

ITEM 3

NAME: ARRINGTON RIDGE, SECTION 1

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

LOCATION: COX ROAD

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
April 2020	Performance RDE	Implemented	\$383,000
April 2021	Performance RDE	Extend	\$383,000
April 2022	Performance RDE	Reduce to Maint & Extend	\$250,000

LAST ACTION: At the April 2022 meeting, this body granted approval to reduce this bond to maintenance in the amount of \$250,000 for a period of one (1) year.

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

\$250,000
Maintenance

RECOMMENDED

\$250,000
Maintenance

ITEM 4

NAME: ARRINGTON RIDGE, SECTION 2

BOND TYPE: PERFORMANCE BOND FOR LANDSCAPING

LOCATION: OFF COX ROAD

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
September 2021	Performance Landscaping (reapproval)	Implemented	\$95,400
August 2022	Performance Landscaping	Extend	\$95,400

LAST ACTION: At the August 2022 meeting, this body granted approval to extend this bond in the current amount for a period of eight (8) months and required completion of this project.

RECOMMENDATION: Staff has been in contact with the applicant and they are currently getting pricing and installation dates set up. Staff recommends this bond be deferred until the June 2023 meeting.

CURRENT

\$95,400
Performance

RECOMMENDED

Defer

ITEM 5

NAME: BLACKBERRY RIDGE

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

LOCATION: OFF BENDING CHESTNUT RD

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
March 2014	Performance RDE	Implemented	\$295,000
April 2015	Performance RDE	Extend	\$295,000
April 2016	Performance RDE	Extend	\$295,000
April 2017	Performance RDE	Extend	\$295,000
April 2018	Performance RDE	Extend	\$295,000
June 2018	Performance RDE	Extend	\$295,000
June 2019	Performance RDE	Extend	\$295,000
April 2020	Performance RDE	Extend	\$295,000
April 2021	Performance RDE	Extend	\$295,000
April 2022	Performance RDE	Reduce to Maint & Extend	\$250,000

LAST ACTION: At the April 2022 meeting, this body granted approval to reduce this bond to maintenance in the amount of \$250,000 for a period of one (1) year.

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

\$250,000
Maintenance

RECOMMENDED

\$250,000
Maintenance

REVIEWER: WA
DATE: 04/13/2023

ITEM 6

NAME: COX LADD TREATMENT FACILITY

BOND TYPE: PERFORMANCE BOND FOR LANDSCAPING

LOCATION: OFF COX ROAD

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
December 2019	Performance Bond for Landscaping	Implemented	\$50,600
December 2020	Performance Bond for Landscaping	Extend	\$50,600
June 2021	Performance Bond for Landscaping	Extend	\$50,600
December 2021	Performance Bond for Landscaping	Extend	\$50,600
June 2022	Performance Bond for Landscaping	Extend	\$50,600
December 2022	Performance Bond for Landscaping	Extend	\$50,600

LAST ACTION: At the December 2022 meeting, this body granted approval to extend this bond in the current amount for a period of four (4) months and required the project be completed.

RECOMMENDATION: Staff visited the site and noted the landscaping has been completed. Staff recommends this bond be reduced to maintenance in the amount of \$15,200 for a period of six (6) months.

CURRENT

\$50,600
Performance

RECOMMENDED

\$15,200
Maintenance

REVIEWER: WA
DATE: 04/13/2023

ITEM 7

NAME: **DAVENTRY, SECTION 3**

BOND TYPE: **PERFORMANCE BOND FOR LANDSCAPING**

LOCATION: OFF TULLOSS ROAD

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
June 2021	Performance Landscaping	Implemented	\$46,600
May 2022	Performance Landscaping	Extend	\$46,600
December 2022	Performance Landscaping	Extend	\$46,600

LAST ACTION: At the December 2022 meeting, this body granted approval to extend this bond in the current amount for a period of four (4) months and required completion of this project.

RECOMMENDATION: The applicant has been in contact with Staff and has indicated they are currently working on a revised landscaping plan. Staff recommends this bond be extended in the current amount for a period of six (6) months.

CURRENT

\$46,600
Performance

RECOMMENDED

\$46,600
Performance

ITEM 8

NAME: FALLS GROVE, SECTION 6

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

LOCATION: EUDAILY COVINGTON ROAD

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
March 2020	Performance RDE	Implemented	\$480,000
April 2021	Performance RDE	Implemented	\$480,000
April 2022	Performance RDE	Reduce to Maint & Extend	\$250,000

LAST ACTION: At the April 2022 meeting, this body granted approval to reduce this bond to maintenance in the amount of \$250,000 for a period of one (1) year.

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

\$250,000
Maintenance

RECOMMENDED

\$250,000
Maintenance

ITEM 9

NAME: FRANKLIN CHRISTIAN CHURCH

BOND TYPE: PERFORMANCE BOND FOR LANDSCAPING

LOCATION: CLOVERCROFT ROAD

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
July 2020	Performance Landscaping	Implemented	\$90,805
September 2021	Performance Landscaping	Extend	\$90,805
March 2022	Performance Landscaping	Extend	\$90,805
August 2022	Performance Landscaping	Extend	\$90.805

LAST ACTION: At the August 2022 meeting this body granted approval to extend this bond in the current amount for a period of eight (8) months.

RECOMMENDATION: Staff visited the site and noted the landscaping has been completed. Staff recommends this bond be reduced to maintenance in the amount of \$27,240 for a period of six (6) months.

CURRENT

\$90,805
Performance

RECOMMENDED

\$27,240
Maintenance

ITEM 10

NAME: HIGH PARK HILL, SECTION 1

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

LOCATION: OFF MURFREESBORO ROAD

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
June 2022	Performance RDE	Implemented	\$1,360,000

LAST ACTION: At the April 2022 meeting, this body granted approval of the final plat with the following conditions: 1) If a security gate is to be installed, a permit will need to be obtained prior to its installation, and all requirements for such gates as outlined in Section 17.11 of the Zoning Ordinance will need to be met; 2) The approved HOA documents must be recorded concurrently with the recording of the Final Plat; 3) Establishment of a Performance Bond for roads, drainage and erosion control in the amount of \$1,360,000; 4) Establishment of a Performance Bond for water improvements in favor of Milcrofton Utility District in the amount of \$347,580; 5) Per the recommendation of the County’s Wastewater Consultant, establishment of a Performance Bond for the wastewater off-site collection system in the amount of \$125,700; 6) Per the recommendation of the County’s Wastewater Consultant, establishment of a Performance Bond for the wastewater collection system in the amount of \$84,000; 7) Establishment of a Performance Bond for Landscaping in the amount of \$111,400; 8) Execution of Performance Agreements for the above referenced sureties; 9) Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and 10) 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

\$1,360,000
Performance

RECOMMENDED

\$1,360,000
Performance

REVIEWER: WA
DATE: 04/13/2023

ITEM 11

NAME: LDR STABLES

BOND TYPE: PERFORMANCE BOND FOR LANDSCAPING

LOCATION: DEL RIO PIKE

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
June 2020	Performance Landscaping	Implemented	\$17,500
September 2021	Performance Landscaping	Extend	\$17,500
March 2022	Performance Landscaping	Extend	\$17,500
September 2022	Performance Landscaping	Extend	\$17,500
December 2022	Performance Landscaping	Extend	\$17,500

LAST ACTION: At the December 2022 meeting, this body granted approval to extend this bond in the current amount for a period of four (4) months and required completion of this project.

RECOMMENDATION: Staff visited the site and noted the landscaping has been installed, but the evergreens have died. Staff recommends this bond be extended in the current amount for a period of six (6) months.

CURRENT

\$17,500
Performance

RECOMMENDED

\$17,500
Performance

ITEM 12

NAME: MCDANIEL ESTATES, SECTION 4

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

LOCATION: MCDANIEL ROAD

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
April 2021	Performance RDE	Implemented	\$693,000
April 2022	Performance RDE	Extend	\$693,000

LAST ACTION: At the April 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 been made. Staff recommends that this bond be extended in the current amount for a period of one (1) year.

CURRENT

\$693,000
Performance

RECOMMENDED

\$693,000
Performance

ITEM 13

NAME: TERRAVISTA, SECTION 1

BOND TYPE: PERFORMANCE BOND FOR LANDSCAPING

LOCATION: OFF LONG LANE

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
April 2022	Performance Landscaping	Implemented	\$66,550

LAST ACTION: At the April 2022 meeting, this body granted 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 \$1,900,000; 3) Establishment of a Performance Bond for water improvements in favor of Milcrofton Utility District in the amount of \$724,690; 4) Per the recommendation of the County’s Wastewater Consultant, establishment of a Performance Bond for the wastewater collection system in the amount of \$152,300; 5) Establishment of a Performance Bond for Landscaping in the amount of \$66,550; 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.

RECOMMENDATION: Staff visited the site and noted the landscaping has been installed, however a majority of it has died. Staff recommends this bond be extended in the current amount for a period of six (6) months.

CURRENT

\$66,550
Performance

RECOMMENDED

\$66,550
Performance

REVIEWER: WA
DATE: 04/13/2023

ITEM 14

NAME: TERRAVISTA, SECTION 1

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

LOCATION: OFF LONG LANE

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
April 2022	Performance RDE	Implemented	\$1,900,000

LAST ACTION: At the April 2022 meeting, this body granted 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 \$1,900,000; 3) Establishment of a Performance Bond for water improvements in favor of Milcrofton Utility District in the amount of \$724,690; 4) Per the recommendation of the County’s Wastewater Consultant, establishment of a Performance Bond for the wastewater collection system in the amount of \$152,300; 5) Establishment of a Performance Bond for Landscaping in the amount of \$66,550; 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.

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

CURRENT

\$1,900,000
Performance

RECOMMENDED

\$1,900,000
Performance

REVIEWER: WA
DATE: 04/13/2023

ITEM 15

NAME: TERRAVISTA, SECTION 1

BOND TYPE: PERFORMANCE BOND FOR WATER (MILCROFTON)

LOCATION: OFF LONG LANE

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
April 2022	Performance Water	Implemented	\$724,690

LAST ACTION: At the April 2022 meeting, this body granted 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 \$1,900,000; 3) Establishment of a Performance Bond for water improvements in favor of Milcrofton Utility District in the amount of \$724,690; 4) Per the recommendation of the County’s Wastewater Consultant, establishment of a Performance Bond for the wastewater collection system in the amount of \$152,300; 5) Establishment of a Performance Bond for Landscaping in the amount of \$66,550; 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.

RECOMMENDATION: Milcrofton Utility District indicated this bond was reduced to maintenance in the amount of \$108,000 on 8/8/22 for a period of one (1) year. Staff recommends this bond reduced per Milcrofton Utility District’s request and reviewed at the September 2023 meeting.

CURRENT

\$724,690
Performance

RECOMMENDED

\$108,000
Maintenance

REVIEWER: WA
DATE: 04/13/2023

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NAME: TERRAVISTA, SECTION 1

BOND TYPE: PERFORMANCE BOND FOR WASTEWATER COLLECTION SYSTEM

LOCATION: OFF LONG LANE

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
April 2022	Performance WW Collection System	Implemented	\$152,300

LAST ACTION: At the April 2022 meeting, this body granted 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 \$1,900,000; 3) Establishment of a Performance Bond for water improvements in favor of Milcrofton Utility District in the amount of \$724,690; 4) Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond for the wastewater collection system in the amount of \$152,300; 5) Establishment of a Performance Bond for Landscaping in the amount of \$66,550; 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.

RECOMMENDATION: Staff recommends this item be deferred until the June 2023 meeting.

CURRENT

\$152,300
Performance

RECOMMENDED

Defer

REVIEWER: WA
DATE: 04/13/2023

ITEM 17

NAME: THE MILL AT BOND SPRINGS, SECTION 1

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

LOCATION: BETHESDA ROAD

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
February 2020	Performance RDE	Implemented	\$300,000
April 2021	Performance RDE	Extend	\$300,000
April 2022	Performance RDE	Extend	\$300,000

LAST ACTION: At the April 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 been made. Staff recommends this bond be extended in the current amount for a period of one (1) year.

CURRENT

\$300,000
Performance

RECOMMENDED

\$300,000
Performance

ITEM 18

NAME: TROUBADOUR, SECTION 2 (AKA HIDEAWAY AT ARRINGTON, SECTION 2)

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

LOCATION: OFF COX RD

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
November 2015	Performance RDE	Implemented	\$567,000
October 2016	Performance RDE	Extend	\$567,000
October 2017	Performance RDE	Extend	\$567,000
April 2018	Performance RDE	Convert to Maint & Extend	\$567,000
April 2019	Maintenance RDE	Extend	\$567,000
April 2020	Maintenance RDE	Extend	\$567,000
April 2021	Maintenance RDE	Extend	\$567,000
April 2022	Maintenance RDE	Extend	\$567,000

LAST ACTION: At the April 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 been made. Staff recommends this bond be extended in the current amount for a period of one (1) year.

CURRENT

\$567,000
Maintenance

RECOMMENDED

\$567,000
Maintenance

REVIEWER: WA
DATE: 04/13/2023

ITEM 19

NAME: TROUBADOUR SECTION 3 (AKA HIDEAWAY AT ARRINGTON, SECTION 3)

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

LOCATION: OFF COX RD

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
December 2016	Performance RDE	Implemented	\$451,000
January 2018	Performance RDE	Reduce to maintenance & Extend	\$350,000
April 2019	Maintenance RDE	Extend	\$350,000
April 2020	Maintenance RDE	Extend	\$350,000
April 2021	Maintenance RDE	Extend	\$350,000
April 2022	Maintenance RDE	Extend	\$350,000

LAST ACTION: At the April 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 been made. Staff recommends this bond be extended in the current amount for a period of one (1) year.

CURRENT

\$350,000
Maintenance

RECOMMENDED

\$350,000
Maintenance

ITEM 20

NAME: VINEYARD VALLEY, SECTION 3

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

LOCATION: OFF EUDAILEY-COVINGTON ROAD

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

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
September 2019	Performance RDE	Implemented	\$637,000
October 2020	Performance RDE	Extend	\$637,000
October 2021	Performance RDE	Extend	\$637,000
October 2022	Performance RDE	Extend	\$637,000

LAST ACTION: At the October 2022 meeting, this body granted approval to extend this bond in the current amount for a period of one (1) year, with a review in six (6) months.

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

CURRENT

\$637,000
Performance

RECOMMENDED

\$637,000
Performance