

**AGENDA**  
**WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION**  
**Williamson County Administrative Complex**  
**March 9, 2023 at 5:30 p.m.**

**MINUTES:**

1. Approval of the February 9, 2023 Minutes

**CONSENT AGENDA:**

2. Consent Agenda

**BONDS:**

3. Daventry, Section 1 – Performance Bond for Roads, Drainage and Erosion Control located off Tulloss Road.
4. Daventry, Section 2 – Maintenance Bond for Water (N/CG) located off Tulloss Road.
5. Daventry, Section 3 – Maintenance Bond for Water (N/CG) located off Tulloss Road.
6. Daventry, Section 3 – Performance Bond for Roads, Drainage and Erosion Control located off Tulloss Road.
7. Enclave at Dove Lake Amenity – Maintenance Bond for Landscaping located off Nolensville Road.
8. Falls Grove, Section 4 – Maintenance Bond for Roads, Drainage and Erosion Control located off Eudailey-Covington Road.
9. Lookaway Farms, Section 2 – Maintenance Bond for Landscaping located off Clovercroft Road.
10. Southall Rural Retreat – Maintenance Bond for Landscaping located off Carters Creek Pike.
11. The Mill at Bond Springs, Section 3 – Performance Bond for Landscaping located off Bethesda Road.
12. The Mill at Bond Springs, Section 3 – Performance Bond for Roads, Drainage and Erosion Control located off Bethesda Road.

13. Weatherford Estates – Maintenance Bond for Roads, Drainage and Erosion Control located off Arno Road.

**OLD BUSINESS:**

14. Preliminary Plat Review for King Estates, Large Lot Easement Subdivision, containing 3 lots on 15 acres, located off Forrest Glenn Road, in the 1<sup>st</sup> Voting District (1-2023-300).

~~15. 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 9<sup>th</sup> Voting District (1-2022-300).~~     **WITHDRAWN**

~~16. Preliminary Plat Review for The Grace Lynn Neely Property, Large Lot Easement Subdivision, containing 4 lots on 35.61 acres, located off Spanntown Road, in the 5<sup>th</sup> Voting District (1-2023-302).~~     **WITHDRAWN**

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).

18. 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).

**NON-RESIDENTIAL SITE PLANS:**

19. Page High School, Phase IV, containing 49.59 acres, located off Arno Road, in the 5<sup>th</sup> Voting District (5-2023-003).

**FINAL PLATS:**

20. Final Plat Review for Fiddler’s Glen, Section 1, containing 51 lots on 104.71 acres, located off Murfreesboro Road, in the 5th Voting District (1-2023-402).

21. Final Plat Review for Caymus Subdivision, Large Lot Easement Subdivision, containing 6 lots on 35.59 acres, located off South Carothers Road, in the 12<sup>th</sup> Voting District (1-2023-404).

22. Final Plat Review for St. Marlo, Section 4, containing 36 lots on 21.73 acres, located off Long Lane, in the 12<sup>th</sup> Voting District (1-2023-403).

**OTHER:**

23. Preliminary Sketch Plan Review (Revised) for Temple Hills, inclusive of Section 17, containing 36 townhouse units on 13.34 acres, located off Temple Road, in the 8<sup>th</sup> Voting District (1-2023-202). (Deferred from February 2023 Meeting.)

MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF February 9, 2023

MEMBERS PRESENT

Sammie McCoy  
Don Crohan  
John Lackey  
Sharon Hatcher  
Jessica Lucyshyn  
Keith McCord  
Rhonda Rose  
Eddie Sanders  
Stephen Lane  
Bryan Richter

STAFF PRESENT

Joe Horne, Community Development Director  
Michael Matteson, Planning Director  
Floyd Heflin, County Engineer  
Kristi Ransom, Attorney  
Aaron Holmes, Planning Coordinator  
William Andrews, Assistant to County Engineer  
Lincoln Sweet, Planner  
Charlie Waldrop, Planning Technician  
Debbie Smith, Admin. Office Manager  
Lania Escobar, Planning Assistant  
Julie Wilkerson, Planning Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, February 9, 2023, at 5:30 p.m., in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree and Clifford were not able to attend.

Chairman McCoy called the meeting to order and took Roll Call. A quorum was present. (At this time, Commissioner Lucyshyn arrived.)

Chairman McCoy asked if there were any announcements.

Mike Matteson referenced a request for a Non-Agenda Item for Starnes Creek, Section 1, located off Meeks Road, which is up for Final Plat Review (Reapproval). Mr. Matteson noted that the control point, which was the basis of the survey was off, shifting everything just a few feet, which merits another review/reapproval.

Chairman McCoy asked for discussion or a motion regarding the Non-Agenda Item. Commissioner Crohan made a motion to approve the inclusion of the Non-Agenda Item as part of the Agenda. Commissioner Hatcher seconded the motion. The motion was unanimously approved. The Non-Agenda Item will be identified as Item 19.

**CONSIDERATION OF JANUARY 2023 MINUTES:**

Chairman McCoy asked if there were any comments on the January 12, 2023 Minutes. Hearing none, he called for a motion. Commissioner Crohan made a motion to approve the January 12, 2023 Minutes. The motion was seconded by Commissioner Hatcher. The motion was unanimously approved.

**CONSENT AGENDA:**

Commissioner Hatcher recused herself from the Consent Agenda discussion and vote.

Chairman McCoy asked if anyone wanted to remove an Item from the Consent Agenda for separate consideration. Hearing none, Chairman McCoy asked for a motion. Commissioner Crohan made a motion to approve the Consent Agenda. The motion was seconded by Commissioner McCord. The motion was unanimously approved.

**BONDS:**

3. Currey Ingram Academy – Performance Bond for Wastewater Treatment and Disposal System - \$90,000. Recommendation: Extend in the current amount for one (1) year.

4. Hart's Landmark – Maintenance Bond for Water (City of Franklin) – \$20,600. Recommendation: Extend in the current amount for one (1) year.
5. High Park Hill Wastewater System – Performance Bond for Wastewater Treatment and Disposal System - \$381,600. Recommendation: Extend in the current amount for one (1) year.
6. High Park Hill Wastewater System – Performance Bond for Landscaping - \$12,400. Recommendation: Extend in the current amount for six (6) months.
7. Lookaway Farms, Section 1 – Maintenance Bond for Roads, Drainage and Erosion Control - \$375,000. Recommendation: Extend in the current amount for one (1) year.
8. Long Lane Wastewater System – Performance Bond for Landscaping - \$75,700. Recommendation: Reduce to maintenance in the amount of \$22,710 for six (6) months.
9. Long Lane Wastewater – Performance Bond for Wastewater Treatment and Disposal System - \$283,000. Recommendation: Convert to maintenance in the current amount for a period of two (2) years.
10. McDaniel Estates, Section 3 – Performance Bond for Wastewater Collection System - \$182,000. Recommendation: Reduce to maintenance in the amount of \$54,600 for a period of two (2) years.
11. Terravista Wastewater System - Performance Bond for Wastewater Treatment and Disposal System - \$120,000. Recommendation: Convert to maintenance in the current amount for a period of two (2) years.
12. The Grove, Section 14 – Performance Bond for Wastewater Collection System - \$214,800. Recommendation: Reduce to maintenance in the amount of \$64,440 for a period of two (2) years.
13. The Grove, Section 15 – Performance Bond for Roads, Drainage and Erosion Control - \$2,206,000. Recommendation: Reduce to maintenance in the amount of \$975,000 for one (1) year.

**OLD BUSINESS:**

**ITEM 14**

**PRELIMINARY PLAT REVIEW FOR THE GRACE LYNN NEELY PROPERTY, LARGE LOT EASEMENT SUBDIVISION, CONTAINING FOUR (4) LOTS ON 35.61 ACRES, LOCATED OFF SPANNTOWN ROAD, IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2023-302).**

Mr. Sweet reviewed the background (see Staff Report), recommending deferral to the March 2023 Planning Commission meeting.

Chairman McCoy asked for discussion or a motion. Commissioner Richter made a motion to defer Item 14 to the March 2023 meeting per Staff Recommendation. The motion was seconded by Commissioner McCord. The motion was unanimously approved.

Chairman McCoy recused himself from Item 15, turning the meeting over to Vice-Chairman Crohan to chair.

**NON-RESIDENTIAL SITE PLANS:**

**ITEM 15**

**NON-RESIDENTIAL SITE PLAN REVIEW FOR SOUTHPOINTE COMMUNITY CHURCH, CONTAINING 114.50 ACRES, LOCATED OFF NOLENSVILLE ROAD, IN THE 5<sup>TH</sup> VOTING DISTRICT (5-2023-002).**

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

1. All recommendations specified in the attached letter from the County's Traffic Consultant (See Attachment 15-4), must be in place prior to the issuance of a Certificate 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 the Tennessee Department of Environment and Conservation (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; and
  - d) Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond for the On-Site Treatment and Disposal System in the amount of \$66,000.
3. Prior to the submission of Building Permit applications, the posting of a Performance Bond for Landscaping Improvements in the amount of \$55,000;
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. Execution of a 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. All signage must be approved per Ordinance Requirements.

Vice-Chairman Crohan asked the applicant to come forward to address any questions commissioners might have. Mr. Nyquist appeared and had no additions or changes to Staff Recommendations.

Vice-Chairman Crohan asked for a motion. Commissioner McCord made a motion to approve Item 15 per Staff Recommendation. The motion was seconded by Commissioner Richter. The motion was unanimously approved.

Vice-Chairman Crohan then returned chairmanship back to Chairman McCoy.

**CONCEPT PLANS:**

**ITEM 16**

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

Mr. Matteson reviewed the background (see Staff Report), recommending deferral to the March 2023 Planning Commission meeting.

Chairman McCoy asked for discussion or a motion. Commissioner Crohan made a motion to defer Item 16 to the March 2023 meeting per Staff Recommendation. The motion was seconded by Commissioner Richter. The motion was unanimously approved.

**PRELIMINARY PLATS:**

**ITEM 17**

**PRELIMINARY PLAT REVIEW FOR STONE RIDGE SUBDIVISION, LARGE LOT EASEMENT SUBDIVISION, CONTAINING FIVE (5) LOTS ON 63.94 ACRES, LOCATED OFF HARPETH SCHOOL ROAD, IN THE 2<sup>ND</sup> VOTING DISTRICT (1-2023-303).**

Mr. Sweet reviewed the background (see Staff Report), recommending deferral to the March 2023 Planning Commission meeting.

Chairman McCoy asked for discussion or a motion. Commissioner Crohan made a motion to defer Item 17 to the March 2023 meeting per Staff Recommendation. The motion was seconded by Commissioner McCord. The motion was unanimously approved.

**OTHER:**

**ITEM 18**

**PRELIMINARY SKETCH PLAN REVIEW (REVISED) FOR TEMPLE HILLS, INCLUSIVE OF SECTION 17, CONTAINING THIRTY-SIX (36) TOWNHOUSE UNITS ON 13.34 ACRES, LOCATED OFF TEMPLE ROAD, IN THE 8<sup>TH</sup> VOTING DISTRICT (1-2023-202).**

Mr. Horne reviewed the background (see Staff Report), recommending deferral to the March 2023 Planning Commission meeting.

Chairman McCoy asked for discussion or a motion. Commissioner Crohan made a motion to defer Item 18 to the March 2023 meeting per Staff Recommendation. The motion was seconded by Commissioner Lane. The motion was unanimously approved.

**NON-AGENDA ITEM 19**

**FINAL PLAT REVIEW (REAPPROVAL) FOR STARNES CREEK, SECTION 1, CONTAINING EIGHTEEN (18) LOTS ON 75.61 ACRES, LOCATED OFF MEEKS ROAD, IN 5<sup>TH</sup> VOTING DISTRICT (1-2022-410).**

Mr. Holmes reviewed the background (see Staff Reports), recommending approval with the following Recommendations:

1. The approved HOA documents must be recorded concurrently with the recording of the Final Plat;
2. Establishment of a Performance Bond for Roads, Drainage and Erosion Control in the amount of \$1,200,000. This is a reduced amount based on work completed;
3. Establishment of a Maintenance Bond for Water Improvements in favor of Milcrofton Utility District in the amount of \$140,700;
4. Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond for the Wastewater Collection System in the amount of \$100,000;
5. Establishment of a Performance Bond for Landscaping in the amount of \$46,000;
6. Execution of Performance Agreements for the above-referenced sureties;
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.

Chairman McCoy asked for discussion or a motion. Commissioner Crohan made a motion to reapprove, based on Staff Recommendations. The motion was seconded by Commissioner Richter. The motion was unanimously approved.

Chairman McCoy asked if there was any more business. There being no further business, Chairman McCoy asked for a motion to adjourn. Commissioner Lackey moved to adjourn. The motion was unanimously approved.

The meeting was adjourned at approximately 5:44 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON MARCH 9, 2023.**

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Chairman



**CONSENT AGENDA**  
**WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION**  
**Williamson County Administrative Complex**  
**February 9, 2023**

**BONDS:**

3. Daventry, Section 1 – Performance Bond for Roads, Drainage and Erosion Control - \$200,000  
Recommendation: Convert to maintenance in the current amount for a period of one (1) year.
4. Daventry, Section 2 – Maintenance Bond for Water (N/CG) - \$28,500  
Recommendation: Release the bond.
5. Daventry, Section 3 – Maintenance Bond for Water (N/CG) - \$65,000  
Recommendation: Release the bond.
6. Daventry, Section 3 – Performance Bond for Roads, Drainage and Erosion Control - \$370,000  
Recommendation: Convert to maintenance in the current amount for a period of one (1) year.
7. Enclave at Dove Lake Amenity – Maintenance Bond for Landscaping - \$2,500  
Recommendation: Release the bond.
8. Falls Grove, Section 4 – Maintenance Bond for Roads, Drainage and Erosion Control - \$295,000  
Recommendation: Extend in the current amount for one (1) year with a review in four (4) months.
9. Lookaway Farms, Section 2 – Maintenance Bond for Landscaping - \$19,250  
Recommendation: Release the bond.
10. Southall Rural Retreat – Maintenance Bond for Landscaping - \$23,250  
Recommendation: Release the bond.
11. The Mill at Bond Springs, Section 3 – Performance Bond for Landscaping - \$225,000  
Recommendation: Defer until the May 2023 meeting.
12. The Mill at Bond Springs, Section 3 – Performance Bond for Roads, Drainage and Erosion Control - \$225,000  
Recommendation: Extend in the current amount for one (1) year.
13. Weatherford Estates – Maintenance Bond for Roads, Drainage and Erosion Control - \$200,000  
Recommendation: Extend in the current amount for one (1) year with a review in six (6) months.

**Final Plats:**

22. Final Plat Review for St. Marlo, Section 4, containing 36 lots on 21.73 acres, located off Long Lane, in the 12<sup>th</sup> Voting District (1-2023-403).

Staff recommends approval of the Final Plat with the following conditions:

1. Establishment of a performance bond for roads, drainage and erosion control in the amount of \$1,600,000. This amount is based on work completed;

2. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District in the amount of \$210,040;
3. Per the recommendation of the County's consultant, establishment of a performance bond in the amount of \$118,200 for the wastewater collection system;
4. Execution of performance agreements for the above referenced sureties;
5. The approved HOA documents must be recorded concurrently with the recording of the Final Plat;
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.

MOTION TO ACCEPT STAFF RECOMMENDATION

\_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ VOTE: \_\_\_\_\_

NOTE: All matters listed under the consent agenda are considered to be routine. There will be no separate discussion of these items unless a Planning Commission member so requests, in which case it will be removed from the consent agenda so that discussion may be held on that item.

**ITEM 3**

**NAME:**               **DAVENTRY, SECTION 1**

**BOND TYPE:**       **PERFORMANCE BOND FOR ROADS, DRAINAGE AND  
EROSION CONTROL**

**LOCATION:**           TULLOSS RD

**BACKGROUND:**    The following table shows the previous history of the bond.

<b>MEETING DATE</b>	<b>BOND TYPE</b>	<b>ACTION TAKEN</b>	<b>BOND AMOUNT</b>
July 2019	Performance RDE	Implemented	\$200,000
July 2020	Performance RDE	Extend	\$200,000
July 2021	Performance RDE	Extend	\$200,000
July 2022	Performance RDE	Extend	\$200,000

**LAST ACTION:** At the July 2022 meeting, this body granted approval to extend this bond in the current amount for a period of one (1) year.

**RECOMMENDATION:** Staff visited the site and noted that improvements have been made. Staff recommends that this bond be converted to maintenance in the current amount and extended for a period of one (1) year.

**CURRENT**

\$200,000  
Performance

**RECOMMENDED**

\$200,000  
Maintenance

**ITEM 4**

**NAME:**               **DAVENTRY, SECTION 2**

**BOND TYPE:**       **MAINTENANCE BOND FOR WATER (N/CG)**

**LOCATION:**           TULLOSS RD

**BACKGROUND:**    The following table shows the previous history of the bond.

<b>MEETING DATE</b>	<b>BOND TYPE</b>	<b>ACTION TAKEN</b>	<b>BOND AMOUNT</b>
May 2019	Performance Water	Implemented	\$190,000
July 2020	Performance Water	Reduce to Maint & Extend	\$28,500
June 2021	Maintenance	Extend	\$28,500
June 2022	Maintenance	Extend	\$28,500

**LAST ACTION:** At the June 2022 meeting, this body granted approval to extend this bond in the current amount for a period of six (6) months.

**RECOMMENDATION:** Nolensville College Grove Utility District is requesting this bond be released. Staff concurs with this request.

**CURRENT**

\$28,500  
Maintenance

**RECOMMENDED**

Release

**ITEM 5**

**NAME:**               **DAVENTRY, SECTION 3**

**BOND TYPE:**       **MAINTENANCE BOND FOR WATER (N/CG)**

**LOCATION:**           OFF TULLOSS ROAD

**BACKGROUND:**    The following table shows the previous history of the bond.

<b>MEETING DATE</b>	<b>BOND TYPE</b>	<b>ACTION TAKEN</b>	<b>BOND AMOUNT</b>
June 2021	Maintenance Water	Implemented	\$65,000
May 2022	Maintenance Water	Implemented	\$65,000

**LAST ACTION:** At the May 2022 meeting, this body granted approval to extend this bond in the current amount for a period of one (1) year.

**RECOMMENDATION:** Nolensville College Grove Utility District is requesting this bond be released. Staff concurs with this request.

**CURRENT**

\$65,000  
Maintenance

**RECOMMENDED**

Release

**ITEM 6**

**NAME:**                   **DAVENTRY, SECTION 3**

**BOND TYPE:**           **PERFORMANCE BOND FOR ROADS, DRAINAGE AND  
EROSION CONTROL**

**LOCATION:**              OFF TULLOSS ROAD

**BACKGROUND:**       The following table shows the previous history of the bond.

<b>MEETING DATE</b>	<b>BOND TYPE</b>	<b>ACTION TAKEN</b>	<b>BOND AMOUNT</b>
June 2021	Performance RDE	Implemented	\$370,000
May 2022	Performance RDE	Extend	\$370,000

**LAST ACTION:** At the May 2022 meeting, this body granted approval to extend this bond in the current amount for a period of one (1) year.

**RECOMMENDATION:** Staff visited the site and noted that some improvements have made. Staff recommends that this bond be converted to maintenance in the current amount and extended for a period of one (1) year.

**CURRENT**

\$370,000  
Performance

**RECOMMENDED**

\$370,000  
Maintenance

**ITEM 7**

**NAME:** ENCLAVE AT DOVE LAKE AMENITY CENTER

**BOND TYPE:** MAINTENANCE BOND FOR LANDSCAPING

**LOCATION:** NOLENSVILLE ROAD

**BACKGROUND:** The following table shows the previous history of the bond.

<b>MEETING DATE</b>	<b>BOND TYPE</b>	<b>ACTION TAKEN</b>	<b>BOND AMOUNT</b>
July 2020	Performance Landscaping	Implemented	\$8,200
September 2021	Performance Landscaping	Extend	\$8,200
March 2022	Performance Landscaping	Extend	\$8,200
September 2022	Performance Landscaping	Reduce to Maint & Extend	\$2,500

**LAST ACTION:** At the September 2022 meeting, this body granted approval to reduce this bond to maintenance in the amount of \$2,500 for a period of six (6) months.

**RECOMMENDATION:** Staff visited the site and noted the landscaping has survived the maintenance period. Staff recommends this bond be released.

**CURRENT**

\$2,500  
Maintenance

**RECOMMENDED**

Release

REVIEWER: DS  
DATE: 03/09/2023

**ITEM 8**

**NAME:** FALLS GROVE, SECTION 4

**BOND TYPE:** MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL

**LOCATION:** OFF EUDAILEY COVINGTON RD

**BACKGROUND:** The following table shows the previous history of the bond.

<b>MEETING DATE</b>	<b>BOND TYPE</b>	<b>ACTION TAKEN</b>	<b>BOND AMOUNT</b>
March 2018	Performance RDE	Implemented	\$597,000
March 2019	Performance RDE	Extend	\$597,000
March 2020	Performance RDE	Reduce to Maint. & Extend	\$295,000
March 2021	Maintenance RDE	Extend	\$295,000
March 2022	Maintenance RDE	Extend	\$295,000

**LAST ACTION:** At the March 2022 meeting, this body granted approval to extend this bond in the current amount for a period of one (1) year.

**RECOMMENDATION:** Staff visited the site and noted that improvements have been made. The developer has requested that this bond be released. The Engineering staff will work toward release of the bond with the Williamson County Highway Commission and the County Commission. Staff recommends that this bond be extended for a period of one (1) year with a review in four (4) months.

**CURRENT**

\$295,000  
Maintenance

**RECOMMENDED**

\$295,000  
Maintenance

REVIEWER: WA  
DATE: 03/09/2023



**ITEM 9**

**NAME:** LOOKAWAY FARMS, SECTION 2

**BOND TYPE:** PERFORMANCE BOND FOR LANDSCAPING

**LOCATION:** OFF CLOVERCROFT ROAD

**BACKGROUND:** The following table shows the previous history of the bond.

<b>MEETING DATE</b>	<b>BOND TYPE</b>	<b>ACTION TAKEN</b>	<b>BOND AMOUNT</b>
September 2021	Performance Landscaping	Implemented	\$64,185
September 2022	Performance Landscaping	Reduce to Maint & Extend	\$19,250

**LAST ACTION:** At the September 2022 meeting, this body granted approval to reduce this bond to maintenance in the amount of \$19,250 for a period of six (6) months.

**RECOMMENDATION:** Staff visited the site and noted the landscaping has survived the maintenance period. Staff recommends this bond be released.

**CURRENT**

\$19,250  
Maintenance

**RECOMMENDED**

Release

**ITEM 10**

**NAME:** SOUTHALL RURAL RETREAT

**BOND TYPE:** MAINTENANCE BOND FOR LANDSCAPING

**LOCATION:** CARTERS CREEK PK

**BACKGROUND:** The following table shows the previous history of the bond.

<b>MEETING DATE</b>	<b>BOND TYPE</b>	<b>ACTION TAKEN</b>	<b>BOND AMOUNT</b>
August 2019	Performance Landscaping	Implemented	\$77,500
September 2020	Performance Landscaping	Extend	\$77,500
March 2021	Performance Landscaping	Extend	\$77,500
March 2022	Performance Landscaping	Extend	\$77,500
September 2022	Performance Landscaping	Reduce to Maint & Extend	\$23,250

**LAST ACTION:** At the September 2022 meeting, this body granted approval to reduce this bond to maintenance in the amount of \$23,250 for a period of six (6) months.

**RECOMMENDATION:** Staff visited the site and noted the landscaping has survived the maintenance period. Staff recommends this bond be released.

**CURRENT**

\$23,250  
Maintenance

**RECOMMENDED**

Release

REVIEWER: DS  
DATE: 03/09/2023

**ITEM 11**

**NAME:** THE MILL AT BOND SPRINGS, SECTION 3

**BOND TYPE:** PERFORMANCE BOND FOR LANDSCAPING

**LOCATION:** BETHESDA RD

**BACKGROUND:** The following table shows the previous history of the bond.

<b>MEETING DATE</b>	<b>BOND TYPE</b>	<b>ACTION TAKEN</b>	<b>BOND AMOUNT</b>
February 2022	Performance Landscaping	Implemented	\$72,700

**LAST ACTION:** At the February 2022 meeting, this body granted approval of this final plat with the following conditions: 1) Establishment of a performance bond for roads, drainage and erosion control in the amount of \$225,000. This amount is based on work completed; 2) Establishment of a performance bond for landscaping in the amount of \$72,700; 3) Execution of performance agreements for the above referenced sureties; 4) The approved HOA documents must be recorded concurrently with the recording of the Final Plat; 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.

**RECOMMENDATION:** The applicant has indicated the landscaping will be installed this Spring. Staff recommends deferral until the May 2023 meeting.

**CURRENT**

\$72,700  
Performance

**RECOMMENDED**

Defer

**ITEM 12**

**NAME:** THE MILL AT BOND SPRINGS, SECTION 3

**BOND TYPE:** PERFORMANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL

**LOCATION:** BETHESDA RD

**BACKGROUND:** The following table shows the previous history of the bond.

<b>MEETING DATE</b>	<b>BOND TYPE</b>	<b>ACTION TAKEN</b>	<b>BOND AMOUNT</b>
February 2022	Performance RDE	Implemented	\$225,000

**LAST ACTION:** At the February 2022 meeting, this body granted approval of this final plat with the following conditions: 1) Establishment of a performance bond for roads, drainage and erosion control in the amount of \$225,000. This amount is based on work completed; 2) Establishment of a performance bond for landscaping in the amount of \$72,700; 3) Execution of performance agreements for the above referenced sureties; 4) The approved HOA documents must be recorded concurrently with the recording of the Final Plat; 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.

**RECOMMENDATION:** Staff visited the site and noted that some improvements have been made. Staff recommends that this bond be extended in the current amount for a period of one (1) year.

**CURRENT**

\$225,000  
Performance

**RECOMMENDED**

\$225,000  
Performance

Reviewer: WA  
Date: 03/09/2023

**ITEM 13**

**NAME:** WEATHERFORD ESTATES

**BOND TYPE:** MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL

**LOCATION:** OFF ARNO RD

**BACKGROUND:** The following table shows the previous history of the bond.

<b>MEETING DATE</b>	<b>BOND TYPE</b>	<b>ACTION TAKEN</b>	<b>BOND AMOUNT</b>
January 2016	Performance RDE	Implemented	\$200,000
January 2017	Performance RDE	Extend	\$200,000
January 2018	Performance RDE	Extend	\$200,000
April 2019	Performance RDE	Extend	\$200,000
March 2020	Performance RDE	Extend	\$200,000
March 2021	Performance RDE	Extend	\$200,000
March 2022	Performance RDE	Convert to Maint & extend	\$200,000

**LAST ACTION:** At the March 2022 meeting, this body granted approval to convert this bond to maintenance in the current amount for a period of one (1) year.

**RECOMMENDATION:** Staff visited the site and noted that improvements have been made. The developer is working toward repairing deficient items and providing the required documentation for release of the bond. Staff recommends that this bond be extended for a period on one (1) year in the current amount, with a review in six (6) months.

**CURRENT**

\$200,000  
Maintenance

**RECOMMENDED**

\$200,000  
Maintenance

Reviewer: WA  
Date: 03/09/2023

**ITEM 14**

**PRELIMINARY PLAT REVIEW FOR KING ESTATES, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 3 LOTS ON 15 ACRES, LOCATED OFF FORREST GLENN ROAD, IN THE 1<sup>ST</sup> VOTING DISTRICT (1-2023-300).**

Area	15.00 acres
Lots	3
Zoning	MGA-5/RP-5
Water	Water Authority of Dickson County
Sewer	Individual Septic Systems
Development Option	Large Lot Easement Subdivision
Chapter 1101 Status	Fairview UGB/Rural
Map and Parcel	068---01500
File Number	(1-2023-300)

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

Reviewer: LS  
Date: 03/09/2023

**ITEM 15**

**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 9<sup>TH</sup> VOTING DISTRICT (1-2022-300).**

**WITHDRAWN**

**ITEM 16**

**PRELIMINARY PLAT REVIEW FOR THE GRACE LYNN NEELY PROPERTY, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 4 LOTS ON 35.61 ACRES, LOCATED OFF SPANNTOWN ROAD, IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2023-302).**

**WITHDRAWN**



**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 April 2023 Planning Commission meeting to allow the applicant more time to address Staff comments. Staff concurs with this request.

Reviewer: LS  
Date: 03/09/2023