

ITEM 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).

Attachment	26-1	Final Plat
	26-2	Aerial Photograph
Area		69.98 acres
Lots		5
Zoning		Rural Development-5 (RD-5)
Water		H.B. & T.S. Utility District
Sewer		Individual On-Site Septic Systems
Development Option		Large Lot Easement
Chapter 1101 Status		Rural
Map and Parcel		144---02003
File Number		(1-2025-411)

A Preliminary Plat for this development was approved at the January 2024 Planning Commission meeting. The applicant is now requesting Final Plat approval of the development, which contains five (5) lots on approximately seventy (70) acres, accessed by a fifty-foot (50') ingress/egress/utilities easement.

The Final Plat conforms with the approved Preliminary Plat, 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. The covenant shall be recorded concurrently with the recording of the plat; and
2. Demonstration of compliance with Section 3.05 of the Subdivision Regulations, Fire Apparatus Access, prior to Building Permit Issuance.

**COVER SHEET
FOR LOTS 1-5 OF THE
STONE RIDGE SUBDIVISION**

PROPERTY LINE CURVE DIMENSION TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
G1	467.94	179.68	79.59	S 71°08'18" W	9°45'23"

PROPERTY LINE DIMENSION TABLE		
LINE	BEARING	DISTANCE
L3	N 08° 34' 07" E	36.35'
L4	N 78° 18' 49" W	21.70'
L5	N 06° 54' 59" E	13.16'
L6	N 25° 43' 52" W	33.34'
L7	S 06° 54' 59" W	23.76'
L8	N 86° 36' 54" E	58.03'
L9	S 85° 16' 30" E	46.31'
L10	N 65° 49' 44" E	67.83'
L11	S 78° 18' 16" E	37.51'
L12	S 58° 07' 05" E	52.32'
L13	S 47° 43' 16" E	41.14'

LOT 1 CURTAIN DRAIN ELEVATION TABLE

LOT 1	MIN. DEPTH		A	B	C	D	E	F	G
PRIMARY PRINCIPLE	36"	GND. ELV.	859.0'	857.7'	840.7'	837.5'	841.7'	838.5'	
		INV. ELV.	856.0'	854.7'	837.7'	OUTLET	838.7'	OUTLET	
ACCESSORY	36"	GND. ELV.	841.5'	839.8'	835.4'	831.0'	838.2'	833.5'	830.0'
		INV. ELV.	838.5'	836.8'	832.4'	OUTLET	835.2'	830.5'	OUTLET

EASEMENT EXTENT LINE TABLE

LINE	BEARING	DISTANCE
LE1	S 80° 41' 00" W	61.25'
LE2	S 06° 47' 28" E	106.56'
LE3	N 89° 50' 11" E	105.39'
LE4	S 80° 56' 40" E	28.95'
LE5	S 17° 06' 20" W	66.71'
LE6	N 17° 06' 20" E	66.71'
LE7	N 80° 56' 40" W	28.95'
LE8	S 80° 56' 40" W	106.56'
LE9	N 80° 41' 00" E	61.25'
LE10	N 80° 41' 00" E	61.25'
LE11	N 80° 41' 00" E	61.25'
LE12	N 80° 41' 00" E	61.25'

LINE	BEARING	DISTANCE
L6	N 25° 43' 52" W	33.34'
L7	S 06° 54' 59" W	23.76'
L8	N 86° 36' 54" E	58.03'

EASEMENT CURVE EXTENT TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CE1	467.94	51.02	51.02	N 72° 00' 39" E	6° 14' 37"
CE2	654.08	168.54	168.52	S 1° 00' 11" E	57° 19' 40"
CE3	69.36	109.34	90.51	S 17° 53' 11" E	97° 08' 33"
CE4	303.38	124.01	124.12	S 78° 15' 14" E	25° 30' 32"
CE5	353.39	49.84	49.39	S 85° 00' 07" E	9° 07' 19"
CE6	659.09	191.94	191.26	S 72° 35' 24" E	16° 51' 53"
CE7	176.89	281.51	255.79	S 18° 30' 41" E	91° 11' 53"
CE8	378.49	469.05	414.80	S 79° 42' 16" W	97° 11' 52"
CE9	118.66	417.82	188.70	S 72° 15' 28" W	104° 00' 30"
CE10	222.63	218.61	209.55	S 07° 55' 00" E	56° 15' 45"
CE11	213.16	235.77	223.93	S 04° 21' 49" E	65° 22' 19"
CE12	170.89	298.82	262.17	S 28° 48' 11" E	100° 12' 29"
CE13	65.29	102.45	99.26	S 27° 50' 30" E	88° 54' 36"
CE14	60.89	229.54	63.08	S 72° 55' 00" W	28° 15' 31"
CE15	15.29	23.85	21.58	N 37° 46' 24" W	88° 46' 32"
CE16	260.80	389.27	338.86	N 22° 47' 42" W	100° 14' 07"
CE17	163.16	188.46	131.41	N 04° 41' 49" W	65° 22' 19"
CE18	272.63	267.71	257.08	N 07° 55' 00" W	56° 15' 45"
CE19	169.66	398.22	267.52	N 07° 15' 28" E	104° 00' 30"
CE20	226.49	384.25	339.79	N 75° 42' 16" E	97° 11' 52"
CE21	285.36	53.38	92.88	N 10° 02' 12" E	49° 07' 17"
CE22	602.09	172.39	178.62	N 72° 35' 28" W	16° 52' 04"
CE23	203.39	32.38	32.38	N 85° 30' 20" W	9° 07' 19"
CE24	353.38	114.61	114.58	S 2° 36' 32" E	25° 30' 32"
CE25	110.36	187.11	165.49	N 17° 53' 11" W	97° 08' 33"
CE26	204.08	132.98	130.62	N 12° 01' 12" E	57° 19' 40"
CE27	467.94	2.89	7.20	N 75° 34' 24" E	0° 52' 52"
CE28	40.00	56.39	13.70	N 17° 08' 48" E	108° 01' 00"
CE29	126.78	155.11	55.26	N 51° 32' 30" E	25° 10' 14"

LEGEND

- UE UNDERGROUND ELECTRIC LINE
- OE OVERHEAD ELECTRIC LINE
- TL TELECOMMUNICATION LINE
- WF WIRE FENCE
- WF WOOD FENCE
- CLF CHAIN LINK FENCE
- WL WATER LINE
- SL SEWER LINE
- FM FORCE MAIN SEWER
- GL GAS LINE
- SF SILT FENCE
- W WELL
- UP UTILITY POLE
- GS GRID STAKE
- IP IRON PIN SET (UNLESS NOTED)
- EC EXISTING CONCRETE MONUMENT
- IP IRON PIN SET (UNLESS NOTED)
- PH FIRE HYDRANT
- EM ELECTRIC METER
- WM WATER METER
- GM GAS METER
- SM SOWER MANHOLE
- ST STORM MANHOLE
- ET ELECTRIC TRANSFORMER BOX
- EP ELECTRIC PULL BOX
- GT GEO-TECH TEST PIT APPROX. LOC.

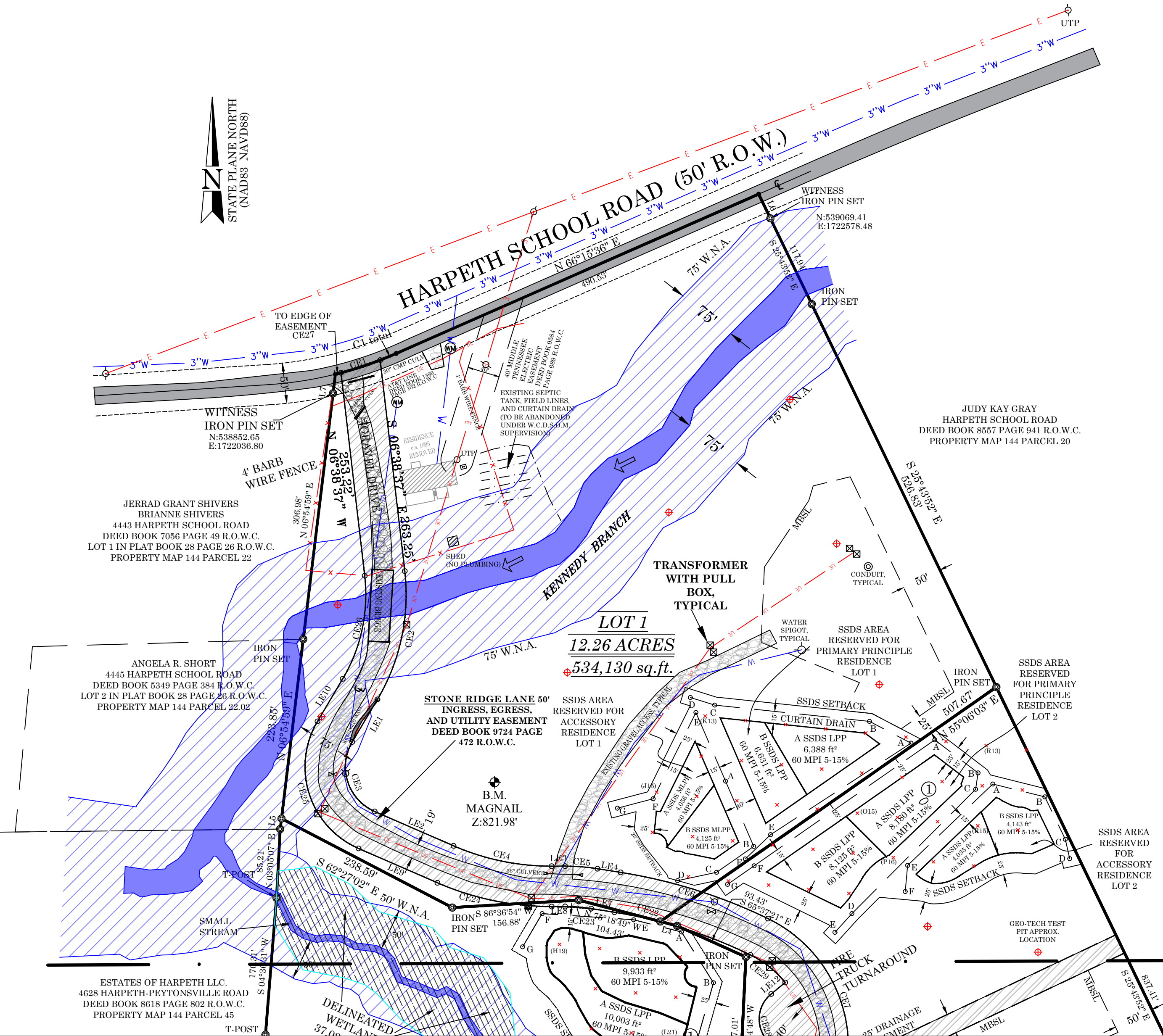
CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS 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.

RANDOLPH L. CHAPDELAINE, R.L.S. # 1444 DATE

- LOT 1**
4700 STONE RIDGE LANE,
FRANKLIN, TN. 37064
- LOT 2**
4706 STONE RIDGE LANE,
FRANKLIN, TN. 37064
- LOT 3**
4712 STONE RIDGE LANE,
FRANKLIN, TN. 37064
- LOT 4**
4718 STONE RIDGE LANE,
FRANKLIN, TN. 37064
- LOT 5**
4719 STONE RIDGE LANE,
FRANKLIN, TN. 37064

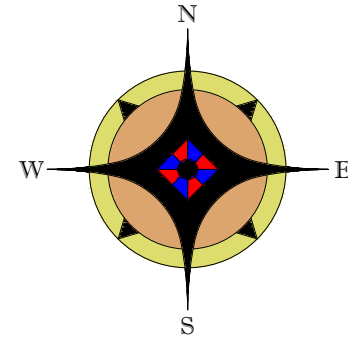
MATCH SHEET 1.0
MATCH SHEET 1.1



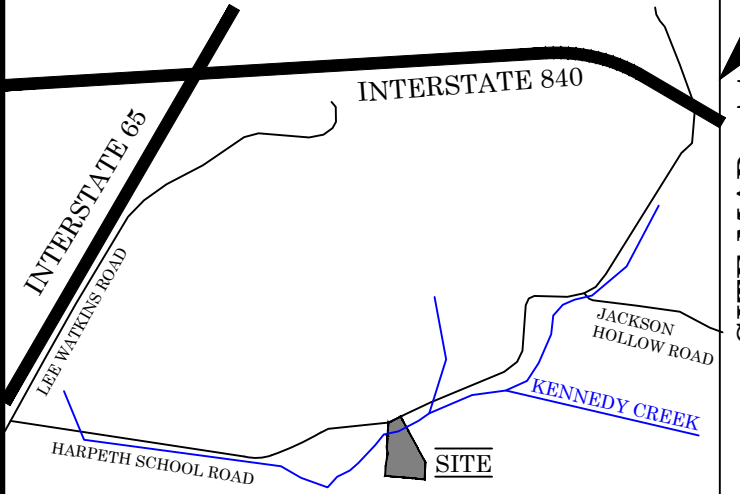
ATTACHMENT 26-1B

KEYED NOTES: SOIL REMEDIATION	
①	STUMP HOLE MAY BE SMOOTHED AND INSTALLED THROUGH UNDER W.C.D.S.D.M. SUPERVISION
②	MAINTAIN A 10' SETBACK FROM LARGE CUT/FILL AREA.

CHAPDELAINE & ASSOCIATES
LAND SURVEYING



7376 WALKER ROAD,
FAIRVIEW, TENNESSEE 37062
(615) 799-8104
Surveying@Chapsurveyor.com
Randolph L. Chapdelaine
TN R.L.S. #1444



CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION, THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE, AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- a. REAL TIME KINEMATIC & BASE SOKKIA GRX 3
- b. POSITIONAL ACCURACY: 0.05 FEET
- c. DATE OF SURVEY: 8-5-2021
- d. DATUM / EPOCH: NAD83 (2011) EPOCH
- e. PUBLISHED / FIXED CONTROL: TDOT CORS NETWORK
- f. GEOID MODEL: GEOID 12B
- g. COMBINED GRID FACTOR: 0.99991697

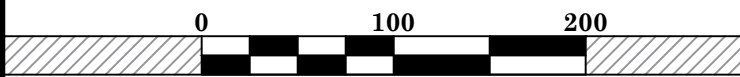
RANDOLPH L. CHAPDELAINE, R.L.S. # 1444 DATE

FINAL PLAT

AUSTIN C. HUSKEY, TAYLOR K. HUSKEY,
JAMES A. HUSKEY
4451 HARPETH SCHOOL ROAD
FRANKLIN,
TENNESSEE 37064
DEED BOOK 9220 PAGE 931 R.O.W.C.
DEED BOOK 9723 PAGE 766 R.O.W.C.
11th CIVIL DISTRICT OF WILLIAMSON
COUNTY, TENNESSEE
PROPERTY MAP 144 PARCEL 20.03
ZONE RD-5
(RURAL DEVELOPMENT DISTRICT 5)

REVISION #	DATE
REVISION #5 10/13/2025	REVISION #6 11/13/2025
REVISION #4 5/16/2025	REVISION #7 11/26/2025
REVISION #3 11/01/2023	REVISION #8 12/1/2025
REVISION #2	10/16/2023
REVISION #1	AUGUST 21, 2023

DATE: AUGUST 2, 2023
DRAWN BY: DHH,RLC
JOB #: 8218
SCALE: 1" = 100'



V-1.0

LARGE LOT OFF AN EASEMENT FINAL PLAT MATCH SHEET 1.0
FOR LOTS 1-5 OF THE
STONE RIDGE SUBDIVISION

MATCH SHEET 1.0

MATCH SHEET 1.1

EASEMENT EXTENT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 90°41'05" W	61.25'
L2	S 66°27'28" E	106.56'
L3	N 66°50'01" E	16.70'
L4	S 90°56'40" E	28.95'
L5	S 17°06'20" W	68.74'
L6	N 17°06'20" E	68.75'
L7	S 90°56'40" W	28.96'
L8	S 90°50'01" W	16.70'
L9	N 66°27'28" W	106.56'
L10	N 66°11'02" E	61.25'
L11	N 87°00'44" W	22.40'
L12	N 59°35'31" E	126.41'

EASEMENT CURVE EXTENT TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CE1	467.94	51.02	51.00	N 72°06'29" E	6°14'37"
CE2	254.08	105.54	102.62	S 12°01'14" W	37°19'42"
CE3	66.36	102.54	100.51	S 15°53'11" E	9°70'08"
CE4	363.38	125.01	124.12	S 78°15'44" E	22°36'32"
CE5	253.39	40.44	40.97	S 83°30'20" E	27°07'10"
CE6	652.09	191.94	191.25	S 72°35'22" E	16°51'53"
CE7	178.80	281.51	282.70	S 18°00'44" E	91°12'52"
CE8	278.49	469.05	411.80	S 75°42'10" W	97°11'32"
CE9	119.66	217.39	188.70	S 74°15'28" W	104°05'30"
CE10	228.62	514.61	293.63	S 07°55'00" E	56°12'45"
CE11	913.16	225.77	223.49	S 04°21'40" E	62°22'19"
CE12	170.80	228.86	202.17	S 22°48'21" E	100°13'20"
CE13	65.89	102.45	92.80	S 21°00'00" E	89°54'08"
CE14	46.00	205.84	43.08	N 72°53'40" W	204°50'31"
CE15	15.29	63.89	21.88	N 27°46'27" W	89°46'02"
CE16	520.80	386.27	338.86	N 22°47'42" W	100°14'07"
CE17	183.16	180.46	171.41	N 04°21'40" W	62°22'19"
CE18	272.65	267.71	257.08	N 07°45'06" W	56°13'45"
CE19	169.66	308.23	287.55	N 72°15'28" E	104°05'30"
CE20	228.49	384.29	339.79	N 72°42'10" E	97°11'32"
CE21	126.78	33.38	62.88	N 19°02'43" E	24°07'17"
CE22	682.09	177.26	176.62	N 72°30'28" W	16°52'04"
CE23	263.39	53.58	53.55	N 85°39'07" W	09°07'19"
CE24	333.38	145.61	144.58	N 78°15'44" W	22°36'32"
CE25	110.36	187.11	165.49	N 12°53'11" W	47°08'35"
CE26	204.08	132.96	130.62	N 12°01'14" E	37°19'42"
CE27	467.94	2.20	2.20	N 05°31'41" E	0°52'32"
CE28	61.00	98.39	74.07	N 17°06'20" W	138°04'30"
CE29	126.78	55.71	55.29	N 51°32'06" W	28°10'31"

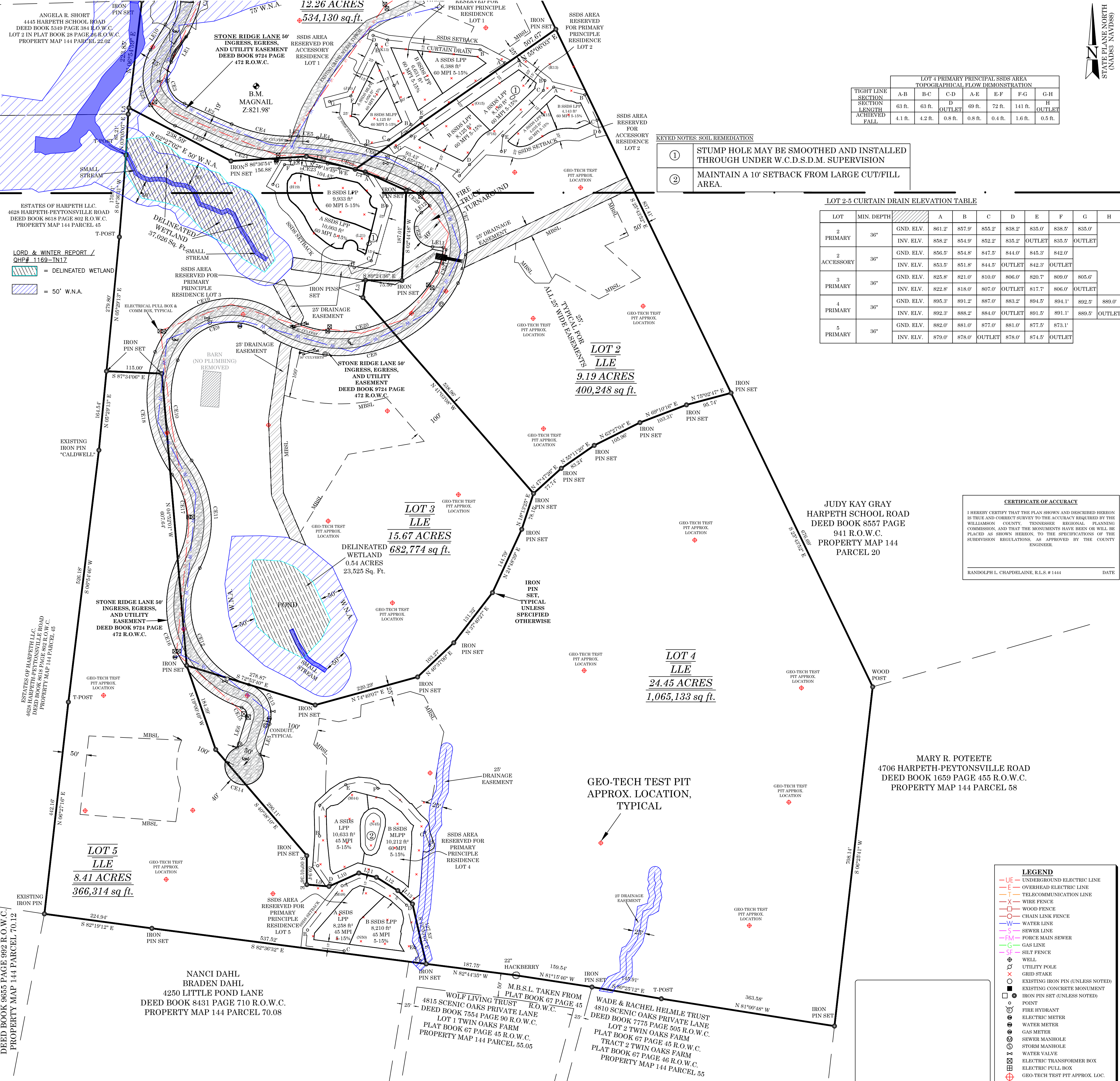
PROPERTY LINE CURVE DIMENSION TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	467.94	179.68	79.59	S 71°08'18" W	9°45'23"

PROPERTY LINE DIMENSION TABLE

LINE	BEARING	DISTANCE
L3	N 08°34'07" E	36.35'
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L8	N 86°36'54" E	58.03'
L9	S 85°16'30" E	46.31'
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L11	S 76°18'16" E	37.51'
L12	S 58°07'05" E	52.32'
L13	S 47°43'16" E	41.14'

ATTACHMENT 26-1C



LOT 4 PRIMARY PRINCIPAL SSDS AREA TOPOGRAPHICAL FLOW DEMONSTRATION							
TIGHT LINE SECTION	A-B	B-C	C-D	A-E	E-F	F-G	G-H
LENGTH	63 ft.	63 ft.	D	69 ft.	72 ft.	141 ft.	H
ACHIEVED FALL	4.1 ft.	4.2 ft.	0.8 ft.	0.8 ft.	0.4 ft.	1.6 ft.	0.5 ft.

KEYED NOTES: SOIL REMEDIATION

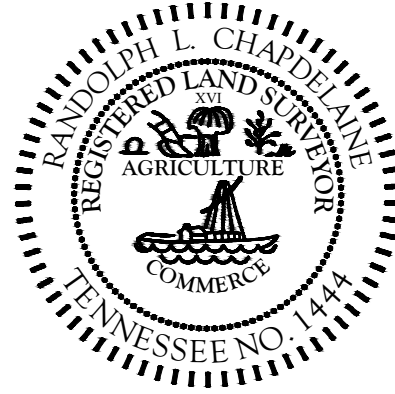
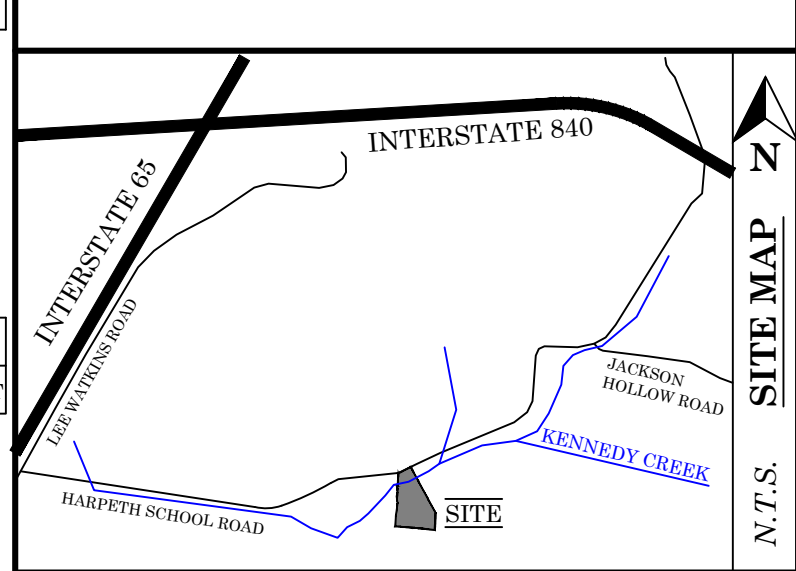
- STUMP HOLE MAY BE SMOOTHED AND INSTALLED THROUGH UNDER W.C.D.S.D.M. SUPERVISION
- MAINTAIN A 10' SETBACK FROM LARGE CUT/FILL AREA.

LOT 2-5 CURTAIN DRAIN ELEVATION TABLE

LOT	MIN. DEPTH		A	B	C	D	E	F	G	H
2 PRIMARY	36"	GND. ELV.	861.2'	857.9'	855.2'	838.2'	835.0'	838.5'	835.0'	
		INV. ELV.	858.2'	854.9'	852.2'	835.2'	832.0'	835.5'	832.0'	OUTLET
2 ACCESSORY	36"	GND. ELV.	856.3'	854.8'	847.5'	844.0'	845.3'	842.0'		
		INV. ELV.	853.3'	851.8'	844.5'	841.0'	842.3'	839.0'	835.5'	OUTLET
3 PRIMARY	36"	GND. ELV.	825.8'	821.0'	810.0'	806.0'	820.7'	809.0'	805.0'	
		INV. ELV.	822.8'	818.0'	807.0'	803.0'	817.7'	806.0'	802.5'	OUTLET
4 PRIMARY	36"	GND. ELV.	805.3'	891.2'	887.0'	883.2'	894.5'	894.1'	892.5'	889.0'
		INV. ELV.	802.3'	888.2'	884.0'	880.0'	891.5'	891.1'	888.5'	OUTLET
5 PRIMARY	36"	GND. ELV.	882.0'	881.0'	877.0'	881.0'	877.5'	873.1'		
		INV. ELV.	879.0'	878.0'	874.0'	878.0'	874.5'	871.0'		

CHAPDELAIN & ASSOCIATES
LAND SURVEYING

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Surveying@Chapsurveyor.com
Randolph L. Chapdelaine
TN R.L.S. #1444



CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE, AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- REAL TIME KINEMATIC & BASE SOKKIA GRX 3
- POSITIONAL ACCURACY: 0.05 FEET
- DATE OF SURVEY: 8-5-2021
- DATUM / EPOCH: NAD83 (2011) EPOCH PUBLISHED / FIXED CONTROL: TDOT CORS NETWORK
- GEIOD MODEL: GEIOD 12B
- COMBINED GRID FACTOR: 0.99991697

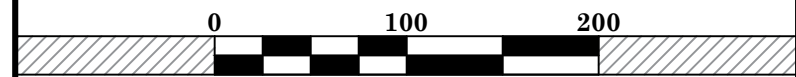
RANDOLPH L. CHAPDELAIN, R.L.S. # 1444 DATE

FINAL PLAT

AUSTIN C. HUSKEY, TAYLOR K. HUSKEY,
JAMES A. HUSKEY
4451 HARPETH SCHOOL ROAD
FRANKLIN,
TENNESSEE 37064
DEED BOOK 9220 PAGE 931 R.O.W.C.
DEED BOOK 9723 PAGE 766 R.O.W.C.
11th CIVIL DISTRICT OF WILLIAMSON
COUNTY, TENNESSEE
PROPERTY MAP 144 PARCEL 20.03
ZONE RD-5
(RURAL DEVELOPMENT DISTRICT 5)

REVISION #	DATE
REVISION #5 10/13/2025	REVISION #6 11/13/2025
REVISION #4 5/16/2025	REVISION #7 11/26/2025
REVISION #3 11/01/2023	REVISION #8 12/1/2025
REVISION #2	10/16/2023
REVISION #1	AUGUST 21, 2023

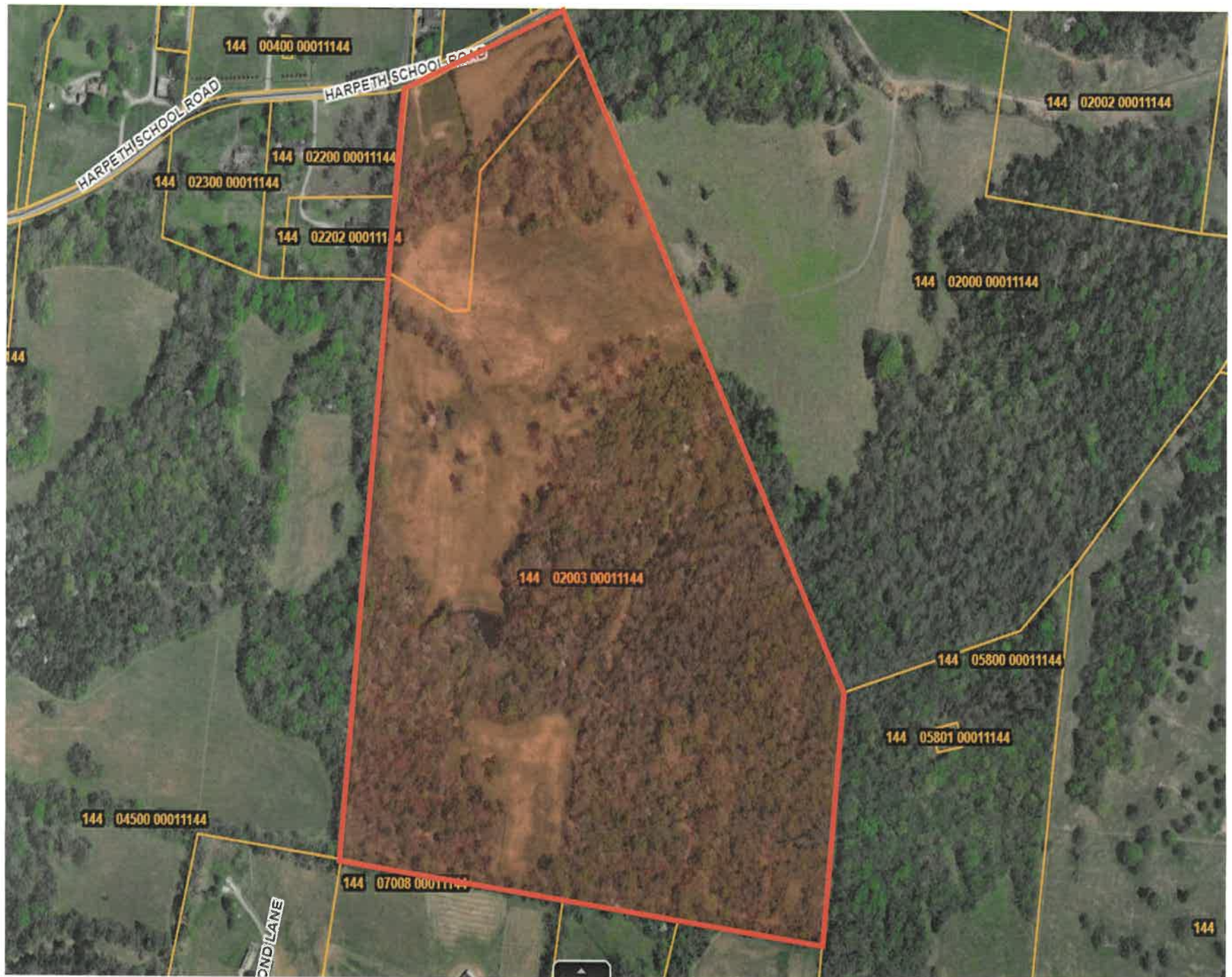
DATE: AUGUST 2, 2023
DRAWN BY: DHH,RLC
JOB #: 8218
SCALE: 1"=100'



V-1.1

LARGE LOT OFF AN EASEMENT FINAL PLAT MATCH SHEET 1.1
FOR LOTS 1-5 OF THE
STONE RIDGE SUBDIVISION

ATTACHMENT 26-2



ITEM 27

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).

Attachment	27-1	Final Plat
	27-2	Aerial Photograph
Area	0.77 acres	
Zoning	Suburban Infill and Conservation (SIC)	
Lots	Zero (0)	
Water	Harpeth Valley Utilities District	
Sewer	Harpeth Valley Utilities District	
Development Options	Conservation Subdivision	
Chapter 1101 Status	Planned Growth Area – 3 (PGA-3)	
File Number	(1-2025-429)	

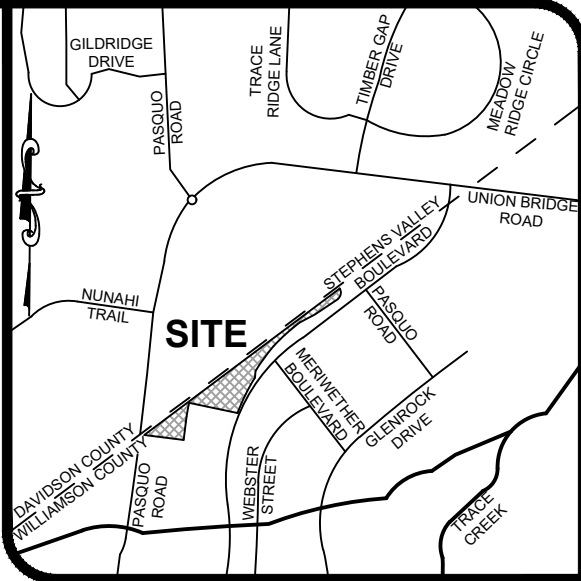
A Preliminary Plat for this Phase of the development was approved by this body at the July 2025 meeting, and the applicant now is requesting Final Plat approval for Section 12, which does not contain any buildable lots. The Final Plat will designate 0.53 acres as Open Space. The plat is consistent in layout with the approved Preliminary Plat.

The Final Plat is in order and Staff recommends approval 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.

LEGEND	IRON PIN FOUND	WATER METER	ELECTRIC MH	HANDICAP PARKING	CENTERLINE
	IRON PIN SET	WATER VALVE	LIGHT POLE	SIGN	FENCE
	FENCE POST FOUND	FIRE HYDRANT	UTILITY POLE	SANITARY SEWER	WATER FEATURE
	FENCE POST SET	SANITARY SEWER MH	GUY ANCHOR	WATER	TREE LINE
	CONC. MON. FOUND	SANITARY SEWER CO	COMMUNICATION BOX	UNDERGROUND ELEC	MBSL
	CONC. MON. SET	AREA DRAIN	COMMUNICATION MH	OVERHEAD ELEC	ROW
	CONTROL POINT FOUND	CURB INLET	GAS METER	GAS	PVMT
	CONTROL POINT SET	STORM MH	GAS VALVE	COMMUNICATION	PUDE
	BENCH MARK	ELECTRIC METER-BOX	EVERGREEN TREE	BOUNDARY	PUDAE

HATCH LEGEND

OPEN SPACE - PUDAE	
PRIVATE ACCESS EASEMENT	



VICINITY MAP
NOT TO SCALE

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	115.83'	630.05'	10° 32' 02"	S47° 56' 17"W	115.67'
C2	94.46'	620.20'	8° 43' 35"	S36° 00' 54"W	94.37'
C3	126.20'	612.65'	11° 48' 10"	S26° 04' 30"W	125.98'
C4	53.72'	590.00'	5° 13' 02"	S9° 49' 45"W	53.70'

Parcel Line Table		
Line #	Length	Direction
L1	13.51'	S36°50'34"E
L2	19.63'	S62°12'42"W
L3	3.21'	S31°30'12"W
L4	21.19'	S4°32'23"W
L5	4.36'	S36°50'34"E

Open Space Area Table		
Parcel #	Area (SF)	Area (AC)
O.S. 15	22910.06'	0.526

Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
1	8087.58'	0.186

ATTACHMENT 27-1

PLAT NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FOR FUTURE DEVELOPMENT AND ONE OPEN SPACE.
- SUBJECT PROPERTY IS PRESENTLY IDENTIFIED AS A PORTION OF PARCEL 8.04 AND ALL OF PARCEL 70, ON WILLIAMSON COUNTY TAX MAP 15. SAID PARCELS ARE FURTHER IDENTIFIED AS THE PROPERTY DESCRIBED IN DEED BOOK 7018, PAGE 820, REGISTERS OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
- ZONING: SDC (SUBURBAN INFILL & CONSERVATION)
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM NAD83 (2011 US SURVEY FEET). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD83.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0064H, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2024, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0820-03.11 (GLOBAL POSITION SYSTEMS SURVEYS) ACCORDING TO THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED WITH DUAL-FREQUENCY RTK GPS EQUIPMENT BASED ON THE TDOT CORPS NETWORK.
 - POSITIONAL ACCURACY: 0.07'
 - DATE OF SURVEY: 10/20/08
 - DATUM/EPOCH: TENNESSEE STATE PLANE NAD83 (2011 US SURVEY FEET). OCCUPATIONS FOR CONTROL POINTS ARE 3 MINUTES EACH, SIDE SHOTS ARE 3 SECONDS.
 - GEOD 3, ZONE 7 REVISED
 - NO COMBINED GRID FACTORS WERE USED.
- ALL CORNERS SHOWN ON THE FACE OF THE SURVEY WILL BE SET WITH 5/8" IRON ROD WITH CAP BEARING THIS SURVEYORS COMPANY NAME.
- SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
- ALL OPEN SPACE SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
- MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
- NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. WILLIAMSON COUNTY IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
- WITHIN THE WATERWAY NATURAL AREA, THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE WILLIAMSON COUNTY ENGINEERING DEPARTMENT.
- THIS PROPERTY HAS BEEN REVIEWED FOR THE EXISTENCE OF INTERMITTENT AND PERENNIAL STREAMS, STREAMS THAT WOULD REQUIRE A WATERWAY NATURAL AREA AS DESCRIBED IN SECTION 4 OF THE WILLIAMSON COUNTY STORM WATER MANAGEMENT REGULATIONS HAVE BEEN LOCATED AS SHOWN.
- THE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS (P.U.D.A.E.) ALLOW:
 - THE ACCESS, CONSTRUCTION, AND MAINTENANCE OF ALL ALLEYS AND SIDEWALKS
 - LOT OWNERS WHO HAVE VEHICULAR ACCESS FROM THEIR HOUSE TO SUCH EASEMENT, THE RIGHT OF USE FOR THE PARKING AREAS, SHARED ACCESS DRIVES, ALLEYS AND PRIVATE DRIVE
 - PUBLIC ACCESS FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES
- NO TREES OR FENCES TO BE INSTALLED WITHIN THE 20' HARPETH VALLEY UTILITIES DISTRICT EASEMENT.

THE PARCEL OF LAND UPON WHICH SAID EASEMENT IS TO BE CONSTRUCTED IS TO REMAIN THE PROPERTY OF THE OWNER AND MAY BE USED BY THE OWNER FOR ANY PURPOSE DESIRED AFTER CONSTRUCTION ON SAID EASEMENT IS COMPLETED, PROVIDED IN THE OPINION OF THE DISTRICT'S COMMISSIONERS SAID USE DOES NOT DESTROY, WEAKEN, OR DAMAGE THE ABOVE DESCRIBED IMPROVEMENTS OR INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE SAME.
- THIS PROPERTY IS SUBJECT TO A LONG TERM MAINTENANCE AGREEMENT, BOOK 7253, PAGE 909, RECORDED WITH THE WILLIAMSON COUNTY REGISTER OF DEEDS.
- WAIVERS WERE GRANTED BY THE STORMWATER APPEALS BOARD ON JULY 26, 2017, JANUARY 24, 2018, JUNE 26, 2019, AND FEBRUARY 24, 2021, AND IS SUBJECT TO ALL CONDITIONS AS OUTLINED IN THE ACTIONS.
- PROPERTY NUMBERS ARE INDICATED AS SUCH: LOT NUMBERS ARE ENCLOSED AND ADDRESS NUMBERS ARE ENCLOSED BY RECTANGULAR SHAPE.
- WATER METERS, GAS METERS, AND SEWER LATERALS ARE INDICATIVE ONLY.
- STORMWATER QUALITY SHALL BE ADDRESSED WITH EACH SITE PLAN.
- NO WATERWAY NATURAL AREAS ARE WITHIN THIS PLAT.

RESOURCE PROTECTION NOTE:

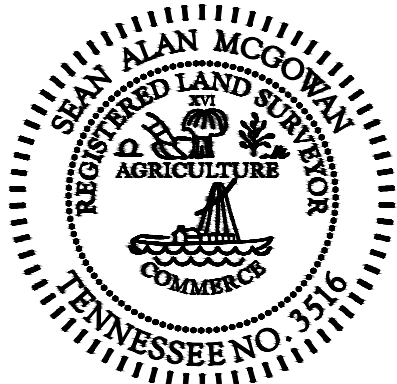
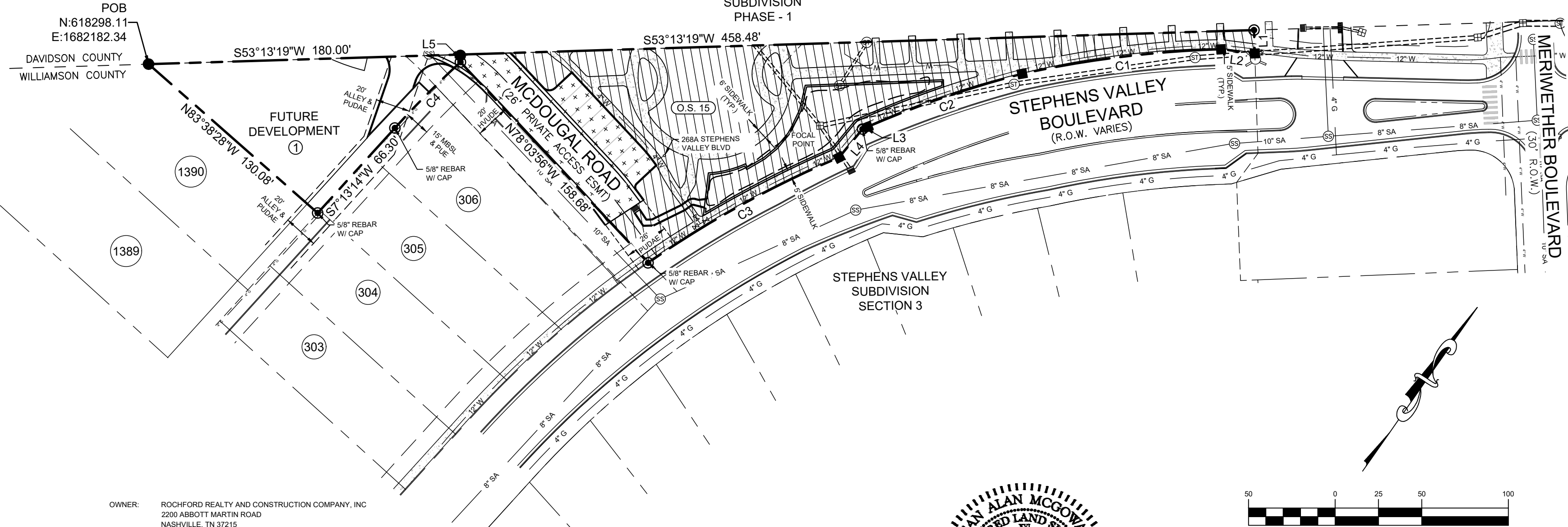
THIS SITE HAS BEEN REVIEWED FOR THE PRESENCE OF STEEP SLOPES, HILLTOPS AND RIDGETOPS, SLIPPAGE SOILS, SPECIAL FLOOD HAZARDS, HISTORICAL AND CULTURAL RESOURCES, AND KARST FEATURES. AREAS FALLING WITHIN THESE CATEGORIES, IF ANY, HAVE BEEN NOTED ON THE PLAN AND CAN BE FOUND ON THE NATURAL RESOURCE PROTECTION PLAN. THERE ARE NO HILLTOPS OR RIDGETOPS IN THESE LOTS. THERE ARE NO SLIPPAGE SOILS INDICATED ON THE PROPERTY BY THE NRCS WEB SOIL SURVEY. THERE ARE NO HISTORICAL OR CULTURAL RESOURCES KNOWN ON THE PROPERTY.

OWNER: ROCHFORD REALTY AND CONSTRUCTION COMPANY, INC.
2200 ABBOTT MARTIN ROAD
NASHVILLE, TN 37215
TREY ROCHFORD
TROCHFORD@ROCHFORDCOMPANY.COM
(615) 383-1141

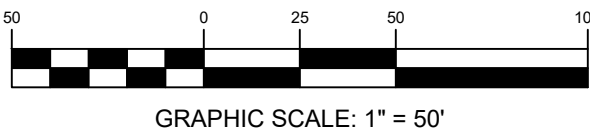
ENGINEER: CSDG
2305 KLINE AVE, SUITE 300
NASHVILLE, TN 37211
JEREMY WESTMORLAND
JWESTMORLAND@CSDGTN.COM
(615) 248-9999

SURVEYOR: SEAN ALAN MCCOWAN, PE, PS
WILSON & ASSOCIATES, P.C.
108 BEASLEY DRIVE
FRANKLIN, TN 37064
(615) 794-2176
SMCGOWAN@WILSONPC.COM

STEPHENS VALLEY SUBDIVISION PHASE - 1



WA WILSON & ASSOCIATES, R.C.
Engineering/Surveying/Environmental



STEPHENS VALLEY SECTION 12

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 NUMBER 7018, PAGE 820, R.O.W.C., AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, 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.

OWNER(S) SIGNATURE _____ DATE _____

RUCHFORD REALTY AND CONSTRUCTION COMPANY, INC. TITLE (IF ACTING FOR PARTNERSHIP OR CORP)

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED STEPHENS VALLEY, SECTION 12 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. ALSO, I CERTIFY THAT THE HYDRAULIC DESIGN CRITERIA SPECIFIED IN SECTION 5.5 OF WILLIAMSON COUNTY SUBDIVISION REGULATIONS HAVE BEEN MET.

WATER SYSTEM _____, 2025 NAME, TITLE, AND AGENCY OF AUTHORIZED APPROVING AGENT

SEWER SYSTEM _____, 2025 NAME, TITLE, AND AGENCY OF AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF 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 RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

SECRETARY, PLANNING COMMISSION _____ DATE _____

THIS APPROVAL SHALL BE INVALID IF NOT RECORDED BY: _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS 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.

SEAN ALAN MCCOWAN, PS, TENNESSEE RLS NO. 3516 _____ DATE _____

WILSON & ASSOCIATES, P.C.
108 BEASLEY DRIVE, FRANKLIN, TN 37064
(615) 794-2176
SMCGOWAN@WILSONPC.COM

RECORDING STAMP
HERE

IF YOU CAN READ THIS
YOU ARE HOLDING AN
UNRECORDED COPY

FINAL SUBDIVISION PLAT

WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	0.777	TOTAL NO. OF LOTS:	1
ACRES NEW RD/ST:	0.000 (ROW)	L.F. OF NEW RD/ST:	000.00
ACRES OPEN SPACE:	0.591	CIVIL DISTRICT:	9.2 TH
DRAWN BY:	AS	CLOSURE ERROR:	> 1:10,000
SCALE:	1" : 50'	DATE:	11/18/2025

WA PROJECT NO. 25-2340

SHEET 1 OF 1

ATTACHMENT 27-2



ITEM 28

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

Attachment	28-1	Concept Plan
	28-2	Aerial Photograph
	28-3	Action Letter from September 14, 2023 Meeting
	28-4	Action Letter from June 13, 2024 Meeting
	28-5	Applicant's Letter of Intent
Area		615.28 acres
Lots		449 lots (0.73 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
File Number		(1-2025-209)

A Revised Concept Plan for this development was approved at the September, 2023 meeting. At that time, Staff recommended, and it was added as a condition of approval, that there be a single gated connection between the developments, which would be located in the High Park Hill development and restricted to emergency vehicles and utility service providers. This restricted connection would serve to delineate the developments as two separate and distinct developments (See Attachment 28-3). This emergency entry gate was located on Floryn Drive, north of the existing King's Chapel entry gate.

In June 2024, the applicant requested and was granted approval of another Revised Concept Plan in order to relocate the existing King's Chapel entry gate, which is currently located 1,300 feet north of the intersection of Majestic Meadows Drive and Murfreesboro Road. This entry gate is to be relocated north of the intersection of Majestic Meadows Drive and Floryn Drive. Floryn Drive is the roadway connecting High Park Hill to King's Chapel. At this same meeting, the condition that there be a single gated connection between the developments and limited to emergency vehicles and utility service providers was carried over to the approved Concept Plan (See Attachment 28-4).

At this time, the applicant is requesting approval of another revised Concept Plan in order to remove the condition that the single gated connection between King's Chapel and High Park Hill be restricted to emergency vehicles and utility service providers. According to the applicant's Letter of Intent (See Attachment 28-5), the request is being made in order to "improve connectivity and safety for residents of the High Park Hill subdivision." The

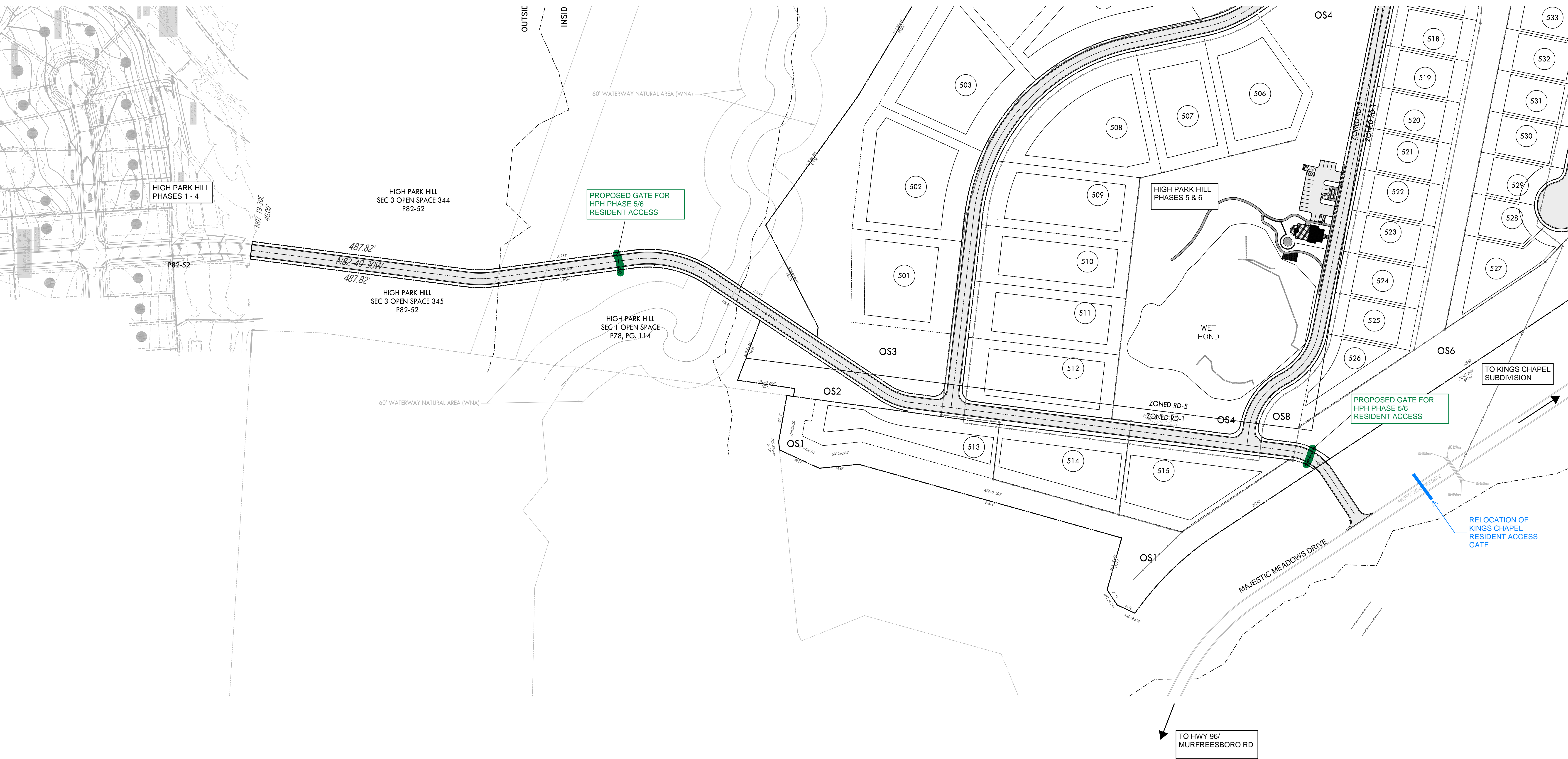
applicant has noted that when the King's Chapel entry gate has been relocated, the residents from High Park Hill will not be able to enter King's Chapel.

A revised Concept Plan for High Park Hill requests removal of the same condition noted above, as well as adding a vehicular entry gate within Section 5 of High Park Hill and located on Floryn Drive near the boundary of King's Chapel. This vehicular entry gate will be for the exclusive use of the residents of High Park Hill and will prohibit residents of King's Chapel from entering High Park Hill. This revised Concept Plan appears as Item 29 on this Agenda.

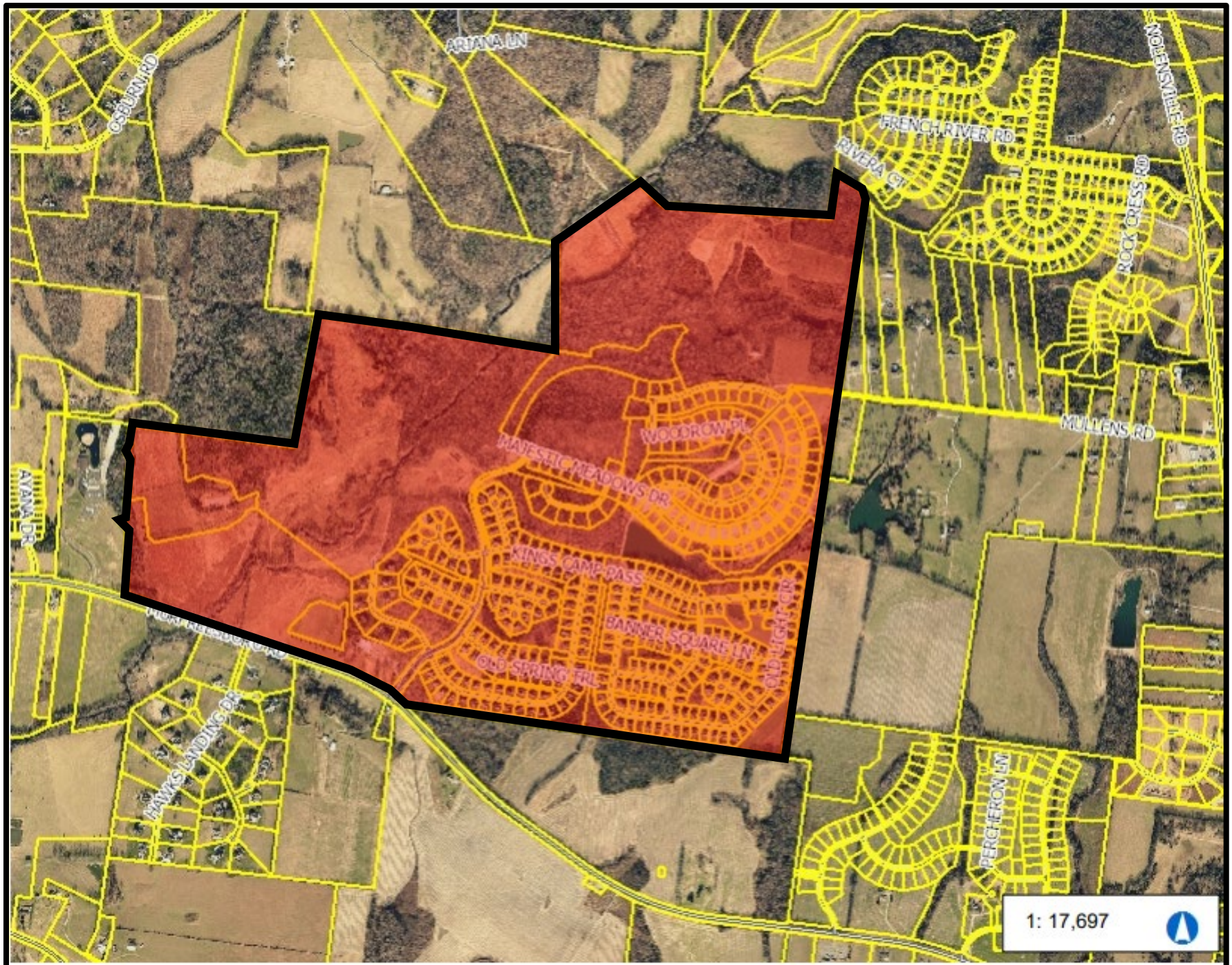
The developer noted that if the vehicular entry gate is permitted within High Park Hill, the residents of High Park Hill will be responsible for the maintenance of Majestic Meadows Drive from the relocated entry gate of King's Chapel to Murfreesboro Road.

Staff is of the opinion that the relocation of the existing King's Chapel entry gate to the new location north of Floryn Drive, which would be for the exclusive use of the residents of King's Chapel and prohibit entry into the development by the residents of High Park Hill, coupled with the placement of an entry gate for the exclusive use of the residents of High Park Hill that prohibits entry into the development by the residents of King's Chapel, would serve to delineate that these are two separate and distinct developments.

Therefore, Staff recommends approval of the Revised Concept Plan, with the removal of the condition stipulating that the one gated connection between King's Chapel and High Park Hill be restricted to emergency vehicles and utility service providers, and the added condition that the HOA documents be revised to provide for the maintenance of Majestic Meadows Drive by High Park Hill. The revised HOA documents shall be submitted with the next Final Plat of King's Chapel and High Park Hill developments, and recorded concurrently with the recording of the Final Plat.



ATTACHMENT 28-2



ATTACHMENT 28-3



Rogers C. Anderson
Williamson County Mayor

Planning Department
Aaron Holmes, Director

Action Letter

June 17, 2024

Louis Sloyan
T-Square Engineering, Inc.
111 SE Parkway Ct.
Franklin, TN 37064

RE: Planning Commission Meeting of June 13, 2024

Subdivision/Project: **KING'S CHAPEL SUBDIVISION** CONCEPT PLAN (REVISED)

Agenda Item No.: 16

At the referenced meeting, the following action took place:

- ☒ Concept Plan (Revised): Approved with Conditions
- Non-Residential Site Plan
- Preliminary Plat:
- Final Plat
- Other

The Revised Concept Plan was approved as follows:

1. The existing entry gate on Majestic Meadows Drive can be moved to a new location;
2. Only be one gated connection between **King's Chapel and High Park Hill**; and
3. That said gated connection be restricted to emergency vehicles and utility service providers.

FUTURE REQUIREMENTS (From September, 2023 approval):

The Preliminary Plat must address the following:

1. Submission of roads, drainage and erosion control plans for review and approval by the County;
2. Submission of water plans for review and approval by Milcrofton Utility District; and
3. 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 any future Section of the development, the required Zoning Certificate for the revised wastewater treatment and disposal system shall be submitted, and all conditions associated with the wastewater site plan approval must be satisfied;
2. Prior to consideration of Final Plat approval, the applicant shall submit HOA **documents for review and approval by the County Attorney's office. The revised** HOA documents must address maintenance and operation of the private roads and gate(s) in Kings Chapel that meet the standards and requirements of Articles 16 and 17 of the Zoning Ordinance. 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;
3. Establishment of Performance Bonds for Roads, Drainage and Erosion Control;
4. Establishment of a Performance Bond for Water Improvements in favor of Milcrofton Utility District;
5. Establishment of appropriate Performance Bonds for the Wastewater Collection System;
6. Establishment of a Performance Bond for Landscaping Improvements;
7. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for Stormwater Improvements; and
8. 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.

ATTACHMENT 28-4



Rogers C. Anderson
Williamson County Mayor

Planning Department
Aaron Holmes, Director

Action Letter

June 17, 2024

Louis Sloyan
T-Square Engineering, Inc.
111 SE Parkway Ct.
Franklin, TN 37064

RE: Planning Commission Meeting of June 13, 2024

Subdivision/Project: **KING'S CHAPEL SUBDIVISION** CONCEPT PLAN (REVISED)

Agenda Item No.: 16

At the referenced meeting, the following action took place:

- ☒ Concept Plan (Revised): Approved with Conditions
- Non-Residential Site Plan
- Preliminary Plat:
- Final Plat
- Other

The Revised Concept Plan was approved as follows:

1. The existing entry gate on Majestic Meadows Drive can be moved to a new location;
2. Only be one gated connection between **King's Chapel and High Park Hill**; and
3. That said gated connection be restricted to emergency vehicles and utility service providers.

FUTURE REQUIREMENTS (From September, 2023 approval):

The Preliminary Plat must address the following:

1. Submission of roads, drainage and erosion control plans for review and approval by the County;
2. Submission of water plans for review and approval by Milcrofton Utility District; and
3. 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 any future Section of the development, the required Zoning Certificate for the revised wastewater treatment and disposal system shall be submitted, and all conditions associated with the wastewater site plan approval must be satisfied;
2. Prior to consideration of Final Plat approval, the applicant shall submit HOA **documents for review and approval by the County Attorney's office. The revised** HOA documents must address maintenance and operation of the private roads and gate(s) in Kings Chapel that meet the standards and requirements of Articles 16 and 17 of the Zoning Ordinance. 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;
3. Establishment of Performance Bonds for Roads, Drainage and Erosion Control;
4. Establishment of a Performance Bond for Water Improvements in favor of Milcrofton Utility District;
5. Establishment of appropriate Performance Bonds for the Wastewater Collection System;
6. Establishment of a Performance Bond for Landscaping Improvements;
7. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for Stormwater Improvements; and
8. 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.

ATTACHMENT 28-5

October 1, 2025

**Kings Chapel – Revised Concept Plan
Arrington, Williamson County, Tennessee**



To Whom It May Concern,

The proposed revision to the Kings Chapel Concept Plan is directly tied to the request of the developer to modify a condition of approval of the originally approved concept plan. The conditions stipulate that the connection between High Park Hill development and Kings Chapel subdivision shall be limited to a single gate and shall be limited to emergency vehicles and utility service providers. We intend to submit for a revised concept plan to request that condition be removed from the approved plans to allow for full access. The gate is to remain in place but the intent is to allow for residents to access High Park Hill from Majestic Meadows.

The purpose of this request is to improve connectivity and safety for residents of the High Park Hill subdivision. It will provide a safer, more convenient route to Highway 96 via Majestic Meadows, rather than requiring travel through the first phases of High Park Hill. Although the connection to Highway 96 is currently provided by a private roadway through Kings Chapel Subdivision, the plan is for both subdivisions to share responsibility for maintaining the portion of the roadway they will both use.

If you have any questions or need additional information, please do not hesitate to contact me at will@crunkeng.com or 615-873-1795.

Sincerely,

Will Crunk, PE
Crunk Engineering LLC

ITEM 29

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

Attachment	29-1	Concept Plan
	29-2	Aerial Photograph
	29-3	Action Letter from September 14, 2023 Meeting
	29-4	Action Letter from June 13, 2024 Meeting
	29-5	Applicant's Letter of Intent
Area		356 acres
Lots		235 Lots (0.66 DU/A)
Zoning		Rural Development-1 (RD-1) and Rural Development-5 (RD-5)
Water		Milcrofton Utility District
Sewer		Nontraditional Wastewater Treatment and Disposal System
Development Option		Conservation Subdivision
Chapter 1101 Status		Rural
File Number		(1-2025-210)

A Revised Concept Plan for this development was approved at the September, 2023 meeting, which included an additional 195 acres and an additional seventy-eight (78) lots. The additional acreage and lots were intended to be added to King's Chapel, the adjoining development. However, Staff had determined the King's Chapel Concept Plan could not be amended, and the developer proposed to add the additional acreage and lots to High Park Hill. At that time, Staff recommended, and it was added as a condition of approval, that there be a single gated connection between the developments, which would be located in the High Park Hill development and restricted to emergency vehicles and utility service providers. This restricted connection would serve to delineate the developments as two separate and distinct developments (See Attachment 29-3). This emergency entry gate was located on Floryn Drive, north of the existing King's Chapel entry gate.

In June 2024, the applicant requested and was granted approval of another Revised Concept Plan in order to remove the entry gates at the main entrances to the development and to place a gate on Floryn Drive between Section 3 and future Sections of the development (See Attachment 29-4). The applicant had also requested removal of the condition that there be a single gated connection between the developments and limited to emergency vehicles and utility service providers, but this request was not granted. The condition carried over to the newly approved Concept Plan.

At this time, the applicant is requesting approval of another revised Concept Plan in order to remove the condition that the single gated connection between High Park Hill and King's Chapel be restricted to emergency vehicles and utility service providers, and allow the placement of a vehicular entry gate for the exclusive use of High Park Hill residents on Floryn Drive near the boundary of King's Chapel (See Sheet 2 of Attachment 29-1). According to the applicant's Letter of Intent (See Attachment 29-5), the request is being made in order to "improve connectivity and safety for residents of the High Park Hill subdivision."

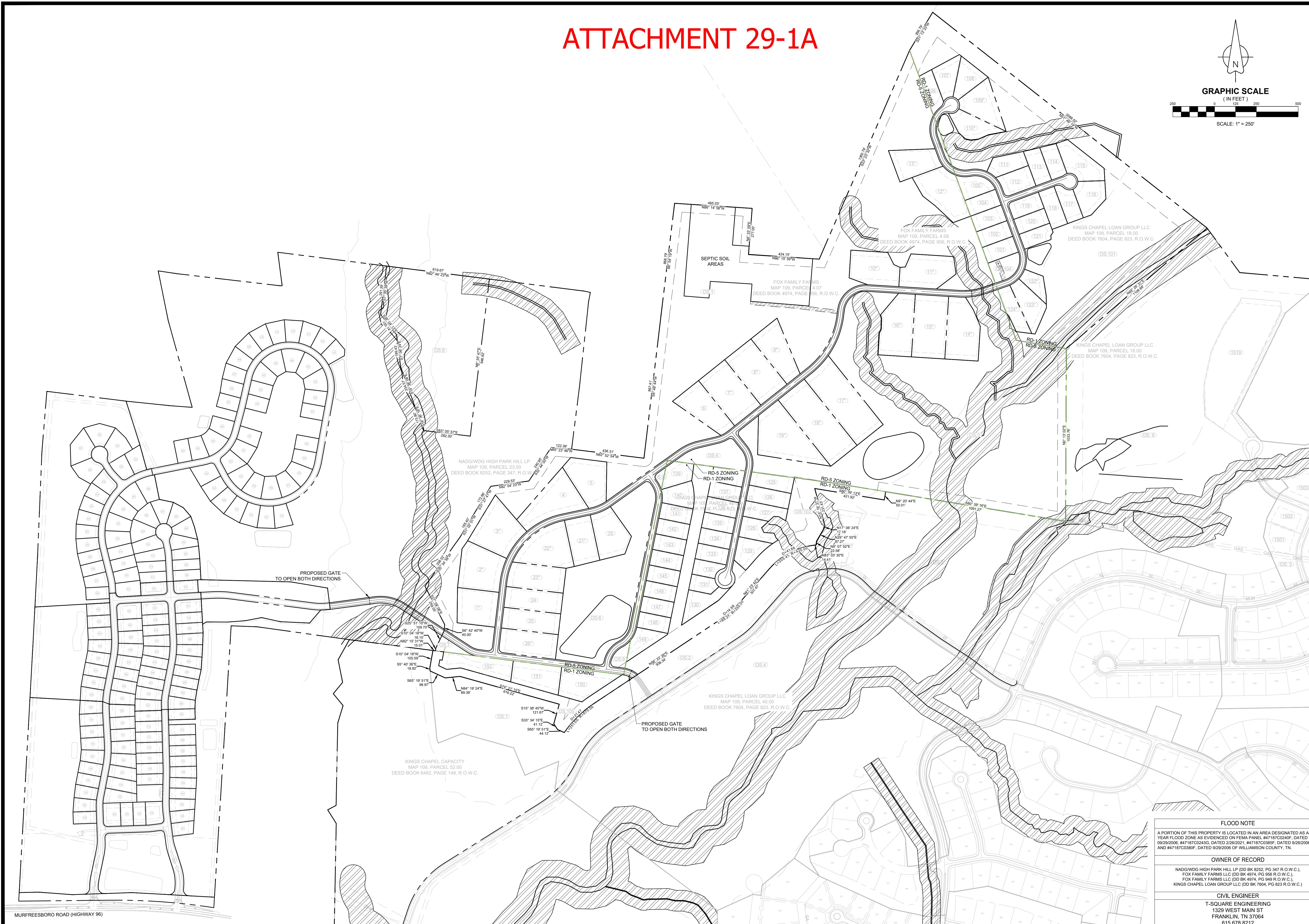
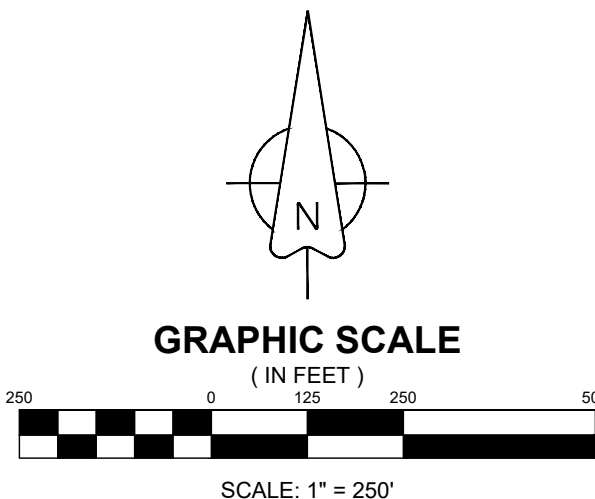
A revised Concept Plan for King's Chapel requesting removal of the same condition noted above appears as Item 28 on this Agenda.

The developer noted that if the vehicular entry gate is permitted within High Park Hill, the residents of High Park Hill will be responsible for the maintenance of Majestic Meadows Drive from the relocated entry gate of King's Chapel to Murfreesboro Road.

Staff is of the opinion that the placement of a vehicular entry gate for the exclusive use of the residents of High Park Hill near the boundary of King's Chapel coupled with the relocation of the existing King's Chapel entry gate to the new location north of Floryn Drive, which would be for the exclusive use of the residents of King's Chapel and prohibit entry into the development by the residents of High Park Hill, would serve to delineate that these are two separate and distinct developments.

Therefore, Staff recommends approval of the Revised Concept Plan, with the removal of the condition stipulating that the one gated connection between King's Chapel and High Park Hill be restricted to emergency vehicles and utility service providers, and the added condition that the HOA documents be revised to provide for the maintenance of Majestic Meadows Drive by High Park Hill. The revised HOA documents shall be submitted with the next Final Plat of King's Chapel and High Park Hill developments, and recorded concurrently with the recording of the Final Plat.

ATTACHMENT 29-1A



OVERALL HIGH PARK HILL

DATE:	09/07/23	NO.	DATE
SCALE:		1	2/28/24
AS SHOWN			
DRAWN BY:			
T-SQUARE			
REVIEWER:			
LTS			

REVISIONS

REVISED GATE LOCATIONS

WILLIAMSON COUNTY, TN

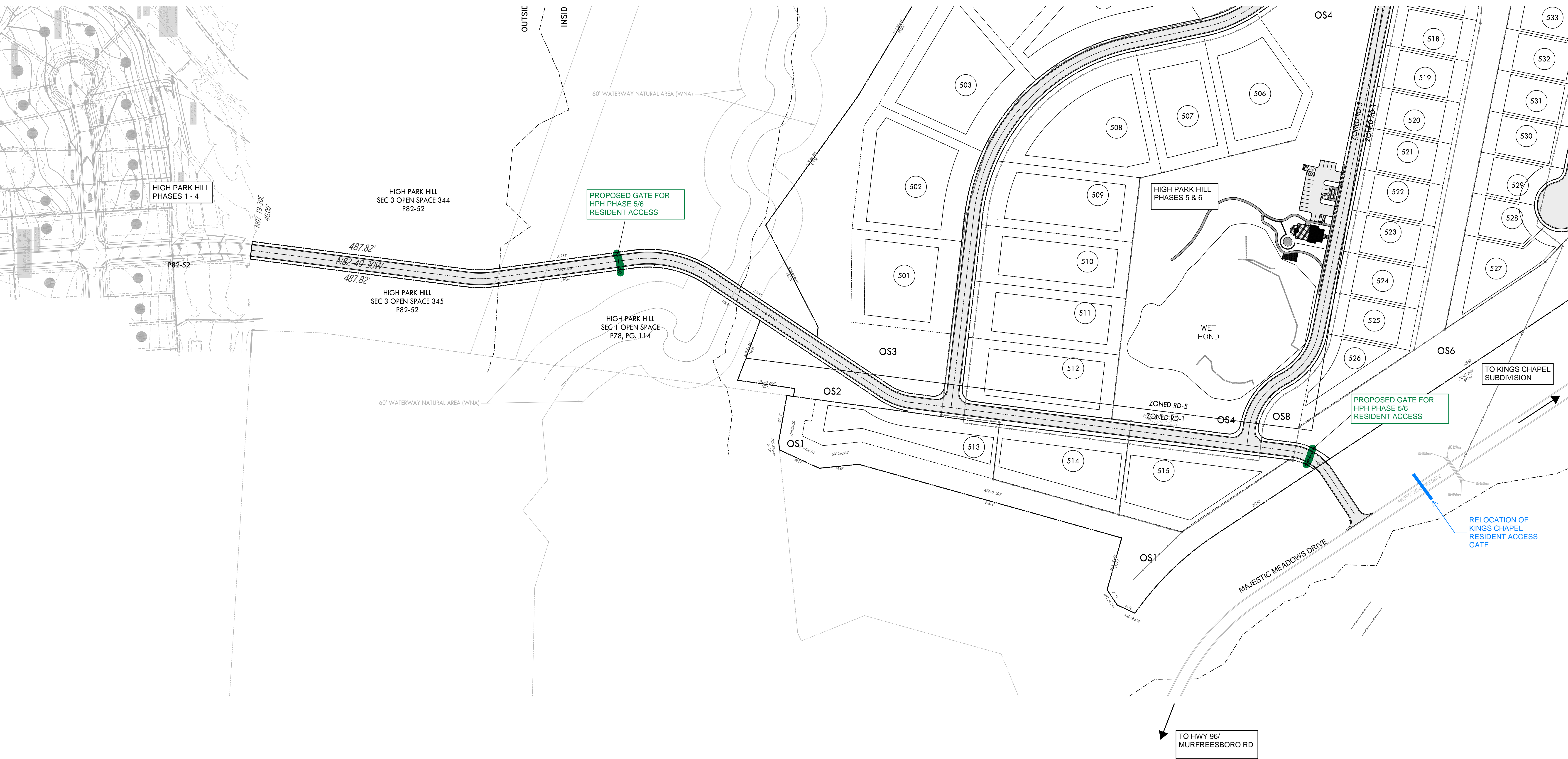
HIGH PARK HILL 2ND REVISION TO CONCEPT PLAN



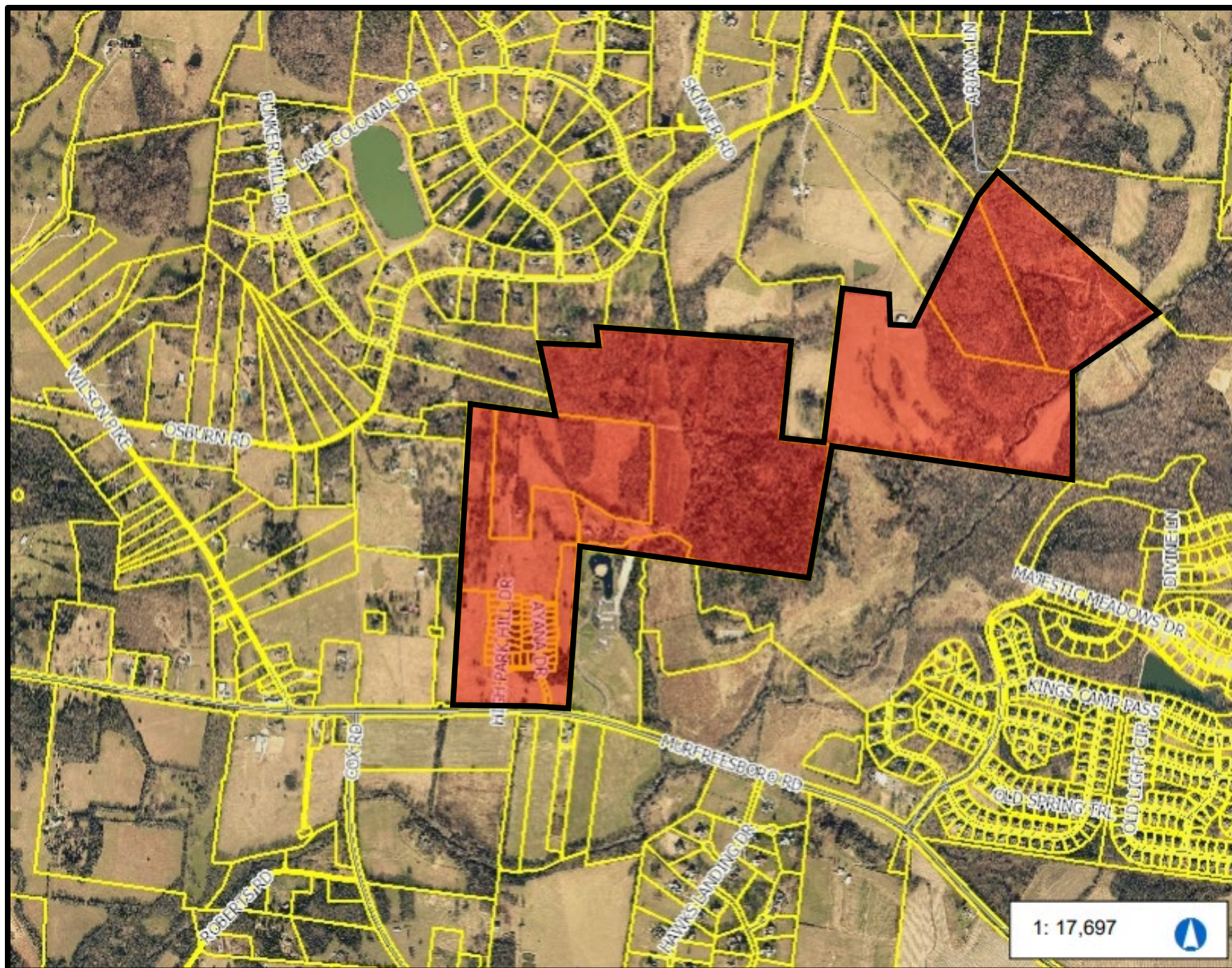
PROJECT
22-0729

SHEET
C-2.0





ATTACHMENT 29-2



ATTACHMENT 29-3



Rogers C. Anderson
Williamson County Mayor

Planning Department
Michael Matteson, Director

Action Letter

September 18, 2023

Allison Corolla
T-Square Engineering
1329 West Main Street
Franklin, TN 37064

RE: Planning Commission Meeting of September 14, 2023

Subdivision/Project: **CONCEPT PLAN (REVISED) FOR HIGH PARK HILL
SUBDIVISION**

Agenda Item No.: **26**

At the referenced meeting, the following action took place:

X Concept Plan (Revised): Approved with Conditions

Non-Residential Site Plan

Preliminary Plat:

Final Plat

Other

FUTURE REQUIREMENTS: The Concept Plan (Revised) was approved with the following conditions:

There be only one gated connection between the Kings Chapel Subdivision and the High Park Hill Subdivision and that access be restricted to emergency vehicles and utility service providers only.

In addition:

The Preliminary Plat must address the following:

1. Submission of roads, drainage and erosion control plans for review and approval by the County;
2. Submission of water plans for review and approval by Milcrofton Utility District; and
3. 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 any future Section of the development, the required Zoning Certificate for the revised wastewater treatment and disposal system shall be submitted, and all conditions associated with the wastewater site plan approval must be satisfied;
2. 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 address maintenance and operation of the private roads and gate(s) in High Park Hill that meet the standards and requirements of Articles 16 and 17 of the Zoning Ordinance. 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;
3. Prior to submittal of the Final Plat that contains the 188th lot of the development, the security gates at the entrances of the development shall be permitted and installed;
4. The Emergency/Utility provider gate shall be permitted and installed prior to the submittal of the Final Plat of the Section of the development in which it is located;
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.

ATTACHMENT 29-4



Rogers C. Anderson
Williamson County Mayor

Planning Department
Aaron Holmes, Director

Action Letter

June 17, 2024

Louis Sloyan
T-Square Engineering, Inc.
111 SE Parkway Ct.
Franklin, TN 37064

RE: Planning Commission Meeting of June 13, 2024

Subdivision/Project: **HIGH PARK HILL SUBDIVISION CONCEPT PLAN (REVISED)**

Agenda Item No.: **17**

At the referenced meeting, the following action took place:

X Concept Plan (Revised): Approved with Conditions

Non-Residential Site Plan

Preliminary Plat:

Final Plat

Other

The Revised Concept Plan was approved as follows:

1. Removal of the existing entry gates at the development's main entrance, and, if applicable, submission of revised HOA documents reflecting the removal of the existing entry gates;
2. Installation of an entry gate on Floryn Drive between Section 3 and future Sections of the Development;
3. Only be one gated connection between High Park Hill and King's Chapel; and

4. That said gated connection be restricted to emergency vehicles and utility service providers.

FUTURE REQUIREMENTS (From September, 2023 approval):

The Preliminary Plat must address the following:

1. Submission of roads, drainage and erosion control plans for review and approval by the County;
2. Submission of water plans for review and approval by Milcrofton Utility District; and
3. 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 any future Section of the development, the required Zoning Certificate for the revised wastewater treatment and disposal system shall be submitted, and all conditions associated with the wastewater site plan approval must be satisfied;
2. 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 address maintenance and operation of the private roads and gate(s) in High Park Hill that meet the standards and requirements of Articles 16 and 17 of the Zoning Ordinance. 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;
3. Prior to submittal of the next Final Plat, the HOA documents be revised as necessary to reflect the removal of entry gates into the development, and that such revised HOA documents be submitted with the next Final Plat, if applicable;
4. Prior to submittal of the Final Plat that contains the 188th lot of the development, the security gates at the entrances of the development shall be permitted and installed;
5. The Emergency/Utility provider gate shall be permitted and installed prior to the submittal of the Final Plat of the Section of the development in which it is located;
6. Establishment of a Performance Bond for Roads, Drainage and Erosion Control;
7. Establishment of a Performance Bond for Water Improvements in favor of Milcrofton Utility District;

8. Establishment of a Performance Bond for the Wastewater Collection System;
9. Submission of landscaping plans and establishment of a Performance Bond for Landscaping;
10. Execution of Performance Agreements for the above referenced sureties;
11. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for Stormwater Improvements; and
12. 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.

ATTACHMENT 29-5

October 1, 2025

**High Park Hill Phase 5,6 – Revised Concept Plan
Arrington, Williamson County, Tennessee**



To Whom It May Concern,

The proposed revision to the High Park Hill Phase 5 & 6 Concept Plan is directly tied to the request of the developer to modify a condition of approval of the originally approved concept plan. Condition 3 of the approval on July 16, 2024 stipulates that the connection between this development and Kings Chapel subdivision shall be limited to a single gate and shall be limited to emergency vehicles and utility service providers. We intend to submit for a revised concept plan to request that condition be removed from the approved plans to allow for full access. The gate is to remain in place but the intent is to allow for residents to access High Park Hill from Majestic Meadows.

The purpose of this request is to improve connectivity and safety for residents of the High Park Hill subdivision. It will provide a safer, more convenient route to Highway 96 via Majestic Meadows, rather than requiring travel through the first phases of High Park Hill. Although the connection to Highway 96 is currently provided by a private roadway through Kings Chapel Subdivision, the plan is for both subdivisions to share responsibility for maintaining the portion of the roadway they will both use.

If you have any questions or need additional information, please do not hesitate to contact me at will@crunkeng.com or 615-873-1795.

Sincerely,

Will Crunk, PE
Crunk Engineering LLC