT CORPS NETWORK.
- a. POSITIONAL ACCURACY: 0.07'.
- b. DATE OF SURVEY: 10/20/08.
- c. DATUM/POCH: TENNESSEE STATE PLANE NAD83 (2011 US SURVEY FEET). OCCUPATIONS FOR CONTROL POINTS ARE 3 MINUTES EACH, SIDE SHOTS ARE 3 SECONDS.
- d. GEOID 3, ZONE 7 REVISED.
- e. NO COMBINED GRID FACTORS WERE USED.

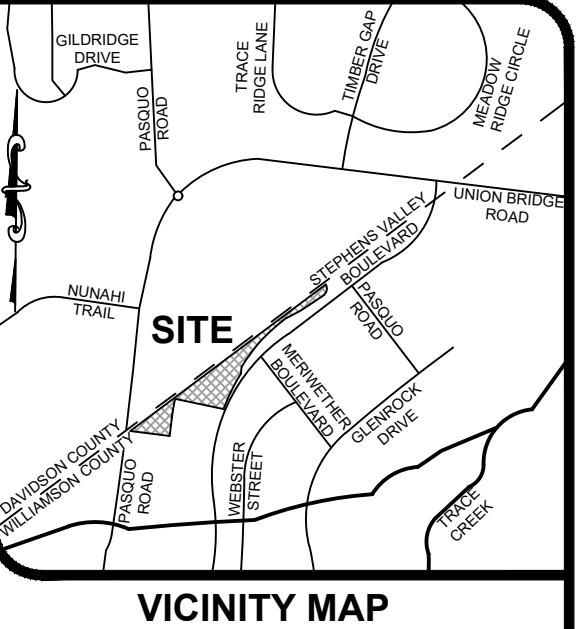
9. ALL CORNERS SHOWN ON THE FACE OF THE SURVEY WILL BE SET WITH 5/8 IRON ROD WITH CAP BEARING THIS SURVEYORS COMPANY NAME.
10. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
11. ALL OPEN SPACE SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
12. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
13. 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.
14. 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.
15. PROPERTY OWNERS ARE ADVISED 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.
16. THE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS (P.U.D.E.) ALLOW:
  - A) THE ACCESS, CONSTRUCTION, AND MAINTENANCE OF ALL ALLEYS AND SIDEWALKS.
  - B) LOT OWNERS WHO HAVE VEHICULAR ACCESS FROM THEIR HOUSE TO SUCH EASEMENT, THE RIGHT OF USE FOR THE PARKING AREAS, SHARED ACCESS DRIVES, ALLEYS AND PRIVATE DRIVE.
  - C) PUBLIC ACCESS FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
17. NO TREES OR FENCES TO BE INSTALLED WITHIN THE 20' HARPETH VALLEY UTILITIES DISTRICT EASEMENT.
18. THE PARCEL ON LAND UPON WHICH SAID EASEMENT IS TO BE CONSIDERED AS A PUBLIC UTILITY OF THE STATE AND MAY BE USED BY THE OWNER FOR ANY PURPOSE DESIRED AFTER CONSTRUCTION ON SAID EASEMENT IS COMPLETED, PROVIDED IN THE OPINION OF THE DISTRICTS COMMISSIONERS SAID USE DOES NOT DESTROY, WEAKEN, OR DAMAGE THE ABOVE DESCRIBED IMPROVEMENTS OR INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE SAME.
19. THIS PROPERTY IS SUBJECT TO A LONG TERM MAINTENANCE AGREEMENT, BOOK 7253, PAGE 909, RECORDED WITH THE WILLIAMSON COUNTY REGISTER OF DEEDS.
20. 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.
21. PROPERTY NUMBERS ARE INDICATED AS SUCH: LOT NUMBERS ARE ENCIRCLED AND ADDRESS NUMBERS ARE ENCLOSED BY RECTANGULAR SHAPE.
22. WATER METERS, GAS METERS, AND SEWER LATERALS ARE INDICATIVE ONLY.
23. STORMWATER QUALITY SHALL BE ADDRESSED WITH EACH SITE PLAN.
24. 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 REVIEWED ON THE NRC'S WEBSITE. THESE FEATURES ARE NOT HILLTOPS OR RIDGETOPS IN THESE LOTS, THERE ARE NO SLIPPAGE SOILS INDICATED ON THE PROPERTY BY THE NRC'S WEB SOIL SURVEY. THERE ARE NO HISTORICAL OR CULTURAL RESOURCES KNOWN ON THE PROPERTY.

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'

#### HATCH LEGEND

OPEN SPACE - PUDAE  
PRIVATE ACCESS EASEMENT



**VICINITY MAP**  
NOT TO SCALE

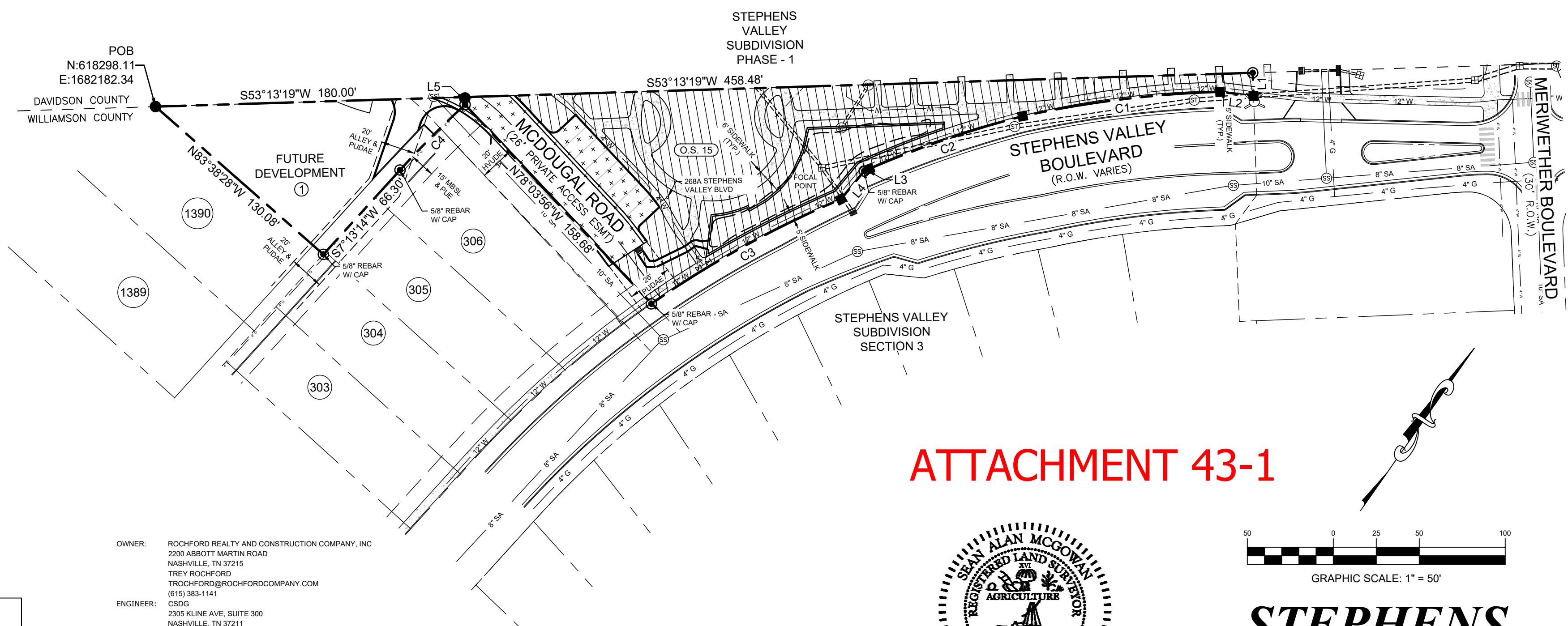
Parcel Line Table		
Line #	Length	Direction
L1	13.51'	S36°50'34"E
L2	19.63'	S62°12'42"W
L3	3.21'	S31°30'12"W
L4	21.19'	S4°32'23"W
L5	4.36'	S36°50'34"E

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

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



## ATTACHMENT 43-1



GRAPHIC SCALE: 1" = 50'

**STEPHENS  
VALLEY**  
SECTION 12

#### CERTIFICATE OF OWNERSHIP AND DEDICATION

#### CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

#### CERTIFICATE OF APPROVAL OF RECORDING

#### CERTIFICATE OF ACCURACY

RECORDING STAMP  
HERE  
IF YOU CAN READ THIS  
YOU ARE HOLDING AN  
UNRECORDED COPY

#### FINAL SUBDIVISION PLAT

##### WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES: 0.777  
ACRES NEW RD/ST: 0.000 (ROW)  
ACRES OPEN SPACE: 0.591  
DRAWN BY: AS  
SCALE: 1" : 50'  
WA PROJECT NO. 25-2340

SHEET 1 OF 1

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, BY DEED NUMBER 7018, PAGE 820, R.O.W.C., AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH (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.

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 STATE REGULATIONS, AS REQUIRED BY THE COUNTY BOARD HAS BEEN PROVIDED WITH THE PLANNING COMMISSION TO ASSURE COMPLIANCE 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

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 THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS, AS APPROVED BY THE COUNTY ENGINEER.

SECRETARY, PLANNING COMMISSION DATE

THIS APPROVAL SHALL BE INVALID IF NOT RECORDED BY:

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

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

DATE

## ATTACHMENT 43-2



## **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 1<sup>ST</sup> VOTING DISTRICT  
(1-2024-303).**

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)

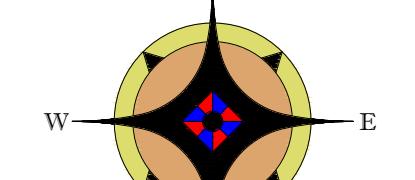
A Final Plat for this development was approved at the September 2025 meeting. The applicant failed to record the Final Plat within the required sixty (60) days and this body's approval has since expired. The applicant is now requesting re-approval of this Final Plat, which contains 5 lots accessed by 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:

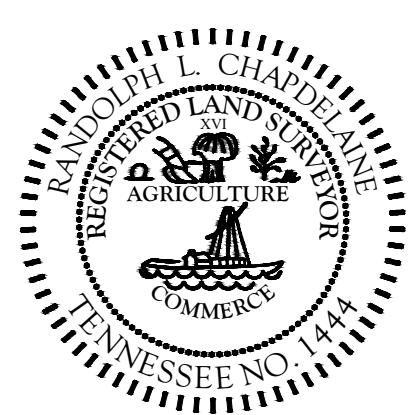
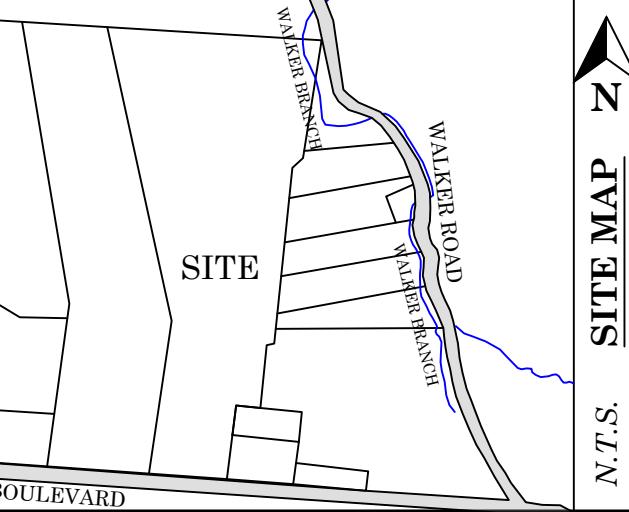
1. The applicant shall adopt and record a covenant that declares that the access easement is not a public road, and imposes the requirement of maintenance by all property served by the access easement, rather than the County, prior to recordation of the Final Plat; and
2. Demonstration of compliance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

# CHAPDELAINE & ASSOCIATES LAND SURVEYING

STATE PLANE NORTH  
(NAD83 NAVD88)



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



## COVER SHEET FOR LOTS 1-5 OF CURITIBA PLATEAU SUBDIVISION LARGE LOT OFF EASEMENT

### SHEET INDEX

V-0.0	COVER SHEET
V-1.0	LARGE LOT OFF AN EASEMENT

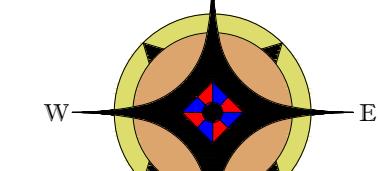
### ADDRESS OF LOTS 1-5

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

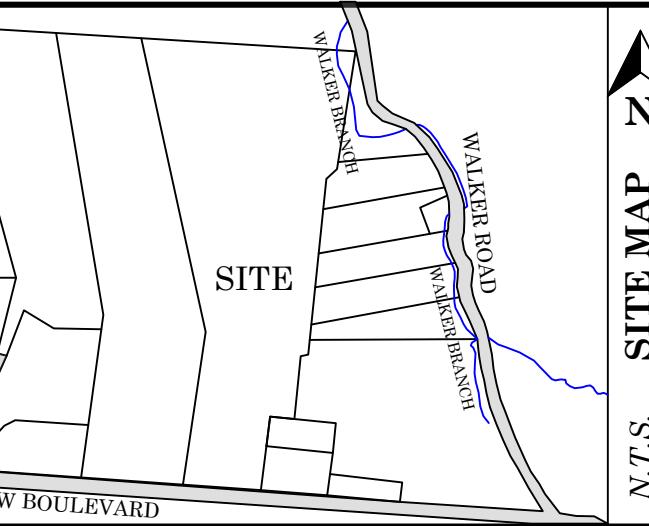
### DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT NOTES

1. THE AREA FOR SUBSURFACE SEWAGE DISPOSAL SYSTEM IS SHOWN THUS  
(MLPP, LPP) (MLPP, LPP)
2. LOT 1 IS RESTRICTED TO ONE (1) BEDROOM, SINGLE FAMILY DWELLING, PRINCIPAL RESIDENCE (A).  
LOT 2 IS RESTRICTED TO ONE (1) BEDROOM, SINGLE FAMILY DWELLING, PRINCIPAL RESIDENCE (A).  
LOT 3 IS RESTRICTED TO ONE (1) BEDROOM, SINGLE FAMILY DWELLING, PRINCIPAL RESIDENCE (A).  
LOT 4 IS RESTRICTED TO ONE (1) BEDROOM, SINGLE FAMILY DWELLING, PRINCIPAL RESIDENCE (A).  
LOT 5 IS RESTRICTED TO ONE (1) BEDROOM, SINGLE FAMILY DWELLING, PRINCIPAL RESIDENCE (A).  
ADDITIONAL SEWAGE DISPOSAL SYSTEMS ARE SHOWN ON THIS PLAT PLOTTED IN ACCORDANCE WITH ACCEPTABLE SOIL AND GROUNDWATER CONDITIONS.
3. 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 OF SEWAGE DISPOSAL MANAGEMENT MAY REQUIRE CONSTRUCTION OF A SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMIT WHERE THE INTEGRITY OF THE PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM AREAS HAVE BEEN COMPROMISED.
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 OF SEWAGE DISPOSAL MANAGEMENT MAY REQUIRE CONSTRUCTION OF A SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMIT WHERE THE INTEGRITY OF THE PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM AREAS HAVE BEEN COMPROMISED.
5. ALL CONSTRUCTION ACTIVITIES MUST BE INSTALLED BY AN INSTALLER LICENSED BY WILLIAMSON COUNTY TO CONSTRUCT ALTERNATIVE OR CONVENTIONAL SEWAGE SYSTEMS.
6. NO UTILITIES (E.G. GAS, WATER, OR ELECTRIC) OR THEIR EASEMENTS, ABOVE OR BELOW GROUND, SHALL BE ALLOWED TO ENTRANCE WITHIN 10 FEET OF THE BOUNDARIES OF THE SOIL AREAS RESERVED FOR SEWAGE DISPOSAL.
7. CURTAIN/INTERCEPTOR/DRAWDOWN TRENCHES MAY BE REQUIRED ON ANY OR ALL LOTS, AS SUCH, THESE AREAS ARE RESERVED FOR SEWAGE DISPOSAL AND REQUIRE CONSTRUCTION OF A SEWAGE DISPOSAL SYSTEM AS SHOWN. THESE AREAS 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 THE SUBSURFACE SEWAGE DISPOSAL SYSTEMS. SYSTEMS SHALL BE PERMITTED TO PROTECT THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT'S EVALUATION WILL BE CONDUCTED ON A SITE-SPECIFIC LOT BY LOT BASIS.
8. NO CONSTRUCTION SYSTEMS, OR THEIR COMPONENTS THEREOF, SHALL ENTRANCE ON, IN OR WITHIN 10 FEET OF THE BOUNDARIES OF THE DESIGNATED OR PLATTED SSDS AREA; IT SHALL ALSO BE LOCATED A MINIMUM OF 5 FEET FROM THE BOUNDARIES OF THE DESIGNATED OR PLATTED SSDS AREA; IT SHALL ALSO BE LOCATED A MINIMUM OF 5 FEET FROM THE BOUNDARIES OF THE DESIGNATED OR PLATTED SSDS 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 EXCAVATION ARE IN DEPTH MADE FOR THE EASEMENT FOR THE EASEMENT SHALL NOT EXCEED 10 FEET OR MORE AWAY FROM THE PLATTED OR DESIGNATED SEWAGE DISPOSAL AREA.
11. THE EASEMENT FOR THE EASEMENT SHALL BE KEPT TO THE CONFINES OF THE PLATTED BUILDING ENVELOPE.
12. ALL PARTS OF THE HOUSE AND ANY OF ITS RELATED APPENDAGE (INCLUDING, BUT NOT LIMITED TO DETACHED GARAGES, CARPORTS, ETC.) SHALL BE LOCATED ON THE PARCEL AREA AS SHOWN. THESE AREAS ARE SUBJECT TO THE MINIMUM SETBACK REQUIREMENTS FROM THE SUBSURFACE SEWAGE DISPOSAL SYSTEM AREAS AS OUTLINED IN SECTION 13 OF THE REGULATIONS GOVERNING ON-SITE SEWAGE DISPOSAL SYSTEMS, ADOPTED AS A SEPARATE ATTACHED PART OF THIS PLAT.
13. NO CONSTRUCTION OF PATIOS, SWIMMING POOLS, ACCESSORY BUILDINGS, ETC. SHALL BE ALLOWED ON ANY LOT SERVE BY A SUBSURFACE SWEEGAGE 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 5 FEET.
15. NO CONSTRUCTION OF SEWER LINES ARE TO BE DRILLED, CONSTRUCTED OR PLACED WITHIN 50 FEET OF ANY PORTION OF THE SEWER SYSTEM, THIS INCLUDES THE SEPTIC TANK, TIGHTLINES, ALTERNATING VALVES, OR THE DESIGNATED OR PLATTED SEWAGE DISPOSAL FIELD AREA.
16. ALL CONSTRUCTION ACTIVITIES MUST BE INSTALLED BY A LICENSED SURVEYOR AND FENCES OFF TO PROTECT THE AREAS FROM ALL CONSTRUCTION TRAFFIC, BY THE PROPERTY OWNER OR BUILDING CONTRACTOR. THE AREAS SHALL BE FIELD CHECKED AND VERIFIED BY THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT.
17. THIS SITE MAY MANDATE THE USE OF 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 UPON THE FINISHED ELEVATION OF THE HOUSE PLUMBING STUB-OUT AND THE SSDS AREAS.
18. THE EXACT LOCATION OF THE WATER SOURCE (E.G. WELL, CISTERNS, SPRINGS OR PRIVATE WATER SOURCE) MUST BE SHOWN ON THE PLAT AND SUBMITTED TO THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT FOR REVIEW AND RECORD KEEPING PURPOSES.
19. PRIOR TO INSTALLATION, THE LOCATION OF THE WELL, SPRING, CISTERNS OR PRIVATE WATER SOURCE MUST BE APPROVED BY THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT.
20. LOCATION OF WELL, SPRING, CISTERNS OR PRIVATE WATER SOURCE MUST BE A MINIMUM OF 50 FEET AWAY FROM ANY SEWAGE DISPOSAL AREA, INCLUDING THOSE LOCATED UPON ADJACENT LOTS.
21. THE EXACT LOCATION OF THE SEWER SOURCE (E.G. SEWER, SEPTIC TANK, SEPTIC PUMP TANKS, ETC.) LOCATED WITHIN 50 FEET OF ALL WELL(S) ON THIS PROPERTY.
22. SESS COMPONENTS CROSSING UTILITIES AND THEIR RELATED EASEMENTS, IN ADDITION TO DRIVEWAYS, ACCESS DRIVES, ETC. SHALL BE SHEATHED AND BEDDED (AS PER SPECIFICATIONS FROM WCDMS WHERE THEY CROSS ANY DRIVEWAY, ACCESS EASEMENT, UTILITY LINE AND OTHER RELATED EASEMENTS). THE SHEATHING SHALL BE A MINIMUM OF 12 INCHES THICK AND EXTEND THROUGHOUT THE ENTIRE WIDTH OF THE EASEMENT AND SHALL END AT A POINT 10 FEET PAST THE LIMITS OF ANY EASEMENT. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE WILLIAMSON COUNTY CODE OF SEWAGE. DUCTILE IRON AND BEBED IN 12" OF GRAVEL.
23. CS DENOTES THAT THE LOT IS SERVED BY A CONVENTIONAL MEANS OF SUBSURFACE SEWAGE DISPOSAL. MLPP DENOTES THAT THE 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 IS AN ALTERNATIVE MEANS OF SEWAGE DISPOSAL. MLPP DENOTES THAT THIS LOT IS SERVED BY A PLATTED SEWAGE DISPOSAL AREA UNDER DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT SUPERVISION.
24. BEING SUBMIT TO CONSTRUCT A CONVENTIONAL SYSTEM SERVING SINGLE SOURCE WITH A PROMPTED WASTEWATER FLOW 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.
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 AHAP PERMIT MUST BE OBTAINED FROM THE STATE OF TENNESSEE AT THE DEPARTMENT OF ENVIRONMENT AND CONSERVATION AND AN AHAP AND EXCAVATION, CLEARING OR GRADING ACTIVITIES CAN OCCUR WITHIN THE CREEK OR WATERWAY NATURAL AREA.
27. T.C.A. #0100-4-5-017. GEOTHERMAL WELL CONSTRUCTION STANDARDS FOR CLOSED LOOP GEOTHERMAL BOREHOLE.
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245. HOUSE TO SEWER CONNECTION 1

**CHAPDELAINE  
& ASSOCIATES  
LAND SURVEYING**



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



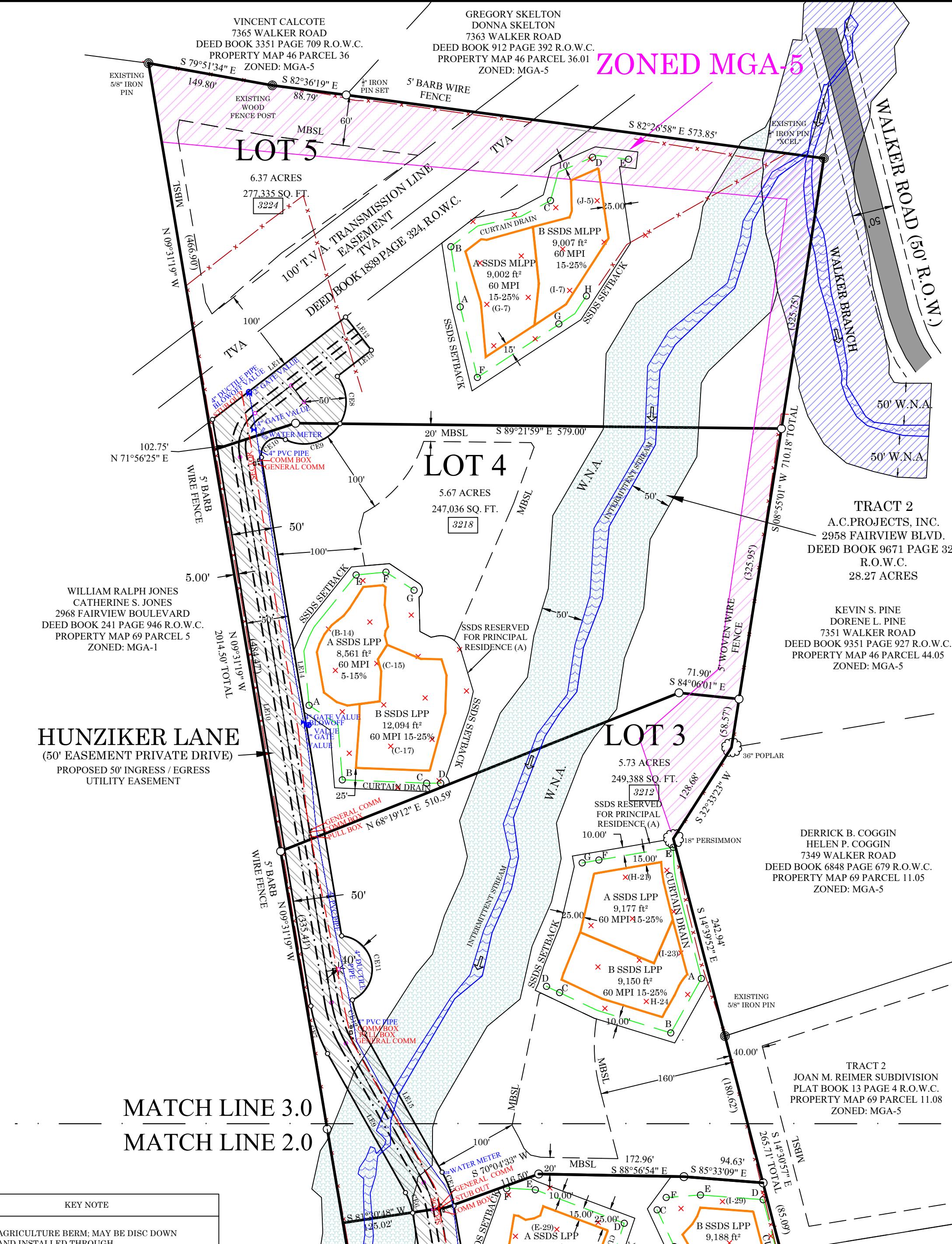
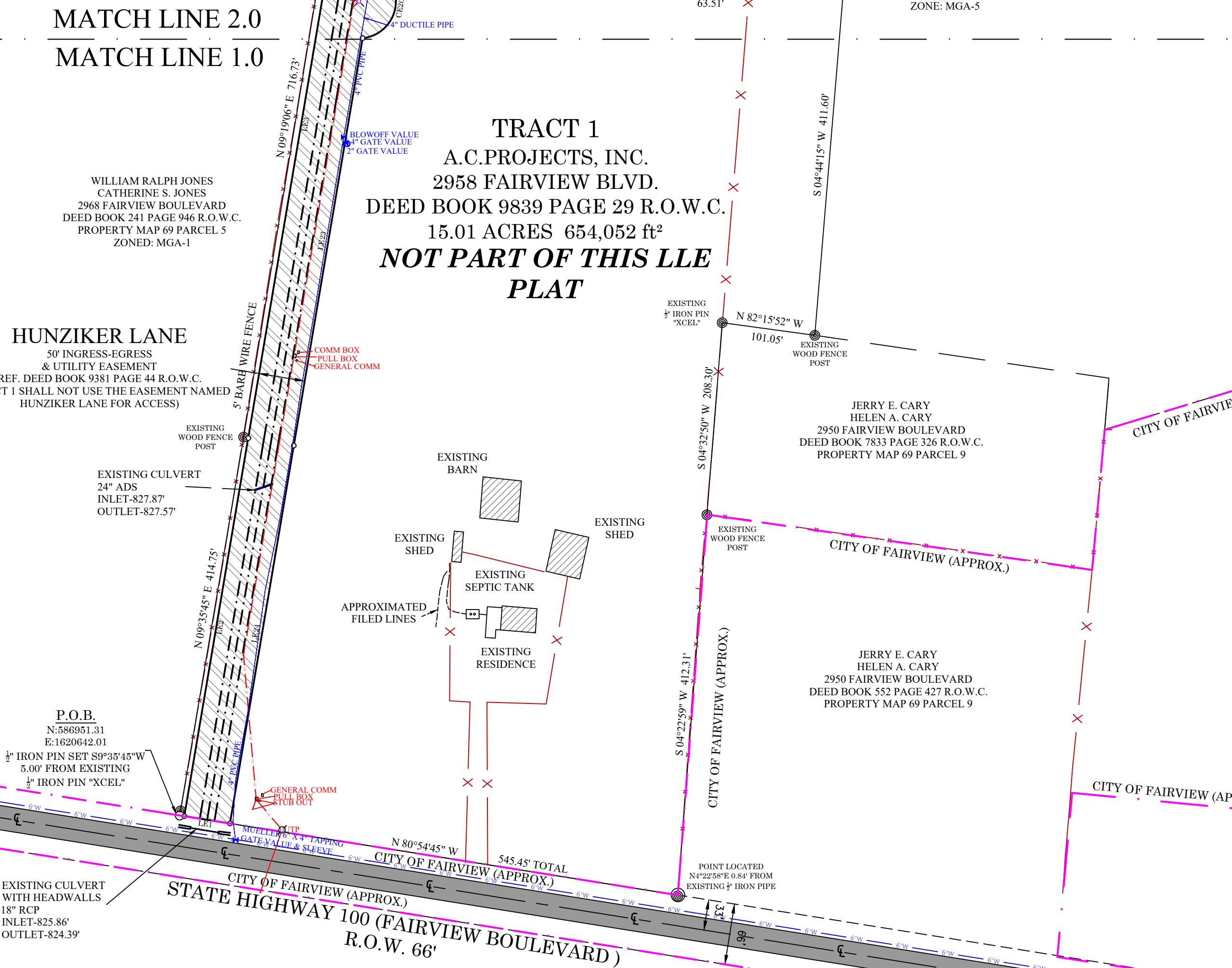
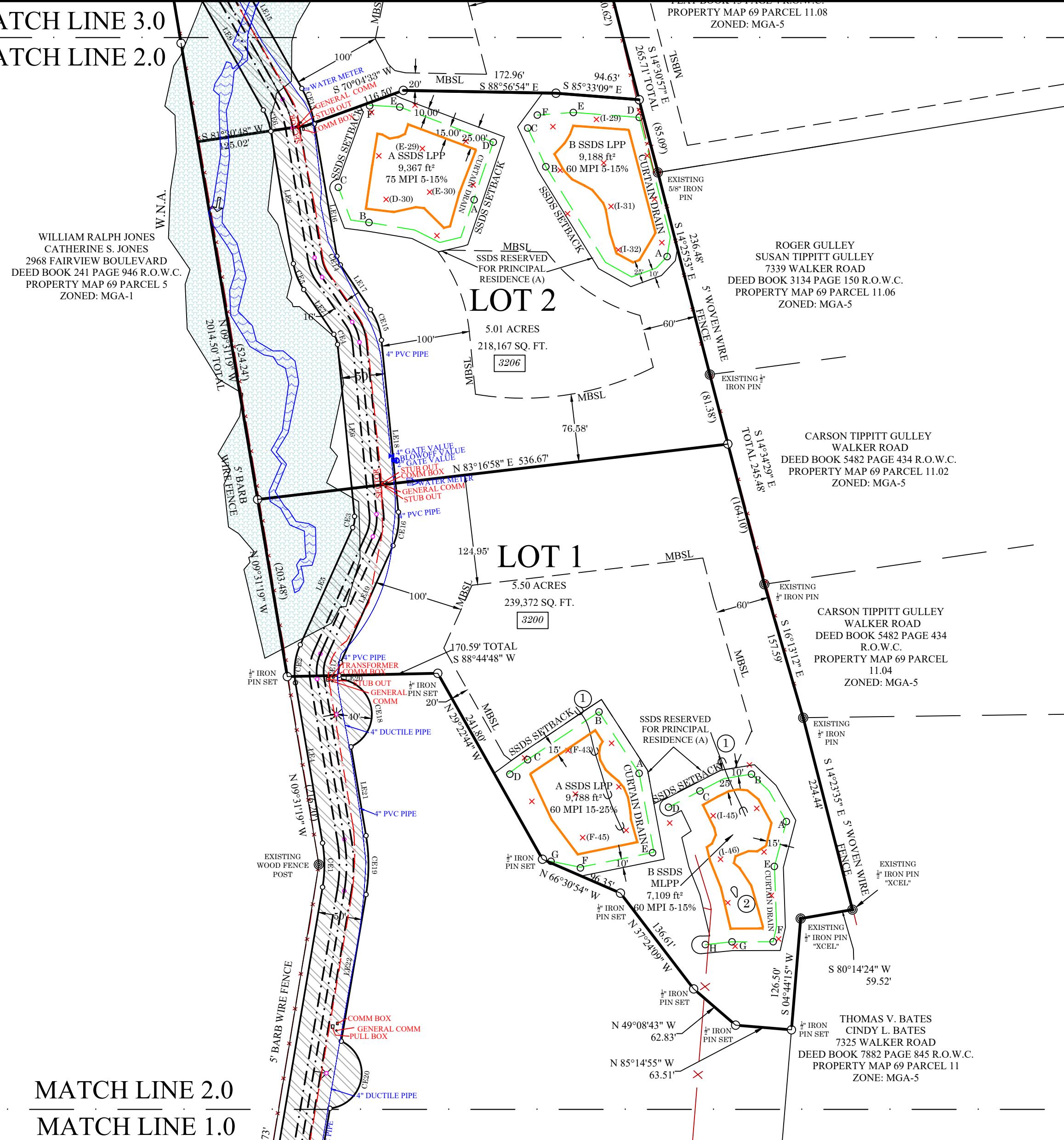
**CERTIFICATE OF ACCURACY**

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:

- REAL TIME KINEMATIC & BASE SOKKIA GRX 3
- POSITIONAL ACCURACY: 0.05 FEET
- DATE OF SURVEY: 2/21/2023
- DATUM / EPOCH: NAD83 (2011) EPOCH
- PUBLISHED / FIXED CONTROL: TDOT CORS NETWORK
- GEODID MODEL: GEODID 12B
- COMBINED GRID FACTOR: 0.99992214

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

**CURITIBA PLATEAU SUBDIVISION LOTS 1-5 OF  
SUBDIVISION FOR LOTS 1-5 OF  
WALKER ROAD**



**KEY NOTE**

- AGRICULTURE BERM, MAY BE DISC DOWN AND INSTALLED THROUGH
- TREE THROW (NO OFFSET NEEDED)
- FIRE APPARATUS LANDING AREA AND SLOPE
- PROPOSED DRIVEWAY SLOPE & LOCATION

(SEE V.V.O. COVER SHEET FOR THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT NOTES AND THE ASSOCIATED SEPTIC 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'
		INV. ELV.	843.0'	840.0'	828.0'	OUTLET	842.2'	821.0'
LOT 1	MIN. DEPTH	A	B	C	D	E	F	G
SSDS RESERVED FOR PRINCIPAL RESIDENCE (A) AREA B	36"	GND. ELV.	863.0'	860.0'	853.3'	849.0'	860.0'	858.5'
		INV. ELV.	860.0'	857.0'	850.3'	OUTLET	857.0'	855.5'
LOT 2	MIN. DEPTH	A	B	C	D	E	F	G
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	G
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)	36"	GND. ELV.	833.8'	833.0'	812.0'	808.0'	820.9'	807.0'
		INV. ELV.	830.8'	830.0'	OUTLET	817.9'	804.0'	OUTLET
LOT 4	MIN. DEPTH	A	B	C	D	E	F	G
SSDS RESERVED FOR PRINCIPAL RESIDENCE (A)	36"	GND. ELV.	834.6'	830.0'	811.9'	808.0'	826.5'	822.0'
		INV. ELV.	831.6'	827.0'	OUTLET	823.5'	819.0'	OUTLET
LOT 5	MIN. DEPTH	A	B	C	D	E	F	G
SSDS RESERVED FOR PRINCIPAL RESIDENCE (A)	36"	GND. ELV.	809.7'	808.0'	799.2'	794.0'	808.7'	796.0'
		INV. ELV.	806.7'	805.0'	796.2'	791.0'	OUTLET	805.7'

**EASEMENT CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CE01	150.00'	50.25'	50.02'	N 071°15'34"E	189°11'45"
CE02	72.00'	41.15'	40.92'	N 071°15'44"E	189°10'44"
CE03	25.00'	12.99'	12.84'	N 091°41'16"E	209°46'11"
CE04	25.00'	12.35'	12.22'	N 194°74'77"W	281°74'99"
CE05	75.00'	31.78'	31.55'	N 21°48'16"W	24°46'55"
CE06	75.00'	25.75'	25.62'	N 192°61'18"W	194°01'15"
CE07	175.00'	60.33'	60.03'	N 192°35'22"W	194°50'08"
CE08	50.00'	15.96'	15.43'	S 03°12'51"E	68°42'18"
CE09	50.00'	74.36'	67.69'	S 73°44'34"W	85°12'33"
CE10	20.00'	43.94'	35.62'	S 53°24'47"W	125°52'08"
CE11	39.99'	105.11'	77.36'	S 093°31'26"E	150°35'19"
CE12	125.00'	42.10'	41.90'	S 193°37'32"E	191°74'99"
CE13	125.00'	42.92'	42.70'	S 192°26'18"E	189°01'15"
CE14	125.00'	10.59'	10.52'	S 187°48'16"E	241°65"
CE15	75.00'	37.04'	36.47'	S 193°21'16"E	201°17'49"
CE16	75.00'	37.07'	36.59'	S 081°41'06"W	209°44'03"
CE17	25.00'	14.77'	14.51'	S 071°53'41"W	329°43'44"
CE18	40.00'	105.44'	77.46'	S 093°36'18"E	151°02'07"
CE19	200.00'	67.01'	66.69'	S 000°00'26"E	191°11'45"
CE20	39.98'	104.36'	77.16'	S 093°35'15"W	149°32'59"

**EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
LE1	N 071°45'45"E	50.00'
LE2	N 093°35'15"E	414.72'
LE3	N 093°35'17"E	692.37'
LE4	N 093°36'18"W	184.11'
LE5	N 247°26'27"E	145.39'
LE6	N 33°56'41"W	61.19'
LE7	N 093°39'50"W	152.06'
LE8	N 291°62'26"E	189.80'
LE9	N 093°39'51"W	152.00'
LE10	N 093°31'18"E	708.21'
LE11	N 093°31'18"E	241.00'
LE12	N 071°49'06"E	50.00'
LE13	S 59°23'59"W	51.03'
LE14	S 093°31'17"E	577.60'
LE15	S 291°62'26"E	189.80'
LE16	S 093°38'53"W	152.00'
LE17	S 33°56'41"W	61.19'
LE18	S 053°38'53"W	195.79'
LE19	S 240°72'26"E	145.39'
LE20	S 093°36'18"E	4.20'
LE21	S 093°36'18"E	102.45'
LE22	S 093°35'15"W	168.58'
LE23	S 093°35'15"W	446.64'
LE24	S 093°35'46"W	414.27'

**V-1.0**

# ATTACHMENT NON-AGENDA ITEM 2

