

AGENDA
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
Williamson County Administrative Complex
April 13, 2023 at 5:30 p.m.

MINUTES:

1. Approval of the March 9, 2023 Minutes

CONSENT AGENDA:

2. Consent Agenda

BONDS:

3. Arrington Ridge, Section 1 – Maintenance Bond for Roads, Drainage and Erosion Control located off Cox Road.
4. Arrington Ridge, Section 2 – Performance Bond for Landscaping located off Cox Road.
5. Blackberry Ridge – Maintenance Bond for Roads, Drainage and Erosion Control located off Bending Chestnut Road.
6. Cox Ladd Treatment Facility – Performance Bond for Landscaping located off Cox Road.
7. Daventry, Section 3 – Performance Bond for Landscaping located off Tulloss Road.
8. Falls Grove, Section 6 – Maintenance Bond for Roads, Drainage and Erosion Control located off Eudailey Covington Road.
9. Franklin Christian Church – Performance Bond for Landscaping located off Clovercroft Road.
10. High Park Hill, Section 1 – Performance Bond for Roads, Drainage and Erosion Control located off Murfreesboro Road.
11. LDR Stables & Farms – Performance Bond for Landscaping located off Del Rio Pike.
12. McDaniel Estates, Section 4 – Performance Bond for Roads, Drainage and Erosion Control located off McDaniel Road.
13. Terravista, Section 1 – Performance Bond for Landscaping located off Long Lane.

14. Terravista, Section 1 – Performance Bond for Roads, Drainage and Erosion Control located off Long Lane.
15. Terravista, Section 1 – Performance Bond for Water (Milcrofton) located off Long Lane.
16. Terravista, Section 1 – Performance Bond for Wastewater Collection System located off Long Lane.
17. The Mill at Bond Springs, Section 1 – Performance Bond for Roads, Drainage and Erosion Control located off Bethesda Road.
18. Troubadour, Section 2 – Maintenance Bond for Roads, Drainage and Erosion Control located off Cox Road.
19. Troubadour, Section 3 – Maintenance Bond for Roads, Drainage and Erosion Control located off Cox Road.
20. Vineyard Valley, Section 3 – Performance Bond for Roads, Drainage and Erosion Control located off Eudailey Covington Road.

OLD BUSINESS:

- ~~21. Preliminary Plat Review for Stone Ridge Subdivision, Large Lot Easement, containing 5 lots on 63.92 acres, located off Harpeth School Road, in the 2ND Voting District (1-2023-303).~~ **WITHDRAWN**
22. Preliminary Plat Review for King Estates, Large Lot Easement Subdivision, containing 3 lots on 15 acres, located off Forrest Glenn Road, in the 1st Voting District (1-2023-300).
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 8th Voting District (1-2023-202).

PUBLIC HEARING

24. Amendment to Article 11 of the Williamson County Zoning Ordinance regarding uses that may be served by Nontraditional Wastewater Treatment and Disposal Systems (6-2023-603).

PRELIMINARY PLATS:

25. Preliminary Plat Review for High Park Hill Subdivision, Phase 3, containing 39 lots on 34.28 acres, located off Murfreesboro Road, in the 5th Voting District (1-2023-304).

FINAL PLATS:

26. Final Plat Review for High Park Hill, Section 2, containing 39 lots on 15.34 acres, located off Murfreesboro Road, in the 5th Voting District (1-2023-405).
27. Final Plat Review for Fiddlers Glen, Section 2, containing 30 lots on 78.69 acres, located on Second Fiddle Way and Fiddler's Glen (4915 Murfreesboro Road), in the 5th Voting District (1-2023-406).
28. Final Plat Review for La Bergerie II, Large Lot Easement Minor Subdivision, containing 2 lots on 10 acres, located near Wilson Pike, in the 4th Voting District (1-2023-407).

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

MEMBERS PRESENT

Sammie McCoy

Don Crohan

John Lackey

Sharon Hatcher

Jessica Lucyshyn

Keith McCord

Rhonda Rose

Stephen Lane

Bryan Richter

Robin Baldree

Brian Clifford

STAFF PRESENT

Joe Horne, Community Development Director

Michael Matteson, Planning Director

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, March 9, 2023, at 5:30 p.m., in the Auditorium of the Williamson County Administrative Complex. Commissioner Sanders was not able to attend.

Chairman McCoy called the meeting to order and took Roll Call. A quorum was present.

Chairman McCoy asked if there were any announcements.

Mike Matteson said that Items 15 and 16 had been withdrawn from the March Agenda.

He then announced, "Tonight is the end of an era: Commissioner John Lackey was appointed to the Planning Commission in 1983, and after a 40-year run--the likes of which we will *never see* again at any board or commission level--John has decided not to be reappointed for another term. Tonight is John's last meeting."

Mr. Matteson cited many of the stellar achievements by which the Planning Commission, under Commissioner Lackey's chairmanship, had attained: multiple comprehensive plan updates, along with zoning changes that are pivotal for our future as an unincorporated county. He then thanked Commissioner Lackey for his service, leadership and humor.

Joe Horne then stepped forward, presenting Commissioner Lackey with a plaque commemorating his forty years of excellence in service and leadership.

CONSIDERATION OF FEBRUARY 2023 MINUTES:

Chairman McCoy asked if there were any comments on the February 9, 2023 Minutes. Hearing none, he called for a motion. Commissioner Lane made a motion to approve the February 9, 2023 Minutes. The motion was seconded by Commissioner Crohan. 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 Lane. The motion was unanimously approved.

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 PLAT:

ITEM 22

FINAL PLAT REVIEW FOR ST. MARLO, SECTION 4, CONTAINING 36 LOTS ON 21.73 ACRES, LOCATED OFF LONG LANE, IN THE 12TH VOTING DISTRICT (1-2023-403).

1. Establishment of a Performance Bond for Roads, Drainage and Erosion Control in the amount of \$1,600,000.
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.

OLD BUSINESS:

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 1ST VOTING DISTRICT (1-2023-300).

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

Chairman McCoy asked for discussion or a motion. Commissioner Crohan made a motion to defer to the April 2023 Planning Commission meeting. The motion was seconded by Commissioner Richter. The motion was unanimously approved.

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 2ND VOTING DISTRICT (1-2023-303).

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

Chairman McCoy asked for discussion or a motion. Commissioner Richter made a motion to defer to the April 2023 Planning Commission meeting. The motion was seconded by Commissioner Baldree. The motion was unanimously approved.

ITEM 18

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

Mr. Matteson reviewed the background (see Staff Report), recommending approval of the Concept Plan with the following conditions:

The Preliminary Plat must address the following:

1. Prior to Preliminary Plat submittal, construction plans for the deceleration lane must be approved by the County Highway Commission;
2. Prior to Preliminary Plat submittal, a geotechnical study related to the karst features that are to be mitigated must be submitted in accordance with Section 13.04(D) of the Zoning Ordinance;
3. Submission of Roads, Drainage and Erosion Control plans for review and approval by the County Engineer; and
4. Submission of water plans for review and approval by HB&TS Utility District;

The Final Plat must address the following:

1. Prior to Final Plat submittal the deceleration lane must be completed to the satisfaction of the County Highway Superintendent;
2. Prior to Final Plat submittal, the karst features must be mitigated in accordance with Section 13.04(D) of the Zoning Ordinance;
3. Prior to consideration of Final Plat approval, the applicant shall submit HOA documents for review and approval by the County Attorney's office. The approved HOA documents must be recorded concurrently with the recording of the Final Plat;
4. Establishment of a Performance Bond for Roads, Drainage and Erosion Control;

5. Establishment of a Performance Bond for Water Improvements in favor of HB&TS Utility District;
6. Submission of Landscaping Plans and establishment of a Performance Bond for Landscaping Improvements;
7. Execution of Performance Agreements for the above-referenced sureties;
8. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for Stormwater Improvements; and
9. 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 approve with Staff Recommendations. The motion was seconded by Commissioner Hatcher. The motion was unanimously approved.

ITEM 19

PAGE HIGH SCHOOL, PHASE IV, CONTAINING 49.59 ACRES, LOCATED OFF ARNO ROAD, IN THE 5TH VOTING DISTRICT (5-2023-003).

Mr. Holmes reviewed the background (see Staff Report), recommending approval.

Chairman McCoy asked for discussion or a motion to approve. Commissioner Crohan made a motion to approve per Staff's Recommendation. The motion was seconded by Commissioner Richter. The motion was unanimously approved.

ITEM 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).

Mr. Waldrop reviewed the background (see Staff Report), recommending 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 \$2,887,000;
2. Establishment of a Performance Bond for Water Improvements in favor of Milcrofton Utility District in the amount of \$558,719;
3. Per the recommendation of the County's consultant, establishment of a Performance Bond in the amount of \$178,000 for the wastewater collection system;
4. Establishment of a Performance Bond for Landscaping in the amount of \$423,016;
5. Execution of Performance Agreements for the above referenced sureties;
6. The approved HOA documents must be recorded concurrently with the recording of the Final Plat;
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 approve per Staff Recommendations. The motion was seconded by Commissioner Baldree. The motion was unanimously approved.

ITEM 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 12TH VOTING DISTRICT (1-2023-404).

Mr. Sweet gave the background (see Staff Report), recommending approval of the Final Plat with the following conditions:

1. The plans for the sprinkler systems required in all dwellings be submitted with applications for building permits; and
2. Establishment of a Performance Bond for Water Improvements in favor of Milcrofton Utility District in the amount of \$16,000.

Chairman McCoy asked for discussion or a motion. Commissioner Crohan made a motion to approve per Staff Recommendations. The motion was seconded by Commissioner Richter. The motion was unanimously approved.

ITEM 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 8TH VOTING DISTRICT (1-2023-202). (DEFERRED FROM FEBRUARY 2023 MEETING).

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

Chairman McCoy asked for discussion or a motion to defer to the April 2023 Planning Commission meeting. Commissioner Richter made a motion to defer to the April 2023 meeting. The motion was seconded by Commissioner Crohan. The motion was unanimously approved.

Chairman McCoy asked if there was any more business. There being no further business, in honor of Commissioner Lackey's forty (40) year history with the Planning Commission, and this being his last meeting, Chairman McCoy ceremoniously handed the gavel over to Commissioner Lackey, who banged the gavel to adjourn.

The meeting was adjourned at approximately 5:52 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON APRIL 13, 2023.

Chairman

REVISED - CONSENT AGENDA
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
Williamson County Administrative Complex
April 13, 2023

BONDS:

3. Arrington Ridge, Section 1 – Maintenance Bond for Roads, Drainage and Erosion Control - \$250,000
Recommendation: Extend in the current amount for one (1) year.

4. Arrington Ridge, Section 2 – Performance Bond for Landscaping - \$95,400
Recommendation: Defer until the June 2023 meeting.

5. Blackberry Ridge – Maintenance Bond for Roads, Drainage and Erosion Control - \$250,000
Recommendation: Extend in the current amount for one (1) year.

6. Cox Ladd Treatment Facility – Performance Bond for Landscaping - \$50,600
Recommendation: Reduce to maintenance in the amount of \$15,200 for a period of six (6) months.

7. Daventry, Section 3 – Performance Bond for Landscaping \$46,600
Recommendation: Extend in the current amount for six (6) months.

8. Falls Grove, Section 6 – Maintenance Bond for Roads, Drainage and Erosion Control - \$250,000
Recommendation: Extend in the current amount for one (1) year.

9. Franklin Christian Church – Performance Bond for Landscaping - \$90,805
Recommendation: Reduce to maintenance in the amount of \$27,240 for a period of six (6) months.

10. High Park Hill, Section 1 – Performance Bond for Roads, Drainage and Erosion Control - \$1,360,000
Recommendation: Extend in the current amount for one (1) year.

11. LDR Stables & Farms – Performance Bond for Landscaping - \$17,500
Recommendation: Extend in the current amount for six (6) months.

12. McDaniel Estates, Section 4 – Performance Bond for Roads, Drainage and Erosion Control - \$693,000
Recommendation: Extend in the current amount for one (1) year.
13. Terravista, Section 1 – Performance Bond for Landscaping - \$66,550
Recommendation: Extend in the current amount for six (6) months.
14. Terravista, Section 1 – Performance Bond for Roads, Drainage and Erosion Control - \$1,900,000
Recommendation: Extend in the current amount for one (1) year.
15. Terravista, Section 1 – Performance Bond for Water (Milcrofton) - \$724,690
Recommendation: Reduce to maintenance in the amount of \$108,000 until the September 2023 meeting.
16. Terravista, Section 1 – Performance Bond for Wastewater Collection System - \$152,300
Recommendation: Defer until the June 2023 meeting.
17. The Mill at Bond Springs, Section 1 – Performance Bond for Roads, Drainage and Erosion Control - \$300,000
Recommendation: Extend in the current amount for one (1) year.
18. Troubadour, Section 2 – Maintenance Bond for Roads, Drainage and Erosion Control - \$567,000
Recommendation: Extend in the current amount for one (1) year.
19. Troubadour, Section 3 – Maintenance Bond for Roads, Drainage and Erosion Control - \$350,000
Recommendation: Extend in the current amount for one (1) year.
20. Vineyard Valley, Section 3 – Performance Bond for Roads, Drainage and Erosion Control - \$637,000
Recommendation: Extend in the current amount for one (1) year.

Final Plats:

ITEM 27

Final Plat Review for Fiddlers Glen, Section 2, containing 30 lots on 78.69 acres, located on Second Fiddle Way and Fiddler’s Glen (4915 Murfreesboro Road), in the 5th Voting District (1-2023-406).

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

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 \$553,000;
3. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District in the amount of \$164,580;
4. Per the recommendation of the county's consultant, establishment of a performance bond in the amount of \$60,000 for the wastewater collection system;
5. Establishment of a performance bond for landscaping in the amount of \$10,575;
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

_____ 2nd _____ 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.