

MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF SEPTEMBER 9, 2021

MEMBERS PRESENT

Robin Baldree
Don Crohan – Acting Chairman
Sharon Hatcher
Beth Lothers
Jessica Lucyshyn
Bryan Richter
Eddie Sanders

STAFF PRESENT

Joe Horne, Community Development Director
Michael Matteson, Planning Director
Floyd Heflin, County Engineer
William Andrews, County Engineer Assistant
Kristi Ransom, Attorney
Aaron Holmes, Planning Coordinator
Lincoln Sweet, Planner
Debbie Smith, Admin. Office Manager
Jamie Bowen, County Mayor's Office

The Williamson County Regional Planning Commission met in regular session Thursday, September 9, 2021 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Lackey, Lane, McCord, McCoy, and Rose were unable to attend.

Mike Matteson called the meeting to order, noting that Chairman Lackey and Vice Chairman McCoy were unable to attend the meeting, and therefore, after roll call, an acting Chairman would need to be elected.

Mike Matteson stated that Commissioner Crohan had previously chaired the meeting, but would take a nomination for Chairman. Roll call was taken and Mike Matteson announced that a quorum was present. Bryan Richter made a motion to elect Don Crohan, seconded by Beth Lothers. The motion was unanimously approved.

Chairman Crohan asked if Staff had announcements.

Mr. Matteson announced the following:

1. Revised Consent Agenda;
2. Revised Report for Item 55;
3. He noted that they had a draft copy of Sound Ordinance Standards for certain Non-Residential uses. Mr. Matteson added there will be a work session before the October meeting at 4:30p.m. on these amendments;
4. The regional growth planning effort is underway including the 6 municipalities and Williamson County. Also on October 19, 2021, there will be a symposium where there will be speakers from the Southeast that have dealt with similar growth;
5. There will be a change to the Planning Commission meeting regarding the Consent Agenda. Staff will no longer read the Consent Agenda into the record, as it is provided to the Commissioner's in advance and also available online. If anyone wishes to pull an item from Consent, they may do so prior to the vote.

CONSIDERATION OF JULY 2021 MINUTES:

Acting Chairman Crohan asked for a motion to consider the minutes of the July 8, 2021 Planning Commission meeting.

A motion to approve the July 8, 2021 minutes was made by Commissioner Richter. The motion was seconded by Commissioner Lucyshyn, and passed by unanimous vote.

CONSENT AGENDA:

Acting Chairman Crohan asked if any of the Commissioners would like to consider an Item for separate discussion from the Consent Agenda. There being none, the Consent Agenda was taken as a whole.

3. **Cartwright Close** – Maintenance Bond for Roads, Drainage and Erosion Control - \$275,000
Recommendation: Extend in the current amount for a period of one (1) year.
4. **Clovercroft Preserve, Section 2** – Performance Bond for Wastewater Collection System - \$102,800
Recommendation: Reduce to maintenance in the amount of \$30,840 for a period of two (2) years.
5. **Conduit Church** – Performance Bond for Landscaping - \$39,000
Recommendation: Reduce to maintenance in the amount of \$11,700 for a period of six (6) months.
6. **Enclave at Dove Lake Amenity Center** – Performance Bond for Landscaping - \$8,200
Recommendation: Extend in the current amount for a period of six (6) months.
7. **Falls Grove, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$250,000
Recommendation: Extend in the current amount for a period of one (1) year.
8. **Franklin Christian Church** – Performance Bond for Water (Milcrofton) - \$125,200
Recommendation: Extend in the current amount for a period of one (1) year.
9. **Franklin Christian Church** – Performance Bond for Sewer (City of Franklin) - \$205,000
Recommendation: City of Franklin has indicated this will be on their October agenda. Defer to the November 2021 meeting.
10. **Franklin Christian Church** – Performance Bond for Landscaping - \$90,805
Recommendation: Extend in the current amount for a period of six (6) months.
11. **Hardeman Springs, Section 2** – Performance Bond for Roads, Drainage and Erosion Control - \$638,000
Recommendation: Extend in the current amount for a period of one (1) year.
12. **Hardeman Springs, Section 2** – Performance Bond for Wastewater Collection System - \$112,000
Recommendation: Extend in the current amount for a period of one (1) year.
13. **Hardeman Springs, Section 2** – Maintenance Bond for Water (N/CG) - \$32,250
Recommendation: Release the bond.
14. **Hart's Landmark** – Maintenance Bond for Water (City of Franklin) - \$20,600
Recommendation: Extend the bond to January 21, 2022.

15. **King's Chapel, Section 8** – Performance Bond for Wastewater Collection System - \$132,500
Recommendation: Extend in the current amount for a period of one (1) year.
16. **King's Chapel, Section 8** – Maintenance Bond for Roads, Drainage and Erosion Control - \$262,000
Recommendation: Extend in the current amount for a period of one (1) year.
17. **LDR Stables** – Performance Bond for Landscaping - \$17,500
Recommendation: Extend in the current amount for a period of six (6) months.
18. **McDaniel Farms Amenity Center** – Performance Bond for Landscaping - \$14,100
Recommendation: Reduce to maintenance in the amount of \$4,200 for a period of six (6) months.
19. **McDaniel Estates, Section 2** – Performance Bond for Wastewater Collection System - \$190,000
Recommendation: Reduce to maintenance in the amount of \$57,000 for a period of two (2) years.
20. **McDaniel Estates, Section 2** – Performance Bond for Roads, Drainage and Erosion Control - \$661,000
Recommendation: Extend in the current amount for a period of one (1) year.
21. **McDaniel Farms, Section 2** – Performance Bond for Wastewater Collection System - \$124,000
Recommendation: Reduce to maintenance in the amount of \$37,200 for a period of two (2) years.
22. **The Grove, Section 11** – Maintenance Bond for Roads, Drainage and Erosion Control - \$480,000
Recommendation: Extend in the current amount for a period of one (1) year.
23. **Troubadour, Section 3** – Performance Bond for Wastewater Collection System - \$87,750
Recommendation: Extend in the current amount for a period of one (1) year.
24. **Belle Vista, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$200,000
Recommendation: Extend in the current amount for a period of one (1) year.
25. **Burning Tree Farms, Section 2** – Performance Bond for Roads, Drainage and Erosion Control - \$198,000
Recommendation: Extend in the current amount for a period of one (1) year.
26. **Falls Grove, Section 2** - Maintenance Bond for Roads, Drainage and Erosion Control - \$250,000
Recommendation: Extend in the current amount for a period of three (3) months.

27. **Falls Grove, Section 7** - Performance Bond for Roads, Drainage and Erosion Control - \$464,000
Recommendation: Reduce to maintenance in the amount of \$275,000 and extend for a period of one (1) year.
28. **Falls Grove, Section 7** – Performance Bond for Wastewater Collection System - \$65,300
Recommendation: Reduce to maintenance in the amount of \$19,600 for a period of two (2) years.
29. **Falls Grove, Section 7** – Performance Bond for Water (Milcrofton) - \$25,950
Recommendation: Defer to the October 2021 meeting.
30. **Farms at Clovercroft, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$225,000
Recommendation: Extend in the current amount for a period of one (1) year.
31. **Farms at Clovercroft, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$310,000
Recommendation: Extend in the current amount for a period of one (1) year.
32. **Foxen Canyon, Section 1** - Maintenance Bond for Roads, Drainage and Erosion Control - \$300,000
Recommendation: Extend in the current amount for a period of one (1) year.
33. **Foxen Canyon, Section 2** – Maintenance Bond for Sewer (Harpeth Wastewater Coop) - \$67,400
Recommendation: Extend in the current amount for a period of one (1) year.
34. **Foxen Canyon, Section 2** - Maintenance Bond for Roads, Drainage and Erosion Control - \$271,000
Recommendation: Extend in the current amount for a period of one (1) year.
35. **Hardeman Springs Wastewater System** – Maintenance Bond for Landscaping - \$19,200
Recommendation: Release the bond.
36. **Hillsboro Cove** – Maintenance Bond for Roads, Drainage and Erosion Control - \$160,000
Recommendation: Defer to the October 2021 meeting.
37. **McDaniel Estates, Section 1** – Performance Bond for Wastewater Collection System - \$169,000
Recommendation: Defer until October 2021.
38. **McDaniel Estates, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$550,000
Recommendation: Extend in the current amount for a period of one (1) year.
39. **McDaniel Farms, Section 1** – Performance Bond for Wastewater Collection System - \$169,000
Recommendation: Defer until October 2021.

40. **McDaniel Farms, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$430,000
Recommendation: Extend in the current amount for a period of one (1) year.
41. **McDaniel Farms, Section 1** – Maintenance Bond for Water (Milcrofton) - \$79,350
Recommendation: Release the bond.
42. **Southall Retreat Wastewater Area** – Performance Bond for Wastewater Collection System - \$409,000
Recommendation: Extend in the current amount for a period of one (1) year.
43. **Southall Retreat Wastewater Area** – Performance Bond for Wastewater Treatment and Disposal System - \$124,700
Recommendation: Extend in the current amount for a period of one (1) year.
44. **Swanson Ridge, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$521,000
Recommendation: Extend in the current amount for a period of one (1) year.
45. **Swanson Ridge, Section 1** – Performance Bond for Landscaping - \$60,000
Recommendation: Reduce to maintenance in the amount of \$18,000 for a period of six (6) months.
46. **Vineyard Valley, Section 1** – Maintenance Bond for Landscaping - \$5,500
Recommendation: Release the bond.
47. **Waterleaf, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$300,000
Recommendation: Extend in the current amount for a period of one (1) year.

FINAL PLATS:

ITEM 59

FINAL PLAT REVIEW FOR HARDEMAN SPRINGS, SECTION 4, CONTAINING 22 LOTS ON 12.44 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2021-414)

The Plat is in order, and 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 \$368,000;
2. Establishment of a performance bond for the wastewater collection system in the amount of \$63,600;
3. Establishment of a performance bond for water improvements in favor of Nolensville/College Grove Utility District in the amount of \$235,000;
4. The approved HOA documents must be recorded concurrently with the recording of the Final Plat;

5. Execution of 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. 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.

ITEM 60

FINAL PLAT REVIEW FOR STEPHENS VALLEY, SECTION 5, CONTAINING 1 LOTS ON 4.92 ACRES LOCATED OFF PASQUO ROAD IN THE 9TH VOTING DISTRICT (1-2021-415)

The Plat is in order, and Staff recommends approval of the Final Plat with the following conditions:

1. The posting of a Performance Bond with the Highway Department in the amount of \$487,393 for roadway improvements;
2. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
3. 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.

ITEM 61

FINAL PLAT REVIEW FOR STEPHENS VALLEY, SECTION 7, CONTAINING 59 LOTS ON 13.68 ACRES LOCATED OFF PASQUO ROAD IN THE 9TH VOTING DISTRICT (1-2021-416)

The Plat is in order, and Staff recommends approval of the Final Plat with the following conditions:

1. The posting of a Performance Bond in the amount of \$480,000 for roads, drainage and erosion control. This is a reduced amount based on improvements completed;
2. The posting of Performance Bonds in the amount of \$75,046.20 for water improvements and \$71,119.80 for sewer improvements as specified by Harpeth Valley Utilities District;
3. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
4. 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.

ITEM 62

FINAL PLAT REVIEW FOR STEPHENS VALLEY, SECTION 9, CONTAINING 1 LOTS ON 0.23 ACRES LOCATED OFF PASQUO ROAD IN THE 9TH VOTING DISTRICT (1-2021-417)

The Plat is in order, and Staff recommends approval of this Final Plat with the condition that the applicant submit 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 63

FINAL PLAT REVIEW FOR STEPHENS VALLEY, SECTION 10, CONTAINING 3 LOTS ON 0.66 ACRES LOCATED OFF PASQUO ROAD IN THE 9TH VOTING DISTRICT (1-2021-418)

The Plat is in order, and Staff recommends approval of this Final Plat with the condition that the applicant submit 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 64

FINAL PLAT REVIEW FOR DAVENTRY, SECTION 4, CONTAINING 9 LOTS ON 12.33 ACRES LOCATED OFF TULLOSS ROAD IN THE 4TH VOTING DISTRICT (1-2021-419)

The Plat is in order, and Staff recommends approval of the Final Plat with the following conditions:

1. The approved HOA documents shall be concurrently recorded with the recording of the Final Plat;
2. Posting of a Performance Bond in the amount of \$431,000 for roads, drainage and erosion control;
3. Posting of a Performance Bond in the amount of \$65,000 for water improvements as specified by Nolensville/College Grove Utility District;
4. The posting of a Performance Bond in the amount of \$20,250 for the wastewater collection system;
5. The posting of a Performance Bond in the amount of \$29,700 for landscaping improvements;
6. Execution of Performance Agreements for the above referenced sureties;
7. At eighty (80%) percent buildout or as directed by the Williamson County Highway Superintendent, Chase Point Drive will be opened to the adjacent subdivision;
8. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
9. 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 65

FINAL PLAT REVIEW (REVISED) FOR KINGS CHAPEL, SECTION 9, CONTAINING 1 LOT ON 6.40 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2021-420)

The Plat is in order, and 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. Prior to the submittal of any additional Final Plats for this development, off-site roadway improvements as stipulated in the traffic study review findings provided by the County's traffic engineering consultant (See Attachment 65-3), including the second entrance to the development and associated turn lanes, must be completed to the satisfaction of TDOT;
3. Prior to the issuance of Building Permits in additional Sections, the internal roadway shall also be completed to the boundary of Section 8 other than the surface asphalt mix;
4. Prior to the issuance of Building Permits in additional Sections, the required Letter of Map Amendment (LOMR) from FEMA shall be provided;
5. Establishment of a Performance Bond for roads, drainage and erosion control in the amount of \$550,000. This is a reduced amount based on work completed;
6. Establishment of a Performance Bond for water improvements in favor of Milcrofton Utility District in the amount of \$581,000;
7. Establishment of a Maintenance Bond for water improvements in favor of Milcrofton Utility District in the amount of \$87,100;
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. Providing 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 Final Plat.

ITEM 66

FINAL PLAT REVIEW FOR LOOKAWAY FARMS, SECTION 2, CONTAINING 37 LOTS ON 34.63 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 5TH VOTING DISTRICT (1-2021-421)

The Plat is in order, and 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 \$963,000;

2. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District in the amount of \$209,120;
3. Establishment of a maintenance bond for water improvements in favor of Milcrofton Utility District in the amount of \$31,368;
4. Establishment of a performance bond for the wastewater collection system in the amount of \$82,400;
5. Establishment of a performance bond for landscaping in the amount of \$ 64,185;
6. Execution of performance agreements for the above referenced sureties;
7. The approved HOA documents must be recorded concurrently with the recording of the Final Plat.
8. Dedication of right-of-way 36 feet off the centerline of Clovercroft Road;
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.

ITEM 67

FINAL PLAT REVIEW FOR MCDANIEL ESTATES, SECTION 5, CONTAINING 34 LOTS ON 29.82 ACRES LOCATED OFF MCDANIEL ROAD IN THE 11TH VOTING DISTRICT (1-2021-422)

The Plat is in order, and 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 \$574,000;
2. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District in the amount of \$116,280;
3. Establishment of a maintenance bond for water improvements in favor of Milcrofton Utility District in the amount of \$17,442;
4. Establishment of a performance bond for the wastewater collection system in the amount of \$143,700;
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.

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

PUBLIC HEARING:

ITEM 48

REQUEST BY HARDING VENTURES, LLC TO REZONE APPROXIMATELY 580 ACRES LOCATED AT 3021 DEL RIO PIKE (PARCEL 051---01300) FROM MUNICIPAL GROWTH AREA-1 (MGA-1) TO RURAL PRESERVATION-5 (RP-5) (6-2021-605)

Mr. Matteson reviewed the background (see Staff Report), and Staff recommended approval of the requested Rezoning and that the attached Resolution (See Attachment 48-3) be forwarded to the County Commission for adoption.

Chairman Crohan opened the floor for the Public Hearing.

Laura Turner, 1108 Dickinson Lane, Franklin TN. She noted she is there to support the downzoning of this property in order to save the property and the area from over development.

Dorie Bolze, CEO of Harpeth Conservancy, and resident of 201 Deerfield Ln, Franklin TN. She stated her organization has worked in the past to help preserve the rural character of the County.

Chas Morton, 9th District County Commissioner, supports the rezoning request and asked that this Commission consider Staff's recommendations on this rezoning request.

There being no comments, Commissioner Lothers made a motion to accept Staff's recommendation on Item 48. Commissioner Richter seconded the motion, and the motion passed by unanimous vote.

ITEM 49

AMENDMENT TO ARTICLES 11, 16, AND 23 OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING SOUND STANDARDS (6-2021-606)

WITHDRAWN

ITEM 50

AMENDMENT TO SECTION 11.03(A)(4) OF THE ZONING ORDINANCE REGARDING FARM WINERIES (6-2021-607)

Mr. Matteson reviewed the background (see Staff Report), and Staff recommended approval of the requested Amendments and that the attached Resolution (See Attachment 50-2) be forwarded to the County Commission for adoption.

Mr. Matteson stated no members of the public signed up to speak.

Commissioner Lucyshyn requested clarification of the acreage sliding scale. Mr. Matteson stated they had looked at several other options, but this was the most straightforward.

There being no comments, Commissioner Richter made a motion to accept Staff's recommendation on Item 50. Commissioner Lothers seconded the motion, and the motion passed by unanimous vote.

OLD BUSINESS:

ITEM 51

FINAL PLAT REVIEW FOR THE TED L. PETTY PROPERTY, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 3 LOTS ON 15.93 ACRES LOCATED OFF CROSS KEYS ROAD IN THE 2ND VOTING DISTRICT (1-2021-409)

Mr. Sweet reviewed the background (see Staff Report), and Staff recommended approval of this Final Plat.

There being no comments, Commissioner Richter made a motion to accept Staff's recommendation on Item 51. Commissioner Sanders seconded the motion, and the motion passed by unanimous vote.

PRELIMINARY PLAT:

ITEM 52

PRELIMINARY PLAT REVIEW FOR CAYMUS SUBDIVISION, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 6 LOTS ON 35.6 ACRES LOCATED OFF SOUTH CAROTHERS ROAD IN THE 4TH VOTING DISTRICT (1-2021-310)

Mr. Sweet reviewed the background (see Staff Report), and Staff recommended approval of this Preliminary Plat, subject to the following conditions to be addressed at Final Plat:

1. A Notice of Coverage issued by TDEC;
2. A Land Disturbance Permit must be obtained for the overall development; and
3. Driveway and drainage infrastructure must be complete, consistent with Zoning Ordinance requirements, prior to submission of a Final Plat.

There being no comments, Commissioner Lucyshyn made a motion to accept Staff's recommendation on Item 52. Commissioner Richter seconded the motion, and the motion passed by unanimous vote.

ITEM 53

PRELIMINARY PLAT REVIEW FOR TROUBADOUR GOLF AND FIELD CLUB, PHASE 9, CONTAINING 23 LOTS ON 31.31 ACRES LOCATED OFF COX ROAD IN THE 5TH VOTING DISTRICT (1-2021-311)

Mr. Holmes reviewed the background (see Staff Report), and Staff recommended approval of this Preliminary Plat, subject to the following conditions to be addressed at Final Plat:

1. Prior to final plat submittal, off-site roadway improvements required in association with individual sections of development as stipulated in the traffic study review findings provided by the County's traffic engineering consultant, including turn lane improvements at site entrances, must be completed in accordance with the approved plans;
2. Establishment of a performance bond for roads, drainage and erosion control;
3. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
4. Establishment of a performance bond for the wastewater collection system as specified by the County's wastewater consultant;
5. Submission of landscaping plans and establishment of a performance bond for landscaping;
6. Prior to consideration of Final Plat approval, the applicant shall submit HOA documents, which shall address the requirements of Section 17.12: Private Streets of the Zoning Ordinance, for review and approval by the County Attorney's office. The HOA documents must be submitted with the Final Plat, and the approved HOA documents must be recorded concurrently with the recording of the Final Plat;
7. Dedication of right-of-way thirty (30) feet off the centerline of Patton Road;
8. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
9. Providing 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 Final Plat.

There being no comments, Commissioner Sanders made a motion to accept Staff's recommendation on Item 53. Commissioner Richter seconded the motion, and the motion passed by unanimous vote.

ITEM 54

PRELIMINARY PLAT REVIEW FOR LOOKAWAY FARMS, PHASE 3, CONTAINING 24 LOTS ON 85.54 ACRES LOCATED OFF CLOVERCROFT IN THE 5TH VOTING DISTRICT (1-2021-312)

Mr. Holmes reviewed the background (see Staff Report), and Staff recommended approval of this Preliminary Plat, subject to the following conditions to be addressed at Final Plat:

1. 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 prior to the recording of the Final Plat;

2. Establishment of a performance bond for roads, drainage and erosion control;
3. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
4. Establishment of a performance bond for the wastewater collection system;
5. Submission of landscaping plans and establishment of a performance bond for landscaping;
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.

Commissioners Lothers asked about the requirements for turn lane improvements. Mr. Matteson stated that both Staff and the Highway Department coordinate if those lanes are required prior to Final Plat and the Final Plat would not be allowed on the agenda until the Highway Superintendent has approved the completed work.

There being no additional comments, Commissioner Sanders made a motion to accept Staff's recommendation on Item 54. Commissioner Richter seconded the motion, and the motion passed by unanimous vote.

ITEM 55

PRELIMINARY PLAT REVIEW FOR GALLOP RUN, CONTAINING 7 LOTS ON 13.09 ACRES LOCATED OFF VAUGHN ROAD IN THE 8TH VOTING DISTRICT (1-2021-313)

Mr. Holmes reviewed the background (see Staff Report), and Staff recommended approval of this Preliminary Plat, subject to the following conditions to be addressed at Final Plat:

1. Prior to Final Plat submittal, all off-site improvements, as specified in the Traffic Access Analysis review letter from the County's traffic consultant (see Attachment 55-3), must be completed to the satisfaction of the County Highway Superintendent;
2. Dedication of a right-of-way thirty (30) feet off the center line of Vaughn Road;
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 HOA documents must be submitted with the Final Plat, and 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 Harpeth Valley Utilities District (HVUD);

6. Establishment of a performance bond for sewer improvements in favor of Harpeth Valley Utilities District (HVUD);
7. Submission of landscaping plans and establishment of a performance bond for landscaping;
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.

Allen Thompson, Ragan Smith & Associates asked for clarification of what was revised on the Staff Report. Mr. Holmes stated the Open Space was incorrectly listed as 37 acres and was corrected to 7 acres.

There being no additional comments, Commissioner Richter made a motion to accept Staff's recommendation on Item 55. Commissioner Hatcher seconded the motion, and the motion passed by unanimous vote.

NON-RESIDENTIAL SITE PLAN

ITEM 56

NON-RESIDENTIAL SITE PLAN REVIEW (REVISED) FOR CHRIST PRESBYTERIAN ACADEMY (CPA) – BASEBALL HITTING FACILITY, ON 54.94 ACRES LOCATED OFF OLD HICKORY BOULEVARD IN THE 8TH VOTING DISTRICT (5-2021-009)

Mr. Holmes reviewed the background (see Staff Report), and Staff recommended approval of this Non-Residential Site plan.

There being no comments, Commissioner Sanders made a motion to accept Staff's recommendation on Item 56. Commissioner Lothers seconded the motion, and the motion passed by unanimous vote.

ITEM 57

NON-RESIDENTIAL SITE PLAN REVIEW FOR TRIUNE AREA ELEMENTARY AND MIDDLE SCHOOL, ON 100.1 ACRES LOCATED OFF COX ROAD IN THE 5TH VOTING DISTRICT (5-2021-010)

Mr. Holmes reviewed the background (see Staff Report), noting the applicant is requesting deferral of this item until the October 2021 meeting. Staff concurs with this request.

There being no comments, Commissioner Richter made a motion to accept Staff's recommendation to defer Item 7. Commissioner Baldree seconded the motion, and the motion passed by unanimous vote.

FINAL PLATS:

ITEM 58

FINAL PLAT REVIEW FOR ARRINGTON RIDGE, SECTION 2, (RE-APPROVAL) CONTAINING 43 LOTS ON 33.37 ACRES LOCATED OFF COX ROAD IN THE 5TH VOTING DISTRICT (1-2021-403)

Mr. Holmes reviewed the background (see Staff Report), and Staff recommended re-approval of this Final Plat with the following conditions:

1. The approved HOA documents must be recorded concurrently with the recording of the Final Plat;
2. Addition of a note to the Final Plat stating the following: "The six (6') foot privacy fence located along the mutual property line of the properties referenced by Tax Map 114, Parcels 10.01 and 10.03 is to be maintained in perpetuity.";
3. Establishment of a Performance Bond for roads, drainage and erosion control in the amount of \$395,000. This amount is a reduced amount based improvements completed;
4. Establishment of a Performance Bond for water improvements in favor of Milcrofton Utility District in the amount of \$317,130;
5. Establishment of a Performance Bond for the wastewater collection system in the amount of \$120,000;
6. Establishment of a Performance Bond for Landscaping and Fencing in the amount of \$95,400;
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.

There being no comments, Commissioner Richter made a motion to accept Staff's recommendation on Item 58. Commissioner Lothers seconded the motion, and the motion passed by unanimous vote.

ITEM 59

FINAL PLAT REVIEW FOR HARDEMAN SPRINGS, SECTION 4, CONTAINING 22 LOTS ON 23.49 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2021-414).

ON CONSENT

ITEM 60

FINAL PLAT REVIEW FOR STEPHENS VALLEY, SECTION 5, CONTAINING 0 LOTS ON 4.92 ACRES LOCATED OFF PASQUO ROAD IN THE 9TH VOTING DISTRICT (1-2021-415).

ON CONSENT

ITEM 61

FINAL PLAT REVIEW FOR STEPHENS VALLEY, SECTION 7, CONTAINING 59 LOTS ON 13.68 ACRES LOCATED OFF PASQUO ROAD IN THE 9TH VOTING DISTRICT (1-2021-416).

ITEM 62

FINAL PLAT REVIEW FOR STEPHENS VALLEY, SECTION 9, CONTAINING 1 LOTS ON 0.23 ACRES LOCATED OFF PASQUO ROAD IN THE 9TH VOTING DISTRICT (1-2021-417).

ON CONSENT

ITEM 63

FINAL PLAT REVIEW FOR STEPHENS VALLEY, SECTION 10, CONTAINING 3 LOTS ON 0.66 ACRES LOCATED OFF PASQUO ROAD IN THE 9TH VOTING DISTRICT (1-2021-418).

ON CONSENT

ITEM 64

FINAL PLAT REVIEW FOR DAVENTRY, SECTION 4, CONTAINING 9 LOTS ON 12.33 ACRES LOCATED OFF TULLOSS ROAD IN THE 4TH VOTING DISTRICT (1-2021-419).

ON CONSENT

ITEM 65

FINAL PLAT REVIEW (REVISED) FOR KINGS CHAPEL, SECTION 9, CONTAINING 1 LOT ON 6.40 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2021-420).

ON CONSENT

ITEM 66

FINAL PLAT REVIEW FOR LOOKAWAY FARMS, SECTION 2, CONTAINING 37 LOTS ON 34.63 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 5TH VOTING DISTRICT (1-2021-421).

ON CONSENT

ITEM 67

FINAL PLAT REVIEW FOR MCDANIEL ESTATES, SECTION 5, CONTAINING 34 LOTS ON 29.82 ACRES LOCATED OFF MCDANIEL ROAD IN THE 11TH VOTING DISTRICT (1-2021-422).

ON CONSENT

OTHER BUSINESS

ITEM 68

ESTABLISHMENT OF A LANDSCAPING BOND FOR LANDSCAPING IMPROVEMENTS FOR RAMSEY SOLUTIONS ON 75.66 ACRES LOCATED OFF PEYTONSVILLE TRINITY ROAD IN THE 5TH VOTING DISTRICT (5-2021-008)

Mr. Holmes reviewed the background (see Staff Report), and Staff recommended approval of this item with the following conditions:

1. The establishment of a Performance Bond for landscaping improvements in the amount of \$11,220.

There being no comments, Commissioner Richter made a motion to accept Staff's recommendation on Item 68. Commissioner Lucyshyn seconded the motion, and the motion passed by unanimous vote.

ITEM 69

CONCEPT PLAN CONFIRMATION – REEDS VALE SUBDIVISION – WILLIAMSON COUNTY CHANCERY COURT ORDER - JUNE 10, 2021 (CPS LAND, LLC v. WILLIAMSON COUNTY, ACTING BY AND THROUGH ITS REGIONAL PLANNING COMMISSION, DOCKET NO. 20CV-49980M), CONTAINING 252 LOTS ON 359.57 ACRES LOCATED OFF LAMPKINS BRIDGE ROAD IN THE 5th VOTING DISTRICT (1-2020-207)

Mrs. Ransom reviewed the background (see Staff Report), and noted that the report memorialized the Court's decision for the records of the Planning Commission. No action was required.

There being no further business, the meeting was adjourned at approximately 6:25 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON OCTOBER 14, 2021.

_____ CHAIRMAN JOHN LACKEY