

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF MAY 11, 2017**

**MEMBERS PRESENT**

Robin Baldree  
Don Crohan  
Sharon Hatcher  
John Lackey  
Sammie McCoy  
Pete Mosley  
Eddie Sanders  
Jack Walton

**STAFF PRESENT**

Joe Horne, Community Development Director  
Michael Matteson, Planning Director  
Floyd Heflin, County Engineer  
Kristi Ransom, Attorney  
Aaron Holmes, Planning Coordinator  
Lincoln Sweet, Planner  
Rachel Durham, Planner  
Sheila Myers, Planning Assistant  
Debbie Smith, Administrative Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, May 11, 2017 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Givens, Lane, Pratt and Richter were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne announced the following:

1. Item 26 has been withdrawn; and
2. Staff Report for Item 23, Enclave at Dove Lake, Phase 2, has been revised.

**CONSIDERATION OF MINUTES:**

Chairman Lackey asked for a motion to consider the minutes of the April 13, 2017 Planning Commission meeting.

A motion was made by Commissioner Crohan to approve the minutes as submitted, and was seconded by Commissioner Walton. 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. There being none, Mr. Horne read the following into the record:

3. **Arrington Retreat, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$225,000.  
**Recommendation:** Release the bond.
4. **Arrington Retreat, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$175,000.  
**Recommendation:** Release the bond.
5. **Currey Ingram Academy** – Performance Bond for Wastewater Treatment System - \$90,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
6. **Delta Springs** – Maintenance Bond for Roads, Drainage and Erosion Control - \$125,000.  
**Recommendation:** Release the bond.
7. **Farms at Clovercroft Wastewater Area** – Performance Bond for Landscaping - \$64,350.  
**Recommendation:** Extend in the current amount for a period of one (1) year.

8. **Farms at Clovercroft, Section 2** – Performance Bond for Water - \$85,000.  
**Recommendation:** Convert to maintenance in the amount of \$12,750 and extend for a period of one (1) year.
9. **Farms at Clovercroft, Section 2** – Performance Bond for Wastewater Collection System - \$112,000.  
**Recommendation:** Convert to maintenance in the amount of \$33,600 and extend for a period of two (2) years.
10. **Farms at Clovercroft, Section 2** – Performance Bond for Roads, Drainage and Erosion Control - \$300,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
11. **Grace Chapel Parking Lot** – Maintenance Bond for Landscaping - \$7,260.  
**Recommendation:** Release the bond.
12. **Hart's Landmark** – Performance Bond for Landscaping - \$110,600.  
**Recommendation:** Extend in the current amount for a period of six (6) months and require completion or the bond could be called.
13. **Hart's Landmark** – Maintenance Bond for Roads, Drainage and Erosion Control - \$300,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
14. **Hart's Landmark** – Performance Bond for Sewer - \$85,970.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
15. **King's Chapel, Section 4B** – Maintenance Bond for Roads, Drainage and Erosion Control - \$120,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
16. **King's Chapel, Section 6** – Performance Bond for Roads, Drainage and Erosion Control - \$220,000.  
**Recommendation:** Convert to maintenance in the amount of \$135,000 and extend for a period of one (1) year.
17. **On-Track Studios** – Maintenance Bond for Landscaping - \$9,620.  
**Recommendation:** Release the bond.
18. **Silver Stream Farm, Section 4C** – Maintenance Bond for Roads, Drainage and Erosion Control - \$25,000.  
**Recommendation:** Release the bond.
19. **Vale Creek** – Maintenance Bond for Roads, Drainage and Erosion Control - \$200,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.

**FINAL PLATS:**

**ITEM 24**

**FINAL PLAT REVIEW FOR ARRINGTON RETREAT, SECTION 5, CONTAINING 35 LOTS ON 49 ACRES LOCATED OFF NOLENSVILLE ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT**

Staff recommended approval of the Final Plat with the following Stipulations:

1. The posting of a Performance Bond in the amount of \$580,000 for roads, drainage and erosion control;
2. The posting of a Performance Bond in the amount of \$85,000 for water improvements as specified by Nolensville/College Grove Utility District;
3. The posting of a Performance Bond in the amount of \$125,300 for the wastewater collection system;
4. The approved HOA documents must be recorded concurrently with the recording of the Final Plat;
5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
6. That the applicant provides two 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 plat.

Chairman Lackey asked for comments from the Commission.

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 20**

**FINAL PLAT REVIEW FOR LAMPLEY PROPERTY, LARGE LOT EASEMENT SUBDIVISION, 4<sup>TH</sup> LOT OFF EASEMENT, CONTAINING 1 LOT ON 5 ACRES LOCATED OFF NOLENSVILLE ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (2-2017-004)**

Mr. Sweet reviewed the background (see Staff Report), recommending approval. He also noted that correspondence has been placed before the Planning Commission as well.

Chairman Lackey asked for comments from the Commission.

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

**PUBLIC HEARINGS:**

**ITEM 21**

**CONCEPT PLAN REVIEW FOR ARRINGTON RIDGE, CONTAINING 88 LOTS ON 128 ACRES LOCATED OFF COX ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT**

Ms. Durham reviewed the background (see Staff Report) recommending approval of this Concept Plan along with the requests for a 40-foot right-of-way width and a design speed of twenty-five (25) MPH within the subdivision. 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. Submission of roads, drainage and erosion control plans for review and approval by the County Engineer. Such would include turn lane

improvements on Cox Road. Such turn lane improvements on Cox Road must be approved by Highway Commission prior to Preliminary Plat submittal;

2. Submission of water plans for review and approval by Milcrofton Utility District; and
3. Submission of applicable construction plans for required wastewater disposal facilities to TDEC, the County's consultant, and staff.

The Final Plat must address the following:

1. Prior to submittal of a Final Plat, turn lane improvements on Cox Road must be completed in accordance with the approved plans;
2. Prior to Final Plat submittal, 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 said treatment system was installed and is functioning;
  - b. As-built drawings showing the location of all treatment system components and a sealed certification letter from the design engineer indicating that said treatment 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 treatment system and is currently operating same;
  - d. The posting of a Performance Bond in the amount of \$120,000 for said treatment system as specified by the County's wastewater consultant; and
  - e. The posting of a Performance Bond in the amount of \$50,600 for landscaping improvements.
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 be submitted with the Final Plat, and the approved HOA documents recorded concurrent with 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 Milcrofton 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. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
9. Submission of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the plat.

Chairman Lackey opened the Public Hearing.

Ms. Lacosta Tucker, 6286 Cox Road, stated she believes this development is too close to her property and she would like the boundary of the homes moved further away from her property. She stated she would like the area to be preserved.

Mr. Dan Michael, 6286 Cox Road, stated he has reviewed this plan and there are six (6) lots within forty-five feet (45') of their property, and he would like them moved at least two-hundred (200') feet away. He would like the developer to build a six (6) foot privacy fence between his property and the six (6) lots that adjoin him. He stated he has livestock and he is afraid someone from the development could get in their field and possibly get hurt.

Ms. Tanya Tucker, 6286 Cox Road, stated this development is too close to her property and wants the lots moved further away from her property.

Mr. Grayson Tucker, 6286 Cox Road, asked if he could give his time to Ms. Prothro.

Chairman Lackey stated he could.

Ms. Laurel Prothro, 6219 Patton Road, asked for clarification of the homes per acre.

Mr. Holmes stated it is .69 dwelling units per acre.

Ms. Prothro then stated she is concerned with the impact another development will have on the roads and the area in general. She also asked if accommodations for greenspace have been made.

Mr. Holmes stated this is a Conservation Subdivision and land has been set aside for open space.

Chairman Lackey closed the Public Hearing.

Chairman Lackey asked for comments from the Commission.

Commissioner Baldree asked how this property is being accessed.

Mr. Holmes stated it is being accessed by the road TDOT built after I-840 was completed.

Chairman Lackey asked if forty-five feet (45') is the correct distance between the homes and the adjacent property owner.

Mr. Holmes stated the buffer requirements have been met and by looking at the site plan, it appears to be approximately sixty (60) feet. The landscape buffer is fifteen feet (15') and at the Final Plat stage, a Landscaping Plan must be submitted.

Commissioner Crohan asked for clarification that the distance is sixty feet (60') between the building envelopes and the adjacent property.

Mr. Holmes stated there was not a distance requirement but there is a minimum buffer requirement of fifteen feet (15'), which the engineer has provided. The total distance appears to be approximately sixty feet (60').

Mr. Richard Houze, SEC, Inc., representing the applicant, stated the building setback line is forty-five feet (45'). He stated they are trying to minimize as much cut and fill as possible. He stated the applicant would be willing to add more landscaping buffer or a buffer fence if needed.

Commissioner Crohan stated that his opinion is the setback needs to be greater on the six (6) lots adjoining the Tucker Property.

Commissioner Walton stated he would like the applicant to build a six (6) foot privacy fence along those six (6) lots.

Chairman Lackey asked for a description of the proposed screening.

Mr. Houze, stated it would be a combination of evergreen shrubs and what the Zoning Ordinance requires. He also stated they are willing to install the six foot (6') privacy fence and are willing to place the landscaping on the adjacent property owner side of a six (6) foot board fence.

Commissioner McCoy asked if the proposed fence would be owned by the property owner or the HOA.

Ms. Ransom stated it would be best if it were maintained by the HOA.

There being no other comments, Commissioner Walton made a motion to accept Staff's recommendation with the additional stipulation that construction of a six (6') foot privacy fence along the northern boundary (Tucker and Grayson Property). Requisite landscaping to be planted on outside of privacy fence. Commissioner McCoy seconded the motion, which passed by a vote of six (6) in favor and zero (0) against, with Commissioners Mosley and Sanders abstaining.

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

#### **ITEM 22**

#### **NON-RESIDENTIAL SITE PLAN REVIEW FOR HARDEMAN SPRINGS, NONTRADITIONAL WASTEWATER TREATMENT AND DISPOSAL SYSTEM, ON 162 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT**

Mr. Holmes reviewed the background (see Staff Report) recommending approval. Prior to Final Plat submittal for the first Section of the proposed subdivision, a Zoning Certificate must be obtained for the completed treatment and disposal system. Prior to issuance of the Zoning Certificate, the applicant shall provide the following:

1. A letter from TDEC indicating that the Nontraditional Wastewater Treatment and Disposal System was installed and is functioning;
2. 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;
3. A letter from the owner/utility provider indicating that it has accepted the Nontraditional Wastewater Treatment and Disposal System and is currently operating same;
4. The posting of a Performance Bond in the amount of \$165,000 for the Nontraditional Wastewater Treatment and Disposal System as specified by the County's wastewater consultant; and
5. The posting of a Performance Bond in the amount of \$63,580 for landscaping improvements.

Chairman Lackey asked for comments from the Commission.

Commissioner Crohan asked if the sewer system is supposed to be built internally in the development.

Mr. Matteson stated there is the three-hundred foot (300') buffer and significant landscaping so that the system can not be seen from surrounding properties.

Commissioner Baldree asked how many lots have been proposed.

Mr. Holmes stated one-hundred twenty (120) at this point with a density of .74 dwelling units per acre.

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

**PRELIMINARY PLATS:**

**ITEM 23**

**PRELIMINARY PLAT REVIEW FOR ENCLAVE AT DOVE LAKE, PHASE 2,  
CONTAINING 71 LOTS ON 40 ACRES LOCATED OFF NOLENSVILLE ROAD  
IN THE 5<sup>TH</sup> VOTING DISTRICT**

Mr. Holmes reviewed the background (see revised 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 Nolensville Road must be completed in accordance with the approved plans;
2. Prior to Final Plat submittal, 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 said 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 \$271,500 for said system as specified by the County's wastewater consultant; and
  - e. The posting of a Performance Bond in the amount of \$34,155 for landscaping improvements.
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 concurrently with 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 60 feet off the centerline of Nolensville 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 comments from the Commission.

Commissioner Mosley asked if the adjacent property owner would still have access to Big Oak Lane.

Mr. Holmes stated there would still be access after the subdivision is completed.

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

**FINAL PLATS:**

**ITEM 24**

**FINAL PLAT REVIEW FOR ARRINGTON RETREAT, SECTION 5,  
CONTAINING 35 LOTS ON 49 ACRES LOCATED OFF NOLENSVILLE ROAD  
IN THE 5<sup>TH</sup> VOTING DISTRICT**

This item was on the Consent Agenda.

**ITEM 25**

**FINAL PLAT REVIEW FOR GRACE CREEK VALLEY, LARGE LOT  
EASEMENT SUBDIVISION, CONTAINING 5 LOTS 55.57 ACRES LOCATED  
OFF SPARKMAN ROAD IN THE 1<sup>ST</sup> VOTING DISTRICT**

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; and
3. Driveway and drainage infrastructure must be complete prior to issuance of building permits.

Chairman Lackey asked for comments from the Commission.

Commissioner Mosley excused himself and left meeting.

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

**OTHER:**



**ITEM 26**

**ESTABLISHMENT OF A LANDSCAPING BOND FOR SOUTH CREEK RURAL RETREAT, ON 235 ACRES LOCATED AT 1900 CARTERS CREEK**

This item was withdrawn.

**ITEM 27**

**ESTABLISHMENT OF A LANDSCAPING BOND FOR SHELBYVILLE HWY MINI WAREHOUSE, ON 44.30 ACRES LOCATED OFF SHELBYVILLE HIGHWAY IN THE 5<sup>TH</sup> VOTING DISTRICT**

Mr. Holmes reviewed the background (see Staff Report) recommending the establishment of a Performance Bond for landscaping in the amount of \$162,140.

Chairman Lackey asked for comments from the Commission.

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

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There being no further business, the meeting was adjourned at approximately 6:35 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON JUNE 8, 2017**

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