

CONDITIONS OF APPROVAL:

Open Issues: 24 These issues are currently being filtered

Addressing

General Issues

88. Subdivision and Street Name Approval

lori.jarosz@franklintn.gov Issue re-opened

lori.jarosz@franklintn.gov Applicant shall have street names approved prior to site plan submittal.

Engineering - PUD Plan Checklist

General Issues

8. F. Development Plan

kevin.long@franklintn.gov At the site plan stage, additional details may be required to ensure the T-alley intersections are constructed properly for the access of sanitation trucks, or fire trucks if deemed necessary.

*(This comment is for internal City of Franklin reference, to be addressed at the site plan stage. No further action is necessary from the applicant, and **this comment does not hinder approval.**)*

36. I. Utility Plan

lance.fittro@franklintn.gov This is an advisory comment to be addressed at Site Plan, and **does not hinder approval of the Development Plan:**

Applicant shall coordinate with TVA for provision of their Letter of No Exception for the proposed street / ROW and proposed buildable lots to be located within their overhead easement on the western edge of the site. The Letter of No Exception shall be provided **prior to approval of any Site Plan** proposing encroachment into TVA's easement with the understanding that any requirements imposed by TVA for the encroachment may affect lot widths and/or layout. At Site Plan stage, street tree plantings within the easement shall be coordinated to comply with their list of acceptable species for planting within their easement.

92. Street Taper

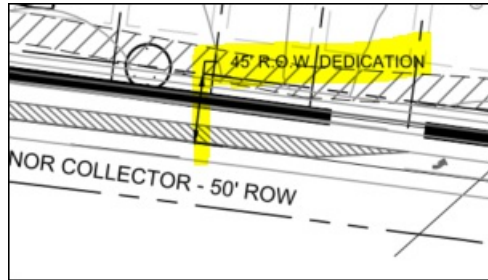
joe.marlo@franklintn.gov *The following is an Advisory Comment and **does not hinder approval of the development plan.***

Advisory Comment: At the Site Plan stage, taper lengths shall be evaluated in greater detail and will be required to conform to the accepted standard in order to ensure public safety and well-being, as well as the continued functionality of the existing and proposed street networks.

96. ROW Dedication

joe.marlo@franklintn.gov *Comment partially addressed.*

Applicant to revise the Development Plan (C2.0) to clarify that the ROW Dedication is for the area beyond the existing ROW line (and not the full 45 feet to the centerline), similar to that shown on C4.1.



113. F. Development Plan

kevin.long@franklintn.gov *This is an advisory comment and does not hinder the approval of this development plan.*

At the site plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department of Transportation Design Guidelines and Standard Details. Features such as taper lengths, horizontal and vertical geometry, clear zones, guardrail requirements, etc., shall be evaluated in greater detail at the site plan stage and will be required to conform to the accepted standard in order to ensure public safety and well-being, as well as the continued functionality of the existing and proposed street networks.

120. F. Development Plan

kevin.long@franklintn.gov Applicant shall provide all residential units access to sidewalks. Alleys shall not be considered replacements for sidewalks. Water quality features shall not be located in a manner to prevent any residence from having direct access to a public sidewalk.

128. Sidewalks

joe.marlo@franklintn.gov *The following is a new comment based on new information shown.*

Applicant to revise all sidewalks immediately adjacent to on-street parking to be 7 feet wide. (C3.1 and C3.2)




Fire-Planning

General Issues

121. Access

andyk@franklintn.gov

Lots 1-5 do not have any on-street parking.
How will lots 14-27 be addressed? They are required to provide public road frontage and need adequate on-street parking.
Lots 58-70 cannot be served only by the alley as they do not have public road frontage.
Lots 97-122 cannot be served by an alley as they do not have public road frontage.
Lots 44-47 need on-street parking.

 Reply  Edit  Delete

Gamble Design
Collaborative
Greg Gamble
greggamble209@gmail.com
12/6/18 3:01 PM
3 - Planned Unit
Development

Applicant met with city staff on December 3 to review fire marshal's concerns. Per discussions with Staff, 16' pedestrian walks/emergency access drives have been added at lots fronting on open space.

AK - Apparatus cannot make the turn into the pedestrian access. Signage will be required. Fire Sprinklers will be required.

A modified alley section including 20' of pavement has been provided for lots 56-66 which front on the restored stream. Townhomes fronting on open space will be addressed from side-streets.

AK - Signage for addressing will be required.

On-street parking has been increased from 70 on-street spaces to 128 on-street spaces and has been located to provide convenient access to homes and to maintain clear intersections.

AK - Very good.

The applicant is maintaining 2 bridges across the restored stream to improve access and safety for this project and for future development. Applicant further understands that townhomes fronting on open space will be required to have sprinkler systems.

[Ver. 2] [Edited By Greg Gamble]

123. Residential Fire Sprinkler System

andyk@franklintn.gov This is all dependant upon access via public streets.

Parks

General Issues

74. Parkland information

kevinl@franklintn.gov Remember all development parkland agreements drafted must be reviewed by our Law Department and Engineering and must travel together to the FMPC and BOMA with the respective Development Plan.

Planning

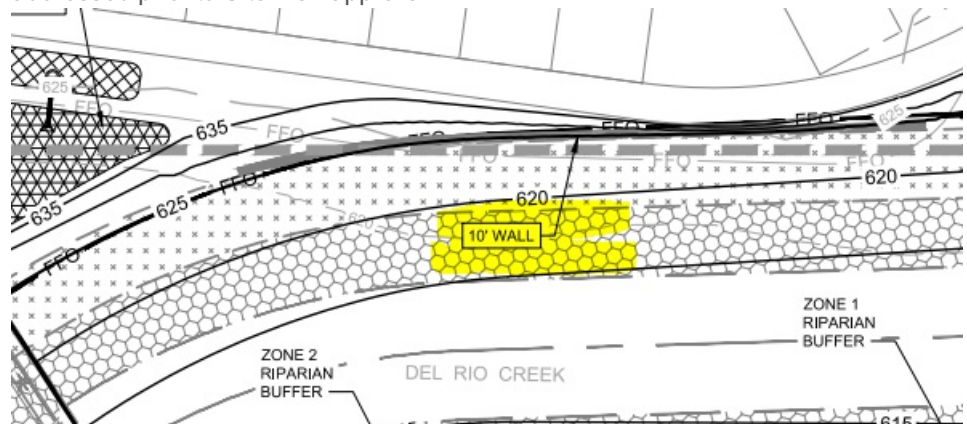
129. Lot size chart

christopher.andrews@franklinton.gov Prior to One Stop, please submit a lot chart with proposed lot sizes and uses.

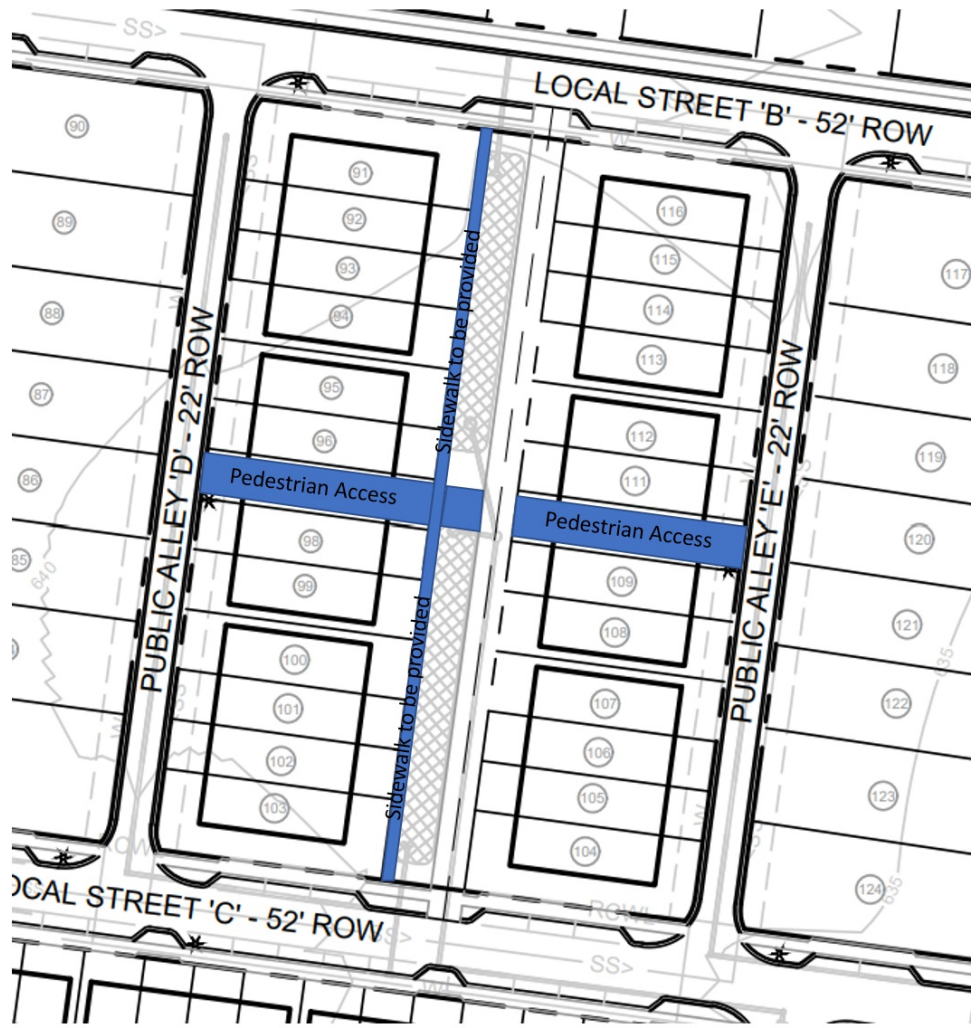
(Residential lot chart, open space lot chart...)

130. Wall Height

christopher.andrews@franklinton.gov The wall shown on Page C3.1 is labelled at 10' in height. A maximum height of 6' is allowed within residential development, unless a Modification of Standards is requested. Please modify the label to reflect a 6' height, as this item may be addressed prior to Site Plan approval.

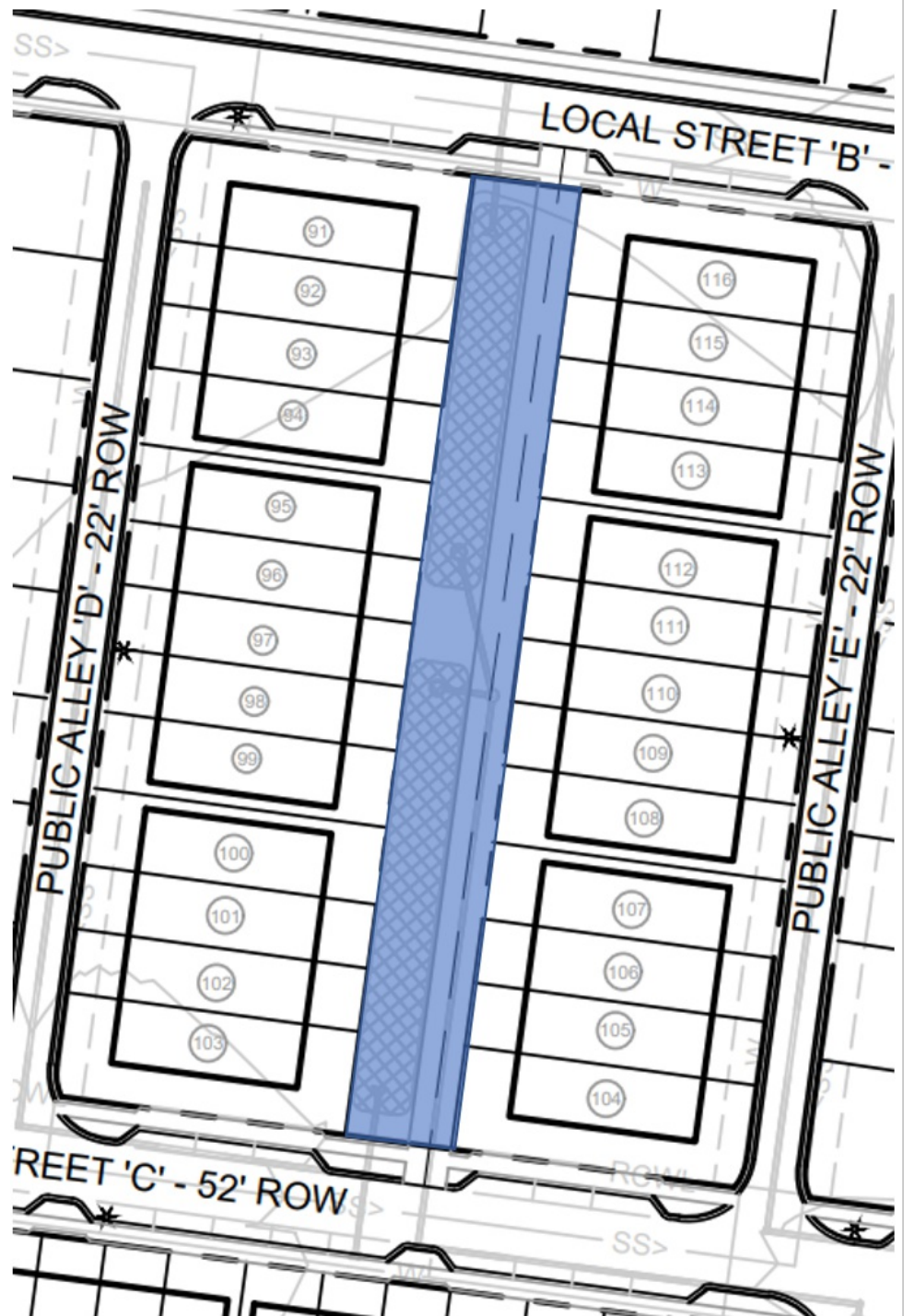
**131. Sidewalk Access in Open Space**

christopher.andrews@franklinton.gov Sidewalks shall be added to both sides of the rectangular open space in the northern portion of the development depicted below, which runs primarily north to south, and where townhouses front from both sides; and that pedestrian access be provided, running generally east to west, in between the proposed row of townhouses. The applicant recognized that as a result of this condition, a reduction in the number of buildable lots may occur.



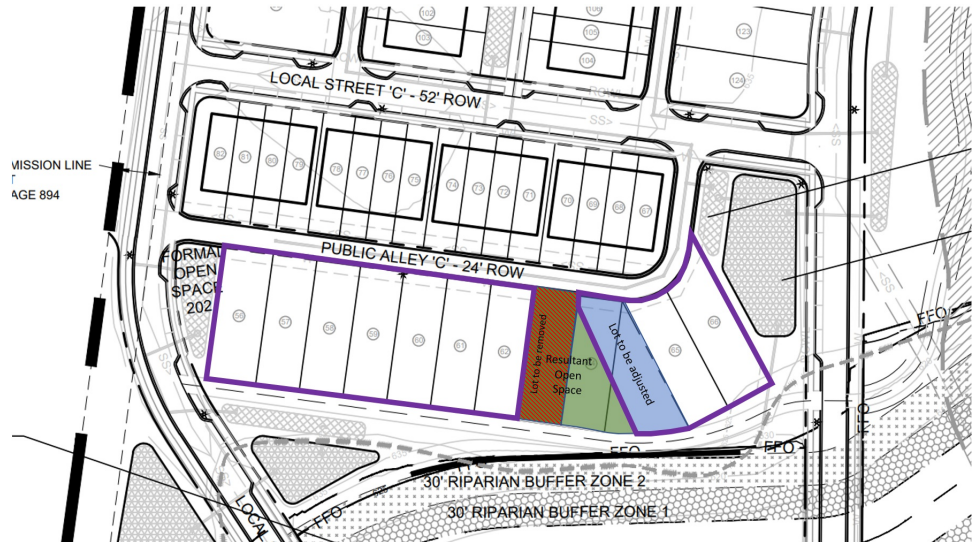
132. Lot Number for Open Space

christopher.andrews@franklinton.gov Please provide a lot number for the linear open space shown below:



133. Lots Fronting Open Space / Stream

christopher.andrews@franklintn.gov Lots with frontage along the open space containing the stream and that take rear access from proposed "Alley C" as labelled on the development plan shall be modified. Removal of Lot 63 as currently labelled on the development plan, along with the shifting of Lot 64 to be adjacent to Lot 65 helps to satisfy staff concerns related to addressing. Changes to the block layout shall be representative of the depiction below. The applicant recognizes that these changes may lead to the loss of buildable lots.



134. Townhouse Typical Architecture - Garage / Parking

christopher.andrews@franklintn.gov Applicant shall revise the typical elevations for proposed townhouses to show both a two car garage and double parking pad, accessed from alleys.

The Fields at Reese Farm - Initial Submittal 11.12.2018.pdf

119. Envision Franklin

christopher.andrews@franklintn.gov While Envision Franklin is supportive of a Conservation Subdivision for this site, the proposed lot widths included in the development plan do not conform to the sizes recommended Envision Franklin. 40-foot wide lots are not supported within Envision Franklin, and therefore, staff is not able to fully support the submitted development plan.
[Edited By Christopher Andrews]

Water/Sewer

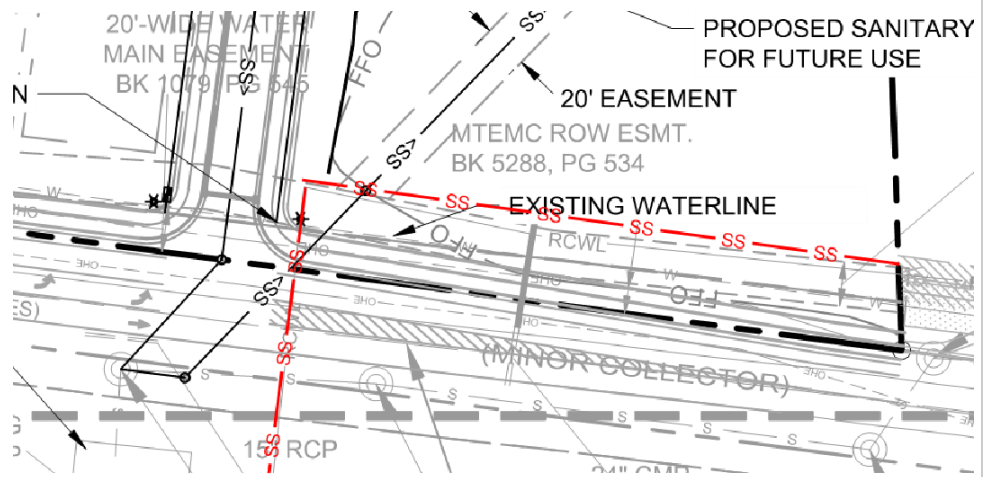
General Issues

68. Domestic water

ben.mcneil@franklintn.gov Water Management has reviewed the proposed utility layout in the ally sections and have concerns with the water and sewer being under the curbs and areas for other utilities. The layout was discussed with the applicant and Water Management has agreed to work through the issue at site plan stage. At site plan stage, the applicant shall meet all Water Management design and code specifications. The final utility layout shall be determined at that time.
[Edited By Ben Mcneil]

116. Sanitary sewer

ben.mcneil@franklintn.gov The applicant has not added the force main location to the utility plan. The applicant did not fully address the issue, the applicant shall show the full extent of the sanitary sewer mains that are adjacent to the property as well as how they impact the subject property. This includes the force main and where it crosses the property.



[Edited By Ben Mcneil]

Zoning

General Issues

46. FFO/FEMA

shanna.mccoy@franklintn.gov comment to remain open as project note.

The applicant shall obtain a letter of map amendment from FEMA for any flood plain alteration.

48. FFO

shanna.mccoy@franklintn.gov Comment to remain open as project note.

Once the LOMR is approved by FEMA it must be approved by BZA.

49. FFO

shanna.mccoy@franklintn.gov comment to remain open as project note.

The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO.

50. FFO

shanna.mccoy@franklintn.gov Comment to remain open as project note.

The final plat shall not be recorded until the LOMR is approved and FFO boundary is relocated through BZA.