

CONDITIONS OF APPROVAL:

Open Issues: 11 These issues are currently being filtered

Addressing

General Issues

46. Subdivision and Street Name Approval

lori.jarosz@franklintn.gov Please submit street names for approval. Submit to lori.jarosz@franklintn.gov

Engineering - PUD Plan Checklist

General Issues

26. I. Utility Plan

lance.fittro@franklintn.gov **This is an advisory comment:** Utility layout shown on the Development Plan is understood to be conceptual. Layout and design of all utilities are to be finalized and approved at Site Plan stage by each respective agency. All City of Franklin specifications, guidelines and ordinances must be adhered to at the Site Plan stage. No exceptions will allowed based on entitlements if City of Franklin regulations and specifications cannot be met in the construction plan set.

37. 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.

Fire-Planning

General Issues

41. Public Water Main

andyk@franklintn.gov Without a model, I can't imagine recommending approval without the main being installed.

42. Fire Protection

andyk@franklintn.gov Maybe we can meet to discuss. My concern is that if we are changing the overall plan it potentially impacts required fire flows.

Planning

[Berry Farms Rural Plains Sec 11 Town Center Pre-Application PUD Submittal.pdf](#)

13. Building height

josh.king@franklintn.gov At individual site plan(s), proposed building heights shall be provided to illustrate how the applicant meets transition features between existing and proposed buildings.
[Edited By Joshua King]

BF Town Center PUD Re-Submittal 6874.pdf

47. Note #5

josh.king@franklintn.gov Applicant shall remove Note #5 regarding the 20 additional units. Add these units to the Residential take down chart not in the notes section.

Planning (Landscape)

General Issues

10. Open Space

jason.arnold@franklintn.gov Comment not addressed.

Applicant shall provide a takedown chart, with One-Stop submission, showing how the formal open space requirement is to be fulfilled, as discussed on 1/11.

[Edited By Jason Arnold]

Sanitation and Environmental Services

Berry Farms Rural Plains Sec 11 Town Center Pre-Application PUD Submittal.pdf

1. Solid Waste Service

bryan.brown@franklintn.gov Even though the trash service will maintained privately, the city still needs to needs to know where all the refuse will be collected by private hauler. We have to make sure the private haulers collection truck can access the dumpster enclosures.

Stormwater

General Issues

39. Riparian Buffer

jeff.willoughby@franklintn.gov This shall be applied on sheet C2.0 as well

40. Riparian Buffer

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