

## ITEM 32

### **CONCEPT PLAN REVIEW FOR HIGH PARK HILL, CONTAINING 157 LOTS ON 161.03 ACRES LOCATED OFF OF MURFREESBORO ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2020-204)**

Attachment	32-1	Concept Plan
	32-2	Aerial Photograph
	32-3	Letter from County's Traffic Consultant
	32-4	Letter from County's Wastewater Consultant

Area	161.03 acres
Lots	157 lots (0.97 DU/A)
Zoning	Rural Development-1 (RD-1)
Water	Milcrofton Utility District
Sewer	Nontraditional Wastewater Treatment and Disposal System
Development Option	Conservation Subdivision
Chapter 1101 Status	Rural
Map and Parcels	109---02300 and 02800

File Number (1-2020-204)

The applicant is requesting approval of a 157-lot Conservation Subdivision in the Rural Development-1 (RD-1) zoning district. The review of a Concept Plan is the first stage in the development approval process. Because the Concept Plan contains more than forty-nine (49) lots, a Public Hearing is required.

The subject property totals approximately 161.03 acres and is located on Murfreesboro Road (SR 96), approximately 3/10 of a mile east of the intersection of Murfreesboro Road and Wilson Pike. The King's Chapel development and Sycamore Farms Event Center adjoins the property to the east. The site contains a number of natural resources, including moderate and very steep slopes, a stream, floodplain, and areas of woodlands. Approximately 42% of the site is covered in tree canopy. The required 350-foot Open Space strip parallel to Murfreesboro Road and the required 150-foot Open Space strip around the perimeter of the property have been provided.

The proposed development consists of 157 lots, which range in size from approximately 10,000 square feet to approximately 20,500 square feet. The overall density is 0.97 dwelling units per acre. Sixty-eight percent (68%) of the site will be preserved in open space, and 69% percent of the exiting tree canopy will be retained. The roads within this development will be private.

A Traffic Impact Analysis (TIA) was conducted by the applicant and reviewed by the County's traffic engineering consultant (See Attachment 32-3). Because a contract for the Highway 96 widening project has now been let, the TIA uses the capacity of the future 5-lane section in the analysis, which is permitted based upon Section 19.06 of the Zoning Ordinance. That Zoning Ordinance provision also states that the completion of the roadway project must precede the completion of the development. The TDOT contract specifies a project duration of four (4) years. In order to align the pace of development with the projected pace of the roadway project, the County's Traffic Engineering Consultant is recommending that the County only approve Final Plats for 25% of the total number of lots per year. This equates to 39 lots per year.

Access to the proposed development will be provided from two (2) entrances from Murfreesboro Road, and both a left and right turn lanes are to be constructed at the eastern most entrance. Within the development, the applicant is requesting a right-of-way width of forty (40) feet in order to locate sidewalks outside of the right-of-way, and a design speed of twenty-five (25) MPH for internal roadways. Staff is in support of these requests.

Water service will be provided by Milcrofton Utility District. Wastewater will be handled via a nontraditional wastewater treatment and disposal system (at King's Chapel), for which a revised Site Plan was approved at the August, 2019 meeting to accommodate the capacity of this additional development. The current STEG (Septic Tank Effluent Gravity) collection system will continue to be utilized, but the existing sandfilter treatment area will be abandoned and replaced with an Ax-max treatment system. An amended draft State Operating Permit (SOP) has been issued by TDEC for the proposed system.

A revised Design Development Report (DDR) was prepared by the applicant and submitted to the County. The County's wastewater consultant has reviewed this report and is recommending approval (See Attachment 32-4).

It should be noted that once detailed construction and engineering plans are prepared in conjunction with the submittal of a Preliminary Plat, changes to the layout, including the potential for a reduction of lots and relocation of drainage infrastructure from buffer areas, may be necessary. A Landscaping Plan will also be required.

Staff recommends approval of this Concept Plan, along with the requests for a 40-foot right-of-way width, and a design speed of twenty-five (25) MPH within the subdivision, with the following conditions:

The Preliminary Plat must address the following:

1. Submission of roads, drainage and erosion control plans for review and approval by the County;
2. Construction plans for the off-site roadway improvements shall be approved by TDOT prior to submission of the Preliminary Plat;
3. Submission of water plans for review and approval by Milcrofton Utility District; and
4. Submission of applicable construction plans for required wastewater disposal facilities to TDEC, the County's consultant, and staff.

The Final Plat must address the following:

1. Prior to Final Plat submittal for the first Section of the proposed subdivision, a Zoning Certificate must be obtained for the expanded portion of the King's Chapel wastewater treatment and disposal system. Prior to issuance of the Zoning Certificate, the applicant shall provide the following:
  - a. A letter from TDEC indicating said system was installed and is functioning;

- b. As-built drawings showing the location of all system components and a sealed certification letter from the design engineer indicating that said systems were constructed in accordance with the approved construction plans and specifications;
  - c. A letter from the owner/utility provider indicating that it has accepted said system and is currently operating same;
  - d. The posting of a Performance Bond for the expansion of the existing disposal and treatment system in the amount of \$381,600;
  - e. Posting of a Performance Bond for landscaping improvements in the amount of \$12,400; and
  - f. Execution of Performance Agreements for the above referenced sureties.
2. No more than thirty-nine (39) lots may receive Final Plat approval per year, beginning on the date Concept Plan approval;
  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. Prior to submittal of the first Final Plat, all off-site roadway improvements shall be completed to the satisfaction of TDOT;
  5. Establishment of a performance bond for roads, drainage and erosion control;
  6. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
  7. Establishment of a performance bond for the wastewater collection system;
  8. Submission of landscaping plans and establishment of a performance bond for landscaping;
  9. Execution of Performance Agreements for the above referenced sureties;
  10. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
  11. 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.

Reviewer: AVH  
Date: 08-13-2020