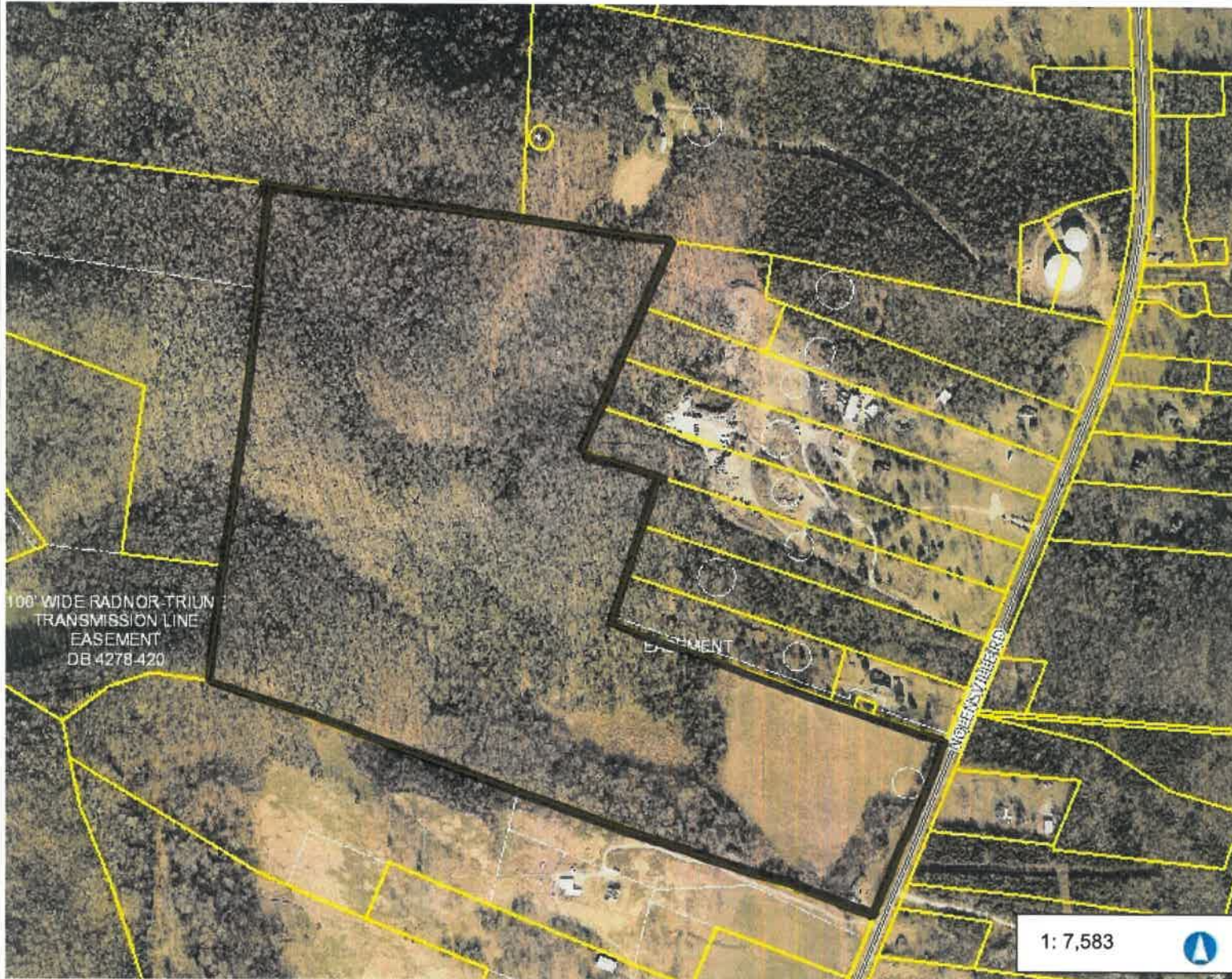


# ATTACHMENT 15-2



## Legend

- Parcels
- Notes
- Miscellaneous
- Easement
- Exemptions
- Conflicts
- Lines
- Corporate Limits
- BRENTWOOD
- FAIRVIEW
- FRANKLIN
- NOLENSVILLE
- SPRING HILL
- THOMPSONS STATION
- Parks
- Centerlines
- <all other values>
- INTERSTATE
- ACCESS
- LOCAL STREETS
- MAJOR ARTERIAL
- MAJOR COLLECTOR
- MINOR ARTERIAL
- MINOR COLLECTOR
- NO NAME
- UNCLASSIFIED

## Notes

0.2                      0                      0.12                      0.2 Miles

NAD\_1983\_StatePlane\_Tennessee\_FIPS\_4100\_Feet  
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

# ATTACHMENT 15-3



January 18, 2023

Mr. Mike Matteson  
Director, Williamson County Planning Department  
Administrative Complex  
1320 West Main Street  
Franklin, TN 37067

RE: Southpointe Community Church Wastewater Treat and Disposal Facility  
SSR No. 11-41-017.0

Dear Mr. Matteson:

As you requested, we have reviewed the DDR & DSIR for the Southpointe Community Church prepared by T-Square engineering. The DDR proposes a facility capable of treating and disposing of 7,500 gal of wastewater generated by the operations on the church campus.

We have ~~enforced~~ Article 20 of the Williamson County Zoning Ordinance, Nontraditional Wastewater Treatment and Disposal Systems, and we find that the applicant has met the required conditions. We recommend approval as submitted.

We recommend the following Performance Bond amount for the on-site treatment and disposal facility:

**On-Site Treatment and Disposal System:** Total Cost = \$220,000

Bond Amount - (\$220,000) x 30% = **\$66,000.00**

If you have questions, please feel free to call me at 615-383-1113.

Sincerely,

SMITH SECKMAN REID, INC.

Bo Butler, P.E.



# ATTACHMENT 15-4

KCI Technologies, Inc. | 500 11<sup>th</sup> Avenue N., Suite 290 | Nashville, TN 37203 | main: 615.370.8410 | www.kci.com

February 1, 2023

Mr. Michael Matteson  
Planning Director  
Williamson County  
1320 West Main Street, Suite 400  
Franklin, TN 37064

Re: TIS Review – Southpointe Church  
Williamson County, Tennessee

Dear Mike:

We have completed our review of the Traffic Impact Study (TIS) for the Southpointe Church, prepared by Burch Transportation, and dated August 5, 2022. Our comments in regard to this document are as follows:

## Proposed Development

The Southpointe Church development is proposed to be located along the west side of Nolensville Road, north of Osburn Road. Phase 1 of the proposed development is currently the only phased being proposed at this time. Phase 1 is planned to consist of a 21,618 square-foot building to accommodate a 193-occupant day care/private elementary school and multipurpose room for worship services with a maximum capacity of 360 occupants. Access from the proposed development to the public street system will be provided at one location on Nolensville Road.

## Traffic Volumes

Turning movement counts were conducted at the following intersections:

- Nolensville Road and Williams Road / York Road
- Nolensville Road and Osburn Road

The counts were conducted on typical weekdays and a typical Sunday in 2022. Turning movement counts were conducted at the intersections from 7:00 – 9:00 AM and from 2:30 – 4:30 PM on the weekday and from 10:00 AM – 12:00 PM on Sunday. Conservatively, the existing traffic volumes were increased by a factor of 1.10 to account for any traffic-related impacts of Covid-19.

Then, background traffic volumes for the Year 2027 were established according to standard procedures utilizing historical TDOT annual average daily traffic (AADT) on Nolensville Road. To establish the background volumes, the 2022 traffic volumes (adjusted up for Covid effects as discussed above) were increased by an additional 2% per year for five years to represent general growth in traffic volumes.

## MEMORANDUM

Date: February 1, 2023

Re: TIS Review – Southpointe Church

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We believe the procedures followed in the study to be a reasonable approach in developing the existing and background traffic volumes.

The directional distribution utilized in the TIS indicates that the traffic generated by the development will be oriented as follows:

- 40% to/from the north on Nolensville Road
- 30% to/from the south on Nolensville Road
- 14% to/from the east on York Road
- 14% to/from the west on Williams Road
- 2% to/from the east on Osburn Road

This directional distribution is generally consistent with current travel patterns as well as the existing regional access to the project site.

In estimating the traffic impacts of the proposed development, the peak hour trips generated by the proposed land use were calculated using standard procedures and factors taken from ITE's Trip Generation, 11<sup>th</sup> Edition.

### Capacity Analyses

In accordance with the traffic study scoping, the TIS included capacity analyses for all off-site study intersections under existing, background, and projected conditions. Also, the site access intersection was evaluated under projected conditions. The intersection capacity analyses were prepared according to standard traffic engineering methodologies as outlined in the Highway Capacity Manual, 6<sup>th</sup> Edition, (HCM) and reported Level of Service (LOS) and vehicular delay for all critical turning movements at the study intersections.

The results of the capacity analyses conducted for the existing and background conditions show the study intersections operating at LOS C or better.

The results of the capacity analyses conducted for the projected conditions show the study intersections operating at LOS C or better with the following exception:

- Under Year 2027 projected conditions without improvements, the intersection of Nolensville Road and Williams Road/York Road will operate at LOS D during the AM peak hour.

The study presented mitigation measures to improve the projected LOS for this study intersections. The mitigation measures are discussed in the Conclusions section of this memo.

## MEMORANDUM

Date: February 1, 2023

Re: TIS Review – Southpointe Church

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### Site Accesses

The TIS conducted sight distance measurements for the proposed site access as specified in the traffic study scoping. The TIS concluded that based on the measurements intersection sight distance that exceeds AASHTO guidance will be available at the proposed access location to the Southpointe Church.

The TIS evaluated the need for dedicated left and right turn lanes at the Project Access intersection. These warrant analyses were based on guidelines outlined in NCHRP Report 457: Engineering Study Guide for Evaluating Intersection Improvements. Based on the Year 2027 projected traffic volumes, the study concluded that the following turn lanes are warranted:

- A northbound left-turn lane is warranted at the intersection of Nolensville Road and the Site Access.
- A southbound right-turn lane is warranted at the intersection of Nolensville Road and the Site Access.

Furthermore, the TIS conducted an evaluation of on-site storage for the school drop-off/pick-up operations. Based on the site plan, the campus will include available space for 45 vehicles to queue on-site. This is expected to be sufficient to accommodate the proposed elementary school/daycare.

### Conclusions & Recommendations

Since the time that the TIS was submitted, some changes to the timing of phases have occurred. Based on coordination with the applicant, Phase 1 of the development will only include the multi-purpose room for worship services. Therefore, the below recommendations only refer to improvements required for the sanctuary land use. Based on our review of the TIS prepared by Burch Transportation, we concur with the following recommendations from the study:

#### **Nolensville Road and Site Access**

- The Site Access should include one entering lane and two exiting lanes, striped as separate left and right turn lanes with a minimum of 100 feet of storage.
- Construct a northbound left turn lane on Nolensville Road with 335 feet of storage at the intersection with the Site Access.
- Construct a southbound right turn lane on Nolensville Road with 325 feet of storage at the intersection with the Site Access.
- The Site Access should be designed and constructed to allow for sufficient intersection sight distance per AASHTO guidelines, clear of any obstructions such as vegetation, landscaping, hardscaping, signs, and fencing within the departure sight triangle.

**MEMORANDUM**

**Date:** February 1, 2023

**Re:** TIS Review – Southpointe Church

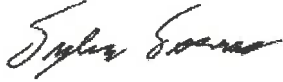
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Additional conclusions and recommendations are as follows:

- An updated traffic impact study is required to be completed before any further phases, including the elementary school/daycare, beyond Phase 1 (sanctuary land use) of the proposed development are constructed.

Please contact me if you have any questions regarding this review or if you need any additional information.

Sincerely,



Tyler Fosnes, P.E., KCI Technologies, Inc.

**ITEM 16**

**CONCEPT PLAN REVIEW FOR WEST HARPETH RANCH, CONTAINING 37 LOTS ON 113.36 ACRES, LOCATED OFF WEST HARPETH ROAD, IN THE 11<sup>TH</sup> VOTING DISTRICT (1-2023-203).**

Area	113.36 Acres
Lots	37
Zoning	MGA-1
Water	HB&TS Utility District
Sewer	Individual Septic Systems
Development Option	Traditional Subdivision
Chapter 1101 Status	Franklin UGB
Map and Parcel	118----00700
File Number	(1-2023-203)

The applicant is requesting deferral until the March 2023 meeting in order to allow more time to address staff comments. Staff concurs with this request.

Reviewer: MM  
Date: 2/9/2023

**ITEM 17**

**PRELIMINARY PLAT REVIEW FOR STONE RIDGE SUBDIVISION, LARGE LOT EASEMENT, CONTAINING 5 LOTS ON 63.92 ACRES, LOCATED OFF HARPETH SCHOOL ROAD, IN THE 2<sup>ND</sup> VOTING DISTRICT (1-2023-303).**

Area	63.92 acres
Lots	5
Zoning	Rural Development-5 (RD-5)
Water	H.B. & T.S. Utility District
Sewer	Individual Septic Systems
Development Option	Large Lot Easement
Chapter 1101 Status	Rural
Map and Parcel	144---02003

File Number (1-2022-303)

At this time, the applicant is requesting deferral to the March 2023 Planning Commission meeting to allow the applicant more time to address Staff comments. Staff concurs with this request.



**ITEM 18**

**PRELIMINARY SKETCH PLAN REVIEW (REVISED) FOR TEMPLE HILLS,  
INCLUSIVE OF SECTION 17, CONTAINING 38 TOWNHOUSE UNITS ON 13.34  
ACRES, LOCATED OFF TEMPLE ROAD IN THE 8<sup>TH</sup> VOTING DISTRICT.**

Area	13.34
Lots (Units)	38
Zoning	NC/ORSD
Water	Harpeth Valley Utility District (HVUD)
Sewer	HVUD
Chapter 1101 Status	PGA 3
Map and Parcel	015----2904
File Number	(1-2023-202)

The applicant is requesting deferral to the March 2023 meeting in order to allow more time to address staff comments. Staff concurs with this request.

Reviewer: JH  
Date: 2/9/23