



DATE: January 14, 2020

TO: The Board of Mayor and Aldermen (BOMA)

FROM: Wendy Deats, Town Planner/Micah Wood Interim Town Planner

SUBJECT: Item g – Resolution 2020-003 – Littlebury Development Agreement

On October 28, 2018, the Planning Commission approved the preliminary plat for the creation of 91 single-family lots, 13 open space lots and the removal of 14 trees on 91.17 acres located along the east side of Pantall Road with the following contingencies:

1. Prior to the approval of construction plans, the developer shall enter into a development agreement for the project.
2. Prior to the approval of a final plat, roadway dedication along the entire project frontage on Pantall Road shall be incorporated into the plat for recordation of the public right-of-way.
3. Prior to the approval of construction plans, the developer shall obtain any necessary permits through the Tennessee Department of Environment and Conservation.
4. Prior to the approval of construction plans, the developer shall obtain BOMA approval for a wastewater management plan.
5. Prior to the approval of construction plans, all applicable codes and regulations shall be addressed to the satisfaction of the Town Engineer. Any corrections or issues with the drawings related to regulations may be subject to further Planning Commission review.
6. Prior to the approval of construction drawings, a drainage study shall be submitted to verify that storm water is managed adequately on site.
7. All landscape buffers and replacement trees shall be installed and maintained in a healthy manner.
8. Any signage proposed for the subdivision shall comply requirements set forth within the Land Development Ordinance and shall be located within the open space and maintained by the homeowner's association.
9. Street lights shall be incorporated in accordance with the Land Development Ordinance and shall be documented on the construction drawings.
10. All construction traffic into these phases shall be required to use Cherry Jack during phase 1. Upon completion of phase 1 and the final topping of the roadways within the phase, Littlebury Park shall be used for all construction traffic. No construction traffic is permitted on Baugh Road or Regal Court.
11. All recommendations within the geotechnical report shall be adhered to during construction activities. Any new information or features not identified shall be subject to the review by a geotechnical engineer.
12. All recommendations within the traffic study shall be completed.
13. Any change of use or expansion of the project site shall conform to the requirements set forth within the Land Development Ordinance and shall be approved prior to the implementation of any changes to the project.

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14. Prior to final plat approval, Critz Lane improvements shall be complete or additional information related to the direct impact of the project on Critz Lane and Pantall Road shall be submitted for review.

The developer has reviewed and signed the development agreement provided by Staff. Therefore, Staff recommends the Board of Mayor and Aldermen approve the resolution to accept the Development Agreement for the Littlebury development.

Attachments

Resolution 2020-003

Development Agreement