



**The following are the conditions approved by TTCDA for the John Huber rezoning on Hardin Valley Road (related to MPC file #6-D-13-RZ), as approved by TTCDA on September 9, 2013:**

- 1) No grading, or other site disturbance, including the removal of vegetation, shall be allowed prior to the review and approval of a development plan by TTCDA. This shall apply to all of Parcel 103 115. MPC would also review a development plan for the portion proposed for PC zoning.
- 2) If developed with residential uses, development density for the portion of the site recommended for OB shall be limited to a range of from 24 to no more than 56 units, as shown on the concept plan as Exhibit C. However, such a proposal should follow the recommendations of the TTCDA Design Guidelines and the Hillside and Ridgetop Protection Plan, as appropriate, for development in the Hillside and Ridgetop Protection Area.
- 3) Development of non-residential uses in the OB portion of the property, as well as development in the portion proposed for PC zoning, should also follow the recommendations for development in the Design Guidelines and Hillside and Ridgetop Protection area, as appropriate.
- 4) For residential development, a vehicular connection shall be established to the property located to the east, which has been approved by TTCDA as Greystone Vista. This shall also require combining the subject property with the Greystone Vista property through the platting process, if the subsequent development plan shows any parking or buildings on the Greystone Vista site.
- 5) Designating the proposed conservation area (approximately 6.1 acres) as an area where no disturbance or removal of vegetation will be allowed.