

ORDER OF BUSINESS

WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION

1. Call to order
2. Roll Call
3. Announcements
4. Public Comments
5. Consideration of Minutes
6. Consideration of Consent Agenda
7. Presentation of Agenda Items for Discussion and Action
8. Other Business

AGENDA
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
Williamson County Administrative Complex
January 8, 2026 at 5:30 p.m.

PUBLIC COMMENTS:

Public comment is permitted on Agenda items – sign-in prior to the meeting is required.

MINUTES:

1. Approval of December 11, 2025 Minutes

CONSENT AGENDA:

2. Consent Agenda

BONDS:

3. Burning Tree Farms, Section 1 – Maintenance Bond for Roads, Drainage and Erosion located off Nolensville Road.
4. Crowell Property – Performance Wastewater Treatment and Disposal System located off Lampkins Bridge Road.
5. Fiddlers Glen/Cox Ladd – Performance Bond for Wastewater Treatment and Disposal System located off Murfreesboro Road.
6. Grace Chapel Academy – Maintenance Bond for Wastewater Collection System located off Southall Road.
7. Grace Chapel Academy – Maintenance Bond for Wastewater Treatment & Disposal located off Southall Road.
8. High Park Hill, Section 3 – Performance Bond for Roads, Drainage and Erosion located off Murfreesboro Road.
9. King's Chapel, Section 15 – Maintenance Bond for Water (Milcrofton) located off Murfreesboro Road.
10. King's Chapel, Section 15 – Performance Bond for Roads, Drainage and Erosion located off Murfreesboro Road.

11. King's Chapel, Section 15 – Performance Bond for Wastewater Collection System located off Murfreesboro Road.
12. McDaniel Farms, Section 1 – Maintenance Bond for Roads, Drainage and Erosion located off McDaniel Road.
13. St. Marlo, Section 3 – Maintenance Bond for Roads, Drainage and Erosion Control located off Long Lane.
14. Starnes Creek, Section 3 – Maintenance Bond for Water (Milcrofton) located off Meeks Road.
15. Starnes Creek, Section 4 – Maintenance Bond for Water (Milcrofton) located off Meeks Road.
16. Starnes Creek, Section 4 – Performance Bond for Wastewater Collection System located off Meeks Road.
17. Starnes Creek, Section 4 – Performance Bond for Roads, Drainage and Erosion located off Meeks Road.
18. Stephens Valley, Section 3 – Maintenance Bond for Roads, Drainage and Erosion Control located off Sneed Road West.
19. Stephens Valley, Section 4 – Maintenance Bond for Roads, Drainage and Erosion Control located off Sneed Road West.
20. Stephens Valley, Section 6 – Maintenance Bond for Roads, Drainage and Erosion Control located off Sneed Road West.
21. Troubadour, Section 6 – Performance Bond for Roads, Drainage and Erosion Control located off Cox Road.

OLD BUSINESS:

22. Terravista Roads, Drainage, and Erosion Control Bond Update
23. Preliminary Plat Review (Revised) for Artesian Acres Subdivision, Lot 10, containing 1 lot on 5 acres located off of Artesian Drive in the 5th Voting District (1-2025-323).

24. Preliminary Plat Review for Coleman Road LLE Subdivision, containing 5 lots on 35.6 acres located off Coleman Road in the 11th Voting District (1-2025-333).
25. Final Plat Review (Revised) for Blythe Meadow LLE Subdivision, containing 5 lots on 32.55 acres located on Blythe Meadow Lane in the 5th Voting District (1-2025-425).
26. Final Plat Review for Stone Ridge LLE Subdivision, containing 5 lots on 69.98 acres located off Harpeth School Road in the 2nd Voting District (1-2025-411).
27. Final Plat Review for Stephens Valley, Section 12, containing zero (0) lots on .777 acres located off Stephens Valley Boulevard in the 8th Voting District (1-2025-429).

PUBLIC HEARINGS:

28. Concept Plan Review (Revised) for Kings Chapel Subdivision, containing 449 lots on 615.28 acres located off Mullens Road in the 5th District (1-2025-209).
29. Concept Plan Review (Revised) for High Park Hill Subdivision, containing 235 lots on 356 acres located on Murfreesboro Road in the 5th Voting District (1-2025-210).

CONCEPT PLANS:

30. Concept Plan Review for Clovercroft Estates Subdivision, containing 40 lots on 204 acres located off Clovercroft Road in the 4th Voting District (1-2025-211).

SITE PLANS:

31. Site Plan Review for Bonterra Subdivision Hilltop Pavillion, on 42.04 acres located off Meeks Road in the 5th Voting District (5-2025-010).

PRELIMINARY PLATS:

32. Preliminary Plat Review for the Chestnut Hill Farms LLE Subdivision, containing 5 lots on 28.5 acres located off Whippoorwill Drive in the 1st Voting District (1-2025-324).
33. Preliminary Plat Review for The Grove Subdivision, Phase 14, containing 7 lots on 6.49 acres located off Eudailey-Covington Road in the 2nd Voting District (1-2025-337).

OTHER BUSINESS:

34. Election of Officers

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF DECEMBER 11, 2025**

MEMBERS PRESENT

Don Crohan
Sharon Hatcher
Lee Kennedy
Steve Lane
Sammie McCoy
Bryan Richter
Eddie Sanders

STAFF PRESENT

Michael Matteson, Community Development
Director
Aaron V. Holmes, Planning Director
Floyd Heflin, County Engineer
Michael Scott, Ass't to County Engineer
Joe James, Planning Coordinator
Lincoln Sweet, Senior Planner
Charlie Waldrop, Planning Technician
Michelle Mullins, Planning Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, December 11, 2025, at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Bailey, Baldree, Clifford, Lucyshyn and McCord were unable to attend.

Chairman McCoy called the meeting to order and took Roll Call. A quorum was present.

Chairman McCoy asked if there were any announcements.

Mr. Holmes announced the following:

- A Revised Consent Agenda was provided for review;
- Revised Reports for Items 40 and 43 reflecting the applicant's request to Defer were provided;
- Revised Attachment 35-1 was provided and previously emailed to the Commission;
- Item 42 was withdrawn;
- Items 30, 32, 33, 37, 39, 40, and 43 are on the Consent Agenda for deferral;
- Reminder for all Planning Commissioners to complete their four (4) hours of continuing education. Mr. Holmes advised he would email everyone the links to the TAPA's BZA/PC training video and Ethics Reports; and
- Request for Non-Agenda Item, Curitiba Plateau Subdivision - Final Plat, was provided for review and required action to be placed on the Agenda.

Chairman McCoy asked for a motion to add Curitiba Plateau Subdivision to the Agenda.

Commissioner Lane made a motion to add Curitiba Plateau Subdivision to the Agenda. Commissioner Crohan seconded the motion. The motion was unanimously approved.

Mr. Matteson announced the recent passing of previous Planning Commissioner, John Lackey, who served on the Planning Commission for 40 years, 37 of which as chair.

No one signed up for Public Comments.

CONSIDERATION OF NOVEMBER 13, 2025 MINUTES:

Chairman McCoy asked if there were comments or questions on the Minutes. Hearing none, he asked for a motion.

Commissioner Crohan made a motion to approve the November 13, 2025 Minutes. The motion was seconded by Commissioner Richter. The motion was unanimously approved.

CONSENT AGENDA:

Chairman McCoy recused himself from the Consent Agenda.

Vice-Chairman Crohan asked if there were any items that needed to be discussed separately. Hearing none, he asked for a motion to accept the Consent Agenda as a whole.

Commissioner Lane made a motion to approve the Consent Agenda per Staff recommendations. Commissioner Richter seconded the motion. The motion was unanimously approved.

BONDS:

3. Bonterra – Maintenance Bond for Roads, Drainage, and Erosion Control located off Meeks Road. - \$800,000
Recommendation: Extend in the current amount for a period of one (1) year.
4. Daventry, Section 4 – Performance Bond for Roads, Drainage, and Erosion Control located off Tulloss Rd. - \$325,000
Recommendation: Convert to Maintenance and reduce to \$163,000 for a period of one (1) year.
5. Daventry, Section 4 - Maintenance Bond for Wastewater Collection System located off Tulloss Road - \$20,250
Recommendation: Release the bond.
6. Daventry, Section 5 - Maintenance Bond for Wastewater Collection System located off Tulloss Road--\$63,000
Recommendation: Release the bond.
7. Daventry, Section 5 – Maintenance Bond for (Milcrofton) Water located off Tulloss Road - \$124,420
Recommendation: Release the bond.
8. Farms at Clovercroft, Section 2 – Maintenance Bond for Roads, Drainage, and Erosion Control located off Clovercroft Road. - \$200,000
Recommendation: Extend Maintenance Bond in the current amount for a period of one (1) year or when Engineering staff has determined the improvements have been completed and the bond is ready for review, whichever comes first.
9. Farms at Clovercroft, Section 3 – Maintenance Bond for Roads, Drainage, and Erosion Control located off Clovercroft Road. - \$200,000
Recommendation: Extend Maintenance Bond in the current amount for a period of one (1) year or when Engineering staff has determined the improvements have been completed and the bond is ready for review, whichever comes first.

10. Fiddlers Glen/Cox Ladd Treatment Facility – Maintenance Bond for Landscaping located off Lampkins Bridge Road. - \$3,000
Recommendation: Extend Performance Bond in the current amount for a period of six (6) months.
11. McDaniel Estates, Section 3 – Maintenance Bond for Roads, Drainage, and Erosion Control located off McDaniel Road. - \$307,000
Recommendation: Reduce Maintenance Bond to \$200,000 for a period of one (1) year or when Engineering staff has determined the improvements have been completed and the bond is ready for review, whichever comes first.
12. Reeds Vale Amenity Center – Performance Bond for Landscaping located off Lampkins Bridge Road - \$29,755
Recommendation: Extend in the current amount for a period of six (6) months to allow completion.
13. Reeds Vale Amenity Center – Performance Bond for Wastewater Collection System located off Lampkins Bridge Road. - \$6,600
Recommendation: Extend in the current amount for a period of one (1) year.
14. Reeds Vale, Section 2 – Performance Bond for Landscaping located off Lampkins Bridge Road - \$46,849
Recommendation: Extend in the current amount for a period of six (6) months.
15. Reeds Vale, Section 2 – Performance Bond for Wastewater Collection System located off Lampkins Bridge Road - \$459,000
Recommendation: Extend in the current amount for a period of one (1) year.
16. Reeds Vale, Section 2 – Performance Bond for Roads, Drainage and Erosion Control located off Lampkins Bridge Road - \$1,400,000
Recommendation: Reduce Performance Bond to \$1,000,000 for a period of one (1) year.
17. St. Barbara's Coptic Church – Maintenance Bond for Landscaping located off Clovercroft Road - \$65,000
Recommendation: Extend in the current amount for a period of six (6) months to allow completion.
18. Starnes Creek, Section 1 – Maintenance Bond for Wastewater Collection System located off Meeks Road - \$30,000
Recommendation: Release the Bond.
19. The Grove, Section 14 – Maintenance Bond for Roads, Drainage and Erosion Control located off Arno Road - \$623,000
Recommendation: Reduce Maintenance Bond to \$425,000 for a period of one (1) year or when Engineering staff has determined the improvements have been completed and the bond is ready for review, whichever comes first.
20. The Grove, Section 15 – Maintenance Bond for Wastewater Collection System located off Arno Road - \$97,290
Recommendation: Release the Bond.
21. The Mill at Bond Springs, Section 2 – Maintenance Bond for Roads, Drainage and Erosion Control located off Bethesda Road - \$275,000
Recommendation: Extend in the current amount for a period of one (1) year.
22. Troubadour, Section 11B – Performance Bond for Roads, Drainage and Erosion Control - \$489,000

Recommendation: Reduce Performance Bond to \$367,000 for a period of one (1) year.

23. Troubadour, Section 11B – Performance Bond for Wastewater Collection System located off Club View Drive - \$107,600

Recommended: Extend in the current amount for a period of one (1) year.

24. Troubadour Wastewater (AKA Troubadour, Section 1) – Performance Bond for Wastewater Treatment and Disposal System - \$1,427,000

Recommendation: Extend in the current amount for a period of one (1) year.

25. Vista Creek – Performance Bond for Roads, Drainage and Erosion Control located off Old Hillsboro Road - \$479,000

Recommended: Extend in the current amount for a period of one (1) year.

26. Vista Creek – Performance Bond for Landscaping located off Old Hillsboro Road - \$47,484

Recommendation: Extend in the current amount for a period of six (6) months.

27. Vulcan Materials – Performance Bond for Landscaping/Revegetation located off Downs Boulevard - \$70,000

Recommendation: Extend in the current amount for a period of two (2) years.

28. Wyelea, Section 1 – Performance Bond for Water located off Del Rio Pike - \$3,177,000

Recommendation: City of Franklin is requesting this Bond remain in the current amount for a period of one (1) year.

DEFERRAL ITEMS:

ITEM 30

PRELIMINARY PLAT REVIEW (REVISED) FOR ARTESIAN ACRES SUBDIVISION, LOT 10, CONTAINING 1 LOT ON 5 ACRES LOCATED OFF ARTESIAN DRIVE IN THE 5TH VOTING DISTRICT (1-2025-323).

At this time, the applicant is requesting deferral to the January 2026 Planning Commission Meeting in order to allow the applicant more time to address Staff comments. Staff concurs with this request.

ITEM 32

CONCEPT PLAN REVIEW (REVISED) FOR KINGS CHAPEL SUBDIVISION, CONTAINING 449 LOTS ON 615.28 ACRES LOCATED OFF MULLENS ROAD IN THE 5TH DISTRICT (1-2025-209).

The applicant is requesting deferral to the January 2026 Planning Commission meeting. Staff concurs with this request.

ITEM 33

CONCEPT PLAN REVIEW (REVISED) FOR HIGH PARK HILL SUBDIVISION CONTAINING 235 LOTS ON 356 ACRES LOCATED ON MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2025-210).

The applicant is requesting deferral to the January 2026 Planning Commission meeting. Staff concurs with this request.

ITEM 37

PRELIMINARY PLAT REVIEW FOR COLEMAN ROAD LLE SUBDIVISION, CONTAINING 5 LOTS ON 35.60 ACRES LOCATED OFF COLEMAN ROAD IN THE 11TH VOTING DISTRICT (1-2025-333).

The applicant is requesting deferral to the January 2026 Planning Commission meeting. Staff concurs with this request.

ITEM 39

FINAL PLAT REVIEW FOR STONE RIDGE LLE SUBDIVISION, CONTAINING 5 LOTS ON 69.98 ACRES LOCATED OFF HARPETH SCHOOL ROAD IN THE 2ND VOTING DISTRICT (1-2025-411).

The applicant is requesting deferral to the January 2026 Planning Commission meeting. Staff concurs with this request.

ITEM 40

FINAL PLAT (REVISED) REVIEW FOR BLYTHE MEADOWS LLE SUBDIVISION, CONTAINING 5 LOTS ON 32.55 ACRES LOCATED OFF BLYTHE MEADOW LANE IN THE 1ST VOTING DISTRICT (1-2025-425).

At this time, the applicant is requesting deferral to the January 2026 Planning Commission Meeting. Staff concurs with this request.

OLD BUSINESS:

ITEM 29

ROADS, DRAINAGE AND EROSION CONTROL BOND REVIEW OF TERRAVISTA SUBDIVISION, SECTIONS 1 AND 2.

Brett Thaney, with True Land Consultants, represented the applicant, The Jones Company. He advised that since last month's Meeting they had received the Notice of Coverage (NOC) and the bulk of the work on the wastewater road has been completed. The old road has been removed, and the new road has been cut in. The sub-base gravel still needs to be put down, and the erosion control matting was being put down that day. The Geotech report was received and sent to the Engineer. The Geotech report in regard to the two (2) slope areas were received and that work would be starting the following week. Surveyors had also been out staking the right of way monumentation, and some road repairs have been done as well as some other miscellaneous items.

Chairman McCoy asked if there were any questions from the Commission and there were none.

ITEM 30

PRELIMINARY PAT REVIEW (REVISED) FOR ARTESIAN ACRES SUBDIVISION, LOT 10, CONTAINING 1 LOT ON 5 ACRES LOCATED OFF ARTESIAN DRIVE IN THE 5TH VOTING DISTRICT (1-2025-323).

This Item is on the Consent Agenda as a deferral.

ITEM 31

PRELIMINARY PLAT REVIEW FOR EMERSON RIDGE LLE SUBDIVISION, CONTAINING 5 LOTS ON 54.92 ACRES LOCATED OFF GOSEY HILL ROAD IN THE 2ND VOTING DISTRICT (1-2025-325).

Mr. James reviewed the background (see Staff Report) recommending approval of this Preliminary Plat with the following conditions:

1. A Notice of Coverage issued by TDEC will be required prior to the issuance of a Land Disturbance Permit;
2. A Land Disturbance Permit must be obtained for the overall development;
3. Prior to submittal of the Final Plat, driveway and drainage infrastructure must be complete, consistent with Zoning Ordinance requirements. The applicant shall notify Staff in order to conduct the required inspection; and
4. Satisfaction of Section 3.05 of the Subdivision Regulations, as it pertains to fire sprinkler systems on all five (5) lots.

Chairman McCoy asked the applicant if he had any comments, which he did not. He then asked if there were any questions for Staff. Hearing none, he asked for a motion.

Commissioner Crohan made a motion to approve per Staff recommendations. Commissioner Lane seconded the motion. The motion was unanimously approved.

PUBLIC HEARINGS:

ITEM 32

CONCEPT PLAN REVIEW (REVISED) FOR KINGS CHAPEL SUBDIVISION, CONTAINING 449 LOTS ON 615.28 ACRES LOCATED OFF MULLENS ROAD IN THE 5TH DISTRICT (1-2025-209).

This Item is on the Consent Agenda as a deferral.

ITEM 33

CONCEPT PLAN REVIEW (REVISED) FOR HIGH PARK HILL SUBDIVISION CONTAINING 235 LOTS ON 356 ACRES LOCATED ON MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2025-210).

This Item is on the Consent Agenda as a deferral.

ITEM 34

AMENDMENT TO ARTICLE 3 OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING PROOF OF INFRASTRUCTURE AVAILABILITY (6-2025-605).

Mr. Holmes reviewed the background (see Staff Report) recommending approval of the proposed Amendment and that the attached Resolution be forwarded to the County Commission for consideration.

Chairman McCoy advised that no one had signed up for the Public Hearing. He asked if there were any comments or questions for Staff.

Commissioner Lane advised that there had been conversations at last month's meeting about getting feedback from the utility companies and asked how that went.

Mr. Holmes advised that it went well and the information received was reflected in what had been provided to the Commission.

Chairman McCoy asked for a motion.

Commissioner Lane made a motion to approve per Staff recommendations.
Commissioner Richter seconded the motion. The motion was unanimously approved.

ITEM 35

AMENDMENT TO ARTICLE 3 OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING DETAILS OF THE MAILED NOTICE WHEN PUBLIC NOTICE IS REQUIRED (6-2025-606).

Mr. Holmes reviewed the background (see Staff Report) recommending approval of the proposed Amendment and that the attached Resolution be forwarded to the County Commission for consideration.

Chairman McCoy advised that no one had signed up for the Public Hearing. He asked if there were any comments or questions for Staff. Hearing none, he asked for a motion.

Commissioner Crohan made a motion to approve per Staff recommendations.
Commissioner Richter seconded the motion. The motion was unanimously approved.

CONCEPT PLANS:

ITEM 36

CONCEPT PLAN (REVISED) REVIEW FOR THE ARBORS OF LEIPER'S FORK SUBDIVISION, CONTAINING 26 LOTS ON 379 ACRES LOCATED OFF HARGROVE ROAD IN THE 1ST VOTING DISTRICT (1-2025-212).

Mr. James reviewed the background (see Staff Report) recommending approval of this Preliminary Plat 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 Engineer; and
2. Submission of water plans for review and approval by HB & TS Utility District.

The Final Plat must address the following:

1. A permit will need to be obtained for the security gate prior to its installation, and all requirements for such gates as outlined in Section 17.11 of the Zoning Ordinance will need to be met;
2. In conjunction with submittal of the Final Plat, the applicant shall submit HOA documents for review and approval by the County Attorney's office. The HOA documents shall address the requirements of Section 17.11: Gated Subdivisions and Section 17.12: Private Streets of the Zoning Ordinance, as well as the sprinkling of all structures and the requirement that residential driveways must be at least 12 feet in width. The approved HOA documents must be recorded concurrently with the recording of the Final Plat;
3. Establishment of a performance bond for roads, drainage and erosion control;
4. Establishment of a performance bond for water improvements in favor of HB & TS Utility District;
5. Submission of landscaping plans and establishment of a performance bond for landscaping improvements;
6. Execution of Performance Agreements for the above-referenced sureties;
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 McCoy asked for a motion.

Commissioner Crohan made a motion to approve per Staff recommendations.
Commissioner Richter seconded the motion. The motion was unanimously approved.

PRELIMINARY PLATS:

ITEM 37

**PRELIMINARY PLAT REVIEW FOR COLEMAN ROAD LLE SUBDIVISION,
CONTAINING 5 LOTS ON 35.60 ACRES LOCATED OFF COLEMAN ROAD IN THE
11TH VOTING DISTRICT (1-2025-333).**

This Item is on the Consent Agenda as a deferral.

ITEM 38

PRELIMINARY PLAT (REVISED) REVIEW FOR THE GROVE SUBDIVISION, PHASE 1, CONTAINING 112 LOTS ON 543.04 ACRES LOCATED OFF WILDINGS BOULEVARD IN THE 2ND VOTING DISTRICT (1-2025-335).

Mr. James reviewed the background (see Staff Report) recommending approval of this Preliminary Plat with the following condition:

That in conjunction with the Final Plat, the applicant submit the 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 McCoy asked if there were any questions for staff. Hearing none, he asked for a motion.

Commissioner Crohan made a motion to approve per Staff recommendations. Commissioner Lane seconded the motion. The motion was unanimously approved.

FINAL PLATS:

ITEM 39

FINAL PLAT REVIEW FOR STONE RIDGE LLE SUBDIVISION, CONTAINING 5 LOTS ON 69.98 ACRES LOCATED OFF HARPETH SCHOOL ROAD IN THE 2ND VOTING DISTRICT (1-2025-411).

This Item is on the Consent Agenda as a deferral.

REVISED ITEM 40

FINAL PLAT (REVISED) REVIEW FOR BLYTHE MEADOWS LLE SUBDIVISION, CONTAINING 5 LOTS ON 32.55 ACRES LOCATED OFF BLYTHE MEADOW LANE IN THE 1ST VOTING DISTRICT (1-2025-425).

This Item is on the Consent Agenda as a deferral.

ITEM 41

FINAL PLAT REVIEW FOR ARRINGTON WOODS SUBDIVISION, SECTION 2, CONTAINING 8 LOTS ON 66.09 ACRES LOCATED OFF NOLENSVILLE ROAD IN THE 5TH VOTING DISTRICT (1-2025-426).

This Item is on the Consent Agenda as a deferral.

ITEM 42

FINAL PLAT REVIEW (REVISION OF OPEN SPACE) FOR STEPHENS VALLEY SUBDIVISION, SECTION 1, PHASE 1A, CONTAINING 0 LOTS ON 0.211 ACRES LOCATED OFF STEPHENS VALLEY BOULEVARD IN THE 8TH VOTING DISTRICT (1-2025-427).

This Item has been Withdrawn from the Agenda.

ITEM 43

FINAL PLAT REVIEW FOR STEPHENS VALLEY SUBDIVISION, SECTION 12, CONTAINING ZERO (0) LOTS ON 0.77 ACRES LOCATED OFF STEPHENS VALLEY BOULEVARD IN THE 8TH VOTING DISTRICT (1-2025-429).

This Item is on the Consent Agenda as a deferral.

NON-AGENDA ITEM

Mr. Sweet reviewed the background (see Staff Report) recommending approval of this Preliminary Plat with the following conditions:

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

1. The applicant shall adopt and record a covenant that declares that the access easement is not a public road, and imposes the requirement of maintenance by all property served by the access easement, rather than the County, prior to recordation of the Final Plat; and
2. Demonstration of compliance with Section 3.05 of the Subdivision Regulations, Fire Apparatus Access, prior to Building Permit Issuance.

Chairman McCoy asked if there were any questions for staff.

Commissioner Hatcher asked why the Plat wasn't recorded in the required 60-day time frame.

Randy Chapdelaine, of Chapdelaine and Associates, representing the applicant, advised that they had trouble getting the Plat signed by all parties, but that has since been completed.

Chairman McCoy asked for a motion.

Commissioner Crohan made a motion to approve per Staff recommendations.
Commissioner Richter seconded the motion. The motion was unanimously approved.

Chairman McCoy asked if there was anything further to discuss. Hearing none, he asked for a motion to adjourn.

Commissioner Crohan made a motion to adjourn. There being no further business, the meeting was adjourned at approximately 5:51 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL
PLANNING COMMISSION ON JANUARY 8, 2026**

Chairman

CONSENT AGENDA
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
WILLIAMSON COUNTY ADMINISTRATIVE COMPLEX
JANUARY 8, 2026

BONDS:

3. Burning Tree Farms, Section 1 – Maintenance Bond for Roads, Drainage, and Erosion Control located off Nolensville Road. - \$125,000
Recommendation: Extend in the current amount for a period of one (1) year.
4. Crowell Property Wastewater Facility (Reeds Vale) – Performance Bond for Wastewater Treatment and Disposal System located off Lampkins Bridge Road - \$320,500
Recommendation: Extend in the current amount for a period of one (1) year.
5. Fiddlers Glen/Cox Ladd Treatment Facility - Performance Bond for Wastewater Treatment and Disposal System located off Murfreesboro Road - \$102,300
Recommendation: Extend in the current amount for a period of one (1) year.
6. Grace Chapel Academy - Maintenance Bond for Wastewater Collection System located off Southall Road--\$68,850
Recommendation: Release the bond.
7. Grace Chapel Academy – Maintenance Bond for Wastewater Treatment and Disposal System located off Southall Road - \$29,520
Recommendation: Release the bond.
8. High Park Hill, Section 3 – Performance Bond for Roads, Drainage, and Erosion Control located off Murfreesboro Road. - \$470,000
Recommendation: Reduce Performance Bond to \$345,000 for a period of one (1) year.
9. Kings Chapel, Section 15 – Maintenance Bond for Water (Milcrofton) located off Murfreesboro Road. - \$294,918
Recommendation: Release the bond.
10. Kings Chapel, Section 15 – Performance Bond for Roads, Drainage and Erosion Control located off Murfreesboro Road. - \$369,000
Recommendation: Extend Performance Bond in the current amount for a period of one (1) year.
11. Kings Chapel, Section 15 – Performance Bond for Wastewater Collection System located off Murfreesboro Road. - \$18,000
Recommendation: : Extend Performance Bond in the current amount for a period of one (1) year.
12. McDaniel Farms, Section 1 – Maintenance Bond for Roads, Drainage and Erosion Control located off McDaniel Farms Road - \$430,000
Recommendation: Extend Maintenance Bond to \$425,000 for a period of one (1) year or when Engineering staff has determined the improvements have been completed and the bond is ready for review, whichever comes first.
13. St. Marlo, Section 3 – Maintenance Bond for Roads, Drainage and Erosion Control located off Long Lane - \$500,000
Recommendation: Reduce Maintenance Bond to \$338,000 for a period of one (1) year.

14. Starnes Creek, Section 3 – Maintenance Bond for Water (Milcrofton) located off Meeks Road - \$11,613
Recommendation: Release the bond.
15. Starnes Creek, Section 4 – Maintenance Bond for Water (Milcrofton) located off Meeks Road - \$77,420
Recommendation: Release the bond.
16. Starnes Creek, Section 4 – Performance Bond for Wastewater Collection System located off Meeks Road - \$32,375
Recommendation: Reduce Performance Bond to \$9,713 for a period of two (2) years.
17. Starnes Creek, Section 4 – Performance Bond for Roads, Drainage and Erosion Control located off Meeks Road - \$494,000
Recommendation: Reduce Performance Bond to \$432,000 for a period of one (1) year.
18. Stephens Valley, Section 3 – Maintenance Bond for Roads, Drainage and Erosion Control located off Sneed Road - \$300,000
Recommendation: Extend in the current amount for a period of one (1) year.
19. Stephens Valley, Section 4 – Maintenance Bond for Roads, Drainage and Erosion Control located off Sneed Road - \$425,000
Recommendation: Reduce Maintenance Bond to \$178,000 for a period of one (1) year.
20. Stephens Valley, Section 6 – Maintenance Bond for Maintenance Bond for Roads, Drainage and Erosion Control located off Sneed Road - \$650,000
Recommendation: Extend in the current amount for a period of one (1) year.
21. Troubadour, Section 6 – Performance Bond for Roads, Drainage and Erosion Control - \$313,000
Recommendation: Reduce Performance Bond to \$235,000 for a period of one (1) year.

DEFERRAL ITEMS:

ITEM 23

PRELIMINARY PAT REVIEW (REVISED) FOR ARTESIAN ACRES SUBDIVISION, LOT 10, CONTAINING 1 LOT ON 5 ACRES LOCATED OFF OF ARTESIAN DRIVE IN THE 5TH VOTING DISTRICT (1-2025-323).

At this time, the applicant is requesting deferral to the February 2026 Planning Commission Meeting in order to allow the applicant more time to address Staff comments. Staff concurs with this request.

ITEM 24

PRELIMINARY PLAT REVIEW FOR COLEMAN ROAD LLE SUBDIVISION, CONTAINING 5 LOTS ON 35.60 ACRES LOCATED OFF COLEMAN ROAD IN THE 11TH VOTING DISTRICT (1-2025-333).

The applicant is requesting deferral to the February 2026 Planning Commission meeting. Staff concurs with this request.

ITEM 32

**PRELIMINARY PLAT REVIEW FOR CHESTNUT HILL FARMS LLE SUBDIVISION,
CONTAINING 5 LOTS ON 28.5 ACRES LOCATED OFF WHIPPOORWILL DRIVE
IN THE 1ST VOTING DISTRICT (1-2025-324).**

At this time, the applicant is requesting deferral to the February 2026 Planning Commission Meeting in order to allow the applicant more time to address Staff comments. Staff concurs with this request.

MOTION TO ACCEPT STAFF RECOMMENDATION

1st _____ 2nd _____ VOTE: _____

NOTE: All matters listed under the consent agenda are considered to be routine. There will be no separate discussion of these items unless a Planning Commission member so requests, in which case it will be removed from the Consent Agenda so that discussion may be held on that item.

ITEM 3

NAME: BURNING TREE FARMS, SECTION 1

BOND TYPE: MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL

LOCATION: OFF NOLENSVILLE ROAD

BACKGROUND: The following table shows the previous history of the bond.

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
October 2017	Performance RDE	Implemented	\$188,000
November 2018	Performance RDE	Extend	\$188,000
February 2019	Performance RDE	Reduce to Maint. & Extend	\$125,000
January 2020	Maintenance RDE	Extend	\$125,000
January 2021	Maintenance RDE	Extend	\$125,000
January 2022	Maintenance RDE	Extend	\$125,000
January 2023	Maintenance RDE	Extend	\$125,000
January 2025	Maintenance RDE	Extend	\$125,000

LAST ACTION: At the January 2025 meeting, this body granted approval to extend this bond in the current amount for a period of one (1) year.

RECOMMENDATION: Staff visited the site and noted that most of the improvements have been completed, however, the applicant is currently working through the punch list items. Staff recommends that the Maintenance Bond be extended in the current amount for a period of one (1) year; or when Engineering staff has determined the improvements have been completed and the bond is ready for review by the Planning Commission, whichever comes first.

CURRENT

\$125,000
Maintenance

RECOMMENDED

\$125,000
Maintenance

Reviewer: MS
Date: 01/08/2026

ITEM 4

NAME: CROWELL PROPERTY WASTEWATER FACILITY (REEDS VALE)

BOND TYPE: PERFORMANCE BOND FOR WASTEWATER TREATMENT AND DISPOSAL SYSTEM

LOCATION: LAMPKINS BRIDGE RD

BACKGROUND: The following table shows the previous history of the bond.

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
July 2019	Performance Wastewater Treatment and Disposal	Implemented	\$320,500
February 2024	Performance Wastewater Treatment and Disposal	Extend	\$320,500
February 2025	Performance Wastewater Treatment and Disposal	Extend	\$320,500

LAST ACTION: At the February 2025 meeting, this body granted approval to extend this bond in the current amount for one (1) year.

RECOMMENDATION: Build-out for this development has not been achieved. Accordingly, it is recommended this bond be extended in the current amount for a period of one (1) year.

CURRENT

\$320,500
Performance

RECOMMENDED

\$320,500
Performance

Reviewer: AVH
Date: 01/08/2026

ITEM 5

NAME: FIDDLERS GLEN/COX LADD TREATMENT FACILITY

BOND TYPE: PERFORMANCE BOND FOR WASTEWATER TREATMENT AND DISPOSAL SYSTEM

LOCATION: OFF MURFREESBORO ROAD

BACKGROUND: The following table shows the previous history of the bond.

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
May 2020	Performance Wastewater Treatment and Disposal	Implemented	\$102,300
January 2024	Performance Wastewater Treatment and Disposal	Extend	\$102,300
January 2025	Performance Wastewater Treatment and Disposal	Extend	\$102,300

LAST ACTION: At the January 2025 meeting, this body granted approval to extend this bond in the current amount for a period of one (1) year.

RECOMMENDATION: Build-out for this development has been achieved; however, we are not in receipt of the required certification letters. Accordingly, it is recommended this bond be extended in the current amount for a period of one (1) year.

CURRENT

\$102,300
Performance

RECOMMENDED

\$102,300
Performance

Reviewer: AVH
Date: 01/08/2026

ITEM 6

NAME: GRACE CHAPEL ACADEMY

BOND TYPE: MAINTENANCE BOND FOR WASTEWATER COLLECTION SYSTEM

LOCATION: OFF SOUTHALL ROAD

BACKGROUND: The following table shows the previous history of the bond.

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
July 2021	Performance Wastewater Collection System	Implemented	\$229,500
November 2023	Performance Wastewater Collection System	Defer	\$229,500
January 2024	Performance Wastewater Collection System	Reduce to Maintenance and Extend	\$68,850

LAST ACTION: At the January 2024 meeting, this body granted approval to reduce this bond to maintenance in the amount of \$68,850 for a period of two (2) years.

RECOMMENDATION: This bond has satisfied the requisite two (2) year maintenance period. Therefore, Staff recommends releasing the bond.

CURRENT

\$68,850
Maintenance

RECOMMENDED

Release

Reviewer: AVH
Date: 01/08/2026

ITEM 7

NAME: GRACE CHAPEL ACADEMY

BOND TYPE: MAINTENANCE BOND FOR WASTEWATER TREATMENT AND DISPOSAL SYSTEM (MODIFIED)

LOCATION: OFF SOUTHALL ROAD

BACKGROUND: The following table shows the previous history of the bond.

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
July 2021	Performance Wastewater Treatment and Disposal System	Implemented	\$98,400
November 2023	Performance Wastewater Treatment and Disposal System	Defer	\$98,400
January 2024	Performance Wastewater Treatment and Disposal System	Reduce to Maintenance and Extend	\$29,520

LAST ACTION: At the January 2024 meeting, this body granted approval to reduce this bond to maintenance in the amount of \$29,520 for a period of two (2) years.

RECOMMENDATION: This bond has satisfied the requisite two (2) year maintenance period. Therefore, Staff recommends releasing the bond.

CURRENT

\$29,520
Maintenance

RECOMMENDED

Release

Reviewer: AVH
Date: 01/08/2026

ITEM 8

NAME: HIGH PARK HILL, SECTION 3

BOND TYPE: PERFORMANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL

LOCATION: OFF MURFREESBORO ROAD

BACKGROUND: The following table shows the previous history of the bond.

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
January 2024	Performance RDE	Implemented	\$470,000
January 2025	Performance RDE	Extend	\$470,000

LAST ACTION: At the January 2025 meeting, this body granted approval to extend this bond in the current amount of \$470,000 for a period of one (1) year.

RECOMMENDATION: Staff visited the site and noted that some improvements have been made. Staff recommends that the Performance Bond be reduced to \$345,000 for a period of one (1) year.

CURRENT

\$470,000
Performance

RECOMMENDED

\$345,000
Performance

ITEM 9

NAME: KINGS CHAPEL, SECTION 15

BOND TYPE: MAINTENANCE BOND FOR WATER (MILCROFTON)

LOCATION: OFF MURFREESBORO ROAD

BACKGROUND: The following table shows the previous history of the bond.

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
December 2024	Maintenance	Implemented	\$294,918

LAST ACTION: At the December 2024 meeting, this body granted approval to this Final Plat with the following conditions:

- 1.) The approved HOA documents must be recorded concurrently with the recording of the Final Plat;
- 2.) Establishment of a Performance Bond for roads, drainage and erosion control in the amount of \$369,000, this amount is based on work completed;
- 3.) Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond for the wastewater collection system in the amount of \$18,000;
- 4.) Posting of a Performance Bond in the amount of \$294,918 for water improvements as specified by Milcrofton Utility District;
- 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.) 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.

RECOMMENDATION: : Milcrofton Utility District released this bond on December 18, 2025 and is recommending release of this bond. Staff concurs with this request.

CURRENT

\$294,918
Maintenance

RECOMMENDED

Release

Reviewer: LE
Date: 01/08/2026

ITEM 10

NAME: KINGS CHAPEL, SECTION 15

BOND TYPE: PERFORMANCE BOND FOR ROADS, DRAINAGE, AND EROSION CONTROL

LOCATION: OFF MURFREESBORO ROAD

BACKGROUND: The following table shows the previous history of the bond.

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
December 2024	Performance RDE	Implemented	\$369,000

LAST ACTION: At the December 2024 meeting, this body granted approval to this Final Plat with the following conditions:

- 1.) The approved HOA documents must be recorded concurrently with the recording of the Final Plat;
- 2.) Establishment of a Performance Bond for roads, drainage and erosion control in the amount of \$369,000, this amount is based on work completed;
- 3.) Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond for the wastewater collection system in the amount of \$18,000;
- 4.) Posting of a Performance Bond in the amount of \$294,918 for water improvements as specified by Milcrofton Utility District;
- 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.) 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.

RECOMMENDATION: Staff visited the site and noted that some improvements have been made. Staff recommends that the Performance Bond be extended in the current amount for a period of one (1) year.

CURRENT

\$369,000
Performance

RECOMMENDED

\$369,000
Performance

Reviewer: MS
Date: 01/08/2026

ITEM 11

NAME: **KINGS CHAPEL, SECTION 15**

BOND TYPE: **PERFORMANCE BOND FOR WASTEWATER COLLECTION SYSTEM**

LOCATION: OFF MURFREESBORO ROAD

BACKGROUND: The following table shows the previous history of the bond.

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
December 2024	Performance Wastewater Collection System	Implemented	\$18,000

LAST ACTION: At the December 2024 meeting, this body granted approval to this Final Plat with the following conditions:

- 1.) The approved HOA documents must be recorded concurrently with the recording of the Final Plat;
- 2.) Establishment of a Performance Bond for roads, drainage and erosion control in the amount of \$369,000, this amount is based on work completed;
- 3.) Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond for the wastewater collection system in the amount of \$18,000;
- 4.) Posting of a Performance Bond in the amount of \$294,918 for water improvements as specified by Milcrofton Utility District;
- 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.) 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.

RECOMMENDATION: Build-out for this development has been achieved; however, we are not in receipt of the required certification letters. Accordingly, it is recommended this bond be extended in the current amount for a period of one (1) year.

CURRENT

\$18,000
Performance

RECOMMENDED

\$18,000
Performance

Reviewer: AVH
Date: 01/08/2026

ITEM 12

NAME: MCDANIEL FARMS, SECTION 1

BOND TYPE: MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL

LOCATION: MCDANIEL ROAD

BACKGROUND: The following table shows the previous history of the bond.

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
August 2017	Performance RDE	Implemented	\$695,000
September 2018	Performance RDE	Implemented	\$695,000
December 2018	Performance RDE	Reduce to Maint. & Extend	\$430,000
September 2019	Maintenance RDE	Extend	\$430,000
September 2020	Maintenance RDE	Extend	\$430,000
September 2021	Maintenance RDE	Extend	\$430,000
September 2022	Maintenance RDE	Extend	\$430,000
September 2023	Maintenance RDE	Extend	\$430,000
January 2024	Maintenance RDE	Extend	\$430,000
January 2025	Maintenance RDE	Extend	\$430,000

LAST ACTION: At the January 2025 meeting, this body granted approval to extend this bond in the current amount for a period of one (1) year.

RECOMMENDATION: Staff visited the site and noted that some improvements have been made. The applicant has requested a release of the bond, however, there are items that still need to be addressed. Staff recommends that the Maintenance Bond be extended in the current amount for a period of one (1) year; or when Engineering staff has determined the improvements have been completed and the bond is ready for review by the Planning Commission, whichever comes first.

CURRENT

\$430,000
Maintenance

RECOMMENDED

\$430,000
Maintenance

REVIEWER: MS
DATE: 01/08/2026

ITEM 13

NAME: ST. MARLO, SECTION 3

BOND TYPE: MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL

LOCATION: OFF LONG LANE

BACKGROUND: The following table shows the previous history of the bond.

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
January 2023	Performance RDE	Implemented	\$1,350,000
January 2024	Performance RDE	Reduce to Maint and Extend	\$675,000
January 2025	Maintenance RDE	Reduce and Extend	\$500,000

LAST ACTION: At the January 2025 meeting, this body granted approval to reduce this Maintenance Bond to the amount of \$500,000 for a period of one (1) year.

RECOMMENDATION: Staff visited the site and noted that some improvements have been made. Staff recommends that the Maintenance Bond be reduced to \$338,000 for a period of one (1) year.

CURRENT

\$500,000
Maintenance

RECOMMENDED

\$338,000
Maintenance

Reviewer: MS
Date: 01/08/2026

ITEM 14

NAME: STARNES CREEK, SECTION 3

BOND TYPE: MAINTENANCE BOND FOR WATER (MILCROFTON)

LOCATION: OFF MEEKS ROAD

BACKGROUND: The following table shows the previous history of the bond.

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
March 2024	Performance Water	Implemented	\$114,065
March 2025	Performance Water	Reduced to Maintenance	\$11,613

LAST ACTION: At the March 2025 meeting, this body granted approval to reduce this Bond to Maintenance in the amount of \$11,613 until December 2025 and to review again in January 2026 to run concurrent with the beneficiary terms.

RECOMMENDATION: Milcrofton Utility District released this bond on December 18, 2025 and is recommending release of this bond. Staff concurs with this request.

CURRENT

\$11,613
Maintenance

RECOMMENDED

Release

Reviewer: LE
Date: 01/08/2026

ITEM 15

NAME: STARNES CREEK, SECTION 4

BOND TYPE: MAINTENANCE BOND FOR WATER (MILCROFTON)

LOCATION: OFF MEEKS ROAD

BACKGROUND: The following table shows the previous history of the bond.

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
December 2024	Maintenance Water	Implemented	\$77,420

LAST ACTION: At the December 2024 meeting, this body granted approval to this Final Plat with the following conditions:

- 1.) Establishment of a Performance Bond for Roads, Drainage and Erosion control in the amount of \$494,000;
- 2.) Prior to signature and recording of the Final Plat, the dedication of Meeks Road right-of-way for off-site improvements, must be accepted by the Williamson County Highway Department;
- 3.) Establishment of a Maintenance Bond for Water Improvements in favor of Milcrofton Utility District in the amount of \$77,420;
- 4.) Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond for the Wastewater Collection System in the amount of \$32,375;
- 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.

RECOMMENDATION: : Milcrofton Utility District released this bond on December 18, 2025 and is recommending release of this bond. Staff concurs with this request.

CURRENT

\$77,420
Maintenance

RECOMMENDED

Release

Reviewer: LE
Date: 01/08/2026

ITEM 16

NAME: STARNES CREEK, SECTION 4

BOND TYPE: PERFROMANCE BOND FOR WASTEWATER COLLECTION SYSTEM

LOCATION: OFF MEEKS ROAD

BACKGROUND: The following table shows the previous history of the bond.

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
December 2024	Performance Wastewater Collection System	Implemented	\$32,375

LAST ACTION: At the December 2024 meeting, this body granted approval to this Final Plat with the following conditions:

- 1.) Establishment of a Performance Bond for Roads, Drainage and Erosion control in the amount of \$494,000;
- 2.) Prior to signature and recording of the Final Plat, the dedication of Meeks Road right-of-way for off-site improvements, must be accepted by the Williamson County Highway Department;
- 3.) Establishment of a Maintenance Bond for Water Improvements in favor of Milcrofton Utility District in the amount of \$77,420;
- 4.) Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond for the Wastewater Collection System in the amount of \$32,375;
- 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.

RECOMMENDATION: Build-out for this development has been achieved, and we are in receipt of the required certification letters. Accordingly, it is recommended that this bond be reduced to maintenance in the amount of \$43,100 for a period of two (2) years.

CURRENT

\$32,375
Performance

RECOMMENDED

\$9,713
Maintenance

Reviewer: AVH
Date: 01/08/2026

ITEM 17

NAME: STARNES CREEK, SECTION 4

BOND TYPE: PERFROMANCE BOND FOR ROADS, DRAINAGE AND EROISION CONTROL

LOCATION: OFF MEEKS ROAD

BACKGROUND: The following table shows the previous history of the bond.

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
December 2024	Performance RDE	Implemented	\$494,000

LAST ACTION: At the December 2024 meeting, this body granted approval to this Final Plat with the following conditions:

- 1.) Establishment of a Performance Bond for Roads, Drainage and Erosion control in the amount of \$494,000;
- 2.) Prior to signature and recording of the Final Plat, the dedication of Meeks Road right-of-way for off-site improvements, must be accepted by the Williamson County Highway Department;
- 3.) Establishment of a Maintenance Bond for Water Improvements in favor of Milcrofton Utility District in the amount of \$77,420;
- 4.) Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond for the Wastewater Collection System in the amount of \$32,375;
- 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.

RECOMMENDATION: Staff visited the site and noticed that some improvements have been made. Staff recommends that the Performance Bond be reduced to the amount of \$432,000 for a period of one (1) year.

CURRENT

\$494,000
Performance

RECOMMENDED

\$432,000
Performance

Reviewer: MS
Date: 01/08/2026

ITEM 18

NAME: STEPHENS VALLEY, SECTION 3

BOND TYPE: MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL

LOCATION: OFF SNEED RD

BACKGROUND: The following table shows the previous history of the bond.

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
January 2019	Performance RDE	Implemented	\$305,000
February 2020	Performance RDE	Extend	\$305,000
February 2021	Performance RDE	Extend	\$305,000
February 2022	Performance RDE	Extend	\$305,000
February 2023	Performance RDE	Reduce to Maintenance and Extend	\$300,000
January 2023	Maintenance RDE	Extend	\$300,000
January 2024	Maintenance RDE	Extend	\$300,000
January 2025	Maintenance RDE	Extend	\$300,000

LAST ACTION: At the January 2025 meeting, this body granted approval to extend this bond in the current amount of \$300,000 for one (1) year.

RECOMMENDATION: Staff visited the site and noted that some improvements have been made. Staff recommends that the Maintenance Bond be extended in the current amount for a period of one (1) year.

CURRENT

\$300,000
Maintenance

RECOMMENDED

\$300,000
Maintenance

Reviewer: MS
Date: 01/08/2026

ITEM 19

NAME: STEPHENS VALLEY, SECTION 4

BOND TYPE: MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL

LOCATION: OFF SNEED RD

BACKGROUND: The following table shows the previous history of the bond.

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
January 2019	Performance RDE	Implemented	\$473,000
August 2020	Performance RDE	Extend	\$473,000
February 2021	Performance RDE	Extend	\$473,000
February 2022	Performance RDE	Extend	\$473,000
January 2023	Performance RDE	Reduce to Maintenance and Extend	\$425,000
January 2024	Maintenance RDE	Extend	\$425,000
January 2025	Maintenance RDE	Extend	\$425,000

LAST ACTION: At the January 2025 meeting, this body granted approval to extend this bond in the current amount for one (1) year.

RECOMMENDATION: Staff visited the site and noted that some improvements have been made. Staff recommends that the Maintenance Bond be reduced to \$178,000 for a period of one (1) year.

CURRENT

\$425,000
Maintenance

RECOMMENDED

\$178,000
Maintenance

REVIEWER: MS
DATE: 01/08/2026

ITEM 20

NAME: STEPHENS VALLEY, SECTION 6

BOND TYPE: MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL

LOCATION: OFF SNEED RD

BACKGROUND: The following table shows the previous history of the bond.

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
February 2020	Performance RDE	Implemented	\$948,000
February 2021	Performance RDE	Extend	\$948,000
February 2022	Performance RDE	Extend	\$948,000
January 2023	Performance RDE	Reduce to Maintenance and Extend	\$650,000
January 2024	Maintenance RDE	Extend	\$650,000
January 2025	Maintenance RDE	Extend	\$650,000

LAST ACTION: At the January 2025 meeting, this body granted approval to extend this bond in the current amount of \$650,000 for one (1) year.

RECOMMENDATION: Staff visited the site and noted that some improvements have been made. Staff recommends that the Maintenance Bond be extended in the current amount for a period of one (1) year.

CURRENT

\$650,000
Maintenance

RECOMMENDED

\$650,000
Maintenance

REVIEWER: MS
DATE: 01/08/2026

ITEM 21

NAME: TROUBADOUR, SECTION 6

BOND TYPE: PERFORMANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL

LOCATION: OFF COX RD

BACKGROUND: The following table shows the previous history of the bond.

MEETING DATE	BOND TYPE	ACTION TAKEN	BOND AMOUNT
April 2020	Performance RDE	Implemented	\$626,000
May 2021	Performance RDE	Extend	\$626,000
May 2022	Performance RDE	Extend	\$626,000
May 2023	Performance RDE	Extend	\$626,000
May 2024	Performance RDE	Extend	\$626,000
January 2025	Performance RDE	Reduced	\$313,000

LAST ACTION: At the January 2025 meeting, this body granted approval to reduce this Performance Bond to the amount of \$313,000 for a period of one (1) year.

RECOMMENDATION: Staff visited the site and noted that some improvements have been made, including submission of a geotechnical certification for this Section. Staff recommends that the Performance Bond be reduced to the amount of \$235,000 for a period of one (1) year.

CURRENT

\$313,000
Performance

RECOMMENDED

\$235,000
Performance

Reviewer: MS
Date: 01/08/2026

ITEM 22

TERRAVISTA ROADS, DRAINAGE, AND EROSION CONTROL BOND UPDATE

ITEM 23

PRELIMINARY PLAT REVIEW (REVISED) FOR ARTESIAN SUBDIVISION, LOT 10, CONTAINING 1 LOT ON 5 ACRES LOCATED OFF ARTESIAN DRIVE IN THE 5TH VOTING DISTRICT (1-2025-323).

Area	5.0 acres
Lots	1
Zoning	Municipal Growth Area – 1 (MGA-1)
Water	Nolensville/College Grove Utility District
Sewer	Individual Septic System
Development Options	Traditional Subdivision
Chapter 1101 Status	Rural
Map and Parcel	059—091.10
File Number	(1-2025-323)

At this time, the applicant is requesting deferral to the February 2026 Planning Commission Meeting in order to allow the applicant more time to address Staff comments. Staff concurs with this request.

ITEM 24

PRELIMINARY PLAT REVIEW FOR COLEMAN ROAD LLE SUBDIVISION, CONTAINING 5 LOTS ON 35.60 ACRES LOCATED OFF COLEMAN ROAD IN THE 11TH VOTING DISTRICT (1-2025-333).

Area	35.60 acres
Lots	5
Zoning	Rural Preservation-5 (RP-5)
Water	City of Franklin
Sewer	Individual Septic Systems
Development Options	Large Lot Easement
Chapter 1101 Status	Rural
Map and Parcel	104---01801
File Number	1-2025-333

At this time, the applicant is requesting deferral to the February 2026 Planning Commission Meeting in order to allow the applicant more time to address Staff comments. Staff concurs with this request.

ITEM 25

FINAL PLAT REVIEW (REVISED) FOR BLYTHE MEADOW LLE SUBDIVISION, CONTAINING 5 LOTS ON 32.55 ACRES LOCATED OFF BLYTHE MEADOW LANE IN THE 5TH VOTING DISTRICT (1-2025-425).

Attachment	25-1	Final Plat
	25-2	Aerial Photography
Area		32.55 Acres
Lots		5
Zoning		Rural Development – 5 (RD-5)
Water		Nolensville/College Grove Utility District
Sewer		Individual On-Site Septic Systems
Development Option		Large Lot Easement
Chapter 1101 Status		Rural
Maps and Parcels		110---04704 and 113---04306
File Number		(1-2025-425)

A Final Plat for this development, where the building envelopes were separated by 200 feet and did not contain fire hydrants, was approved by this body at the February 2025 meeting. The applicant is now requesting a Revised Final Plat in order to add three (3) fire hydrants to reduce the separation between the building envelopes.

The Final Plat is in order and Staff recommends approval, subject to the following conditions:

1. Prior to signature of the Final Plat, the applicant shall submit a covenant that declares the access easement is not a public road, and further declares the joint maintenance by all property owners who use said access easement. The covenant shall be recorded concurrently with the recording of the plat; and
2. Evidence the fire hydrants have been installed shall be submitted with the application for the Building Permit.

VICINITY MAP - NOT TO SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION	
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK 8812, PAGE 701; BOOK 8772, PAGE 112; BOOK 9752, PAGE 505, BOOK 9685, PAGE 982, AND BOOK 9725, PAGE 892, R.O.W.C., AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT. I ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC STREETS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THESE REGULATIONS.	
_____, <u>20</u> DATE _____	_____ OWNER
_____ OWNER NAME (PRINTED) JERRY D FAIR & BLYTHE CUTLER FAIR LIVING TRUST	_____ TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)
_____, <u>20</u> DATE _____	_____ OWNER
_____ OWNER NAME (PRINTED) AG LEGACY REVOCABLE LIVING TRUST	_____ TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)
_____, <u>20</u> DATE _____	_____ OWNER
_____ OWNER NAME (PRINTED) ADAM OR LINDSEY WAGNER	_____ TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)
_____, <u>20</u> DATE _____	_____ OWNER
_____ OWNER NAME (PRINTED) BRENTWOOD BUILDERS LLC	_____ TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF SURVEY 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.

12-8, 2025

DATE

MARK CANTRELL, R.L.S.

CERTIFICATE OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM WITH RESTRICTIONS

GENERAL APPROVAL IS HEREBY GRANTED FOR LOTS PROPOSED HEREON AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL WITH THE LISTED AND/OR ATTACHED RESTRICTIONS.

BEFORE THE INITIATION OF CONSTRUCTION, THE LOCATION OF THE HOUSE OR OTHER STRUCTURE AND PLANS FOR THE SUBSURFACE SEWAGE DISPOSAL SYSTEM SHALL BE APPROVED BY THE LOCAL HEALTH AUTHORITY.

20

DATE

DEPT. OF SEWAGE DISPOSAL MGMT., BRIAN CORWIN

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR WILLIAMSON COUNTY, TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR THE RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

20

DATE

SECRETARY, PLANNING COMMISSION

THIS APPROVAL SHALL BE INVALID IF NOT RECORDED BY

DATE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME & STREET NAMES		
I DO HEREBY CERTIFY THAT THE SUBDIVISION NAME AND STREET NAMES DENOTED ON THIS FINAL PLAT HAVE BEEN APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY (EMA).		
DATE <u> 20 </u>	EMA DEPARTMENT OR AUTHORIZED IT REPRESENTATIVE	TITLE/DEPT.
CERTIFICATE OF ADDRESSES		
I DO HEREBY CERTIFY THAT THE ADDRESSES DENOTED ON THIS FINAL PLAT ARE THOSE ASSIGNED BY THE DEPARTMENT OF INFORMATION TECHNOLOGY (IT).		
DATE <u> 20 </u>	IT DEPARTMENT	
CERTIFICATE OF APPROVAL OF WATER SYSTEMS		
I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "BLYTHE MEADOW SUBDIVISION, REVISED FINAL PLAT" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/or STATE GOVERNMENT REQUIREMENTS OR THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. ADDITIONALLY, I CERTIFY THAT THE HYDRAULIC DESIGN CRITERIA SPECIFIED IN SECTION 5.5 OF THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS HAVE BEEN MET.		
DATE <u> 20 </u>	NOLENSVILLE COLLEGE GROVE UTILITY DISTRICT	

PRIVATE DRIVEWAY NOTATION	
<p>THIS IS A PRIVATE DRIVEWAY AND IS NOT A PUBLIC ROAD. WILLIAMSON COUNTY DOES NOT HAVE RESPONSIBILITY FOR BUILDING OR MAINTAINING THE PRIVATE DRIVEWAY. THE WILLIAMSON COUNTY HIGHWAY COMMISSION MAY, AT ITS DISCRETION, AGREE TO ACCEPT THIS PRIVATE DRIVEWAY AS A PUBLIC ROAD INTO THE COUNTY HIGHWAY SYSTEM IF ALL PROPERTY OWNERS AGREE TO (1) PETITION THE HIGHWAY COMMISSION FOR A PUBLIC ROAD AND (2) BUILD OR PAY FOR UPGRADING THE PRIVATE DRIVEWAY TO COUNTY SPECIFICATIONS IN EFFECT AT THE TIME OF REQUEST.</p>	
_____ DATE _____, 20____	
_____ COUNTY ENGINEER	_____ COUNTY ROAD SUPERINTENDENT
<p>BY SIGNING BELOW, THE PROPERTY OWNER(S) OF ALL LOTS WITHIN THE BOUNDS OF THIS PLAT ACKNOWLEDGE AWARENESS OF THE ABOVE PRIVATE DRIVEWAY NOTATION, AND UNDERSTANDS WILLIAMSON COUNTY DOES NOT HAVE RESPONSIBILITY FOR BUILDING OR MAINTAINING THE PRIVATE DRIVEWAY.</p>	
_____ OWNER SIGNATURE(S)	_____ TAX MAP & PARCEL NUMBER OF LOT
_____ DATE _____, 20____	_____ DEED BOOK & PAGE
_____ OWNER SIGNATURE(S)	_____ TAX MAP & PARCEL NUMBER OF LOT
_____ DATE _____, 20____	_____ DEED BOOK & PAGE
_____ OWNER SIGNATURE(S)	_____ TAX MAP & PARCEL NUMBER OF LOT
_____ DATE _____, 20____	_____ DEED BOOK & PAGE
_____ OWNER SIGNATURE(S)	_____ TAX MAP & PARCEL NUMBER OF LOT
_____ DATE _____, 20____	_____ DEED BOOK & PAGE

	OWNERS OF RECORD
<u>LOTS 1 & 3 - JERRY D FAIR & BLYTHE CUTLER FAIR LIVING TRUST</u>	
	743 AMOS GAMBLE RD SHELBYVILLE, TN 37160 DEED BOOK 8512, PAGE 701 DEED BOOK 8772, PAGE 112
<u>LOT 2 - AG LEGACY REVOCABLE LIVING TRUST</u>	
	6012 PORTERS UNION WAY ARRINGTON, TN 37014 DEED BOOK 9752, PAGE 505
<u>LOT 4 - ADAM & LINDSEY WAGNER</u>	
	233 ASTERWOOD CIRCLE THOMPSONS STATION, TN 37179 DEED BOOK 9685, PAGE 982
<u>LOT 5 - BRENTWOOD BUILDERS LLC</u>	
	P.O. BOX 1786 BRENTWOOD, TN 37024 DEED BOOK 9725, PAGE 892
	APPLICANT
	T-SQUARE ENGINEERING
	111 SOUTHEAST PKWY CT
	FRANKLIN, TN 37064
	615.678.8212

	NO.	DATE	REVISIONS
DATE: 10-29-2025	1	11-17-25	REVISED PER COUNTY COMMENTS
SCALE:	2	11-24-25	REVISED PER COUNTY COMMENTS
DRAWN BY:	3	12-8-25	REVISED PER COUNTY COMMENTS
DSW			
REVIEWER:			

REVISED FINAL PLAT

MAP 110, PARCELS 047.08 & 047.09

MAP 113, PARCELS 043.09, 043.10, 043.11

WILLIAMSON COUNTY, TENNESSEE

PROJECT
21-0330

SHEET
OF 2

BLYTHE MEADOW SUBDIVISION

ATTACHMENT 25-2

