

## **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)

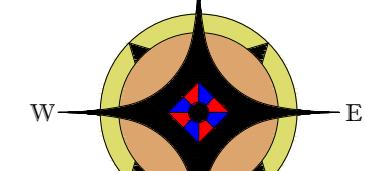
A Preliminary Plat for this development was approved at the January 2024 Planning Commission meeting. The applicant is now requesting Final Plat approval of the development, which contains five (5) lots on approximately seventy (70) acres, accessed by a fifty-foot (50') ingress/egress/utilities easement.

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.

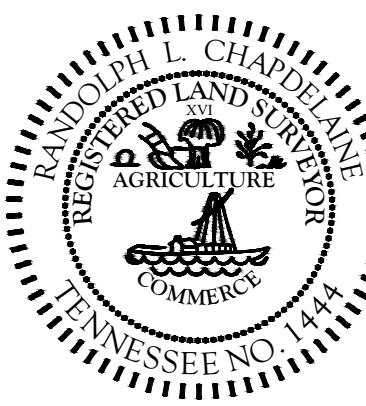


# CHAPDELAINE & ASSOCIATES LAND SURVEYING N



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

This map illustrates the location of a proposed site. The site is marked with a grey shaded area and labeled 'SITE'. It is situated near the intersection of Jackson Hollow Road and Kennedy Creek. The map also shows Interstate 840 (a black line) and Interstate 65 (a black line with diagonal hatching). Jackson School Road is shown as a blue line. A north arrow is located in the top right corner.



**LOT 1**  
4700 STONE RIDGE LANE,  
FRANKLIN, TN. 37064

**LOT 2**  
4706 STONE RIDGE LANE,  
FRANKLIN, TN. 37064

**LOT 3**

**LOT 4**  
4718 STONE RIDGE LANE

**LOT 5**  
4719 STONE RIDGE LANE,  
FRANKLIN, TN 37064

STATE PLANE NORTH (NAD83 NAVD88)

**HARPETH SCHOOL ROAD (50' R.O.W.)**

WITNESS IRON PIN SET N:538852.65 E:1722036.80

4' BARB WIRE FENCE N 306.98' W 06°38'37" E 263.25'

JERRAD GRANT SHIVERS BRIANNE SHIVERS 4443 HARPETH SCHOOL ROAD DEED BOOK 7056 PAGE 49 R.O.W.C. 1 IN PLAT BOOK 28 PAGE 26 R.O.W.C. PROPERTY MAP 144 PARCEL 22

ANGELA R. SHORT 4445 HARPETH SCHOOL ROAD DEED BOOK 5349 PAGE 384 R.O.W.C. 1 IN PLAT BOOK 28 PAGE 26 R.O.W.C. PROPERTY MAP 144 PARCEL 22.02

WITNESS IRON PIN SET N:539069.41 E:1722578.48

40' MIDDLE TENNESSEE EASEMENT DEED BOOK 689 R.O.W.C.

EXISTING SEPTIC TANK, FIELD LINES, AND CURTAIN DRAIN (TO BE ABANDONED UNDER W.C.D.S.D.M. SUPERVISION)

40' CMP CULVERT DEED LINE DEED BOOK 102 R.O.W.C.

RESIDENCE e.a. 1995 REMOVED

4' BARB WIRE FENCE

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# ATTACHMENT 26-1B

# MATCH SHEET 1.0

# MATCH SHEET 1.1

**AN EASEMENT FINAL PLAT  
FOR LOTS 1-5 OF THE  
STONE RIDGE SUBDIVISION**

FINAL PLATE

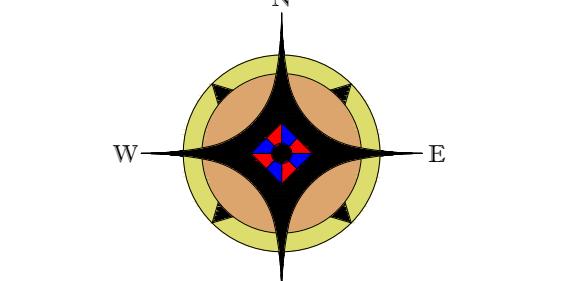
AUSTIN C. HUSKEY, TAYLOR K. HUSKEY,  
JAMES A. HUSKEY  
4451 HARPETH SCHOOL ROAD  
FRANKLIN,  
TENNESSEE 37064  
DEED BOOK 9220 PAGE 931 R.O.W.C.  
DEED BOOK 9723 PAGE 766 R.O.W.C.  
11th CIVIL DISTRICT OF WILLIAMSON  
COUNTY, TENNESSEE  
PROPERTY MAP 144 PARCEL 20.03  
ZONE RD-5  
(RURAL DEVELOPMENT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

ISION #	DATE
ISION #5 10/13/2025	REVISION #6 11/13/2024
ISION #4 5/16/2025	REVISION #7 11/26/2024
ISION #3 11/01/2023	REVISION #8 12/1/2024
ISION #2	10/16/2024
ISION #1	AUGUST 21, 2024

ITION #1	AUGUST 21, 2022	
E:	AUGUST 2, 2023	
WN BY:	DHH,RLC	
#:	8218	
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**CHAPDELAINE & ASSOCIATES  
LAND SURVEYING**



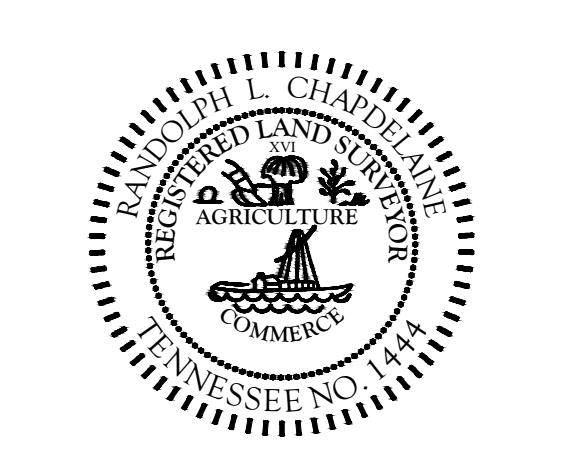
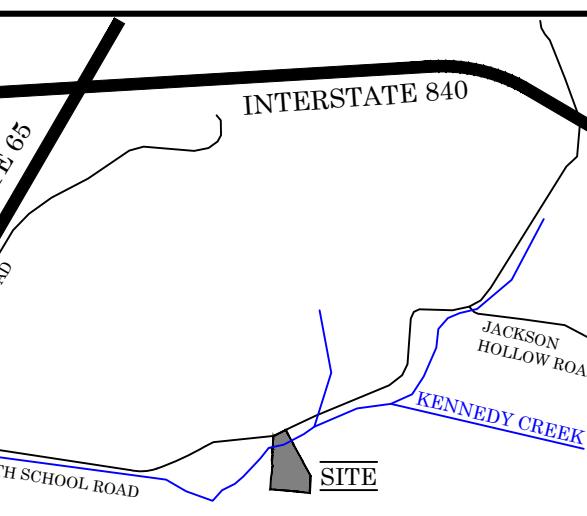
7376 WALKER ROAD,  
FAIRVIEW, TENNESSEE 37062

(615) 799-8104

Surveying@Chapsurveyor.com

Randolph L. Chapdelaine

TN R.L.S. #1444



**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE WILLIAMSON COUNTY, TENNESSEE, LOCAL PLANNING COMMISSION. THE SURVEYOR'S DRAFTS AND PLANS ARE PLACED AS SHOWN HEREIN, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS, AS APPROVED BY THE COUNTY ENGINEER.

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

**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
- DATE / EPOCH: NAD83 (2011) EPOCH
- PUBLISHED / FIXED CONTROL: TDOT CORS NETWORK
- GEODID MODEL: GEODID 12B
- COMBINED GRID FACTOR: 0.99991697

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

**FINAL PLAT**

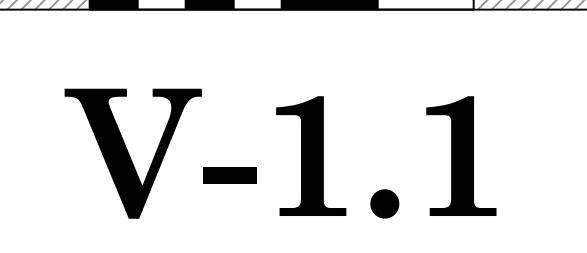
AUSTIN C. HUSKEY, TAYLOR K. HUSKEY,  
JAMES A. HUSKEY  
4451 HARPETH SCHOOL ROAD  
FRANKLIN,  
TENNESSEE 37064  
DEED BOOK 0290 PAGE 931 R.O.W.C.  
DEED BOOK 0723 PAGE 766 R.O.W.C.  
11th CIVIL DISTRICT OF WILLIAMSON  
COUNTY, TENNESSEE  
PROPERTY MAP 144 PARCEL 20.03  
ZONE RD-5  
(RURAL DEVELOPMENT 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

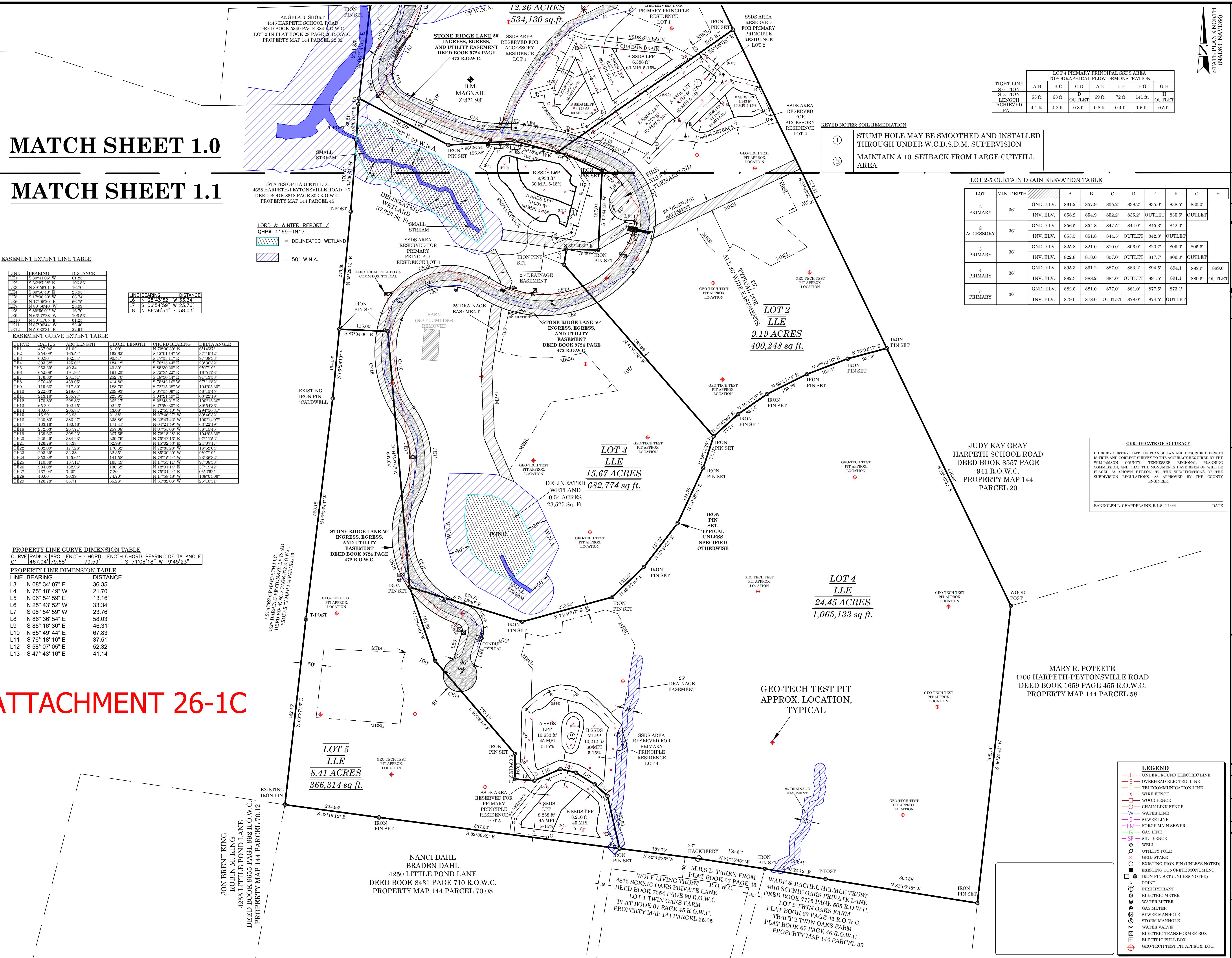
JOB #: 8218

SCALE: 1"=100'



**V-1.1**

**LARGE LOT OFF AN EASEMENT FOR LOTS 1-5 OF THE STONE RIDGE SUBDIVISION**

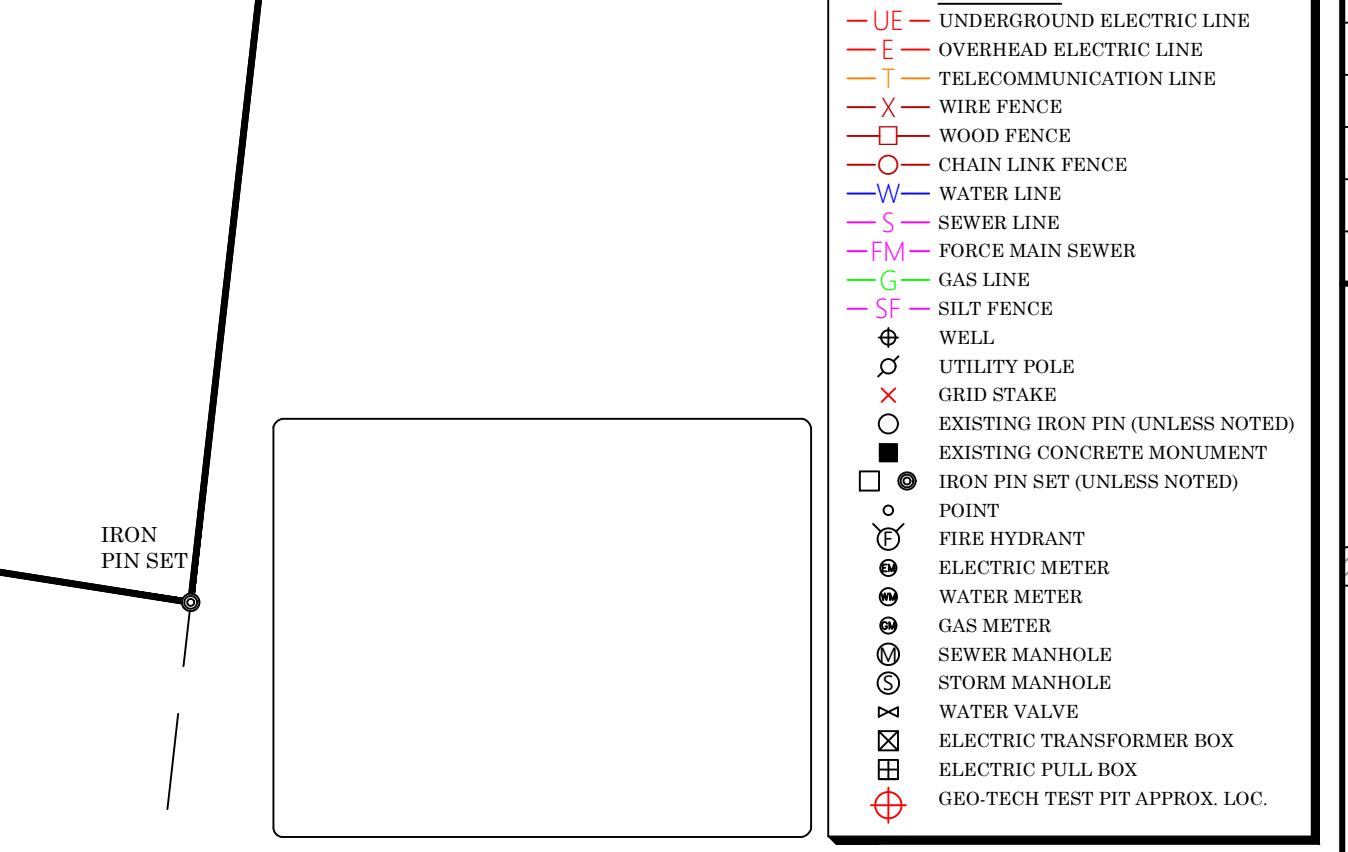


**ATTACHMENT 26-1C**

JON BRENT KING  
ROBIN M. KING  
4255 LITTLE POND LANE  
DEED BOOK 9655 PAGE 992 R.O.W.C.  
PROPERTY MAP 144 PARCEL 70.12

NANCI DAHL  
BRADEN DAHL  
4250 LITTLE POND LANE  
DEED BOOK 8431 PAGE 710 R.O.W.C.  
PROPERTY MAP 144 PARCEL 70.08

4815 LIVING TRUST  
DEED BOOK 7754 PAGE 990 R.O.W.C.  
LOT 1 TWIN OAKS FARM  
PLAT BOOK 67 PAGE 45 R.O.W.C.  
LOT 2 TWIN OAKS FARM  
PLAT BOOK 67 PAGE 45 R.O.W.C.  
4810 SCENIC OAKS PRIVATE LANE  
DEED BOOK 7755 PAGE 505 R.O.W.C.  
LOT 2 TWIN OAKS FARM  
PLAT BOOK 67 PAGE 45 R.O.W.C.  
PLAT BOOK 67 PAGE 46 R.O.W.C.  
PLAT BOOK 67 PAGE 46 R.O.W.C.



## ATTACHMENT 26-2



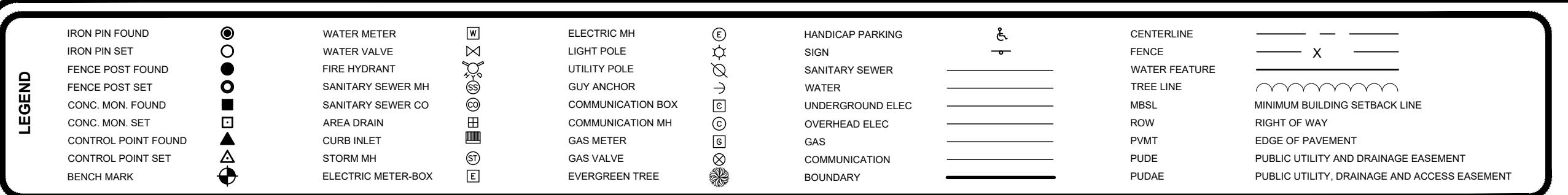
## **ITEM 27**

### **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.



## HATCH LEGEND

## OPEN SPACE - PUDAE

## PRIVATE ACCESS EASEMENT

**PLAT NOTES**

1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FOR FUTURE DEVELOPMENT AND ONE OPEN SPACE.
2. 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
3. ZONING: SIC (SUBURBAN INFILL & CONSERVATION)
4. 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 NAVD88.
5. 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.
6. 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.
  - a. POSITIONAL ACCURACY: 0.07"
  - b. DATE OF SURVEY: 10/20/08
  - c. DATUM/EPOCH: TENNESSEE STATE PLANE NAD83 (2011 US SURVEY FEET). OCCUPATIONS FOR CONTROL POINTS ARE 3 MINUTES EACH, SIDE SHOTS ARE 3 SECONDS.
  - d. GEOID 3, ZONE 7 REVISED

- e. NO COMBINED GRID FACTORS WERE USED.
- 9. ALL CORNERS SHOWN ON THE FACE OF THE SURVEY WILL BE SET WITH 5/8 IRON ROD WITH CAP BEARING THIS SURVEYORS COMPANY NAME.
- 10. 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.
- 11. ALL OPEN SPACE SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
- 12. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
- 13. NO OBSTRUCTIONS OR ENCRACHTMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. WILLIAMSON COUNTY IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCRACHTMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
- 14. 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.
- 15. 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.
- 15. THE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS (P.U.D.A.E.) ALLOW:
  - A) THE ACCESS, CONSTRUCTION, AND MAINTENANCE OF ALL ALLEYS AND SIDEWALKS
  - B) 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
  - C) PUBLIC ACCESS FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES
- 16. 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.
- 17. THIS PROPERTY IS SUBJECT TO A LONG TERM MAINTENANCE AGREEMENT, BOOK 7253, PAGE 909, RECORDED WITH THE WILLIAMSON COUNTY REGISTER OF DEEDS.
- 18. 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.
- 19. PROPERTY NUMBERS ARE INDICATED AS SUCH: LOT NUMBERS ARE ENCIRCLED AND ADDRESS NUMBERS ARE ENCLOSED BY RECTANGULAR SHAPE.
- 20. WATER METERS, GAS METERS, AND SEWER LATERALS ARE INDICATIVE ONLY.
- 21. STORMWATER QUALITY SHALL BE ADDRESSED WITH EACH SITE PLAN.
- 22. NO WATERWAY NATURAL AREAS ARE WITHIN THIS PLAT.

RESOURCE PROTECTION NOTE:

<h2 style="margin: 0;">CERTIFICATE OF OWNERSHIP AND DEDICATION</h2>	
<p>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.</p>	
<hr/> OWNER(S) SIGNATURE	<hr/> DATE
<hr/> RUCHFORD REALTY AND CONSTRUCTION COMPANY, INC.	<hr/> TITLE (IF ACTING FOR PARTNERSHIP OR CORP)

<b>CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS</b>	
<p>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.</p>	
WATER SYSTEM	_____ . 2025
NAME, TITLE, AND AGENCY OF AUTHORIZED APPROVING AGENT	
SEWER SYSTEM	_____ . 2025
NAME, TITLE, AND AGENCY OF AUTHORIZED APPROVING AGENT	

<p style="text-align: center;"><b>CERTIFICATE OF APPROVAL OF RECORDING</b></p> <p>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.</p> <hr/> <p>SECRETARY, PLANNING COMMISSION</p> <hr/> <p>DATE</p> <p>THIS APPROVAL SHALL BE INVALID IF NOT RECORDED BY:</p>	
<small>I H A N C O M O S P C O</small>	

<h1 style="margin: 0;">CERTIFICATE OF ACCURACY</h1> <hr/> <p>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          DOCUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON, TO THE          SPECIFICATIONS OF THE SUBDIVISION REGULATIONS, AS APPROVED BY THE          COUNTY ENGINEER.</p> <hr/> <p style="margin: 0;">SEAN ALAN MCGOWAN, PS, TENNESSEE RLS NO. 3516</p> <p style="margin: 0;">WILSON &amp; ASSOCIATES, P.C.</p> <p style="margin: 0;">8 BEASLEY DRIVE, FRANKLIN, TN 37064</p> <p style="margin: 0;">(515) 794-2176</p> <p style="margin: 0;"><a href="mailto:MCGOWAN@WILSONPC.COM">MCGOWAN@WILSONPC.COM</a></p> <hr/> <p style="margin: 0; text-align: right;">DATE</p>	
--	--

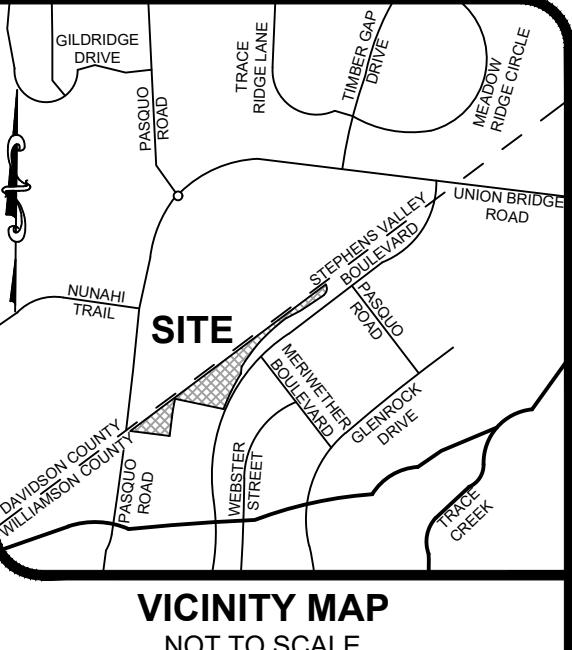
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IF YOU CAN READ THIS  
YOU ARE HOLDING AN  
UNRECORDED COPY

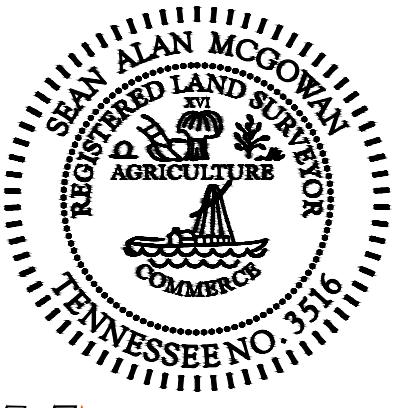
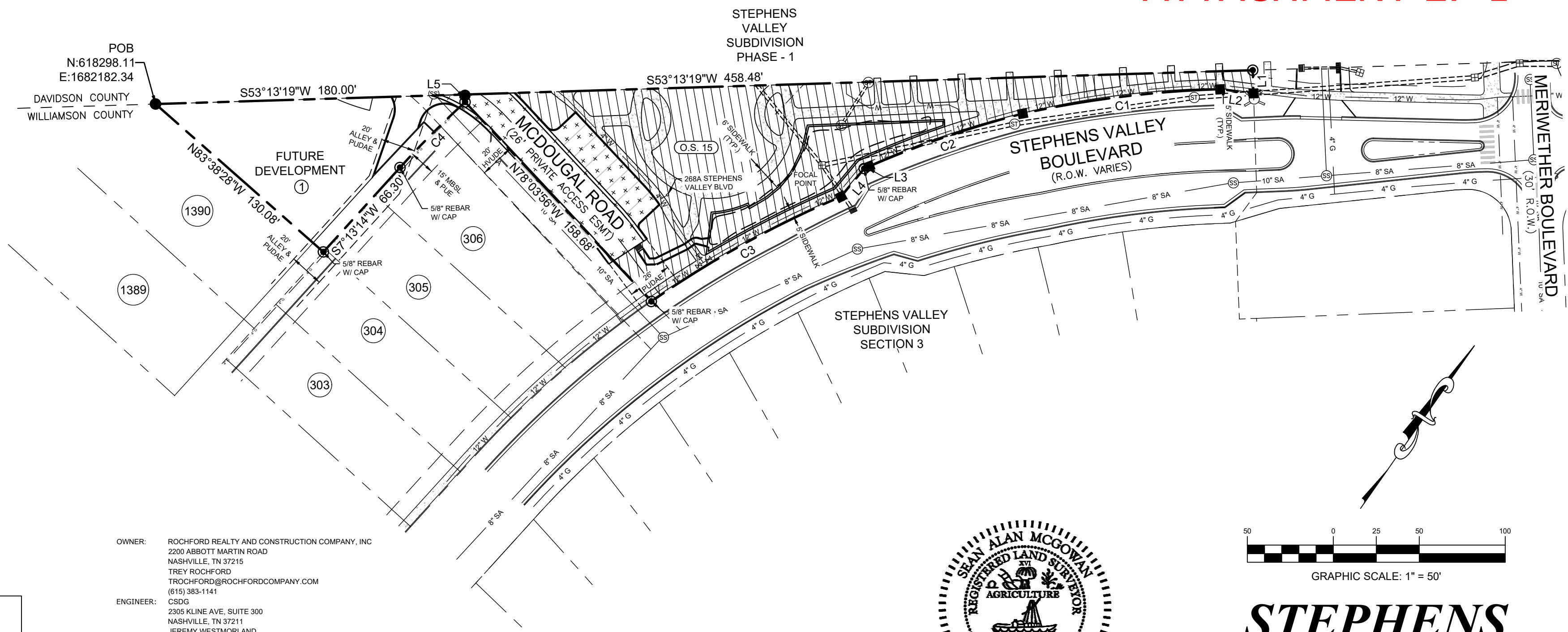
FINAL SUBDIVISION PLAT

## WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	0.777	TOTAL NO. OF LOTS:	1
RES NEW RD/ST:	0.000 (ROW)	L.F. OF NEW RD/ST:	000.00
RES OPEN SPACE:	0.591	CIVIL DISTRICT:	9.2 TH
AWN BY:	AS	CLOSURE ERROR:	> 1:10,000
SCALE:	1" : 50'	DATE:	11/18/2025
A PROJECT NO. 25-2340		SHEET 1 OF 1	



# ATTACHMENT 27-1



**WA** WILSON & ASSOCIATES, P.C.  
Engineering/Surveying/Environmental

# STEPHENS VALLEY

## SECTION 12

## 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.

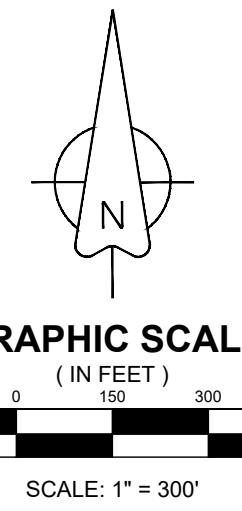
# KING'S CHAPEL SUBDIVISION 2ND REVISION TO CONCEPT PLAN

WILLIAMSON COUNTY, TN

OVERALL KING'S CHAPEL		REVISIONS	
DATE: 07/25/23	NO. 1	DATE 2/28/24	REVISION TO GATE LOCATIONS

PROJECT  
22-0729

SHEET  
C-2.0



ARRINGTON RETREAT HOA  
MAP 100, PARCEL 67.00  
DEED BOOK 7624, PAGE 270, R.O.

JOHN PATRICK WILLIAMS  
MAP 109, PARCEL 6.00  
DEED BOOK 6193, PAGE 586, R.O.W.C.

JEFFREY & KELLEY WILLIAMS  
MAP 109, PARCEL 18.08  
DEED BOOK 6052, PAGE 845, R.O.W.

JEFFREY & KIMBERLY BOSLER  
MAP 109, PARCEL 18.09  
DEED BOOK 6903, PAGE 600, R.O.W.C.

JANICE STRASSER  
MAP 109, PARCEL 21.01  
DEED BOOK 7215, PAGE 268, R.O.W.C.

STRASSER FAMILY FARM LP  
MAP 109, PARCEL 21.00

FLOOD NOTE  
A PORTION OF THIS PROPERTY IS LOCATED IN A AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS SURVEYED ON THE PARCELS #171802040F, DATED 08/29/2006, #419702042G, DATED 02/08/2021, #1818702038F, DATED 9/26/2006, AND #418702038F, DATED 9/29/2009 OF WILLIAMSON COUNTY, TN.

OWNER OF RECORD  
KING'S CHAPEL LOAN GROUP LLC (DD BK 7604, PG 823 R.O.W.C.)

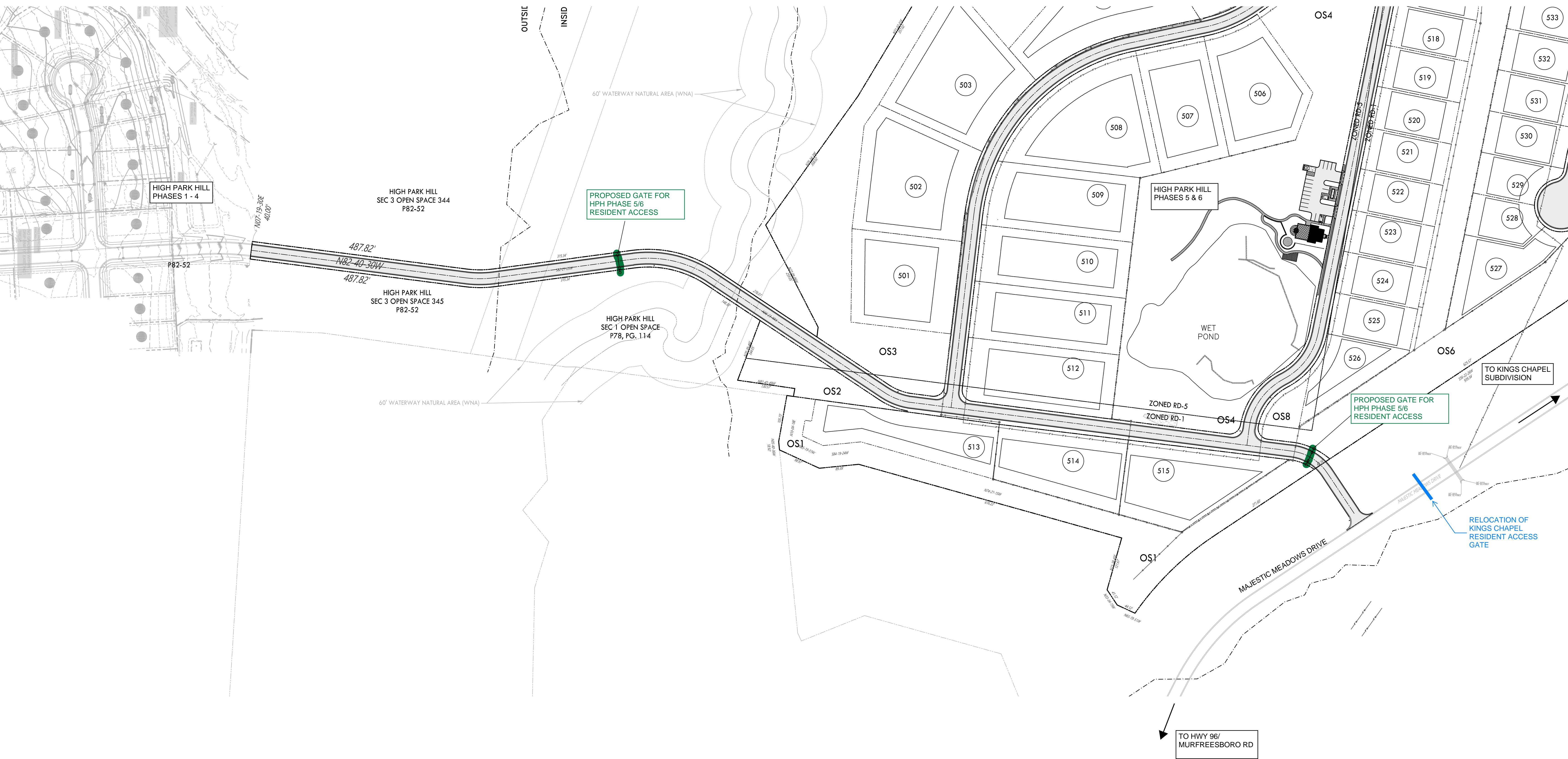
CIVIL ENGINEER  
T-SQUARE ENGINEERING  
1329 WEST MAIN ST  
FRANKLIN, TN 37064  
615.678.8212

ATTACHMENT 28-1A



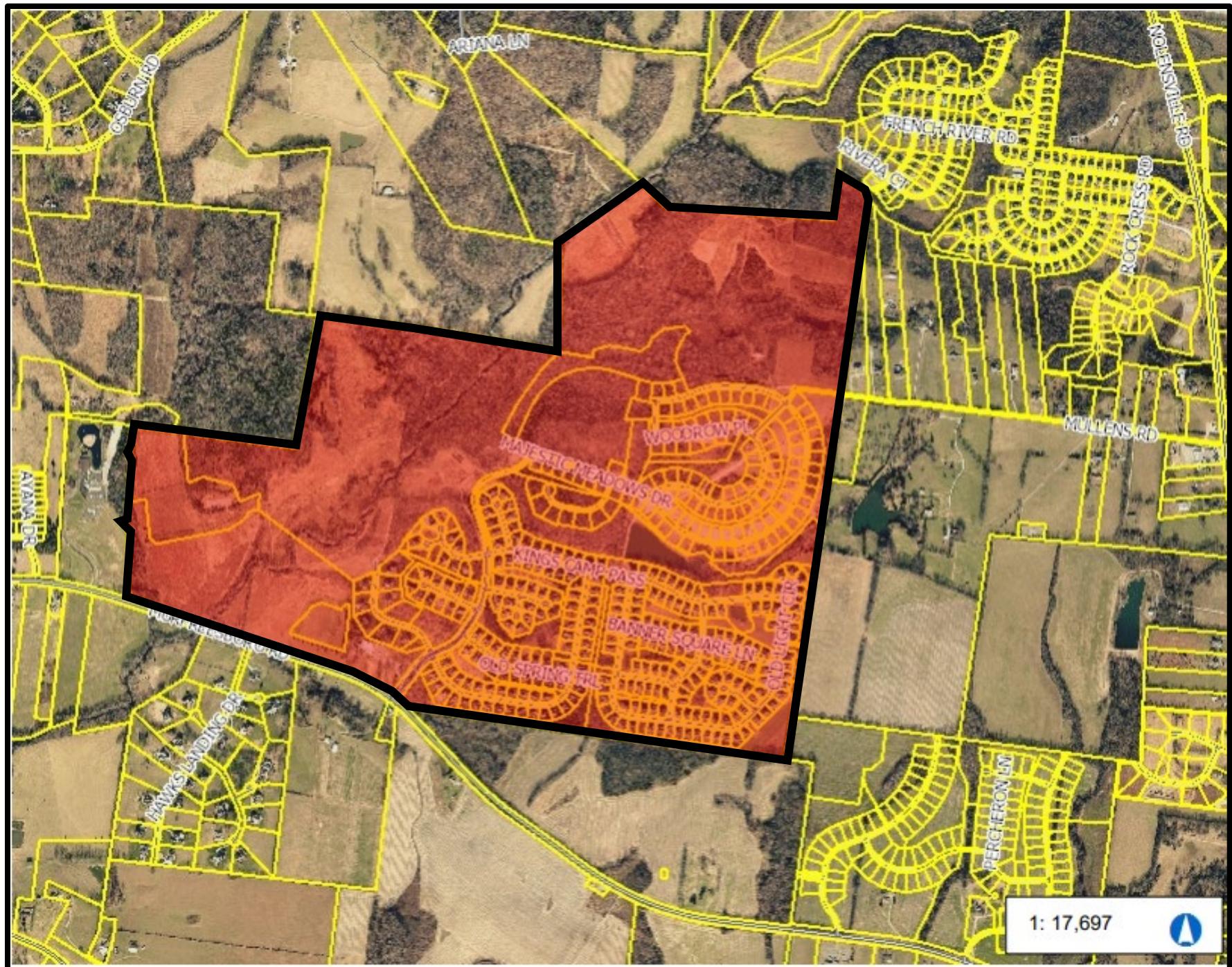
T-SQUARE ENGINEERING





**ATTACHMENT 28-1B**

## 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](mailto: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."

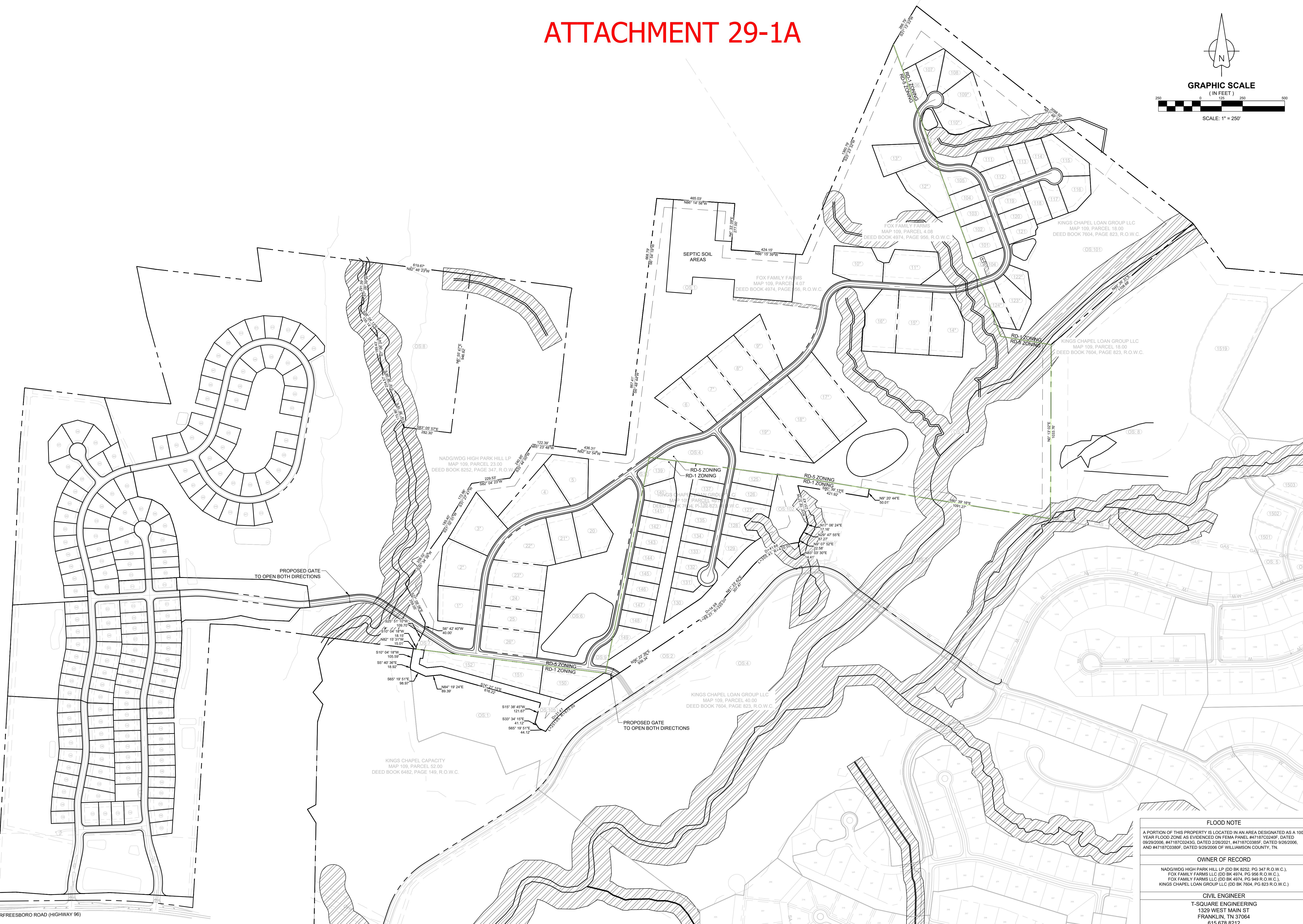
A revised Concept Plan for King's Chapel requesting removal of the same condition noted above appears as Item 28 on this Agenda.

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



# HIGH PARK HILL 2ND REVISION TO CONCENT BI AN

# OVERALL HIGH PARK HILL

# HEET

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## C-2.0

# PROJECT

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# 22-0729

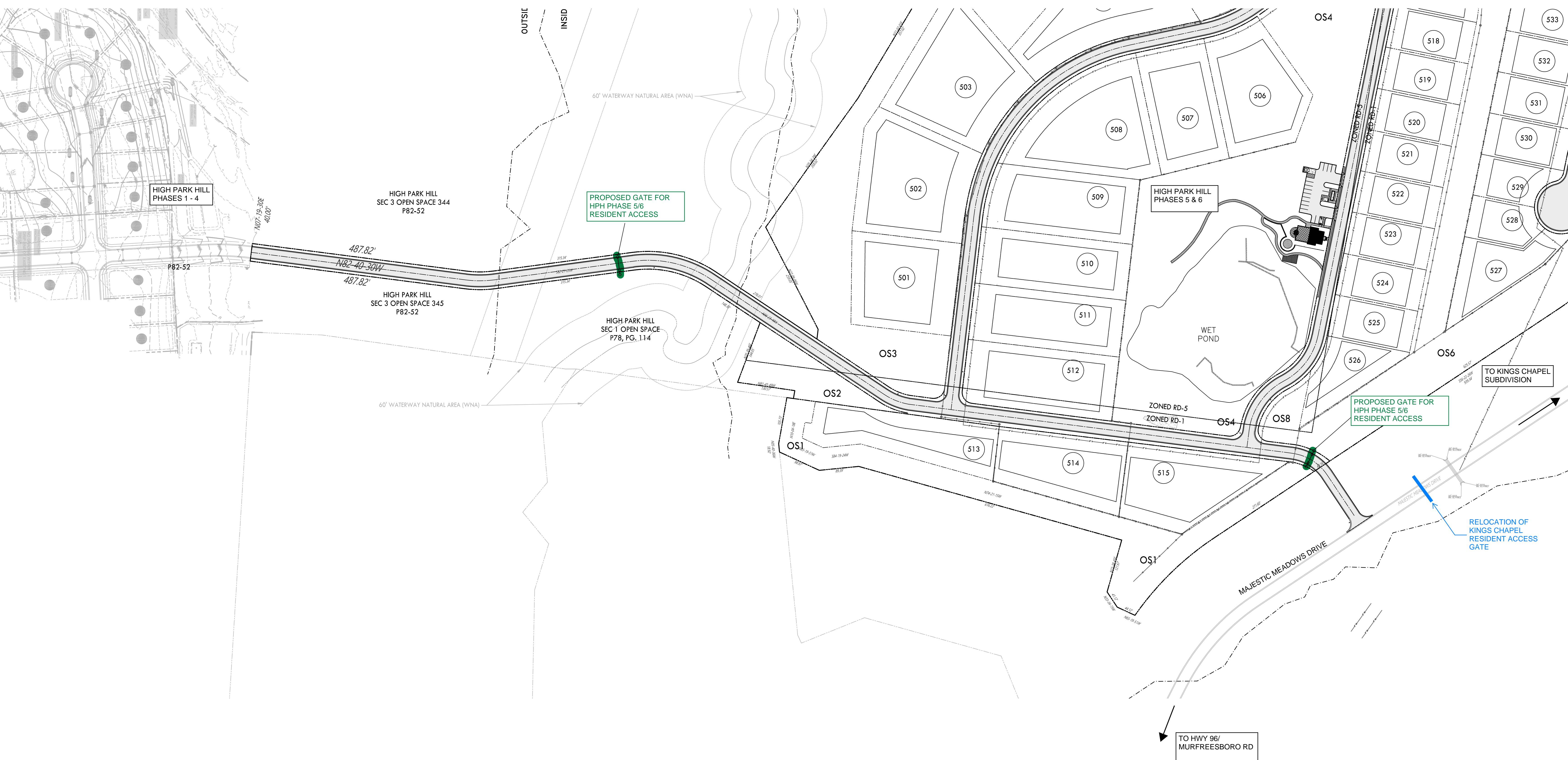
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**SHEET**  
**C-2.0**

OVERALL HIGH PARK HILL		REVISIONS	
NO.	DATE	NO.	DATE
1	2/28/24	REVISED GATE LOC	
DATE: 09/07/23	SCALE: AS SHOWN	DRAWN BY: T-SQUARE	REVIEWER: LTS
WILLIAMSON COUNTY, TN			

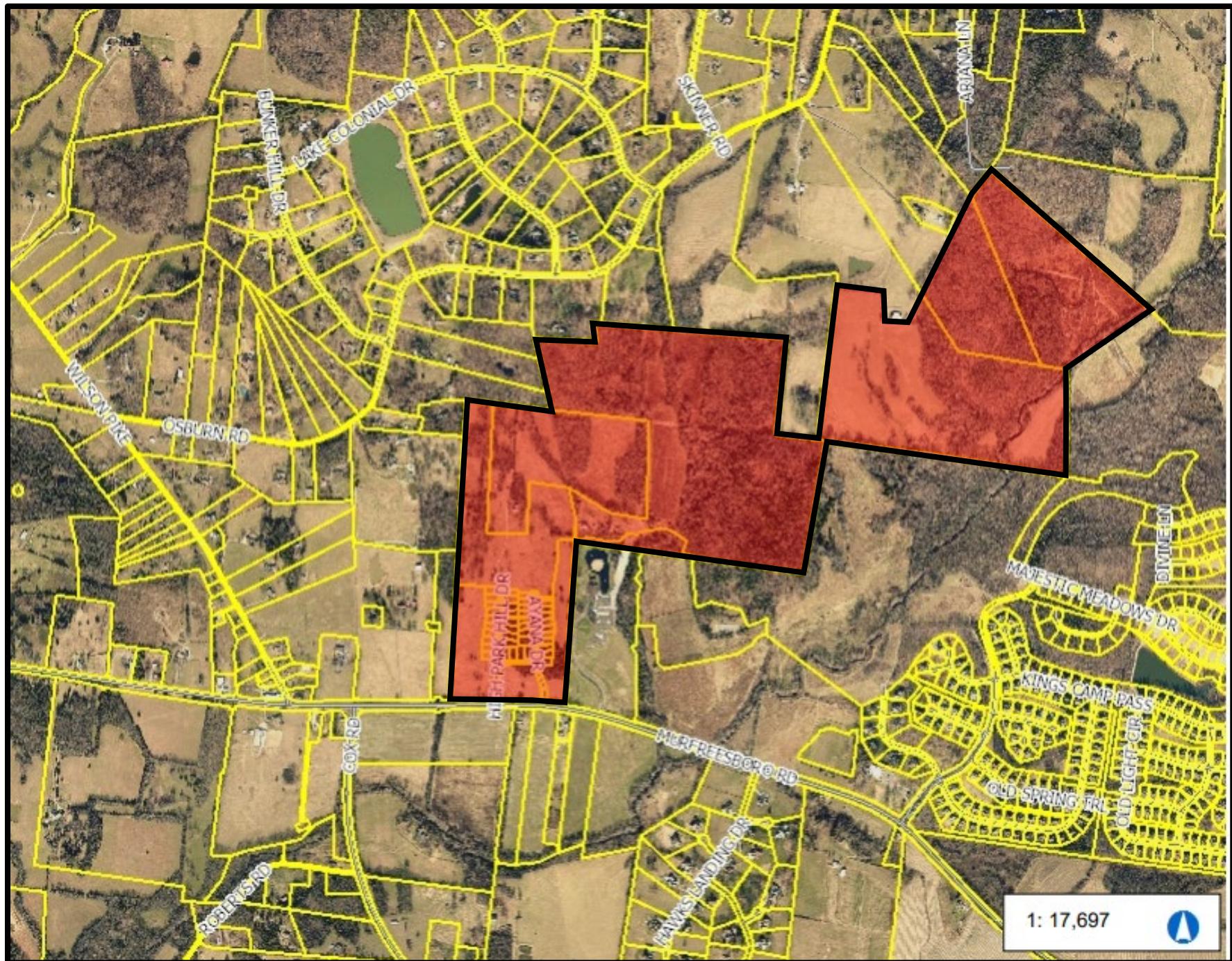
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**T-SQUARE ENGINEERING**



**ATTACHMENT 29-1B**

## 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 188<sup>th</sup> 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:

**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 188<sup>th</sup> 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](mailto:will@crunkeng.com) or 615-873-1795.

Sincerely,

Will Crunk, PE  
Crunk Engineering LLC