

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF FEBRUARY 11, 2016**

**MEMBERS PRESENT**

Robin Baldree  
Don Crohan  
Susan Fisher  
Holli Givens  
John Lackey  
Sammie McCoy  
Pete Mosley  
Bryan Richter  
Eddie Sanders  
Jack Walton

**STAFF PRESENT**

Joe Horne, Community Development Director  
Michael Matteson, Planning Director  
Floyd Heflin, County Engineer  
William Andrews, Assistant County Engineer  
Kristi Ransom, Attorney  
Aaron Holmes, Planning Coordinator  
Lincoln Sweet, Planner  
Sheila Myers, Planning Assistant  
Lania Escobar, Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, February 11, 2016 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Lane and Pratt were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne announced that Item 11, Amendment to Article 17 of the Williamson County Zoning Ordinance regarding development entry points, has been withdrawn.

**CONSIDERATION OF MINUTES:**

Chairman Lackey asked for a motion to consider the minutes of the January 14, 2016 Planning Commission meeting.

A motion was made by Commissioner Crohan to approve the minutes as submitted, and was seconded by Commissioner Richter. The motion passed by unanimous vote.

**CONSENT AGENDA:**

Chairman Lackey asked if any of the Commissioners would like to consider an item for separate discussion from the Consent Agenda. None of the Commissioners requested separate consideration. Mr. Horne read the following into the record:

3. **Chardonnay, Section 6** – Performance Bond for Landscaping - \$12,850.  
**Recommendation:** Defer for a period of three (3) months and require completion.
4. **Chardonnay, Section 6** – Performance Bond for Roads, Drainage and Erosion Control - \$550,000.  
**Recommendation:** Convert to Maintenance in the amount of \$275,000 and extend for a period of one (1) year.
5. **Dunblane Subdivision** – Performance Bond for Sewer - \$70,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
6. **King's Chapel, Section 3A** – Maintenance Bond for Wastewater Collection System - \$19,500.  
**Recommendation:** Release the bond.

7. **King's Chapel, Section 3A** – Maintenance Bond for Roads, Drainage and Erosion Control - \$126,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
8. **King's Chapel, Section 4B** – Performance Bond for Wastewater Collection System - \$67,500.  
**Recommendation:** Defer to the March 2016 meeting.
9. **The Grove, Section 6** – Maintenance Bond for Water - \$46,500.  
**Recommendation:** Release the bond.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation on the Consent Agenda Items. Commissioner Walton seconded the motion, which passed by unanimous vote.

**OLD BUSINESS:**

**ITEM 10**

**CONCEPT PLAN REVIEW FOR FOXEN CANYON, CONTAINING 49 LOTS ON 91.02 ACRES LOCATED OFF HARTLAND ROAD IN THE 8<sup>TH</sup> VOTING DISTRICT (1-2015-212)**

Mr. Matteson reviewed the background (see Staff Report), recommending approval along with the requests for a 25 MPH design speed and a 40-foot right-of-way width. It should be noted that 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 number of items must be addressed with future submittals.

The Preliminary Plat must address the following:

1. Prior to Preliminary Plat submittal, a construction entrance, which provides access from Foxen Canyon to a road that is on the County Road List, must be identified and written proof from the applicable authorities that access is granted must be submitted. Such construction entrance shall be shown on the Preliminary Plat and on the construction drawings. A road protection bond may be required from the Williamson County Highway Superintendent to protect the county road(s) accessed by this construction traffic.
2. The roadway connection from Hart's Landmark to Foxen Canyon via Hart's Landmark Drive shall not be opened for vehicular traffic of any kind until the roadways in Hart's Landmark have been formally accepted by the County on the County Road List, unless the developer of Hart's Landmark provides written consent to such connection and both developers determine, in that writing, responsibility for any damages or liabilities resulting from this access.

In the alternative, no Preliminary Plats shall be submitted for Foxen Canyon until the roads within Hart's Landmark are accepted on the County Road List.

3. Submission of roads, drainage and erosion control plans for review and approval by the County Engineer;
4. Submission of water plans for review and approval by Mallory Valley Utility District;

5. Submission of sewer plans for review and approval by Harpeth Wastewater Cooperative; and
6. Identification of lots requiring engineered site plans per Article 13 of the Zoning Ordinance.

The Final Plat must address the following:

1. Prior to consideration of Final Plat approval, the applicant shall submit HOA documents for review and approval by the County Attorney's office. The approved HOA documents must be recorded prior to the recording of the Final Plat;
2. Establishment of a performance bond for roads, drainage and erosion control;
3. Establishment of a performance bond for water improvements in favor of Mallory Valley Utility District;
4. Establishment of a performance bond for sewer improvements in favor of Harpeth Wastewater Cooperative;
5. Submission of landscaping plans and establishment of a performance bond for landscaping;
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.

Commissioner Walton made a motion to accept Staff's recommendation with the following additional stipulations:

1. Prior to Preliminary Plat approval, require a second access connecting to a public road outside of Hart's Landmark and Farmington;
2. A construction entrance should also be connected to a public road outside of the Hart's Landmark and Farmington subdivisions.

Commissioner Crohan seconded the motion.

Commissioner Barbara Sturgeon, 8<sup>th</sup> District, stated she was representing the residents of the 8<sup>th</sup> District and they are concerned about this Concept Plan and the safety of existing residents from the construction traffic. She referred to Article 17 of the Williamson County Zoning Ordinance regarding ingress/egress points to the subdivision and stated she believes Farmington should also be considered when determining the number of lots and a second entrance should be required before construction is allowed. She also stated she has spoken to three (3) adjacent landowners who are willing to sell land to the developer for another access.

Commissioner Givens stated that she agrees with Commissioner Sturgeon's interpretation of the Ordinance regarding the number of lots and access. She also asked for clarification of Commissioner Walton's recommendation.

Commissioner Walton stated it was to require a second access and construction entrance connecting to a public road outside of Hart's Landmark and Farmington.

Commissioner Mosley stated he believes Mr. McKay, owner of the property in question, has the right to develop his land if he wants to.

Mr. Tom White, attorney representing the applicant, asked to address the Commission. Chairman Lackey advised that there was a motion pending, so he would not be allowed to speak until after action on the motion.

Chairman Lackey asked for any more comments from the Commission. There being none, the motion passed by unanimous vote.

Mr. White stated he would ask that this motion be reconsidered because the additional conditions will make the development impossible. He stated this Concept Plan is better than the one previously approved in September. He also stated his client has done everything appropriately and would urge the Commission to reconsider this motion.

Chairman Lackey asked if anyone would like to reconsider the motion; there being none he closed this item.

**PUBLIC HEARINGS:**

**ITEM 11**

**AMENDMENT TO ARTICLE 17 OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING DEVELOPMENT ENTRY POINTS (6-2016-001)**

This item was withdrawn.

**CONCEPT PLANS:**

**ITEM 12**

**CONCEPT PLAN REVIEW FOR STEPHENS VALLEY, CONTAINING 871 LOTS ON 726.45 ACRES LOCATED OFF SNEED ROAD IN THE 9<sup>TH</sup> VOTING DISTRICT (1-2016-201)**

Mr. Matteson reviewed the background (see Staff Report), recommending deferral until the March 2016 meeting.

Chairman Lackey asked for any comments from the Commission.

Mr. John Rochford, the applicant, stated that this development will be conducted slowly with a twenty (20) year build out. He stated he has conducted meetings with the neighbors in the area and the main concerns were safety and traffic. He said they were in discussion with Emergency Management about building a fire station in this development within Metro Nashville. He believes the Concept Plan has been done with the utmost care and with the existing neighborhoods in mind.

Mr. Alan Thompson, with Ragan-Smith, gave a brief presentation about this development.

Commissioner Walton stated he would like to see on the traffic plan how the residents will get from the property to I-40 and to I-65.

Mr. Thompson stated he understands and knows there will be off-site roadway improvements.

Commissioner McCoy asked if Davidson County has requested any improvements to Pasquo Road. He also inquired about the fire station.

Mr. Thompson stated in addition to a turn signal, there will be a left turn lane on Highway 100 that turns onto Pasquo Road. In addition Pasquo Road will have a left and a right turn lane. He also stated they will be looking at a right turn lane onto Pasquo Road and a right turn lane off Highway 100 to McCrory Lane. He then stated that the applicant has been in talks with Davidson and Williamson County's about a fire station and he doesn't know if a joint fire station is possible. He stated even though the location for the fire station is on the Davidson County side; they are considering the joint occupation between Williamson County Volunteer Fire Department and Metro Fire Department. Discussions are still underway.

Commissioner McCoy asked if the connection at Timberline Drive was previously platted with right-of-way extending to the Stephens property.

Mr. Thompson stated that was correct.

Commissioner Givens asked if Pasquo Road will be widened all the way to the entrance of Stephens Valley.

Mr. Thompson stated ultimately it will.

Commissioner Richter asked about improvements around Union Bridge Road (aka Sneed Road). He also inquired how far it was from the southern tip to the village core.

Mr. Thompson stated they would have a left turn lane coming into their entrance. He also stated it was approximately two (2) miles from the southern tip to the village core.

Commissioner Crohan asked if there would be improvements on Sneed Road going towards Timberline Drive.

Mr. Thompson stated ultimately there will be improvements.

Commissioner McCoy stated the Timberline connection is important and for the developer to work with Planning Staff on this.

Commissioner Walton asked what the projected build out will be.

Mr. Thompson stated twenty (20) years with Phase One being the most aggressive with approximately sixty (60) to seventy (70) lots. The retail portion within Metro Nashville will be in about seven (7) years.

County Commissioner Todd Kaestner, 9<sup>th</sup> District, stated he would encourage the Commission to remove the stipulation that a connector road be built between Stephens Valley and the Timberline Subdivision. He stated the residents of Timberline do not want this connection. If for some reason Staff feels this connection is needed, he would suggest a breakaway gate that restricts the access to emergency vehicles.

County Commissioner Sherri Clark, 9<sup>th</sup> District, stated she agrees with Commission Kaestner in opposition to the connector road into Timberline.

There being no other comments, Commissioner Crohan made a motion to accept Staff's recommendation to defer this item until the March 2016 meeting. Commissioner Givens seconded the motion, which passed nine (9) to one (1) with Commissioner Mosley voting "No".

**FINAL PLATS:**

**ITEM 13**

**FINAL PLAT REVIEW FOR SAVAGE POINTE WOODS, LARGE LOT EASEMENT  
SUBDIVISION, CONTAINING 4 LOTS ON 33.82 ACRES LOCATED OFF BUCHANAN  
LANE IN THE 2<sup>ND</sup> VOTING DISTRICT (1-2016-401**

Mr. Sweet reviewed the background (see Staff Report), recommending approval subject to the following stipulations:

1. A Notice of Coverage issued by TDEC will be required prior to the signing of the plat;
2. A Land Disturbance Permit must be obtained for the overall development;
3. The posting of a Performance Bond in the amount of \$39,000 for roads, drainage and erosion control; and
4. The posting of a Performance Bond in the amount of \$42,791 for water improvements as specified by Milcrofton Utility District.

Chairman Lackey asked for any comments from the Commission.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Richter seconded the motion, which passed by unanimous vote.

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There being no further business, the meeting was adjourned at approximately 8:25 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY  
REGIONAL PLANNING COMMISSION ON MARCH 10, 2016**

\_\_\_\_\_ CHAIRMAN JOHN LACKEY