



**City of Millersville Planning Commission
Regular Meeting Agenda
Tuesday, March 13, 2018 5:00 pm
Commission Chambers**

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Roll Call
- 4) Disclosure of Ex-parte Communications
- 5) Approve the Minutes of the Planning Commission Meeting(s):
 - a) February 13, 2018
- 6) Public Comments (Limited to 3 minutes per speaker for items on this agenda)
- 7) Action Item(s):
 - a) 1201 & 1205-1213 Louisville Hwy Crouch Minor Subdivision Plat / Replat
 - b) 7560 – 7578 South Swift Rd – Stubblefield Minor Subdivision Plat / Replat for Utility Easement
 - c) South Williams Rd - Bethel Farms Phase 1 Minor Subdivision Plat
 - d) South Williams Rd - Bethel Farms Preliminary Plat
- 8) Development Services Department Report
 - a) Board of Zoning Appeals Meeting Summary - None
 - b) Planning & Zoning Activities
- 9) Commissioners Comments & General Discussion
- 10) Public Comments (Limited to 3 minutes per speaker for only items not on this agenda)
- 11) Next Planning Commission Meeting is scheduled for April 10, 2018.
- 12) Adjournment

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Recorder at 615-859-0880 at least 72 hours prior to the meeting.



**City of Millersville Planning Commission
Regular Meeting Agenda
Tuesday, February 13, 2018 5:00 pm
Commission Chambers**

1. **Call to Order:** Vice Chairman Petty called the February Meeting of Planning Commission to order at 5:15pm.
2. **Pledge of Allegiance:** Lead by Vice Chairman Petty
3. **Roll Call:** Secretary Gregory called the roll of the Commission; a quorum was present and included the following:

Commissioners Present:

**Mr. Larry Petty
Mr. David Gregory
Mr. Lee Smith
Mr. Keith Bell
Mrs. Deborah Wade**

Staff Present:

**Mr. Michael Barr
Mrs. Michelle Bernard**

4. **Disclosure of Ex-parte Communications:**
Vice Chairman Petty asks the Commission members if anyone has anything to disclose. No comments were made. (**Chairman Fox arrives & joins the meeting**)
5. **Approve the Minutes of the Planning Commission Meeting(s):**
 - a. **January 9, 2018**
Chairman Fox requests the Commission to approve the January 9, 2018 minutes. Mr. Bell made the motion to “approve the January 9, 2018 meeting minutes as presented.” Secretary Gregory seconded the motion.
Motion carried. (6-aye, 0-nay, Mr. Uldrich absent for voting)
6. **Public Comments (Limited to 3 minutes per speaker for items on this agenda):**
No comments were made.
7. **Action Item(s):**
 - a. **7673 - 7383 South Swift Rd Request for Rezoning from R-3 to R-5:**
The applicant is requesting to rezone the subject parcel from Residential District

R-3 to Residential R-5 in conjunction with a Minor Subdivision Plat. This rezoning will allow for the platting and development of a total of four single family homes on this approximately one acre parcel. The parcel currently contains one single family house and two (previously three) single-wide mobile homes. The property owner is proposing to remove the remaining mobile homes and build three new single family homes. This proposed zoning is complimentary and transitional with other residential parcels in the immediate area.

Secretary Gregory asks Mr. Barr regarding the lot size/house size. Mr. Bell asks about sidewalks being put in.

Mr. Barr is recommending approval by the Planning Commission to amend the City's Zoning Map for this parcel to Residential R-5. Mr. Bell made the motion to approve 7673 South Swift Rd Request for Rezoning from R-3 to R-5.

Vice Chairman Petty seconded the motion.

(Chairman Fox recognizes Mr. Uldrich arriving & joining the meeting).

Motion carried by Unanimous vote. (7-aye, 0-nay)

b. 7673 – 7683 South Swift Rd Request for Minor Subdivision Plat:

The owner of the subject parcel is requesting to divide the approximately one acre parcel into four parcels. The parcel currently contains one single family residence and two (previously three) single-wide mobile homes. The property owner is proposing to remove the remaining mobile homes and build three new single family homes for a total of four homes. This proposed subdivision with resulting lots is complimentary to the parcels across the street in the Turner's Point Subdivision, as well as other residential parcels in the vicinity.

Mr. Barr is recommending "Conditional" approval by the Planning Commission to subdivide the parcel per the attached Final Plat drawing pending City Commission approval of the associated rezoning to Residential R-5. Mr. Bell made the motion to conditionally approve 7673 South Swift Rd Request for Minor Subdivision Plat.

Secretary Gregory seconded the motion.

Motion carried by Unanimous vote. (7-aye, 0-nay)

c. 182B Flat Ridge Rd Site Plan – Cell Tower Co-location:

The applicant is requesting approval of the Commercial Site Plan for cellular tower improvements associated with a proposed co-location of additional antennas, etc. The Site Plan includes an additional 12'x20' concrete pad with several cabinets and generator and connections to the existing tower.

The proposed Site Plan appears to conform to the City's Transmission and Communications Towers and Stations Standards (Sec. 90-551 to 555). This Site Plan was reviewed and recommend for approval by the City's Engineer. A Building Permit will be required before any site work can begin.

Secretary Gregory asks about base size. Mr. Smith asks about additional antennas.

Mr. Barr is recommending approval by the Planning Commission of the Site Plan for the subject project. Vice Chairman Petty made the motion to approve 182B Flat Ridge Rd Site Plan – Cell Tower Co-location. Mrs. Wade seconded the motion.

Motion carried. (6-aye, 0-nay, 1-abstained; Mr. Smith)

d. 1246 Louisville Hwy Site Plan for Public Works Facility Expansion:

The City is proposing to add covered truck and equipment parking and material storage on a portion of the Public Works Facility. This expansion includes two buildings to be built in phases. Each building will be constructed in the Pole Barn style and enclosed on three sides. These buildings are accessory to the main Public Works Building.

The first building to be constructed is approximately 2,688 sq ft with 8 bays. The second building is approximately 1,536 sq ft with 4 bays. Some adjustments to stormwater and other underground infrastructure are expected as construction progresses. The parcel is zoned Residential R-2 with the Non-profit / government / religious land use overlay district NP-1. The current use is recognized as an existing non-conforming use that allows for expansion of its use per the City Code of Ordinances and State Statutes. The Site Plan appears to meet the underlying Residential Land Use as well as the City's Commercial Development Standards.

The Board of Zoning Appeals approved reduced side setback and landscape buffer dimensions on the south side of the property on January 2, 2018. Additionally, the buildings are proposed to be sided with vertical slat metal sheeting.

Mr. Bell asks Mr. Barr if the building of the Public Works building would interfere with the new construction of City Hall, to which Mr. Barr stated no it would not. Secretary Gregory makes mention in replacing fence to 10 feet and Mr. Smith asks regarding why both buildings cannot be built at the same time? Mr. Barr stated that due to the City's budget, we are only able to construct one at a time.

Mr. Barr is recommending approval by the Planning Commission of the Site Plan and its exterior siding for the subject project. Mr. Bell made the motion to approve 1246 Louisville Hwy Site Plan for Public Works Facility Expansion. Mr. Uldrich seconded the motion.

Motion carried by Unanimous vote. (7-aye, 0-nay)

8. Development Services Department Report:

a. Board of Zoning Appeals Meeting Summary:

Mr. Barr had no updated news to share with the board.

b. Planning & Zoning Activities:

Firstly, Mr. Barr stated that the City has had a lot of Residential permits coming in. Mr. Barr stated that we have a developer who is looking to build some townhomes

up on Bethel Road, which is in addition to a 53 lot subdivision that will be located on the west side of Bethel Road.

Secondly, Mr. Barr stated that coming up in mid-March the Sumner County Council of Governments has asks all our municipal and county Planners to join them for a lunching meeting. This is so that they can bring our Executive's and Major's up to speed on the activities that the planners are working on, including amending the urban growth boundaries and sharing some of our ordinances with one another.

Thirdly, Mr. Barr hands out a print that he took directly out of our Subdivision relegations and passes out to the board members which addresses our variances for subdivision plats. Mr. Barr stated this was just for the board members knowledge to read over.

9. Commissioners Comments & General Discussion:

Secretary Gregory asks Mr. Barr regarding the 90+ townhouses that was mentioned as to where they would be built. Mr. Barr stated that at this time he would rather not give that information. Vice Chairman Petty asks if there will be sidewalks built to which Mr. Barr stated he would recommend that.

10. Public Comments (Limited to 3 minutes per speaker for only items not on this agenda):
No comments were made.

11. Next Planning Commission Meeting is scheduled for March 13, 2018.

12. Adjournment:

Mr. Bell made the motion to adjourn, seconded by Vice Chairman Petty.

Motion carried by Unanimous vote. (7-aye, 0-nay)

Meeting adjourned at 6:15pm.

Chairman Frank Fox

Board Secretary David Gregory

Recording Secretary Michelle Bernard

Approval Date



City of Millersville Development Services

Planning Commission Item #7a

Summary & Recommendation

Date: March 13, 2018

Reviewer: Michael Barr, Development Services Director

Subject: Minor Subdivision Replat of two parcels known as 1201 & 1205-1213 Louisville Hwy (SC Map 121 Parcel 157.00 & 158.00).

Background: The owner of the subject parcels is requesting to relocate a shared property line between the two parcels. This realignment will increase the size of Parcel 158.00 to approximately 1.76 acres and reduce Parcel 157.00 to approximately 9.74 acres. Both proposed parcel's dimensions will continue to conform to each parcel's respective zoning designation.

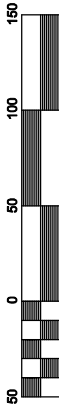
Attachments: Proposed Final Subdivision Plat – Lynn Crouch Property

Public Notice Sign Posted: n/a

Recommendation: Approval by the Planning Commission to re-subdivide the parcels per the attached Final Plat.

Conditions, if any: None.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	7455.05'	449.78'	449.71'	N 27°08'07" E	327°24'



Scale: 1" = 50'

- NOTES:
1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT.
 2. PROPERTY IS SHOWN AS ALL OF PARCEL 157.00 AND PART OF PARCEL 158.00 ON SUMNER COUNTY PROPERTY MAP 121.
 3. BEING THE SAME PROPERTY CONVEYED TO LYNN D. CROUCH BY DEED OF RECORD IN R.B. 3116, PG. 16, AND A PORTION OF THE SAME PROPERTY CONVEYED TO LYNN D. CROUCH BY DEED OF RECORD IN R.B. 3228, PG. 628, R.O.S.C., TN.
 4. PROPERTY IS CURRENTLY ZONED C-1.
 5. ACCORDING TO FIRM FLOOD MAP NO. 4716SC0377G, DATED 4-15-12, A PORTION OF THIS PROPERTY LIES IN A FLOOD HAZARD AREA AS SHOWN HEREON.
 6. NORTH BASED ON PLAT OF RECORD IN P.B. 26, PG. 310, R.O.S.C., TN.
 7. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH, NO TITLE REPORT FURNISHED.
 8. [128] DENOTES STREET ADDRESS.

CERTIFICATE OF OWNERSHIP & DEDICATION

I, (We) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in book number 2115, page 18, and in book number 3228, page 628, R.O.S.C., TN., and that I (we) hereby adopt this plan as the final plat of record, and that I (we) warrant 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.

DATE: _____ OWNER: LYNN D. CROUCH

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described herein is a true and correct survey to the accuracy required by the Millersville Planning Commission and that I (we) warrant the accuracy as shown herein to the specifications of the City of Millersville.

DATE: _____
WILLIAM E. CRENSHAW TN. R.L.S. #2395

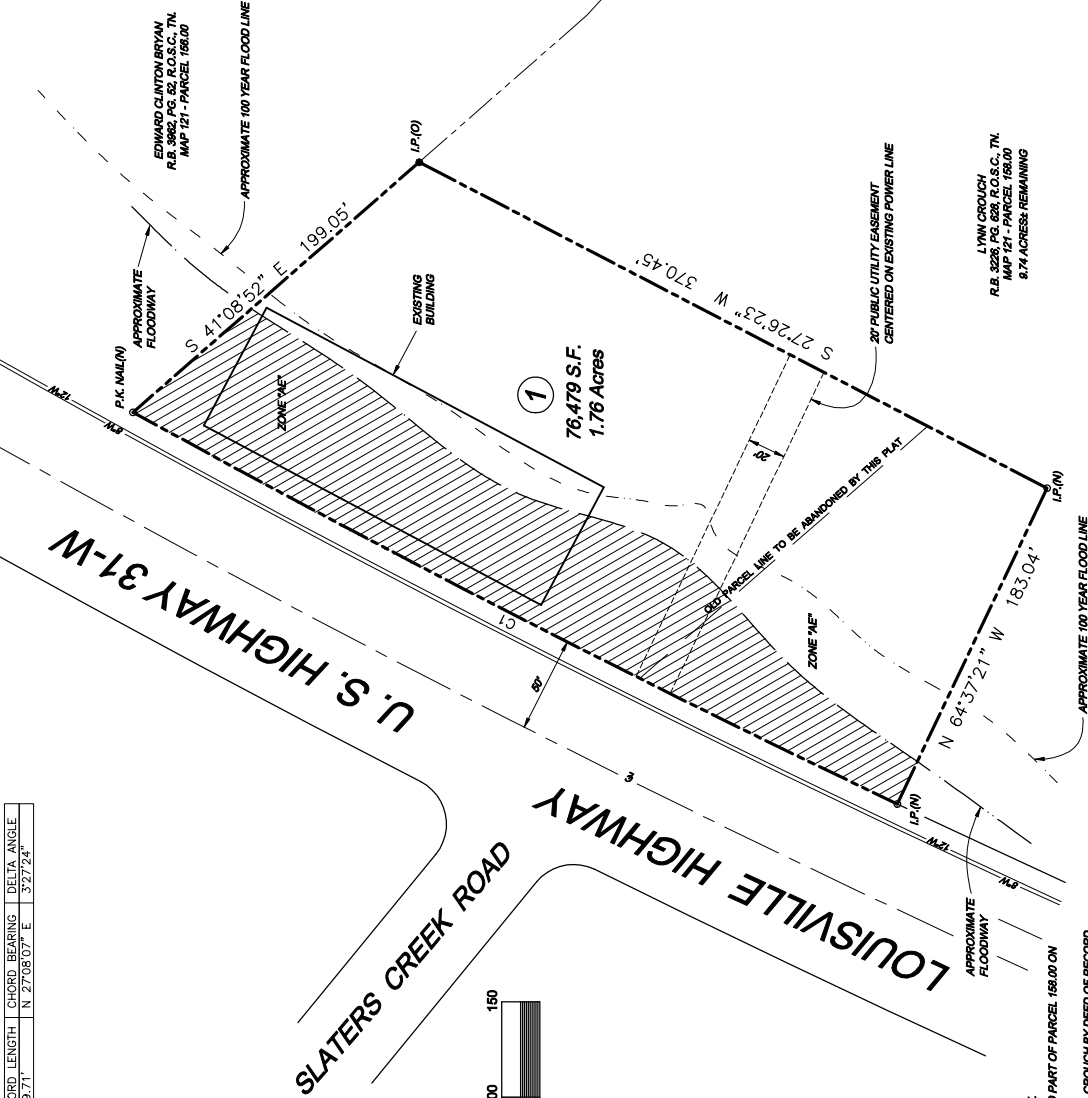
APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown herein has been found to comply with the Millersville Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission. This plat has been approved for recording in the office of the County Register.

DATE: _____
Secretary, Planning Commission

RECORD

Recorded in Book _____, 2018
Page _____
of the Register's Office, Sumner County, TN.



LYNN CROUCH
R.B. 3228, PG. 628, R.O.S.C., TN.
MAP 121 - PARCEL 158.00
8.74 ACRES REMAINING

PLAT CONTAINS - 76,479 S.F. (1.76 AC.)

FINAL PLAT
OF THE
LYNN CROUCH PROPERTY
PROPERTY LOCATED ON THE EAST SIDE OF U.S. HIGHWAY 31-W IN MILLERSVILLE
6th CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE: FEBRUARY 24, 2018
SCALE: 1" = 50'

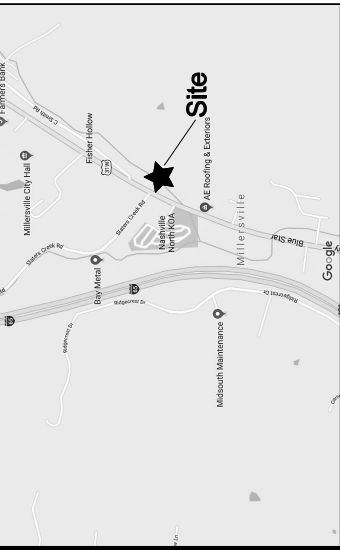
OWNER:
LYNN D. CROUCH
1921 HIGHWAY 31-W
WHITE HOUSE, TN. 37188

PREPARED BY:



CRENSHAW
LAND SURVEYING
102 CEDARCREST DRIVE
HENDERSONVILLE, TN. 37075
615-419-5831

LOCATION MAP





City of Millersville Development Services

Planning Commission Item #7b

Summary & Recommendation

Date: March 13, 2018

Reviewer: Michael Barr, Development Services Director

Subject: Minor Subdivision Replat of four parcels for a 15 ft Utility Easement on land known as 7560, 7562, 7566, and 7578 South Swift Rd (RC Map 126 Parcels 23.01, 23.02, 23.03, and 23.04).

Background: The owners of the subject parcels are requesting to dedicate a 15 ft Utility Easement along the front of the subject parcels. This Easement is for the placement of City Sewer Forcemain and other appropriate utilities. This revised plat also corrects the front setback dimension to the minimum requirements for the approved Residential R-5 Zoning District. No other changes are proposed with this revised plat.

Attachments: Proposed Final Plat "First Revision" – Stubblefield Subdivision

Public Notice Sign Posted: n/a

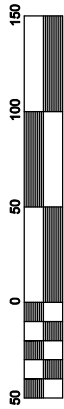
Recommendation: Approval by the Planning Commission to revise the Subdivision Plat as the attached Final Plat.

Conditions, if any: None.

PLAT CONTAINS - 1.36 ACRES

LINE	BEARING	DISTANCE
L1	S 03°36'00" E	20.05'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	274.66'	212.28'	207.04'	N 76°10'16" W	44°16'59"



Scale: 1" = 50'

LOCATION MAP

Site

HOLLOWAY ROAD

ROAD

SWIFT

SOUTH

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO ADD A 16' UTILITY EASEMENT TO THE FRONT OF ALL LOTS AND TO REUSE THE MINIMUM BUILDING SETBACK LINE TO 25' AS SHOWN HEREON.
2. THE RECORDING OF THIS PLAT Voids, Vacates and Supercedes the Recording of the Subdivision of the STUBBLEFIELD SUBDIVISION OF RECORD IN PLAT BOOK 28, PAGE 76, R.O.R.C., TN.
3. [7560] DENOTES STREET ADDRESS.
4. PROPERTY IS SHOWN AS PARCELS 23.01, 23.02, 23.03 AND 23.04 ON ROBERTSON COUNTY PROPERTY MAP 126.
5. DEED REFERENCE:
LOT 1 - POPLAR RANCH VENTURES, L.L.C. R.B. 1716 PG. 694, R.O.R.C., TN.
LOT 2 - CATHERINE G. SMITH R.B. 1772 PG. 323, R.O.R.C., TN.
LOT 3 - POPLAR RANCH VENTURES, L.L.C. R.B. 1716 PG. 726, R.O.R.C., TN.
LOT 4 - POPLAR RANCH VENTURES, L.L.C. R.B. 1716 PG. 742, R.O.R.C., TN.
6. PROPERTY IS CURRENTLY ZONED R-6.
7. PROPOSED AND CURRENT USE IS RESIDENTIAL.
8. ACCORDING TO F.I.R.M. FLOOD MAP NO. 47147Q0415C, DATED 4-16-08, THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA.
9. NORTH BASED ON DEED OF RECORD IN R.B. 1556, PG. 746, R.O.R.C., TN.

CERTIFICATE OF OWNERSHIP & DEDICATION

I, (We) hereby certify that (we are) the owner(s) of the property shown and described herein as evidenced in Record Book 1716, Page 694; Record Book 1716, Page 726; and Record Book 1716, Page 742, R.O.R.C., TN, 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.

DATE: _____ OWNER: POPULAR RANCH VENTURES, L.L.C.

DATE: _____ OWNER: _____

CERTIFICATE OF OWNERSHIP & DEDICATION

LOT 2
I, (We) hereby certify that (we are) the owner(s) of the property shown and described herein as evidenced in Record Book 1716, Page 323, R.O.R.C., TN, 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.

DATE: _____ OWNER: CATHERINE G. SMITH

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described herein is a true and correct survey to the accuracy required by the Millersville Planning Commission and that the same has been placed as shown herein to the specifications of the County.

DATE: _____

WILLIAM E. CRENSHAW
TN, R.L.S. #2395

APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown herein has been found to comply with the Millersville Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission. This plat has been approved for recording in the office of the County Register.

DATE: _____

Secretary, Planning Commission

FINAL PLAT
"FIRST REVISION"
OF THE

STUBBLEFIELD SUBDIVISION

PROPERTY LOCATED ON THE NORTH SIDE OF SOUTH SWIFT ROAD IN MILLERSVILLE
11th CIVIL DISTRICT OF ROBERTSON COUNTY, TENNESSEE

DATE: FEBRUARY 25, 2018 REV. 3-06-18

SCALE: 1" = 50'

OWNER:

LOTS 1, 3 & 4

POPULAR RANCH VENTURES, L.L.C.
P.O. BOX 1530
WHITE HOUSE, TN. 37118

LOT 2

CATHERINE G. BROWN
7562 S. SWIFT ROAD
GOODLETTSVILLE, TN. 37072

RECORD

Recorded in Book _____, 2018
Page _____
of the Register's Office, Sumner County, TN.



CRENSHAW
LAND SURVEYING
102 CEDARCREST DRIVE
HENDERSONVILLE, TN. 37075
615-419-5831



City of Millersville Development Services

Planning Commission Item #7c

Summary & Recommendation

Date: March 13, 2018

Reviewer: Michael Barr, Development Services Director

Subject: Minor Subdivision Plat for Phase 1 of the proposed Bethel Farms Subdivision located on South Williams Rd (RC Map 125 Parcel 165.01).

Background: Owners of the subject property are proposing to subdivide the Master or Parent Parcel by Minor Subdivision Plat into 3 @ 10,000+ sq ft parcels and the remaining single 16.84+/- acre parcel. This is Phase 1 of a proposed Major Subdivision Plat consisting of 53 lots, Drainage Areas and Right-of-Way. The Master Parcel of 18.58 acres is zoned Residential R-5. All four of the proposed lots meet the minimum standards for R-5 zoning. The Master Parcel's Preliminary Subdivision Plat and associated Construction Plans are currently under review. The proposed Preliminary Plat request follows this item.

Water, sewer and other utilities necessary to serve the 3 parcels are included in the Master Subdivision Plans. While Residential Building Permits may be issued after the recording of this Plat, Certificates of Occupancy for each new home on these lots will not be issued until adequate utilities and services are installed, accepted, and placed into use or as provided by surety.

Roadway, drainage and other improvements for South Williams Rd will be constructed with the Final Subdivision Plat for the remaining portion of the Master Parcel.

Attachments: Proposed Final Plat for Bethel Farms Phase 1

Public Notice Sign Posted: n/a

Recommendation: Approval by the Planning Commission of the Minor Subdivision Plat as attached.

Conditions, if any: None.



City of Millersville Development Services

Planning Commission Item #7d

Summary & Recommendation

Date: March 13, 2018

Reviewer: Michael Barr, Development Services Director

Subject: Preliminary Plat of the proposed Bethel Farms Subdivision located on South Williams Rd (RC Map 125 Parcel 165.01).

Background: Owners of the subject property are proposing to subdivide an 18.58 acre parcel into a total of 53 residential lots with associated stormwater, right-of-way and other tracts. This proposed Preliminary Plat is in conjunction with a Minor Subdivision Plat that creates an initial 3 lots fronting South Williams Rd (Lots 1, 2, 3 and the remaining lands).

The parcel is zoned Residential R-5 and all proposed lots meet the minimum zoning standards.

In addition to the internal roads, utilities and infrastructure, offsite improvements are required including but not limited to:

- The addition of a turn lane and widening of South Williams Rd at the intersection with Bethel Rd.
- The widening of South Williams Rd north to the northern most subdivision entrance.
- Sanitary Sewer extension from the Bethel Rd area.
- Watermain upsizing on portions of South Mt Pleasant Rd, Bethel Rd & South Williams Rd to the project.

The proposed Subdivision Plat and associated Construction Plan documents are currently under their second engineering and survey review. Please note: The applicant is requesting Preliminary Plat approval without engineering approved Construction Plans and other documents as required by the Subdivision Regulations. Also a Development Agreement will be created that addresses project related details and issues that must be approved by the City Commission before any construction activities can commence.

A Sketch Plat was approved by the City Planning Commission in 2005 that included several Variances. However, this approval and its Variances expired after one year per the Subdivision Regulations in place at that time. In 2016, the City and the property owners acknowledged the approved Sketch Plat and some of the Variances as documented by a Memorandum of Understanding.

With this submittal, the owners are requesting several Variances or Exceptions from the Planning Commission for:

- Reduced road lane widths on South Williams Rd. (Sub. Regs., Art. 4-103)
- No roadway striping on internal subdivision roads. (Sub. Regs., Art. 4-103)
- No internal or off site sidewalks (Sec. 74-91)
- No fire hydrants in the subdivision (Sec. 4-106)

Each of the above requests will be detailed during the meeting.

Attachments: Proposed Final Plat for Bethel Farms
Construction Plan Overall Site Plan Sheet C1.00
Approved Sketch Plat (2005)
Memorandum of Understanding (12-05-2016)
WHUD Letter of Availability

Public Notice Sign Posted: n/a

Recommendation: "Conditional" approval by the Planning Commission of the Preliminary Plat pending acceptance of the Subdivision Plat and Construction Plans and other documents by the City and their Consultants.

Conditions, if any: See above.

PLAT AREA SUMMARY

LOT AREA 14.996 ACRES
ROW AREA 3.584 ACRES
TOTAL 18.580 ACRES

AVERAGE LOT SIZE 11,928 S.F.

NOTE: THE PROPERTY SHOWN ON THIS PLAT IS NOT IN
CONFLICT WITH ANY PREVIOUSLY RECORDED
ZONING ORDINANCE OR INFORMATION AVAILABLE
TO ME AT THIS DATE.

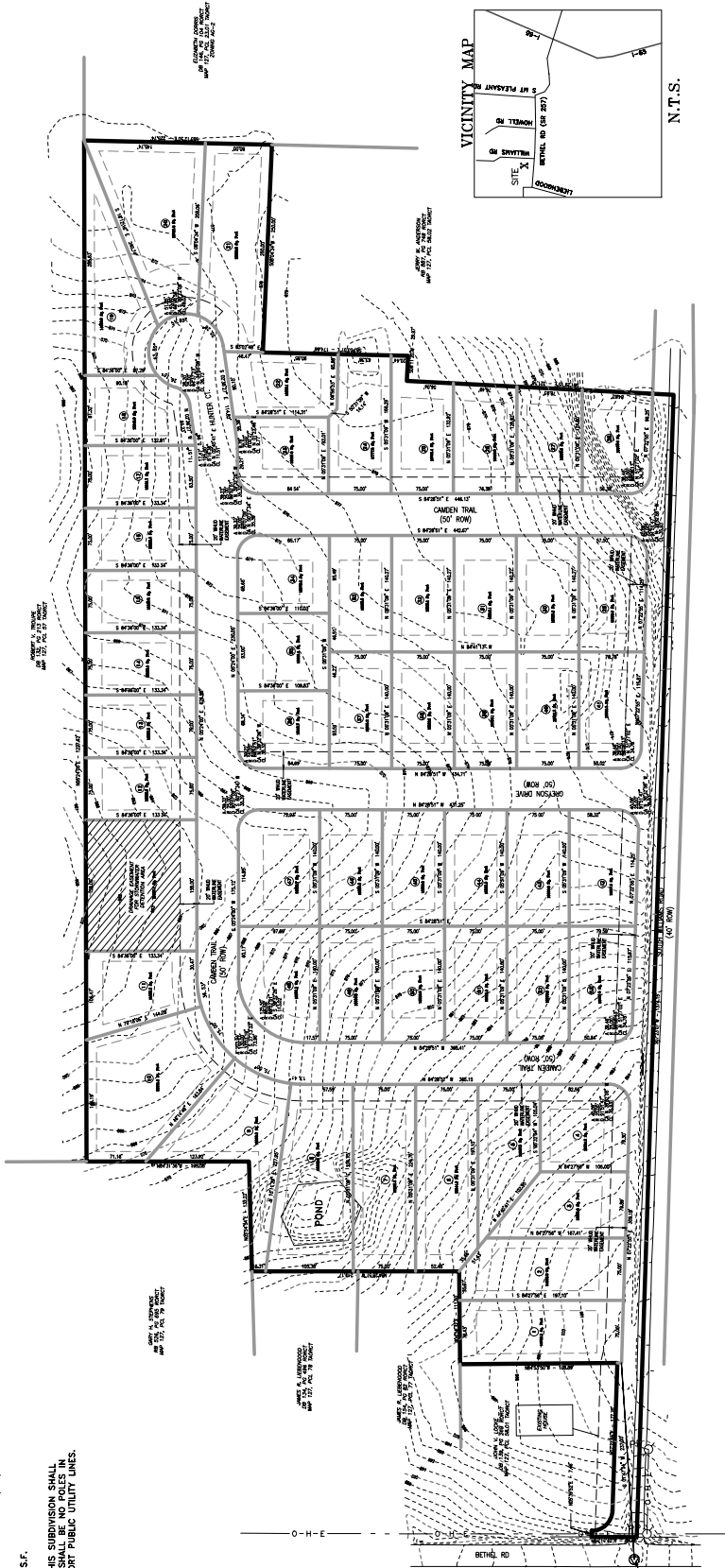
NOTE: ALL LOTS EXCEED 10,000 S.F.

NOTE: UTILITIES SERVICING THIS SUBDIVISION SHALL
BE UNDERGROUND. THERE SHALL BE NO POLES IN
THE SUBDIVISION TO SUPPORT PUBLIC UTILITY LINES.



OWNER:
CAM SUGGS
ACS HOMEBUILDERS
2587 PLUMNELLY LN
GREENBRIER, TN 37073

TYPICAL LOT
SETBACKS



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY II
SURVEY AND THE RATION OF PRECISION OF THE UNADJUSTED
SURVEY EXCEEDS 1: 7500 AS SHOWN HEREON.

ANTHONY T. BOLLINGER R.L.S. TN LIC. NO. 2085

ANTHONY T. BOLLINGER, R.L.S.
119 FISHER DRIVE
GREENBRIER, TENNESSEE 37073
615/218-0169

PLANNING COMMISSION APPROVAL

APPROVED BY THE WILKESVILLE MUNICIPAL PLANNING COMMISSION, WITH
SUCH EXCEPTIONS OF CONDITIONS AS ARE INDICATED IN THE MINUTES OF
THE COMMISSION ON _____



PROPERTY CURRENTLY ZONED "R-5" MAP 125, PARCEL 165.01

PRELIMINARY PLAT FOR

BETHEL FARMS			
SOUTH WILLIAMS ROAD			
SCALE 1" = 100'	DRAWN BY C.J.N	APPROVED T.E.W.	DATE 1/18/18
12TH CIVIL DISTRICT			
ROBERTSON COUNTY TENNESSEE			DRAWING NO. JMBETHRD

[illegible][illegible]

CALL BEFORE YOU DIG

 **CALL 811
NATIONWIDE**

Know what's below.
Call before you dig.

FOR A LIST OF CONTACTS FOR YOUR STATE, VISIT [WWW.CALL811.ORG](http://www.call811.org). OR, VISIT YOUR STATE'S WEBSITE FOR MORE INFORMATION. CALL 811 TO GET THE LOCATION OF ALL UNDERGROUND UTILITIES BEFORE YOU DIG. CALL 811 TO GET THE LOCATION OF ALL UNDERGROUND UTILITIES BEFORE YOU DIG.

12 **Z**

C.	BY	DATE	DESCRIPTION	REVISER PER CITY COMMENTS

PLAT AREA SUMMARY

LOT AREA 16,180 ACRES
 ROW AREA 3,768 ACRES
 TOTAL 19,948 ACRES

AVERAGE LOT SIZE 11,946 S.F.

NOTE: THE PROPERTY SHOWN ON THIS PLAT IS NOT IN CONFORMITY WITH THE SUBDIVISION MAP ACT, CHAPTER 129, R.S. 26-1-101, AS AMENDED, AND ACCORDING TO INFORMATION AVAILABLE TO ME AT THE DATE.
 SEE PANEL NO. 470154-0185 B, DATED 8/15/94.

NOTE: ALL LOTS EXCEED FLOOD E.L.

NOTE: UTILITIES SERVING THIS SUBDIVISION SHALL BE UNDERGROUND. THERE SHALL BE NO PILES IN THE SUBDIVISION TO SUPPORT PUBLIC UTILITY LINES.

MAP 127, PCL 57 TADRICT

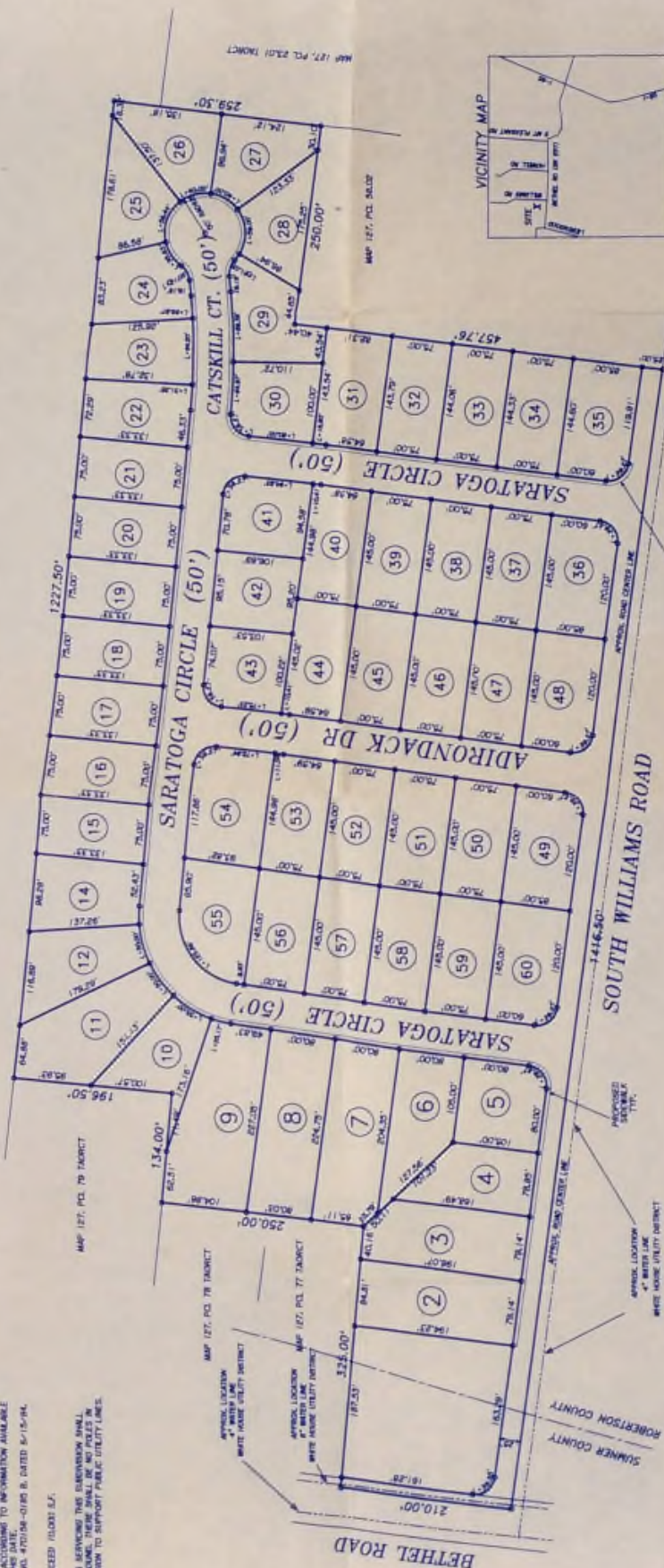
MAP 127, PCL 79 TADRICT

MAP 127, PCL 79 TADRICT

MAP 127, PCL 77 TADRICT

MAP 127, PCL 54.00P

MAP 127, PCL 23.01 TADRICT

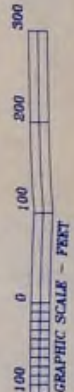


CITY OF MILLERSVILLE
 PLANNING COMMISSION

DEVELOPER
 J & M HOME BUILDERS, INC.
 854 WREN ROAD
 GOODLETTSVILLE, TN 37072

SEP 13 2005
 ACTION: Approved with conditions
 and subject to change, if it is adopted.
 BY: Planning Commission

PROPERTY REFERENCE
 JOHN LOCKE
 DB 139, PG 269 RORCT
 MAP 127, PCL 58.01 TADRICT
 2180 WILLIAMS RD
 GREENBRIER, TN 37073



TOMMY E. WALKER, R.L.S.
 P.O. BOX 495
 RIDGETOP TENNESSEE 37152
 615/859-0198

PROPERTY CURRENTLY ZONED "R-1"

SKETCH PLAT FOR

SARATOGA SPRINGS
 J & M HOME BUILDERS

SCALE	DRAWN BY	APPROVED	DATE
1" = 100'	T.E.W.	T.E.W.	8-06-03

12TH CIVIL DISTRICT	
ROBERTSON COUNTY	DRAWING NO.
TENNESSEE	JMB021900

City of Millersville

1246 Louisville Highway
Millersville, TN 37072-3613

Phone: (615) 859-0880
Fax: (615) 851-1825



Office of the Codes Administrator
Karen.smith@cityofmillersville.com

September 27, 2005

Mr. Joe L. Wall
J. & M. Homebuilders, Inc.
854 Wren Road
Goodlettsville, TN 37072

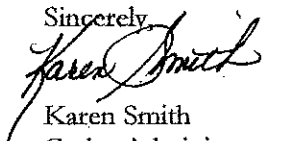
Dear Mr. Wall:

Thank you for presenting your request to rezone property at 2180 Williams Road and the presentation of the sketch plat for the Saratoga Springs Subdivision before the Planning Commission for the City of Millersville on September 13, 2005.

This is to confirm the Planning Commission's unanimous decision to recommend the rezoning from an R-1 to an R-5 to the City Commission. They also voted to approve the sketch plat with the widening of the road by six feet on Saratoga Circle and that it is striped off.

If you have any questions or concerns, do not hesitate to call.

Sincerely,


Karen Smith
Codes Administrator
City of Millersville

cc: Mr. Robert Mobley

Memorandum of Understanding

This Memorandum of Understanding is between the City of Millersville, TN and the owners, Joe Wall and Mike Suggs, of the parcel of land located in Robertson County, TN identified as Parcel Number 125 165.01 containing approximately 17.6 acres. This parcel is a portion of the parcel formally known as Robertson County map 127 Parcel 58.01. There is no address currently listed for this parcel located on South Williams Rd near the intersection with Bethel Rd / State Hwy 257 in Millersville, TN.

On September 13, 2005, the City of Millersville's Planning Commission approved the subject parcel's Sketch Plat known as Saratoga Springs, Agenda Item #4C-1. This approval also included some special allowances. Those allowances include:

- No internal sidewalks are required.
- Saratoga Circle roadway lane width as depicted on the approved Sketch Plat will be 12 feet each for a total roadway width of 24 feet. Saratoga Circle shall include centerline and shoulder striping. The other streets may be only 18 feet in total width and may not require striping.
- Any Cul-du-sacs and intersection connections shall meet current roadway design and construction standards.
- Additional Right-of-Way of 25 feet west of the approximate Center Line of South Williams Road will be dedicated to the City of Millersville from the northern Right-of-Way line of Bethel Road northward for distance of approximately 190 feet.
- Additional Right-of-Way of approximately 10 feet westward along Bethel Road's northern Right-of-Way for a distance of 210 feet from the center line of South Williams Road will be dedicated to the City of Millersville and the State of Tennessee
- South Williams Road will be widened northward from Bethel Road to accommodate three 12 foot lanes including one north bound lane and two south bound lanes for left and right hand turn lanes. This widening may terminate no less than 190 feet north of Bethel Road's northern Right-of-Way. There is no straight through south bound lane requirements.
- The un-labeled southernmost lot abutting Bethel Road may be removed from the approved Sketch Plat.
- Only three lots, identified as Lots 2, 3, and 4 on the Sketch Plat, shall be permitted to have driveways directly connecting on South Williams Road. All other lots' driveways shall be required to only connect to proposed internal roads.
- Fire suppression internal Sprinkler Systems in each dwelling unit are not required.
- All other Design and Construction Standards including those found in the City's Code of Ordinances, and in particular the R-5 Zoning District as currently designated, shall be followed without exception.


The above is a summary of understanding as best compiled from various Planning Commission meeting minutes and notes. No other special allowances shall be recognized by the parties.

This Memorandum of Understanding may be assigned or conveyed to future property owners but under no conditions shall it be used for any other property or should the general layout of the Sketch Plan for this Subdivision be substantially changed.

A copy of this executed Memorandum shall accompany all future applications for development on this parcel. Should this Memorandum not be included in an application, the above Terms and Conditions may not be recognized by the City.

By signature of this document, the parties agree to these Terms, Conditions, and Allowances identified in this Memorandum.

By the City of Millersville, TN:



City Manager

12/5/2016

Date

By the Owners of the Parcel:



Signature

Joe Wall

Print Name

11-14-16

Date



Signature

Mike Suggs

Print Name

11-9-16

Date



WHITE HOUSE UTILITY DISTRICT

P. O. BOX 608, 3303 HIGHWAY 31-W — WHITE HOUSE, TENNESSEE 37188
TELEPHONE (615) 672-4110 — FAX (615) 672-8098

February 28, 2018

Mr. Cam Suggs
2587 Plumnelly Ln
Greenbrier, TN 37073

**RE: Water Availability – ACS Homebuilders
Millersville, TN (Fourth Revision)
Robertson County Tax Map 127, Parcel 58.01
*Date Updated - Revised from 8/21/17 Letter***

Dear Mr. Suggs:

This letter will confirm details we recently discussed in a meeting with you and staff of the City of Millersville regarding water availability for the project noted above.

We understand that you will not be required to install private, residential fire sprinkler systems in the single family, residential homes within this development. Also, you are not requesting fire protection flows and you do not intend to install fire hydrants for the project. You have also not requested landscape irrigation water flows for the project. As discussed in the meeting with City of Millersville personnel, you will only need domestic water service for up to 60 single family residential homes on this project.

WHUD can provide domestic water service to this project if you design, fund and install appropriately-sized onsite water mains on the project. An offsite water main that was mentioned in the water availability letter prior to this letter will still be required in order to provide service to the project. You will need to fund, design and install the offsite water main. The offsite water main includes replacement of approximately 2,500 linear feet of existing 2" water main with six-inch water main along South Mount Pleasant Road – extending south from Osborne Road to connection with an existing six-inch water main just north of an intersection with Swift Road. An eight-inch water main extension will still be required along South Williams Road from the intersection of South Williams Road and Bethel Road - to the northernmost entrance for the project off South Williams Road. A check valve assembly will also need to be installed on an existing water main near the Bethel Road/Ted Dorris Road intersection.

Lastly, approximately twenty water service lines will need to be transferred from WHUD's existing eight-inch diameter water main to an existing four-inch diameter water main.

WHUD will fund/construct the check valve assembly and transfer existing water taps from the existing eight-inch water main to an existing four-inch water main. You will incur no costs related to installation of the check valve assembly and transfer of existing water taps.

Fees associated with this development include:

- Water Facilities Fee: \$250 per residential lot x 55 lots = \$13,750
(This fee would be waived in recognition of the offsite water main improvements)
- Offsite water main inspection fee of \$7/linear foot:
\$7/foot x 2,500 l.f. = \$17,500
(This fee would be waived in recognition of offsite water main improvements)
- Water Inspection/Admin. Fee \$500 per residential lot x 55 lots = \$27,500
(This fee would be waived in recognition of offsite water main improvements)
- Water Tap/Capacity Fee: Based on meter diameter (see enclosed schedule). These fees are due at the time water service is requested for individual homes.

Please note that all fees and rates mentioned above are current as of the date of this letter and are subject to change over time. Also, the terms and conditions noted in this letter are valid for a period of 90 days past the date on the letter.

In order to move to the next step in the process, please see #4 in the enclosed Development Packet. Contact Shannon Murphy at smurphy@whud.org or 615-672-4110 x257 if you have questions.

Sincerely,



Pat Harrell, P.E.
District Engineer