

MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF JANUARY 13, 2022

MEMBERS PRESENT

Don Crohan  
Robin Baldree  
John Lackey  
Sammie McCoy  
Jessica Lucyshyn  
Beth Lothers  
Rhonda S. Rose  
Keith McCord  
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  
Hamilton Cheatham, Planning Technician  
Debbie Smith, Admin. Office Manager  
Lania Escobar, Planning Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, January 13, 2022 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Lane, Hatcher and Richter were unable to attend.

Chairman John Lackey called the meeting to order and took Roll Call. A quorum was present. (Commissioner Lothers arrived prior to Item 9.)

Mr. Matteson announced the following:

1. Introduction of our new employee Hamilton Cheatham.
2. Prior to the February meeting there will be some training offered and more information will be announced before that time;
3. Reminder to use the voting system to make motions but to also verbally announce the motion and to push the button to speak for comments.

Chairman John Lackey announced that after 38 years on the Planning Commission he has decided to retire as Chairman and will finish out his term as a regular commissioner.

**CONSIDERATION OF DECEMBER 2021 MINUTES:**

Chairman Lackey asked if any of the Commissioners had any comments regarding the Minutes of the December 9<sup>th</sup>, 2021 Planning Commission Meeting. Hearing none, Chairman Lackey asked for a motion to approve the Minutes of the December 9<sup>th</sup>, 2021 meeting. Commissioner Crohan made a motion to approve the Minutes as presented. Commissioner Baldree seconded the motion. The motion was unanimously approved.

**CONSENT AGENDA:**

Chairman Lackey asked if any of the Commissioners would like to consider an Item for separate discussion from the Consent Agenda. Hearing none, Chairman Lackey stated that he would move forward with a motion since the Consent Agenda items were no longer being read.

3. Burning Tree Farms, Section 1 – Maintenance Bond for Roads, Drainage and Erosion Control located off Nolensville Road - \$125,000  
**Recommendation: Extend in the current amount for a period of one (1) year.**

4. Daventry, Section 1 – Performance Bond for Landscaping located off Tulloss Road - \$81,510  
**Recommendation: Reduce to maintenance in the amount of \$24,500 for a period of six (6) months.**
5. Daventry Wastewater Area – Performance Bond for Landscaping located off Tulloss Road - \$40,920  
**Recommendation: Extend in the current amount for a period of six (6) months.**
6. Rondo Pools – Maintenance Bond for Landscaping located off Cool Springs Road -\$26,000  
**Recommendation: Release the bond.**

Commissioner Crohan made a motion to approve the Consent Agenda as presented. Commissioner McCord seconded the motion. The motion was unanimously approved.

PUBLIC HEARING:

**ITEM 7**

**AMENDMENT TO ARTICLE 3 AND APPENDIX A OF THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS REGARDING NATURAL GAS TRANSMISSION LINES, IN ACCORDANCE WITH TENNESSEE CODE ANNOTATED, TITLE 13, CHAPTER 3, PART 414 (6-2022-600)**

Mr. Matteson reviewed the background (see Staff Report), and Staff recommended approval of the proposed Text Amendment.

Chairman Lackey noted that no one had signed up for the Public Hearing.

Chairman Lackey asked if any of the Commissioners had any comments regarding Item 7. Hearing none, Chairman Lackey asked for a motion.

Commissioner Baldree made a motion for approval of Item 7 based on Staff's recommendations. Commissioner McCoy seconded the motion, and the motion passed by unanimous vote.

**OLD BUSINESS:**

**ITEM 8**

**PRELIMINARY PLAT REVIEW FOR CEDARBEACH ESTATES, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 47.82 ACRES LOCATED OFF OLD HILLSBORO ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT (1-2021-322)**

Mr. Sweet reviewed the background (see Staff Report), and Staff recommended approval of this Preliminary Plat with the following conditions:

1. A Notice of Coverage issued by TDEC will be required prior to the signing of the Final Plat;
2. A Land Disturbance Permit must be obtained for the overall development;
3. Driveway and drainage infrastructure must be complete, consistent with Zoning Ordinance requirements, prior to submittal of the Final Plat;

4. Fire hydrants, with a minimum flow rate of 500 gpm, shall be installed in the locations shown on the Preliminary Plat prior to submittal of the Final Plat;
5. Submit approval letter from TDOT for the location of the access easement prior to submittal of the Final Plat; and
6. Provide a letter from the water provider either stating the water lines are installed and functioning or provide a Performance Bond amount for water improvements, prior to signature and recording of the Final Plat.

Commissioner Lucyshyn asked Staff if the both items 8 and 9 are on the same property and if so why are they being heard as separate items. Mr. Sweet indicated that any Large Lot Easement subdivision can only be approved with 5 lots being served by that easement. Commissioner Lucyshyn asked if the easements are required to be separated by a certain distance. Mr. Sweet advised they are required to be separated by 200 feet for the entire length of the easement.

Hearing no further comments, Chairman Lackey called for a motion. Commissioner Crohan made a motion for approval of Item 8 based on Staff's recommendations. Commissioner McCoy seconded the motion, and the motion passed by unanimous vote.

(Commissioner Lothers arrived at 5:40 p.m.)

### **ITEM 9**

#### **PRELIMINARY PLAT REVIEW FOR BARREL CREEK TRAIL, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 41.27 ACRES LOCATED OFF OLD HILLSBORO ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT (1-2021-324)**

Mr. Sweet reviewed the background (see Staff Report), and Staff recommended approval of this preliminary plat with the following conditions:

1. A Notice of Coverage issued by TDEC will be required prior to the signing of the Final Plat;
2. A Land Disturbance Permit must be obtained for the overall development;
3. Driveway and drainage infrastructure must be complete, consistent with Zoning Ordinance requirements, prior to submittal of the Final Plat;
4. Fire hydrants, with a minimum flow rate of 500 gpm, shall be installed in the locations shown on the Preliminary Plat prior to submittal of the Final Plat;
5. Submit approval letter from TDOT for the location of the access easement prior to submittal of the Final Plat; and

6. Provide a letter from the water provider either stating the water lines are installed and functioning or provide a Performance Bond amount for water improvement, prior to signature and recording of the Final Plat.

Hearing no comments, Chairman Lackey called for a motion. Commissioner Crohan made a motion for approval of Item 9 based on Staff's recommendations. Commissioner McCord seconded the motion, and the motion passed by unanimous vote.

**SITE PLANS:**

**ITEM 10**

**NON-RESIDENTIAL SITE PLAN REVIEW FOR ARRINGTON VINEYARDS BARREL HOUSE ADDITION, ON 59.94 ACRES LOCATED OFF PATTON ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (5-2022-001)**

Mr. Holmes reviewed the background (see Staff Report), and Staff recommended approval of this non-residential site plan with the following conditions:

Hearing no comments, Chairman Lackey called for a motion. Commissioner Lothers made a motion for approval of Item 10 based on Staff's recommendations. Commissioner Rose seconded the motion, and the motion passed by unanimous vote.

**ITEM 11**

**NON-RESIDENTIAL SITE PLAN REVIEW FOR NOLENSVILLE CATHOLIC CAMPUS, CONTAINING 1 LOT ON 168 ACRES LOCATED OFF NOLENSVILLE ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (5-2022-003)**

Mr. Holmes reviewed the background (see Staff Report), and Staff recommended approval of this non-residential site plan with the following conditions:

- 1) All recommendations specified in the attached letter from the County's traffic consultant (See Attachment 11-4), must in place prior to the issuance of a Certification of Occupancy for buildings within the corresponding Phase of the project;
- 2) Prior to the issuance of a Certificate of Occupancy for the buildings associated with Phase 1, a Zoning Certificate must be obtained for the completed Non-Traditional 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) A letter from the owner/utility provider indicating that it has accepted the said system and is currently operating same;
  - c) As-built drawings showing the location of all system components and a sealed certification letter from the design engineer stating that the system was constructed in accordance with the approved construction plans and specifications;
  - d) Posting of a Performance Bond for the treatment and disposal system in the amount of \$211,600; and
  - e) Execution of Performance Agreements for the above referenced surety.

- 3) Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements;
- 4) Submittal to and approval by the County Engineer for the stormwater calculations and the grading and drainage plan prior to issuance of a Land Disturbance Permit;
- 5) Platting and recording of the wastewater lots prior to the issuance of Building Permits;
- 6) Establishment of a Performance Bond for Landscaping Improvements in the amount of \$200,000; and
- 7) All signage must be approved per Ordinance requirements.

Commissioner Lucyshyn asked if KCI could answer questions regarding the traffic study. Mr. Matteson stated that after speaking with KCI there has been information requested from the applicant that has not been received and it would be appropriate for the Commission to consider deferral of this item until that information has been received.

Tyler Fosnes, Engineer at KCI and the County's traffic consultant, stated he has asked for additional information to justify why no improvements are being made at Nolensville Road and Osburn Road and also Murfreesboro Road/Hwy 96 and Nolensville Road. The applicant has indicated part of the reasoning was Right-of-Way acquisition. KCI has requested analysis showing that the traffic is development generated traffic, however, at the time of the meeting the information has not been received.

Hearing no further comments, Chairman Lackey called for a motion. Commissioner Lucyshyn made a motion to defer Item 11 until the February 2022 meeting. Commissioner Rose seconded the motion, and the motion passed by unanimous vote.

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

#### **ITEM 12**

#### **NON-RESIDENTIAL SITE PLAN REVIEW FOR THE HOMES AT MULBERRY MEADOWS SUBDIVISION NONTRADITIONAL WASTEWATER SYSTEM, ON 198.4 ACRES LOCATED OFF TALIAFERRO ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (5-2022-002)**

Mr. Holmes reviewed the background (see Staff Report), and noted the applicant is requesting deferral of this non-residential site plan until the February 2022 meeting.

Hearing no comments, Chairman Lackey called for a motion. Commissioner McCoy made a motion to defer Item 12 based on Staff's recommendations. Commissioner Rose seconded the motion, and the motion passed by 8-0 vote with Commissioner McCord abstaining.

**PRELIMINARY PLATS:**

**ITEM 13**

**PRELIMINARY PLAT REVIEW FOR GREY BARN FARMS, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 119.92 ACRES LOCATED OFF KINNARD SPRINGS ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2022-300)**

Mr. Sweet reviewed the background (see Staff Report), and noted the applicant is requesting deferral of this preliminary plat until the March 2022 meeting.

Hearing no comments, Chairman Lackey called for a motion. Commissioner Crohan made a motion to defer Item 13 to the March 2022 meeting at the applicant's request and based on Staff's recommendations. Commissioner McCord seconded the motion, and the motion passed by unanimous vote.

**ITEM 14**

**PRELIMINARY PLAT REVIEW FOR PEYTONSVILLE ESTATES, CONTAINING 4 LOTS ON 46.66 ACRES LOCATED OFF PEYTONSVILLE-ARNO ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT (1-2022-301)**

Mr. Sweet reviewed the background (see Staff Report), and noted the applicant is requesting deferral of this Preliminary Plat until the February 2022 meeting.

Hearing no comments, Chairman Lackey called for a motion. Commissioner Lothers made a motion to defer Item 14 based on Staff's recommendations. Commissioner McCoy seconded the motion, and the motion passed by unanimous vote.

**ITEM 15**

**PRELIMINARY PLAT REVIEW FOR REEDS VALE, PHASE 1, CONTAINING 60 LOTS ON 97.68 ACRES LOCATED OFF LAMPKINS BRIDGE ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2022-303)**

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

1. Prior to Final Plat submittal for the first Section of the development, off-site roadway improvements, i.e. the deceleration lanes at both entrances to the development, must be completed to the satisfaction of the County Highway Superintendent;
2. Prior to Final Plat submittal for the first Section of the proposed subdivision, 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 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 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 \$320,500 for the treatment and disposal system as specified by the County's wastewater consultant;
  - e. The posting of a Performance Bond in the amount of \$29,100 for landscaping improvements as it relates to the referenced Nontraditional Wastewater Treatment and Disposal System; and
  - f. Execution of Performance Agreements for the above referenced sureties as they relate to the Nontraditional Wastewater Treatment and Disposal System.
3. No more than sixty-three (63) lots may receive Final Plat approval per year, beginning on the date of Concept Plan approval, which is June 10, 2021. This number may be adjusted based on changes to TDOT's projected completion schedule for the widening of Highway 96;
  4. 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 recorded concurrently with the recording of the Final Plat;
  5. Establishment of a performance bond for roads, drainage and erosion control;
  6. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
  7. Establishment of a performance bond for the wastewater collection system;
  8. Submission of landscaping plans and establishment of a performance bond for landscaping;
  9. Execution of Performance Agreements for the above referenced sureties;
  10. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
  11. 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 Lucyshyn asked for clarification on the 300 foot buffer along Lampkins Bridge Road. She asked if it was labeled wrong on the plat, and wants to confirm that there is a 50 foot right of way and a 300 foot buffer. Mr. Holmes stated that is correct.

Commissioner Lucyshyn asked why a cul-de-sac was labeled temporary and thought that since the zoning has changed that it may not be possible to develop

the adjacent property and wondered if it would be better to remove the "temporary" wording. Mr. Holmes stated that could be discussed at Final Plat submittal if it was the consensus of the Commission.

Commission Lucyshyn asked regarding the letter from KCI and site distance at the site had not been addressed and wonder if that could be added as a condition of approval. Mr. Holmes stated that could be considered but needs to be addressed in the motion. Mr. Matteson stated that could also be required by KCI prior to the issuance of the Land Disturbance Permit.

Commissioner Beth Lothers stated she also has concerns with the temporary cul-de-sac and worried that in the future it could be opened up to potential development and would rather it be removed for the protection of the homeowners. Mr. Matteson wanted to add that for clarification often times a connections are needed for safety. However, it was possible that this was labeled a temporary connection prior to the change of the zoning to 5 acres.

Kristi Ransom clarified that the date of June 10, 2021 is the date of Court approval and therefore the date from which the 63 lot limitation will be counted.

Hearing no further comments, Chairman Lackey called for a motion. Commissioner Lucyshyn made a motion to approve Item 15 per Staff's recommendation and adding the condition that confirmation of the adequate sight distance is available at the site. Commissioner Sanders seconded the motion, and the motion passed by unanimous vote.

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There being no further business, the meeting was adjourned at approximately 6:05 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON FEBRUARY 10, 2022.**

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