

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF JANUARY 9, 2020**

**MEMBERS PRESENT**

John Lackey, Chairman  
Don Crohan  
Robin Baldree  
Holli Givens  
Sharon Hatcher  
Steve Lane  
Beth Lothers  
Sammie McCoy  
Bryan Richter  
Eddie Sanders

**STAFF PRESENT**

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

The Williamson County Regional Planning Commission met in regular session Thursday, January 9, 2020 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex.

Chairman Lackey called the meeting to order.

Mr. Horne announced the following:

Planning Commission will receive two new members, both of whom should be present next month.

**CONSIDERATION OF DECEMBER 2019 MINUTES:**

Chairman Lackey asked for a motion to consider the minutes of the December 12, 2019 Planning Commission meeting.

A motion to approve the December 2019 Minutes was made by Commissioner Crohan. The motion was seconded by Commissioner Richter, and 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. Hearing no request for separate discussion, Mr. Horne read the following into the record:

3. **Burning Tree Farms, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$125,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
4. **Clovercroft Acres (Preserve) Wastewater System** – Maintenance Bond for Wastewater Treatment and Disposal System Landscaping - \$43,800.  
**Recommendation:** Release the bond.
5. **Foxen Canyon, Section 2** – Performance Bond for Water (Mallory Valley Utility) - \$126,058.75.  
**Recommendation:** Reduce to maintenance in the amount of \$31,514.69 until June 28, 2020.
6. **Foxen Canyon, Section 2** – Performance Bond for Sewer (Harpeth Wastewater Cooperative) - \$224,735.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
7. **Silver Stream Farm, Section 4F** – Maintenance Bond for Roads, Drainage and Erosion Control - \$50,000.  
**Recommendation:** Defer to February 2020.

8. **Silver Stream Farm, Section 4G** – Maintenance Bond for Roads, Drainage and Erosion Control - \$50,000.  
**Recommendation:** Defer to February 2020.

**FINAL PLAT:**

**ITEM 13**

**FINAL PLAT REVIEW (REVISED) FOR THE GROVE, SECTION 11, CONTAINING 46 LOTS ON 68.78 ACRES LOCATED OFF WILDINGS BOULEVARD IN THE 2<sup>ND</sup> VOTING DISTRICT (1-2020-400)**

The plat is in order and Staff recommended approval with the following stipulations:

1. The signatures of all lot owners within this Section shall be required prior to signature and recording of the Final Plat; and
2. 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 on the Consent Agenda. Commissioner Lothers seconded the motion, which passed by unanimous voice vote.

**PUBLIC HEARING:**

**ITEM 9**

**REVISED CONCEPT PLAN REVIEW FOR TROUBADOUR GOLF AND FIELD CLUB, CONTAINING 324 LOTS ON 670.99 ACRES LOCATED OFF COX ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2019-202)**

Mr. Matteson reviewed the background (see staff report) recommending approval with the same conditions of approval that were established at the February 2008 meeting (Attachment 9-3 in the agenda package).

Commissioner Lackey opened the Public Hearing.

Mark Stewart, 6238 Patton Road, expressed his appreciation to the Troubadour maintenance team for their quick responsiveness with debris management on the property after heavy rains. He addressed concerns of increased traffic, vehicle speeding, and flood management of the roads.

Laurel Prothro, praised the developer for building an aesthetically pleasing residential development. She urged that an in-depth traffic study be conducted to address the increasing home sites in the area and the impact on the existing roads, and consideration to flood management.

Chairman Lackey asked Planning Director Mike Matteson to address questions regarding the traffic study.

Mr. Matteson, stated that the last traffic impact analysis was conducted in 2008 with the initial approval of the development, with two (2) entrances into the development from Cox Road, one (1) on Horton Highway, and one (1) on Patton Road. The revision to the Troubadour Concept Plan has resulted in a reduction of homes and therefore a revised traffic impact analysis is not required. An intersection analysis has been conducted due to the change in location of the entrance along Patton Road. The original traffic impact study from 2008 requires the developer to make improvements to the roadway network. Some improvements have already been made, and some will be made as the development progresses.

J.C. Burns, 6288 Patton Road, inquired about planned improvements along Patton Road to mitigate flooding over the roadway and onto nearby properties.

Having no further speakers, Chairman Lackey closed the Public Hearing.

Commissioner Lothers stated the Concept Plan is an early phase of development. She asked that staff address concerns of flooding, stormwater reviews, and permeable surfaces. She requested that staff keep citizens informed of progress.

County Engineer Floyd Heflin stated that any proposed road improvements cannot increase the flood heights along Patton Road.

Matt Bryant, an engineer representing M2 Group, addressed flooding concerns and mitigation. He noted that the entrance along Patton Road was relocated to lessen the impact. Developers are aware of the history of water in this area and are making necessary stormwater improvements.

Commissioner Givens requested clarification of entrances currently developed and which entrances are to be developed.

Mr. Matteson responded that the two (2) existing entrances are on Cox Road. The Revised Concept Plan before the Planning Commission represents the revised entrance onto Patton Road. The entrance onto Horton Highway will be in the future.

Commissioner McCoy asked what improvements are required of the developer on Patton Road.

Mr. Matteson stated that the developer is required to widen the travel lanes and add four (4) or six (6) foot shoulders along Patton Road from the Patton Road entrance to Horton Highway. In addition, a left turn lane at Cox Road and Patton Road will be installed.

Commissioner Crohan inquired as to the need to obtain right-of-way.

Mr. Matteson stated that this is the obligation of the developer.

Commissioner Lothers clarified that this is the Concept Plan and that during the Preliminary Plat phase the development will have undergone a flood study and provide more detail as to the engineering improvements.

Mr. Matteson agreed.

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

**NON-RESIDENTIAL SITE PLANS:**

**ITEM 10**

**NON-RESIDENTIAL SITE PLAN REVIEW (REVISED) FOR STAG'S LEAP TREATMENT FACILITY EXPANSION, ON 24.42 ACRES LOCATED OFF ARNO ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (5-2020-001)**

Mr. Holmes reviewed the background recommending approval. Prior to submittal of a Final Plat for any development outside of Stag's Leap that may depend upon this system for the treatment and disposal of wastewater, and prior to the issuance of a Zoning Certificate for the additional disposal components, 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 \$69,000 for the expanded disposal system as specified by the County's wastewater consultant;
5. The posting of a Performance Bond in the amount of \$26,000 for landscaping improvements; and
6. Execution of Performance Agreements for the above referenced sureties.

Commissioner Baldree asked whether this revised Site Plan is solely to exceed sewer capacity.

Mr. Holmes confirmed.

Commissioner Lothers stated her appreciation for additional landscaping screening.

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

#### **ITEM 11**

#### **NON-RESIDENTIAL SITE PLAN REVIEW FOR THE BRIGHTSTONE CAMPUS, ON 139.2 ACRES LOCATED OFF COLUMBIA PIKE IN THE 11<sup>TH</sup> VOTING DISTRICT (5-2020-002)**

Mr. Holmes reviewed the background (see Staff Report) recommending deferral to the March 2020 meeting.

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

#### **PRELIMINARY PLAT:**

#### **ITEM 12**

#### **PRELIMINARY PLAT REVIEW FOR THE GROVE, PHASE 10, CONTAINING 54 LOTS ON 43.65 ACRES LOCATED OFF WILDINGS BOULEVARD IN THE 2<sup>ND</sup> VOTING DISTRICT (1-2020-300)**

Mr. Holmes reviewed the background (see Staff Report) recommending approval of the Preliminary Plat. 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 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. 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 voice vote.

**FINAL PLAT:**

**ITEM 13**

**FINAL PLAT REVIEW (REVISED) FOR THE GROVE, SECTION 11, CONTAINING 46 LOTS ON 68.78 ACRES LOCATED OFF WILDINGS BOULEVARD IN THE 2<sup>ND</sup> VOTING DISTRICT (1-2020-400)**

On consent.

**ITEM 14**

**FINAL PLAT REVIEW (REVISED) FOR STONE VALLEY, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 4 LOTS ON 36.56 ACRES LOCATED OFF LEWISBURG PIKE IN THE 2<sup>ND</sup> VOTING DISTRICT (1-2020-401)**

Mr. Sweet reviewed the background (see Staff Report) recommending deferral to the February 2020 meeting.

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

**OLD BUSINESS:**

**ITEM 15**

**NON-RESIDENTIAL SITE PLAN REVIEW FOR NOLEN HILLS CHURCH OF CHRIST, ON 62.31 ACRES LOCATED OFF NOLENSVILLE ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (5-2019-020)**

Mr. Holmes reviewed the background (see Staff Report) recommending approval with the following conditions:

1. Posting of a Performance Bond for landscaping improvements in the amount of \$80,500;
2. Execution of a Performance Agreement for the above referenced surety;

3. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
4. All signage must be approved per Ordinance requirements.

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

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There being no further business, the meeting was adjourned at approximately 6:02 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY  
REGIONAL PLANNING COMMISSION ON FEBRUARY 13, 2020.**

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CHAIRMAN JOHN LACKEY