

CONDITIONS OF APPROVAL:

Open Issues: 10 These issues are currently being filtered

Engineering - Development Plan Checklist

General Issues

**31. F. Development Plan**

[lance.fittro@franklintn.gov](mailto:lance.fittro@franklintn.gov) With the first site plan, the applicant shall provide a left-turn lane from Downs Boulevard into the site. Applicant shall design turn lane per City, AASHTO, MUTCD, and other applicable standards for roadway design and verify taper and storage lengths are appropriate in functionality and capacity for the site. The turn lane shall be complementary to the TDOT Columbia Avenue project and will take into consideration the most-current design of those improvements at the time of site plan submittal. *(Comment restated for internal City of Franklin reference. No further action is necessary from the applicant, and **this comment does not hinder approval.**)*

**49. Sidewalks**

[lance.fittro@franklintn.gov](mailto:lance.fittro@franklintn.gov) **With the first Site Plan**, Applicant shall show sidewalks along Collector and Arterial streets as 6'-0" wide. Combined curb and gutters shall be 2'-6" wide. 6'-0" wide grass strip along Downs Boulevard shall be provided between sidewalk and future back of curb based on the future widening of Downs Boulevard.

**57. Offsite Drainage**

[lance.fittro@franklintn.gov](mailto:lance.fittro@franklintn.gov) New construction shall not aggravate upstream or downstream flooding. Where existing upstream or downstream stormwater problems exist, Applicant shall correct existing problems in conjunction with new development or redevelopment. *[COF Stormwater Ordinance Sec. 23-106 (2) (i) (iii)]*

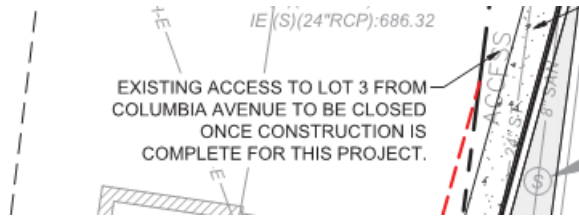
Existing offsite downstream stormwater infrastructure may have insufficient capacity to transfer flows from the site. The extents of the insufficient infrastructure is currently unknown. **With the first Site Plan**, Applicant shall analyze existing downstream stormwater infrastructure and correct deficient areas.

**63. Access Management**





[lance.fittro@franklintn.gov](mailto:lance.fittro@franklintn.gov) The note regarding the timing of closure of the access to Lot 3 from Columbia Avenue shall be revised to read "Existing access to Lot 3 from Columbia Avenue to be closed upon opening for of the mid-block right-in right-out shared access from Columbia Avenue for public use."



## Planning

### General Issues

#### 61. Modification of Standards

[joseph.bryan@franklintn.gov](mailto:joseph.bryan@franklintn.gov) Staff has determined that the applicant does not need to request MOS #1 as the Ordinance only dictates minimums. Remove MOS #1 from the submittal.

Cite the specific regulations from the Zoning Ordinance on the cover sheet that correspond with the MOS requests.

MOS #1 -Staff does not recommend approval of this modification of standards..

MOS #1 - CAO-3 prohibits drive-thrus north of Downs Boulevard to create a pedestrian-oriented node. Staff does not recommend MOS #3 for approval.

The decision to approve or deny the MOSs will ultimately be decided by BOMA  
[Edited By Joseph Bryan]

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#### 42. Lots 2 and 3

[joseph.bryan@franklintn.gov](mailto:joseph.bryan@franklintn.gov) Advisory comment: Future development of Lots 2 and 3 will require BOMA level development plan revisions.

## Planning (Landscape)

### General Issues

#### 8. Existing Trees

[jason.arnold@franklintn.gov](mailto:jason.arnold@franklintn.gov) By Site Plan, please document the location, size and health of any specimen tree on the site.

#### 9. Formal Open Space

[jason.arnold@franklintn.gov](mailto:jason.arnold@franklintn.gov) By Site Plan, please show proposed amenities for the Formal Open Space and how these spaces will be accessed and used.