

CONDITIONS OF APPROVAL:

Open Issues: 10 These issues are currently being filtered

Addressing

General Issues

37. Subdivision and Street Name Approval

lori.jarosz@franklintn.gov The applicant shall show the new subdivision names in the title block as follows.
Meadows at Southbrooke and Villages at Southbrooke. The subdivision names will need to be specified on all pages what area goes with what subdivision name

Leave the "The" off of the subdivision names.
[Edited By Lori Jarosz]

Engineering - Development Plan Checklist

General Issues

4. Lewisburg Pike Widening Exhibit

joe.marlo@franklintn.gov **Prior to One Stop approval**, Applicant shall submit exhibits showing that the development will not hinder the future build-out of Lewisburg Pike. The exhibits shall include:

1. Conceptual geometric/Autoturn functionality of intersections at project accesses with the future build-out of Lewisburg.
2. Dimensions for stacking lengths at project accesses indicating that TIA requirements can still be met with the future widening.
3. Future grading for Lewisburg Pike that ties into existing development contours without the need for retaining walls.

25. 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.
[Edited By Kevin Long]

34. Offsite Improvements

jimmy.wiseman@franklintn.gov A development agreement is needed prior to the development plan going before the Board of Mayor and Alderman. The applicant shall provide quantities and a cost estimate to Staff allowing enough time for Engineering review (minimum 5 business days) and Law to review the development agreement (minimum 30 business days). **This comment does not hinder Staff approval of the development plan but could cause delays if approved by FMPC.**

Parks

General Issues

21. Parkland Impact Fee

kevinl@franklintn.gov The first draft of the parkland contract was submitted with a reply back on 11-14-19 with many clarifications asked for. We are working through the process but it is not complete to date.

11-22-19

The Parks Department is marking this project for conditional review. We are in a negotiation discussion with the developer regarding the specific park amenities which will be included in this development, and we therefore are not ready to draft an agreement. All amenities have been determined to be private and eligible for a 25% off-set reimbursement under the following provision in the City's Parkland Dedication Ordinance, ORD 2016-25:

Off-sets for Construction of Private Park and Recreation Amenities – Not Open to the Public*:

Calculated at 25% of the actual cost to construct the private park and recreation amenities submitted by the developer up to the value of the total Parkland Impact Fee obligation upon submittal of documentation showing the actual cost of the improvement.

[Edited By Kevin Lindsey]

Planning

General Issues

32. Envision Franklin

eric.conner@franklintn.gov Leaving advisory comment open for tracking purposes.

There is a 45' minimum lot width for both the Single Family Subdivision design concept [Area A] and the Conservation Subdivision design concept [Area B] in Envision Franklin.

Area A is shown as having 32/82 (39%) properties under the 45' minimum lot width.

Area B is shown as having 45/76 (59%) properties under the 45' minimum lot width.

[Edited By Joseph Bryan]

39. Project name

joseph.bryan@franklintn.gov Applicant shall revise the project name and title bars to reflect the approved section names of the Southbrooke PUD.

Stormwater

General Issues

1. Riparian Buffer

Doug.Noonan@franklintn.gov "Comment not fully addressed, buffer shall be 60' buffer and shall consist of a 30' Zone 1 and a 30' Zone 2. "

Zones shall be labeled in the following format, "Width, Riparian Buffer, Zone designation" for example "30' Riparian Buffer Zone 1" etc

Buffer shall be shown on all applicable sheets. Some sheets are still showing 30' buffer.

[Edited By Jeff Willoughby]

47. Riparian Buffer

jeff.willoughby@franklintn.gov Is a walking trail being proposed in the riparian buffer? the artistic renderings show one but this is not reflected in the riparian buffer widths.

As per FMC 23-107. Walking trails are not an allowed use in a Zone 1 stream buffer along South Prong Spencer Creek.

Walking trails are allowed in the Zone 2 buffer but shall be placed to meet the following: "The Water Resource Buffer width shall be increased by the width of impact associated with the path, Greenway or trail." This shall include any disturbance associated with maintenance or mowing of the sides of the path.

jeff.willoughby@franklintn.gov Not addressed:

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[Edited By Jeff Willoughby]

Water/Sewer

General Issues

35. Sanitary sewer

ben.mcneil@franklinton.gov At this level of review, the Water management department will not permit the sanitary sewer main to extend through the area highlighted below. The applicant may move forward to site plan, but the applicant must agree that the sanitary sewer will be fully designed at site plan. All of the concerns with the sewer routing and old stream bed must be addressed with the approval of the site plan.

