

ITEM 31

**PRELIMINARY PLAT REVIEW FOR ROBERTSON LARGE LOT EASEMENT
SUBDIVISION, CONTAINING 3 LOTS ON 20 ACRES LOCATED OFF HENPECK
LANE IN THE 11TH VOTING DISTRICT. (1-2022-306)**

Area	20 acres
Lots	3
Zoning	Municipal Growth Area-1 (MGA-1)
Water	H.B. & T.S. Utility District
Sewer	City of Franklin Sewer
Development Option	Large Lot Easement
Chapter 1101 Status	City of Franklin UGB
Maps and Parcels	105---02802
File Number	(1-2022-306)

The subject parcel is approximately twenty (20) acres in size and is located off St. James Drive, 1/3 mile northwest of Douglass Glen Lane. The applicant is requesting approval of a Large Lot Easement Subdivision in order to create three (3) lots off a new fifty-foot (50') ingress/egress/utilities easement. At this time, the applicant is requesting deferral to the June 2022 Planning Commission meeting to allow the applicant more time to address Staff comments.

ITEM 32

PRELIMINARY PLAT REVIEW FOR GENTRY FARM LP, CONTAINING 1 LOT ON 5.00 ACRES LOCATED OFF OLD CHARLOTTE PIKE IN THE 9TH VOTING DISTRICT. (1-2022-307)

Attachment	32-1	Preliminary Plat
	32-2	Aerial Photograph
Area		5.00 acres
Lots		1
Zoning		Municipal Growth Area-1 (MGA-1)
Water		H.B. & T.S. Utility District
Sewer		Individual Septic Systems
Development Option		Large Lot Easement
Chapter 1101 Status		City of Franklin UGB
Maps and Parcels		064---02201
File Number		(1-2022-307)

The subject property is approximately five (5) acres in size and is located off Old Charlotte Pike East, approximately $\frac{3}{4}$ of a mile west of Mack Hatcher Memorial Parkway. The applicant is requesting approval of a Large Lot Easement Subdivision in order to create the fourth (4th) lot off an existing 50-foot ingress/egress/utilities easement.

All Zoning Ordinance requirements, including those regarding the protection of natural resources, have been met.

The applicant is proposing an individual septic system for the lot, and the Williamson County Department of Sewage Disposal Management has approved the request. Water will be provided by H.B. & T.S. Utility District. There is an existing fire hydrant meeting the minimum flow rate of 500 gallons per minute within 500 feet of the building envelope.

The Preliminary Plat is in order and Staff recommends approval.

Reviewer: LS
Date: 05/12/2022

1. WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT NOTES

1. ANY CUTTING, FILLING, COMPACTION, OR DISTURBANCE FROM THEIR NATURAL STATE, OF THE SOIL AREAS RESERVED FOR SEWAGE DISPOSAL, SHALL RESULT IN REVOCATION OF THE LOT APPROVAL. ADDITIONALLY, THE DEPARTMENT SHALL HAVE THE AUTHORITY TO REFUSE TO GRANT A CONSTRUCTION PERMIT OR MAY REVOKE A CONSTRUCTION PERMIT WHERE THE INTEGRITY OF THE PROPOSED SUBSURFACE SEWAGE DISPOSAL AREAS HAS BEEN COMPROMISED.

2. ALL SEPTIC SYSTEMS MUST BE INSTALLED BY AN INSTALLER LICENSED BY WILLIAMSON COUNTY TO CONSTRUCT ALTERNATIVE OR CONVENTIONAL SEPTIC SYSTEMS.

3. NO BATHING FIXTURES EXCEEDING STANDARD CAPACITY (20 U.S. GALLONS), INCLUDING, BUT NOT LIMITED TO OVERSIZED BATHTUBS, SPA-TUBS, HOT TUBS, MUD-POLDS, OR JACUZZIS, ETC., SHALL BE ALLOWED UNLESS SPECIFICALLY APPROVED BY THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT.

4. NO UTILITIES (I.E. GAS, WATER, OR ELECTRIC) OR THEIR EASEMENTS, ABOVE OR BELOW GROUND, SHALL BE ALLOWED TO ENCRUSH WITHIN 10 FEET OF THE BOUNDARIES OF THE SOIL AREA RESERVED FOR SEWAGE DISPOSAL.

5. CURTAIN/ INTERCEPTOR/ DRAINAGE GRADINGS MAY BE REQUIRED ON ANY OR ALL LOTS.

6. NO CUTTING, FILLING, COMPACTION, OR ANY DISTURBANCE OF THE AREA RESERVED FOR SEWAGE DISPOSAL SHALL BE PERMITTED.

7. THE LIMITS OF ALL EXCAVATION GREATER THAN 18 INCHES IN DEPTH, MADE FOR THE PURPOSE OF HOUSE CONSTRUCTION, (OR ANY OTHER TYPE OF BUILDING CONSTRUCTION), SHALL BE KEPT 25' OR MORE AWAY FROM THE PLATTED OR DESIGNATED SEWAGE DISPOSAL AREAS.

8. THE LIMITS OF ALL EXCAVATIONS, MADE FOR THE PURPOSE OF HOUSE CONSTRUCTION, (OR ANY OTHER TYPE OF CONSTRUCTION) SHALL BE KEPT WITHIN THE CONFINES OF THE PLATTED BUILDING ENVELOPE.

9. ALL PARTS OF THE HOUSE AND ANY OF ITS RELATED APPENDAGES (INCLUDING, BUT NOT LIMITED TO DETACHED GARAGES, PORCHES, DECKS, SIDEWALKS, DRIVEWAYS, PARKING AREA, UTILITIES, ETC.) SHALL STRICTLY ADHERE TO THE MINIMUM SETBACK REQUIREMENTS FROM THE SUBSURFACE SEWAGE DISPOSAL SYSTEM AREAS AS OUTLINED IN SECTION 13 OF THE REGULATIONS GOVERNING ON-SITE SEWAGE DISPOSAL SYSTEMS, ADOPTED MAY 16, 2000, AND EFFECTIVE OCTOBER 1, 2000.

10. NO CONSTRUCTION OF PATIOS, SWIMMING POOLS, ACCESSORY BUILDING, ETC., SHALL BE ALLOWED ON ANY LOT SERVED BY A SUBSURFACE SEWAGE DISPOSAL SYSTEM, UNLESS APPROVED BY THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT.

11. WATER SERVICE LINES MUST BE SEPARATED FROM SEWAGE DISPOSAL AREAS OR PLATTED DISPOSAL FIELD AREAS BY A MINIMUM OF 10 FEET.

12. NO WATER SOURCE WELLS OR SPRINGS ARE TO BE DRILLED OR CONSTRUCTED WITHIN 50 FEET OF ANY PORTION OR COMPONENT OF THE SEPTIC SYSTEM OR THE DESIGNATED OR PLATTED SEWAGE DISPOSAL FIELD AREAS.

13. NO IRRIGATION SYSTEMS, OR THEIR COMPONENTS THEREOF, SHALL ENCRUSH ON, IN, OR WITHIN 10 FEET OF THE BOUNDARIES OF THE DESIGNATED OR PLATTED SSSS AREAS. IT SHALL ALSO BE LOCATED A MINIMUM OF 5 FEET AWAY FROM ANY DRAINAGE IMPROVEMENT PRACTICE ASSOCIATED WITH THE SSSS AREAS.

14. ALL PLATTED SEWAGE DISPOSAL AREAS MUST BE FIELD STAKED BY A LICENSED SURVEYOR AND FENCED OFF, TO PROTECT THE AREAS FROM ALL CONSTRUCTION TRAFFIC, BY THE PROPERTY OWNER OR BUILDING CONTRACTOR. THE AREAS MUST THEN BE FIELD CHECKED AND VERIFIED BY THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT PRIOR TO THE ISSUANCE OF THE SEPTIC PERMIT.

15. LOT 1 GENTRY FARM, LP RESTRICTED TO 1-5 BEDROOM SINGLE FAMILY DWELLING WITH NO OVERSIZED TUBS.

16. DESIGNATED SEWAGE DISPOSAL AREAS PLOTTED IN ACCORDANCE WITH ACCEPTABLE SOIL AREAS FIELD MAPPED BY MIKE HAARBAUER, PRIVATE CONSULTING SOIL SCIENTIST ON 12-23-2020.

17. THIS SITE MAY REQUIRE THE USE OF A SEWAGE/EFFLUENT PUMP AND APPROPRIATELY SIZED PUMP TANK IN ORDER TO PROVIDE SEWER SERVICES FROM THE HOUSE TO THE SSSS AREAS. THIS SHALL BE SPECIFIED BY THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT BASED UPON THE FINISHED ELEVATION OF THE HOUSE PLUMBING SUB-OUT AND THE SSSS AREAS.

18. CURTAIN, INTERCEPTOR, AND DRAIN-DOWN DRAININGS MAY BE REQUIRED ON ALL LOTS, AS SUCH, THEY SHALL STRICTLY ADHERE TO THE DESIGN, LOCATION AND ROUTING DEPICTED ON THIS PLAT. HOWEVER, THE DRAININGS AS SHOWN HEREON ARE SUBJECT TO CHANGE AT THE SOLE DISCRETION OF THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT AS DEEMED NECESSARY BY THEIR FIELD INVESTIGATION AT THE TIME OF SUBMITTAL OF EACH INDIVIDUAL LOT'S ALTERNATIVE SYSTEM SITE AND DESIGN PLANS. THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT'S EVALUATION WILL BE CONDUCTED ON SITE-SPECIFIC, LOT BY LOT BASIS.

19. CON DENOTES THAT THIS LOT IS SERVED BY A CONVENTIONAL SEPTIC SEWAGE DISPOSAL SYSTEM.

20. LPP DENOTES THAT THIS LOT IS SERVED BY A LOW PRESSURE PIPE SYSTEM, WHICH IS AN ALTERNATIVE MEANS OF SEWAGE DISPOSAL.

21. MUPP DENOTES THAT THIS LOT IS SERVED BY A MODIFIED LOW PRESSURE PIPE SYSTEM, WHICH IS AN ALTERNATIVE MEANS OF SEWAGE DISPOSAL. MODIFIED LPP SYSTEMS REQUIRE 6 TO 10 INCHES OF COMPATIBLE SOIL FILL MATERIAL TO BE INCORPORATED ONTO THE DESIGNATED OR PLATTED SEWAGE DISPOSAL AREA, UNDER DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT SUPERVISION.

22. BEFORE A PERMIT TO CONSTRUCT A LPP OR MUPP SEPTIC SYSTEM CAN BE ISSUED, DETAILED SITE AND DESIGN PLANS FOR THE LPP OR MUPP SYSTEM SHALL BE SUBMITTED TO THE WCDSON FOR REVIEW AND APPROVAL. THESE PLANS SHALL BE PREPARED BY AN ENGINEER LICENSED IN TENNESSEE.

23. PROPERTY IS SERVED BY H.B. & T.S. UTILITY SYSTEM.

24. PRIOR TO INSTALLATION, THE LOCATION OF THE WELL, SPRING, CISTERN, OR PRIVATE WATER SOURCE MUST BE APPROVED BY THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT.

25. LOCATION OF WELL, SPRING, CISTERN, OR PRIVATE WATER SOURCE MUST BE A MINIMUM OF 50 FEET AWAY FROM ANY SEWAGE DISPOSAL AREA, INCLUDING THOSE LOCATED ON ADJACENT LOTS.

26. EXACT LOCATION OF WATER SOURCE (I.E. WELL, CISTERN, SPRING OR PRIVATE WATER SOURCE) MUST BE FIELD LOCATED BY A SURVEYOR OR ENGINEER ON A COPY OF THIS PLAT AND SUBMITTED TO THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT FOR REVIEW AND RECORD KEEPING PURPOSES.

27. SSSS COMPONENTS CROSSING UTILITIES (AND THEIR RELATED EASEMENTS) IN ADDITION TO DRIVEWAYS, ACCESS EASEMENTS, ETC.; ANY AND ALL SSSS COMPONENTS (INCLUDING BUT NOT LIMITED TO CURTAIN DRAININGS, SEWAGE SUPPLY LINES, MANIFOLDS, ETC.) SHALL BE SHEATHED AND BEDDED (AS PER SPECIFICATIONS FROM WCDSON WHERE THEY CROSS ANY DRIVEWAY, ACCESS EASEMENT, UTILITY LINES (AND THEIR RELATED EASEMENTS)). THE SHEATHING SHALL EXTEND FROM A POINT 10' PAST THE LIMITS OF ANY EASEMENT. ALL CROSSINGS MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT. ALL SHEATHING MUST BE SCHEDULE 80 PVC OR DUCTILE IRON AND BE BEDDED IN 12" OF GRAVEL.

28. THERE SHALL BE NO SEWAGE BEARING CONVEYANCES (PIPES, SUPPLY LINES, MANIFOLDS, SEPTIC, OR PUMP TANKS ETC.) LOCATED WITHIN 50' OF ANY AND ALL WELLS (ON THIS PROPERTY).

29. BEFORE A PERMIT TO CONSTRUCT A CONVENTIONAL SYSTEM SERVING SINGLE DWELERS WITH A PROJECTED WASTEWATER FLOW RATE EXCEEDING 750 GALLONS PER DAY (GPD), DETAILED SITE AND DESIGN PLANS FOR SAID SYSTEM SHALL BE SUBMITTED TO THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT FOR REVIEW AND APPROVAL. THESE PLANS SHALL BE PREPARED BY AN ENGINEER LICENSED IN THE STATE OF TENNESSEE.

30. ALL PLUMBING FIXTURES ARE TO BE OF THE WATER CONSERVATION TYPE, INCLUDING LOW VOLUME FLUSH TOILETS (1.6 GALLONS OR LESS), 1.5 TO 2.0 GALLONS PER MINUTE SHOWER HEADS AND FAUCET AERATORS.

WNA NOTE: WATERWAY NATURAL AREAS (DESIGNATED AS WNA) EXIST ON ALL INTERMITTENT OR AN ARAP PERMIT MUST BE OBTAINED FROM THE STATE OF TENNESSEE AT THE DEPARTMENT OF ENVIRONMENT & STORM WATER MANAGEMENT CONSERVATION BEFORE ANY CONSTRUCTION, EXCAVATION, CLEARING OR GRADING ACTIVITIES CAN OCCUR WITHIN THE CREEK OR WATERWAY NATURAL AREA.

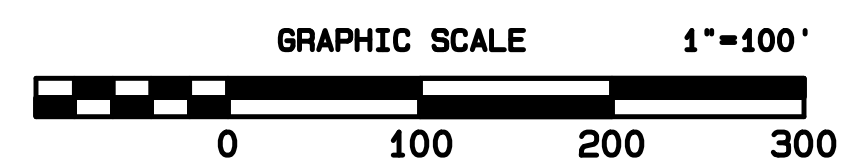
ADDITIONALLY: WNA: "There shall be no clearing, grading, construction or disturbance of vegetation except as permitted by the Williamson County Engineering Department."

CANOPY PROTECTION NOTE: PARCEL TOTAL SF = 217,895 SF EXISTING CANOPY COVERAGE = 17,386 SF CANOPY COVERAGE = 8% MINIMUM CANOPY TO BE PROTECTED = 75% AREA OF POTENTIAL CANOPY DISTURBANCE = 1386 SF (INCLUDES BUILDING ENVELOPES, EXISTING & NEW SEPTIC AREAS, EXISTING DRIVEWAYS, EXISTING RESIDENCE & POTENTIAL DRIVEWAYS) ((1386/17386) X 100) = 8% 92% OF EXISTING CANOPY TO BE PRESERVED

LINE	DISTANCE	BEARING
L1	386.99'	N84°21'26"W
L2	50.16'	N01°02'34"E
L3	393.02'	S84°21'26"E
L4	50.00'	S09°38'44"W

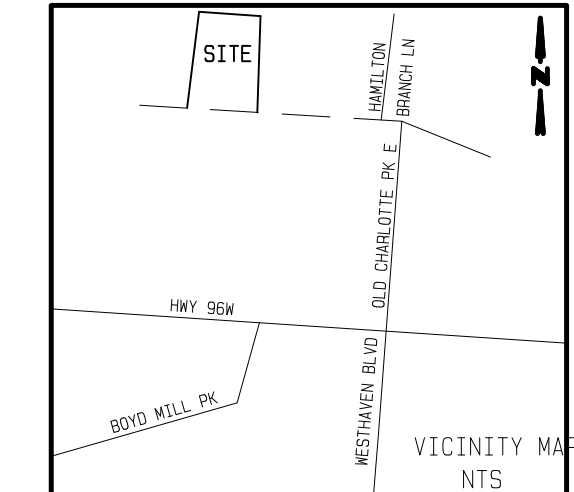
0400-45-09-17
GEOTHERMAL WELL CONSTRUCTION STANDARDS
FOR CLOSED LOOP GEOTHERMAL BOREHOLES

SOURCE OF STRUCTURE	MINIMUM DISTANCES
SEWER LINES	10 FEET
SEPTIC TANKS	25 FEET
SPRINGS	100 FEET
SEPTIC DRAIN FIELDS	25 FEET
WATER WELLS	100 FEET
HOUSE TO SEPTIC TANK CONNECTION	10 FEET
HOUSE TO SEWER CONNECTION	10 FEET



LEGEND

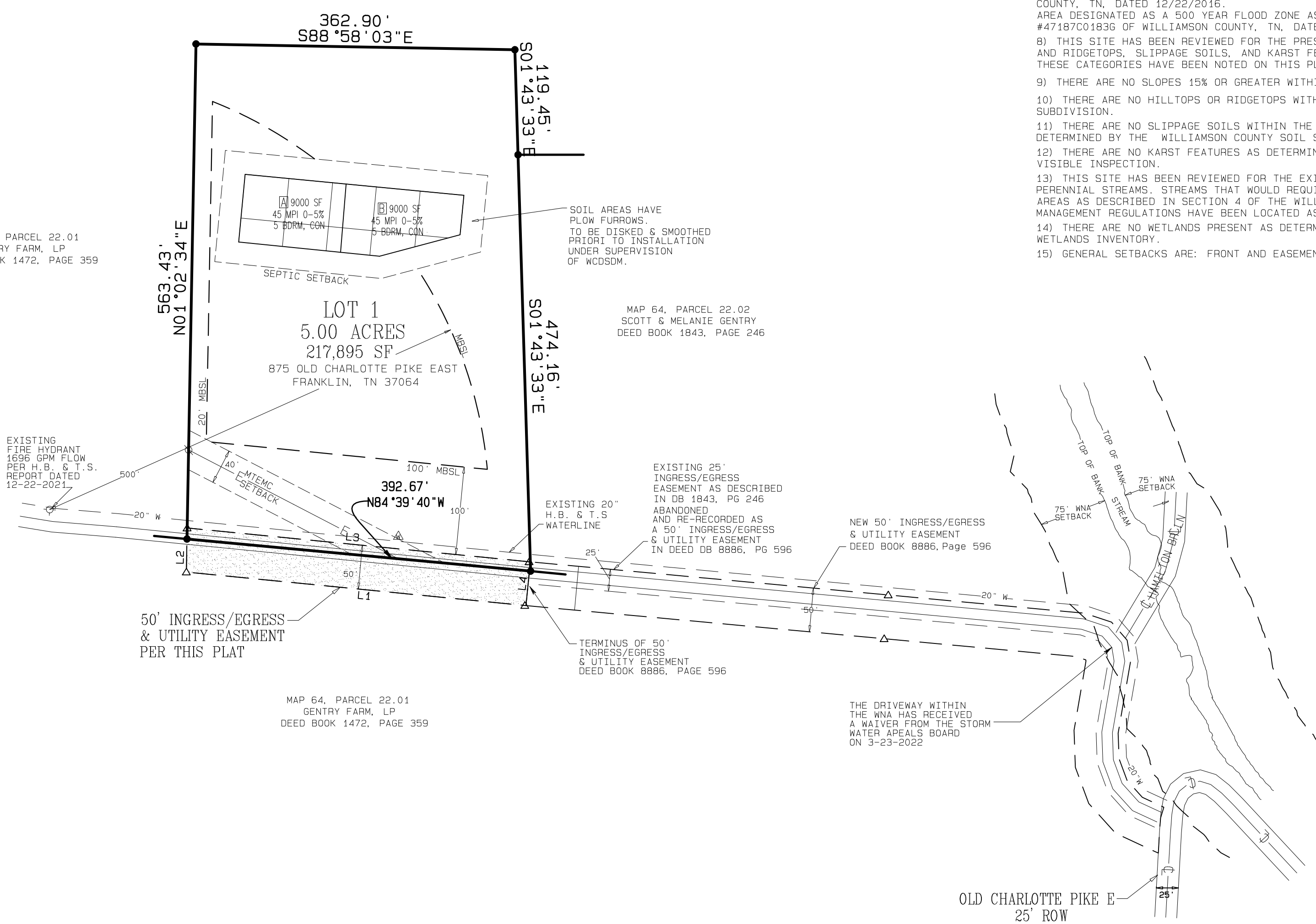
- IRON PIN SET
- IRON PIN FOUND
- △ CALCULATED POINT
- ⊕ UTILITY POLE
- ⊕ WATER METER
- ⊕ FIRE HYDRANT
- ⊕ FENCE
- ⊕ FENCE POST
- ⊕ OVERHEAD ELECTRIC
- W — WATER LINE



MAP 64, PARCEL 22.01
GENTRY FARM, LP
DEED BOOK 1472, PAGE 599

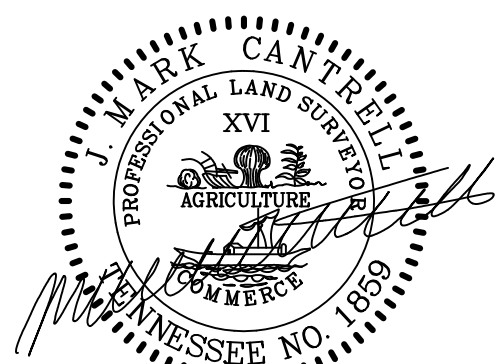
MAP 64, PARCEL 22.01
GENTRY FARM, LP
DEED BOOK 1472, PAGE 599

MAP 64, PARCEL 22.02
SCOTT & MELANIE GENTRY
DEED BOOK 1843, PAGE 246



GENERAL NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT SERVED BY AN INGRESS/EGRESS & UTILITY EASEMENT.
- 2) BEARINGS ARE BASED ON RECORD OF DEED.
- 3) THIS SURVEY WAS PREPARED USING THE CURRENT DEEDS OF RECORD, NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF A TITLE SEARCH.
- 4) ALL DEED BOOK REFERENCES PERTAIN TO REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
- 5) SUBJECT PROPERTY IS LOCATED IN THE 5TH CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE.
- 6) UTILITIES AS SHOWN WERE TAKEN FROM VISIBLE FIELD LOCATIONS. UTILITY DETAILS AND PRECISE GROUND LOCATIONS SHOULD BE OBTAINED FROM THE PROPER AUTHORITIES BEFORE ANY GROUND DISTURBANCE OR CONSTRUCTION IS STARTED.
- 7) NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL #47187C01836 OF WILLIAMSON COUNTY, TN, DATED 12/22/2016.
- 8) THIS SITE HAS BEEN REVIEWED FOR THE PRESENCE OF STEEP SLOPES, HILLTOPS AND RIDGETOPS, SLIPPAGE SOILS, AND KARST FEATURES. AREAS FALLING WITHIN THESE CATEGORIES HAVE BEEN NOTED ON THIS PLAT.
- 9) THERE ARE NO SLOPES 15% OR GREATER WITHIN THE SUBDIVISION LOT.
- 10) THERE ARE NO HILLTOPS OR RIDGETOPS WITHIN THE BOUNDARY OF THE SUBDIVISION.
- 11) THERE ARE NO SLIPPAGE SOILS WITHIN THE BOUNDARY OF THE SUBDIVISION AS DETERMINED BY THE WILLIAMSON COUNTY SOIL SURVEY.
- 12) THERE ARE NO KARST FEATURES AS DETERMINED BY THE CURRENT OWNERS' VISIBLE INSPECTION.
- 13) THIS SITE HAS BEEN REVIEWED FOR THE EXISTENCE OF INTERMITTENT AND PERENNIAL STREAMS. STREAMS THAT WOULD REQUIRE WATERWAY NATURAL AREAS AS DESCRIBED IN SECTION 4 OF THE WILLIAMSON COUNTY STORMWATER MANAGEMENT REGULATIONS HAVE BEEN LOCATED AS SHOWN. (SEE WNA NOTE)
- 14) THERE ARE NO WETLANDS PRESENT AS DETERMINED BY THE NATIONAL WETLANDS INVENTORY.
- 15) GENERAL SETBACKS ARE: FRONT AND EASEMENT=100'; SIDES=20'; REAR=60'.



4-25-2022

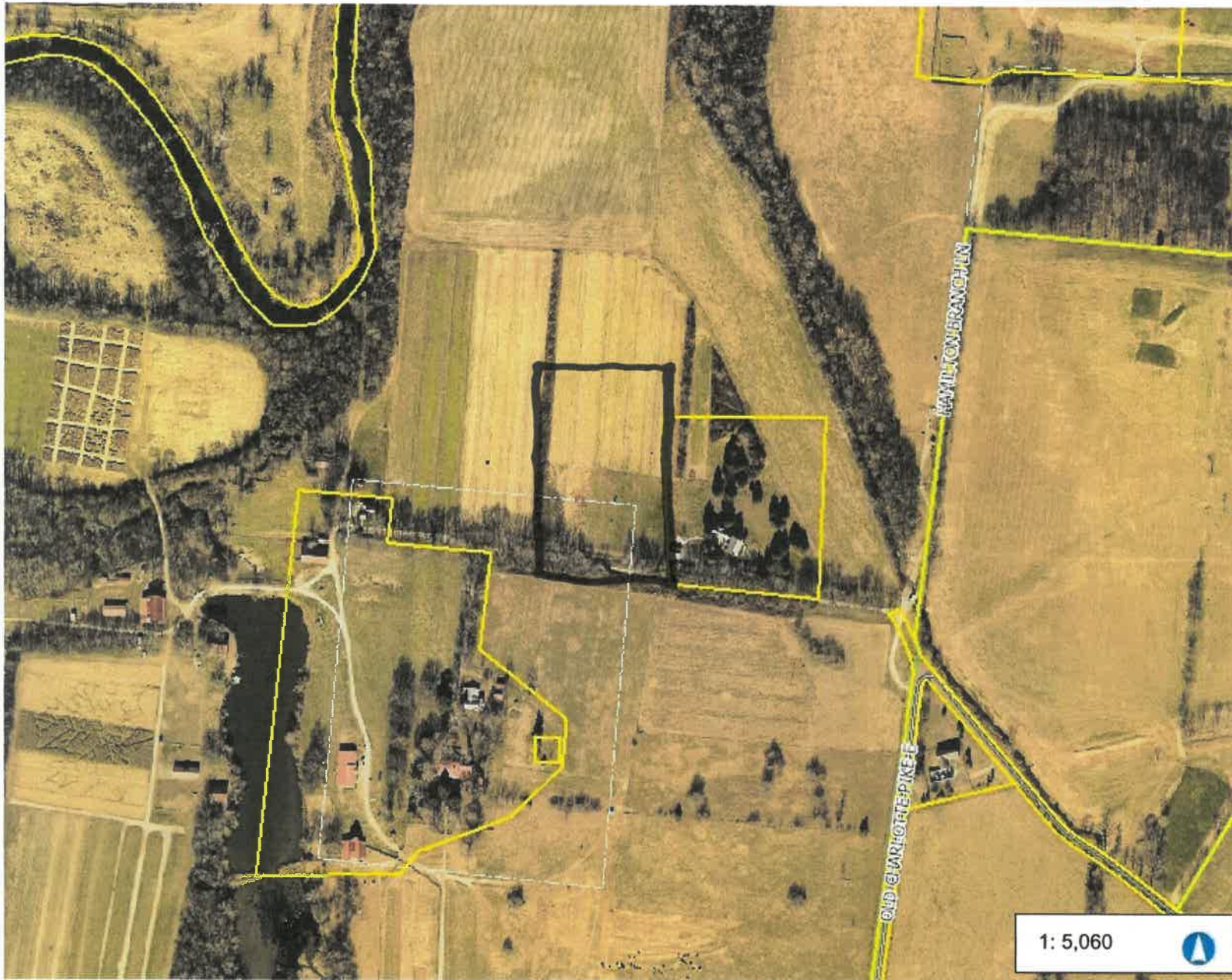
CERTIFICATE OF ACCURACY
I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Williamson County, Tennessee Regional Planning Commission and that the monuments have been or will be placed as shown hereon, to the specifications of the Subdivision Regulations, as approved by the County Engineer.

DATE: 4-25-2022
Mark Cantrell
PROFESSIONAL LAND SURVEYOR

CURRENT ZONING: MUNICIPAL GROWTH AREA 1, MGA-1
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
STATE OF TENNESSEE

PRELIMINARY PLAT	
LOT 1 GENTRY FARM, LP	
TOTAL ACRES = 5.00	TOTAL LOTS = 1
MILES NEW ROADS = 0.00	ACRES NEW ROADS = 0.00
PO PARCEL 22.01 OF MAP 64	
OWNERS: GENTRY FARM, LP DEED BOOK 1843, PAGE 246	
CIVIL DISTRICT: 5TH	SCALE: 1" = 100'
CLOSURE: 1/15,000	SHEET 1 OF 1
DATE: 01/26/2021, REV 04/25/2022	

ATTACHMENT 32-2



Legend

- Parcels
- Notes
- Miscellaneous
- Easement
- Exemptions
- Conflicts
- Lines
- Corporate Limits
 - BRENTWOOD
 - FAIRVIEW
 - FRANKLIN
 - NOLENSVILLE
 - SPRING HILL
 - THOMPSONS STATION
- Parks
- Railroads
- Centerlines
 - <all other values>
 - INTERSTATE
 - ACCESS
 - LOCAL STREETS
 - MAJOR ARTERIAL
 - MAJOR COLLECTOR
 - MINOR ARTERIAL
 - MINOR COLLECTOR
 - NO NAME

Notes

0.2 0 0.08 0.2 Miles

NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

ITEM 33

NON-TRADITIONAL WASTEWATER SITE PLAN FOR COX-LADD WASTEWATER TREATMENT FACILITY EXPANSION TO SERVE TRIBUTARY SUBDIVISION, CONTAINING 155.45 ACRES OFF COX ROAD IN THE 5TH VOTING DISTRICT.

WITHDRAWN