

## 60 Mills Gap Road – Multifamily Development

### Exhibit B.1 – Conditions List

1. The zoning for the site is Highway Business – Conditional Zone (HB-CZ)
2. There shall be 272 units contained within two buildings plus a clubhouse
3. Required landscaping includes street trees, parking lot landscaping, building impact, dumpster screening, and tree save as shown on the site plan.
4. The project will provide open space for 2.3 acres totaling at least 2.3 acres, as shown on the site plan.
5. The project shall contain at least 20% affordable units at rental rates not to exceed 80% AMI as published in the 2016 Affordable Housing Standards. This commitment will stand for a time period not less than 10 years from said units being available for rent. Rents may be allowed to increase annually with any increases in AMI over the 10-year period but shall not be required to be decreased below the 2016 rates.
6. The following traffic enhancements will be completed by the developer

For the intersection of US (25A (Sweeten Creek Road) and SR 3116 (Mills Gap Road), the developer will:

- a. Construct an auxiliary right turn lane with 100 feet storage along eastbound Mills Gap Road
- b. Optimize the traffic signal operation and timing by including a right-turn overlap for eastbound Mills Gap Road
- c. Widen Mills Gap Road between Sweeten Creek Road and Casteel Lane to facilitate extending the westbound left turn lane on Mills Gap Road to provide about 350 feet of full storage
- d. Add pedestrian facilities including signal heads, push buttons, ADA-compliant ramps, and crosswalks, etc. to the existing traffic signal installation
- e. Extend sidewalk along Mills Gap Road across the railroad tracks to connect to the recently installed Palisades sidewalk on Mills Gap Road

For the intersection of SR 3116 (Mills Gap Road) and the Main Entrance to the development, the developer will:

- a. Align the main entrance directly across from Casteel Lane
- b. Provide two (2) egress lanes and one (1) ingress lane

- c. Extend widening of Mills Gap Road to and beyond this intersection and provide an auxiliary left turn lane with 100 feet full storage along eastbound Mills Gap Road

For the intersection of US 25A (Sweeten Creek Road) and the Secondary Entrance to the development, the developer will:

- a. Align the driveway as far away as practical from the intersection of US 25A (Sweeten Creek Road) and Mills Gap Road
- b. Construct the driveway as a right-in, right-out only driveway (this can be re-investigated for full movements access once U-2801A is constructed)

For the intersections of US25 (Hendersonville Road) and Mills Gap Road, US 25 (Hendersonville Road) and Gerber Road, and US 25A (Sweeten Creek Road) at Gerber Road, the developer will make intersection timing adjustments to achieve optimal operation of the traffic signals at these intersections.

7. The project shall be given a different name that is acceptable by the emergency addressing coordinator; the duplication of project names has the potential for misdirection or miscommunication, which can hinder the response of emergency services.
8. The building design, construction materials, and orientation on site must substantially comply with the site plan (attached hereto) and incorporated by reference. Any major deviations from these plans may result in reconsideration of the project by the reviewing boards.