

CONDITIONS OF APPROVAL:

Open Issues: 14 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

1. F. Development Plan

kevin.long@franklintn.gov The applicant shall address the need for a connection to Cross Creek Drive following the approval or denial of the Modification of Standards Request by BOMA, either with the required connection, or with a right-of-way dedication to allow for such a connection at an indeterminate time in the future. The applicant shall dedicate 50' right-of-way for a future street connection to Cross Creek Drive. In the event that MOS #5 is approved by BOMA, the unimproved right-of-way shall be maintained as open space by the HOA until improved upon by the City.
[Edited By Kevin Long]

2. F. Development Plan

kevin.long@franklintn.gov The applicant shall address the need for a connection to Warren Road following the approval or denial of the Modification of Standards Request by BOMA, either with the required connection or with a permanent access easement.
In the event that MOS #2 is approved by BOMA, the applicant shall dedicate a 30' access easement from Local Road G to Warren Road.
[Edited By Kevin Long]

3. F. Development Plan

kevin.long@franklintn.gov The applicant shall be required to make improvements along South Carothers Road as recommended by the traffic impact analysis and as deemed necessary to bring South Carothers Road up to the necessary standards for public safety, including but not limited to the addition of curb and gutter along with a multi-use trail. This will be addressed at the site plan stage.

4. F. Development Plan

kevin.long@franklintn.gov The applicant shall address the need for a connection to Beacon Hill Drive following the approval or denial of the Modification of Standards Request by BOMA, either with the required connection, or with a right-of-way dedication to allow for such a connection at an indeterminate time in the future. The applicant shall dedicate 50' of right-of-way for a future street connection to Beacon Hill Drive. In the event that MOS #3 is approved by BOMA, the unimproved right-of-way shall be maintained as open space by the HOA until improved upon by the City.
[Edited By Kevin Long]

5. F. Development Plan

kevin.long@franklintn.gov The applicant shall address the need for a connection between Meandering Way and Biltmore Court following the approval or denial of the Modification of Standards Request by BOMA, either with the required connection, or with a right-of-way dedication to allow for such a connection at an indeterminate time in the future. In the event that MOS #6 is approved by BOMA, the applicant shall dedicate 50' right-of-way for a future street connection between Meandering Way and Biltmore Court. The unimproved right-of-way shall be maintained as open space by the HOA until improved upon by the City.
[Edited By Kevin Long]

6. F. Development Plan

lance.fittro@franklintn.gov The previous comment, "*Per Section 5.10.4(1)(b)(i) of the Zoning Ordinance, all development shall achieve a connectivity index score of 1.65 or greater. Applicant shall provide additional connectivity, or request a Design Modification for connectivity which does not meet this standard.*" is to remain open pending BOMA approval of the requested Modification of Standards.

7. H. Stormwater Management Plan

lance.fittro@franklintn.gov Applicant shall show the location of the spring, dam, stream, and wet weather conveyance identified in the revised hydrologic determination for the southern portion of the property on the plans. Applicant shall be advised that any proposed buffer averaging shall be shown as part of a Buffer Management Plan submitted to the City's Stormwater Coordinator, Jeff Willoughby, and approved prior to the Initial Submittal of any associated Site Plan.

8. D. Statement of Impacts

carlb@franklintn.gov The review of this 9-1-2016 TIA by the COF on-call traffic consultant is on hold pending the resolution of several MOS requests by the FMPC.

Engineering - Site Plan Checklist

General Issues

9. E. Roadway Design and Plan & Profile

lance.fittro@franklintn.gov At the scale presented, the turning movements at the T-alley intersections are difficult to evaluate, but the added note regarding the additional concrete apron treatment at these intersections is acknowledged. Applicant shall work with Engineering at Site Plan stage to ensure all necessary service vehicle turning movements are accommodated at these intersections.

Planning

General Issues

10. Modifications of Standards

josh.king@franklintn.gov Applicant shall submit a revised development plan should BOMA deny any of the modification of standards related to connectivity that shows how the roadway network will connect.
[Edited By Joshua King]

josh.king@franklintn.gov Applicant shall submit a revised development plan should BOMA deny any of the modification of standards related to connectivity that shows how the roadway network will connect.

11. Off Site Improvements

josh.king@franklintn.gov Applicant shall refer to memo from Engineering Department regarding off site improvements.

Ashcroft Valley PUD Dev Plan Submittal 7.11.2016.pdf

12. Non-Buildable Lots

josh.king@franklintn.gov Applicant shall at final plat stage provide a written notification for future owners of non buildable lots 1,2, and 3 (Stanford Drive and Beacon Hill Drive) of their status of being in the City Limits of the City of Franklin. These unbuildable lots shall not be combined into the existing county lot(s).
[Edited By Joshua King]

josh.king@franklinton.gov Applicant shall at final plat stage provide a written notification for future owners of non buildable lots 1,2, and 3 (Stanford Drive and Beacon Hill Drive) of their status of being in the City Limits of the City of Franklin. These unbuildable lots shall not be combined into the existing county lot(s).

Planning (Landscape)

General Issues

13. Connectivity

larry.mizell@franklinton.gov This shall remain until FMPC makes a decision on this request.

Water/Sewer

General Issues

14. Sanitary a Sewer Outfall

ben.mcneil@franklinton.gov Applicant failed to address the previous comment, due to the comment not being clear. The below comment will be a condition of approval. Applicant shall revise as noted below.

- The sewer system must be designed to prevent excessive sewer line depth. The sewer serving lots 103 – 107 and 125 – 146 must flow into an existing offsite system located west of lot 132. The sewer collection system serving lots 93 – 102 and 147 – 169 may also be served by the same offsite line. Revise the sewer collection system as shown on the development plan to meet these requirements.
- The applicant shall agree to make a gravity connection to Lockwood Glen, removing the existing Falcon Creek pump station and abandoning the existing infrastructure.

[Edited By Lance Fittro]