

ITEM 31

SITE PLAN REVIEW FOR BONTERRA SUBDIVISION HILTOP 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

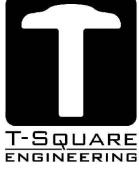
HILLTOP PAVILION CONSTRUCTION PLANS

7125 BONTERRA DRIVE

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

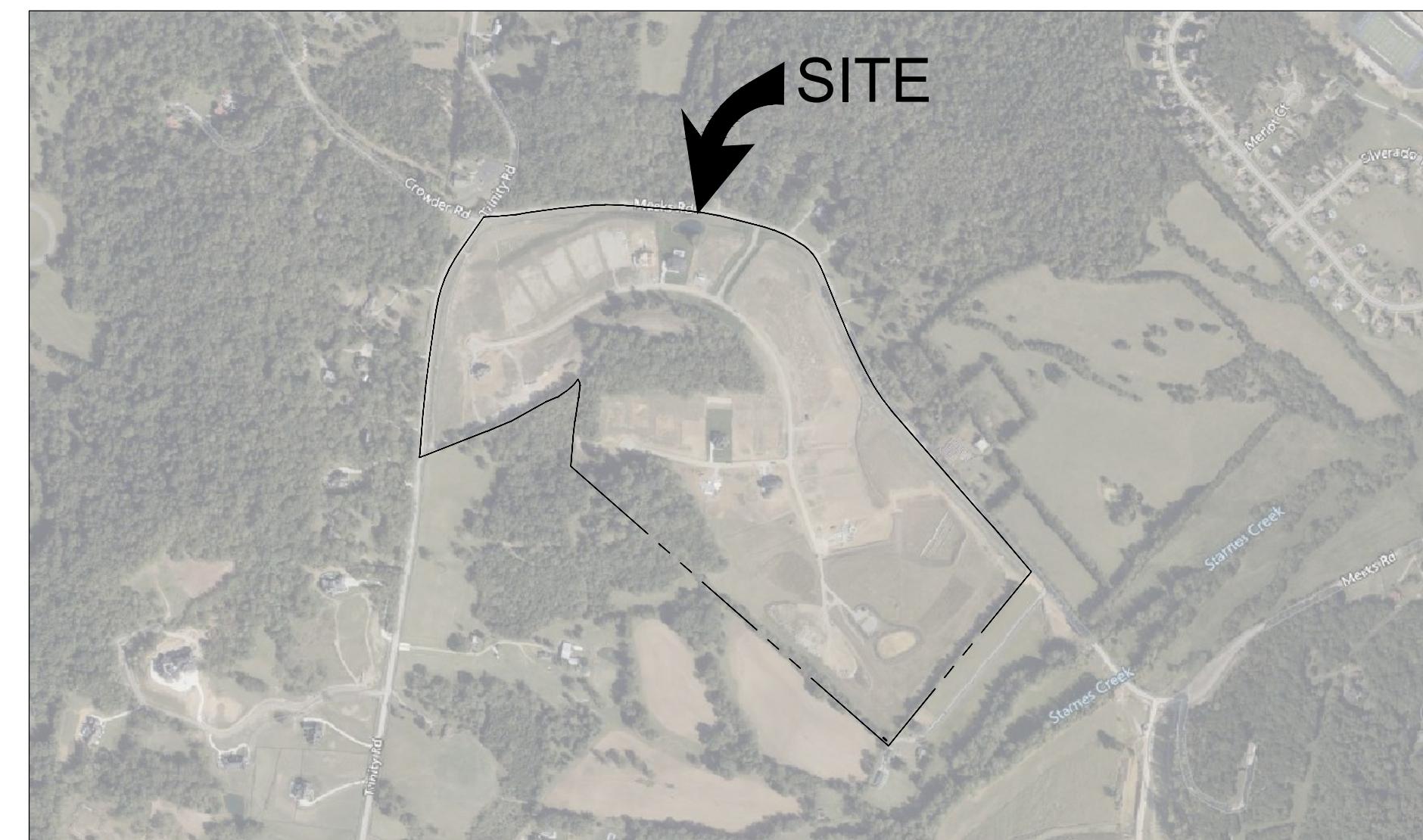
MAP 116N, GROUP A, PARCEL 38.00

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

REVISIONS		
DATE:	NO.	DATE
09/15/2025	1	12/01/25
SCALE:		REVISIONS PER COUNTY
AS SHOWN		
DRAWN BY:		
T-SQUARE		
REVIEWER:		
ABC		

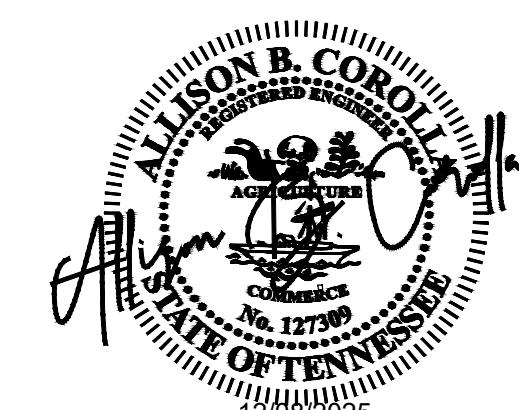
COVER SHEET
7125 BONTERRA DRIVE
MAP 116N, GROUP A, PARCEL 38.00
WILLIAMSON COUNTY, TENNESSEE

BONTERRA SUBDIVISION

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE A" AS EVIDENCED ON FEMA PANEL
#47187C0360F WILLIAMSON COUNTY, TN, DATED 09/29/2006.

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



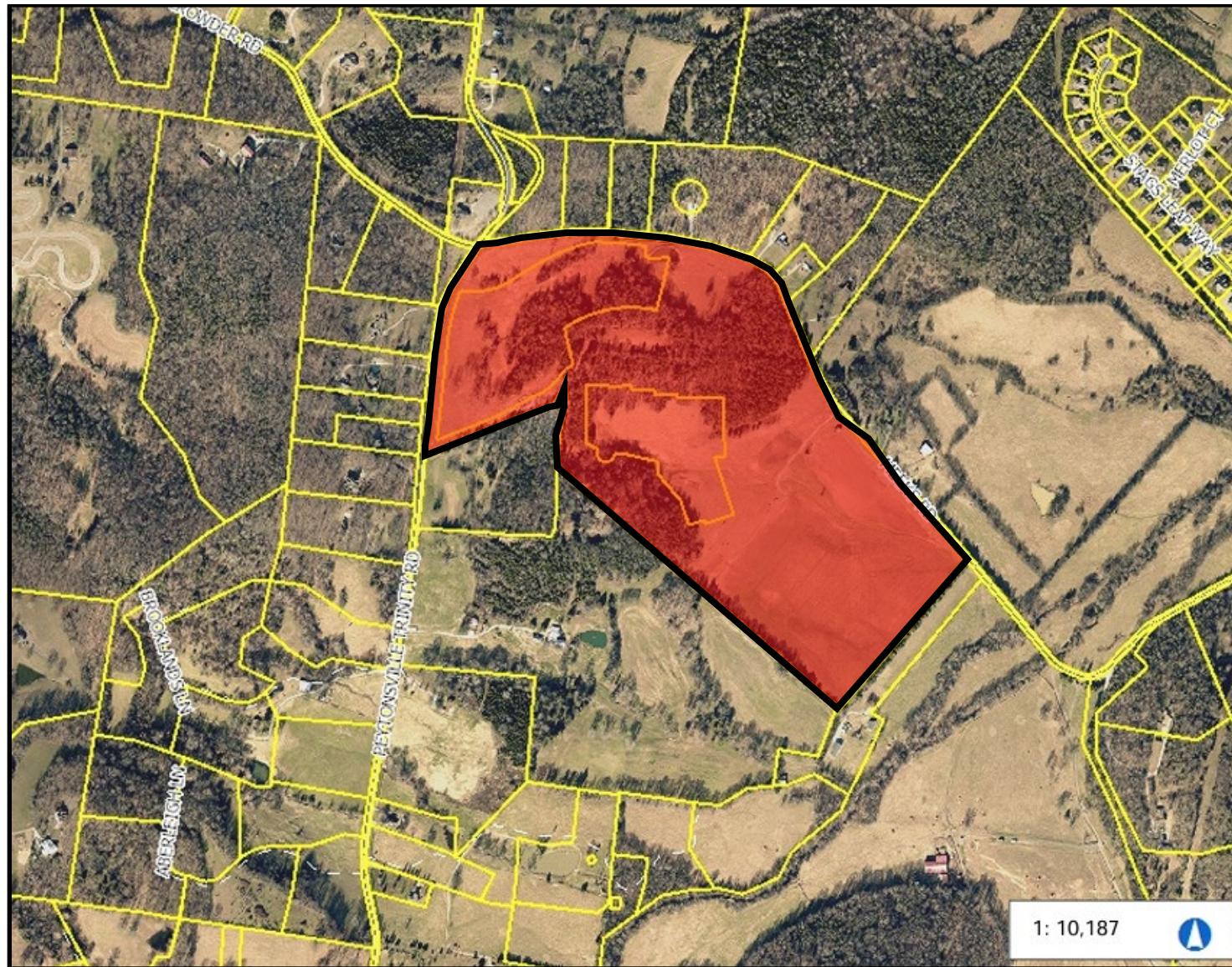
PROJECT

20-0812

SHEET
C-0.0



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

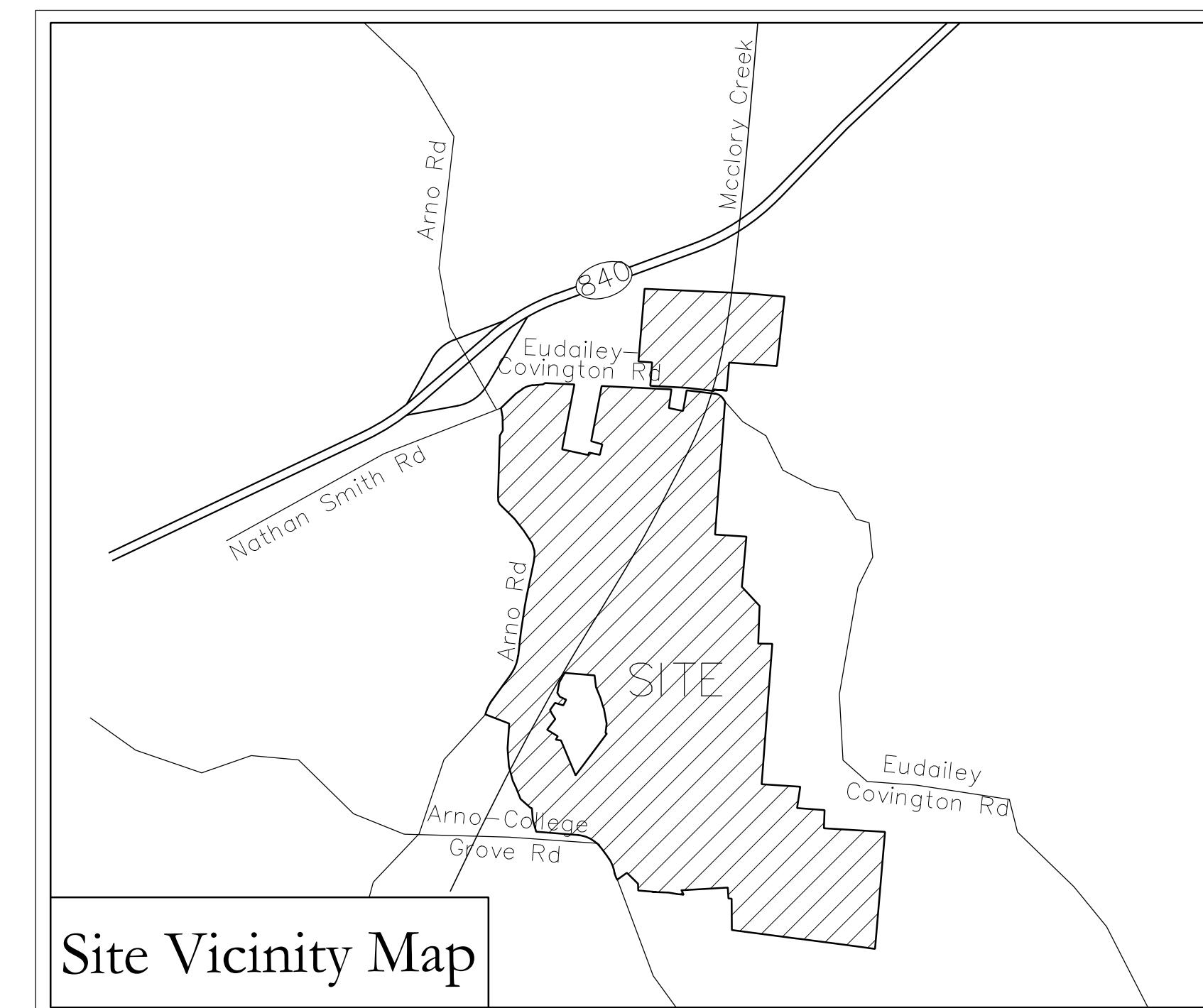
A Planned Resource Development

Phase 14 Preliminary Plat

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



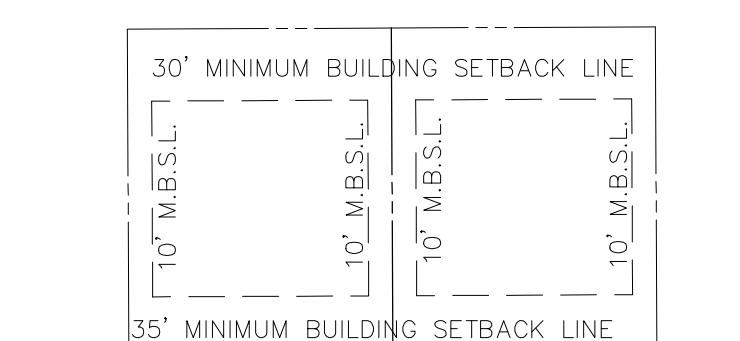
Site Map



Site Vicinity Map

Sheet Schedule

C0.0 Cover Sheet
 C1.0 Preliminary Plat



TYPICAL MINIMUM BUILDING SETBACK LINES

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.)

General Notes

1. Parcel number shown thus (oo) pertain to property tax map 135.
2. All lots are to be served by public water (provided by Milcrofton) and sewer (provided by Tennessee Wastewater System Inc.)
3. The property shown hereon contains 282,704 square feet or 6.49 acres (less R.O.W. dedication) acres of land more or less.
4. The property shown hereon is included in areas designated as (less R.O.W. dedication) acres of land more or less.
5. 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.
6. Property corners shown thus ● are marked by iron rods. Property corners shown thus ■ are marked by concrete monuments.
7. The property shown hereon is currently Zoned Rural Development (RD-1).
8. Property Owner:
 TVG TENNESSEE I LLC
 6200 Wildings Blvd.
 College Grove, TN 37046
9. 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.
10. 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.
11. 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 Ridge tops, and Historical and Cultural Resources. Areas falling within these categories are noted on plan.

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



ATTACHMENT 33-1A



Phase 14 Preliminary Plat

ATTACHMENT 33-1B

Dale & Associates

Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

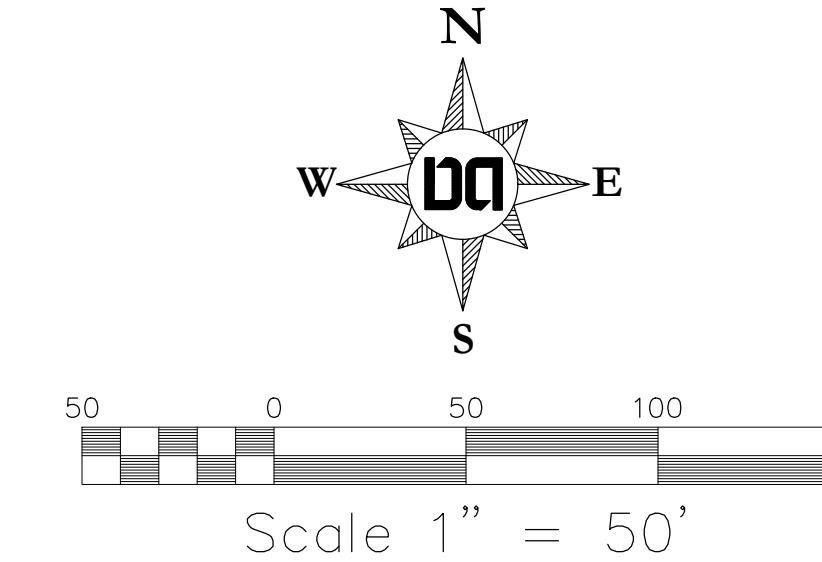
SEPH 3/2025
ED ENR
RICULTURE
MMERCE
112341
TENNESSEE

C1.0

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

E: December 16, 2025

REVISIONS



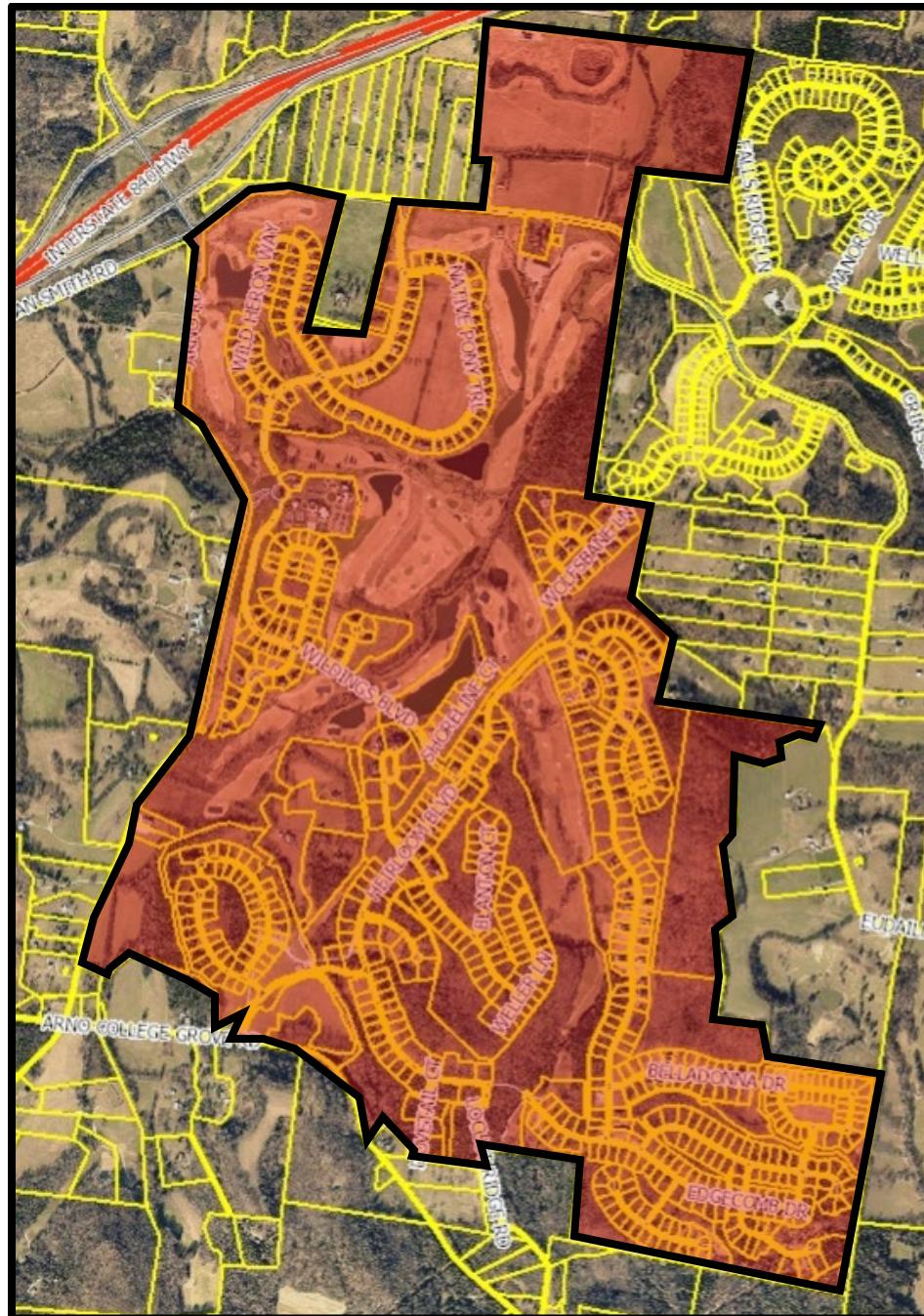
<u>Lot Table</u>	
LOT #	AREA (SQ. FT)
1	21,284
2	17,774
3	17,792
4	17,792
5	21,849
6	28,827
7	31,046

TOTAL LOT AREA: 156,364 SF, 3.589

<u>Line Table</u>		
LINE #	LENGTH	DIRECTION
L1	40.00	N77° 08' 14.70
L2	129.19	N77° 08' 12.37

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 33-2



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