

ITEM 31

SITE PLAN REVIEW FOR BONTERRA SUBDIVISION HILLTOP PAVILION, ON 42.04 ACRES LOCATED OFF MEEKS ROAD IN THE 5TH VOTING DISTRICT (5-2025-010).

Attachment	31-1	Site Plan
	31-2	Aerial Photograph
Area	42.04 acres	
Zoning	Rural Development – 5 (RD-5)	
Water	Milcrofton Utility District	
Sewer	Non-traditional Wastewater Treatment and Disposal System	
Development Options	Private Recreational Center	
Chapter 1101 Status	Rural	
Map and Parcel	116N-A-038.00	
File Number	(5-2025-010)	

The applicant is requesting Site Plan approval for an amenity center for the Bonterra subdivision, which will be located in Open Space and contains a pavilion, fire pit and walking path. Natural Resource Protection standards have been met, including those associated with the Hilltops/Ridgetops.

Pursuant to Section 11.03 (D)(8) of the Zoning Ordinance, this Site Plan must be reviewed by the Planning Commission at a public meeting. Amenity Centers embedded within residential neighborhoods and located within Open Space are classified as Private Recreational Centers, which are intended for the exclusive use of the residents of the subdivision.

The requirements of Section 11.03 (D)(8) have been met. There will be no water service to the pavilion, and therefore no water bond is required.

The Site Plan is in order, and Staff recommends approval with the condition that the HOA documents shall be revised to be consistent with the requirements and limitations of the Private Recreational Center Use Type as described by the Zoning Ordinance.

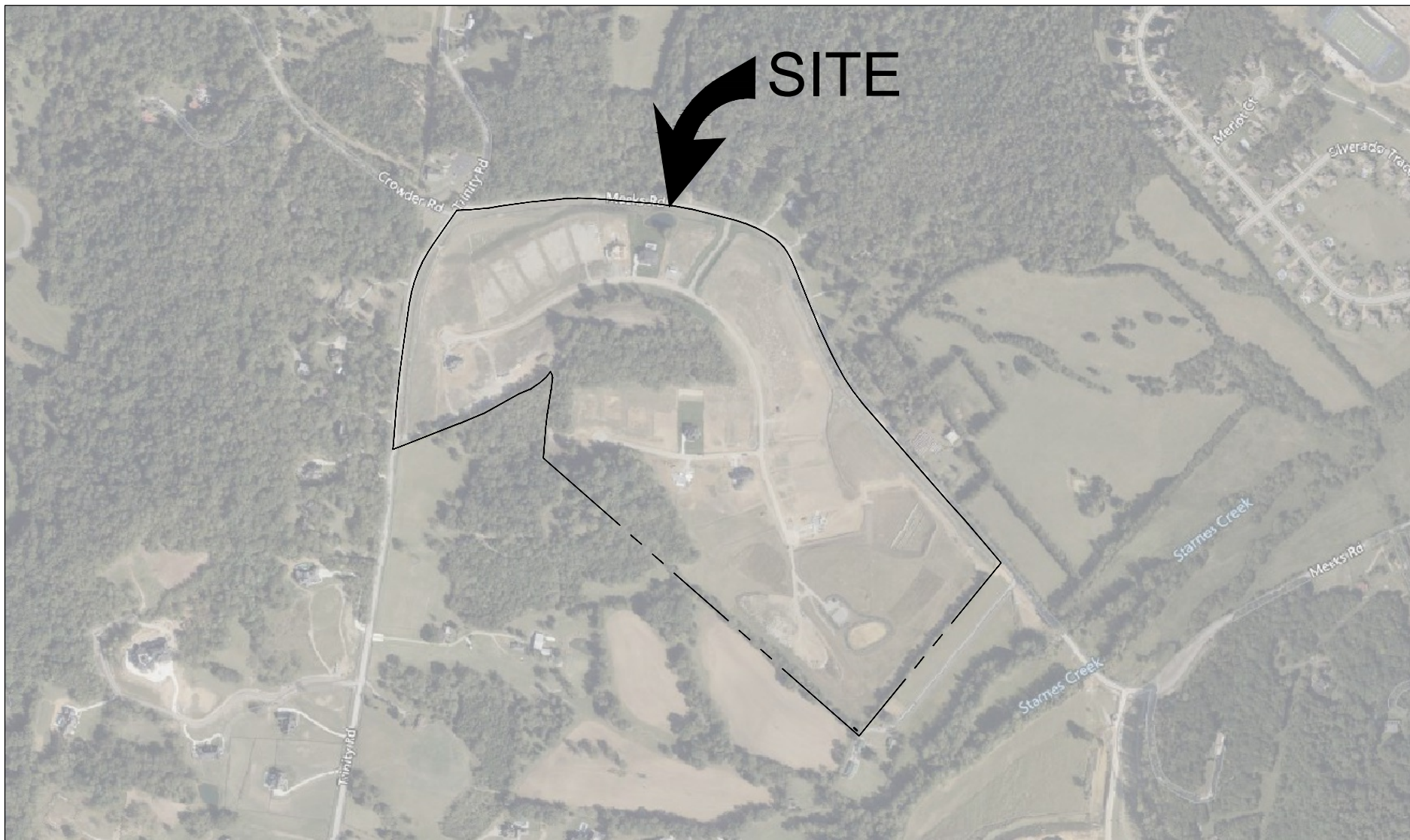
BONTERRA SUBDIVISION
HILLTOP PAVILION CONSTRUCTION PLANS
7125 BONTERRA DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
MAP 116N, GROUP A, PARCEL 38.00

DEVELOPER: BETHESDA ROAD LLC
106 EAST MAIN ST
FRANKLIN, TN 37064

ENGINEER: T-SQUARE ENGINEERING
111 SOUTHEAST PARKWAY COURT
FRANKLIN, TN 37064
(615)678-8212
Email: allison.corolla@t2-eng.com

SURVEYOR: TWM
SOY AUTUMN SPRINGS COURT
FRANKLIN, TN 37064
(615)814-7414

WATER UTILITY: MILCROFTON UTILITY DISTRICT
6333 ARNO ROAD
FRANKLIN, TN 37064



VICINITY MAP
N.T.S.

SHEET SCHEDULE

- C-0.0 COVER SHEET
- C-1.0 EXISTING CONDITIONS
- C-2.0 SITE PLAN
- C-3.0 INITIAL EROSION CONTROL PLAN
- C-3.1 TEMPORARY EROSION CONTROL PLAN
- C-3.2 EROSION CONTROL DETAILS
- C-5.0 GRADING PLAN

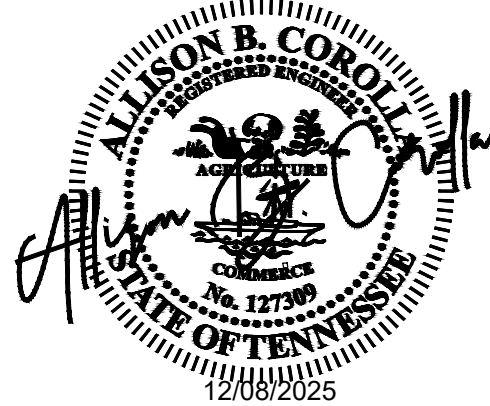
ATTACHMENT 31-1A

FLOOD NOTE THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE A" AS EVIDENCED ON FEMA PANEL #47187C0386F WILLIAMSON COUNTY, TN, DATED 04/20/2008.	
OWNER OF RECORD	PARTNERS OF BUILDING OF TN, LLC 2901 SAM HOUSTON PKWY N C250 HOUSTON, TX 77043 PLAT BOOK 79, PAGE 149
APPLICANT	T-SQUARE ENGINEERING 111 SE PARKWAY COURT FRANKLIN, TN 37064 615.678.8212

NO.	DATE	REVISIONS
1	12/8/25	REVISIONS PER COUNTY

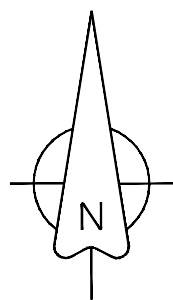
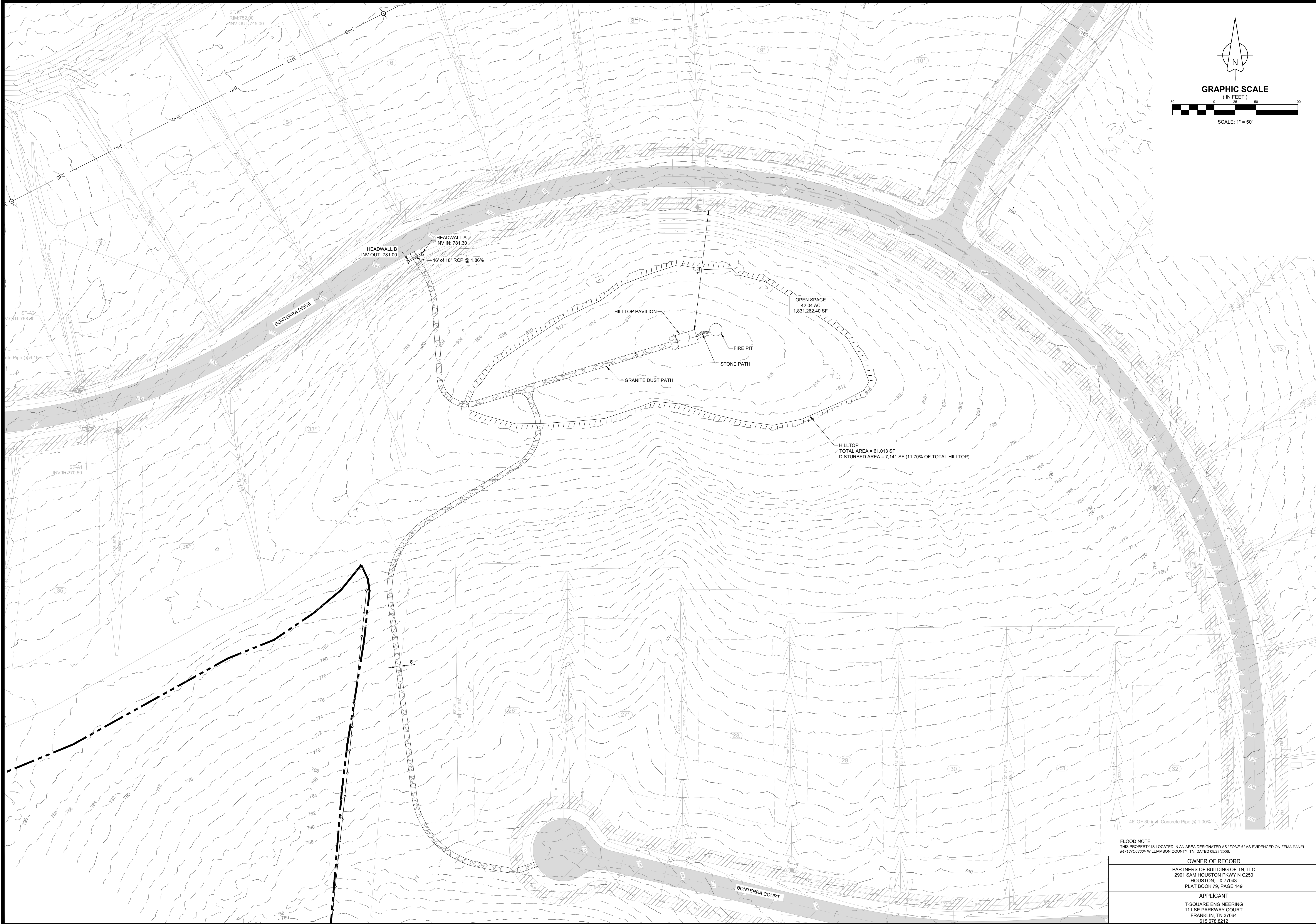
COVER SHEET
7125 BONTERRA DRIVE
MAP 116N, GROUP A, PARCEL 38.00
WILLIAMSON COUNTY, TENNESSEE

BONTERRA SUBDIVISION



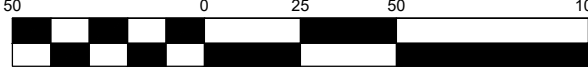
PROJECT
20-0812

SHEET
C-0.0



GRAPHIC SCALE

(IN FEET)



SCALE: 1" = 50'

SITE PLAN

7125 BONTERRA DRIVE
MAP 116N, GROUP A, PARCEL 38.00
WILLIAMSON COUNTY, TENNESSEE

NO.	DATE	REVISIONS	
		REVISIONS PER COUNTY	
1	12/8/25		

DATE:	09/15/2025
SCALE:	AS SHOWN
DRAWN BY:	T-SQUARE
REVIEWER:	ABC



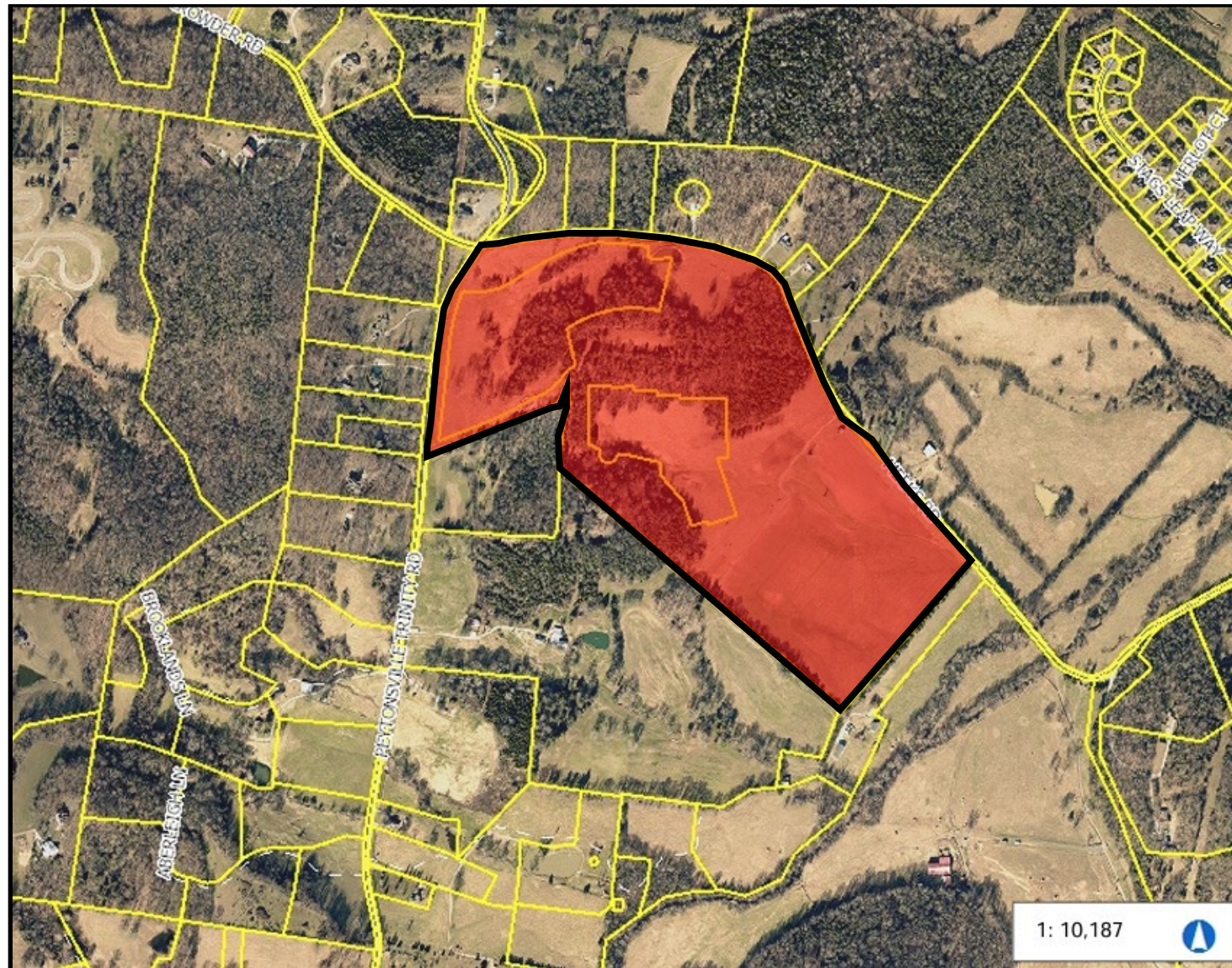
PROJECT
20-0812

SHEET
C-2.0

ATTACHMENT 31-1B



ATTACHMENT 31-2



ITEM 32

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

Area	28.5 acres
Zoning	Municipal Growth Area – 1 (MGA-1)
Lots	5
Water	Water Authority of Dickson County
Sewer	Individual On-Site Septic Systems
Development Options	Large Lot Easement
Map and Parcel	002---00301
File Number	(1-2025-324)

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

ITEM 33

PRELIMINARY PLAT REVIEW FOR THE GROVE SUBDIVISION, PHASE 14, CONTAINING 7 LOTS ON 6.49 ACRES LOCATED OFF EUDAILEY-COVINGTON ROAD IN THE 2ND VOTING DISTRICT (1-2025-337).

Attachment	33-1	Preliminary Plat
	33-2	Aerial Photograph
Area	6.49 acres	
Zoning	Rural Development – 1 (RD-1)	
Lots	7	
Water	Milcrofton Utility District	
Sewer	Non-traditional Wastewater Treatment and Disposal System	
Development Options	PRCD	
Chapter 1101 Status	Rural	
Map and Parcels	135—029.02 and 029.08	
File Number	(1-2025-337)	

A Revised Concept Plan for this development was approved at the September 2025 meeting, and the applicant is now requesting approval of a Preliminary Plat for the 14th phase of the development, which contains seven (7) lots and approximately 2.9 acres of Open Space. The plat is consistent with that depicted on the approved Concept Plan.

Staff recommends approval of the Preliminary Plat with the following conditions, which shall be addressed in conjunction with Final Plat consideration:

1. 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;
2. Establishment of a Performance Bond for roads, drainage and erosion control;
3. Establishment of a Performance Bond for water improvements in favor of Milcrofton Utility District;
4. Establishment of a Performance Bond for the wastewater collection system as applicable;
5. Submission of landscaping plans and establishment of a Performance Bond for landscaping;
6. Execution of Performance Agreements for the above referenced sureties;

7. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
8. Submission of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the plat.

The Grove

A Planned Resource Development

Phase 14 Preliminary Plat

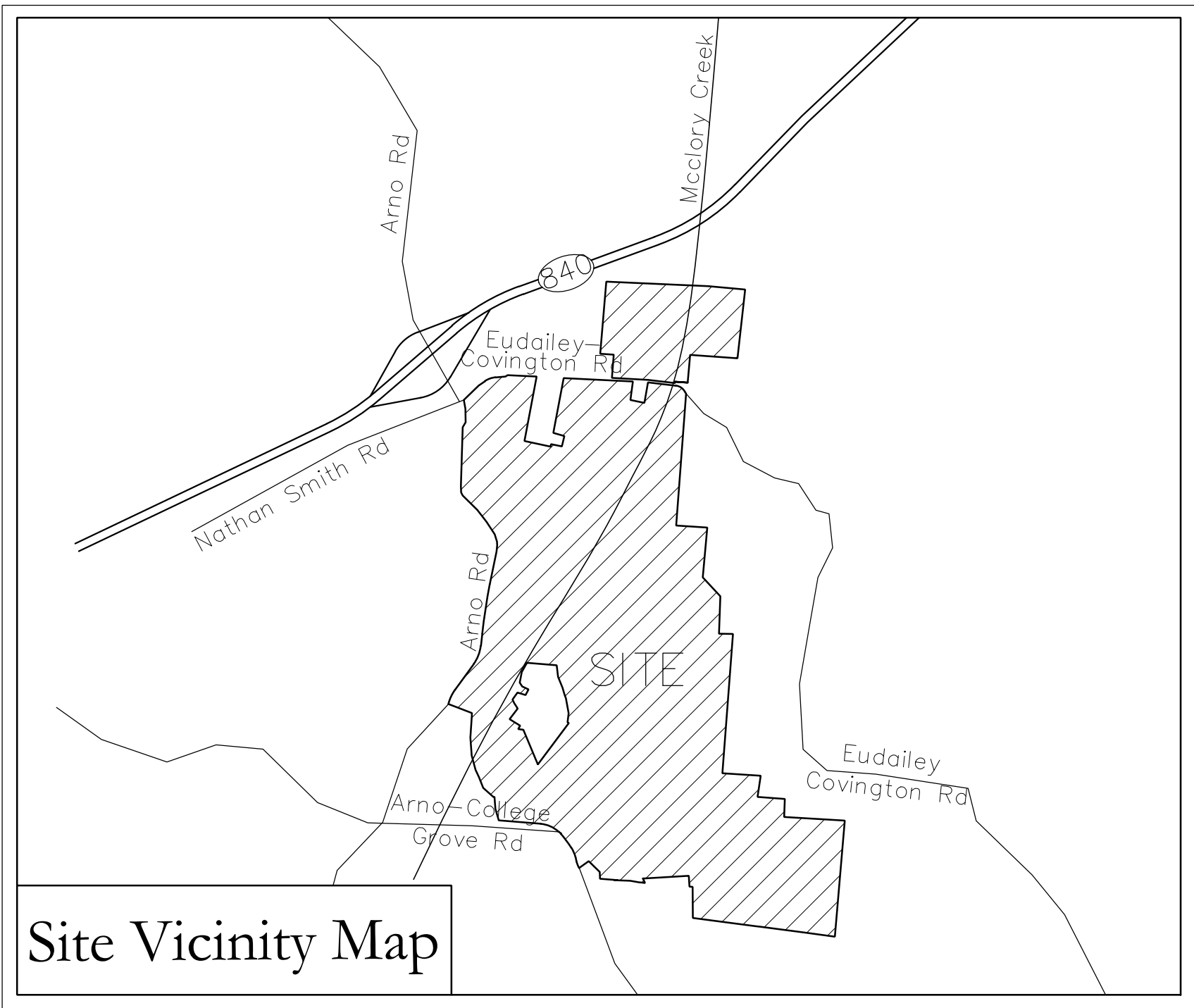
Being Parcels 29.02 & 29.08 on Tax Map 135
Williamson County, Tennessee

7 SINGLE FAMILY LOTS PROPOSED

AREA:	
Open Space	2.90 Acres (126,739.31 S.F.)
Lots	3.59 Acres (156,270.08 S.F.)
TOTAL AREA = 6.49 Acres (283,009.39 S.F.)	



Site Map



Site Vicinity Map

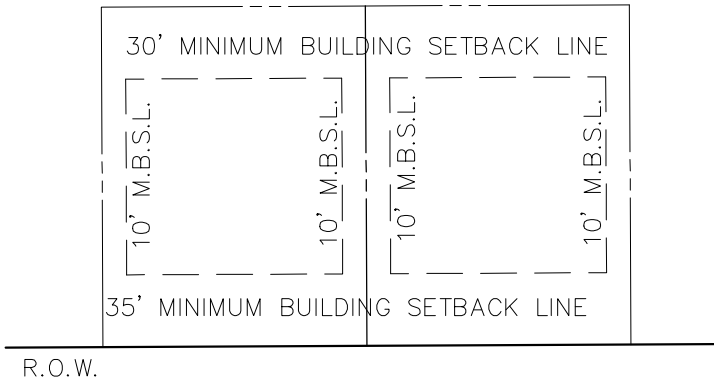
General Notes

- Parcel number shown thus (oo) pertain to property tax map 135.
- All lots are to be served by public water (provided by Milcrofton) and sewer (provided by Tennessee Wastewater System Inc.)
- The property shown hereon contains 282,704 square feet or 6.49 acres (less R.O.W. dedication) acres of land more or less.
- The property shown hereon is included in areas designated as (less R.O.W. dedication) acres of land more or less.
- The property shown hereon is included in areas designated as "special flood hazard" on the latest flood insurance program map panel no. 47187C0380G & 47187C0390G dated December 20, 2024.
- Property corners shown thus are marked by iron rods. Property corners shown thus are marked by concrete monuments.
- The property shown hereon is currently Zoned Rural Development (RD-1).
- Property Owner:
TVG TENNESSEE I LLC
6200 Wildings Blvd.
College Grove, TN 37046
- 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 Waterway Natural Areas (WNA) as described in Section 4 of the Williamson County Storm Water Management Regulations have been located as shown.
- This property has been evaluated in relation to Article 13 of the Williamson County Zoning Ordinance for Resource Protection. The Resources include, but are not limited to, Special Flood Hazard Area Protection, Waterway Protection, Wetlands, Woodland and Tree Protection, Slippage Soils, Steep Topography, Karst features, Hilltops and Ridgetops, and Historical and Cultural Resources. Areas falling within these categories are noted on plan.

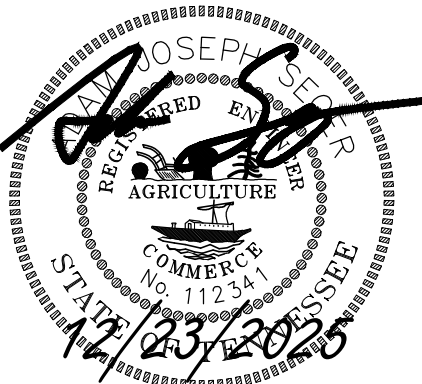
Property Address
6437 Eudailey - Covington Rd
College Grove, TN, 37046

Sheet Schedule

- C0.0 Cover Sheet
- C1.0 Preliminary Plat



TYPICAL MINIMUM BUILDING SETBACK LINES



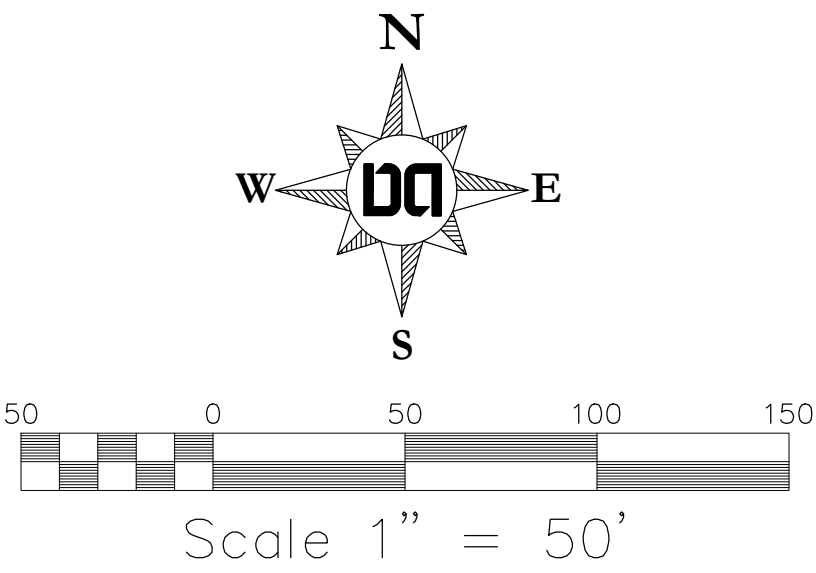
ATTACHMENT 33-1A

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying

516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project 11053
The Grove Phase 14

C0.0
1 of 2



Lot Table	
LOT #	AREA (SQ. FT.)
1	21,284
2	17,774
3	17,792
4	17,792
5	21,849
6	28,827
7	31,046

TOTAL LOT AREA: 156,364 SF, 3.589 AC

Line Table		
LINE #	LENGTH	DIRECTION
L1	40.00	N77° 08' 14.70"E
L2	129.19	N77° 08' 12.37"E

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	516.90	478.26	61°55'28"	N45° 56' 12"E	492.11

ATTACHMENT 33-1B



Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Surveying

Phase 14 Preliminary Plat

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

The Grove
Phase 14 Preliminary Plat
Parcels 29.02 & 29.08 on Tax Map 135
Williamson County, Tennessee

DATE: December 16, 2025

REVISIONS:

The Grove
Phase 14
D&A Project # 11053

C1.0

2 of 2

[illegible]

ITEM 34

ELECTION OF OFFICERS

Current Chairman, Sammie McCoy

Current Vice-Chairman, Don Crohan

Current Secretary, Aaron Holmes, Planning Director

Recommended: Aaron Holmes, Planning Director

Current Secretary Pro Tempore, Joe James, Planning Coordinator

Recommended: Joe James, Planning Coordinator