

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF APRIL 10, 2014**

**MEMBERS PRESENT**

Robin Baldree  
Don Crohan  
Susan Fisher  
Holli Givens  
John Lackey  
Pete Mosley  
Tom Murdic  
Bryan Richter  
Jack Walton

**STAFF PRESENT**

Michael Matteson, Planning Director  
Floyd Heflin, County Engineer  
William Andrews, Assistant County Engineer  
Aaron Holmes, Planning Coordinator  
Kristi Ransom, Attorney  
Sheila Myers, Administrative Assistant  
Lania Escobar, Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, April 10, 2014 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Lane, Pratt and Sanders were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Matteson announced that Item 12 has been withdrawn.

**CONSIDERATION OF MINUTES:**

Chairman Lackey asked for a motion to consider the minutes of the March 13, 2014 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.

**OLD BUSINESS:**

**ITEM 2**

**STOCKETT CREEK, SECTION 1 – MAINTENANCE BOND FOR ROADS,  
DRAINAGE AND EROSION CONTROL**

Mr. Andrews reviewed the background (see Staff report) recommending that this bond be extended in the current amount of \$180,000 for a period of six (6) months.

Mr. Walter Davidson, representing the applicant, was in attendance for any questions.

Chairman Lackey asked for any comments.

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

**CONSENT AGENDA:**

Chairman Lackey asked if any of the Commissioners would like to pull an item for separate discussion from the Consent Agenda. None of the Commissioners requested an item pulled for separate discussion.

**BONDS:**

4. **Auto Clinic of Franklin** – Performance Bond for Landscaping - \$26,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.

5. **Brienz Valley Addition, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$75,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
6. **Estates of Gallant Ridge** – Performance Bond for Roads, Drainage and Erosion Control - \$176,000.  
**Recommendation:** Convert to Maintenance in the amount of \$80,000 and extend for a period of one (1) year.
7. **King's Chapel, Section 3A** – Maintenance Bond for Water - \$8,500  
**Recommendation:** Release the Bond.
8. **Silver Stream Farm, Section 6A** – Maintenance Bond for Landscaping - \$2,500.  
**Recommendation:** Release the Bond.
9. **Stag's Leap, Section 1** – Maintenance Bond for Off-Site Roads, Drainage and Erosion Control - \$15,000.  
**Recommendation:** Release the Bond.
10. **Stag's Leap, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$185,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months to allow the acceptance process to be completed.

**FINAL PLATS:**

**ITEM 13**

**FINAL PLAT REVIEW FOR KING'S CHAPEL, SECTION 3B, CONTAINING 7 LOTS ON 5.10 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5<sup>TH</sup> DISTRICT (1-2014-408)**

Staff recommended approval with the following stipulations:

1. The posting of the Performance Bond Agreement and Surety in the amount of \$235,000 for roads, drainage and erosion control;
2. The posting of a Performance Bond in the amount of \$43,750 for water improvements as specified by Milcrofton Utility District;
3. The posting of the Performance Bond Agreement and Surety in the amount of \$17,500 for the wastewater collection system;
4. The approved HOA documents must be recorded at the same time as 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. That the applicant provides two 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.

**ITEM 14**

**FINAL PLAT REVIEW FOR KING'S CHAPEL, SECTION 3C, CONTAINING 5 LOTS ON 2.61 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5<sup>TH</sup> DISTRICT**

Staff recommended approval with the following stipulations:

1. A note indicating that portions of lots 329 through 333 are subject to a State Aquatic Resources Alteration Permit (ARAP) for wetlands mitigation;
2. A note indicating that Lots 329 through 333 will require engineered footings;
3. Issuance of the required ARAP prior to signing of the Final Plat;
4. The posting of a Performance Bond in the amount of \$31,250 for water improvements as specified by Milcrofton Utility District;
5. The posting of the Performance Bond Agreement and Surety in the amount of \$12,500 for the wastewater collection system;
6. The approved HOA documents must be recorded at the same time as 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. That the applicant provides two 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.

#### **ITEM 15**

#### **FINAL PLAT REVIEW FOR KING'S CHAPEL, SECTION 4B (REVISED), CONTAINING 27 LOTS ON 17.43 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5<sup>TH</sup> DISTRICT**

Staff recommended approval of this Final Plat with the same stipulations as the November 2013 approval, except that the Performance Bond for roads, drainage and erosion control shall be \$210,000 as established by this body at the February 2014 meeting based on work completed.

Chairman Lackey asked for any comments on the Consent Agenda.

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

#### **PRELIMINARY PLATS:**

#### **ITEM 11**

#### **PRELIMINARY PLAT REVIEW FOR DUNBLANE, CONTAINING 16 LOTS ON 13.65 ACRES LOCATED OFF NORTH BERRY'S CHAPEL ROAD IN THE 8<sup>TH</sup> VOTING DISTRICT (1-2013-301)**

Mr. Holmes reviewed the background (see Staff report) recommending approval of this Preliminary Plat as well as the requested right-of-way width variance.

In conjunction with Final Plat consideration, the following items must be addressed:

1. Prior to Final Plat submittal, the off-site improvements on North Berry's Chapel Road must be completed in accordance with the approved plans;
2. Prior to Final Plat submittal, the applicant shall provide a letter from the design engineer certifying that the required departure sight distance from the subdivision is met;

3. Prior to consideration, the applicant shall submit HOA documents for review and approval by the County Attorney's office. The approved HOA documents must be recorded prior to 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 sewer improvements as specified by Berry's Chapel Utility, Inc.;
6. Establishment of a performance bond for water improvements as specified by Mallory Valley Utility District;
7. Submission and approval of landscaping plans, and establishment of a performance bond for landscaping;
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 Lackey asked for any comments.

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

**FINAL PLATS:**

**ITEM 12**

**FINAL PLAT REVIEW FOR VOGEL SUBDIVISION, LARGE LOT EASEMENT SUBDIVISION, 4<sup>TH</sup> LOT ON EASEMENT, ON 17.28 ACRES LOCATED OFF GOSEY HILL ROAD IN THE 12<sup>TH</sup> VOTING DISTRICT (1-2014-410)**

This item was withdrawn.

**ITEM 13**

**FINAL PLAT REVIEW FOR KING'S CHAPEL, SECTION 3B, CONTAINING 7 LOTS ON 5.10 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5<sup>TH</sup> DISTRICT (1-2014-408)**

This item was on the Consent Agenda.

**ITEM 14**

**FINAL PLAT REVIEW FOR KING'S CHAPEL, SECTION 3C, CONTAINING 5 LOTS ON 2.61 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5<sup>TH</sup> DISTRICT (1-2014-406)**

This item was on the Consent Agenda.

**ITEM 15**

**FINAL PLAT REVIEW FOR KING'S CHAPEL, SECTION 4B (REVISED), CONTAINING 27 LOTS ON 17.43 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5<sup>TH</sup> DISTRICT (1-2014-407)**

This item was on the Consent Agenda.

**ITEM 16**

**FINAL PLAT REVIEW FOR HILLSBORO COVE, CONTAINING 20 LOTS ON 34.09 ACRES LOCATED OFF OLD HILLSBORO ROAD IN THE 9<sup>TH</sup> VOTING DISTRICT (1-2014-409)**

Mr. Matteson reviewed the background (see Staff report) recommending approval of this request with the following stipulations:

1. The Minor Subdivision Plat for the remnant parcel must be recorded prior to the recording of the Final Plat;
2. The homeowner's association documents must be approved by the County Attorney and recorded prior to the recording of the Final Plat;
3. The posting of the Performance Bond Agreement and Surety in the amount of \$388,000 for roads, drainage and erosion control;
4. The posting of a Performance Bond in the amount of \$189,000 for water improvements as specified by HB&TS Utility District;
5. The posting of the Performance Bond Agreement and Surety in the amount of \$38,350 for landscaping improvements;
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
7. That the applicant provides two 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.

Mr. Matteson noted that due to information received from FEMA, Staff also recommends an additional stipulation that a note be added to the plat indicating that Lowest Floor Elevations, including garage slabs, will be a minimum of 613.9 feet on lots 105 through 110. He also noted the applicant was in agreement with this stipulation.

Chairman Lackey asked for any comments.

Commissioner Mary Brockman, 9<sup>th</sup> District Commissioner, 1407 Old Hillsboro Road, stated she was speaking for some of the people in this area, and she asked the Commission to take into consideration the opposition to this development. She believes one acre lots with septic systems are a bad idea and that this should be addressed. She also stated traffic is a concern in this area.

Commissioner Todd Kaestner, 9<sup>th</sup> District Commissioner, 3210 Del Rio Pike, stated he believes the flood area on these lots is worse than what FEMA's studies. He also stated that he believes that one acre lots on septic is not a good idea. He stated he believes this entire area should be zoned RP-5 instead of RP-1, and he would urge the Commission to not support this proposal.

Commissioner Mosley stated if this proposal meets the requirements, then it needs to be approved.

Commissioner Crohan asked if a traffic study was required for this development.

Mr. Matteson stated a traffic study was not required but they did have to comply with the traffic shed portion of the Zoning Ordinance, and the result of that was the allowable density decreased to 0.59 units per acre.

Commissioner Crohan asked if there was any control over the outside lighting.

Mr. Matteson stated the Zoning Ordinance does have lighting standards, but single family residences are exempt.

Commissioner Crohan asked under normal floodplain regulations is it one (1) foot or three (3) foot above?

Mr. Heflin stated it is one (1) foot above, which also applies to the garage slab or unfinished basement. The note currently on the plat refers to a finished floor elevation for habitable space above the crawl space to address the estimated 2010 flood elevation.

There being no other comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Givens seconded the motion which passed eight (8) to one (1) with Commissioner Crohan voting "No".

**OTHER:**

**ITEM 17**

**ESTABLISHMENT OF A LANDSCAPING BOND FOR PEPPER PATCH, LOCATED AT 1250 OLD HILLSBORO ROAD IN THE 9<sup>TH</sup> VOTING DISTRICT (5-2014-008)**

Mr. Holmes reviewed the background (see Staff report) recommending the establishment of a Performance Bond for landscaping in the amount of \$8,965.

Chairman Lackey asked for any comments.

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

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There being no further business, the meeting was adjourned at approximately 7:30 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON MAY 8, 2014**

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CHAIRMAN JOHN LACKEY