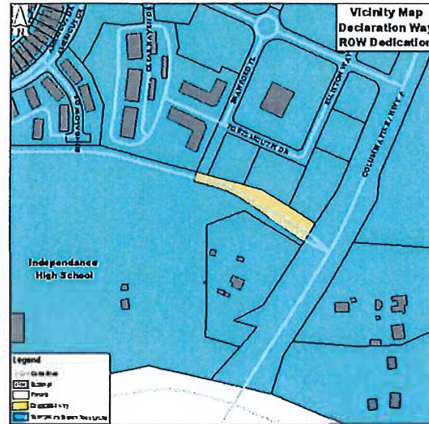


**Thompson's Station Planning Commission
Staff Report –Item 1 (FP 2019-001)
April 23, 2019**

Request to approve the final plat for Branford Place/Declaration Way.

PROJECT DESCRIPTION

A request to approve the final plat for the connection of Branford Place to Declaration Way and the dedication of Declaration Way to the Town.



BACKGROUND

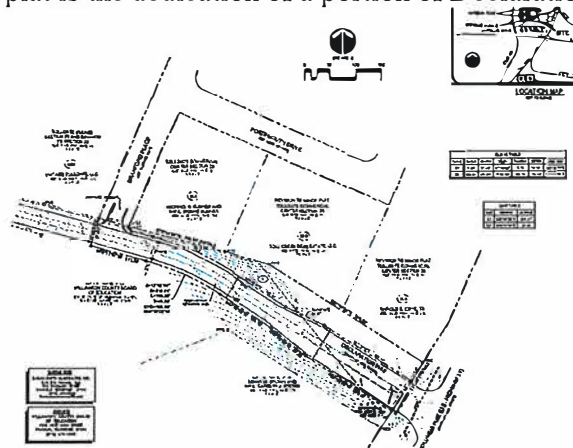
The Tollgate Village neighborhood was originally approved with three access points along Columbia Pike: a northern entrance, the central or main entrance and a southern entrance with from the neighborhood to Declaration Way which also serves Independence High School. The site development plan was modified over the years; however, the access points have been incorporated with the revisions to the layout of the overall neighborhood. Currently two accesses along Columbia Pike are constructed and open; a northern entrance and the main entrance which is signalized. The Town has coordinated with the school district for approval to connect Branford Place to Declaration Way.

On March 26, 2018, the Planning Commission approved the preliminary plat with the contingency that “prior to the recordation of the final plat, Declaration Way be accepted by the Board of Mayor and Aldermen.” In addition, the construction drawings are reviewed and approved for the completion of the construction of Branford Place to Declaration Way.

ANALYSIS

Final Plat

The purpose of the final plat is to provide a legal instrument where the transfer of ownership of lots is allowed and shall constitute a way where streets and other infrastructure can be accepted (LDO Section 5.2.7). This purpose of this plat is the dedication of a portion of Declaration Way to the Town.



Declaration Way currently provides access to Independence High School. Branford Place is partially constructed and will be completed with a connection to Declaration Way as part of the approvals for the neighborhood. The plat also contains a remainder parcel which will remain under the ownership of the Williamson County School district. In addition, the school district will be responsible for the maintenance of the landscape median and the signage for Independence High School.

RECOMMENDATION

Staff recommends the Planning Commission approve the final plat with the following contingency:

1. Prior to the recordation of the final plat, Declaration Way shall be accepted by the Board of Mayor and Aldermen.

ATTACHMENTS

Preliminary Plat