

AGENDA
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
Williamson County Administrative Complex
September 9, 2021 at 5:30 p.m.

MINUTES:

1. Approval of July 8, 2021 Minutes

CONSENT AGENDA:

2. Consent Agenda

BONDS:

3. Cartwright Close – Maintenance Bond for Roads, Drainage and Erosion Control located off Hidden Valley Road.
4. Clovercroft Preserve, Section 2 – Performance Bond for Wastewater Collection System located off Clovercroft Road.
5. Conduit Church – Performance Bond for Landscaping located off Lewisburg Pike.
6. Enclave at Dove Lake Amenity Center – Performance Bond for Landscaping located off Nolensville Road.
7. Falls Grove, Section 3 – Maintenance Bond for Roads, Drainage and Erosion Control located off Eudailey-Covington Road.
8. Franklin Christian Church – Performance Bond for Water (Milcrofton) located off Clovercroft Road.
9. Franklin Christian Church – Performance Bond for Sewer (City of Franklin) located off Clovercroft Road.
10. Franklin Christian Church – Performance Bond for Landscaping located off Clovercroft Road.
11. Hardeman Springs, Section 2 – Performance Bond for Roads, Drainage and Erosion Control located off Murfreesboro Road.
12. Hardeman Springs, Section 2 – Performance Bond for Wastewater Collection System located off Murfreesboro Road.
13. Hardeman Springs, Section 2 – Maintenance Bond for Water (N/CG) located off Murfreesboro Road.

14. Hart's Landmark – Maintenance Bond for Water (City of Franklin) located off Hartland Road.
15. King's Chapel, Section 8 – Performance Bond for Wastewater Collection System located off Murfreesboro Road.
16. King's Chapel, Section 8 – Maintenance Bond for Roads, Drainage and Erosion Control located off Murfreesboro Road.
17. LDR Stables & Farm – Performance Bond for Landscaping located off Del Rio Pike.
18. McDaniel Farms Amenity Center – Performance Bond for Landscaping located off McDaniel Road.
19. McDaniel Estates, Section 2 – Performance Bond for Wastewater Collection System located off McDaniel Road.
20. McDaniel Estates, Section 2 – Performance Bond for Roads, Drainage and Erosion Control located off McDaniel Road.
21. McDaniel Farms, Section 2 – Performance Bond for Wastewater Collection System located off McDaniel Road.
22. The Grove, Section 11 – Maintenance Bond for Roads, Drainage and Erosion Control located off Arno Road.
23. Troubadour, Section 3 – Performance Bond for Wastewater Collection System located off Cox Road.
24. Belle Vista, Section 3 – Maintenance Bond for Roads, Drainage and Erosion Control located off Tom Robinson Rd.
25. Burning Tree Farms, Section 2 – Performance Bond for Roads, Drainage and Erosion Control located off Nolensville Rd.
26. Falls Grove, Section 2 - Maintenance Bond for Roads, Drainage and Erosion Control located off Eudailey Covington Rd.
27. Falls Grove, Section 7 - Performance Bond for Roads, Drainage and Erosion Control located off Eudailey Covington Rd.
28. Falls Grove, Section 7 – Performance Bond for Wastewater Collection System located off Eudailey Covington Rd.

29. Falls Grove, Section 7 – Maintenance Bond for Water (Milcrofton) located off Eudailey Covington Rd.
30. Farms at Clovercroft, Section 2 – Maintenance Bond for Roads, Drainage and Erosion Control located off Clovercroft Rd.
31. Farms at Clovercroft, Section 3 – Maintenance Bond for Roads, Drainage and Erosion Control located off Clovercroft Rd.
32. Foxen Canyon, Section 1 - Maintenance Bond for Roads, Drainage and Erosion Control located off Hartland Rd.
33. Foxen Canyon, Section 2 – Maintenance Bond for Sewer (Harpeth Wastewater Coop) located off Hartland Rd.
34. Foxen Canyon, Section 2 - Maintenance Bond for Roads, Drainage and Erosion Control located off Hartland Rd.
35. Hardeman Springs Wastewater System – Maintenance Bond for Landscaping located off Murfreesboro Rd.
36. Hillsboro Cove – Maintenance Bond for Roads, Drainage and Erosion Control located off Old Hillsboro Rd.
37. McDaniel Estates, Section 1 – Performance Bond for Wastewater Collection System located off McDaniel Rd.
38. McDaniel Estates, Section 1 – Performance Bond for Roads, Drainage and Erosion Control located off McDaniel Rd.
39. McDaniel Farms, Section 1 – Performance Bond for Wastewater Collection System located off McDaniel Rd.
40. McDaniel Farms, Section 1 – Maintenance Bond for Roads, Drainage and Erosion Control located off McDaniel Rd.
41. McDaniel Farms, Section 1 – Maintenance Bond for Water (Milcrofton) located off McDaniel Rd.
42. Southall Retreat Wastewater Area – Performance Bond for Wastewater Collection System located off Carters Creek Pk.
43. Southall Retreat Wastewater Area – Performance Bond for Wastewater Treatment and Disposal System located off Carters Creek Pk.

44. Swanson Ridge, Section 1 – Performance Bond for Roads, Drainage and Erosion Control located off Kittrell Rd.
45. Swanson Ridge, Section 1 – Performance Bond for Landscaping located off Kittrell Rd.
46. Vineyard Valley, Section 1 – Maintenance Bond for Landscaping located off Eudailey Covington Rd.
47. Waterleaf, Section 1 – Maintenance Bond for Roads, Drainage and Erosion Control located off Arno Rd.

PUBLIC HEARING:

48. Request by Harding Ventures, LLC to rezone approximately 580 acres located at 3021 Del Rio Pike (Parcel 051---01300) from Municipal Growth Area-1 (MGA-1) to Rural Preservation-5 (RP-5) (6-2021-605).
49. Amendment to Articles 11, 16, and 23 of the Williamson County Zoning Ordinance regarding Sound Standards (6-2021-606). **WITHDRAWN**
50. Amendment to Section 11.03(A)(4) of the Zoning Ordinance regarding Farm Wineries (6-2021-607).

OLD BUSINESS:

51. Final Plat Review for The Ted L. Petty Property, Large Lot Easement Subdivision, containing 3 lots on 15.93 acres located off Cross Keys Road in the 2nd Voting District (1-2021-409).

PRELIMINARY PLAT:

52. Preliminary Plat Review for Caymus Subdivision, Large Lot Easement Subdivision, containing 6 lots on 35.6 acres located off South Carothers Road in the 4th Voting District (1-2021-310).
53. Preliminary Plat Review for Troubadour Golf and Field Club, Phase 9, containing 23 lots on 31.31 acres located off Cox Road in the 5th Voting District (1-2021-311).
54. Preliminary Plat Review for Lookaway Farms, Phase 3, containing 24 lots on 85.54 acres located off Clovercroft in the 5th Voting District (1-2021-312).
55. Preliminary Plat Review for Gallop Run, containing 7 lots on 13.09 acres located off Vaughn Road in the 8th Voting District (1-2021-313).

NON-RESIDENTIAL SITE PLAN:

56. Non-Residential Site Plan Review (Revised) for Christ Presbyterian Academy (CPA) – Baseball Hitting Facility, on 54.94 acres located off Old Hickory Boulevard in the 8th Voting District (5-2021-009).
57. Non-Residential Site Plan Review for Triune Area Elementary and Middle School, on 100.1 acres located off Cox Road in the 5th Voting District (5-2021-010).

FINAL PLATS:

58. Final Plat Review for Arrington Ridge, Section 2, (re-approval) containing 43 lots on 33.37 acres located off Cox Road in the 5th Voting District (1-2021-403).
59. Final Plat Review for Hardeman Springs, Section 4, containing 22 lots on 23.49 acres located off Murfreesboro Road in the 5th Voting District (1-2021-414).
60. Final Plat Review for Stephens Valley, Section 5, containing 0 lots on 4.92 acres located off Pasquo Road in the 9th Voting District (1-2021-415).
61. Final Plat Review for Stephens Valley, Section 7, containing 59 lots on 13.68 acres located off Pasquo Road in the 9th Voting District (1-2021-416).
62. Final Plat Review for Stephens Valley, Section 9, containing 1 lots on 0.23 acres located off Pasquo Road in the 9th Voting District (1-2021-417).
63. Final Plat Review for Stephens Valley, Section 10, containing 3 lots on 0.66 acres located off Pasquo Road in the 9th Voting District (1-2021-418).
64. Final Plat Review for Daventry, Section 4, containing 9 lots on 12.33 acres located off Tulloss Road in the 4th Voting District (1-2021-419).
65. Final Plat Review (Revised) for Kings Chapel, Section 9, containing 1 lot on 6.40 acres located off Murfreesboro Road in the 5th Voting District (1-2021-420).
66. Final Plat Review for Lookaway Farms, Section 2, containing 37 lots on 34.63 acres located off Clovercroft Road in the 5th Voting District (1-2021-421).
67. Final Plat Review for McDaniel Estates, Section 5, containing 34 lots on 29.82 acres located off McDaniel Road in the 11th Voting District (1-2021-422).

OTHER BUSINESS:

68. Establishment of a Landscaping Bond for Landscaping Improvements for Ramsey Solutions on 75.66 acres located off Peytonsville Trinity Road in the 5th Voting District (5-2021-008).

69. Concept Plan Confirmation - Reeds Vale Subdivision - Williamson County Chancery Court Order - June 10, 2021 (CPS Land, LLC v. Williamson County, acting by and *through its Regional Planning Commission*, Docket No. 20CV-49980M), containing 252 lots on 359.57 acres located off Lampkins Bridge Road in the 5th Voting District (1-2020-207).