

ITEM 30

CONCEPT PLAN REVIEW FOR CLOVERCROFT ESTATES SUBDIVISION, CONTAINING 40 LOTS ON 204 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 4TH VOTING DISTRICT (1-2025-211).

| | | |
|---------------------|---|--|
| Attachment | 30-1 | Concept Plan |
| | 30-2 | Aerial Photograph |
| | 30-3 | Wastewater Information |
| | 30-4 | Incomplete Owner Information |
| | 30-5 | Natural Resource Protection Plan-Slope Exhibit |
| Area | 204.08 ac (0.2 DU/A) | |
| Zoning | Rural Development-5 (RD-5) | |
| Lots | 40 | |
| Water | Nolensville/College Grove Utility District | |
| Sewer | Nontraditional Wastewater Treatment and Disposal System | |
| Development Options | Conservation | |
| Chapter 1101 Status | Rural | |
| Map and Parcels | 081---00600 and 01201 | |
| File Number | (1-2025-211) | |

The applicant is requesting approval of a forty (40) lot Conservation Subdivision in the Rural Development-5 (RD-5) zoning district. The applicant proposes to utilize the Nontraditional Wastewater Treatment System that serves the Clovercroft Preserve subdivision, which is located on an adjoining property.

In order to utilize the wastewater system and as required by Article 20, Section 20.05, of the Zoning Ordinance, a revised Site Plan for the Clovercroft Preserve (formerly Clovercroft Acres) Wastewater Treatment and Disposal System is required, expanding the treatment capacity, storage and adding disposal area. The revised site plan for the treatment and disposal system must be approved by the Planning Commission before the proposed Concept Plan can be approved. A revised Site Plan for the Wastewater System has not been submitted, and therefore, the use does not have an approved method of wastewater treatment and disposal. Further, additional disposal area will need to be provided on the subject property to address the disposal needs of the proposed development. Though the applicant has set aside 4.33 acres, there has been no analysis provided as to what disposal area capacity is required since the treatment and disposal system site plan was not revised, the Design Development Report (DDR) not revised and the Detailed Soils Investigation Report (DSIR) was not provided with a determination that the soils that applicant has purported to set aside for this purpose is, in fact, appropriate for disposal use.

Currently, the Clovercroft Preserve (formerly Clovercroft Acres) system is approved for 120 lots. Clovercroft Preserve, the only subdivision approved for use by the Treatment and Disposal System is approved for 95 lots. The currently approved capacity of the Clovercroft

Preserve (formerly Clovercroft Acres) Treatment and Disposal system is insufficient to serve the proposed 40 lots in this development. Therefore, as previously stated, the Site Plan would need to be revised and the system expanded to serve this proposed use.

In order for the applicant to submit a revised Wastewater Site Plan to address the wastewater treatment and disposal for this proposed development, a DDR, DSIR, and a draft State Operating Permit (SOP) from the Tennessee Department of Environment and Conservation is required to be submitted. Additionally, a Certificate of Convenience and Necessity (CCN) from the Tennessee Public Utilities Commission (TPUC) with proof that the property is in the utility's service area is required. Staff requested information regarding the status of these items from the applicant, but despite providing multiple responses, the applicant has not yet provided this information.

The "will serve" letter from the proposed private wastewater utility says that it is the "designated service provider" for this area; however, without proof of a CCN as noted above, there is no proof that the private utility provider is authorized to serve this property. Without an authorized wastewater provider, this development does not have proof of the proper treatment of wastewater. It is important to point out that this same "will serve" letter also notes that it will serve the "Clovercroft Subdivision, provided that the developer: [o]btains approved sewer treatment design plans and expands the treatment and 40-day storage pond at the adjacent Clovercroft Acres Treatment Facility to handle the additional 12,000 GPD (40 lots) of wastewater treatment [and] [p]rovides soil for dispersal, along with a 100% reserve area, for the additional 12,000 GPD of treated effluent." (See Attachment 30-3).

The applicant noted in response to staff comments that they "are coordinating with the wastewater utility" and that "Article 20 documentation will be provided at the appropriate wastewater system Site Plan stage." The applicant also advises that the effluent from these 40 lots will be "convey[ed] to the adjacent neighborhood, Clovercroft Preserve, drip field where it will be processed at the Clovercroft Preserve facility." (See Attachment 30-4) So, the applicant fully acknowledges that it intends to utilize an existing facility, but that there will need to be further documentation provided for a wastewater system site plan stage. The applicant also acknowledges that additional drip field area is required. The wastewater provider says that they will have to provide soil for dispersal and a 100% reserve area for the additional 12,000 GPD. The applicant advises that the "4.33 acres on our site is designated as reserve drip area." Again, there is nothing in the application indicating that this is sufficient soil for dispersal for the primary area for dispersal, much less an 100% redundant area.

Furthermore, after Staff reviewed the submitted Natural Resource Protection Plan, it was noted that at least eight (8) of the lots contain slopes in excess of twenty-five (25%) percent. Article 13 of the Zoning Ordinance requires these slopes to be located in Open Space (See Attachment 30-5).

Finally, there the matter of owner authorization. If the owner of the property is not the actual applicant, the owner must consent to this property being subject to the application submitted before the Planning Commission and that the applicant is authorized to act on the owner's

behalf. The applicant is required to provide deeds to the property as evidence of the current ownership of that property. And then, in turn, provide an authorization from that owner, if the owner is not the actual applicant. The information in this application is insufficient, at best. The deeds were not provided, though the consultant/applicant indicated on the checklist that they will be provided. The application itself lists the applicant as Jeffrey Wilson, Wilson Engineering, Inc., while the application lists Jim Hysen as the property owner. The letter of intent notes Jim Hysen as the Land Developer, Alex Becker as the Development Manager, Leslie Li as the Broker/Dev. Coordinator and Jeffrey Wilson, P.E. Civil Engineer. (See Attachment 30-4)

The owner authorization letters submitted are from Mark McNeal and Tailyn McNeal, property address 1780 Molly Hollow Road, Parcel ID 081 01201 00019081, granting permission to Symphony Advice, LLC to prepare and submit development plans, concept plans, preliminary plats, etc. This written consent is specifically granted to "Symphony Advice, LLC and his team." An identical letter was submitted from Constance Woolsey, property address 9553 Clovercroft Road, Parcel ID 081 00600 00019081, also granting this same permission to Symphony Advice, LLC. There is no indication in the application materials if these are, in fact, the owners of the subject property, that this Symphony Advice, LLC is related to this project at all, since nowhere in the project documents is this LLC mentioned other than on these owner authorization letters, or that any of the persons noted above, including applicant Jeffrey Wilson, has any authority to submit or proceed with a proposed development on this property. As none of this complies with the Subdivision Regulations, this application cannot be approved.

As a revised Site Plan for the Wastewater Treatment and Disposal System has not been submitted, let alone approved, the proposed use does not have an approved method of wastewater treatment and disposal. Additionally, the application does not comply with the Natural Resource Protection standards of the Zoning Ordinance, among other noted deficiencies. Therefore, Staff recommends denial of this Concept Plan.

Clovercroft Estates

Concept Plan

Conservation Subdivision
9553 Clovercroft Rd.
Williamson County
Franklin, TN 37067
Parcel(s) ID: 081 00600 & 081 01201

PROJECT ID: 1917950
WEI PROJECT NO. 2025.06

| SITE DATA TABLE | | |
|---------------------------------|---|------------------------|
| Property Information | | |
| Parcel 1: 9553 Clovercroft Rd. | | |
| Parcel 1 ID: | 081 00600 | 99.37 Acres (Per GIS) |
| Parcel 2: 1780 Molly Hollow Rd. | | |
| Parcel 2 ID: | 081 01201 | 104.71 Acres (Per GIS) |
| Current Zoning: | RD-5 Rural Development (Conservation) | |
| FEMA Flood Panel Map: | FIRM 47187C0240F (Zone X) Dated: 9/29/2006 | |

- NOTES:
- THE DEVELOPER HAS UTILIZED REASONABLE MEANS TO NOTIFY THE OPERATOR OF THE NATURAL GAS TRANSMISSION PIPELINE TO VERIFY THE LOCATION OF THE PIPELINE AND THE PIPELINE EASEMENT. THE DEVELOPER HAS REVIEWED, OR ATTEMPTED TO REVIEW PRELIMINARY INFORMATION ABOUT THE PROPOSED DEVELOPMENT WITH THE PIPELINE OPERATOR
 - TRAFFIC IMPACT STUDY NOT REQUIRED: PER THE ITE'S 12 EDITION OF THE TRIP GENERATION MANUAL, THE 40 SFR LOTS WILL GENERATE APPROXIMATELY 41 TRIPS IN THE PM PEAK HOUR (SEE SCREENSHOT BELOW). WHEN DIVIDING THAT BY 204 ACRES, YOU GET NEARLY EXACTLY 0.2 TRIPS/ACRE. SECTION 17.13.A OF THE ZONING ORDINANCE EXEMPTS ALL RESIDENTIAL USE TYPES GENERATING 0.2 PEAK HOUR TRIPS OR LESS PER ACRE
 - MINIMUM 5 FT. DRAINAGE EASEMENT ON ALL SIDE AND REAR LOT LINES UNLESS OTHERWISE INDICATED



VICINITY MAP
NOT TO SCALE

SHEET LIST

- C000 COVER
--- BOUNDARY SURVEY 1
--- BOUNDARY SURVEY 2
--- SURVEY 3
C101 EXISTING SITE
C200 OVERALL SITE LAYOUT
C201 SITE LAYOUT
C202 SITE LAYOUT

OWNER / DEVELOPER
Jim Hysen

Owner Contact: Jim Hysen
Phone: (615) 260-3163
Email: jim@landvenues.com

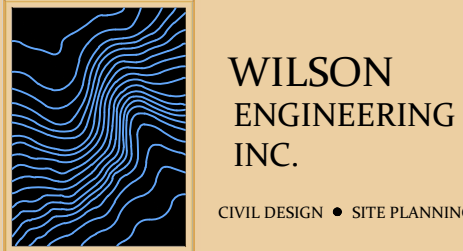
CIVIL ENGINEER
Wilson Engineering, Inc.
2132 English Garden Way
Thompsons Station, TN 37179

Contact: Jeffrey Wilson
Phone: (615) 686-9571
Email: jeff@wilson-engineering.net

SURVEYOR
JTA Land Surveying, Inc.
260
Elm Hill Pike, Suite K
Nashville, TN 37214

Civil Contact: Greg Terry, RLS
Phone: (615) 490-6920
Email: gregt.jta@comcast.net

ATTACHMENT 30-1A



Clovercroft,
Williamson Co. TN

NOT FOR
CONSTRUCTION

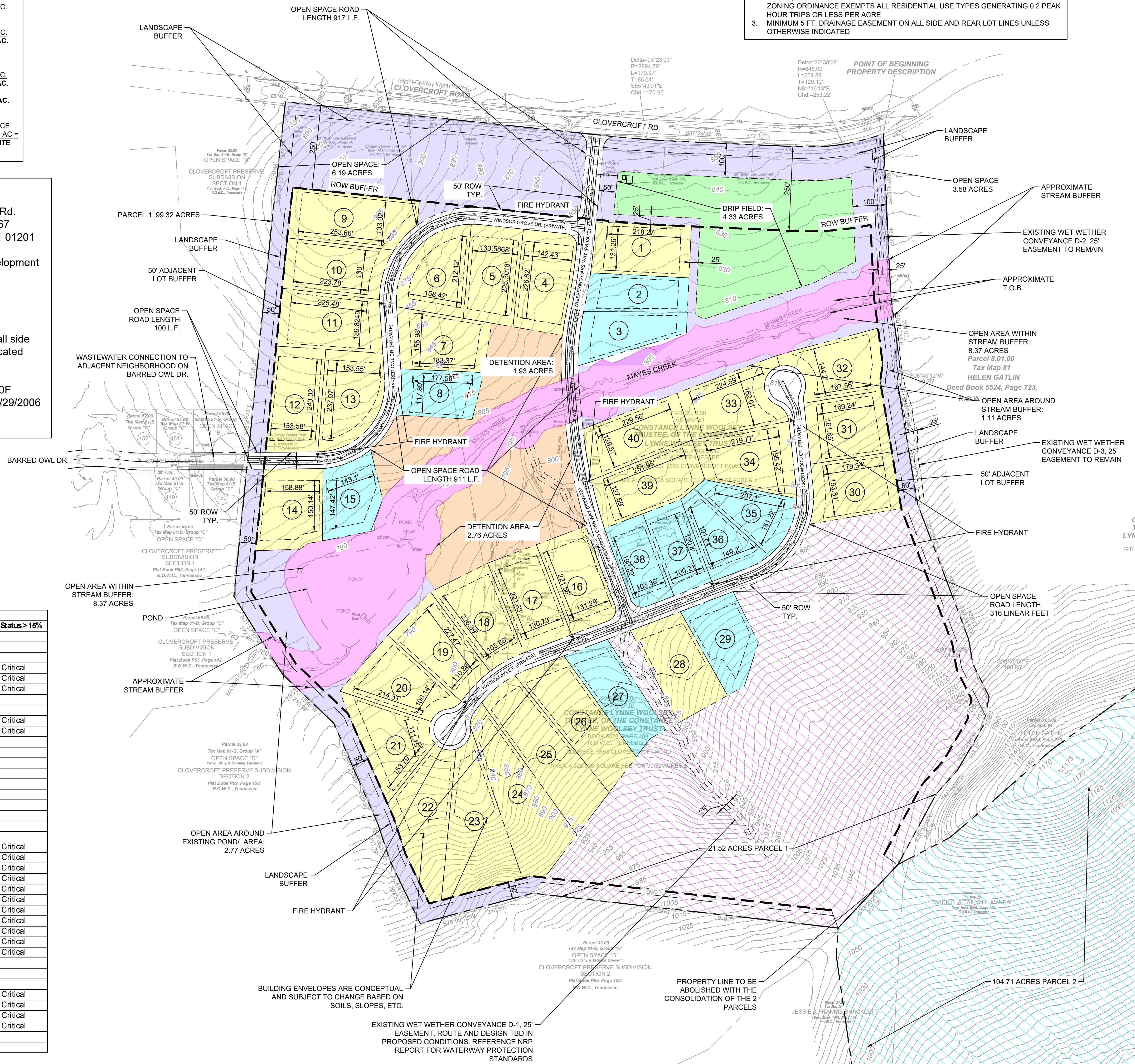
COVER
C000

October 27, 2025

| | |
|--|------------|
| PARCEL(s) 081 00600 & 081 01201: TOTAL AREA 204.08 AC. | |
| OPEN SPACE AREAS: | |
| PARCEL 1 (99.37 AC.): | |
| INTERIOR AND PERIMETER BUFFER | |
| OPEN SPACE (PURPLE): | 13.66 AC. |
| AREA AROUND STREAM BUFFER (MAGENTA): | 8.37 AC. |
| DETENTION AREA (ORANGE) | 4.69 AC. |
| DRIP FIELD AREA (GREEN) | 4.33 AC. |
| OPEN SPACE CONSERVATION AREA | |
| BEHIND LOTS 22-30 (STRIPED RED): | 21.52 AC. |
| PARCEL 1: TOTAL OPEN SPACE AREA: | 52.57 AC. |
| PARCEL 2 (104.71 AC.) | |
| OPEN SPACE CONSERVATION AREA | |
| (STRIPED BLUE): | 104.71 AC. |
| PARCEL 2: TOTAL OPEN SPACE AREA: | 104.71 AC. |
| *TOTAL OPEN SPACE AREA: | 157.28 AC. |
| TOTAL OPEN SPACE/ TOTAL ACREAGE = % OPEN SPACE | |
| 157.28 AC / 204.08 AC = | |
| OPEN SPACE: 77% OF THE TOTAL SITE | |

| | |
|--|--|
| SITE DATA TABLE | |
| Address: | 9553 Clovercroft Rd. |
| City/State/Zip: | Franklin, TN 37067 |
| Parcel(s): | 081 00600 & 081 01201 |
| Current Zoning: | RD-5 Rural Development (Conservation) |
| Setbacks: | Front: 35' |
| | Side: 10' |
| | Rear: 30' |
| *Minimum 5 ft. drainage easement on all side and rear lot lines unless otherwise indicated | |
| FEMA Flood Panel Map: | FIRM 47187C0240F (Zone X) Dated: 9/29/2006 |

| Lot Area Table | | | |
|----------------|-----------|------------|------------------|
| Lot Number: | Area S.F. | Area Acres | Lot Status > 15% |
| 1 | 43,582.81 | 1.00 | |
| 2 | 32,408.62 | 0.74 | |
| 3 | 34,859.36 | 0.80 | |
| 4 | 46,439.53 | 1.07 | Critical |
| 5 | 43,504.67 | 1.00 | Critical |
| 6 | 44,369.31 | 1.02 | Critical |
| 7 | 43,739.77 | 1.00 | |
| 8 | 32,039.82 | 0.74 | |
| 9 | 54,799.37 | 1.26 | Critical |
| 10 | 44,583.56 | 1.02 | Critical |
| 11 | 49,935.58 | 1.15 | |
| 12 | 46,751.37 | 1.07 | |
| 13 | 46,723.69 | 1.07 | |
| 14 | 43,629.89 | 1.00 | |
| 15 | 35,479.12 | 0.81 | |
| 16 | 43,564.13 | 1.00 | |
| 17 | 43,663.70 | 1.00 | |
| 18 | 43,579.82 | 1.00 | |
| 19 | 43,852.56 | 1.01 | |
| 20 | 43,756.64 | 1.00 | |
| 21 | 44,632.93 | 1.02 | Critical |
| 22 | 55,242.81 | 1.27 | Critical |
| 23 | 66,453.77 | 1.53 | Critical |
| 24 | 67,060.87 | 1.54 | Critical |
| 25 | 65,111.06 | 1.49 | Critical |
| 26 | 57,023.58 | 1.31 | Critical |
| 27 | 42,481.64 | 0.98 | Critical |
| 28 | 47,944.28 | 1.10 | Critical |
| 29 | 39,004.86 | 0.90 | Critical |
| 30 | 43,608.91 | 1.00 | Critical |
| 31 | 43,614.60 | 1.00 | Critical |
| 32 | 43,580.43 | 1.00 | |
| 33 | 46,944.34 | 1.08 | |
| 34 | 48,627.43 | 1.12 | |
| 35 | 34,105.32 | 0.78 | Critical |
| 36 | 32,392.53 | 0.74 | Critical |
| 37 | 31,302.10 | 0.72 | Critical |
| 38 | 31,804.76 | 0.73 | Critical |
| 39 | 47,524.91 | 1.09 | |
| 40 | 46,156.86 | 1.06 | |



- NOTES:
- THE DEVELOPER HAS UTILIZED REASONABLE MEANS TO NOTIFY THE OPERATOR OF THE NATURAL GAS TRANSMISSION PIPELINE TO VERIFY THE LOCATION OF THE PIPELINE AND THE PIPELINE EASEMENT. THE DEVELOPER HAS REVIEWED, OR ATTEMPTED TO REVIEW PRELIMINARY INFORMATION ABOUT THE PROPOSED DEVELOPMENT WITH THE PIPELINE OPERATOR
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 - MINIMUM 5 FT. DRAINAGE EASEMENT ON ALL SIDE AND REAR LOT LINES UNLESS OTHERWISE INDICATED

| LEGEND | |
|--------|---|
| | PARCEL 1: CONSERVATION /SLIPPAGE SOILS AREA: +/- 21.52 AC |
| | OPEN SPACE/DETENTION/ WATER QUALITY AREA 4.69 AC. |
| | SANITARY DRIP FIELD 4.33 AC. |
| | OPEN SPACE AREA AROUND STREAM BUFFER 8.37 AC. |
| | INTERIOR OPEN SPACE AREA 13.66 AC. |
| | PARCEL 2: CONSERVATION AREA: +/- 104.71 AC |
| | LOTS 1 ACRE OR GREATER |
| | LOTS UNDER 1 ACRE, 0.72-0.90 ACRE MIN. SIZE |
| | PROPERTY LINE |
| | STREAM BUFFER 50' FROM TOP OF BANK |
| | ROW AND ADJACENT LOT BUFFERS |



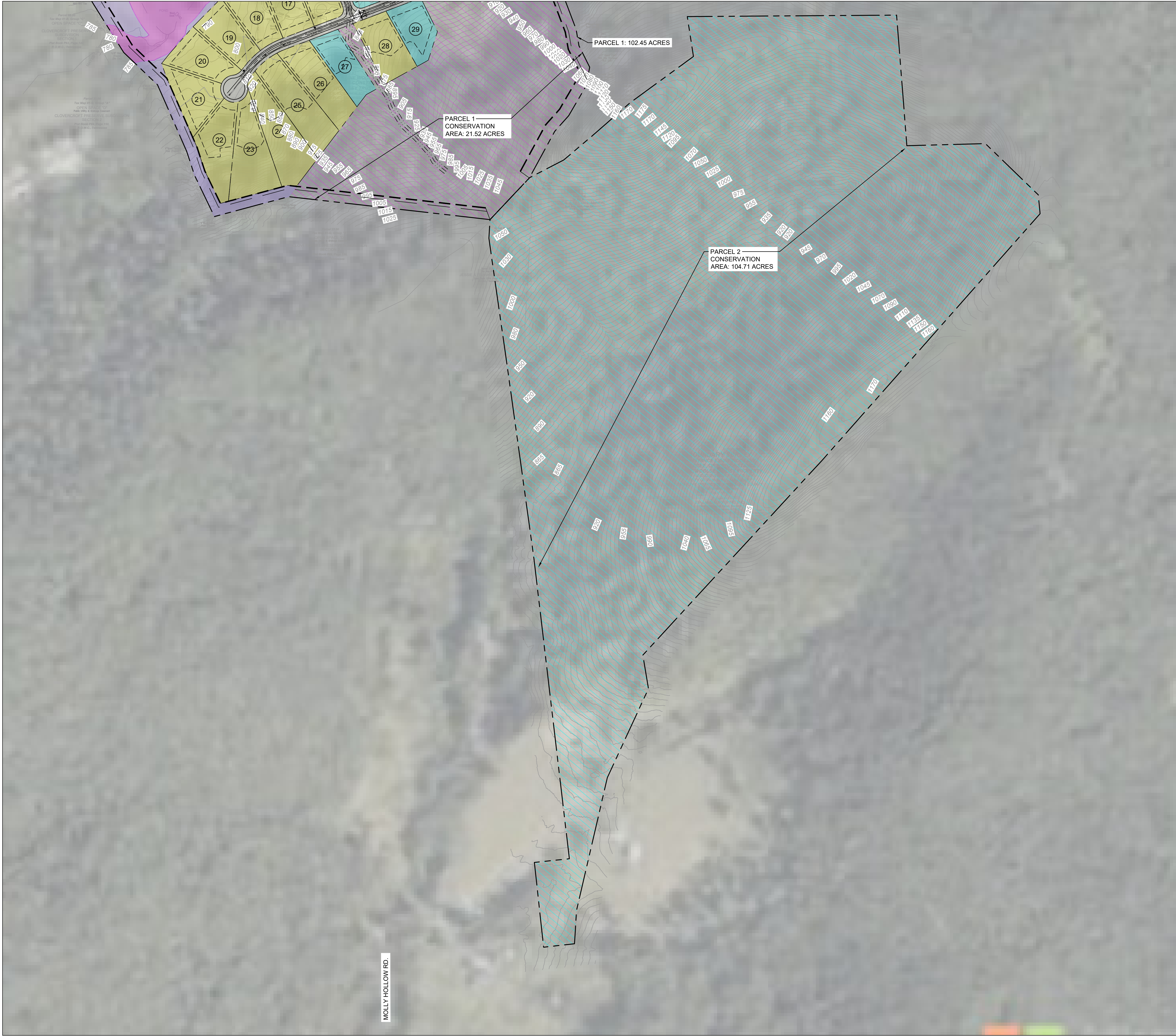
Clovercroft,
Williamson Co. TN

NOT FOR
CONSTRUCTION

C201
SITE LAYOUT

October 27, 2025

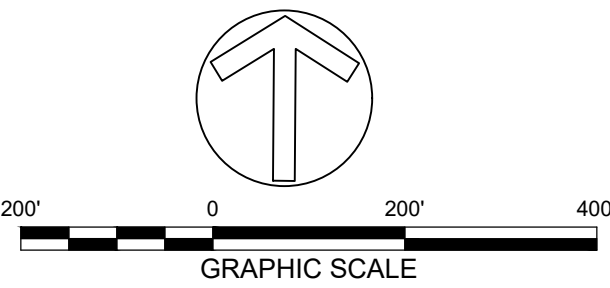
This Site is 3 Inches When Printed Full Size



LEGEND

- PARCEL 1: CONSERVATION /SLIPPAGE SOILS AREA: +/- 21.52 AC
- OPEN SPACE/DETENTION/ WATER QUALITY AREA 4.69 AC.
- SANITARY DRIP FIELD 4.33 AC.
- OPEN SPACE AREA AROUND STREAM BUFFER 8.37 AC.
- INTERIOR OPEN SPACE AREA 13.66 AC.
- PARCEL 2: CONSERVATION AREA: +/- 104.71 AC
- LOTS 1 ACRE OR GREATER
- LOTS UNDER 1 ACRE, 0.72-0.90 ACRE MIN. SIZE
- PROPERTY LINE
- STREAM BUFFER 50' FROM TOP OF BANK
- ROW AND ADJACENT LOT BUFFERS

ATTACHMENT 30-1C



WILSON ENGINEERING INC.
CIVIL DESIGN • SITE PLANNING

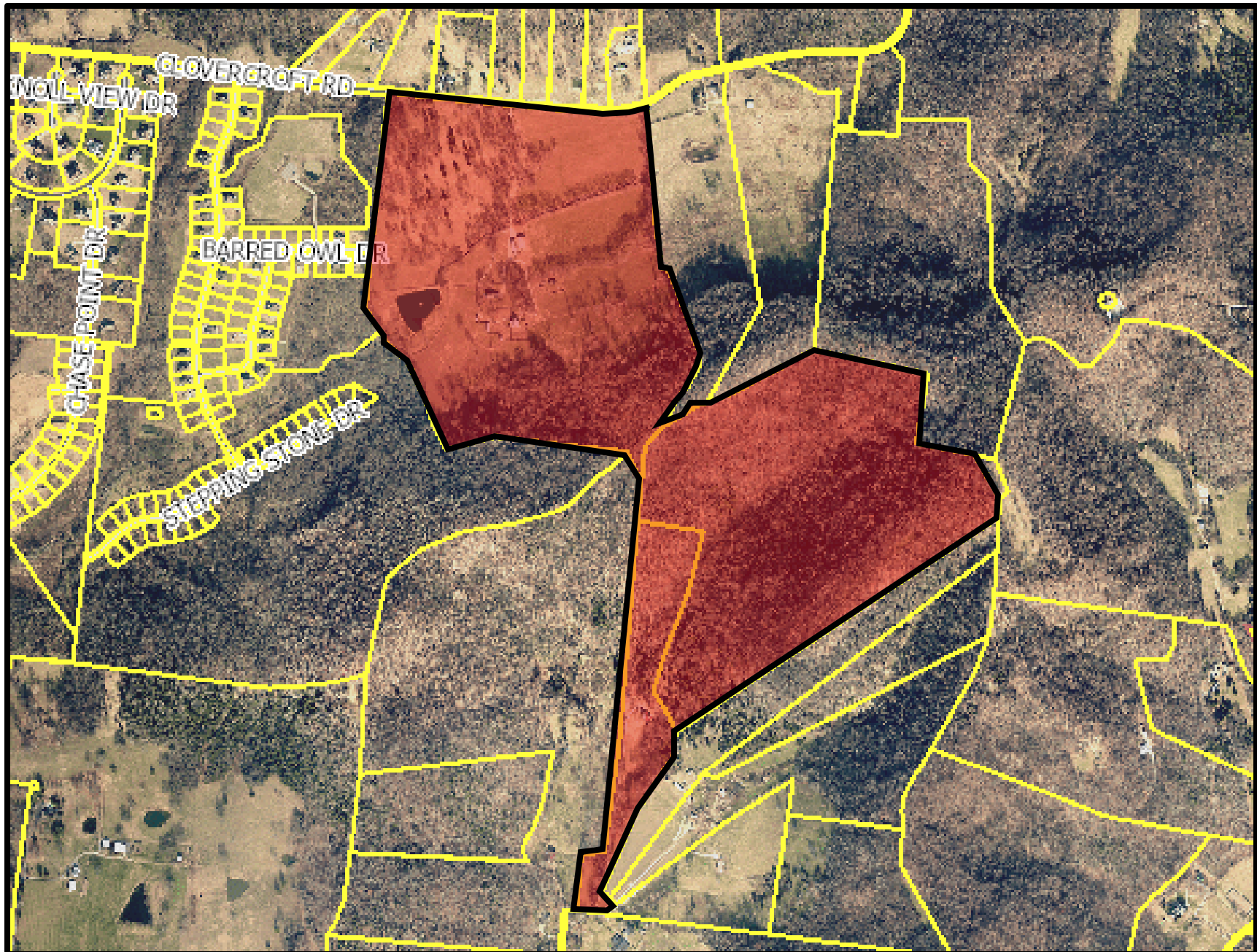
Clavercroft,
Williamson Co. TN

NOT FOR
CONSTRUCTION

C202
SITE LAYOUT

October 27, 2025

ATTACHMENT 30-2



ATTACHMENT 30-3



851 Aviation Parkway
Smyrna, TN 37167

October 27, 2025

Alex Becker

EcoTerra
6700 Tower Circle, Suite 330
Franklin, Tennessee 37067

Re: Will Serve Letter – Sewer Service

Project: Clovercroft Subdivision, Franklin, TN – Williamson County

Dear Mr. Becker,

Tennessee Wastewater is the designated service provider for sewer service within the Clovercroft Subdivision, located in Franklin, Williamson County, Tennessee.

Tennessee Wastewater will provide sewer service to the Clovercroft Subdivision, provided that the developer:

- Obtains approved sewer treatment design plans and expands the treatment and 40-day storage pond at the adjacent Clovercroft Acres Treatment Facility to handle the additional 12,000 GPD (40 lots) of wastewater treatment.
- Provides soil for dispersal, along with a 100% reserve area, for the additional 12,000 GPD of treated effluent.

The anticipated timeline for the required upgrades is approximately ten (10) weeks from the project start date.

Please feel free to contact me should you have any questions or require further information.

Kind regards,

Tennessee Wastewater

Joshua Jenkins, P.E.
Utility Engineer

JJ/scr

December 22, 2025
Intake Review Team
Williamson Community Development

Response to Comments for:

Project Title: Covercroft Estates -9553 Clovercroft Rd.
Project ID: 1917950
Williamson Co., TN (Unincorporated Areas)

Aaron Holmes

14. Planning B

| | |
|---|---|
| Williamson County Community Development Aaron Holmes 12/17/25 2:02 PM Conservation Concept Plan - 1 | Presently this development does not have an approved means of Wastewater Treatment and Disposal. As this development is connecting to the Wastewater Treatment and Disposal system currently serving the adjoining development, i.e. Clovercroft Preserve, a revised wastewater site plan for said system, which includes a revision to the DDR and DSIR, a revision of the CCN, and a revision to the draft State Operating Permit, is required. The revision to Site Plan for this Wastewater Treatment and Disposal System will require Planning Commission approval (which may be done on the same agenda as the Concept Plan). A pre-application meeting will be required prior to the submission of the Site Plan. [Ver. 3] [Edited By Aaron Holmes] |
|---|---|

| | |
|---|---|
| Wilson Engineering Inc. Jeffrey Wilson 12/22/25 4:21 PM Conservation Concept Plan - 1 | <i>Response: In process, we are coordinating with the wastewater utility. Article 20 documentation will be provided at the appropriate wastewater system Site Plan stage.</i> |
|---|---|

| | |
|---|---|
| Williamson County Community Development Aaron Holmes 12/23/25 9:57 AM Conservation Concept Plan - 2 | Article 20, Section 20.05 (A)(3)(b) requires a Wastewater Site Plan for this use be approved prior to consideration of the Concept Plan. As noted above, this development is connecting to the Wastewater Treatment and Disposal system currently serving the adjoining development, i.e. Clovercroft Preserve, a revised wastewater site plan for said system, which includes a revision to the DDR and DSIR, a revision of the CCN, and a revision to the draft State Operating Permit, is required. The revision to Site Plan for this Wastewater Treatment and Disposal System will require Planning Commission approval (which may be done on the same agenda as the Concept Plan). A pre-application meeting will be required prior to the submission of the Site Plan. [Ver. 2] [Edited By Aaron Holmes] |
|---|---|

Response: The wastewater plan is to convey sanitary waste to the adjacent neighborhood, Clovercroft Preserve, drip field where it will be processed at the Clovercroft Preserve facility. Please reference "Will Serve Letter" from Adenus within the submittal package. The 4.33 acres on our site is designated as reserve drip area. Collection lines will be designed as part of the final construction plans and tanks for each home will be the builders responsibility.

ATTACHMENT 30-4

October 6, 2025

Aaron Holmes, Planning Director
Williamson County Planning and Zoning
1320 West Main Street, Suite 400
Franklin, TN 37064

Dear Mr. Holmes,

It is our pleasure to submit this letter of intent to pursue land use and related approvals for the redevelopment of 2 parcels. The first parcel is 99.37 acres located at 9553 Clovercroft Rd., parcel ID: 081 00600 00019081. The second parcel is 104.71 acres located at 1780 Molly Hollow Rd., parcel ID: 081 01201 00019801, and adjoins the first parcel at the back lot line.

Project Summary:

The project seeks to redevelop the above properties into a conservation subdivision per reg. for 203 acres/5 for 40 lots for single family homes, 27 lots being a minimum size of 1 acre, and the remaining 13 lots ranging from 0.70-0.99 acres. The zoning will remain RD-5 and each lot will abide by the RD-5 conservation lot standards of minimum 70' lot width with setbacks as follows: 35' front, 10' side, and 30' rear.

The proposed site will meet the 20% open space requirements with approximately 10 acres of open space along the frontage, and will be gated at both entrances for access to private roads with open ditch design. The proposed sanitary system will consist of a decentralized sewer that functions in conjunction with the adjoining decentralized facility located west of parcel 1, between Clovercroft Rd. and Barred Owl Dr.

Existing Conditions:

Current zoning for both parcels is RD-5, the Parcel 1 property currently consists of a single family home and farm, and Parcel 2 consists of a single family home.

Jim Hysen: Land Developer 615-260-3163

Alex Becker: Development Manager

Leslie Li: Broker/ Dev. Coordinator: 615-969-6684

Jeffrey Wilson, P.E. Civil Engineer. 615-686-9571

Rogers C. Anderson
Williamson County Mayor
1320 West Main Street, Suite 400
Franklin, TN 37064



Planning Department
Mike Matteson, Director
Phone: 615.790.5725
Fax: 615.591.8531

WILLIAMSON COUNTY
GOVERNMENT



Project Overview

Project Name: Clovercroft Estates -9553 Clovercroft Rd. **State:** TN
Jurisdiction: Williamson County (Unincorporated Areas)**County:** Williamson
ProjectID: 1917950

Contact Information

Property Owner

Jim Hysen

6700 Tower Circle Dr.
Franklin, TN 37067
P:615-260-3163
jim@landvenues.com

Secondary Contact

Jim Hysen

6700 Tower Circle Dr.
Franklin, TN 37067
P:615-260-3163
jim@landvenues.com

Applicant

Jeffrey Wilson

Wilson Engineering Inc.

2132 English Garden Way
Thompson's Station, TN 37179
P:6156869571
jeff@wilson-engineering.net

GIS-Verified Data

Project Address: 9553 CLOVERCROFT RD

Existing Zoning District: Zones

- 9553 CLOVERCROFT RD: RD- 1 - Rural Development - 1

UGB:

Acres: Parcel

- 9553 CLOVERCROFT RD: 99.37

Historic Parcel Status:

Does the property have road frontage?: Yes

City Limits:

Flood Zone:

Total Acres of Proposed Project: 204

Subdivision Data

Is the property part of a recorded subdivision?: No

Section:

Subdivision Name:

Lot Number:

Project Description

Project Description:

40 lot private conservation subdivision

Use Data

Existing Use: Single-Family

Proposed Use: Residential Use

Project Data

Type of Sewage Disposal: Public Sewer Provider

Number of Lots Proposed: 40

Are you submitting a Traffic Study as part of your application?: No

What type of Traffic Study are you providing?: Traffic Access Analysis

APP. 01.01) Concept Plan

The following formatting requirements will apply to all documents uploaded as part of the complete submittal packet for a Concept Plan:

- All files must be in PDF format with a minimum resolution of 200 dpi.
- Any multipage PDF documents for plan sheets shall have each sheet bookmarked with the same notation that the sheet is labeled, as noted on the cover sheet of the plan set.
- Plan sheets should be a minimum of 18 inches by 24 inches and be in landscape format.
- Drawings are to be drawn to scale.
- All documents are to be labeled "*ProjectName_DocumentType*"

The following documents are required as part of a complete submittal packet for a Concept Plan. Please make note of any missing documents using the 'Add Comment' feature. Questions regarding your submittal can be directed to our Planning Department at 615-790-5725.

Applications will not be reviewed for acceptance until all required documents are obtained and fees have been paid.

All applications requiring Planning Commission review and approval must be received no later than 4:30 PM on the published submittal date.

☒ Completed Pre-Application Conference

☒ Copy of deed, and written consent by the owner of record
Label: "*ProjectName_Deed*"

Comments

Jeffrey Wilson will provide
Wilson Engineering Inc.
10/28/25 04:31 PM

☒ Letter of Intent, outlining the purpose of the project
Label: "*ProjectName_LOI*"

☒ Letter of Availability from Water Utility Provider
Label: "*ProjectName_Water*"

☒ Proposed Concept Plan
Label: "*ProjectName_ConceptPlan*"

☒ Proposed Resource Protection Plan
Label: "*ProjectName_ResourceProtection*"

☒ Approved Soil Map
Label: "*ProjectName_SoilMap*"

Comments

Jeffrey Wilson will provide at later date
Wilson Engineering Inc.
10/28/25 04:32 PM

- ☒ Traffic Study or Roadway Capacity Adjustment

Label: "ProjectName_Traffic"

Comments

Jeffrey Wilson not required see concept plan notes
Wilson Engineering Inc.
10/28/25 04:32 PM

- ☒ For Conservation Subdivisions only:

Letter of Availability from Sewer Utility Provider

Label: "ProjectName_Sewer"

- ☒ For Traditional Subdivisions only, as applicable:

Topographical contour map, encompassing all septic field areas and curtain drain routes

(Please note this must be an independent document, separate from the Subsurface Sewage Location Map)

Label: "ProjectName_TopoMap"

Comments

Jeffrey Wilson n/a
Wilson Engineering Inc.
10/28/25 04:32 PM

October 27, 2025

To:

Williamson County Planning & Zoning Department
1320 West Main Street, Suite 400
Franklin, TN 37064

RE: Owner's Consent Letter

Property Address: 9553 Clovercroft Rd., Franklin, TN
Parcel ID: 081 00600 00019081
Acreage: 99.37 Acres (Per GIS)
Zoning: RD-5 Rural Development (Conservation)

Dear Planning Staff,

I, **Constance Woolsey**, the undersigned owner of the property described above, hereby **grant permission to Symphony Advice, LLC** and his representatives to prepare and submit on my behalf all necessary **development plans, concept plans, preliminary plats, construction drawings, and related applications** for review and consideration by Williamson County and other applicable reviewing agencies.

This authorization includes communication with County staff, engineers, and consultants as needed to facilitate the review and approval process.

I understand that this authorization does not convey ownership or any other legal interest in the property, and that I remain the record owner until such time as the property is transferred by deed or other legal instrument.

Please accept this letter as my written consent for **Symphony Advice, LLC** and his team to act as my authorized representative in all matters related to this submittal.

Sincerely,

Constance Woolsey

dotloop verified
10/30/25 4:50 PM CDT
XU0E-JEDA-ZLFF-7RN0

Owner's Signature _____

Owner's Printed Name **Constance Woolsey** _____

Mailing Address **608 Green Park Nashville TN. 37215** _____

Phone Number / Email **615-512-7300. connie@ervwoolsey.com** _____

October 27, 2025

To:

Williamson County Planning & Zoning Department
1320 West Main Street, Suite 400
Franklin, TN 37064

RE: Owner's Concept Letter

Property Address: 1780 Molly Hollow Rd., Franklin, TN
Parcel ID: 081 01201 00019081
Acreage: 104.71 Acres (Per GIS)
Zoning: RD-5 Rural Development (Conservation)

Dear Planning Staff,

I, Mark McNeal Tailyn McNeal, the undersigned owner of the property described above, hereby **grant permission to Symphony Advice, LLC** and his representatives to prepare and submit on my behalf all necessary **development plans, concept plans, preliminary plats, construction drawings, and related applications** for review and consideration by Williamson County and other applicable reviewing agencies.

This authorization includes communication with County staff, engineers, and consultants as needed to facilitate the review and approval process.

I understand that this authorization does not convey ownership or any other legal interest in the property, and that I remain the record owner until such time as the property is transferred by deed or other legal instrument.

Please accept this letter as my written consent for **Symphony Advice, LLC** and his team to act as my authorized representative in all matters related to this submittal.

Sincerely,

| | | |
|----------------------|---|--|
| Owner's Signature |  |  |
| Owner's Printed Name | Mark McNeal | Tailyn McNeal |
| Mailing Address | 3553 Saint Ignatius Lane, Franklin, TN 37064 | |
| Phone Number / Email | 8133400917. mclynx6@verizon.net | |

ATTACHMENT 30-5

STEEP SLOPES PROTECTION STANDARDS:

- ALL VERY STEEPS SLOPES WITHIN OPEN SPACE WILL REMAIN UNDEVELOPED.
- MODERATELY STEEP SLOPES WILL BE DESIGNED/ENGINEERED PER WILLIAMSON CO. REGULATIONS AND WILL BE PRESENTED FOR REVIEW AND APPROVAL DURING SITE PLAN AND ENGINEERING REVIEW STAGES OF THE PROJECT.
- FOR THE LOTS ON THE SOUTHERN PORTION THAT ARE AFFECTED BY BOTH "MODERATE" AND "VERY STEEP SLOPES (GREATER THAN 25%) THE MODERATE PORTIONS WILL BE DESIGNED AND ENGINEERED PER WILLIAMSON CO. REGULATIONS, AND THE VERY STEEP PORTIONS (GREATER THAN 25%), ARE EXCLUDED FROM BUILDING ENVELOPES AND LAND DISTURBANCE ACTIVITIES AND SHALL REMAIN IN THEIR NATURAL AND UNDISTURBED CONDITIONS.

SLIPPAGE SOILS

SLIPPAGE SOILS SHALL BE THOSE WHERE THE PARENT MATERIAL IS COLLUVIUM, E.G., DELROSE AS CLASSIFIED BY THE NATURAL RESOURCES CONSERVATION SERVICE (NRCS).
SEE NRCS MAP REFERENCE IN HYDROLOGIC DETERMINATION FOR DELROSE SOILS AREAS LOCATED IN THE SOUTH AND SOUTHEASTERN CORNER OF THE EXISTING SITE. PRELIMINARY INVESTIGATION HAS BEEN DONE AND HAS IDENTIFIED AREAS OF POTENTIAL SLIPPAGE (SEE EXHIBIT B) IN RNP REPORT.

SLIPPAGE SOILS PROTECTION STANDARDS

- AREAS IDENTIFIED AS SLIPPAGE SOILS WITH 15% OR GREATER SOILS HAVE BEEN DESIGNATED AS "OPEN SPACE".

SITE DATA TABLE

Address: 9553 Clovercroft Rd.
City/State/Zip: Franklin, TN 37067
Parcel(s): 081 00600 & 081 01201

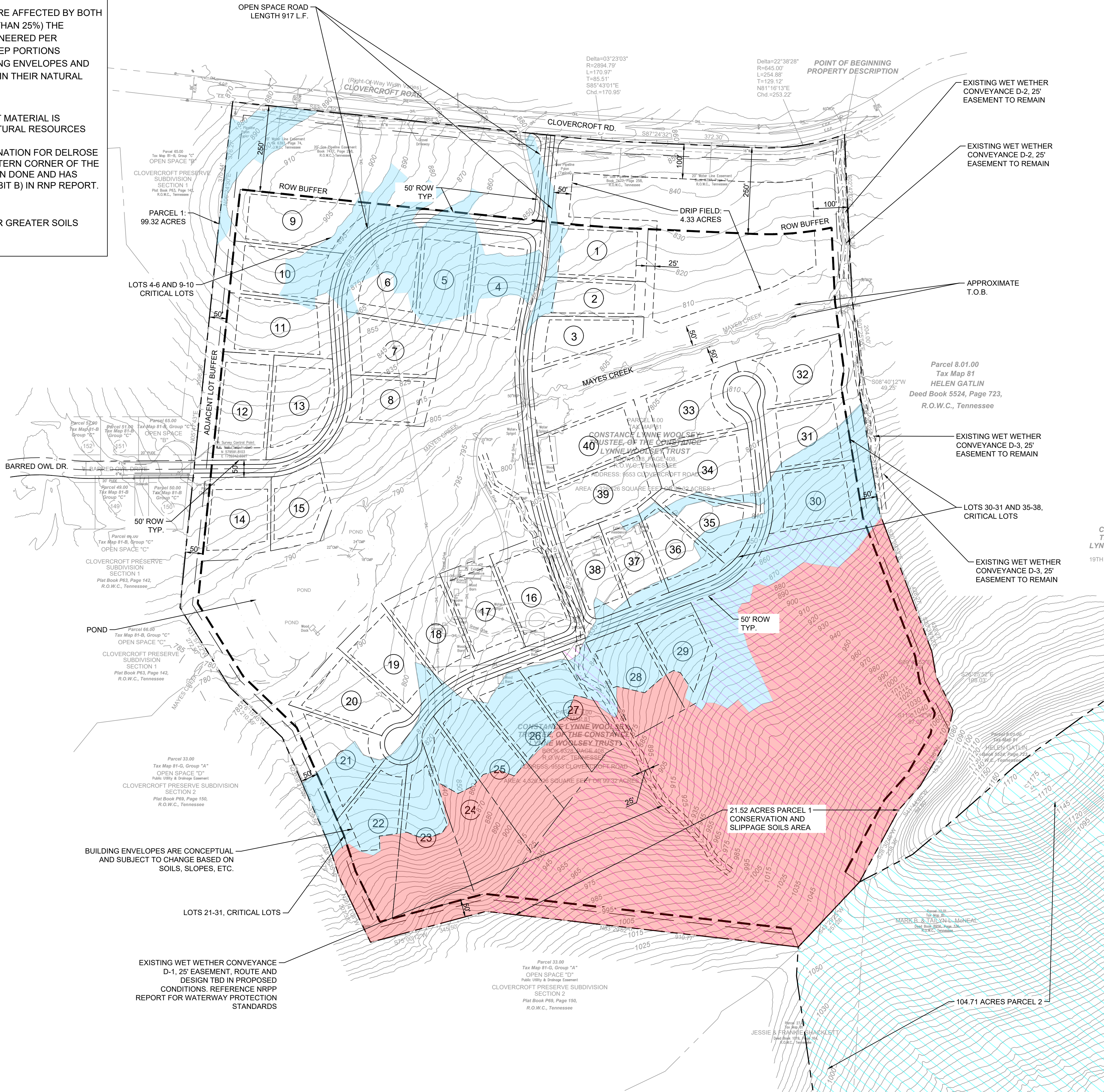
Current Zoning: RD-5 Rural Development (Conservation)

Setbacks: Front: 35'
Side: 10'
Rear: 30'

*Minimum 5 ft. drainage easement on all side and rear lot lines unless otherwise indicated

FEMA Flood Panel Map: FIRM 47187C0240F (Zone X) Dated: 9/29/2006

| Lot Area Table | | | |
|----------------|-----------|------------|------------------|
| Lot Number: | Area S.F. | Area Acres | Lot Status > 15% |
| 1 | 43,582.81 | 1.00 | |
| 2 | 32,408.62 | 0.74 | |
| 3 | 34,859.36 | 0.80 | |
| 4 | 46,439.53 | 1.07 | Critical |
| 5 | 43,504.67 | 1.00 | Critical |
| 6 | 44,369.31 | 1.02 | Critical |
| 7 | 43,739.77 | 1.00 | |
| 8 | 32,039.82 | 0.74 | |
| 9 | 54,799.37 | 1.26 | Critical |
| 10 | 44,583.56 | 1.02 | Critical |
| 11 | 49,935.58 | 1.15 | |
| 12 | 46,751.37 | 1.07 | |
| 13 | 46,723.69 | 1.07 | |
| 14 | 43,629.89 | 1.00 | |
| 15 | 35,479.12 | 0.81 | |
| 16 | 43,584.13 | 1.00 | |
| 17 | 43,663.70 | 1.00 | |
| 18 | 43,579.82 | 1.00 | |
| 19 | 43,852.56 | 1.01 | |
| 20 | 43,756.64 | 1.00 | |
| 21 | 44,632.93 | 1.02 | Critical |
| 22 | 55,242.81 | 1.27 | Critical |
| 23 | 66,453.77 | 1.53 | Critical |
| 24 | 67,060.87 | 1.54 | Critical |
| 25 | 65,111.06 | 1.49 | Critical |
| 26 | 57,023.58 | 1.31 | Critical |
| 27 | 42,481.64 | 0.98 | Critical |
| 28 | 47,944.28 | 1.10 | Critical |
| 29 | 39,004.86 | 0.90 | Critical |
| 30 | 43,608.91 | 1.00 | Critical |
| 31 | 43,614.60 | 1.00 | Critical |
| 32 | 43,580.43 | 1.00 | |
| 33 | 46,944.34 | 1.08 | |
| 34 | 48,627.43 | 1.12 | |
| 35 | 34,105.32 | 0.78 | Critical |
| 36 | 32,392.53 | 0.74 | Critical |
| 37 | 31,302.10 | 0.72 | Critical |
| 38 | 31,804.76 | 0.73 | Critical |
| 39 | 47,524.91 | 1.09 | |
| 40 | 46,156.86 | 1.06 | |



LEGEND

- PARCEL 1: CONSERVATION /SLIPPAGE SOILS AREA: +/- 21.52 AC
- OPEN SPACE/DETENTION/ WATER QUALITY AREA
- SANITARY DRIP FIELD 4.33 AC.
- OPEN SPACE AREA AROUND STREAM BUFFER
- INTERIOR OPEN SPACE AREA
- PARCEL 2: CONSERVATION AREA: +/- 104.71 AC
- CRITICAL LOTS CONTAINING EXISTING SLOPES 15%-25%
- EXISTING SLOPES > 25% AND DELROSE SOIL AREA
- PROPERTY LINE
- STREAM BUFFER 50' FROM TOP OF BANK
- ROW AND ADJACENT LOT BUFFERS



Clovercroft, Williamson Co. TN

NOT FOR CONSTRUCTION

NRP 3 SLOPES EXHIBIT

October 27, 2025

This Line Is 3 Inches When Printed Full Size