

CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

5. Retaining Walls

joe.marlo@franklintn.gov Comment to remain open as a reminder to COF Staff, **but does not hinder approval of the Development Plan.**

The Zoning Ordinance requires evergreen shrubs or evergreen trees be planted at the base of retaining walls to soften their appearance. Detailed drawings at the Site Plan stage will be requested to demonstrate that a 5-foot minimum planting area at the base of walls can be accommodated with the future widening of Carothers Parkway.

Applicant to be made aware that the 5-foot minimum planting area is to be wholly on CCW property (i.e. outside of Dedicated Public ROW), which does not appear to be reflected on the submitted development plan.

11. F. Development Plan

lance.fittro@franklintn.gov In the event that this development plan revision is approved by the BOMA, the applicant shall submit a revised site plan for the development of Section 1, Lot 1 (COF project #6912) to incorporate the changes detailed in this development plan revision and set revised landscape sureties for the reforestation areas proposed. This shall be submitted as a full Site Plan Revision, and is not eligible as a change to be made with a One Stop submittal of the site plan. All sureties associated with the proposed reforestation areas shall be posted prior to the issuance of the first building permit.

Planning

General Issues

6. Modification of Standards

josh.king@franklintn.gov Staff is not recommending this MOS.

Preservation/HZC

General Issues

2. Historic Preservation Buffer Alteration

josh.king@franklintn.gov Applicant shall abide by the approved language from the HZC.