

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF AUGUST 9, 2012**

**MEMBERS PRESENT**

John Cain  
Don Crohan  
Susan Fisher  
John Lackey  
Steve Lane  
Pete Mosley  
Paul Pratt, Jr.  
Tom Murdic  
Jack Walton

**STAFF PRESENT**

Joe Horne, Community Development Director  
Michael Matteson, Planning Director  
Aaron Holmes, Planning Coordinator  
Lincoln Sweet, Planner  
Katy Rucker, Planner  
Floyd Heflin, County Engineer  
William Andrews, Assistant to County Engineer  
Kristi Ransom, Attorney  
Sheila Myers, Administrative Assistant  
Lania Escobar, Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, August 9, 2012 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree, Givens, and Sanders were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. A Zoning Ordinance Update Steering Committee meeting will be held on August 16, 2012 to discuss the Hamlet Zoning District.
2. On July 31, 2012 a meeting was held in Leiper's Fork at Hillsboro Elementary Middle School to discuss the draft of the Leiper's Fork Village District standards.
3. The Grassland Special Area Plan process has started. Postcards have been mailed out to property owners in the area requesting volunteers for the Citizen's Advisory Committee, and the information has also been placed on the Williamson County Website.
4. Condolences to the family of former County and Planning Commissioner Tom Neal who passed away this week.

**CONSIDERATION OF MINUTES:**

Chairman Lackey asked for a motion to consider the minutes of the July 12, 2012 Planning Commission meeting.

A motion was made by Commissioner Crohan to approve the minutes as submitted and was seconded by Commissioner Murdic. The motion passed by unanimous vote.

**CONSENT AGENDA:**

**BONDS:**

3. **Belle Chase, Section 1** – Belle Chase, Section 1 – Maintenance Bond for Roads, Drainage and Erosion Control - \$100,000  
**Recommendation:** Extend in the current amount for a period of six (6) months.
4. **Belle Chase, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$66,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.

5. **Belle Vista, Sections 1 & 2** – Maintenance Bond for Wastewater Collection System - \$54,427.  
**Recommendation:** Release the bond.
6. **Brienz Valley, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$20,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
7. **King's Chapel, Section 2A** – Maintenance Bond for Sewer Collection System - \$11,500.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
8. **Parish Presbyterian Church** – Performance Bond for Landscaping - \$8,466.  
**Recommendation:** Convert to maintenance in the amount of \$2,500 for a period of six (6) months.

**Final Plats:**

**10. FINAL PLAT REVIEW FOR CHARDONNAY, SECTION 4, CONTAINING 15 LOTS ON 23.34 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 4<sup>TH</sup> VOTING DISTRICT (1-2012-418)**

Staff recommends approval of this plat subject to the following stipulations:

1. The posting of a Performance Bond in the amount of \$224,000 for roads, drainage, and erosion control;
2. The posting of a Maintenance Bond in the amount of \$60,500 for water improvements, as specified by Milcrofton Utility District;
3. The posting of a Performance Bond in the amount of \$40,700 for the wastewater collection system;
4. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
5. That the applicant provides two (2) copies 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.

There being no comments, Commissioner Walton made a motion to accept Staff's recommendation. Commissioner Pratt seconded the motion, which passed by unanimous vote.

**PUBLIC HEARINGS:**

**ITEM 9**

**SITE PLAN AND CONDITIONAL USE REVIEW FOR CHARDONNAY (REVISED), CONTAINING 128 LOTS ON 163.28 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 4<sup>TH</sup> VOTING DISTRICT (1-2012-201)**

Mr. Matteson reviewed the background (see Staff report) recommending approval of the revised Site Plan.

The following items must be addressed with future submittals:

The Preliminary Plat must address the following:

1. Submission of roads, drainage and erosion control plans for review/approval by the County Engineer;
2. Submission of water plans for review and approval by Milcrofton Utility District;
3. Submission of construction plans for wastewater disposal areas to TDEC, the County's consultant, and Staff;
4. Verification by a licensed geologist or geotechnical engineer of the extent and locations of sinkholes on the property; and
5. Identification of critical lots as appropriate, demonstrating protection of the requisite percentage of natural resources.

The Final Plat must address the following:

1. Prior to Final Plat submittal, construction of the wastewater disposal system sufficient to serve the number of lots proposed must be completed and approved by TDEC, and certification by the design engineer that construction has been completed in accordance with approved plans must be submitted;
2. Prior to the submittal of a Final Plat for any additional lots beyond the 78 initially approved, a bid shall be awarded by the City of Franklin for the construction of the Wilson Pike/McEwen Drive intersection improvements in accordance with the recommendation by the County's traffic engineer (See Attachment 9-4);
3. Establishment of a Performance Bond for roads, drainage and erosion control;
4. Establishment of a Performance Bond for water improvements in favor of Milcrofton Utility District;
5. Establishment of Performance Bonds for the wastewater disposal system and wastewater collection system;
6. Submission of landscaping plans and establishment of appropriate Performance Bonds for landscaping;
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 Lackey opened the public hearing.

Ms. Kathy Webber, 1900 Springcroft Drive, stated that after speaking with Staff she understood that the road access was given to the development at the beginning of the project for the access to Wilson Pike. She wanted to make sure that everyone understood traffic has increased since that time, and with the one lane underpass, this is a difficult situation and she hopes the Commission will keep this in mind.

County Commissioner Cheryl Wilson, representing the 4<sup>th</sup> District, 1907 Green Hills Boulevard, stated her main concern was being sure there is a second entrance to this subdivision and that traffic is a major concern.

Mr. Don McKeeby, 1932 Wilson Pike, asked if the developer could construct their entrance before the improvements are made to Wilson Pike.

Mr. Matteson stated it is his understanding that the Wilson Pike improvements are a long range plan of the Tennessee Department of Transportation (TDOT). The applicant has offered to dedicate a one hundred and twenty foot strip, approximately three thousand feet in length, to facilitate the Wilson Pike project should it become a funded project by TDOT. If the realigned Wilson Pike is constructed, this site plan shows additional entrance points that will access the realigned Wilson Pike, but this will only happen if TDOT realigns Wilson Pike.

Mr. McKeeby then stated traffic is his main concern.

There being no one else wishing to speak, Chairman Lackey closed the public hearing.

Mr. David Coode, Kimley-Horn and Associates, representing the applicant, stated their plan does show a second access onto the existing Wilson Pike approximately five hundred feet from the tunnel. This access will require a curb cut permit from the state. Once the widening of Wilson Pike is completed, there will be an additional access road onto Wilson Pike.

Chairman Lackey asked for any comments from the Commission.

Commissioner Walton asked if he was correct in his understanding that before the applicant can submit the Final Plat they would have to reconstruct McEwen Drive to Wilson Pike.

Mr. Matteson stated that the analysis that was recently done by the applicant was an evaluation of the impact of the fifty (50) additional lots on the roadway network. The conclusion was with the improvements that are planned for the intersection of McEwen Road and Wilson Pike, which include permanent signalization and turn lane improvements, the intersection will operate at an acceptable level of service.

Commissioner Mosley stated he had heard from a lot of people in this area and everyone is concerned about more development and the impact it will have on the roadway.

Commissioner Crohan asked if the access road coming out onto Wilson Pike from the development will be constructed before the improvements are made.

Mr. Coode stated the access road would connect to the existing roadway, five hundred feet from the existing tunnel underpass. The access drive will be completed based on the County's approval of the additional fifty (50) lots.

Commissioner Crohan asked if any additional signalization would be installed at that time.

Mr. Coode stated in regards to the improvements at McEwen Road and Wilson Pike Intersection, there are turn lanes which are going to be a part of those improvements and the School Board has put up \$1,000,000 for those improvements. There will be a signal, turn lanes and widening of the bridge over the railroad so that the entire system will be ready for additional improvements by the City of Franklin on McEwen Road. McEwen Road has already had improvements to the shoulders, but the next phase is to actually widen the road so it can handle the final build-out. He stated that by the end of the year, hopefully, the improvements will be out for bid based on his conversations with the City of Franklin.

Chairman Lackey asked about the timing of the second entrance onto Wilson Pike.

Mr. Coode stated it would be with the completion of the fifty (50) lots.

Chairman Lackey stated he believed this should be a part of the motion if the Commission concurs.

Commissioner Walton stated he was uncomfortable with the timeline on this.

Mr. Coode stated their goal is to have the improvements done at such a time that the County feels it is appropriate to add the second access.

Commissioner Walton asked if this would help or hurt traffic.

Mr. Coode stated it depends on the intersection. If this connection is not made there will be more traffic at the intersection of the development and Clovercroft Road. As for Wilson Pike and McEwen Road, those improvements are in the works and the City is just waiting for the construction bids.

Chairman Walton asked when the applicant expected to start building on these fifty (50) additional lots.

Mr. Coode stated approximately August, 2013 at the earliest. They are currently still building in current sections.

Commissioner Crohan stated his concern was the traffic hitting Wilson Pike. The improvements between McEwen Road and the new entrance could possibly make traffic worse.

Mr. Coode stated his applicant has currently spent \$1,000,000 on roadway improvement, and along with the improvements that the School Board is making, there will be a left turn lane on Wilson Pike going onto McEwen Road across a new bridge that will be widened. The bridge work, the widening and turn lanes have been approved, money has been appropriated; construction plans completed and are waiting for the final signatures from CSX Railroad to be able to put this out for bid. The scheduled date for this is October 26, 2012.

Chairman Lackey asked Mr. Steve Tocknell, Tocknell Planning Services LLC, the County's Traffic Consultant, what his opinion on the value of the second entrance to the traffic flow would be.

Mr. Tocknell stated the he believed a second entrance would be beneficial but the analysis shows that it would work with just one entrance.

There being no other comments, Commissioner Walton made a motion to accept Staff's recommendation with the additional stipulation that the applicant initiate construction of the second entrance, located on Wilson Pike, prior to recording of the Final Plat for the 26<sup>th</sup> additional lot (beyond the 78 originally approved), which will be the 104<sup>th</sup> lot in the development. Commissioner Murdic seconded the motion, which passed eight (8) to one (1) with Commissioner Crohan voting "No".

**FINAL PLATS:**

**ITEM 10**

**FINAL PLAT REVIEW FOR CHARDONNAY, SECTION 4, CONTAINING 15 LOTS, ON 23.34 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 4<sup>TH</sup> VOTING DISTRICT (1-2012-418).**

This item was on the Consent Agenda.

**ITEM 11**

**FINAL PLAT REVIEW FOR IVAN CREEK (RE-APPROVAL), CONTAINING 58 LOTS, ON 127.76 ACRES LOCATED OFF PEYTONSVILLE ROAD IN THE 3<sup>RD</sup> VOTING DISTRICT (1-2012-419).**

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

Chairman Lackey asked for any comments from the Commission.

There being no comments, Commissioner Pratt made a motion to accept Staff's recommendation. Commissioner Crohan seconded the motion, which passed by unanimous vote.

**OTHER BUSINESS:**

**ITEM 12**

**VARIANCE REQUEST, GROVE PARK ADDITION, SECTION 1, LOT 210 CONTAINING 2.21 ACRES, ON BOSK LANE IN THE 3<sup>RD</sup> VOTING DISTRICT (7-2012-002).**

Mr. Matteson reviewed the background (see Staff report) recommending approval of the variance with the following conditions:

1. That the building permit application be filed no later than ninety (90) days from this variance approval; and
2. That the Garrisons sign a statement prepared by the County Attorney for Planning and Environment that will be a condition of the issuance of the building permit whereby the Garrisons agree and confirm:
  - a. That the Garrisons are aware of the conditions of the roads, drainage, and erosion control improvements;
  - b. That the improvements are not public improvements and may never be;
  - c. That the County is not responsible for the completion or maintenance of these improvements; and
  - d. That the Garrisons will indemnify and hold the County, its Staff and Planning Commission harmless for any loss, claims, damages, costs and attorneys fees for injuries or damages arising in whole, or in part, from the incomplete condition of the roads, drainage and erosion control and/or the negligent or intentional acts or omissions of Landowner and/or their employees and/or agents, including its sub or independent contractors.

Mr. Matteson also noted that two (2) additional lots have been sold to parties other than the prior lender or developer.

Chairman Lackey asked if the roadway conditions in this development had been inspected recently.

Mr. Andrews stated that asphalt binder is in place and still in decent condition and with regards to the drainage there are no drainage issues.

Chairman Lackey asked if there were any drainage issues with this lot itself.

Mr. Andrews stated none that he knew of.

Commissioner Walton asked if two additional lots have been sold, would these owners be allowed to ask for a variance and would the Planning Commission grant it.

Ms. Ransom stated that it was not likely. If the question was asked, it would have to be presented to the Commission. This particular lot has unique circumstances, which she is not aware of with any of the other lots.

Commissioner Walton asked how someone who bought these lots would know about the default status.

Ms. Ransom stated the Notice of Default is recorded in the Register of Deeds office and should show up in the chain of title.

There being no other comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Walton seconded the motion, which passed by unanimous vote.

### **ITEM 13**

#### **ELECTION OF OFFICERS**

Chairman Lackey asked if there was a nomination for the Chairman of the Planning Commission.

Commissioner Walton made a motion to nominate Commissioner Lackey. Commissioner Crohan seconded the motion, which passed by unanimous voice vote.

Chairman Lackey asked if there was a nomination for the Vice Chairman of the Planning Commission.

Commissioner Walton made a motion to nominate Commissioner Crohan. Commissioner Murdic seconded the motion, which passed by unanimous voice vote.

Chairman Lackey asked if there was a nomination for the Secretary of the Planning Commission.

Commissioner Walton made a motion to nominate Mr. Matteson. Commissioner Murdic seconded the motion, which passed by unanimous voice vote.

Chairman Lackey asked if there was a nomination for the Secretary Pro-Tempore.

Commissioner Crohan made a motion to nominate Mr. Holmes. Commissioner Walton seconded the motion, which passed by unanimous voice vote.

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There being no further business, the meeting was adjourned at approximately 7:45 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY  
REGIONAL PLANNING COMMISSION ON SEPTEMBER 13, 2012**

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CHAIRMAN JOHN LACKEY