



Legislation Text

File #: 20-0327, **Version:** 1

The Gardens Phase IX - Preliminary

SUMMARY: Tim Wilson is wishing to amend his Master Concept Plan for the next phases of The Gardens. His original plan was to work through multiple “plats” of Phase 8, but due to a change in demand from his clients and potential clients, he is wishing to move forward with a Phase 9 before continuing with Phase 8. When the City approved his Master Plan for Phase 8, there was an agreement made with Mr. Wilson in regard to the order in which Phase 8 would be completed. This was to give a loop in the roadways for alternate ingress/egress as well as a needed loop in the water system. Attached is a new letter explaining the need and desire to shift to a multi-platted development of Phase 9. In moving forward with Phase 9, it would meet the requirement of an additional access point and it will provide a shorter loop in the water system. Phase 9 is proposing two new entrances that will front on Northside Drive (Northwest Connector). One of those access points has already been approved by TDOT. The second one is still under review. Staff feels confident that the second access point will be approved and if for any reason it does not, then the plat could be easily modified to remove the second access point and put in a curve instead of a throughway. This preliminary plat is proposing an additional 50 lots with 3735 feet of 6-inch waterline, 3382 feet of 4-inch low pressure sewer, and 3717 feet of new roadway. The lots vary in size and is a mix of single-family stand alone and zero-lot line duplex style.

STAFF RECOMMENDATION: Staff recommends approval of the preliminary plat.

NECESSARY PLANNING COMMISSION ACTION: Approve the preliminary plat.