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Sunday, 01/13/08

Williamson County Planning Commission - Thursday, Jan. 10

Stillwater proposal denied

A 491-home golf course community proposed near Triune was voted down unanimously Thursday night by planning commissioners, who said developers needed to go back to the drawing board.

Stillwater is proposed for 740 acres off Patton and Cox roads and would include country music star Tanya Tucker's former estate.

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One issue with the plan involved concerns over the impact of diverting streams on the property and how that would affect erosion of the land and water quality of the Harpeth River and its associated creeks, which run nearby.

Other issues focused on increased traffic near the site and the impacts of developers placing a wastewater treatment facility on a portion of the property.

"This is not a deferral that needs to be done tonight — this is a denial," planning

chairman John Lackey said. "We need to go back to work."

Residents and representatives from the Harpeth River Watershed Association and the Tennessee Environmental Council came out in force to express their concerns over the project.

"Anytime we're destroying the vegetation, the natural zones, we're impacting water quality and our health," said Kyle Duvall, organizational advancement director with the Tennessee Environmental Council.

"There is no stream that's insignificant, whether it's in my backyard or your backyard, because they all drain into the same place."

Developers can revise their plans and re-submit them to the planning commission.

Commission halts alternative sewers

Planning commissioners unanimously approved a resolution for a temporary cessation of nontraditional sewer systems in the unincorporated county, effective April 1 for up to one year.

Time spent in meeting: 1 hour, 45 minutes. Time spent on Stillwater: about 30 minutes.

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That means that developers who approach the planning commission with plans for alternative sewage systems, such as the Sheaffer system, after April 1 would not be accepted.

Developers with plans already in progress would be exempted from the resolution.

The goal is to give time for county officials to synchronize the county's new comprehensive plan with its wastewater regulations.

Ultimately, that would keep developers from creating a new, alternative system every time a residential community is brought to the table, and instead plan for sewer before development is proposed.

Joint meeting to be conducted

The Williamson County Planning Commission will have a joint meeting with the Franklin Municipal Commission from 5:30 to 6:30 p.m. Feb. 14, before the county planning commission's regular monthly meeting.

The two bodies will discuss their respective zoning ordinances and comprehensive plans and how the two will work together toward smart growth in the future.

— RACHEL STULTS, STAFF WRITER

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