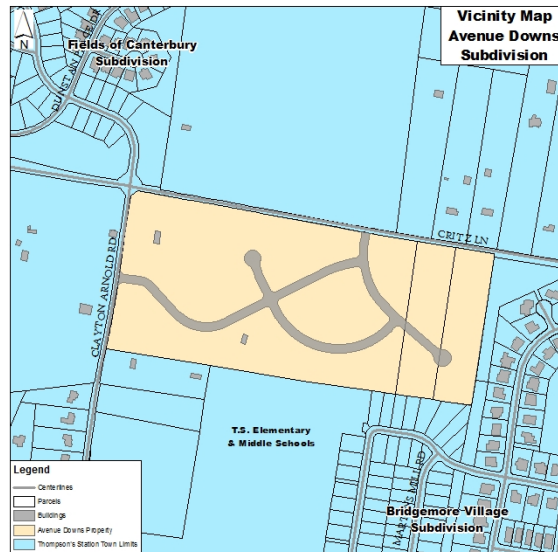


**Thompson's Station Planning Commission  
Staff Report – Item 1 (PP 2020-01)  
January 28, 2020**

**Avenue Downs Preliminary Plat for the creation of 69 single family lots, five open space lots, and a pump station lot.**

**PROJECT DESCRIPTION**

Ragan Smith & Associates, on behalf of Amber Lane Development, submitted a request for a preliminary plat for a two-phase project which will include 69 single family lots, a pump station lot and open space lots. The plat also includes the removal of 18 trees for a total of 455 inches.



**ANALYSIS**

*Land Use/Density*

The development is located within the D2 – Medium Intensity zoning district which permits one and a half units an acre and permits housing options that include single-family. This project includes 69 single family lots on 46.4 acres for a density of one and a half units per acre.

*Lot Width and Setbacks*

The single family lots will vary in size from .21 acres to .40 acres with lot widths greater than 65 feet. The proposed setbacks are 20 feet for the front and rear yard setbacks and 10 feet for the side yard setback. Therefore, the lot widths and setbacks comply with Land Development Ordinance (LDO).

*Roadways*

The standard for local roadways is 50 feet. Three new roads are proposed and will have a 50-foot right-of-way with a five-foot sidewalk and a five-foot landscape strip between the sidewalk and the road is required. Otterham Drive will connect to Clayton Arnold Road, Arundel Lane is an internal roadway, Cain Terrace is an internal cul-de-sac and Avenue Downs will connect to Critz Lane. Streetlights will be located in the landscape strip between the sidewalk and the roadway. Critz Lane is currently in design for improvements and there is a slight elevation change at the connection of Road C. However, the developer is working on an agreement with the Town and Encompass Land

Group for the completion of these improvements. Should this agreement be reached this issue would not be applicable. If an agreement is not reached and the construction of the site moves forward, Staff would recommend that the developer coordinate with the Town during the construction to ensure no conflicts occur between the construction of the proposed road and the improvements to Critz Lane.

#### *Open Space/Amenities*

The minimum open space requirement is 45%. Five open space lots are proposed for a total of approximately 25 acres or 54% of the project site. Therefore, the project is consistent with the LDO.

The LDO requires that neighborhoods with greater than 50 lots shall incorporate one of the following amenities: children's playground, swimming pool with amenities center, passive recreation areas, and trails throughout the open space where feasible. The developer is proposing a trail network through the site and a sidewalk along Clayton Arnold Road to provide amenity and access to the Town's future pedestrian paths and neighboring school. Therefore, the project is consistent with the LDO.

#### *Trees*

Development of site, as proposed, will result in the removal of 18 trees for a total of 455 inches. The LDO requires the replacement of trees 18 inches and greater at a ratio of one and a half inches for every inch removed. Therefore, 682.5 inches of trees are required to be replaced within the development. A landscape plan was submitted, and the developer proposes to install/plant 342 trees for a total of 684 inches of replacement trees. The proposed trees will include street trees along the proposed roads with the remaining trees within the open space area. This includes a buffer type 2 (broken screen) between the neighboring properties zoned D1 and the neighborhood zoned D2 as required by the LDO.

#### *Traffic Study*

A traffic study was submitted and reviewed by the Town's traffic engineer. A revised traffic study was submitted to the Town and has been reviewed by the traffic engineer. The traffic engineer is recommending acceptance of the traffic study with its recommendations. All recommended mitigation shall be incorporated into the development agreement.

In addition, as the mitigation and improvements relate to Critz Lane, on July 10, 2018, the Planning Commission held a work session to discuss improvements to Critz Lane in conjunction with the plat submittals for The Fields of Canterbury and Avenue Downs. During the work session, the Commission expressed concerns over permitting any plats along the Critz corridor given the need for the improvements to Critz Lane. The developers of The Fields of Canterbury and Avenue Downs indicated that they would like to develop an agreement with the Town to pursue the roadway improvements and are working on the agreement to present to the Town for review.

On November 12, 2019 the Board of Mayor and Aldermen approved a participation agreement for the Town and the developers of The Fields of Canterbury and Avenue Downs for the improvements related to Critz Lane.

#### *Utilities*

As part of the process for the participation agreement, the Town approved a sewer agreement in order to allow the 69 taps required for this development. The sewer agreement was approved by the

BOMA at the November 12<sup>th</sup> meeting. Therefore, the project does conform LDO in terms of sewerage.

### **RECOMMENDATION**

Per approved participation agreement, sewer agreement and consistency with the Land Development Ordinance, Staff recommends approval 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 construction plans, the developer shall obtain any necessary permits through the Tennessee Department of Environment and Conservation.
3. 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.
4. 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.
5. Streetlights shall be incorporated in accordance with the Land Development Ordinance and shall be documented on the construction drawings.
6. 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.
7. All recommendations within the traffic study shall be completed.
8. 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.

### **ATTACHMENTS**

Preliminary Plat

Landscape Plan

Traffic Study (7/13/2018)