

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF JULY 12, 2018**

**MEMBERS PRESENT**

Paul Pratt, Jr.  
Don Crohan  
Sharon Hatcher  
Sammie McCoy  
John Lackey, Chairman  
Eddie Sanders  
Robin Baldree  
Bryan Richter

**STAFF PRESENT**

Joe Horne, Community Development Director  
Michael Matteson, Planning Director  
Floyd Heflin, County Engineer  
William Andrews, Assistant to the County Eng.  
Kristi Ransom, Attorney  
Aaron Holmes, Planning Coordinator  
Lincoln Sweet, Planner  
Rachel Durham, Planner  
Debbie Smith, Admin. Office Manager  
Lania Escobar, Planning Assistant  
Leslie Golden, Intern

The Williamson County Regional Planning Commission met in regular session Thursday, July 12, 2018 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Mosley, Givens and Lane were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne announced the following:

1. Revised agenda and a new Staff report 23;
2. Staff has a request for a Non-Agenda item for the discussion of Conservation Subdivision Standards;
3. Items 13, 14 and 23 have been withdrawn; and
4. Introduction of Leslie Golden, intern from Samford University who will be working with the Planning Department this summer.

**CONSIDERATION OF MINUTES:**

Chairman Lackey asked for a motion to consider the minutes of the June 14, 2018 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. There being no response, Mr. Horne read the following into the record:

3. Chardonnay, Section 4 – Maintenance Bond for Roads, Drainage and Erosion Control - \$100,000  
**Recommendation:** - Extend in the current amount for a period of one (1) year.
4. Chardonnay, Section 5 – Maintenance Bond for Roads, Drainage and Erosion Control-\$100,000  
**Recommendation:** Extend in the current amount for a period of one (1) year.
5. Farms at Clovercroft, Wastewater Area - Maintenance Bond for Wastewater Treatment and Disposal - \$21,600  
**Recommendation:** Release the bond.
6. 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.

7. King's Chapel, Section 4A – Maintenance Bond for Roads, Drainage and Erosion Control - \$110,000  
**Recommendation:** Extend in the current amount for a period of one (1) year.
8. Lookaway Farms, Wastewater Area, – Performance Bond for Landscaping - \$18,920  
**Recommendation:** Extend in the current amount for a period of six (6) months and request landscaping be installed prior to next review.
9. Lookaway Farms, Wastewater Area – Performance Bond for Treatment and Disposal System - \$142,500  
**Recommendation:** Extend in the current amount for a period of one (1) year.
10. The Grove, Section 5 – Maintenance Bond for Wastewater Collection System - \$47,430  
**Recommendation:** Release the Bond.

**FINAL PLATS:**

**ITEM 24**

**FINAL PLAT REVIEW FOR WATER LEAF SUBDIVISION, SECTION 2 CONTAINING 4 LOTS ON 13.82 ACRES LOCATED OFF OF GOSEY HILL ROAD IN THE 12TH VOTING DISTRICT (1-2018-412).**

Staff recommends approval with the following conditions:

1. The posting of a performance bond in the amount of \$25,000 for roads, drainage and erosion control;
2. The posting of a Maintenance Bond in the amount of \$7,000 for water improvements as specified by Milcrofton Utility District;
3. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
4. 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.

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

**OLD BUSINESS:**

**ITEM 11**

**FINAL PLAT REVIEW FOR STONE VALLEY SUBDIVISION, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 37.8 ACRES LOCATED OFF LEWISBURG PIKE IN THE 2<sup>ND</sup> VOTING DISTRICT. (1-2018-407).**

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

1. The posting of a Performance Bond in the amount of \$79,000 for water improvements, as specified by H.B. & T.S. Utility District;
2. The existing house at the front of the property shall be removed prior to signature and recording of the plat;
3. The 30-foot easement at the front of the property shall be vacated prior to signature and recording of the plat;
4. The overhead electric lines shall be removed prior to signature and recording of the plat;

5. A Notice of Coverage issued by TDEC will be required prior to the signing of the plat;
6. A Land Disturbance Permit must be obtained for the overall development; and
7. Driveway and drainage infrastructure must be complete prior to issuance of building permits.

Chairman Lackey asked for 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.

### **ITEM 12**

#### **PRELIMINARY PLAT REVIEW FOR DAVENTRY SUBDIVISION, PHASE 2 (REVISED) CONTAINING 57 LOTS ON 83.70 ACRES LOCATED OFF OF TULLOSS ROAD IN THE 4<sup>TH</sup> AND 5<sup>TH</sup> VOTING DISTRICTS. (1-2018-305).**

Mr. Holmes reviewed the background (see Staff Report) recommending approval of the Preliminary Plat. The following must be addressed in conjunction with Final Plat consideration:

1. 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 \$120,000 for the treatment and disposal system as specified by the County's wastewater consultant; and
  - e. The posting of a Performance Bond in the amount of \$40,920 for landscaping improvements.
2. 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 must be concurrently recorded 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 Nolensville/College Grove Utility District;
5. Establishment of a performance bond for the wastewater collection system;
6. Submission of landscaping plans and establishment of a performance bond for landscaping;

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.

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

**PUBLIC HEARING:**

**ITEM 13**

**CONCEPT PLAN REVIEW FOR PINE CREEK SUBDIVISION, CONTAINING 99 LOTS ON 108.65 ACRES LOCATED OFF OF COX ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT(1-2018-202).**

This item has been withdrawn.

**CONCEPT PLAN:**

**ITEM 14**

**CONCEPT PLAN REVIEW FOR LITTLE CREEK FARMS, CONTAINING 21 LOTS ON 57.08 ACRES LOCATED OFF OF WILSON PIKE IN THE 4TH VOTING DISTRICT (1-2018-203).**

This item has been withdrawn.

**PRELIMINARY PLATS:**

**ITEM 15**

**PRELIMINARY PLAT REVIEW FOR MCDANIEL FARMS, PHASE 1 (REVISED), CONTAINING 43 LOTS ON 226.43 ACRES LOCATED OFF MCDANIEL ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2018-306).**

Mr. Holmes reviewed the background (see Staff Report) recommending approval of the Preliminary Plat. The following must be addressed in conjunction with Final Plat consideration:

1. 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 for the additional Treatment and Disposal components in the amount of \$183,208; and
  - e. The posting of a Performance Bond in the amount of \$4,125 for landscaping improvements.
2. 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 concurrently recorded with the recording of the Final Plat;

3. The signatures of all lot owners within this Phase (Section 1) shall be required prior to signature and 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.

Commissioner Lackey asked for 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.

#### **ITEM 16**

#### **PRELIMINARY PLAT REVIEW FOR MCDANIEL FARMS, PHASE 2 (REVISED), CONTAINING 48 LOTS ON 25.84 ACRES LOCATED OFF MCDANIEL ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2018-307).**

Mr. Holmes reviewed the background (see Staff Report) recommending approval of this Preliminary Plat with the following conditions, which must be addressed in conjunction with Final Plat consideration:

1. 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 for the additional Treatment and Disposal components in the amount of \$183,208; and
  - e. The posting of a Performance Bond in the amount of \$4,125 for landscaping improvements.

2. 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 concurrently recorded 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 Milcrofton Utility District;
5. Establishment of a performance bond for the wastewater collection system;
6. Submission of landscaping plans and establishment of a performance bond for landscaping;
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.

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

#### **ITEM 17**

#### **PRELIMINARY PLAT REVIEW FOR THE GROVE, PHASE 6 (REVISED) CONTAINING 90 LOTS ON 65.23 ACRES LOCATED OFF OF WILDINGS BOULEVARD IN THE 2ND VOTING DISTRICT (1-2018-308).**

Ms. Durham reviewed the background (see Staff Report) recommending approval of this Preliminary Plat with the following conditions, which must be addressed in conjunction with Final Plat consideration:

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.

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

**ITEM 18**

**PRELIMINARY PLAT REVIEW FOR STEPHENS VALLEY SUBDIVISION, PHASE 5, CONTAINING 0 LOTS ON 5.53 ACRES LOCATED OFF OF PASQUO ROAD IN THE 9<sup>TH</sup> VOTING DISTRICT (1-2018-304).**

Mr. Matteson reviewed the background (see Staff Report) recommending approval of this Preliminary Plat with the following conditions, which must be addressed in conjunction with Final Plat consideration:

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 18-3), must be completed in accordance with the approved plans;
2. Prior to submittal of a Final Plat for the section of development that includes lots between Trace Creek and the Timberline subdivision, the specific method for ensuring emergency access must be installed and deemed operational by the County's Emergency Management Department;
3. Establishment of performance bonds for roads, drainage and erosion control;
4. Establishment of a performance bond for water and sewer improvements in favor of Harpeth Valley Utilities District;
5. 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;
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.

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

**ITEM 19**

**PRELIMINARY PLAT REVIEW FOR TERRAVISTA SUBDIVISION, PHASE 1 CONTAINING 29 LOTS ON 51.54 ACRES LOCATED OFF OF LONG LANE IN THE 12<sup>TH</sup> VOTING DISTRICT (1-2017-311).**

Sharon Hatcher recused herself from this item.

Mr. Holmes reviewed the background (see Staff Report) recommending deferral until the August 2018 meeting.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Richter seconded the motion, which passed with a vote of seven (7) to zero (0), with Commissioners Hatcher abstaining.

**FINAL PLATS:**

**ITEM 20**

**FINAL PLAT REVIEW FOR MCDANIEL ESTATES, SECTION 1 CONTAINING 40 LOTS ON 322.76 ACRES LOCATED OFF OF MCDANIEL ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2018-408).**

Mr. Holmes reviewed the background (see Staff Report) recommending deferral until the August 2018 meeting.

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

**ITEM 21**

**FINAL PLAT REVIEW FOR SWANSON'S RIDGE SUBDIVISION, CONTAINING 21 LOTS ON 49 ACRES LOCATED OFF OF KITTRELL ROAD IN THE 9<sup>TH</sup> VOTING DISTRICT (1-2018-409).**

Mr. Holmes reviewed the background (see Staff Report) recommending deferral until the August 2018 meeting.

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

**ITEM 22**

**FINAL PLAT REVIEW FOR MANGRUM AND SEXTON LARGE LOT EASEMENT SUBDIVISION, CONTAINING 3 LOTS ON 22.47 ACRES LOCATED OFF OF FAIRVIEW BOULEVARD LOCATED IN THE 1<sup>ST</sup> VOTING DISTRICT (1-2018-412).**

Mr. Sweet reviewed the background (see Staff Report) recommending approval of this final plat.

Commissioner Crohan asked if the driveway location had been approved, because it was extremely close to a curve. Mr. Sweet stated that TDOT has approved the location.

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

**ITEM 23**

**FINAL PLAT REVIEW FOR DONALD MINGUS LARGE LOT EASEMENT SUBDIVISION, CONTAINING 3 LOTS ON 45.79 ACRES LOCATED OFF OF ARNO-ALLISONA ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT(1-2018-411).**

Mr. Sweet indicated the applicant has requested a deferral until the August 2018 meeting.

Commissioner Crohan made a motion to defer this item. Commissioner McCoy seconded the motion, which passed by a unanimous vote.

## **NON-AGENDA ITEM**

### **DISCUSSION OF THE CONSERVATION SUBDIVISION STANDARDS.**

Mr. Matteson reviewed the potential amendments (see attachment). Examples of two (2) Conservation Subdivisions were shown, which illustrated how the revisions would change the setbacks and how it would look with the new regulations.

Mr. Matteson stated that with the example of Daventry Subdivision, there would have possibly been a loss of 26 lots with the new setback regulations. However, if the development were designed differently there would be fewer lots lost. With the new setbacks, there would be more open space along the adjacent property lines and also along Tulloss Road.

Commissioner Lackey asked about applying the potential additions to open space standards.

Commissioner Pratt asked if the lost lots could be recovered in the floodplain. Mr. Matteson stated under the current regulations the floodplain is not developable.

Commissioner Sanders stated he doesn't have a problem with losing lots, but the requirement to add an additional 25% more usable land to the requirement open space doesn't seem efficient.

Commissioner Lackey stated that these requirements would make the developers be a little more particular about a site they are purchasing for development. Commissioner Lackey stated the buffer was needed in the areas to help keep the character in these areas, and to keep the subdivision and the wastewater area away from adjacent properties.

Commissioner Lackey asked how many Conservation Subdivisions have there been in the past few years.

Mr. Matteson indicated that approximately 70% of proposed subdivisions reviewed in the last five (5) years were Conservation Subdivisions, but was unsure of the exact number.

Commissioner McCoy stated he has some concerns with the additional 25% requirement, and with the loss of additional usable land. He also added that protecting open space is a good thing, if it's usable by the homeowners, but it's completely different if it's a hillside and unusable.

Commissioner Lackey stated the intent of this revision was to visually improve these subdivisions so they appear to fit better into the character of the area.

Commissioner Baldree stated that the majority of the complaints received are related to the proximity of the new lots to existing landowners.

Commissioner Pratt asked that this be discussed more because there are a lot of opinions. However, he felt that within the next 10 years this County is going to change drastically and this should be studied a little further. At the moment, the plan that is before them would be a loss in money for the developer and the land owner selling the property.

Mr. Matteson stated there will be an update to the Comprehensive Land Use Plan, and the one-acre zoning and conservation subdivisions will be part of what the community and staff will be addressing. However, it appears that this Board is concerned with keeping the lots off the roads and further away from the property lines. Mr. Matteson suggested that Staff bring back a portion of these recommendations as a text amendment at the August meeting.

Commissioner McCoy made a motion to move forward with text amendments at the August meeting for the Setbacks for Wastewater Disposal Areas, Road and adjoining properties, seconded by Commissioner Pratt. The Commission voted by a show of hands, and the motion passed by a unanimous vote.

- - - - -

There being no further business, the meeting was adjourned at approximately 6:47 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY  
REGIONAL PLANNING COMMISSION ON AUGUST 9, 2018**

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