

**PROJECT REQUEST**

Request to approve the preliminary plat for Tollgate 2B to create 29 lots and 4 open space lots.

**PROJECT DESCRIPTION**

A request to approve the final plat for Phase 2B of Tollgate Village within the mixed-use section of the subdivision along Tollgate Boulevard.



**ANALYSIS**

The purpose of the preliminary plat is to provide the first stage of approval by the Planning Commission for the 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 5.2.4).

Section 2B consists of the first phase of the Town Center Concept Plan that was presented to the Planning Commission in March 2021. This section is within the Neighborhood Commercial (NC) zoning district. The setbacks within the D3 district are a maximum of 10 feet for the front yard, 20 feet for the side yard, and 7.5 feet for the rear yard. The lots comply with the LDO minimum standards.

*Sewer*

The developer has an approved Reservation of Future Wastewater Capacity under the Town's updated Wastewater Ordinance in anticipation of the new MBR Wastewater Treatment Facility coming on-line. The Reservation Agreement was approved by the BOMA in June 2021 and the

developer has paid the required deposit. Therefore, this project has valid sewer availability under the Town's Wastewater Ordinance.

**RECOMMENDATION**

Staff recommends approval the preliminary plat with the following contingencies:

1. The applicant shall ensure that all open space lots are provided lot numbers on the plat.
2. The applicant shall set a pre-application meeting with Town Staff prior to the submittal of the constructions plans for this development.
3. Prior to the approval of construction plans, the developer shall enter into a development agreement for the project.
4. Prior to the approval of construction plans, the developer shall obtain any necessary permits through the Tennessee Department of Environment and Conservation.
5. Prior to the approval of construction plans, all applicable codes and regulations shall be addressed to the satisfaction of the Town Engineer.
6. Any signage proposed for the subdivision shall comply requirements set forth within the Land Development Ordinance.
7. Streetlights shall be incorporated in accordance with the Land Development Ordinance and shall be documented on the construction drawings.
8. All recommendations within the traffic study shall be completed.

**ATTACHMENTS**

Preliminary Plat