

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF MARCH 10, 2016**

**MEMBERS PRESENT**

Robin Baldree  
Don Crohan  
John Lackey  
Steve Lane  
Sammie McCoy  
Pete Mosley  
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  
Debbie Smith, Administrative Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, March 10, 2016 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioner Lane arrived after Roll Call. Commissioners Fisher, Givens, Pratt and Richter were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne announced that Item 20, Preliminary Plat for The Grove, Phase 6 has been withdrawn. He also welcomed Katy Rucker back following her leave of absence.

**CONSIDERATION OF MINUTES:**

Chairman Lackey asked for a motion to consider the minutes of the February 11, 2016 Planning Commission meeting.

A motion was made by Commissioner Crohan to approve the minutes as submitted, and was seconded by Commissioner McCoy. 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. **Arrington Retreat, Section 2** – Maintenance Bond for Wastewater Collection System - \$45,000.  
**Recommendation:** Release the bond.
4. **Arrington Retreat, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$225,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
5. **Cartwright Close** – Not on Consent.
6. **Cartwright Close** – Not on Consent.
7. **Delta Springs** – Maintenance Bond for Roads, Drainage and Erosion Control - \$125,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
8. **Hillsboro Cove** – Performance Bond for Roads, Drainage and Erosion Control - \$388,000.  
**Recommendation:** Convert to Maintenance in the amount of \$185,000 and extend for a period of one (1) year.

9. **King's Chapel, Section 3B** – Maintenance Bond for Water - \$4,375.  
**Recommendation:** Release the bond on April 15, 2016.
10. **King's Chapel, Section 3B** – Maintenance Bond for Roads, Drainage and Erosion Control - \$100,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
11. **King's Chapel, Section 4B** – Performance Bond for Wastewater Collection System - \$67,500.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
12. **Pepper Patch** – Maintenance Bond for Landscaping - \$2,000.  
**Recommendation:** Release the bond.
13. **Silver Stream Farm, Section 4 B** – Maintenance Bond for Roads, Drainage and Erosion Control - \$70,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
14. **Stockett Creek, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$180,000.  
**Recommendation:** Release the bond.
15. **Stockett Creek, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$150,000.  
**Recommendation:** Release the bond.
16. **Stockett Creek, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$150,000.  
**Recommendation:** Release the bond.

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

#### **ITEM 5**

#### **CARTWRIGHT CLOSE, PERFORMANCE BOND FOR WATER**

Mr. Horne reviewed the background (see Staff Report), recommending, per Mallory Valley Utility District, that this bond be released and the development no longer be considered in Default as it relates to the water bond. Staff also recommended that a Release of the Notice of Default be recorded in the Register Deeds office.

Chairman Lackey asked for any comments from the Commission.

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

#### **ITEM 6**

#### **CARTWRIGHT CLOSE, PERFORMANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL**

Mr. Andrews reviewed the background (see Staff Report), recommending that this bond be re-established and imposed, and that a new bond agreement in the name of current owners be executed and new supporting surety be filed in order to remove the development from Default status, in the amount of \$654,000 for a period of one year. Staff also recommended that a Release of the Notice of

Default be recorded in the Register of Deeds office as it relates to the roads, drainage and erosion control bond, following receipt of the new bond agreement and supporting surety.

Chairman Lackey asked for any comments from the Commission.

Commissioner Walton asked if the bond amount established in 2008 was an adequate amount for 2016.

Mr. Andrews indicated that the road infrastructure has been completed and this amount is adequate at this time. The bond will be looked at again, but as of now it had to be re-established in the current amount to get it out of default.

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

**OLD BUSINESS:**

**ITEM 17**

**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 approval includes the following stipulations:

The Preliminary Plat submittal must address the following:

1. Submission of roads, drainage and erosion control plans for review and approval by the County Engineer. Such would include off-site improvements required in association with individual phases of development as stipulated in the Traffic Impact Study review findings provided by the County's traffic engineering consultant (See Attachment 17-4). Off-site roadway improvements must be approved by the Highway Commission and/or TDOT as applicable;
2. Submission of water and sewer plans for review and approval by Harpeth Valley Utilities District;
3. Documentation shall be provided by TDEC and/or the Army Corps of Engineers, as applicable, as to whether the wetlands identified on the property are considered "jurisdictional". If the wetlands are considered jurisdictional, this area must either be located within open space or, if they are to be mitigated, documentation must be provided by TDEC and/or the Army Corps of Engineers, as applicable, that such mitigation will be permissible; and
4. Identification of critical lots and the appropriate notation regarding same.

The Final Plat submittal must address the following:

1. Prior to final plat submittal, off-site roadway improvements required in association with individual sections of the development as stipulated in the Traffic Impact Study review findings provided by the County's traffic engineering consultant (See Attachment 17-4), must be completed in accordance with the approved plans;
2. Prior to the submittal of a final plat that includes the 20<sup>th</sup> lot in the development; the applicant shall provide a written agreement with St. Matthew Catholic School relative to the developer providing a traffic

control officer per the recommendation letter from the County's traffic consultant (See Attachment 17-4). If such an agreement cannot be reached, the construction of the left turn lane improvements at both Sneed Road approaches to the Timberline Drive intersection, as specified in Attachment 17-4, must be accelerated to coincide with the submittal of a final plat that includes the 20<sup>th</sup> lot;

3. Prior to consideration of Final Plat approval, the applicant shall submit HOA documents for review and approval by the County Attorney's office. These HOA documents shall specifically address maintenance of the private alleys as well as the emergency access to Timberline Drive, should the Planning Commission determine that this access shall be limited in this manner. The approved HOA documents must be recorded prior to the recording of the Final Plat;
4. Establishment of performance bonds for roads, drainage and erosion control;
5. Establishment of a performance bond for water and sewer improvements in favor of Harpeth Valley Utilities District;
6. Submission of landscaping plans and establishment of a performance bond for landscaping, which shall include any bond required by the National Park Service related to the Natchez Trace Parkway reforestation plan;
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.

Mr. Matteson noted that a letter from RPM, the county's traffic consultant, dated March 10, 2016, clarifies the trigger points identified in their recommendation letter. He also stated Bob Murphy, RPM, is in attendance for any questions concerning the traffic.

Chairman Lackey asked for any comments from the Commission.

Mr. John Rochford, the applicant, stated he would like to introduce Mrs. Stephens, the owner of the property.

Ms. Neika Stephens, 6160 Pasquo Road, stated her family has owned this property since the 1930's and they have seen lots of changes in this area. She stated the family has waited until the timing and developer were right to develop their property. She urged the Commission to support this request.

Mr. John Rochford, of Rochford Realty, stated he lives in this area and is aware of all the development and the traffic issues. He stated many of the improvements they are proposing with this development will help with the traffic issues. He stated they have held numerous meetings with the area residents to help address their concerns. He also stated doing nothing is not the answer to mitigate the traffic congestion and instead of using tax dollars to improve the roads, he as the developer, will be required to implement roadway improvements, and he is prepared to do so.

Mr. Alan Thompson, with Ragan-Smith, the developer's consultant, gave a presentation concerning the technical issues of this development, focusing primarily on traffic improvements.

Chairman Lackey asked how you consider the impact on the traffic of a significant development like this. He also asked if the construction of the roadway improvements, which may impede traffic, is included in the study.

Mr. Murphy stated they consider the projected traffic. For example, in this case they look at current traffic, plus Stephens Valley, plus traffic from any other approved development and make sure there is enough capacity built in the recommendations for acceptable levels of service. He also stated they do not include the impact of roadway construction.

Commissioner Crohan asked what the level of service is on Sneed Road.

Mr. Murphy stated it varies depending on location but generally it would be Level of Service (LOS) C.

Commissioner Crohan stated he is mainly concerned with Hillsboro Road to Temple Road.

Mr. Murphy stated there are two different procedures they look at. One is intersection level of service and the other is roadway segment level of service. The intersection of Hillsboro Road and Sneed Road is currently operating in the range LOS of D or E. So at the very beginning of development improvements will need to be made, such as traffic signal timing improvements at that intersection to get it to an acceptable level of service.

Commissioner Walton stated he likes the trigger concept and would like this used for other developments in the future. He also stated he received an email from a concerned citizen with a photo of traffic on Sneed Road. He stated this concerns him because there is a traffic problem now and new development will just compound it.

Mr. Murphy stated they have pushed the applicant's traffic consultant for those answers and initially the trigger point is 10 lots for signal improvements to be made at the intersection of Sneed Road and Hillsboro Road. The next trigger point is 325 lots and significant improvements will have to be made including the widening of Hillsboro Road to a four lane at both approaches to the intersection to add capacity at the intersection.

Commissioner Walton asked if the trigger was 792 lots for Sneed Road to be improved to four lanes.

Mr. Murphy stated that was correct. He stated if you can provide additional capacity at the intersections, it will go a long way in improving traffic on the two lane road. For example, at the intersection at Sneed Road and Temple Road, there will be significant improvements that will have to be made there at a trigger of 325 lots, such as turn-lanes on every approach. This is all being done in accordance with the requirements of the Zoning Ordinance and the traffic study guidelines. Mr. Murphy noted that this is similar in concept to a past improvement project at Old Hickory Blvd. and Hillsboro Road. Similarly, there are recommended improvements at the intersections of Sneed and Hillsboro, Sneed and Old Natchez, Sneed and Timberline and Sneed and Vaughn Roads.

Commissioner Mosley asked if any of these improvements would be bonded and if there are different trigger points for each improvement.

Chairman Lackey stated they were not bonded.

Commissioner Mosley asked if the trigger points could be lowered.

Chairman Lackey stated it could be debated but he believes Mr. Murphy has done his best. He stated that his main concern is the widening of Sneed Road to a four-lane section. He believes the timeline is too far out and he

believes this should be changed. He feels the other recommendations are appropriate.

Mr. Murphy stated this has been a calculation process, and this is how the figures were determined.

Chairman Lackey stated he would be a lot more comfortable if the timeline of the development was five years instead of twenty.

Commissioner Crohan asked if Sneed Road is currently at the point where it needs to be widened to four lanes.

Mr. Murphy stated that it is not.

Commissioner Baldree stated she doesn't feel comfortable approving this with all the traffic concerns.

County Commissioner Barbara Sturgeon, 8<sup>th</sup> District, stated she lives in this area and the traffic is already horrible. She urged the Commission to lower the trigger points for the widening of Sneed Road. She also stated she would like one of the triggers to include Hillsboro Road being widened to four lanes to Old Hickory Blvd.

Commissioner Sherry Clark, 9<sup>th</sup> District, stated the residents of Timberline do not want a connector road between Timberline and Stephens Valley. She urged that this be reconsidered.

Commissioner Todd Kaestner, 9<sup>th</sup> District, stated he is concerned with the traffic issues. He is also concerned with the build-out timeline of twenty years and that there should be lower trigger points. He stated he is adamantly opposed to the connector road between Timberline and Stephens Valley and if this has to be done, please make it only accessible to emergency vehicles.

Mr. Rochford stated he wants to develop this property correctly and he has agreed to \$10 to \$12 million dollars of road improvements, which he stated is above and beyond. He stated Hillsboro Road is a State Route and if these other improvements are made to the other roads, there would be a very good possibility that the state would widen Hillsboro Road and he will be an advocate for this.

Chairman Lackey stated that the only trigger point that is of concern is the one for widening Sneed Road.

Mr. Rochford stated he was open to discussion about this trigger point of 792.

Mr. Brandon Baxter, traffic engineer with Ragan-Smith Associates, stated the trigger points were looked at in great detail and ultimately the 792 lot number was determined based upon Mr. Murphy's analysis, and this falls within the ordinance.

Mr. Thompson asked if 742 would be an acceptable trigger point.

Mr. Rochford stated he trusted Mr. Murphy and he asked him to identify a number that he feels would be acceptable to both him and the county.

Chairman Lackey stated he is opposed to the connection between Timberline and Stephens Valley, but he is also in favor of an emergency vehicle connection.

Commissioner McCoy inquired about the location of the proposed rescue squad facility and if it doesn't work out as a joint effort with Davidson County, would they look like at building a facility on the Williamson County side.

Mr. Rochford stated currently it is proposed on the Davidson County side but it could easily be moved to the Williamson County side if necessary.

Commissioner Crohan asked how Pasquo Road figures into these equations, as it is in Davidson County.

Mr. Thompson stated the improvements are being made by the developer and it would be very unlikely this would be a hindrance, and in the event it did, it would halt construction.

Commissioner Baldree stated she believes an emergency access through Timberline is a good idea.

Commissioner McCoy asked if it was possible to eliminate the emergency access if a Rescue Squad is built on the Williamson County side.

Chairman Lackey stated he believes there are other needs for this access.

Commissioner Mosley asked what happens if someone doesn't want to sell property to widen Sneed Road.

Mr. Horne stated it would halt the development were Sneed Road not widened as specified by the traffic study.

Ms. Stephens was recognized and asked the Commission to consider the fact that transportation will not be the same in twenty years.

After additional discussion concerning trigger points, Mr. Thompson requested this item to be deferred to the April meeting.

There being no other comments, Commissioner Crohan made a motion to defer this item until the April 2016 meeting. Commissioner Sanders seconded the motion, which passed by unanimous vote.

#### **NON-RESIDENTIAL SITE PLANS:**

##### **ITEM 18**

#### **NON-RESIDENTIAL SITE PLAN REVIEW FOR DEER RUN RETREAT (REVISED), ON 75.96 ACRES LOCATED OFF PERKINS ROAD IN THE 9<sup>TH</sup> VOTING DISTRICT (5-2015-033)**

Mr. Holmes reviewed the background (see Staff Report), recommending approval.

Chairman Lackey asked for any comments from the Commission.

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

#### **PRELIMINARY PLATS:**

##### **ITEM 19**

#### **PRELIMINARY PLAT REVIEW FOR CLOVERCROFT PRESERVE, PHASE 2, CONTAINING 32 LOTS ON 117.86 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 4<sup>TH</sup> AND 5<sup>TH</sup> VOTING DISTRICTS (1-2016-301)**

Mr. Holmes reviewed the background (see Staff Report), recommending approval.

In conjunction with Final Plat consideration, the following items must be addressed:

1. Prior to submittal of a Final Plat, the turn lane improvements on Clovercroft Road must be completed in accordance with the approved plans;
2. Prior to Final Plat submittal of any section within the development, a Zoning Certificate shall have been 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 the Nontraditional Wastewater Treatment and Disposal 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 the Nontraditional Wastewater Treatment and Disposal System and is currently operating same;
  - d) The posting of a Performance Bond in the amount of \$146,600 for the Nontraditional Wastewater Treatment and Disposal System as specified by the County's wastewater consultant; and
  - e) The posting of a Performance Bond in the amount of \$28,750 for landscaping improvements associated with the Nontraditional Wastewater Treatment and Disposal System;
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 approved HOA documents must be recorded prior to the recording of the Final Plat;
4. Establishment of a performance bond for roads, drainage and erosion control;
5. Establishment of a performance bond for water improvements in favor of Nolensville/College Grove Utility District;
6. Establishment of a performance bond for the wastewater collection system;
7. Submission of landscaping plans and establishment of a performance bond for landscaping;
8. Dedication of right-of-way 36 feet off the centerline of Clovercroft Road;
9. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
10. 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 Lackey asked for any comments from the Commission.

Commissioner Mosley asked if the two cemeteries on this property have been disturbed.

Mr. Michael Natelli, the developer, stated he is aware of them and they have not been disturbed.



Mr. Holmes stated the cemeteries are in the open space and are accordingly protected.

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

#### **ITEM 20**

#### **PRELIMINARY PLAT REVIEW FOR THE GROVE, PHASE 6, CONTAINING 100 LOTS ON 65.12 ACRES LOCATED OFF ARNO ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT (1-2016-302)**

This item was withdrawn.

#### **ITEM 21**

#### **PRELIMINARY PLAT REVIEW FOR THE GROVE, PHASE 7, CONTAINING 75 LOTS ON 73.19 ACRES LOCATED OFF ARNO ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT (1-2016-303)**

Ms. Rucker reviewed the background (see Staff Report), recommending approval.

In conjunction with Final Plat consideration, the following items must be addressed:

1. Prior to submittal of the Final Plat, the improvements to Arno-College Grove Road, including the right turn lane at the site entrance, must be completed in accordance with approved plans;
2. Establishment of a performance bond for roads, drainage and erosion control;
3. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
4. Establishment of a performance bond for the wastewater collection system;
5. Submission of landscaping plans and establishment of a performance bond for landscaping;
6. Dedication of right-of-way thirty (30) feet off the center line of Arno-College Grove Road;
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 Lackey asked for any comments from the Commission.

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

**ITEM 22**

**PRELIMINARY PLAT REVIEW FOR THE GROVE, PHASE 8, CONTAINING 6 LOTS ON 7.39 ACRES LOCATED OFF ARNO ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT (1-2016-304)**

Ms. Rucker reviewed the background (see Staff Report), recommending approval.

In conjunction with Final Plat consideration, the following items must be addressed:

1. Establishment of a performance bond for roads, drainage and erosion control;
2. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
3. Establishment of a performance bond for the wastewater collection system;
4. Submission of landscaping plans and establishment of a performance bond for landscaping;
5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
6. 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 Lackey asked for any comments from the Commission.

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

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There being no further business, the meeting was adjourned at approximately 9:35 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON APRIL 14, 2016**

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CHAIRMAN JOHN LACKEY