



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, September 24,
2020

7:00 PM

Board Room

Notice is hereby given that a meeting of the Franklin Municipal Planning Commission will be held on the date, time and at the location listed above. Additional information can be found at www.franklinton.gov/planning.

The typical process for discussing an item is as follows:

1. Staff Presentation
2. Public comments
3. Applicant presentation, and
4. Motion / discussion / vote

Applicants are encouraged to come to the meeting, even if they agree with the staff recommendation. The Planning Commission may defer or disapprove an application/request unless someone is present to represent it.

For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting.

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- Watch the meeting on FranklinTV or the City of Franklin website.
- Watch the live stream through the City of Franklin Facebook and YouTube accounts.
- Call in to the conference meeting 1-312-626-6799; Meeting ID: 981 1461 0000; Password: 488662. Callers will be unmuted and given the opportunity to comment during the meeting at specific times.
- The public may email comments to planningintake@franklinton.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments will be accepted until 5:00 PM on the day before the meeting.
- In-person comments will be allowed in City Hall. Citizens will be directed to the City Hall Training Room (enter from Church Street parking lot) upon arrival to watch the meeting until their item is ready to be considered. Staff will assist in directing citizens to form a line to speak on an item. Line spacing will be 6-feet apart and masks are required.
- City YouTube: <https://www.youtube.com/user/CityOfFranklin>
- City Facebook Live: <https://www.facebook.com/CityOfFranklin>
- City website: <https://www.franklinton.gov/franklontv>

CALL TO ORDER

1. Consideration Of Resolution 2020-176, A Resolution Declaring That The Franklin Municipal Planning Commission Shall Meet On September 24, 2020, And Conduct Its Essential Business By Electronic

Means Rather Than Being Required To Gather A Quorum Of The Members Physically Present In The Same Location Because It Is Necessary To Protect The Health, Safety, And Welfare Of Tennesseans In Light Of The COVID-19 Outbreak.

Sponsors: Amy Diaz-Barriga, Emily Wright

APPROVAL OF MINUTES

2. Consideration Of Approval Of The August 27, 2020 Minutes.

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Open for Franklin citizens to be heard on items not included on this Agenda. As provided by law, the Planning Commission shall make no decisions or consideration of action of citizen comments, except to refer the matter to the Planning Director for administrative consideration, or to schedule the matter for Planning Commission consideration at a later date. Those citizens addressing the Planning Commission are required to complete a Public Comment Card in order for their name and address to be included with the official record.

ANNOUNCEMENTS

3. The rezoning and development plan revision for the Chicasaw PUD Subdivision, and the rezoning and development plan for the Cherokee PUD Subdivision will not be on this agenda. The items were missing components of the application, and therefore will not be heard on the September FMPC Agenda.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

The non-agenda process, by design, is reserved for rare instances, and only minor requests shall be considered. Non-agenda items shall be considered only upon the unanimous approval of all of the Planning Commission members.

CONSENT AGENDA

The items under the consent agenda are deemed by the Planning Commission to be non-controversial and routine in nature and will be approved by one motion. The items on the consent agenda will not be individually discussed. Any member of the Planning Commission, City Staff, or the public desiring to discuss an item on the consent agenda may request that it be removed and placed on the regular agenda. It will then be considered in its printed order.

4. Consideration Of Approval Of Items 5-7 and 9-13 On The Consent Agenda.

SITE PLAN SURETIES

5. Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); release the maintenance agreement for sidewalks improvements. (CONSENT AGENDA)

Sponsors: Paula Kortas

6. Rizer Point PUD Subdivision, site plan, section 1; extend the performance agreement for landscaping Phase 2 improvements to September 23, 2021. (CONSENT AGENDA)

Sponsors: Paula Kortas

7. Tywater Crossing PUD Subdivision, site plan, section 1; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

Sponsors: Paula Kortas

ENVISION FRANKLIN PLAN AMENDMENTS

8. Consideration Of Resolution 2020-78, A Resolution To Adopt An Envision Franklin Plan Amendment For The Properties Located At 1155 Hillsboro Road (Known as Brownland Farm, and a portion of Christ Community Church at 1215 Hillsboro Road) Map 63 Parcels 2.00, 2.01, And 2.02, To Change The Design Concepts From Conservation And Conservation Subdivision To Conservation, Conservation Subdivision, And Multifamily Residential. (PUBLIC HEARING)

Sponsors: Eric Conner, Andrew Orr, Emily Wright

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

9. Simmons Ridge PUD Subdivision, Final Plat, Section 9, Creating 30 Townhome Lots And One Open Space Lot, On 2.68 Acres, Located Near The Intersection Of South Carothers Road And Long Point Way, At 4408 South Carothers Road. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga, Emily Wright

10. Simmons Ridge PUD Subdivision, Final Plat, Section 10, Creating 36 Townhome Lots And One Open Space Lot, On 11.56 Acres, Located Near The Intersection Of South Carothers Road And Long Point Way, At 4408 South Carothers Road. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga, Emily Wright

11. Simmons Ridge PUD Subdivision, Final Plat, Section 11, Creating 18 Townhome Lots And 3 Open Space Lot, On 4.88 Acres, Located Near The Intersection Of South Carothers Road And Long Point Way, At 4408 South Carothers Road. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga, Emily Wright

12. Splendor Ridge Subdivision, Final Plat, Revision 2, Creating 3 Single Family Residential Lots And 2 Open Space Lots, On 6.18 Acres, Located at 151 Franklin Road. (CONSENT AGENDA)

Sponsors: Joseph Bryan, Amy Diaz-Barriga, Emily Wright

13. Wild Duck Realty PUD Subdivision, Final Plat, Revision 9, Lots 4 And 6, Relocating An Access Easement, On 6.15 Acres, Located Near The Intersection Of Rosa Helm Way And Wood Duck Court, At 220 And 221 Rosa Helm Way. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga, Emily Wright

ZONING ORDINANCE TEXT AMENDMENTS

14. Consideration Of Ordinance 2020-21, An Ordinance To Amend The Franklin Zoning Ordinance And Zoning Map As Part Of An Annual Review And Cleanup Following The Major Update Of 2019.

Sponsors: Kelly Dannenfelser, Emily Wright

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

RESOLUTION 2020-176

A RESOLUTION DECLARING THAT THE FRANKLIN MUNICIPAL PLANNING COMMISSION SHALL MEET ON SEPTEMBER 24, 2020, AND CONDUCT ITS ESSENTIAL BUSINESS BY ELECTRONIC MEANS RATHER THAN BEING REQUIRED TO GATHER A QUORUM OF THE MEMBERS PHYSICALLY PRESENT IN THE SAME LOCATION BECAUSE IT IS NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF TENNESSEANS IN LIGHT OF THE COVID-19 OUTBREAK

WHEREAS, Coronavirus Disease 2019 (COVID-19) is a severe acute respiratory disease that appears to occur through respiratory transmission, presents with similar symptoms to those of influenza, and can lead to serious illness or death, particularly in the case of older adults and persons with serious chronic medical conditions; and

WHEREAS, the Centers for Disease Control and Prevention has recommended that all states and territories implement aggressive measures to slow and contain transmission of COVID-19 in the United States; and

WHEREAS, on March 12, 2020, pursuant to the authority granted by Tenn. Code Ann. § 58-2-107, the Governor of Tennessee, Bill Lee, issued Executive Order No. 14, declaring a state of emergency to facilitate the response to COVID-19; and

WHEREAS, on March 13, 2020, the President of the United States, Donald J. Trump, declared a national state of emergency with respect to COVID-19; and

WHEREAS, on March 20, 2020, Mayor Ken Moore issued Executive Order No. 2020-01 Declaring a State of Emergency and Civil Emergency; and

WHEREAS, Governor Lee issued Executive Order No. 16, and later issued Executive Order No. 34, Executive Order No. 51, and Executive Order No. 60, allowing electronic meetings while continuing to function openly and transparently; and

WHEREAS, Mayor Moore issued Executive Orders No. 2020-03, No. 2020-05, and No. 2020-07, No. 2020-09, No. 2020-11, No. 2020-12, No. 2020-13, No. 2020-14, No. 2020-15, No. 2020-16, and No. 2020-17 continuing the Declaration of a State of Emergency and Civil Emergency; and

WHEREAS, the Franklin Municipal Planning Commission believes it is in the best interest of the City of Franklin to conduct the September 24, 2020, meeting by electronic means.

NOW, THEREFORE, BE IT RESOLVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

The meeting scheduled for September 24, 2020, at 7 p.m. shall be conducted by electronic means rather than requiring a quorum of the members of the Franklin Municipal Planning Commission to attend in person to protect the health, safety, and welfare of Tennesseans in light of the COVID-19 Outbreak. Physical access in the meeting room will be limited. The public can view and participate in the meetings by watching the meeting live or later as a recording on FranklinTV, the City of Franklin website, the City of Franklin's Facebook page, and the City of Franklin's YouTube account. Specific dial-in and website links can be found on the City's website at:

<https://www.franklintn.gov/Home/Components/Calendar/Event/10419/1092>

IT IS SO RESOLVED AND DONE on this 24th day of September, 2020.

ATTEST:

By: _____
Emily Hunter
FMPC Secretary

CITY OF FRANKLIN, TENNESSEE:

By: _____
Mike Hathaway
FMPC Chair

Approved as to Form By:
Sauna R. Billingsley, City Attorney



Meeting Minutes

Franklin Municipal Planning Commission

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- Limited viewing will be available in the lobby of City Hall to watch the live video (face masks required).
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CALL TO ORDER

Chair Hathaway called the meeting to order at 7:00 pm.

Board Members Present: Michael Orr, Jenny Szilagyi, Mike Hathaway, Ann Petersen, Roger Lindsey, and Jimmy Franks

Board Members Absent: Scott Harrison, Marcia Allen, and Alma McLemore

1. Consideration Of Resolution 2020-150, A Resolution Declaring That The Franklin Municipal Planning Commission Shall Meet On August 27, 2020, And Conduct Its Essential Business By Electronic Means Rather Than Being Required To Gather A Quorum Of The Members Physically Present In The Same Location Because It Is Necessary To Protect The Health, Safety, And Welfare Of Tennesseans In Light Of The COVID-19 Outbreak.

Sponsors:

Amy Diaz-Barriga, Emily Wright

Attachments:

1. 2020-150 RES Declaring Need for Electronic Meeting_FMPC_08.27.20.Law Approved

Chair Hathaway asked if there were any public comments for Item 1. There were none.

Chair Hathaway asked for a motion for Item 1.

Commissioner Franks moved, seconded by Commissioner Szilagyi, to Approve Resolution 2020-150.

Chair Hathaway asked for a roll call vote on the motion.

ACTION: Motion to Approve Resolution 2020-150, Item 1, by Commissioner Franks second by Commissioner Szilagyi:
Motion Passed 6-0

AYES: Ann Petersen, Jimmy Franks, Mike Hathaway, Roger Lindsey, Michael Orr, Jenny Szilagyi

NOES: None

ABSTAIN: None

Chair Hathaway read the following statement:

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- Watch the meeting on FranklinTV or the City of Franklin website;
- Watch the live stream through the City of Franklin Facebook and YouTube accounts;
- Call in to the conference meeting at 1-312-626-6799. The Meeting ID is 910 5624 7555 and the Password is 178459;
- Emailed comments were accepted until 5 p.m. yesterday. These email comments have been provided in full to the Commission and included in the minutes but will not be read aloud in their entirety during the meeting;
- Limited viewing is available in the lobby of City Hall to watch the live video, and face masks are required in City Hall.

APPROVAL OF MINUTES

2. Consideration Of Approval Of July 23, 2020 Minutes.

Sponsors:

Attachments:

1. DRAFT 6 FMPC Minutes July 2020

Chair Hathaway asked for a motion to approve the Minutes from the July 23, 2020 meeting.

Alderman Petersen moved, seconded by Commissioner Orr, to Approve the Minutes.

Chair Hathaway asked for a roll call vote.

The motion passed unanimously.

ACTION: Motion to Approve the July 23, 2020 FMPC Minutes, Item 2, by Alderman Ann Petersen second by Commissioner Michael Orr;

Motion Passed 6-0

AYES: Ann Petersen, Jimmy Franks, Mike Hathaway, Roger Lindsey, Michael Orr, Jenny Szilagyi

NOES: None

ABSTAIN: None

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

The Chair asked for citizen comments.

Mr. Chad Holmes, River Road, is President of the Highlands of Ladd Park Home Owners Association (HOA). Mr. Holmes stated that he was speaking on behalf of 1200 homeowners. He spoke concerning the proposed Envision Franklin amendment for 106 Long Lane to allow a sports complex. He stated that over 80% of the homeowners who participated in a poll were opposed to the proposed Envision Franklin amendment and the sports complex. He requested that the Commission consider the following before voting on this amendment:

1. The Highlands of Ladd Park HOA Board is unanimous in their opposition to the proposed amendment and change in the Land Use Plan.
2. The Highlands of Ladd Park HOA Board state that this proposed amendment is not consistent with Envision Franklin.
3. The Highlands of Ladd Park HOA Board state that this proposed amendment will decrease the quality of life for the residents.

ANNOUNCEMENTS

The Chair asked if Staff had any announcements.

Ms. Amy Diaz-Barriga, Current Planning Supervisor, stated that it was likely that the September Planning Commission meeting will be virtual. She stated that this had not been confirmed at the time of the meeting.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

The Chair asked if there were any non-agenda items to be presented. There were none.

CONSENT AGENDA

3. Consideration Of Item 8 For Approval On The Consent Agenda.

Sponsors:

Attachments: None

Chair Hathaway stated that the vote for the Consent Agenda would include Item 8.

Chair Hathaway asked for a motion for the Approval of the Consent Agenda.

Commissioner Lindsey moved, seconded by Commissioner Franks, to Approve the Consent Agenda.

Chair Hathaway called for a roll call vote.

The motion passed unanimously.

ACTION: Motion to Approve the Consent Agenda, Item 3, by Commissioner Roger Lindsey second by Commissioner Jimmy Franks;
Motion Passed 6-0

AYES: Ann Petersen, Jimmy Franks, Mike Hathaway, Roger Lindsey, Michael Orr, Jenny Szilagyi

NOES: None

ABSTAIN: None

ENVISION FRANKLIN PLAN AMENDMENTS

4. Consideration Of Resolution 2020-78, A Resolution To Adopt An Envision Franklin Plan Amendment For The Properties Located At 1155 Hillsboro Road (Known as Brownland Farm, and a portion of Christ Community Church at 1215 Hillsboro Road) Map 63 Parcels 2.00, 2.01, And 2.02, To Change The Design Concepts From Conservation And Conservation Subdivision To Conservation, Conservation Subdivision, Multifamily Residential, And Neighborhood Mixed-Use. (PUBLIC HEARING)

Sponsors: Eric Conner, Andrew Orr, Emily Wright

Attachments:

1. Brownland LUPA 8-19-2020
2. Applicant Submittal
3. Deferral Request to September
4. Deferral Request to August
5. Citizen Comments 8-26-2020
6. Harpeth Conservancy letter
7. Petition Email
8. Petition.Comments
9. Petition.Signatures
10. Citizen Comments 6.25.2020
11. Bolze Comment
12. Lawbaugh Comment
13. Scott Black Comment
14. Bolze Comment 8-18

Chair Hathaway recused himself from Item 4.

Chair Hathaway turned the Chair over to Vice-Chair Lindsey.

Mr. Eric Conner, Principal Planner, stated the subject property is located at 1155 Hillsboro Road, just north of the Intersection of Hillsboro Road & Mack Hatcher Pkwy, known as Brownland Farm, including a small portion of 1215 Hillsboro Road, known as Christ Community Church. The site currently has the Conservation and Conservation Subdivision Design Concepts, and the applicant is requesting to amend the site to have Conservation, Conservation Subdivision, Multi-family Residential, and Neighborhood Mixed-Use Design Concepts.

The site is approximately 190 acres and is bound on the western edge by the Harpeth River. The site currently has approximately 160 acres within the floodplain. He stated that the applicant has indicated they plan to alter the floodplain on the site, reducing it to approximately 104 acres, while providing increased flood storage across the site. Prior to any development, the applicant will need to complete FEMA processes and approval in order to formally change the floodplain on site.

Mr. Conner asked to please keep in mind, this is not a rezoning request. He stated that Brownland Farm is currently zoned

Agriculture, and the church is zoned Civic and Institutional. No zoning change has been requested at this point and no changes to zoning are involved in this request.

Mr. Conner stated that, however, due to the constraints of the property, the only accesses proposed to this site are on Hillsboro Road. He stated that staff brought up concerns regarding this matter and the potential need for a traffic signal at the corner of Hillsboro Road and Monticello Road. If a signal is required at that location, it would not meet City of Franklin standards for distance from an existing traffic signal. Overall, staff is concerned about the potential traffic generated and flowing exclusively onto Hillsboro Road. This item was originally brought forward at the June 25th FMPC meeting, at which, the applicant requested to defer this item until the August 27th meeting, in order to speak at the July Joint Conceptual Workshop, and to further study the traffic impacts and solutions in more detail.

A virtual neighborhood meeting was held for this project on May 13, 2020, which was recorded and uploaded to the City of Franklin webpage. There were a large number of citizens attending the meeting and brought up concerns regarding flooding on the site, access and traffic onto Hillsboro road, commercial uses on the site, and the potential park located on the east side of Hillsboro Road adjacent to the Monticello neighborhood.

Staff received 24 Citizen emails related to this item, as well as an online petition, which were provided to the Commission with your agenda item in Civic Clerk. Of the 24 emails, 1 was in favor and 23 were opposed to the change in Design Concept. Sixteen comments were received for the June FMPC meeting: 2 were in favor, 4 were neutral, and 10 were opposed. The comments generally spoke concerns about traffic on Hillsboro, flooding of the Harpeth, density of the conceptual design, and school capacity. Additionally, some brought up concerns about Monticello Section 1 (the park across Hillsboro, front Monticello subdivision), however, that is not a part of this request, rather potentially a portion of site development following this request. The emails in their entirety are published with the online agenda, and they will be included with the minutes of the meeting.

Due to review time needed for the additional information provided by the applicant, the staff recommended deferral of Resolution 2020-78 to the September 24, 2020 Planning Commission meeting. Mr. Conner stated that the Applicant will provide additional information during the September 24th meeting.

Vice-Chair Lindsey asked if there were any citizen comments.

The following citizens spoke by phone:

1. Ms. Ginger Sherling, 2227 Osburn Road, Opposed - Ms. Sherling represented the organization, Keep Williamson Livable. She stated that they had created a petition to oppose the rezoning of Brownland Farm. The petition was sent to the Planning Commission by email. The petition included 1346 signatures obtained within in one week's time. She stated that some of the signatures were from outside of the Williamson County area, but were from citizens who were connected to the farm's horse show business. She stated that, at the time of the meeting, they had 1555 total signatures. She stated that the citizens who signed the petition also agree with the City Staff's concerns. Their main concern was the change to the Harpeth River's current floodplain. They asked that the Planning Commission not approve this plan.

2. Ms. Dorie Bolze, Harpeth Conservancy, Opposed - Ms. Bolze stated that their concern is that the river currently has several floodways. She stated several there are several challenges. She stated that since there are several floodways, this property will require input from the experts at FEMA. She stated that public safety was a main concern. She stated that there were too many risk issues to consider building a high-density area.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble was joined by Mr. Kevin Estes. Mr. Gamble stated that they had been working with the City of Franklin Engineering staff and a third-party traffic engineer over the past few months. The traffic analysis has been filed with the City of Franklin Engineering department. Mr. Gamble has received response comments from both parties. Mr. Gamble stated that they are requesting deferral to the next Planning Commission meeting so that they have time to resubmit the traffic study. He stated that a traffic study is not typically submitted with an Envision Franklin amendment request, but there are too many questions without it. The traffic study will clarify what off-site road improvements may be required.

Mr. Gamble stated that they had made changes to the Envision Franklin Plan amendment package since the Joint

Conceptual Workshop. Mr. Gamble showed a map showing the mix of land uses along Hillsboro Road. They reduced the area for Multi-Family to 16.1 acres. Within the Multi-Family area (Christ Community Church Property), they are proposing a Senior Living/Assisted Living Facility. This area is zoned Civic Institutional. The additional proposed Multi-Family area would consist of condominiums and a few for-rent apartments.

Mr. Gamble stated that they had their sixth Neighborhood meeting where there was a lot of participation. They discussed the Mix-Use buildings which are shown on the Concept Plan. Several citizens asked them to provide more landscape and increase the distance from Hillsboro Road. The citizens did find the Mixed-Use plan favorable for possible restaurants and/or office lofts.

He stated that they have committed that at least 10% of the proposed homes would be affordable housing. They will work with the Williamson County Community Housing Partnership (WCCHP) and the Franklin Housing Authority (FHA) to create commitments that are associated with the deeds.

Mr. Gamble stated that there were several questions regarding the floodplain. There is a floodway that crosses the site called the West Harpeth split. He stated that there is a high point where the water naturally drains in two different directions. During a flood event, that water crosses across this part of the property. Mr. Gamble stated that this is not a floodway that occurs continuously and would only occur during a high-water event. They are proposing to redistribute the volume of the floodway, which decreases the square footage of the area of the floodplain, but it does not decrease the volume of the floodplain. They have 320,000 cubic yards of floodplain which they will remove. They will add back 640,000 cubic yards of floodplain, which will double the storage capacity of the floodplain. This change will reduce the current 100-year flood plain area.

Mr. Gamble stated that they will be able to submit the Conditional Letter of Map Revision (CLOMR) with the development plan. This is usually submitted with the site plan. Mr. Gamble discussed a comparison between the Water's Edge development and the proposed Brownland Farms development. He stated that, with the creation of the floodplain area in Brownland Farms, all single-family homes will be three feet above the floodplain and no residential lot will have floodplain on it.

Mr. Kevin Estes discussed the floodplain comparison in more detail. Mr. Estes stated that they had a neighborhood meeting with the residents of Monticello. He stated that the residents' concerns included traffic. He stated that they will wait to discuss the traffic situation until after the City has finished its review. He stated that they are open to change the plan, if needed, for environmental concerns. Mr. Estes also pointed out that 12 acres are already zoned Civic Institution, which permits an assisted living facility, and is not located in the floodplain.

Mr. Gamble stated that he would like to hear the comments from the Commission. He stated that they have requested deferral until the September 24th Planning Commission meeting. They will present the traffic study findings at that meeting.

Vice-Chair Lindsey asked for a motion.

Commissioner Franks moved, seconded by Commissioner Orr, to Defer Resolution 2020-78 to the next Planning Commission meeting on September 24, 2020.

Vice-Chair Lindsey asked for any discussion on the motion.

There being none, Vice-Chair Lindsey asked for a vote on the motion.

Vice-Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION: Motion to Defer the Resolution 2020-78 to the Planning Commission Meeting on September 24, 2020, Item 4, by Commissioner Jimmy Franks second by Commissioner Michael Orr;

Motion Passed 5-0

AYES: Ann Petersen, Jimmy Franks, Roger Lindsey, Michael Orr, Jenny Szilagyi
NOES: None
ABSTAIN: Mike Hathaway

REZONINGS/DEVELOPMENT PLANS

5. Berry Farms Reams-Fleming Tract PUD Subdivision, Development Plan, Revision 2, Revising The Internal Street Network, On 45.17 Acres, Located South Of Peytonsville Road And West of Pratt Lane, At 1011 Reams Fleming Boulevard.

Sponsors: Joseph Bryan, Amy Diaz-Barriga, Emily Wright

Attachments:

1. MAP 7295 BF Reams Fleming DP Rev 2
2. COF 7295 Berry Farms Reams-Fleming Tract PUD Subdivision, Development Plan, Revision 2 8.4.2020_Part 1
3. COF 7295 Berry Farms Reams-Fleming Tract PUD Subdivision, Development Plan, Revision 2 8.4.2020_Part 2
4. COF 7295 Berry Farms Reams-Fleming Tract PUD Subdivision, Development Plan, Revision 2 8.4.2020_Part 3
5. 7295 BF Reams-Fleming DP Rev 2_Conditions of Approval_01

Vice-Chair Lindsey turned the Chair back over to Chair Hathaway.

Mr. Joseph Bryan, Principal Planner, stated that the purpose of this revision to the Berry Farms Reams-Fleming PUD Subdivision Development Plan is to revise the internal street network within the development. The subject property is comprised of 45.17 acres and is located at 1011 Reams Fleming Boulevard. There are no requests to revise the entitlements or change the development boundaries with this request. The original concept plan for this property was approved in July 2006. A revised Development Plan incorporating the Ramsey Solutions Headquarters campus was approved in March 2015.

Staff recommended approval with conditions of the revised Development Plan for the Berry Farms Reams-Fleming Tract PUD Subdivision. See attached sheets for Conditions of Approval.

Chair Hathaway asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Mark Spalding, Gresham-Smith. He stated that they have agreed to the Conditions of Approval.

Chair Hathaway asked for a motion.

Commissioner Orr moved, seconded by Commissioner Lindsey, to recommend Approval.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

Chair Hathaway asked for a roll call vote.

The motion carried unanimously.

ACTION: Motion to recommend Approval, Item 5, by Commissioner Michael Orr second by Commissioner Roger Lindsey;

Motion Passed 6-0

AYES: Ann Petersen, Jimmy Franks, Mike Hathaway, Roger Lindsey, Michael Orr, Jenny Szilagyi

NOES: None

ABSTAIN: None

6. Consideration Of Ordinance 2019-57, An Ordinance To Rezone 1520.03 Acres From Planned (PD 1.80/500,000) District And Detached Residential 1 (R-1) District To Planned (PD 2.26/250,000) District For The Property Located South Of Highway 96 And West Of Boyd Mill Pike (Westhaven PUD Subdivision).

Sponsors: Amy Diaz-Barriga, Emily Wright

Attachments:

1. MAP Westhaven RZ and DP
2. ORD 2019-57 Westhaven Development Plan_with Map.Law Approved 5
3. COPY 2020-08-06 Westhaven PUD Subdivision Rezoning Revision 5
4. Combined Citizen Comments 8.27.2020 FMPC

Ms. Diaz-Barriga stated that this item was deferred at the May 28, June 25, and July 23, 2020 Franklin Municipal Planning Commission meetings. Ms. Diaz-Barriga stated that there had not been any changes since the July agenda.

The residential entitlement request of 3,441 units is a reduction from the original request of 3,516 residential units. It is an increase from the current entitlement of 2,750 residential units. An additional 7 acres are being added to the project area from the previous approved development plan.

The development plan has been submitted concurrently. In addition to scaling back on the additional residential units requested with this revision, the development plan no longer proposes gas pumps.

This request does comply with Envision Franklin which identifies this area with the Design Concepts of Mixed Residential and Neighborhood Mixed Use.

Staff recommended Approval of Ordinance 2019-57 to the Board of Mayor and Aldermen.

Chair Hathaway asked if there were any citizen comments.

The following citizens commented:

1. Mr. Norm Hayes, Westhaven resident, In Favor Of - The citizen stated that he had lived in Westhaven since 2014 and supported the plan.
2. Mr. Littleton, Westhaven resident, In Favor Of - The citizen stated that Southern Land Company was an excellent company with a history of quality.
3. Ms. Angela Crutcher, 1906 Columbia Ave., In Favor Of- She stated that she supports the changes in the concept plan.
4. Ms. Pam Lee, 1979 Championship Blvd, In Favor Of - She stated that this plan was a compliment to the Morning Pointe Living Facility across from Westhaven.

The Applicant was represented by Mr. Tim Downey, Southern Land Company. Mr. Downey was the developer of Westhaven over twenty years ago. He stated that Mr. Ben Crenshaw would make a presentation. He stated that they were asking to reduce the Commercial area by 250,000 square feet and, instead, add 275 homes throughout the development. For the Jewel property, they are asking to add an Independent Living Facility and 55+ Senior housing. He stated that approximately 1000 Westhaven residents had expressed an interest in this plan. These residents want to stay in Westhaven.

Mr. Ben Crenshaw stated that Westhaven is a series of inter-connected neighborhoods that has open spaces and connectivity. They have eight neighborhood squares. He stated that it is a walkable and bikeable community. They have 49% open space. He stated that there are events that help make this a community. He stated that Initiative #1 is on the west side of Mack Hatcher Parkway. The current plan has 500,000 square feet of commercial units. The proposed plan reduces this to 250,000 square feet of commercial units. They would add 275 residential units.

Mr. Crenshaw stated that revisions had been made to the plan since the presentation in May. They would reduce the proposed West residential units by 75 and also remove the gas pumps. They are adjusting the housing sizes and types to match the existing neighborhood. They will be extending the multi-use path and have 49% open space. They will add more pools and playgrounds. There will also be an 11-acre area dedicated to the City for a park.

Mr. Crenshaw stated that Initiative #2 will be the "front door" to Westhaven. This property is on the east side of Mack Hatcher Parkway. They are proposing zero commercial units and 416 residential units. The plan will be for Multi-Generational Living at Westhaven. The housing will be age-restricted, maintenance free housing, and Independent Living Facility. There will be exclusive amenities suited to the resident needs. This will be a walkable community and inter-connected neighborhood. This area will have 39% open space and have age appropriate amenities.

The modified grid disperses traffic circulation and provides multiple routes. The Westhaven Traffic Study shows a 23% reduction in trips generated from current entitlements. Approximately 74% of the of the proposed development increase is adjacent to arterial roads. He stated that Mack Hatcher Parkway is scheduled for completion in 2021. They will not propose any connections or extensions until Mack Hatcher Parkway is completed.

Mr. Crenshaw stated that they conducted over 20 resident and neighborhood meetings. They were advised that they needed to communicate more with the surrounding neighbors. They set up a Resident Advisory Committee. He stated that they want to apply the same design quality that they have had over the last twenty years.

Chair Hathaway asked for a motion.

Commissioner Franks moved, seconded by Commissioner Orr, to recommend Approval of Ordinance 2019-57 to the Board of Mayor and Aldermen.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

Chair Hathaway asked for a roll call vote.

The motion carried unanimously.

ACTION:	Motion to Recommend Approval to the Board of Mayor and Aldermen for Ordinance 2019-57, Item 6, by Commissioner Jimmy Franks second by Commissioner Michael Orr; Motion Passed 6-0
AYES:	Ann Petersen, Jimmy Franks, Mike Hathaway, Roger Lindsey, Michael Orr, Jenny Szilagyi
NOES:	None
ABSTAIN:	None

7. Consideration Of Resolution 2019-130, A Resolution Approving A Revised Development Plan For Westhaven PUD Subdivision For The Property Located South Of Highway 96 West And West Of Boyd Mill Pike.

Sponsors: Amy Diaz-Barriga, Emily Wright

Attachments:

1. MAP Westhaven RZ and DP
2. COF RES 2019-130_7133 Westhaven Development Plan_with Map.Law Approved 5
3. 7133 Conditions of Approval_05
4. Overall Site Layout Sheet Only_Westhaven PUD- Development Plan- Revision 5
5. Complete Development Plan package

6. Combined Citizen Comments 8.27.2020 FMPC

Ms. Diaz-Barriga stated that the proposed development plan is consistent with the goals and guidelines of Envision Franklin. This proposal changes commercial entitlements from 500,000 square feet to 250,000 square feet. Currently, 178,902 commercial square feet exist, leaving 71,098 for future commercial development.

The residential unit count reflects a reduction from the original request of 3,516 residential units. It is an increase to 3,444 residential units from the current entitlement of 2,750 residential units. An additional 7 acres are being added to the project area from the previous approved development plan.

In addition to scaling back on the additional residential units requested with this revision, the development plan no longer proposes gas pumps.

Westhaven PUD Subdivision, Development Plan, Revision 4 was approved administratively in December 2019.

There are Project Considerations. Westhaven is proposing a flexibility in their unit types of 20%; therefore the actual number of each unit type could vary by 20% without returning to FMPC or the Board of Mayor and Aldermen (BOMA) for approval, but the overall total count of residential units will not increase. For example, the current plan shows 150 townhomes, a variation of 20% would be an additional 30 townhomes. So, the actual total of number of townhomes could be 180. The current plan shows a total of 895 single family homes, this could decrease as much as 179 units to a total of 716 dwelling units.

The plan shown in the submitted documents do not show all entitlements asked for by the applicant. Their entitlement request is a maximum, but full build out is not portrayed on their plans.

Staff recommended Approval, with conditions, of Resolution 2019-130 to the Board of Mayor and Aldermen.

Chair Hathaway asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Ben Crenshaw, Southern Land Company. Mr. Crenshaw stated that the Commissioners and Staff had been sent several emails and a petition showing support of the proposed plan.

Chair Hathaway asked for a motion.

Commissioner Franks moved, seconded by Commissioner Szilagyi, to recommend Approval, with conditions, of Resolution 2019-130 to the Board of Mayor and Aldermen.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

Chair Hathaway asked for a roll call vote.

The motion carried unanimously.

ACTION:	Motion to Recommend Approval with Conditions to the Board of Mayor and Aldermen the Resolution 2019-130, Item 7, by Commissioner Jimmy Franks second by Commissioner Jenny Szilagyi;
	Motion Passed 6-0
AYES:	Ann Petersen, Jimmy Franks, Mike Hathaway, Roger Lindsey, Michael Orr, Jenny Szilagyi
NOES:	None
ABSTAIN:	None

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

8. Watson Glen Subdivision, Final Plat, Section 2, Revision 2, Lot 32, Creating 1 Open Space Lot And Dedicating Right-Of-Way, On 15.66 Acres, Located North Of Oak Meadow Drive And West Of Interstate 65. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga, Emily Wright

Attachments:

1. MAP 7296 Watson Glen Subd FP Sec 2 Rev 2 Lot 32
2. 7296 Conditions of Approval_01
3. Watson Glen Subdivision Final Plat Section 2 Revision 2 Lot 32

This item was approved on the Consent Agenda.

NON-AGENDA ITEMS

Chair Hathaway asked if there were any non-agenda items. There was none.

ANY OTHER BUSINESS

Chair Hathaway asked if there was any other business. There was none.

ADJOURN

Commissioner Orr moved, seconded by Commissioner Franks, to Adjourn.

Chair Hathaway called for a roll call vote.

The motion Passed unanimously.

ACTION: Motion to Adjourn by Commissioner Michael Orr second by Commissioner Jimmy Franks;
Motion Passed 6-0

AYES: Ann Petersen, Jimmy Franks, Mike Hathaway, Roger Lindsey, Michael Orr, Jenny Szilagyi

NOES: None

ABSTAIN: None

There being no further business, the meeting adjourned at 8:19 p.m.

Chair

Date

From: [Kyle Hodes](#)
To: [Planning Intake](#)
Subject: Concept Plan Revision for Westhaven Resident Support
Date: Monday, August 24, 2020 1:27:04 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

City of Franklin Planning Commission,

I'm Kyle Hodes and live at 2014 Championship Blvd, Franklin, TN in Westhaven. I fully support Southern Land Company and their proposed changes to the concept plan, as well as their plans for the Jewell Property.

Thanks,

Kyle Hodes
2014 Championship Blvd
Franklin, TN 37064

From: [Mark Ward](#)
To: [Planning Intake](#)
Cc: SLCWesthaveninfo@southernland.com
Subject: Concept Plan Revision for Westhaven
Date: Tuesday, August 25, 2020 7:51:42 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

My name is Mark Ward and live at 438 Wild Elm St in Westhaven. I fully support Southern Land Company and their proposed changes to the concept plan, as well as, their plans for the Jewell Property”.

Thank You
Mark W

From: [Dave Scherer](#)
To: [Planning Intake](#)
Cc: SLCWesthaveninfo@southernland.com
Subject: Concept Plan Revision for Westhaven
Date: Tuesday, August 25, 2020 6:44:51 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I'm Dave Scherer and live at 435 Pearre Springs Way in Westhaven. I fully support Southern Land Company and their proposed changes to the concept plan, as well as, their plans for the Jewell Property. Franklin is a great place to live and the development of Westhaven by Southern Land Company has been a great addition. I also cannot imagine any other company developing the Jewell property other than them.

Thank you,

Dave Scherer

From: [Dana Hardy](#)
To: [Planning Intake](#)
Cc: SLCWesthaveninfo@southernland.com
Subject: Concept Plan Revision for Westhaven
Date: Saturday, August 22, 2020 9:05:00 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello. My name is Dana Hardy. I am a long-time resident of Westhaven. My address is 205 Prospect Avenue. I am writing to give my full support to Southern Land Company and their proposed changes to the concept plan, as well as their plans for the Jewell Property.

Thank you.

From: [Richard Clark](#)
To: [Planning Intake](#)
Subject: Consideration Of Resolution 2019-130
Date: Wednesday, August 26, 2020 9:01:24 AM
Attachments: [image001.png](#)

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Proposed Access Road to Boyd Mill Ave (Consideration Of Resolution 2019-130)

We (Richard and Tania Clark) wish to stringently oppose the development of the proposed access road onto Boyd Mill Ave as part of a Revised Development Plan For Westhaven PUD Subdivision For The Property Located South Of Highway 96 West And West Of Boyd Mill Pike.

- There is presently an alarmingly high volume of traffic on Boyd Mill Ave and this proposed residential/mixed use development and proposed entry road to Boyd Mill Ave will add a significant number of vehicles, to include many years of heavy construction traffic, and new commuters to an already overburdened and increasingly dangerous minor roadway.
- Boyd Mill Ave is continually backed up with traffic, only easing up on weekday evenings and Sunday nights after 7pm.
- There is a 20 mile an hour sharp bend on Boyd Mill that has been the scene of numerous traffic accidents involving excessive speed with cars running off the road, most recently this past weekend, a vehicle went spinning off Boyd Mill Ave, coming around the 20 mile an hour bend, landing in the ditch alongside our property and destroying the road sign while leaving a litter of debris including exterior parts of the vehicle.
- In the close to 3 years we have owned our property, I have witnessed five instances where vehicles crashed have through the fence at 1711 New Hwy 96 W , hit a tree on our property at 3270 Boyd Mill Ave or landed in the ditch requiring rescue by first responders and tow trucks. A 40 ft section of the fence at 1711 New Hwy 96 W has been destroyed due to numerous accidents and has yet to be repaired.
- The 20 mile an hour bend on Boyd Mill Ave generates excessive road noise, accentuated by the adjacent Reid Hill, as many vehicles already hit the bend at speed then often purposely accelerate towards Downs Boulevard.
- It is difficult turning into or out of our property at 3270 Boyd Mill Ave. The speed that commuters drive down that stretch of road from both directions is alarming.
- There is absolutely no room for maneuvering on this road, with a large drainage

ditch on one side, no shoulder, bicycle lanes or footpaths. Adding thousands more motorists, and large construction trucks, farm vehicles, school buses, will lead to significant frustration, delays and hazards to all citizens including children, that live along and utilize Boyd Mill Ave. There are no streetlights on Boyd Mill Ave, it is very dark along this roadway, causing visibility issues for commuters and citizens backing out of their driveways

- Boyd Mill Avenue and Carlisle Lane are not meant for the high volume of traffic that they have endured over the last several years. Placing an access road to Boyd Mill will only ensure continued traffic as some potential 1,100+ vehicles daily will continue to utilize Boyd Mill and Carlisle Lane as a cut through to Mack Hatcher at Del Rio Pike.
- I would like to propose that the planning commission review and vote on the removal of the proposed access road to Boyd Mill Ave, and revise the plans to access this development from two access points at Mack Hatcher Blvd and New Hwy 96 W presently laid out in the plan.

Richard and Tania Clark
3270 and 3244 Boyd Mill Ave



ODYSSEY BEHAVIORAL HEALTHCARE
— FROM JOURNEY COMES POSSIBILITY —

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From: [Angie Johnson](#)
To: [Emily Wright](#); [Amy Diaz-Barriga](#)
Subject: FW: Westhaven Revision 5
Date: Monday, August 24, 2020 7:49:47 AM
Attachments: [image001.png](#)

Emily and Amy,

This email was forwarded by the Mayor. He says it's for FMPC, but I'll let you determine if it should be part of public comment. It was not emailed to the recorder email address for public comment. Let me know what you think. Thanks.

Angie Johnson, PHR
Deputy Assistant City Recorder
City of Franklin
109 3rd Ave S, Franklin, TN 37064
615.550.6707
www.franklintn.gov



From: Ken Moore <ken.moore@franklintn.gov>
Sent: Sunday, August 23, 2020 12:14 PM
To: Angie Johnson <angie.johnson@franklintn.gov>
Subject: Fwd: Westhaven Revision 5

Citizen comments for planning commission. Said she could not get a response.

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Cindy <cindy.whitt@comcast.net>
Sent: Sunday, August 23, 2020 11:33:30 AM
To: Ken Moore <ken.moore@franklintn.gov>
Subject: Re: Westhaven Revision 5

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Thank you and sorry to bother you it just is very difficult to submit comments and thought you should know. Here it is:

From: Cindy <cindy.whitt@comcast.net>
Date: June 24, 2020 at 7:08:45 AM CDT
To: Ben Crenshaw
<ben.crenshaw@southernland.com>, brian.sewell@southerland.com, tim.downey@southerland.com,
Amy Law <amy.law@southernland.com>
Subject: Westhaven Revision 5

June 24, 2020

Southern Land/Westhaven,

I am in the high risk category for covid 19 and unable to attend any of the meetings to provide my comments. I hope you will read this and consider it comes from honesty with the desire to find a win/win solution for all. Ben was very gracious to send me detailed plans which I could review from home. My concerns relate to quality of life and health related issues which are adversely impacted by density, traffic, pollution and lack of connection to nature.

My overall concerns have grown over the 13 years I have lived here and are the result of watching as failed promises have been made. I totally understand some of these failed promises such as a bank, hardware store, etc as the area isn't big enough to support the current businesses and I applaud your acknowledgement of that in the reduction of the overall commercial space for Westhaven. Other promises which have been broken I do not understand or support: amphitheater, no houses on golf course, senior living in town center, church, and usable open space for family life. All of the amenities promised are necessary to the community vision you sold to all of the residents: past, current and future. Many have been waiting for years for recreational facilities promised but undelivered. It took almost 15 years before trees were planted around the large retention pond at the front of the development which was an eyesore for years. The retention pond on Westhaven Blvd took years to landscape. The new community development at the Large retention pond was funded by the residents and not Southern Land. The trails on the hillside which you bragged about at the public meeting were built and maintained by residents not Southern Land. I didn't expect to have to build and pay for amenities when I moved into Westhaven. So it is from this threshold of failed promises that I come to these recommendations for a win/win solution.

1. Remove all land on the other side of Mack Hatcher from the Westhaven Plan or at least develop it totally separately as once Mack Hatcher is extended it will not be part of Westhaven. Do not use the golf course and hillside for the open space required for its development. Consider the wishes of surrounding residents and develop that portion with separate amenities and plenty of open space to ensure quality of life.
2. Maintain the other side of Mack Hatcher at the current entitlement of 2750 and a density in line with the current average of 1.8 units per acre or actually it will drop slightly as you take the current 56 acres out of the plan. As the remaining sections are built add open space in each section for all ages to enjoy. Delete the houses from the golf course as originally promised.
3. Build the senior housing on the property behind Kroger within the existing 2750 entitlements as originally planned so the residents may walk to grocery, doctor, PT, restaurants and shops. This is very important to the quality of life for seniors and would be a real draw to maintain a full facility. Quit pretending they would have access if on other side of Mack Hatcher.
4. Maintain the wetland area behind the Kroger and partner with City of Franklin and Audubon Society or other groups to make it a bird sanctuary with easy access to the senior housing. This would be a win for all and help Franklin with it's quest to become a top green city. Use the wetlands as a teaching resource for the local school and others as it will be close to 96. Senior residents and

others would love to sit and watch the water and other birds at the wetlands. If there is enough space consider putting soccer or open fields adjacent to wetlands for play to enhance the feel of open space. Seniors love watching kids play and would have chances to interact with the Westhaven Community.

5. Work with the City of Franklin to address traffic issues and slow the flow of traffic.

6. Agree to a conservation easement for the hillside property to be turned over to HOA at end of the development to ensure it remains part of Westhaven.

7. Do not build any more buildings around the large retention pond to maintain the open feel.

8. Deliver on prior promises for amenities: pool, amphitheater, playgrounds, basketball, baseball, dog parks and all the other things that make this a livable community.

I believe this offers a solution and hope you will carefully consider the ideas. I am glad to discuss via telephone.

Cindy Whitt

[305 White Moss Pl](#)

[615-202-5761](#)

Sent from my iPhone

On Aug 23, 2020, at 11:05 AM, Ken Moore <ken.moore@franklintn.gov> wrote:

Send me what you want forwarded and I will take care of it.

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Cindy <cindy.whitt@comcast.net>
Sent: Sunday, August 23, 2020 10:55:35 AM
To: Ken Moore <ken.moore@franklintn.gov>
Subject: Re: Westhaven Revision 5

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Thank you, please submit it for the record as I was not able to get it through to planning staff. I tried about 4 times and got rejections. Just wanted you to know something was wrong concerning the procedures and email availability.

Sent from my iPhone

On Aug 23, 2020, at 8:21 AM, Ken Moore <ken.moore@franklintn.gov> wrote:

I have received and read you email.
Ken

From: Cindy <cindy.whitt@comcast.net>
Sent: Saturday, August 22, 2020 10:58 AM
To: Ken Moore <ken.moore@franklintn.gov>
Subject: Re: Westhaven Revision 5

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I have gotten a reject notice on the email but it doesn't tell me who has an incorrect address. I apologize for sending multiple times but am quite frustrated by the error message and unclear if the message went through. I am copying others on this one in hopes it goes through. I would appreciate a confirmation that these comments and my previous comments will be included in the official packet for review and action. Thanks,
Cindy

Dianna,
I definitely would like these comments and my previous comments be sent to the board. I did not find any public comments attached to the meeting materials. Thank you,
Cindy Whitt

Sent from my iPhone

On Jun 24, 2020, at 8:27 AM, Cindy <cindy.whitt@comcast.net> wrote:

Yes thank you!

Sent from my iPhone

On Jun 24, 2020, at 8:19 AM, Dianna Tomlin
<dianna.tomlin@franklintn.gov> wrote:

Cindy would you like these comments sent to the Planning Commission as well?

Dianna

From: Cindy <cindy.whitt@comcast.net>
Sent: Wednesday, June 24, 2020 7:23 AM
To: Dianna Tomlin <dianna.tomlin@franklintn.gov>
Subject: Fwd: Westhaven Revision 5

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Just wanted you to have my comments. Thanks again for your help in understanding the zoning process and for all you do to make Franklin livable.

Sent from my iPhone

Begin forwarded message:

From: Cindy <cindy.whitt@comcast.net>
Date: June 24, 2020 at 7:08:45 AM CDT
To: Ben Crenshaw
<ben.crenshaw@southernland.com>,
brian.sewell@southerland.com,
tim.downey@southerland.com, Amy Law
<amy.law@southernland.com>
Subject: Westhaven Revision 5

June 24, 2020

Southern Land/Westhaven,

I am in the high risk category for covid 19 and unable to attend any of the meetings to provide my comments. I hope you will read this and consider it comes from honesty with the desire to find a win/win solution for all. Ben was very gracious to send me detailed plans which I could review from home. My concerns relate to quality of life and health related issues which are adversely impacted by density, traffic, pollution and lack of connection to nature.

My overall concerns have grown over the 13 years I have lived here and are the result of watching as failed promises have been made. I totally understand some of these failed promises such as a bank, hardware store, etc as the area isn't big enough to support the current businesses and I applaud your acknowledgement of that in the reduction of the overall commercial space for Westhaven. Other promises which have been broken I do not

understand or support: amphitheater, no houses on golf course, senior living in town center, church, and usable open space for family life. All of the amenities promised are necessary to the community vision you sold to all of the residents: past, current and future.

Many have been waiting for years for recreational facilities promised but undelivered. It took almost 15 years before trees were planted around the large retention pond at the front of the development which was an eyesore for years. The retention pond on Westhaven Blvd took years to landscape. The new community development at the Large retention pond was funded by the residents and not Southern Land.

The trails on the hillside which you bragged about at the public meeting were built and maintained by residents not Southern Land. I didn't expect to have to build and pay for amenities when I moved into Westhaven. So it is from this threshold of failed promises that I come to these recommendations for a win/win solution.

1. Remove all land on the other side of Mack Hatcher from the Westhaven Plan or at least develop it totally separately as once Mack Hatcher is extended it will not be part of Westhaven. Do not use the golf course and hillside for the open space required for its development. Consider the wishes of surrounding residents and develop that portion with separate amenities and plenty of open space to ensure quality of life.

2. Maintain the other side of Mack Hatcher at the current entitlement of 2750 and a density in line with the current average of 1.8 units per acre or actually it will drop slightly as you take the current 56 acres out of the plan. As the remaining sections are built add open space in each section for all ages to enjoy. Delete the houses from the golf course as originally promised.

3. Build the senior housing on the property behind Kroger within the existing 2750 entitlements as originally planned so the residents may walk to grocery, doctor, PT, restaurants and shops. This is very important to the quality of life for seniors and would be a real draw to maintain a full facility. Quit pretending they would have access if on other side of Mack Hatcher.

4. Maintain the wetland area behind the Kroger and partner with City of Franklin and Audubon Society or other groups to make it a bird sanctuary with easy access to the senior housing. This would be a win for all and help Franklin with it's quest to become a top

green city. Use the wetlands as a teaching resource for the local school and others as it will be close to 96. Senior residents and others would love to sit and watch the water and other birds at the wetlands. If there is enough space consider putting soccer or open fields adjacent to wetlands for play to enhance the feel of open space. Seniors love watching kids play and would have chances to interact with the Westhaven Community.

5. Work with the City of Franklin to address traffic issues and slow the flow of traffic.

6. Agree to a conservation easement for the hillside property to be turned over to HOA at end of the development to ensure it remains part of Westhaven.

7. Do not build any more buildings around the large retention pond to maintain the open feel.

8. Deliver on prior promises for amenities: pool, amphitheater, playgrounds, basketball, baseball, dog parks and all the other things that make this a livable community.

I believe this offers a solution and hope you will carefully consider the ideas. I am glad to discuss via telephone.

Cindy Whitt
305 White Moss Pl
615-202-5761

Sent from my iPhone

From: [Cindy](#)
To: [Planning Intake](#)
Subject: Fwd: Westhaven Revision 5 public comment
Date: Wednesday, August 26, 2020 2:13:18 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

>
> Dear Board Members,
> I have submitted previous comments but want to add a few additional concerns after reviewing the revised plans and the Hydrological Determination made by TDEC.
>
> I have serious concerns that the concept plans submitted to the neighborhood and the City of Franklin will not be able to be built based on the streams and wetlands identified by TDEC. If the land will not support the structures proposed, where will the entitlements be built and what type of public review will be allowed before decisions are made?
>
> I also have serious concerns about infrastructure to support the additional entitlements:
>
> Water and sanitary sewers are not adequate
>
> Roads and exits from the neighborhood are not adequate
>
> Additional open space was not placed inside the areas to be developed which would allow play space for children
>
> Stress will be placed on the school system which has not been able to keep up with existing and already approved developments
>
> City staff are not adequate to over see and monitor compliance with zoning laws and stormwater laws which will pose additional harm to the environment
>
> The addition of this many units and streets, alleys and sidewalks will add enormous amounts of stormwater runoff and it appears after every rain the existing controls are not adequate at current levels.
>
> Please carefully consider all of these factors before making a decision as well as all previously approved developments in this area. The cumulative impact should be considered not just the incremental impact. Thank you,
>
> Cindy Whitt
> 305 White Moss Pl
> Franklin, TN 37064
>
>
>
> Sent from my iPhone

From: [Michele Stephens](#)
To: [Planning Intake](#)
Subject: In support of SLC proposal for Jewell Property
Date: Monday, August 24, 2020 4:20:25 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

As a resident of Westhaven, I'd like to voice my support for the age restricted use proposed by SLC for the Jewell Property.

I feel the type resident of that area will offer less stress to our schools and to our traffic.

Southern Land also has a demonstrated ability to create attractive features and landscapes and will build in a style complimentary to the existing Westhaven community.

I feel they should be the developer of the Jewell Property and I am in favor of a 55+ community in that space.

--

Michele Stephens
1644 Townsend Blvd, Franklin, TN 37064

From: Will%40WillFranks.com
To: [Planning Intake](#)
Subject: Jewell Property
Date: Tuesday, August 25, 2020 1:22:19 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello,

I'm a long time resident of Franklin and currently live in Westhaven. I fully support the Southern Land concept plan for the use of the Jewell Property.

Will Franks
1138 Westhaven Blvd
Franklin, TN 37064
615-587-2115

Sent from Xfinity Connect Application

From: [Michael Bouey](#)
To: [Planning Intake](#); Michael.orr@franklin.gov; scott.harrison@franklin.gov; Michael.hathaway@comcast.net; roger.lindsey@nashville.gov; amclemore51@yahoo.com; jimmy@tennesseevallyhomes.com; annpeterson@comcast.net; mdadst@aol.com; [Jennifer Szilagyi](#)
Cc: [Jan Cooper](#); [Renee Bouey](#)
Subject: LETTER of SUPPORT for the WESTHAVEN CONCEPT PLAN CHANGES - August 27, 2020 @ 7:00pm Meeting
Date: Tuesday, August 25, 2020 1:26:20 PM
Attachments: [SUPPORT for SOUTHERN LAND COMPANY - Westhaven Concept Plan to the Franklin Planning Commission - 2020.doc](#)

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Please refer to the LETTER of SUPPORT Below:

From: [Gabrielle](#)
To: [Planning Intake](#)
Subject: Opinion on Westhaven planning commission hearing
Date: Tuesday, August 25, 2020 11:49:53 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I absolutely do NOT support the change to the Westhaven community plan. They have not included the residents in these decisions but have rather 'told' us what they are going to do and acting like we have voiced support, but none of us have had an opportunity to discuss this with them, and none of their 'supposedly scheduled meetings with residents' have occurred.

The last thing we need are more homes in Westhaven, unless they want to do an affordable housing initiative. I cannot and will not support more homes vs commercial.

Sincerely,

Gabrielle Hanson

--



Gabrielle Hanson, Principal Broker
Williamson Real Estate
5085 Donovan Street
Franklin, TN 37064
(615)946-4200
[2020 Williamson County Association of Realtors RPAC Chair](#)
[WCAR Platinum Award Winner](#)

From: [Jan Cooper](#)
To: [Planning Intake](#)
Cc: [SLC Westhaven Info](#)
Subject: Petition Names for Support - Westhaven Concept Plan and Jewell Property
Date: Wednesday, August 26, 2020 12:15:17 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Good Afternoon – During the month of July, 2020, residents of Westhaven were surveyed to gauge interest in the active adult and independent living concepts proposed for the Jewell Property.

The following residents asked that their names be included on a petition as supporters for the proposed development of the Jewell Property, along with, supporting the changes to the Westhaven Concept Plan. These individual resident's names take the place of 129 separate emails being sent in to the Planning Commission for support of both initiatives to be discussed Thursday evening, August 27, 2020.

Virginia Walker
Barbara Forbes
Dan Rutherford
Steve Lewis
Richard Dahl
Kathy Bivona
Matt Abrams
Chris Marin
Tony McLarty
Scott Ramey
Mark Ready
Steve Tiscareno
Linda K. Klein
Sarah Webster
Michele Stephens
James Dillard
Krysia Rozanska
David Costello
Jacinda Foster
Mark McCutcheon
John (JD) Fraser
John/ Carolyn Farrington
Cynthia Dillworth
Sandy Schlicht
Tom Dugger

Lee Farabaugh
Jennifer Freeman
PJ Littleton
Jeanne SM Smith
Michael L. Bouey
Lee Gerhard
Robert Vogenthaler
Monica Garvey
Edward Wozniak
Judith Walter
Voncille Huddleston
Thomas Otte
Wayne Tober & Diane Friedman
Phyllis Coulter
Tom Otte & Rusty Culp (Otte)
Bruce Simpson
Richard Egnor
Michael "Jason" Rucker
Roy and Pam Moore
Brenda Peterson
Rosie Mitchell
Todd Hoppenstedt
Sean & Suzanne Jackson
Kathleen Zachry
Harold Sparks
Roger Cottrell
Barbara Cottrell
SUSI and Paul Heidenreich
Irma Jauregui
David Jones
Ronald J Simko
Jim Martin
Thomas
James Artman
Trisha Selph
Lloyd Ramer
Pat Nickell
Michelle Veale
Gary Curtis
Meg Curtis
Jane Vander Velde
Robert Wilson
Pamela Legner
Dave A Scherer
Rita Jo Dedek

Timothy Travis Nickell
Donna Knight
Ruth Allison
Jennifer Bramlett
Zack Lawson
Melanie Stallings
Alexis Brown
Troy Wierman
William J Root
Rick Leet
Vicki Oglesby
Stephanie Marin
Marilyn S. Hoff
Rose Scherer
Christine Blossom
Ted S Barfield
Dennis Brink
John Lord
Kim Church
Jeff Sander
Tom Gilliland
Snyder Charles
Rye Kamibayashi
Ellen M Kelly
Dave Scherer
Rose Scherer
Lane Siddal
Lindsey Siddal
Pam Leet
Melissa Clough
Andy Clough
Tom Skube
Jenny Skube
Colin McArthur
Carol McArthur
Ron Forehand
Laura Forehand
mike Anderson
Anne Anderson
Kenneth Schreiber
Debbie Schreiber
Blake Stinnette
Mary Bryant
Mike Corollo
Will Franks

Mark Lubbers
Michelle Lubbers
Frank Babish
JoAnn Babish
Susan Ramer
Charles Miller
Judith Miller
Sylvia Evans
Jeff Sowell
Ryan Sanford
Don Bryan
Kelly Bryan
Marie Halford

Jan Cooper

Jan Cooper | Vice President Residential Single Family Marketing
Southern Land Company
3990 Hillsboro Pike, Suite 400 | Nashville, TN 37215
| **M** | 770-876-0991
| **E** | jan.cooper@southernland.com

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From: [John Fraser](#)
To: [Planning Intake](#)
Subject: Planning Commission Meeting. August 27, 2020
Date: Wednesday, August 26, 2020 11:33:49 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

We write in support of the Westhaven Concept Plan that will be considered on this coming Thursday, August 27, 2020

We have been residents of Westhaven since August 2004, and we have watched Southern Land bring our development steadily and thoughtfully to where it is today. The community they and the residents have created is one we totally embrace, and it is clear from the last few months that that feeling of community has only strengthened. The prospect of being able to grow old and still be in our own, smaller, home in Westhaven is of great interest to us.

Southern Land has always delivered on what they have envisioned from the beginning and we expect this latest phase will be no different.

We urge you to support their latest plans going forward.

Sincerely,

Marcia and John Fraser
1306 State Boulevard

From: [SUE NIEDRICH](#)
To: [Planning Intake](#)
Subject: Question for SLC - Westhaven
Date: Wednesday, August 26, 2020 2:28:44 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello-

My main question is to get confirmation that there will NOT be any plans for attached homes or townhomes on Stonewater Boulevard as part of the revised density plan for Westhaven. This street along with Championship Boulevard should be maintained as single-family homes. We are in an area of custom homes, so adding attached or townhomes on the extension of Stonewater Boulevard would detract from the overall esthetics of our street, including adding additional traffic and congestion in the area.

Thank you
Sue Niedrich
818 Stonewater Blvd.

From: [Tom](#)
To: [Planning Intake](#)
Cc: SLCwesthaven@southernland.com; [Tom Hanson](#)
Subject: Re: Against: Initiative 1 & 2.
Date: Tuesday, August 25, 2020 12:24:01 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Attention:

I am against Initiatives One & Two.

Thank you.

Tom Hanson



 Hanson Commercial Real Estate
2 E. Erie Street
Chicago, IL 60611
5085 Donovan Street
Franklin, TN 37064
(312)629-3333
(312)629-3335 Fax

On 08/25/2020 10:21, Tom wrote:

Attention,

I am against Initiatives One & Two.

Thank you.

Tom Hanson

--



 Hanson Commercial Real Estate
2 E. Erie Street
Chicago, IL 60611
5085 Donovan Street
Franklin, TN 37064
(312)629-3333
(312)629-3335 Fax

From: [Sara Lavagnino](#)
To: [Planning Intake](#); SLCWesthaveninfo@southernland.com
Subject: Southern Land Company
Date: Wednesday, August 26, 2020 11:41:02 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I'm Sara Lavagnino and live on championship Blvd in Westhaven. I have lived in Westhaven for 15 years. I fully support Southern Land Company and their proposed changes to the concept plan, as well as, their plans for the Jewell Property. Thank you

Sara Lavagnino

From: [Brandon Robinson](#)
To: [Planning Intake](#); SLCWesthaveninfo@southernland.com
Subject: Southern Land Company
Date: Wednesday, August 26, 2020 2:57:29 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I'm Brandon Robinson and I live at 2002 Championship Blvd. I've lived in Westhaven for the last 5 years. I fully support SLC and their proposed changes to the concept as well as their plans for the Jewell Property.

Thank you.

Brandon Robinson
301-385-4752
Sent from my iPhone

From: [Colin McArthur](#)
To: [Planning Intake](#)
Subject: Southern Land's Proposed Concept Changes & the Jewell Property
Date: Tuesday, August 25, 2020 11:32:31 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

My name is Colin McArthur, and I live at 1306 Jewell Ave in Westhaven. Having lived in and been President of a gated 900 home HOA in the Beaufort-Hilton Head, SC area, I am very familiar with both resident-owned and developer managed communities. I strongly support Southern Land Company's (SLC) proposed changes to their concept plan and their plans for the Jewell property. I would appreciate the strong support of these plans as I believe SLC and their leadership under Tom Downey, will provide Franklin another well thought out design.

Thanks,
COL Mac

From: [Kelly Bryan](#)
To: [Planning Intake](#); slcwesthaveninfo@southerland.com
Subject: Support for concept changes in Westhaven plan
Date: Wednesday, August 26, 2020 8:09:07 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

My name is Kelly Bryan and I live at 1602 Championship Blvd, Franklin, TN 37064 in Westhaven. I love this community and think Southernland has done a great job not only in its development, but also in fostering the activities and connections that make this neighborhood special.

I fully support their proposed concept changes especially as they relate to the future use of the Jewel property. My husband and I are in our 60s and have found Westhaven a great place to be retired and this has been further emphasized during this time of the corona virus.

As we continue to age, I can see a time where we will need independent living facilities. I think that move would be far more successful within a neighborhood where we already comfortable and have a strong support network.

Thank you,
Kelly Bryan

From: [Jim & Anne Sewell](#)
To: [Planning Intake](#)
Subject: Support for Southern Land company's proposal
Date: Wednesday, August 26, 2020 8:46:22 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I support the submittal for SLC's proposal. James W Sewell

From: [David Costello](#)
To: [Planning Intake](#)
Cc: ["Southern Land Company"](#)
Subject: Support for Southern Land plan
Date: Monday, August 24, 2020 9:44:32 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

We're David & Sally Costello and live at 1354 Jewell Avenue in Westhaven. We fully support Southern Land Company and their proposed changes to the concept plan, as well as, their plans for the Jewell Property. The Senior living options being planned by Southern Land are attractive to us as we plan for our next residential chapter in our lives.

From: [Meg Curtis](#)
To: [Planning Intake](#)
Cc: SLCWesthaveninfo@southernland.com
Subject: Support of SLC.
Date: Tuesday, August 25, 2020 9:22:28 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear members of the Franklin Tn planning commission.

My name is Meg Butler Curtis and live at 250 Pearl Street. (We have lived in Westhaven for 16 years.)

My family and I are in full support of Southern Land Company and the changes to the concept plan as well as the proposals for the Jewel Property.

My family has been in Franklin for nine generations, including your alderman Margaret Martin, my mother. Southern land has created a true traditional neighborhood development where my family has felt comfortable and was so blessed to be here over the last 16 years. Their decisions have been spot on in creating this type of environment that my father, Robert Martin, your past planning director, supported for Westhaven. We are in full support of SLC and what they have planned. This is what they do best.

Sincerely,

Meg Butler Curtis

Sent from my iPhone

From: [PJ Littleton](#)
To: [Planning Intake](#)
Cc: [SLC Westhaven Info](#)
Subject: WESTHAVEN - Franklin Planning Commission
Date: Tuesday, August 25, 2020 5:43:28 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Franklin Planning Commission,

My name is PJ LITTLETON and I have lived with my family at 219 Pearl Street in Westhaven for over 18 years.

I want to go on record that I fully support Southern Land Company and their proposed changes to the concept plan, as well as their plans for the Jewell Property. Thank You.

PJ Littleton | Affiliate Broker/REALTOR® GRI,
C-RCS, SRES

Westhaven Realty
Westhaven, A Southern Land Company Community

[1001 Westhaven Boulevard, Suite 100 -
Franklin, TN 37064](#)

| O | [615 599 1764](tel:6155991764) | M | [615 604 4624](tel:6156044624)
| E | pj.littleton@southernland.com

www.westhaventn.com

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From: [Jennifer Krahenbill](#)
To: [Planning Intake](#)
Cc: SLCWesthaveninfo@southernland.com
Subject: Westhaven
Date: Tuesday, August 25, 2020 3:45:51 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Planning Commission Members,

I am Jennifer Krahenbill and I have lived at 111 Pearl Street in Westhaven since December 2003. I fully support Southern Land Company and their proposed changes to the Concept Plan as well as their plans for the Jewell Property which will provide additional lifestyle options for Seniors.

Thank you for your careful consideration of these two initiatives at your meeting on Thursday, August 27, 2020.

From: [G And M](#)
To: [Planning Intake](#); SLCWesthaveninfo@southernland.com
Subject: Westhaven
Date: Wednesday, August 26, 2020 9:04:47 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I'm Gilberto Martinez (G and M drywall and Paint) and work in Westhaven. I fully support Southern Land Company and their proposed changes to the concept plan, as well as, their plans for the Jewell Property..

Gilberto Martinez

From: [tara baldwin](#)
To: [Ken Moore](#); [Margaret Martin](#); [Brandy Blanton](#); [Pearl Bransford](#); [Clyde Barnhill](#); [annpetersen@comcast.net](#); [bev@aldermanburger.com](#); [danamclendon@mac.com](#); [Scott Speedy](#)
Cc: [Planning Intake](#)
Subject: Westhaven /HWY 96 /Gentry Farm
Date: Wednesday, August 26, 2020 4:52:16 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Good Afternoon, I am writing to express my deep concern for the current landscape of development in the HWY 96 corridor. As a native of the area, I have witnessed much change over the years. I understand that farming isn't what it used to be and that families may not be able to afford to keep large parcels of expensive land these days. Therefore, it is even more imperative for the Board and Planning Commission to have and stick to a vision of development for the area when it MUST happen. The natural landscape and open spaces draw people to this side of Franklin. It certainly did for us. Sadly though, it seems to be viewed as "The Field of Dreams" now, attempting to grow and destroy the very essence of the area. I certainly see where the concept of Westhaven would have been viewed as cutting edge and exciting, but it has become a beast. It is, itself, suburban sprawl when looking westward from the traffic light at Hwy 96 and Carlisle Ln. BOMA and the Planning Commission allowed the developer to cut into the hillside and to count a private golf course into the matrix for meeting green/open space requirements. Now the developer wants to cram even more small houses onto smaller lots and it just doesn't meet the aesthetic of the original part of Westhaven. I feel there is always an element of compromise to be had and hope that the Board will take the time to look at a variety of options before giving SLC carte blanche on their high-density requests. I still support SLC's desire to develop the property east of the Mack Hatcher extension for an age-restricted development as it will not negatively impact WCS schools and would certainly be more aesthetically pleasing than a Walmart. But I cannot see a plus to allowing nearly 3500 homes in the current space of Westhaven, especially if to do so negatively impacts Gentry Farm to increase roads, sewer, etc.

Respectfully,
Tara Baldwin

From: [jane venn](#)
To: [Planning Intake](#); SLCWesthaveninfo@southernland.com
Subject: Westhaven Concept Plan - We Support
Date: Monday, August 24, 2020 1:18:38 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello there!

I'm Jane Venn and my husband Garrison and I live at 1431 Westhaven Blvd in Westhaven. We support Southern Land Company and their proposed changes to the concept plan, as well as their plans for the Jewell Property.

Thank you!

Jane Venn
Cell: 617.784.7708

From: [JIM SHAFFER](#)
To: [Planning Intake](#)
Subject: Westhaven Concept Plan / Jewell Property
Date: Tuesday, August 25, 2020 1:44:55 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

With the purchase of the property adjacent to the Westhaven subdivision along Highway 96, Carlisle / Boyd Mill intersection, and Mack Hatcher Parkway and with the plans to construct facilities for 'aging in place' an additional living option will be provided on the western side of Franklin. Since the facility would be nestled between Carlisle / Boyd Mill, Highway 96, and Mack Hatcher Parkway there could potentially be three (3) entry / exit points which would allow those residents to determine which street to travel and avoid downtown Franklin. This proposal could potentially result in a near zero impact on traffic.

With the aging in place option for many citizens, it provides the opportunity for many to continue living in an area of the town / county close to family and friends which in turn results in more social interaction for the elderly and less reliance on other facilities and government services.

Jim and Linda Shaffer

From: [Laurie Weakley](#)
To: [Planning Intake](#)
Subject: Westhaven Concept Plan / Jewell property
Date: Tuesday, August 25, 2020 11:16:36 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Planning Commission -

Thank you for all the work you do to make Franklin such a great place to live.

I am writing with my input on the Westhaven Concept Plan / Jewell property plans which will be discussed this Thursday evening at the Planning Commission meeting. It is my understanding that emails will not be read at the meeting, which will probably save a great deal of time! I suspect that my input is similar to many others.

I have lived in Westhaven since 2006. I read the City's land use plan carefully before deciding to buy in Westhaven. I was impressed by the multi-generational opportunities Southern Land presented with a variety of housing layouts in same neighborhood along with plenty of green space.

I have watched both Franklin and Westhaven grow and I've been impressed. It isn't an easy job!

My husband and I intend to live here in Westhaven for the remainder of our days. I am very interested in more housing options for seniors and pocket parks / green space. I am just barely a senior, but my mother lives in our garage apartment. This is a fine option for now, but may not work as she grows older.

I support Southern Land's proposal for the Jewell property.
I would like to see the areas on each side of Mack Hatcher connected by a tunnel.

The Westhaven concept plan changes also have my support, with these comments:
I think we need more live/work friendly housing (perhaps even more than is under consideration now) and a continued attention to green space. Southern Land has delivered in the past, and I trust them to do a fine job in these areas. I understand why they've decreased the amount of retail and commercial. This change preceded the pandemic and certainly looks prescient now.

Thank you for the opportunity to email my input,
Laurie Weakley
713 Pearre Springs Way

From: [Berry Brooks](#)
To: [Planning Intake](#)
Cc: SLCWesthaveninfo@southernland.com
Subject: Westhaven Concept Plan and Purchase of Jewell Property
Date: Monday, August 24, 2020 11:55:04 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I have been involved with Southern Land and their Westhaven Development for almost 20 Years and can attest to the reliability, quality, and beauty of their work. I am in favor of their changes to the Concept Plan and for their plans with the Jewell property.

Thank you very much.

Berry Brooks
First Farmers and Merchants Bank
931-380-8387

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From: [Tom Otte](#)
To: [Planning Intake](#)
Subject: Westhaven Concept Plan changes
Date: Tuesday, August 25, 2020 12:38:48 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Planning Commissioners,

There have been numerous meetings in the last few months between Westhaven residents and the Southern Land executives. I believe these meetings were extremely informative to all in attendance. The give and take was quite useful for both the residents and the developer. I know that I was in awe of the care, thought and planning that was given to past and current projects. We have a great history in Westhaven of watching exactly how Southern Land projects turn out and that is why people want to live here. I strongly support the Westhaven Concept Plan changes and the proposed plans for the Jewell property. Southern Land's commitment to Franklin and Westhaven is quite refreshing and a great asset to our city.

Thanks,
Tom Otte
416 Pearre Springs Way
Franklin
AMI Direct Marketing
615-479-4144

From: [Jim Dillard](#)
To: [Planning Intake](#)
Subject: Westhaven Concept Plan Proposed Changes...
Date: Tuesday, August 25, 2020 5:44:19 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Ladies & Gentlemen,

Thank you for all the work you do to preserve our quality of life in Franklin. We know you're probably getting inundated with e-mail, however we'd like to offer our **FULL SUPPORT** for the Westhaven Concept Plan changes that will be discussed at the Planning Commission meeting this Thursday evening, August 27th.

Thank you for your consideration.

Respectfully,

Jim & Kathy Dillard
1808 Keats Street
Franklin, TN 37064

From: [Susan Littleton](#)
To: [Planning Intake](#)
Subject: Westhaven Concept Plan Revision and Jewell Property
Date: Wednesday, August 26, 2020 12:20:27 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I'm Susan Littleton and live at 219 Pearl Street in Westhaven. I fully support Southern Land Company and their proposed changes to the concept plan as well as their plans for the Jewell property.

From: [Jeff](#)
To: [Planning Intake](#)
Cc: [Southern Land Company](#)
Subject: Westhaven Concept Plan Revision
Date: Tuesday, August 25, 2020 11:35:19 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

My name is Jeff Sowell. I live in Westhaven at 226 Fitzgerald St.

I fully support Southern Land Company and their proposed changes to the concept plan, as well as, their plans for the Jewell Property.

Thanks

Jeff

Jeff Sowell
SGS
226 Fitzgerald St. | Franklin, TN | 37064
615.504.4588
jeff@thesgs.com

From: [Chuck Miller](#)
To: [Planning Intake](#)
Subject: Westhaven Concept Plan Revision
Date: Tuesday, August 25, 2020 11:55:20 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

We Charles L. & Judith A. Miller live at 217 Fitzgerald Street in Westhaven. We fully support Southern Land Company and their proposed changes to the concept plan, as well as, their plans for the Jewell Property”.

From: [Anderson, Mike](#)
To: [Planning Intake](#)
Cc: [andersonanne187@gmail.com](#); [Michael Orr](#); [Scott Harrison](#); [michael.hathaway@comcast.net](#); [roger.lindsey@nashville.gov](#); [Alma McLemore](#); [jimmy@tennesseevalleyhomes.com](#); [annpetersen@comcast.net](#); [mdadst@aol.com](#); [Jennifer Szilagyi](#)
Subject: Westhaven Concept Plan Revision
Date: Tuesday, August 25, 2020 4:51:18 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Good Evening,

My wife and I, Anne and Mike Anderson, live at 440 Wild Elm Street in Westhaven. We fully support Southern Land Company and their proposed changes to the concept plan, as well as, their plans for the Jewell Property.

Please let us know how we can assist these efforts.

Respectfully,

Mike Anderson, PMP, GISP, CFM
Vice President
Stantec
(202) 955-7138
Mike.Anderson@stantec.com

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From: [Judith Walter](#)
To: [Planning Intake](#)
Subject: Westhaven Concept Plan
Date: Wednesday, August 26, 2020 12:32:58 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

My name is Judith Walter and I reside at 6000 Keats Street, Unit 102, Franklin, TN.

I would like to express my support for the Southernland Company's plan for a senior living community made up of individual residences and a building of independent living apartments. I currently reside in Westhaven in a condominium that has been a wonderful alternative to a house. However, as my husband and I age, the idea of an age restricted community, including an independent living apartment option with additional amenities and no responsibilities as a homeowner, is not only appealing but will also become a necessity. We do not want to live in an assisted living community, unless there are health care needs to be met. This proposed community offers what many/most of us will need as we grow older. There are many residents in Westhaven who are approaching the age served by the Amended Concept Plan and most of us would welcome the opportunity to continue life in this community.

I appreciate your consideration of this plan to serve the growing senior community in Franklin.

Sincerely,

Judith Walter

From: [Chris Marin](#)
To: [Planning Intake](#)
Subject: Westhaven Concept Plan
Date: Tuesday, August 25, 2020 1:13:03 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Planning Commission Members,

We are in full support of the Westhaven Concept Plan changes. We have had the opportunity to review these changes, in detail, with representatives of Southern Land and believe these changes are in the best interests of our Westhaven Community, in particular, and of greater Franklin, in general.

We have lived in Westhaven for 6 years and have found the leadership of Southern Land to be highly responsible, ethical, professional, and always sensitive to the interests of its residents.

We are fortunate to have them responsible for the development and ongoing operations of our Westhaven community.

Thank you for your consideration of this plan.

Respectfully,
Chris and Stephanie Marin
1338 Jewell Ave, Franklin, TN 37064

From: [Laurie McDaniel](#)
To: [Planning Intake](#)
Cc: [Southern Land Company](#)
Subject: Westhaven Jewell Property
Date: Tuesday, August 25, 2020 8:06:50 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

We are Mike and Laurie McDaniel and we live at 1005 Clifton St in Westhaven. We fully support SLC and their proposed changes to the concept plan and well as their plans for the Jewell Property.

Thank you for your consideration in this matter
Mike and Laurie

Laurie McDaniel
630-808-4079
laurie.diane.mcdaniel@gmail.com

From: [Cindy](#)
To: [Dianna Tomlin](#); [Amy Diaz-Barriga](#); [Emily Wright](#); [Planning Intake](#)
Subject: Westhaven Revision 5
Date: Monday, August 24, 2020 8:14:09 AM
Attachments: [image0.png](#)

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Ms. Hunter,

I attempted to submit prior comments to be attached to the record and got email rejections 4 times. I sent the comments to Mayor Moore and he assured me he would get them included.

I would like an electronic copy of the Hydrological Determination Report submitted with the plans. I am attaching the reference to the report on the plans which are available online. I noticed some of the concept plans include large buildings in the marked riparian buffer zones and wondered if you could explain how this will be allowed.

Thank you,

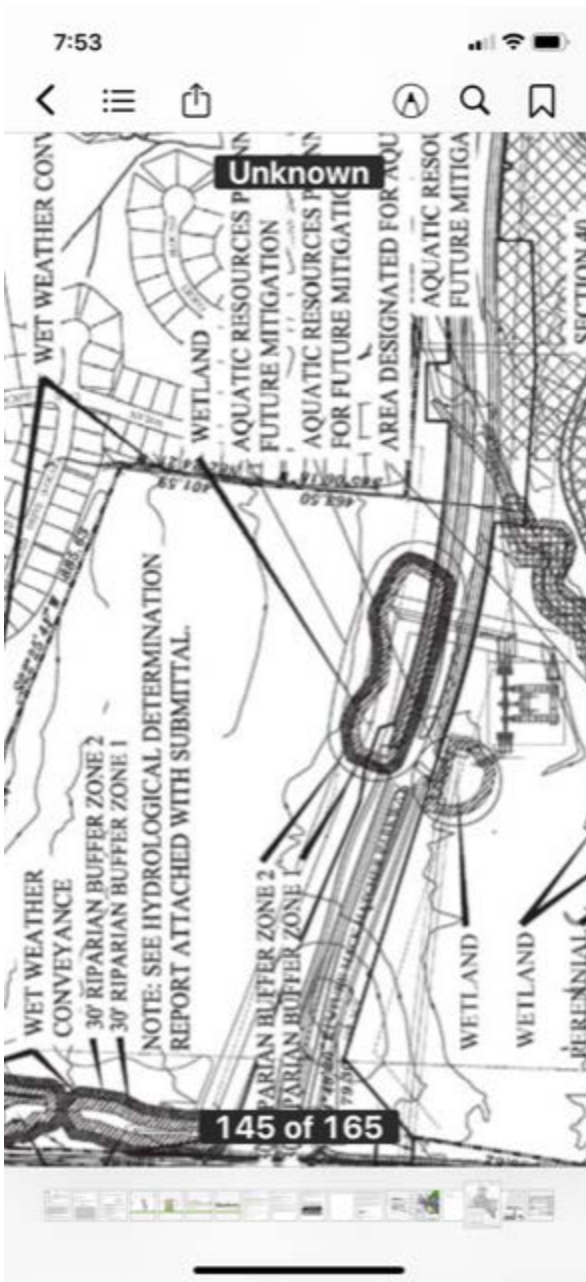
Cindy Whitt

305 White Moss Pl

Franklin, TN 37064

Cindy.whitt@comcast.net

615-202-5761



Sent from my iPhone

From: [Jason Kaplan](#)
To: [Planning Intake](#)
Cc: SLCWesthaveninfo@southernland.com
Subject: Westhaven zoning
Date: Monday, August 24, 2020 12:09:35 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello,

I'm Jason Kaplan and I live at 1633 Grassmere Rd in Westhaven. I fully support Southern Land Company and their proposed changes to the concept plan, as well as, their plans for the Jewell Property. I have lived in Westhaven for 13 years and trust Southern Land's vision.

Thank you,

Jason Kaplan
Vice President
Mortgage Loan Originator

1015 Westhaven Blvd
Suite 150
Franklin, TN 37064
O - 615-656-5893
C - 615-939-1491
F - 615-656-5901
NMLS# 659311

Apply Online: <https://www.franklinsynergybank.com/banker/jason-kaplan/>



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From: [Larry Karlin](#)
To: [Planning Intake](#)
Cc: [Southern Land Company](#); [David Bracht](#)
Subject: Westhaven
Date: Wednesday, August 26, 2020 4:05:50 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

My name is Larry Karlin. I live, along with my wife Marcie, on Townsend Boulevard in Westhaven. We both fully support Southern Land Company and their proposed changes to the concept plan, as well as, their plans for the Jewell Property. We urge you to approve this plan.

Larry & Marcie Karlin



August 26, 2020

City of Franklin Planning Commission

Via Email

RE: Envision Franklin Plan Amendment Proposal for higher density for Brownland Farm on the Harpeth River- item 4. Comments and input on the floodplain alteration proposal to be presented

Dear Franklin Planning Commission:

On Thursday's Planning commission agenda is the proposal to amend the Envision Franklin plan for higher density residential and neighborhood commercial design concepts for portions of Brownland Farm. This proposed plan amendment higher density concepts than the plan's current Conservation Subdivision concept is based on a significant alteration to the natural floodplain and floodway channels in this unusual bend in the Harpeth that creates unique constraints for traffic, flood management, and public safety. There are complex issues in this proposal for this area of the Harpeth which is reflected in this proposal being deferred two times since June. We appreciate the time the city's planning and engineering staff have spent to provide us with input on the review process. We have also reached out to the community and to state and federal experts on floodplain alteration review processes to understand this proposal. We also appreciate the time that Kevin Estes at Land Solutions, Barge Design Solutions and Greg Gamble provided in late July to discuss their floodplain alteration concepts with us.

With this letter we would like to provide the Planning Commission with our thoughts, recommendations, and information that we have provided to the city's staff that we hope will be useful in the city's deliberations on not just this proposal, but the larger issue of floodplain management and flood resiliency planning.

You can also see more photographs, video, and documents that are referenced here on our [web site page](#).¹ I have also provided some of that information here to make it easy for you to choose the format your prefer.

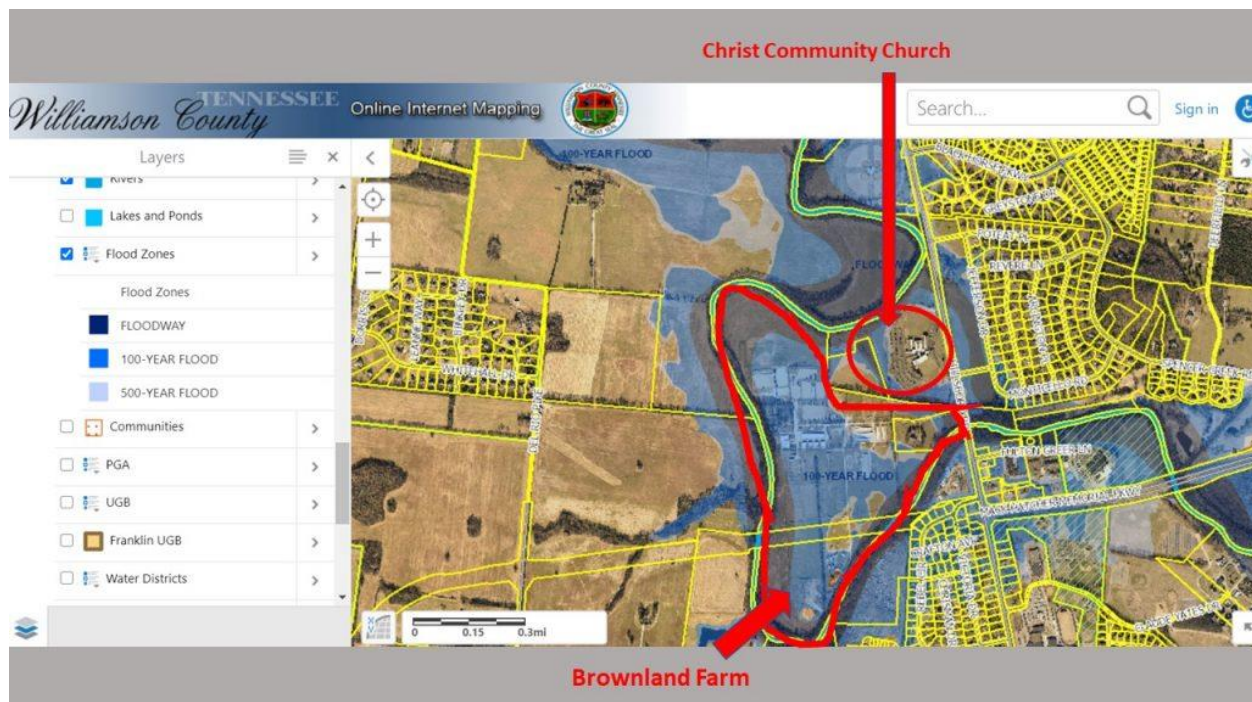
In summary with details below, Harpeth Conservancy believes that this Envision Franklin plan amendment for higher density for this flood constrained river bend needs to be turned down. We support the staff concerns for traffic, public safety and emergency response because of the environmental constraints of the river and Hillsboro Road and lack of other access for people to get in and out of this area. This area was extensively flooded in 2010 including on Hillsboro Road. The maps from FEMA below show clearly that this area is completely surrounded by floodway which leaves the higher ground in the bend of the river isolated as an island until access out of flood waters is provided from the West as well as flooding issues along Hillsboro Road are addressed.

¹ <https://harpethconservancy.org/uncategorized/major-issues-with-high-density-development-proposal-in-harpeth-floodplain-up-for-approval-by-franklin-planning-commission/>

In addition, the floodplain alteration proposal is extensive and involves filling one of the floodways and extensive cuts along the main river that will substantially change the natural floodplain. During the joint BOMA and Planning Commission meeting in July when the developer/applicant presented an overview of this proposal, Planning Commissioner Roger Lindsay noted that this could be the first significant floodplain and floodway cut and fill proposal the city has seen in recent times. The process of the state and federal FEMA review of this proposal will take several months and will involve outside expert review from the engineering firm, AECOM, that did the work with the federal agencies to update the FEMA floodplain maps for the Harpeth. As of last week, we understand that the developer's floodplain alteration proposal has not been submitted to the city staff. This submittal starts the formal state and federal review process.

A proposal for this bend in the Harpeth for Brownland Farm and any portion of Christ Community Church needs to be resubmitted after all of the state and federal review processes for the floodplain alteration proposal are completed. We understand that there are more of these floodplain alteration proposal around the state each year and that the expert review process has been valuable in revising and correcting problems in the proposals. It doesn't seem appropriate to consider a plan amendment or approve a plan following the city's current plan that would establish entitlements that can not be used if the floodplain alteration proposal they are based on have not been reviewed and approved by the state and national FEMA review process.

Specific Points on the floodplain alteration proposal:



Caption: This map shows the current floodplain in Harpeth River bend where Brownland Farm is located. There are TWO floodway channels that cut across this bend. One is west of Christ Community Church and Hillsboro Road. Another floodway channel cuts over the entrance to Brownland Farm and flows behind the church. See photos and video below from the May 2010 flood.

The rezoning proposal is based on a dramatic change in the Harpeth river's large natural floodplain and high flood channels. Brownland Farm and Christ Community Church are situated on this large bend in the Harpeth. From the FEMA map below it appears to more than 75% of the land in the bend is in floodplain and cut off by two high flood channels, called floodways. The 100-year floodplain (dark gray) and floodway channels (hatched area in dark gray) flow over Hillsboro Road, which is the only way out of this bend in the river. During the historic May 2010 flood, floodwaters covered Hillsboro Road and flooded much of the river bend and the farm entrance (see photos below).

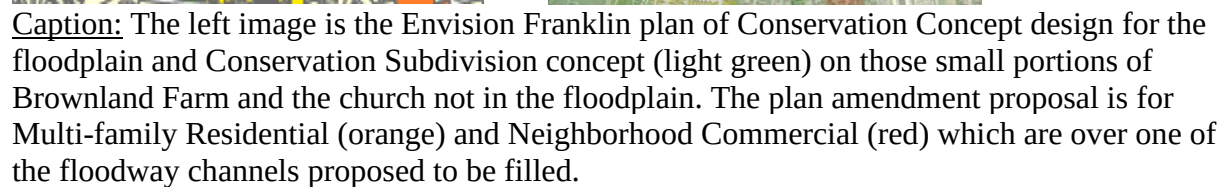


Caption: The 100-year floodplain is defined as having a 1% occurrence every year. These events can happen every year and more than once a year though. The floodway indicates where the main channel of swift water is. The wavy lines are FEMA determined elevations.

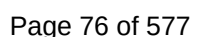


This map from the developer's presentation shows the two floodway channels that cut off the bend in the river. Hillsboro Road is on the right running North to South. The pink band is Mack Hatcher Parkway. There is no access to this bridge for any development in the bend according to the staff report.

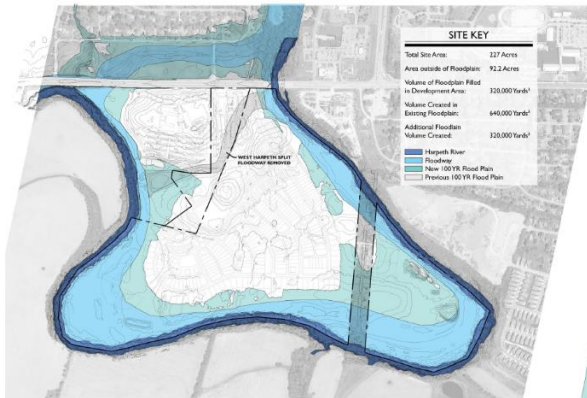
1. The proposed reduction of 25% of the floodplain runs counter the Envision Franklin's Conservation Design concept which calls for limited disruption in these areas.



EXISTING FLOODPLAIN



PROPOSED FLOODPLAIN



2. Harpeth Conservancy supports the significant concerns raised in the staff report with traffic, safety, and emergency response since the only way in and out of this area is on Hillsboro road which is blocked with floodway and 100-year floodplain flows.

Very importantly for public safety, there is no way out of this bend in the river across the Harpeth to the west. For public safety reasons alone this plan amendment proposal needs to be turned down. Any development proposal that follows the city's current Envision Franklin plan needs to wait until the state and federal reviews of any floodplain alteration proposal is completed.

The city engineering staff were interested in photos and video of the May 2010 flood that would corroborate the FEMA maps. We asked folks in the community who helped to find these images and video which were found on various people's facebook accounts.



The photos above are at the site on Hillsboro Road and Poteat Place where the floodway called the "East Split" on the FEMA map covered Hillsboro Road. There is also a [video](#) linked on our web site that shows the swift moving water during the flood over Hillsboro Road.

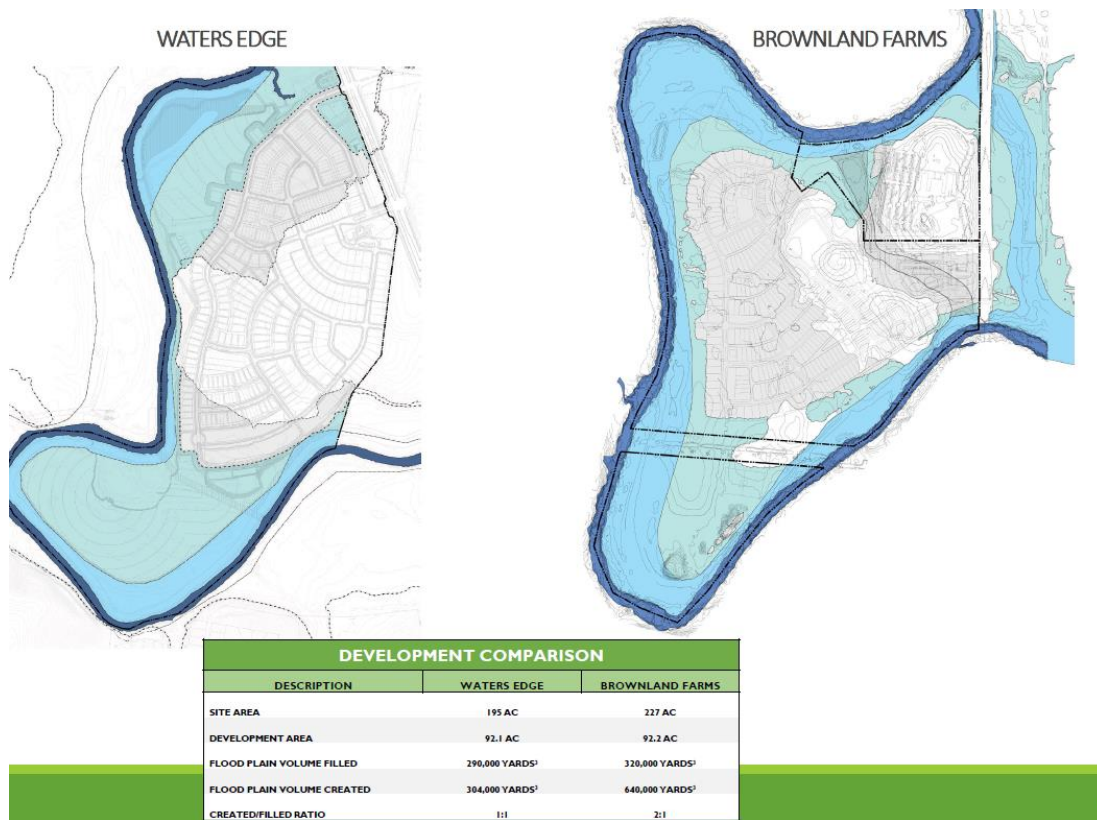
The photos below show the extend of floodwaters in the bend on Brownland Farm and the church property. The first photo is at the Brownland Farm entrance at the “West Split” floodway. The next two are from Brownland Farms in the middle of the property. The last is of the Stewards garden behind Christ Community Church.



3. There are two Fundamental Differences Between the Floodplain Alteration at Waters Edge and what is proposed for Brownland Farm.

- Waters Edge’s floodplain alteration does not appear to have filled floodway
- Brownland Farm is surrounded by floodway channels. Waters Edge is not.

The big difference is that Brownland and Christ Community Church are situated on a bend of the river that is on an island surrounded by the floodway. Waters Edge is situated with higher slopes on the other side of Carothers parkway. The slide from the developer’s presentation is below and shows this distinct and important difference.



4. An extensive Floodplain and floodway alteration plan just for the Brownland Farm property is too short sighted and too narrowly focused because of the naturally large and mostly unaltered floodplain, the river's meandering natural channel, and the existing roads and developments in the area.

While FEMA minimum requirements are that alternations not increase the probability of flood risk in the 100-year floodplain, this will not guarantee that downstream properties will not see more flood water or not flood more often. For example, the Brownland Farm floodplain alteration plan does not help to reduce flood risk downriver in Fieldstone Farms or Cottonwood that were built under earlier requirements and floodplain extent. Many homes are now in the 100-year floodplain that were not when built. A key reason is that FEMA flood models are based on historical data and do not include the increase in intense rain events from climate change that is affecting our region (see below). Floodplain models also are predicting based on one rain event, not several back to back.

Also though this development proposal includes the Eatherly property where one of the floodway channel flows in front of Monticello, the floodplain alteration proposal does not appear to reduce flooding in Monticello along Jefferson road or Monticello Road. This floodway channel, the "East Split," runs parallel to and over Hillsboro Road as happened during the May 2010 flood. As discussed above, the current FEMA map shows the floodway and 100-year floodplain covering Hillsboro Road. It is vital for any high-density residential development in this area of the Harpeth to have two accesses with one not being Hillsboro Road.

These photos below are aeries of the extensive flooding to nearby residential areas. From top to bottom are Fieldstone farms, Fieldstone Ball park next to Christ Community Church, and Mack Hatcher Parkway crossing the Harpeth looking west to Hillsboro road. (sewer plant is left).



The May 2010 Historic Flood was a Huge Wake-Up call to the greater Nashville Region

The May 2010 flood was caused by two intense rain events that set new historic records for the Nashville region. The entire Harpeth River flooded with the all-time rainiest day and third rainiest day coming back to back on the weekend of May 1 and 2. We have details of various analyses on [our web site](#).² The floodplain maps were updated for the entire Harpeth several years ago after the May 2010 flood. However that work and FEMA models used to propose changes to the floodplain DO NOT include projections of increased rainfall intensity that is occurring in this area from climate change. Nor do FEMA requirements incorporate targets to reduce downstream properties from the 100-year floodplain. New flood prediction models, called [Flood Factor](#), received national coverage (see story in [the New York Times](#))³ and front page coverage in the [Tennessean](#)⁴ in early July this year with their focus on how to incorporate climate change predictions into FEMA's work.

The city has also updated and added important additional requirements for new construction, so homes are elevated above flood levels, and additional requirements to account for some of the increased flood volume. However, the city does allow cut and fill in the floodway and floodplain. With the intent of Envision Franklin to preserve the function and form of floodplains by calling for limited disruption, the city will want to review how to limit the use of cut and fill in the floodway and for what purposes, such as limiting it to rectifying an existing man-made flooding condition.

But there needs to be an intentional effort to have new development upstream in a floodplain reduce the number of existing properties in the floodplain that now have increased flood risk from the pattern of prior development and earlier requirements. Just like the city and county requires new development to provide funds through various means to cover costs of roads, schools, sewer and drinking water upgrades, any floodplain alteration plan needs to specifically analyze how it will reduce existing flood risk that is in this high density residential area of the Harpeth. As a community we can development these goals and specific requirements to protect current residents and property owners and provide ways for possible public investment that is complemented by private investment from any new development.

Other Residential Proposals nearby highlight the need for a special plan for the last rural and historic area of Franklin bounded by the Harpeth and West Harpeth north of new Highway 96 West

At the same time as this plan amendment proposal for higher density development for Brownland Farm is the proposed annexation of the 58-acre Campbell property for a residential subdivision in the middle of rural land. The proposal is adjacent to the Gentry and Short farms, both TN Century Farms, and two home sites listed on the National Register of Historic Places that are north of Highway 96 West near the West Harpeth. We support the Heritage Foundation's recent recommendation as well for the city to not annex the Campbell property at this time.

² <https://harpethconservancy.org/programs/clean-water-protection/retrospective-on-may-2010-flood/>

³ "New Data Reveals Hidden Flood Risk Across America," New York Times, June 29, 2020.

⁴ "What's the Real Flood Danger? New data shows risks across Tennessee," Tennessean, July 3, 2020

Both of these development proposals highlight the need for a special plan for this last rural area of Franklin. This Northwest quadrant, from Brownland Farm in the East to Gentry Farm in the West north of highway 96 West, contributes greatly to the historic agricultural heritage of the city and county. As several aldermen noted in a recently discussion on the major thoroughfare plan for this rural area, “this area needs a different feel” from West Haven and “we need to go back to the drawing board on how to get this area developed more in keeping with the area North of 96.”

This updated plan would honor and invest in the historic and rural character that includes the deep history tied to the equestrian industry in Franklin, Williamson county and the region. This special plan also needs a specific floodplain risk reduction and resiliency plan that addresses current made-made flooding and reduces the risk to current property owners from flooding in the city and county downstream of downtown Franklin.



This map shows the city’s Northwest quadrant that is bounded by large floodplains of the West Harpeth (left) and main Harpeth.

The Equestrian industry is important to Franklin and Williamson County’s heritage and current economy

HC participated in and supported Williamson County’s recently adopted Williamson2040 plan that has a key goal to preserve the rural character of the county. Infrastructure costs in terms of schools and roads were studied in this plan and by others in this region. A key recommendation as well is to work on a rural agricultural plan that prioritizes rural land uses such as agri-hoods, small farms, the equestrian industry and more.

The equestrian industry is a major part of this area’s history and current culture. The city invested in this with the purchase and creation of Franklin’s Park at Harlinsdale Farm. On Brownland Farm, Cissy Anderton and her family created and have run a renowned horse show business for nearly 60 years. This includes the high caliber Music Country Grand Prix show jumping competition that is also featured charity fundraising event for Saddle Up. A 2010 [Williamson Herald](#) story notes that \$30 million is generated in local revenue from horse

industry, much from Brownland Farm.⁵ It is important for the city and county to consider how both land use plans and other programs can incentivize this important industry to the local economic economy that has little burden on infrastructure.

An special plan for the NW quadrant for Envision Franklin could focus on how to support the agricultural and lower density uses of this area, which will translate into much reduced cost in infrastructure needs from roads, schools, sewer and drinking water expansion, and public safety risk from flooding. The 2018 study by Dr. Sims of the U. of Tennessee on the loss of farmland across the region highlights the economic value to integrating into land use plans ways to prioritize low density and agricultural based land uses.⁶

A Floodplain Resiliency Plan is Needed for this area and likely in others

We would like to work with the city, county and agencies on a floodplain resiliency plan for the Harpeth River and West Harpeth river from downtown Franklin to Highway 100 Davidson county line as a key need for any future development in the rural Northwest quadrant of Franklin. A floodplain resiliency plan would have a goal to reduce property in the 100-year floodplain in subdivisions like Rebel Meadows, Fieldstone Farms, Monticello, Cottonwood, River Landing and others that were designed under prior rules and conditions. A floodplain resiliency plan needs to include climate change predictions to prevent future flooding, address current flooding caused by man-made conditions (such as roads, bridges, culverts and older development requirements), and protect the natural river floodplain by limiting cut and fill. Designing resilient communities is planning for the future and is a major lesson from the May 2010 flood especially as this region continues to grow.

Sincerely,



Dorie Bolze
CEO
Harpeth Conservancy

Cc: Franklin Board of Mayor and Aldermen
Eric Stuckey
Vernon Gerth
Planning Department staff
Engineering Department staff

⁵ "Giddy up: Equine industry has major economic impact on Williamson County," Williamson Herald, May 19, 2010.

⁶ [The economic value of open space in the Cumberland Region](#), Dr. Sims, May 2018. Funded by Cumberland Region Tomorrow.

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 1:47 PM
To: Andrew Orr
Cc: Eric Conner
Subject: FW: Vote No To Amendment

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Abby Peterson <abbyspeterson@icloud.com>
Sent: Monday, August 24, 2020 9:05 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Vote No To Amendment

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Greetings and Thank you for your time.

I appreciate your reading my thoughts regarding making an amendment to the Envision Franklin Plan in order for the Brownland Farms Neighborhood Development to happen.

I have lived in Franklin for 17 years. I got married in the downtown Franklin Historic Cumberland Presbyterian Church and had our reception at the Factory. But I grew up in West Tennessee, in Jackson TN. I remember growing up and making the "big trip" to the "big city" of Nashville. Every so often we would make a detour and visit what we called "the sweet, small and intentional town of Franklin TN". Here is what we thought of Franklin as visitors: the town where everyone loved horses, the town where antiques and green space were appreciated, the town where it seemed as though everyone knew one another, the town where you could slow down and take a look around. My family loved visiting here as a kid and teen.

When it came time for me to make adult decisions and think about future family and planning ahead, Franklin was just the place for our family. We didn't want a town that reminded us of "just another suburb" where it would one day explode and every corner would look the same. We have owned and lived in two different homes in Franklin knowing that there would be *limited growth*. The 2017 Envision Franklin seemed to honor this thought - controlled growth.

Here are my concerns about Brownland Farms becoming a large neighborhood packed full of homes:

- Traffic - we don't want to become Atlanta! Traffic on Hillsboro is already an issue and still will be with the Mack Hatcher work
- Traffic evaluation by the builder/developer doesn't make sense
- Harpeth River preservation - Let's preserve, maintain and respect our beloved Harpeth
- Flood Plan - where does the water go.....the evaluation for floodway and floodplain feels uncertain and scary to me. I have serious and grave concerns about water
- Envision Franklin - the neighborhood plan does not meet the standards and vision of what we adopted in 2017
- Schools - Franklin High School will be at max capacity with a neighborhood of this size. FSSD is known for its small and personal take on education it is a treasure to this city why would we want to overload it
- Affordable Housing - nothing affordable will exist in this neighborhood. This issue is important to the citizens of Franklin! Including me! This development will be 1.7 miles from the beloved Hard Bargain Neighborhood. It feels contradictory and counter productive to the working class citizens of our town to put in \$800,000+ homes there! And a lot of them!!
- Cost - cost of new schools, new roads, etc. Yes there will be additional property taxes from the residents of these homes however - consider the cost for surrounding neighbors. First time flooding occurs - our insurance rates go up!
- Quality of Life - surrounding areas, neighborhoods and traffic flow suffer from this development. It is the "trickle down effect". Years and years of construction, road work, and eye sores then will result in a long term traffic issue along hillsboro road
- Other Ideas - has it been looked into if there is any other business interested in the Brownland Farm property who has a love of horses and horse shows? Has there been research done to consider other options for the property that benefit the City of Franklin as well as simultaneously honoring the Envision Franklin Plan? Let's keep looking. Let's find a way for the Brownland Farm Family to financially benefit from their sale as well as create a more appropriate use of the land for all of Franklin.

Can we work together to honor and uphold the much vastly approved and mutually agreed upon plan to maintain controlled growth as well as honoring the personality and charm of Franklin that makes us Franklin?

Thank you for considering my heart. Our family loves Franklin and wants it to be better - BIGGER DOES NOT ALWAYS MEAN BETTER.

Abby Peterson
abbyspeterson@icloud.com
 615-500-6521

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 2:55 PM
To: Andrew Orr
Cc: Eric Conner
Subject: FW: Brownland Farms Proposal
Attachments: IMG_0227.jpg

One more.

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Alex Short <ashort@streamlinetechnologies.com>
Sent: Wednesday, August 26, 2020 2:07 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Brownland Farms Proposal

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Franklin Planning Committee:

I'm writing to express concern regarding the proposed Brownland Farms development. The Lynwood Branch is in my back yard in the Hillsboro Acres subdivision. Attached is a picture from my back door during the 2010 flood. I understand the developer's claim to increase flood plain capacity, but I'm not sure the down stream effect of this project is fully known. In addition to the Fieldstone Farms and Cottonwood neighborhoods, I ask that you also consider the Lynwood Branch that runs through Meadowgreen and Hillsboro Acres in the evaluation. I wonder if the Brownland Farms property is one of the last and best chances we will have to address, in a major way, the flood risk on both sides.

I'm also concerned about the density and traffic that will be caused by 700 new homes in this area. Cut through traffic in Monticello, Spencer Creek and Brookside Drive (near my home) is sure to be a problem (it already is).

Finally, please consider what the best use of this land would be to make Franklin an even better place to live and work. Do you think this proposal is an improvement to the Envision Franklin plan? I don't know the answers, but I don't think it's 700 homes and risky (or even status quo) modification of the flood plain.

Thanks for your consideration.

Alex Short
1021 Chapel Court, Franklin, TN 37069
615-498-5800

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 1:48 PM
To: Andrew Orr
Cc: Eric Conner
Subject: FW: Brownland Farm Property

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: AMANDA MERRIMAN <rwmrwm@aol.com>
Sent: Monday, August 24, 2020 3:06 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Brownland Farm Property

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Planning Commission, I understand Action is coming up Wednesday on this property. After seeing proposed maps of how the floodplain will be altered I have great concern for what will happen to the property of those of us who live downstream on the Harpeth River. I live in Fieldstone Farms and I certainly don't need to describe what happened here 10 years ago. My property on Essex Park Circle is on the Harpeth River. The latest floodplain maps show that the back of my property is in the floodplain. I urge the MAOB to not approve any development plain that does not completely pass muster for not endangering property downstream.

Thank you,
Amanda Merriman
464 Essex Park Circle
Franklin, TN 37069

Sent from my iPhone

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 4:57 PM
To: Andrew Orr
Cc: Eric Conner; Annette Dalrymple
Subject: FW: Help

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----

From: Andy Tiedt <tiedtandy@gmail.com>
Sent: Wednesday, August 26, 2020 4:02 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Help

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Looking for your help to stop the Brownland Farm development. I live on Hillsboro Rd and can hardly get out of my driveway now I can't imagine what it will be like with that many homes being added so close to downtown Franklin. Not to mention environmental concerns, flooding, and concerns for how it will affect the Harpeth River.

Sent from my iPhone

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 1:46 PM
To: Andrew Orr
Cc: Eric Conner
Subject: FW: No to High Density Developments.

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Brent Moseng <brent.moseng@gmail.com>
Sent: Sunday, August 23, 2020 10:57 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: No to High Density Developments.

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Vote 'No' to amend Envision Franklin. This was a promise made to the people of Franklin and Williamson county. Many of us purchased homes because of it knowing this community was to remain smaller.

This Envision Franklin is a promise to me that means:

- We would not have the traffic issues of Nashville/ Atlanta
- We will maintain some of those things that make this one of the best small towns in the country
- Continue to have some of best schools in TN
- Make an amazing place to live.

Here are some specific reasons on why I am worried.

Traffic:

- Even with the mack hatcher work, traffic will still be bad.
- No way for high schoolers to get to Franklin High. That traffic is TERRIBLE in the AM
- No way to get to franklin high school games. That is already a very long wait.
- Adding more stop lights on Hillsboro road will make this even worse.
- More traffic making it difficult to get to downtown franklin.

Schools:

- Capacity is at 25 students per classroom. NONE of us want that. We want to keep it well below that. The developer says we are under capacity but our children are walking across a parking lot to get to their classes! We are over capacity of a relatively new building.
- Limited parking at franklin high
- Do we have enough schools? Who is going to bear the cost of these new schools?

Infrastructure

- Yes there will be new property taxes as a result of this but the cost to expand roads, build more schools. The burden is on the surrounding communities. In return they will have more traffic and more crowded schools. This is not a fair trade.
- This allows the developer to make money and leave the true cost of these homes to the other community members.
- Harpeth River changes will impact many communities downstream from this development. First time this place gets flooded I do not want to know what will happen to my insurance rates!

This proposal offers NO benefit to Franklin city and Williamson county. It is a cost to the hard working tax payers and will negatively impact our children while increasing traffic dramatically.

I am disappointed this is even being considered. I would encourage the city council to not even entertain any revisions to Envision Franklin in the future. These are promised to the people of Franklin and Wiliamson. Considering Envision Franklin is only 3 years old it is highly concerning this is being discussed.

Kind regards,
Brent

--

Brent Moseng
Cell 612-770-2077
Email brent.moseng@gmail.com

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 4:57 PM
To: Andrew Orr
Cc: Eric Conner; Annette Dalrymple
Subject: FW: Brownland Development Floodplain

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Chip Higgins <chip.higgins@comcast.net>
Sent: Wednesday, August 26, 2020 3:41 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Brownland Development Floodplain

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I've been following the proposed Brownland Farm development and have been a little over-focused on the hullabaloo over density/traffic woes. On that, I have no issue. I would welcome more homes, affordable homes, in the city perimeter. The floodplain issues are a COMPLETE NONSTARTER for me. While this is a city project and I live outside the city boundary, the flood plain issues I have recently researched will affect people, homes, and livelihoods well outside the city boundaries. I am adamantly opposed to a waiver of any flood ordinance after the damage and heartache we all experienced in 2010.

Respectfully,

Chip Higgins
903 Hawthorne Court
Franklin, TN 37069

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 1:46 PM
To: Andrew Orr
Cc: Eric Conner
Subject: FW: Proposed Brownland Farm Development

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Chris Chaney <cec246@gmail.com>
Sent: Sunday, August 23, 2020 2:34 PM
To: Michael Orr <michael.orr@franklintn.gov>; Scott Harrison <scott.harrison@franklintn.gov>; michael.hathaway@comcast.net; roger.lindsey@nashville.gov; Alma McLemore <alma.mclemore@franklintn.gov>; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Szilagyi <jennifer.szilagyi@franklintn.gov>; Planning Intake <planningintake@franklintn.gov>; Ken Moore <ken.moore@franklintn.gov>; Scott Speedy <scott.speedy@franklintn.gov>; Clyde Barnhill <clyde.barnhill@franklintn.gov>
Subject: Proposed Brownland Farm Development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Planning Commision. Mayor Moore and Aldermen:

Our family has great concern over the proposed development on the Brownland Farm property. The proposed plan is for a high density development that goes very much against the Envision Franklin Plan. Given that this plan was carefully crafted with citizen input, please do not allow this development to be given a pass on following the guidelines set forth in it.

The proposed property sits mostly in a flood plain. Given we live downstream from it on the banks of the Harpeth River, in a neighborhood overwhelmed by flood waters just 10 years ago; we are greatly concerned about any notion to override the current FEMA guidelines on the property. Brownland Farm itself sat underwater 10 years ago. Allowing such a high density development is not only irresponsible but ultimately unsafe.

On top of all of this, please consider the traffic implications. Two traffic lights are proposed on Hillsboro Road. A road already overrun with cars and about to be impacted even more by the Mack Hatcher extension.

Please consider Franklin High School. 800 homes will bring even more students to our already over-crowded high school.

Franklin is beautiful for many reasons, our rural land being one of them. Please consider a long-term plan that assures the Brownland Farm and Gentry's Farm are protected from over-development. Envision Franklin makes it clear that the citizens you represent desire our farm lands be preserved. It makes it clear we do not want high density developments such as this one.

Thank you for your service to our community.

Best regards --
Chris Chaney
Franklin, TN

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 1:51 PM
To: Andrew Orr
Cc: Eric Conner
Subject: FW: Opposed to high density commercial development at Brownland Farms

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Diane Lawbaugh <dianel6332@yahoo.com>
Sent: Wednesday, August 26, 2020 8:24 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Opposed to high density commercial development at Brownland Farms

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Planning Commission - I have lived in Monticello since 1997, so I have first hand experience of the 2010 flooding. My point today is to ask you to deny the rezoning request of Brownland Farm from agricultural to high density development. I am very concerned that the proposed development could have devastating flood effects on my neighborhood, Cottonwood and Fieldstone Farms.

I support what some Aldermen have already suggested that we need to preserve and protect the West Harpeth region which is the last rural area of our city that was not addressed in the Envision Franklin Planning Process.

Thank you for your consideration.
Diane Lawbaugh

Andrew Orr

From: Dorie Bolze <DorieBolze@harpethriver.org>
Sent: Wednesday, August 26, 2020 9:06 AM
To: Eric Stuckey; Vernon Gerth; Paul Holzen; Jimmy Wiseman; Lance Fittro; Shanna McCoy; Andrew Orr; Emily Wright; Kelly Dannenfelser; Eric Conner
Subject: FW: Input on Plan Amendment and Floodplain alteration proposal for Brownland Farm on Harpeth-- item 4 on PC agenda for August
Attachments: Harpeth Conservancy letter to PC re Brownland Farm proposal- Aug 25-2020.pdf

ATTENTION COF staff: *This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.*

Hello Eric, Vernon and the Planning and Engineering staff team,

I meant to include everyone in one fell swoop on our email and letter to the planning commission and BOMA regarding our input on Brownland Farm. But after hitting the send button I realized that I hadn't included any of the city staff and leadership team! Sorry about that!

The Envision Franklin Plan Amendment that is based on an extensive floodplain and floodway alteration proposal for Brownland Farm is a complicated one. Thank you all for helping us the many aspects of the city's review process, especially with regard to the floodplain proposal. Please continue to let us know how we can help you with your deliberations.

Dorie



Dorene Bolze
President/Chief Executive Officer

Harpeth Conservancy
215 Jamestown Park, Suite 101
Brentwood, TN 37027
o) 615-790-9767 m) 615-479-0181

HarpethConservancy.org



From: Dorie Bolze
Sent: Wednesday, August 26, 2020 8:53 AM
To: planningintake@franklintn.gov; Eric Stuckey (eric.stuckey@franklintn.gov) <eric.stuckey@franklintn.gov>; vernon.gerth@franklin-gov.com <vernon.gerth@franklintn.gov>; Alma McLemore (alma.mclemore@franklintn.gov) <alma.mclemore@franklintn.gov>; Alma McLemore (amclemore51@yahoo.com) <amclemore51@yahoo.com>; Ann Petersen (annpetersen@comcast.net) <annpetersen@comcast.net>; jennifer Szilagyi (jennifer.szilagyi@Franklintn.gov) <jennifer.szilagyi@Franklintn.gov>; Jimmy Franks (jimmy@tennesseevalleyhomes.com) <jimmy@tennesseevalleyhomes.com>; Marcia Allen (mdadst@aol.com) <mdadst@aol.com>; Michael Orr (michael.orr@franklintn.gov) <michael.orr@franklintn.gov>; Mike Hathaway (michael.hathaway@comcast.net) <michael.hathaway@comcast.net>; Roger Lindsey (rdlindsey@comcast.net) <rdlindsey@comcast.net>; Roger Lindsey (Roger.Lindsey@nashville.gov) <Roger.Lindsey@nashville.gov>; Scott Harrison (scott.harrison@franklintn.gov) <scott.harrison@franklintn.gov>; Bevelry Burger (bev@aldermanburger.com) <bev@aldermanburger.com>; Brandy B.

Blanton (brandy.blanton@franklintn.gov) <brandy.blanton@franklintn.gov>; Clyde Barnhill (cbs1407@bellsouth.net) <cbs1407@bellsouth.net>; Clyde Barnhill (clyde.barnhill@franklintn.gov) <clyde.barnhill@franklintn.gov>; Dana McLendon (danamclendon@mac.com) <danamclendon@mac.com>; Ken Moore (Ken.moore@franklintn.gov) <Ken.moore@franklintn.gov>; Margaret Martin (margaret.martin@franklintn.gov) <margaret.martin@franklintn.gov>; Pearl Bransford (Pearl.Bransford@franklintn.gov) <Pearl.Bransford@franklintn.gov>; Scott Speedy (Scott.Speedy@franklintn.gov) <Scott.Speedy@franklintn.gov>

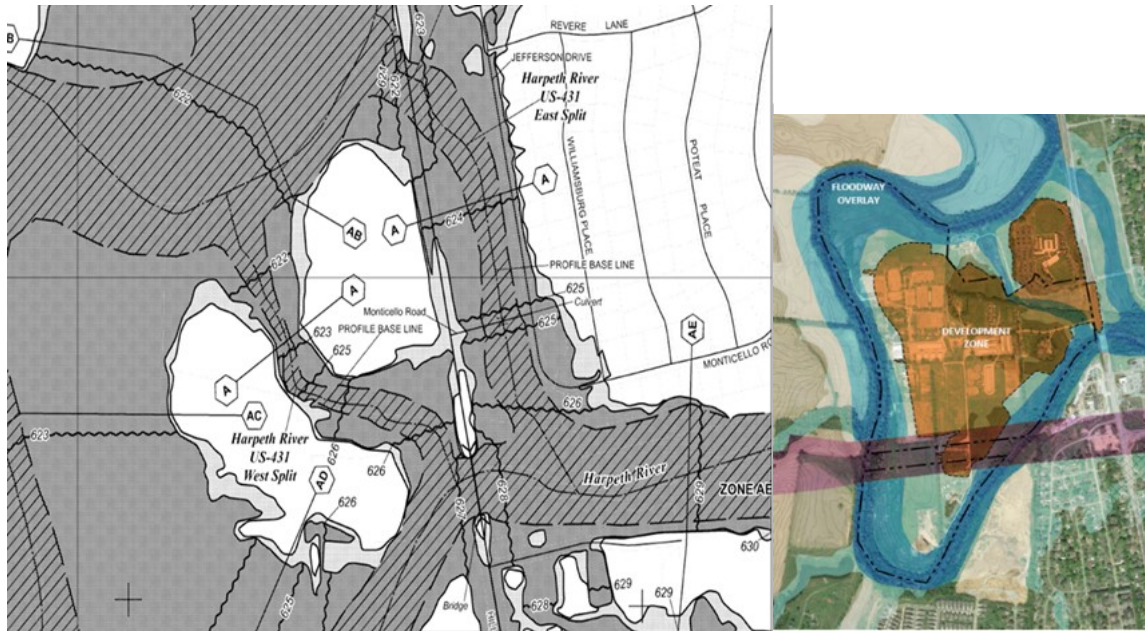
Subject: Input on Plan Amendment and Floodplain alteration proposal for Brownland Farm on Harpeth-- item 4 on PC agenda for August

Dear Franklin Planning Commission
Franklin Board of Mayor and Aldermen,
Eric Stuckey, Vernon Gerth
Planning and Engineering Departments

The Harpeth Conservancy has been interested in the floodplain alteration proposal that is the foundation of the Plan Amendment proposal for higher density concepts for Brownland Farm that lies in a bend in the Harpeth River just north of downtown Franklin. This proposed plan amendment is based on a significant alteration to the natural floodplain and floodway channels in this unusual bend in the Harpeth that creates unique constraints for traffic, flood management, and public safety. There are complex issues in this proposal for this area of the Harpeth which is reflected in this proposal being deferred two times since June. We appreciate the time the city's planning and engineering staff have spent to provide us with input on the city's review process. We have also reached out to the community and to state and federal experts on floodplain alteration review processes to understand this proposal. We also appreciate the time that Kevin Estes at Land Solutions, Barge Design Solutions and Greg Gamble provided in late July to discuss their floodplain alteration concepts with us.

Please find attached our letter to the Planning Commission with our thoughts, recommendations, and information that we have provided to the city's staff that we hope will be useful in the city's deliberations on not just this proposal, but the larger issue of floodplain management and flood resiliency planning. Also here is a [link to the page on our web site](#) with more photos, video and documents that are referenced in this letter as well.

Harpeth Conservancy believes that this Envision Franklin plan amendment for higher density for this flood constrained river bend needs to be turned down. We support the staff concerns for traffic, public safety and emergency response because of the environmental constraints of the river and Hillsboro Road and lack of other access for people to get in and out of this area. This area was extensively flooded in 2010 including on Hillsboro Road. The maps from FEMA below show clearly that this area is completely surrounded by floodway which leaves the higher ground in the bend of the river isolated as an island until access out of flood waters is provided from the West as well as flooding issues along Hillsboro Road are addressed.



The first photo above is at the site in Monticello at Hillsboro Road and Poteat Place where the floodway called the “East Split” on the FEMA map covered Hillsboro Road. Across the street is Christ Community Church. There is also a [video](#) linked on our web site that shows the swift moving water during the flood over Hillsboro Road. The staff asked us to see if we could find images on the ground of flooding along Hillsboro Road that corroborates the FEMA maps. We reached out to people in the community who found numerous images on facebook. The other two photos show the second floodway that starts at the Brownland Farm entrance and the extensive flooding on the farm’s show grounds.

The floodplain alteration proposal is extensive and involves filling one of the floodways and extensive cuts along the main river that will substantially change the natural floodplain. During the joint BOMA and Planning Commission meeting in July when the developer/applicant presented an overview of this proposal, Planning Commissioner Roger Lindsay noted that this could be the first significant floodplain and floodway cut and fill proposal the city has seen in recent times. The process of the state and federal FEMA review of this proposal will take several months and will involve outside expert review from the engineering firm, AECOM, that did the work with the federal agencies to update the FEMA floodplain maps for the Harpeth. As of last week, we understand that the developer's floodplain alteration proposal has not been submitted to the city staff. This submittal starts the formal state and federal review process.

We understand that there are more of these floodplain alteration proposals around the state each year and that the expert review process has been valuable in revising and correcting problems in the proposals. It doesn't seem appropriate to consider a plan amendment that would establish entitlements that cannot be used if the floodplain alteration proposal they are based on have not been reviewed and approved by the state and national FEMA review process.

The proposed floodplain alteration concept includes removing 64.2 acres from the floodplain based on the applicant's presentation in the August Planning Commission package. The reduction of over 25% of the floodplain on the property goes counter to the city's Conservation Design Concept that applies to all the floodplain in [Envision Franklin](#). The Conservation design concept "contemplates as little development as possible in order to protect sensitive land and environmental features" such as floodplains. "The preservation of floodplains has a direct public-safety purpose and helps to minimize property damage during periods of flooding. Disruption in any Conservation area should be limited to preserve the function, form, and character of the area." (p. 32).

The May 2010 flood was caused by two intense rain events that set new historic records for the Nashville region. The entire Harpeth River flooded with the all-time rainiest day and third rainiest day coming back to back on the weekend of May 1 and 2. We have details of various analyses on [our web site](#). The press coverage of the May 2010 flood has extensive aerial footage of the flooding of residential sections in Monticello, Fieldstone Farms, Cottonwood and River Landing. We have photos of the flooding in this bend in the river on the farm and church as well as these aeriels from the press.

The floodplain maps were updated for the entire Harpeth several years ago after the May 2010 flood. However that work and FEMA models used to propose changes to the floodplain DO NOT include projections of increased rainfall intensity that is occurring in this area from climate change. Nor do FEMA requirements incorporate targets to reduce downstream properties from the 100-year floodplain. New flood prediction models, called [Flood Factor](#), received national coverage (see story in [the New York Times](#)) and front page coverage in the [Tennessean](#) in early July this year with their focus on how to incorporate climate change predictions into FEMA's work.

The city has updated and added important additional requirements for new construction so homes are elevated above 100-year flood levels and additional requirements to account for some of the increased flood volume. However, the city does allow cut and fill in the floodway and floodplain in its stormwater ordinance. With the intent of Envision Franklin to preserve the function and form of floodplains by calling for limited disruption, the city will want to review how to limit the use of cut and fill in the floodway and for what purposes, such as limiting it to rectifying an existing man-made flooding condition.

At the same time as this plan amendment proposal for higher density development for Brownland Farm is the proposed annexation of the 58-acre Campbell property for a residential subdivision in the middle of rural land. The proposal is adjacent to the Gentry and Short farms, both TN Century Farms, and two home sites listed on the National Register of Historic Places that are north of Highway 96 West near the West Harpeth. We support the Heritage Foundation's recent recommendation as well for the city to not annex the Campbell property at this time.

Both of these development proposals highlight the need for a special plan for this last rural area of Franklin. This Northwest quadrant, from Brownland Farm in the East to Gentry Farm in the West north of highway 96

West, contributes greatly to the historic agricultural heritage of the city and county. As several aldermen noted in a recently discussion on the major thoroughfare plan for this rural area, “this area needs a different feel” from West Haven and “we need to go back to the drawing board on how to get this area developed more in keeping with the area North of 96.”

This updated plan would honor and invest in the historic and rural character that includes the deep history tied to the equestrian industry in Franklin, Williamson county and the region. This special plan also needs a specific floodplain risk reduction and resiliency plan that addresses current made-made flooding and reduces the risk to current property owners from flooding in the city and county downstream of downtown Franklin. There needs to be an intentional effort to have new development upstream in a floodplain reduce the number of existing properties in the floodplain that now have increased flood risk from the pattern of prior development and earlier requirements. Just like the city and county requires new development to provide funds through various means to cover costs of roads, schools, sewer and drinking water upgrades, any floodplain alteration plan needs to specifically analyze how it will reduce existing flood risk that is in this high density residential area of the Harpeth.

We would like to work with the city, county and agencies on a floodplain resiliency plan for the Harpeth River and West Harpeth river from downtown Franklin to Highway 100 Davidson county line as a key need for any future development in the rural Northwest quadrant of Franklin. A floodplain resiliency plan would have a goal to reduce property in the 100-year floodplain in subdivisions like Rebel Meadows, Fieldstone Farms, Monticello, Cottonwood, River Landing and others that were designed under prior rules and conditions. A floodplain resiliency plan needs to include climate change predictions to prevent future flooding, address current flooding caused by man-made conditions (such as roads, bridges, culverts and older development requirements), and protect the natural river floodplain by limiting cut and fill. Designing resilient communities is planning for the future and is a major lesson from the May 2010 flood, especially as this region continues to grow.

Sincerely,

Dorie Bolze



Dorene Bolze
President/Chief Executive Officer

Harpeth Conservancy
215 Jamestown Park, Suite 101
Brentwood, TN 37027
o) 615-790-9767 m) 615-479-0181

HarpethConservancy.org



Andrew Orr

From: Dorie Bolze <DorieBolze@harpethriver.org>
Sent: Tuesday, August 18, 2020 7:16 PM
To: Jimmy Wiseman; Lance Fittro; Shanna McCoy; Paul Holzen
Cc: Floyd Heflin (floyd.heflin@williamsoncounty-tn.gov); Emily Wright; Andrew Orr; Eric Conner
Subject: Resend- forgot links- PHotos and video of flood waters over Hillsboro Road-- Brownland Farm floodplain and floodway proposal and idea for a flood management plan for the NW area of the city
Attachments: New Data Reveals Hidden Flood Risk Across America - The New York Times 6-30-2020.pdf; TheTennessean July 3 2020 cover story on flood risk in TN.pdf

ATTENTION COF staff: *This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.*

Hello Paul, Jimmy, Lance, and Shanna,

I am also copying Emily, Andrew and Eric from planning in this email so they have the email chain I have sent you all from yesterday regarding the floodplain and floodway proposal the developer is proposing for Brownland Farm. Thank you Jimmy for answering my questions on the process and what the city has received to date. That is very helpful. Your email that provides answers is below so everyone can see the email chain. Also, I had Shanna McCoy's email incorrect. UGH! I also decided to include Floyd Heflin at Williamson county because I think this might be of interest to both the city and the county with regard to future development in the NW quadrant of the city that is bonded by the Harpeth and West Harpeth.

The complex floodplain/floodway cut and fill proposal that Kevin Estes is proposing/contemplating with his rezoning proposal for Brownland Farms raises a broader issue that I wanted to touch on here as an initial idea. The Brownland property and the nearby area has some serious floodway/floodplain constraints that also affect traffic and emergency response. Also, just down river is Fieldstone Farms that was designed under older floodplain rules and information. Then just around the bend after the confluence with the West Harpeth is Cottonwood, in the county that was designed and built even before Fieldstone Farms. Homes in both of these communities are now in the 100 year floodplain that were not when built.

There is another proposed residential development under consideration on the Campbell property next to the Gentry farm that is up for annexation consideration. This and the Brownland Farm proposal beg the question, as some aldermen noted last week during the work session discussion of the major thoroughfare plan, that it is time to relook at the vision for this region of the city/county.

An updated vision of growth/development in this area also needs a floodplain plan, if you will, that both incorporates projections of future risk from increased rainfall events and a plan to reduce the number of residences in Cottonwood, Fieldstone Farms, Meadowgreen, Monticello, Rebel Meadows and others—existing residences/commercial- that are now in the 100 year floodplain. Such a plan would then provide the framework for development in this quadrant so that overall there is a reduction in current flood risk for existing development in this area of the Harpeth/West Harpeth floodplain. Another way to look at this, is that a “no-rise” doesn't reduce existing risk, it is all based on probability and historical data, and the FEMA work doesn't include future projections. But we all as a community could do this and there are people and agencies and experts that would be interested in this.

I don't know if you all saw the July press on the [First Street Foundation flood factor](#) study. It is fascinating and adds in future risk factors to the FEMA work. We are lucky in this area to have updated work after the May 2010 flood than many communities do not have. I attached the NYT and Tennessean press. Note the section on [environmental factors relevant to this region—the increase in intense rainfall](#).

To clarify on the city's typical approval process that Jimmy touched on below. It sounds like a proposal would go through approval processes prior to final review and approval of floodplain changes—CLMOR/LOMR-F and "no-rise." It seems that this rezoning proposal for increased density that the city's current plan relies on a significant floodway fill and cut. It would seem prudent to wait until the applicant's floodplain changes are reviewed and approved before considering rezoning options. In this instance the cart is before the horse. Since the applicant hasn't yet submitted their floodplain package to the city it seems that their rezoning request is premature and getting way ahead of things.

To wrap up: below are photos and video that people have helped pull together from the May 2010 flood that shows floodwaters over Hillsboro Road. Lance and Jimmy mentioned wanting this to help in considering emergency response and public risk with the high density proposal on Brownland and the flood work the developer is doing.

This video is the best and really shows the serious nature of the floodwaters and challenges for emergency response. Hillsboro Road was entirely underwater near the church. Also there are aerials of Mack Hatcher underwater at the approach to the Harpeth bridge beside the city sewer plant.

<https://www.facebook.com/amy.wolter.9/videos/1436167586030/?extid=WXCeLHYtgtPrpozO>

Here is a blog spot with photos from brownland Farms that weekend since there was a horse show. Look at the image of the high floodway moving across the front drive. That is Hapreth West Split from the FEMA map. (see emails below) <http://nancynickeycurran.blogspot.com/2010/05/franklin-flood.html>

Photos below are as flood waters are receding off Hillsboro Road. Facing south on Hillsboro Road with former Eatherly home and Monticello to the left. This is the Harpeth River East Split as labeled by the FEMA maps.



11 of 30



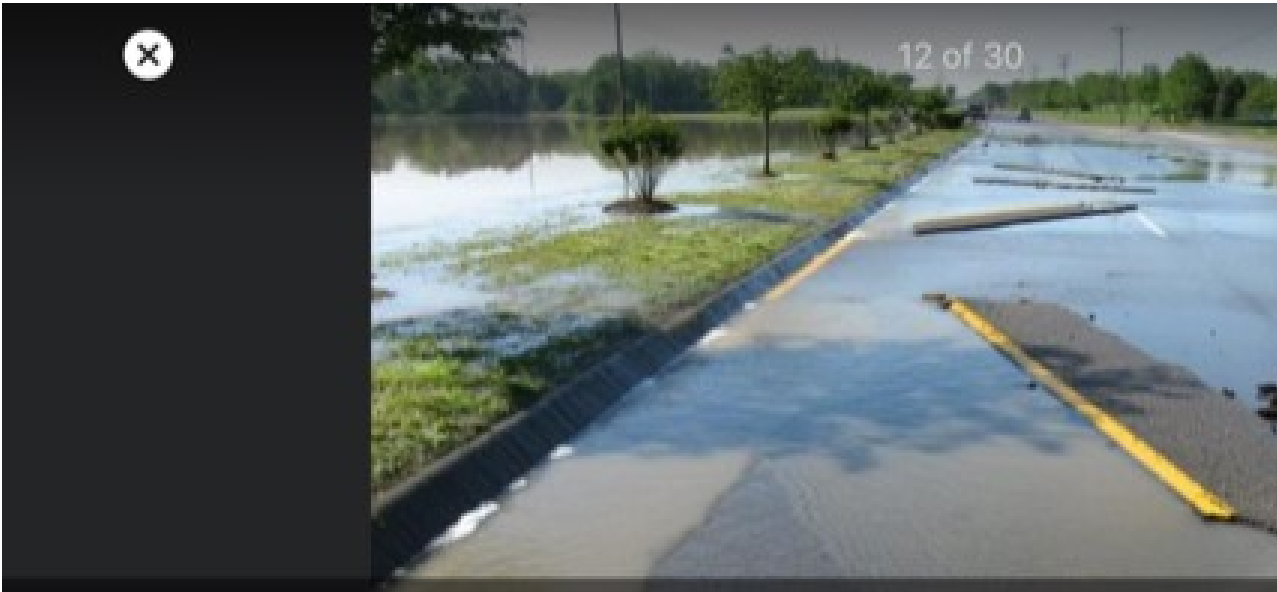
14 of 28





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This photo shows the opposite side of Hillsboro Road from the Eatherly house with flood waters receding off Hillsboro Road into the river where the road is right up at a the hairpin bend at the Christ Community Church north end.



Below is the photos I attached to the emails below. This is during the flood and is looking across Eatherly property in front of Monticello to the church.



Thank you all. Let's talk about what we could do as a community on a floodplain management plan that both reduces current residents that are now in the 100 year floodplain, incorporates some of the Flood Factor projections for increase rainfall intensity, and possibly provides some conceptual outlines of stormwater/floodplain management for different intensity of development scenarios.

Dorie



Dorene Bolze
President/Chief Executive Officer

Harpeth Conservancy
215 Jamestown Park, Suite 101
Brentwood, TN 37027
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HarpethConservancy.org



From: Jimmy Wiseman <jimmy.wiseman@franklintn.gov>

Sent: Tuesday, August 18, 2020 4:32 PM

To: Dorie Bolze <DorieBolze@harpethriver.org>; Lance Fittro <lance.fittro@franklintn.gov>; shanna.mcoy@franklintn.gov; Paul Holzen <paul.holzen@franklintn.gov>

Subject: RE: Brownland Farm floodplain and floodway proposal and photo of Harpeth flooding over Hillsboro Road in May 2010

Dorie,

Thanks for including me. Please see my answers below in **red**. Let me know if you have any additional questions.

Thank you,

Jimmy Wiseman
P – 615.550.6725
Assistant Director of Engineering
City of Franklin

From: Dorie Bolze <DorieBolze@harpethriver.org>

Sent: Monday, August 17, 2020 4:33 PM

To: Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; Lance Fittro <lance.fittro@franklintn.gov>;
shanna.mcoy@franklintn.gov; Paul Holzen <paul.holzen@franklintn.gov>

Subject: FW: Brownland Farm floodplain and floodway proposal and photo of Harpeth flooding over Hillsboro Road in May 2010

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hi Paul, Jimmy, Lance and Shanna,

I wanted to send a brief update on my email regarding the Brownland Farm floodplain and floodway revision process the applicant is proposing. I meant to include Jimmy and thought I would resend to all of you.

Also the photo I attached shows the May 2010 floodwaters from Jefferson Dr in Monticello looking toward Christ Community Church. This photo does not clearly show Hillsboro Road flooded completely, though it might have captured that in the right end of the photo where the "harpeth East Split floodway" joins the Harpeth just north of the church property. Sorry about that confusion in my email from earlier today.

Also, I wanted to specifically ask if you all have received the floodway/floodplain revisions that the applicant is proposing. We would like to request that material when you receive it.

I just received an email from Andrew Orr that the Brownland Farm proposal is deferred to Sept, though Greg Gamble wants to present some new information. **We have not received their submittal at this time.**

My email below has details from my meeting with them in late July. They discussed their plans to apply for a Conditional Letter of Map Revision from FEMA. This can take 90 days minimum if there are no additional questions FEMA has for the applicant. Then another 90 days to reply. Also, since this is only conditional it still means the applicant needs to still apply for a final Letter of Map Revision from what I understand. Do you know if they have started this process yet?

They have not started the formal process. It is likely they have done most of the modeling at this point.

Lance and Jimmy explained to me in our June call that your process is to review the application submittal, then send it to Amy Wheeler Miller in the state office for review. My notes say that you all send that to the state office for "no-rise" reviews. Is the "no-rise" review separate from the review for the CLMOR? Does one go through the state and the other through the Atlanta FEMA region IV field office? I believe both will have outside engineering review of the hexraz model work done by the applicant. **Shanna, please correct me if I'm wrong but a "no-rise" goes to the State for review. A CLOMR/LOMR-F goes to FEMA. As far as I know, they plan to submit a CLOMR/LOMR-F to show a change in the floodplain/floodway. This would be a good question for their design team since we have not been sent anything at this time.**

We are very interested in understanding the process and review since this proposal is a major significant change to the floodway channels in this very complex area of the Harpeth. As your staff reports have already noted there are important constraints with Hillsboro Road in relation to the river and these 3 floodway channels that affect emergency access, traffic management, public safety, and more. At the June PC meeting, one of the commissioners, I believe Roger Lindsay, stated that this could be the first significant floodway fill proposal in the city in recent times.

This proposal is to fill the entire Harpeth West split floodway and is asking for higher density re-zonings to cover the eliminated floodway. There is also significant cut in the floodway along the main river along with significant fill to remove most of the Brownland Farm property from the 100 year floodplain. This proposal eliminates almost all of the floodplain in this major natural floodplain for the river. This proposal essentially is to move lots of water volume through the main channel versus using the natural floodplain. It would be hugely beneficial to the city to have the outside expert review of AECOM who worked with the Army Corp on the updated flood models and floodplain/FIRM maps. **I understand that AECOM reviews the CLOMR/LOMR-F as a 3rd party consultant for FEMA. Isn't that correct Shanna?**

With the applicant going through the heavy and expensive lift of a CLMOR, it seems the city might want to wait on final say from FEMA and the state's outside review and final determination, which will take a few months, before approving any rezoning proposals on this property. The proposed concept plan and rezoning relies on this major floodplain/floodway revision so it seems appropriate to see if FEMA's outside experts and internal review of this major change to a recently highly updated floodplain by the Corp after the May 2010 flood is approved.

Could you provide me with a basic outline of how the city's floodplain review process will work with this proposal? Are there two reviews going to happen both via the state flood office and FEMA in Atlanta? **We send the CLOMR/LOMR-F to FEMA and they have the final say in approval.**

Does this proposal wait until the final reviews are completed from FEMA and the state office before it can proceed to PC for consideration? **Historically, we have waited until the site plan stage for the FEMA approval on a CLOMR/LOMR-F. In essence, the developable land takes care of itself at this stage. Meaning, if they cannot appropriately remove lots from the floodplain, those lots are never platted or developed. Regardless of entitlements.**

The floodplain/floodway revision they are proposing is the core to their development proposal. It seems important to make sure the underlying floodplain/floodway work is reviewed by all the outside experts that FEMA at the Region IV and state level use before moving it to Planning commission for vote.

Feel free to call me anytime: 615-479-0181 and thank you for sending the applicant's floodplain related materials as they provide them to the city.

Dorie



Dorene Bolze
President/Chief Executive Officer

Harpeth Conservancy
215 Jamestown Park, Suite 101
Brentwood, TN 37027
o) 615-790-9767 m) 615-479-0181

HarpethConservancy.org



From: Dorie Bolze

Sent: Monday, August 17, 2020 12:45 PM

To: Lance Fittro <lance.fittro@franklintn.gov>; shanna.mcoy@franklintn.gov

Subject: Brownland Farm floodplain and floodway proposal and photo of Harpeth flooding over Hillsboro Road in May 2010

Hello Lance and Shanna,

How are you all doing? First, thanks to Lance and Jimmy for talking to me back in June so I could get a better feel for the floodplain/floodway revision process that the developer for the Brownland Farm proposal needs to use as well as the city's process.

Back in June, Lance and Jimmy explained that a "no-rise" on flooding will go to Amy Miller at TEMA. I understand from talking to other experts that all of the "no-rise" determinations done in this area of TN are now going to the FEMA Atlanta office to have AEOCOM externally review.

Kevin Estes and Adrian at Barge Solutions were nice to have a detailed meeting with us in late July to go over their floodplain/way analysis and proposal to fill the West Harpeth Split. Below is the current FIRM maps with the cross sections. They stated they will need to get a CLOMR for this as well. Their proposal is based on their analysis that the two high floodway splits are actually not continuously dropping in elevation as the current FIRM maps show below. They explained to me that both had high points in the middle so are not moving significant water. This is a significant change from the latest flood maps that were done in detail after the May 2010 flood.

I was wondering if Shanna had a few minutes to chat in the next few days. I want to understand better how you all will review their proposal and how the planning approval process works while their floodplain revisions and CLMOR application are under review by FEMA which I hear can take 6-9 months. What is it that you all provide in the staff report and recommendations to the PC? When will that be ready before the August 27 PC meeting?

Do you all sometimes recommend waiting on the review from FEMA before PC reviews proposed re-zonings? It would seem that with this significant change in the floodplain and floodway based on a major change in how the Corp's current flood maps show the 3 major floodway paths, that it would be wise to wait before approving rezonings and plans for this challenging section of the river. Also the existing road ways do not offer any other access that is out of flood waters. Also it seems that it would be valuable to consider how the existing repeat flooding in Monticello could be mitigated. I suggested this to Kevin Estes during our call.

Lance mentioned an interest in photos from the flood that could confirm that water went over Hillsboro road. I have attached one that show this occurring during the May 2010 flood where the East Split merges with the river at Jefferson Drive. From our discussion in June and listening to the June and July PC meetings, it sounds like that the city's emergency response team is very concerned about traffic and access during flooding with the proposed increase in residents in this bend in the river. There are quite a lot of unique conditions in this area, aren't there?

Shanna, don't hesitate to give me a call, or email a time that works for me to call you!



THANKS!!

Dorie



Dorene Bolze
President/Chief Executive Officer

Harpeth Conservancy
215 Jamestown Park, Suite 101
Brentwood, TN 37027
o) 615-790-9767 m) 615-479-0181

HarpethConservancy.org



Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 4:59 PM
To: Andrew Orr
Cc: Eric Conner; Annette Dalrymple
Subject: FW: Brownland Farm Proposed Development Concerns

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Glenda Gabriel <glendagabriel64@gmail.com>
Sent: Wednesday, August 26, 2020 4:50 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Brownland Farm Proposed Development Concerns

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

We are residents of Monticello subdivision. Contrary to what Gregg Gamble told you at the City of Franklin, Joint BOMA/Planning Workshop on 7-23-2020, we are NOT excited or positive about the proposed development of Brownland Farm. In fact we are highly concerned about several aspects of the proposal. We urge you to deny the proposal to change the 2017 Envision Franklin Plan to allow for higher density on Brownland Farm as proposed by the developer. We urge you to deny their rezoning request.

Our Concerns

1. Cut/fill Floodway and Floodplain - At our July 16, 2020 Monticello neighborhood meeting with the developer, we were told they plan to cut and fill the whole site (92 acres). This was astounding to hear and seems like a monumental undertaking. No one can truly predict how the Harpeth, especially with its bends and loops, would flow during flooding conditions after the cut/fill. In 2010 after floodwaters had subsided some, we drove on Hillsboro road and saw that the entire Monticello section 1 was still flooded with absolutely no access via Monticello road or via Poteet road. Since then, our experience here is that it does not take much for Spencer Creek road near Cheekwood Golf Course to become covered in water. With the cut/fill, we are concerned that a serious flood could further impact Hillsboro Road at the bend of the Harpeth close to Hillsboro Road across from the Poteet entrance to Monticello. Based on

accounts and pictures from others, Hillsboro Road along that area was flooded during 2010. It also looks like overflow could fill the Monticello Creek ravine that runs behind several houses along Poteet.

At about mid-2014, FEMA issued a new flood rate insurance map. This increased the number of properties in Monticello subdivision that are in the 100-year flood zone. The count on the new map was 26 properties. This is just Monticello and does not include surrounding neighborhoods such as Rebel Meadows, Cottonwood, Fieldstone Farms and others that experienced flooding in 2010. The Harpeth River has not changed. So why would FEMA give this developer any type of approval to cut/fill, especially the large acreage that can potentially create devastation for so many families?

The developer has not submitted his plans to FEMA for review. It seems the developer is putting the City Planning Commission in an awkward position by asking for changes to the zoning and the 2017 Envision Franklin Plan before going to FEMA. It is our understanding that a section of the site proposed for development is classified by FEMA as a floodway, which is supposed to be kept free of encroachment. If the City Planning Commission allows the requested changes and FEMA denies the cut/fill in the floodway and the floodplain as proposed by the developer, the developer would have put the City Planning Commission in conflict with FEMA. In that case, would the City Planning Commission revert to the original zoning and the original 2017 Envision Franklin Plan? Also, how would all of this impact the City's eligibility for the National Flood Insurance Program?

2. Erosion and Sedimentation – What impact would the cut/fill process and the final result have on the erosion and sedimentation of the Harpeth River? Sediment is usually a major pollutant on construction sites. With the construction process of breaking ground, clearing the vegetation and cutting/filling the site, the drainage areas would be transformed. It seems that eliminating the floodplain and the floodway as proposed would stop natural dispersion of the river's overflow and instead concentrate the flow so that it would be deeper and more forceful. Wouldn't this cause more significant erosion of the riverbanks? Additional, it seems the construction process itself as well as the resulting change in dispersion of the river's overflow have potential to adversely increase sediment in the river. Sediment can degrade the water quality and impact the biology of the river. Also, wouldn't water treatment for communities relying on the Harpeth River be more costly due to increased sediment?

3. Intense Density and Traffic – The proposed approximate 750 residences, which would include everything from single-family houses to condos, apartments, townhouses and an assisted living facility, would bring a tremendous amount of traffic. As a guestimate we assume 2 cars per household equaling 1500 cars. Add to that the traffic from the proposed office and retail spaces and ballparks. This traffic would be accessing the development only from Hillsboro Road, mainly at an entrance across from Monticello Drive. The developer mentioned another potential access around the church parking lot to the north end intersecting with Hillsboro Road. The traffic density will already be increased by traffic coming from Westhaven and HWY 96 through the new part of Mack Hatcher Parkway. Further, what impact would be added by the Cheekwood Golf Course proposed development and the Grassland Village development concept? This tremendous increase in traffic is a public safety concern as well as a quality of life concern for our neighborhoods. Already accesses from Monticello Road and Poteet Road to Hillsboro Road are safety concerns.

What is the impact on the schools and City services in this area due to the proposed density of the Brownland development? Is there adequate city water and sewer planned?

Is this development appropriate for what has been a bucolic corridor to Franklin? Does this fit the character of Franklin? Our answer to these questions is "no". Our opinion is that this development would destroy the peace and comfort of our neighborhoods and destroy the character of our City.

4. Development of Monticello Section 1 - At our July 16, 2020 Monticello neighborhood meeting with the developer, we were told by the developer of their letter of intent to buy 7 acres at the North end of Monticello Section 1. Their drawing proposed 6 houses (3 of them to be alley houses) and 2 townhouse buildings of 4 units each (aka big houses). 3 houses would be on the North side of the Poteet entrance to Monticello. The townhouse buildings would border Hillsboro Road with parking lots behind them. The alley houses would be behind that development. The development of the townhouses and the alley houses on the South side of the Poteet entrance to Monticello would also require some cut/fill. The South side of Poteet a few feet from this proposed site is where the original old house was which was flooded in 2010. Again, please note that in 2010 both the Poteet entrance and the Monticello entrance were flooded. This proposal also means the townhouses would be front and center to the Hillsboro Road corridor into Franklin.

Our concerns about this development are basically the same as expressed in numbers 1-3 above. They include the dangers to lives and property from floodplain manipulation, the intense density of the project, the traffic, the impediment of safe access to/from Hillsboro Road into Monticello and the peace, comfort and character of our neighborhood and City.

Gabriel and Glenda Katona

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 1:47 PM
To: Andrew Orr
Cc: Eric Conner
Subject: FW: Brownland Farm

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Glenn Visbeen <visbeenglenn@gmail.com>
Sent: Monday, August 24, 2020 11:01 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Brownland Farm

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Please turn down the proposal to change the 2017 Envision Franklin Plan to allow for higher density on Brownland Farm as proposed by the developer. Changing the floodplain and filling in the natural floodways is ludicrous. So many efforts have gone into reestablishing the natural beauty of the river, how can this proposal be prudent. The rezoning request also raises serious public safety concerns for traffic, flooding, and emergency response for future residents and the current residents living along the Harpeth. Enough development and traffic. Please say no.

glenn

Glenn A. Visbeen
cell: 615 772 5538
visbeenglenn@gmail.com
HOME
400 Coburn Lane
Franklin, TN 37069

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 1:48 PM
To: Andrew Orr
Cc: Eric Conner
Subject: FW: Oppose 2017 Envision Franklin

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Heidi Welch <welchart4@gmail.com>
Sent: Monday, August 24, 2020 1:18 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Cc: Heidi Welch <welchart4@gmail.com>
Subject: Oppose 2017 Envision Franklin

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Planning Commission,

I write to express my deep concern in having the Brownland Farm and Gentry Farm areas developed with high residential housing, or even low residential housing. This is a floodplain area and should not be considered for this type of construction. This is one of the last rural and also HISTORIC areas of Franklin that needs to be preserved.

There has been much construction in Middle TN during the last decade and building in flood plain areas is a mistake. Many of the houses build in flood plains have numerous flooding issues. Too many trees that help with storm water and erosion control are cut down during construction which makes the flood plains even more prone to flooding. Also, with weather patterns changing, with increases in storms, building in flood plain areas is downright irresponsible and foolish.

Please help preserve these special, historic and rural areas. PLEASE TURN DOWN THIS REZONING REQUEST.

Best, Heidi

--

Heidi Welch
welchart4@gmail.com

Please wear your masks. Masks are a sign of respecting and caring for each other. Limit your travel/errand destinations.
Wash your hands for a full 20 seconds.

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 4:58 PM
To: Andrew Orr
Cc: Eric Conner; Annette Dalrymple
Subject: FW: Brownland Farm Rezoning

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----

From: Henry Zoller <hankzoller@aol.com>
Sent: Wednesday, August 26, 2020 4:10 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Brownland Farm Rezoning

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

We oppose the Harpeth River Floodplain re-zoning to accommodate the high density residential proposal at Brownland Horse Farm. In our opinion this is a dangerous precedent and should not be approved.

Best regards,

Henry Zoller
hankzoller@aol.com

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 1:45 PM
To: Andrew Orr
Cc: Eric Conner
Subject: FW: The Brownland Property

Amy Diaz-Barriga, AICP

Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Jack and Starr Beaudoin <jackandstarr@comcast.net>
Sent: Tuesday, August 11, 2020 12:56 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: FW: The Brownland Property

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

From: Jack and Starr Beaudoin [<mailto:jackandstarr@comcast.net>]
Sent: Tuesday, August 11, 2020 12:51 PM
To: 'mike.hathaway@franklin.tn.gov'
Subject: FW: The Brownland Property

From: Jack and Starr Beaudoin [<mailto:jackandstarr@comcast.net>]
Sent: Friday, August 07, 2020 3:31 PM
To: clyde.barnhill@franklin.tn.gov
Subject: FW: The Brownland Property

To Our Good Franklin Planners:

Recently, I know the Aldermen and the Planning Commission heard the proposal from the developer for the Brownland property on Hillsboro Rd. As a member of Christ Community Church, my husband and I voted against selling part of our property to this developer. The church vote was 222 for and 116 against---about 1/3 of us. We care about our neighbors who would have to deal with this HUGE development.

The reasons WHY we voted against it :

- *It goes against the carefully researched and established the Envision Franklin Plan which needs to be implemented as is.

- *Because of the traffic problem it would create on the already maxed-out Hillsboro Rd. (People need to get to and from Franklin High and down town!)

- *The possible "flood plain" problem it could cause in the future-even ten years down the road after the developer is gone and has no legal responsibility.

- *The resulting traffic increase on Spencer Creek Rd. going to Mack Hatcher. (Battle Ground Academy traffic is already a challenge during school hours.)

- *The density of 800 residences in that area of Hillsboro Rd. is honestly, ridiculous! It would have to be rezoned and that should never happen.

I know you care and want to hear from us out here. Thank you for giving of your time and effort for the good of our community. Your faithful service is appreciated!

Respectfully,
Starr Beaudoin
A Resident of Fieldstone Farms

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 1:49 PM
To: Andrew Orr
Cc: Eric Conner
Subject: FW: Brownland Farms

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----

From: Jean Houghton <jean.houghton@me.com>
Sent: Tuesday, August 25, 2020 1:19 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Brownland Farms

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I am writing to urge you to turn down the proposal to revise Envision Franklin from the applicant interested in Brownland Farm. I first learned about this proposal because my property is within 500' of this project.

I feel this applicant's request to amend the Envision Franklin Design Concept on this site from Conservation Subdivision to a combination of 3 design concepts should be rejected.

This application goes against the long-term vision that the Franklin Municipal Planning Commission adopted.

The thought of 750 homes on 83.3 acres is unacceptable. Greg Gamble explained in the Zoom meeting to affected homeowners 200 single family homes, 150 townhomes and 180 multi family homes for a total resident count of 1600-1700. Then he said that the traffic impact study is not ready. He tried to tell us that Franklin High School would only be impacted by an additional 100 students.

The traffic alone along Hillsboro road would choke the city and county on a daily basis. There are safety concerns for flooding and change to the floodplain.

The developer also indicated there would be a canoe launch and walking trails, but no parking for those using the canoe launch from outside the development. Rizer Point subdivision's canoe launch has been a nightmare for our subdivision and has washed away twice in two years and 100's use this launch during the summer. Cars are parked everywhere. This new development would face the same problems.

Although affordable housing would be included in this development, I wonder how homeowners could bear the homeowners dues associated with everything that is being asked for in this plan.

Please vote no for the revision! Keep the Envision Franklin Plan in place as is!

Thank you for your time.

Jean and Dan Houghton
1017 Reese Drive
Franklin

Andrew Orr

Subject: RE: Proposal Brownland Farm/Gentry Farm

From: Jennifer Worden <babyhonu7@gmail.com>
Sent: Wednesday, August 26, 2020 12:33 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Proposal Brownland Farm/Gentry Farm

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

August 26, 2020

To the City of Franklin Planning Intake,

My family and I have been residents of Franklin since 1998. We moved here when our oldest was about to start kindergarten and we wanted a home in a community that was welcoming and beautiful. Both of my children attended the Grassland school system and graduated from Franklin High School.

We are fortunate enough to have known and lived in Franklin before the aggressive approval of high-density subdivisions, the lack of infrastructure to support these developments, and the lack of planning that seems to only benefit the developers. All of these factors are destroying our rich natural environment, and the beauty that drew us here in the first place.

Living in the Temple Hills area, we are experiencing firsthand the tragic effects of the Stephens Valley subdivision and its direct impact on our daily lives. From our historic roads being torn up by construction vehicles and increased traffic, to ground rumblings from blasting at all times of the day and evening, to the displacement of wildlife and the eradication of the beautiful lands that made this area so special.

And now we see that there is a proposal to destroy the historically beautiful areas of Brownland Farm and Gentry Farm and Old Charlotte Pike East. These areas should be preserved and protected by our planning committees, as you represent the current residents of Franklin, our wishes, our lifestyles and our home values.

As a resident of Franklin for over 20 years, I vehemently oppose the destruction of any more of our historic lands. The past can't be bought, please, protect it.

Respectfully,

Jennifer Worden

106 Doral Drive, 37069

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 1:47 PM
To: Andrew Orr
Cc: Eric Conner
Subject: FW: 'NO' to Envision Franklin Amendment & Brownland Farms

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Jim Peterson <kaowsp@gmail.com>
Sent: Sunday, August 23, 2020 9:12 PM
To: Planning Intake <planningintake@franklinTN.gov>
Subject: 'NO' to Envision Franklin Amendment & Brownland Farms

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Planning Commission,

I am emailing to express my deep concern for the high density Brownland Farms development and the negative effects it will have on our community. I implore you to vote 'NO' to the amendment of the Envision Franklin Plan.

What is the purpose of the Envision Franklin Plan if it is continually altered to allow developments that it was written to prevent? Please know, I am not opposed to growth but I am opposed to high density developments in the heart of our town. I would love to see development continue, if and only if, it falls within the guidelines put forth.

The Envision Franklin Plan was implemented to:

- Protect our schools and ensure we are some of the best in the nation for years to come
- Control and protect the infrastructure of our town
- Prevent traffic issues
- Protect the integrity and charm of the town we all love dearly
- Control growth by providing regulations for responsible growth
- Bottom line, to make Franklin TN the best place on earth to live!!!

I am concerned about the following:

- Traffic
 - The influx of traffic on that intersection will certainly negatively effect the surrounding communities
 - The additional traffic lights on Hillsboro within such a short span will further add to the ability to easily navigate our streets.
 - During events at Franklin High or Christ Community traffic is currently a struggle. Adding 800 homes will severely effect this even worse.
 - The Mack Hatcher extension will not be effective with this increase in resident numbers. We will be back to square one in a sense.
- Schools
 - Capacity - Time and time again, I have heard the developer mention we are not at capacity. THIS IS A GOOD THING. Franklin at capacity of 25 will NOT provide the teacher to student ratio that makes Franklin schools amazing
 - Wlf we had to add a new school to sustain this growth, where would mitt go and how would we fund that?
 - Events & Parking will be an even bigger issue.
- Our Beloved Town
 - I care deeply about Franklin. The developer cares about his profit.
 - In spite if the “Sales Pitch” given by the developer about the “enhancements” that will be made to make that area better. I believe the opposite will take place when we alter a flood plane / flood way and add that much density
 - In spite of Christ Community voting to sell the land, there is a VERY LARGE group of congregational members that are against the development. It’s is clear the churches interests lie in the monetary gain allowing them to complete their development rather than protecting the integrity of our town.
 - The surrounding communities are speaking out against this because they love our city. Listen to the voices and concerns on Nedxtdoor, Petitions, Christ Community congregational meetings, etc.
 - Harpeth River Impact - In spite of the flood study, the downstream effect form this development could be devastating. The land currently retains that water to prevent another devastating flood event. Regarding that will, inevitably cause a negative impact.

I find it deeply disturbing and insulting to the people of Franklin that this development has even made it this far. The Envision Franklin plan exists for a reason and we need to stop making exceptions for Developers.

Again, I implore you to put a stop to this development by saying NO to what has been implemented to protect us and our town.

Thank you for your time and attention to the matter.

Best Regards,
 Jim Peterson
 615-478-0805

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 4:56 PM
To: Andrew Orr
Cc: Eric Conner; Annette Dalrymple
Subject: FW: Brownland Farm potential development

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Julie Smith <juliedavissmith@gmail.com>
Sent: Wednesday, August 26, 2020 3:02 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Brownland Farm potential development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Good afternoon,

I am a homeowner in River Landing, and previously lived in Cottonwood since 2002. I have serious concerns about the proposed development of Brownland Farm, as outlined below.

1. Floodplain: My home at 339 Gillette Dr. is within the 100-year floodplain. In the flood of 2010, only the home's crawl space flooded. Any additional structures added to the floodplain upriver from my home will most certainly impact the flow of water in our area. The next flood could cause devastating damage to my home that can be prevented by stopping this development.

2. Traffic: I have children in the school system. I witness first hand the traffic congestion that occurs on Hillsboro Rd when I drop my children off at Grassland Middle School and Franklin High School. The afternoon and evening traffic is even worse. We have hundreds of teenage drivers driving themselves to and from school in a very stressful traffic situation. I can't even imagine the additional congestion that would occur with the addition of 800 homes all accessing Hillsboro Rd each morning and afternoon. Often traffic is backed up in the morning going south all the way to Christ Community Church. Adding 800 or more cars entering the road at that point would create certain gridlock for those of us coming from the north. It currently takes at least 20-30 minutes to travel the 5 miles from our home to school, but could easily become 45 minutes or more.

3. Envision Franklin Plan: The Envision Franklin Plan was created and adopted for a reason and purpose. What is the purpose of adopting a plan if it can be amended and changed just because a greedy developer asks? There is a reason the Envision plan limited this property's use to Conservation and Conservation Subdivision; please do not thwart and betray the original plan's intention. Saying yes to this development sets a precedent to allow other harmful amendments to the Envision Franklin Plan.

Franklin is a unique and wonderful community that has experienced astounding growth over the past decades. However, there comes a tipping point when continued high-density development begins to erode the beautiful landscape and charming atmosphere that all of us enjoy. As you consider this decision, please place the needs and desires of your current residents above the wishes of an outside developer.

I urge you to turn down the proposal to change the Envision Franklin Plan to allow for higher density development at Brownland Farm. Further, I encourage you to develop a special plan for the Northwest city quadrant from Brownland Farm to Gentry Farm that would honor its historic and rural character, as well as prevent increases in floodplain risk to current downstream property owners. Thank you for your time and consideration.

Sincerely,

Julie Smith
339 Gillette Dr.
Franklin, TN 37069

Signature: Katherine S. Jenks

City, State, Zip code: 100 Poteat Place
Franklin, TN 37064

Reason for signing:

I have great concern that any changes to current major floodplain will have a very adverse effect on Monticello properties.

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 1:45 PM
To: Andrew Orr
Cc: Eric Conner
Subject: FW: Deny proposed rezoning of Brownland Farm property

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Laura Smith <lbt1048@aol.com>
Sent: Sunday, August 23, 2020 10:06 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Deny proposed rezoning of Brownland Farm property

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Elected Officials, City of Franklin and the Planning Commission:

Our family has lived in the Monticello neighborhood for eighteen years and have lived in Franklin for over 23 years. We previously expressed our concerns regarding certain aspects of the proposed development at the Brownland Farm property and a portion of the Christ Community Church property. We have attached the text of that email below for your reference. Based on recent information that the developer, Land Solutions LLC, is asking the City of Franklin to rezone those properties prior to submitting their plans for reworking the floodplain for the required state and federal FEMA reviews, we are writing again asking that the City of Franklin deny the rezoning proposal so that the proper studies regarding the proposed flood plan alteration can be made.

Our additional concerns include the following:

1. In 2010, flood water covered and closed Hillsboro Road at the entrance to the proposed new development (the intersection of Monticello Rd. and Hillsboro Rd.). There is only one way in and out of the new development and if that area were to flood again residents and businesses would essentially be on an island surrounded by water. This presents serious health, emergency response and safety concerns.

2. There was serious flooding on the South side of Monticello, extending onto Hillsboro Road and along the property running along the front of the neighborhood known as the Etherley property, which needs to be further studied to address exactly how changes to the flood plan, including the filling of an existing floodway channel, would impact this area.

Page 21 of the Envision Franklin plan states the following: *Project design should carefully address the potential undesirable impacts on existing uses, including traffic, parking, circulation, safety issues, light and glare, noise, and other environmental concerns.*

I am asking that the City of Franklin and the Planning Commission follow their own plan and **deny** the proposed rezoning of the Brownland property from the current agricultural zoning designation.

Thank you,

Michael and Laura Smith
106 Poteat Place
Franklin, TN 37064

June 24, 2020 email to Franklin Planning Commission:

Our family has lived in the Monticello neighborhood for eighteen years. Our home is located on the north end of the neighborhood two houses east of the large lot adjacent to Hillsboro Road and within sight of one of the two main neighborhood entrances. We are **writing to you to address our concerns and opposition to certain aspects of the proposed development at the Brownland Farm property and a portion of the Christ Community Church parking lot, specifically a change in design concept.**

The developers have proposed an amendment changing the classification of part of the properties from Conservation Subdivision to "Neighborhood Commercial fronting Hillsboro Rd" and "Multi-Family Residential behind." Doing so would be against both the role and major objectives of Envision Franklin as outlined on page 7 of the plan. Additionally, the proposed amendment does not "demonstrate its need and justification" according to the criteria on page 108 of the plan. Keeping the area a Conservation Subdivision would provide all of the benefits to the development and the surrounding community as outlined in the Envision Franklin plan without the negative impacts of a more dense development.

We oppose the change of the re-classification from Conservation Subdivision for several reasons:

1. First, there are already condominiums, townhomes, apartments and senior and assisted living dwellings as well as business spaces available both north and south of the proposed development. Passing this amendment would result in an addition of 750+ homes, plus businesses, to this area. A lower density Conservation Subdivision development would have a lower traffic impact, maintain the character of the area, and not create a further burden on the schools.
2. If the amendment is passed, traffic volume (which is already high) will increase dramatically. Additionally, adding a four-way traffic intersection with a light at Monticello Road will lead to increased traffic cutting through the neighborhood to get to Spencer Creek Road. This is already a significant problem which we don't think can be remedied by simply adding "traffic calming" devices as the developers suggest. To suggest that the traffic will turn right and get on Mack Hatcher rather than cutting through Monticello (and avoiding lights) is disingenuous.

3. There has been a proposal to build five “big box homes” along the north end of the vacant lot in front of Monticello. In addition to the flood plain concerns discussed below, this design concept does not match any existing homes that we are aware of in the area and would change the look of the area while negatively impacting the scenic approach into Franklin. Single family homes, built on land not currently in the flood plain would be more appropriate.
4. Lastly, although not a part of the current resolution, building this new development would require significant cut and fill to build in what is now in a flood plain. In 2010, while our neighbors to the south had their properties flooded, we watched as the formerly dry gully along our street filled to the brim and moved toward our homes. This gully continues into Monticello Creek on the part of Monticello where they propose that big box homes be built after altering the topography. I am attaching pictures we took during the Flood of 2010. The first shows a red car on Jefferson approaching Monticello Road. You can see the road sign in the background. The second shows a portion of the Monticello property where they propose to cut and fill in order to build the big box homes – the area of Monticello Creek mentioned above. The brick home was demolished, but the small white garage remains. As you can see, both areas are flooded. Altering the flood plain will not alter the volume of water, just where it goes. I would hate for it to impact more structures than it did in 2010.





While it would be nice to have the properties remain untouched, we realize that development is inevitable and are asking that the City of Franklin follow through with the plans articulated in the Envision Franklin Design Concept by opposing the amendment to the plan. We appreciate your time and your continued support of Monticello.

Best regards,

Michael and Laura Smith

Laura Taylor Smith
106 Poteat Place
Franklin, TN 37064
615-545-4594

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 1:46 PM
To: Andrew Orr
Cc: Eric Conner
Subject: FW: No to high density developments

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Marie Mazzara <mkmazzara@yahoo.com>
Sent: Sunday, August 23, 2020 11:40 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: No to high density developments

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Planning Commission:
Please do not allow high density developments to be built in Franklin/ Williamson County.

Currently our schools are packed. Those kids going to Franklin High School already need to walk outside to their classes. We want to keep our classes small to provide our children the best education we can.

Traffic is difficult. Hard to get up and down Hillsboro Road already. I can not imagine adding two more stop lights and thousands of homes!

I am disappointed that there is even a consideration of revising Envision Franklin. We want the planning commission to take a strong stance on these proposals and give a firm no to these revisions. Franklin is a special community please keep it that way!

Kind regards,
Marie

Andrew Orr

From: JOHN HENDERSON <john.henderson57@comcast.net>
Sent: Wednesday, August 26, 2020 4:24 PM
To: Andrew Orr
Subject: Brownland Farms Floodplain Alteration Proposal

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Mr. Orr,

As twenty-five residents of Monticello, one of the oldest subdivisions in Franklin, my husband John and I are definitely against the dramatic floodplain alteration proposal of Brownland Farms. This flood plain proposal does not fix any of the flooding issues involved with the purchase of the Eatherly property. We live on Monticello Creek, which was blocked in the 2010 flood at the underpasses and the creek rose 10 feet in six hours. We were blocked in our subdivision except for a one foot overflow over Spencer Creek Road. We literally drove around the whole town to get to CVS store on Farrier Lane at Hillsboro Road to pick up medical supplies. The existing flood issues are still present to this day and are even worse with the rapidity of climate change.

This proposed development affects the whole Grassland area, downtown Franklin business and residents close to the river. In March, the land-use plan was implemented by vote of the Williamson County Commission for "natural resource protection, the careful planning of transportation infrastructure, as they stressed the importance of county and municipalities, the city, coordinating on growth plans." The threat of flood would be the first reason for a much lower density of development.

Traffic patterns increase exponentially, simple math, as 800 residents would have to move on already crowded conditions during busy times, school and work-day routines. The lack of a back exit would be a disaster for the safety of residents during a flood. Franklin Special Schools are located off Hillsboro Road. 40% of students are driven to school by their parents.

The idea of a high school being built in West Haven is a false presentation. According to the future proposed plans by the Williamson County Board of Education, the only proposal on record is for a high school in northwest Williamson County in five years, not West Haven. Franklin High School can accept only 200 more students until it reaches 2,000, its maximum, according to the director of secondary schools.

The fiscal recession does not look good for at least three years. The County is already behind in its infrastructure budget. The Envision-Franklin guideline and zoning rules were written to protect our citizenry from this outrageous dense development. A bad precedent would be in place for the rest of the city development. This area is way too close to the historic district and the downtown area. This is one of the main entrances to our small city. The architectural elements need harmony in design, not a three-story high rise along our entrance. This concept does not fit the area. Hopefully, the wisdom and judgment of this committee will turn down the proposal to change the 2017 Envision-Franklin Plan and develop a plan for the last rural area of the city and protect our beautiful small historic city from urban sprawl.

Sincerely yours,

Nell Henderson
202 Revere Lane
Franklin, TN 37064

Andrew Orr

From: scott.black1 <scott.black1@comcast.net>
Sent: Sunday, July 5, 2020 1:00 PM
To: Ken Moore; Dana McLendon III; Margaret Martin; Pearl Bransford; Ann Petersen; Brandy Blanton; Clyde Barnhill; Scott Speedy; Beverly Burger
Cc: Andrew Orr; Emily Hunter; Kelly Dannenfelser
Subject: Brownland Farms

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Good afternoon ladies and gentlemen,

I am writing to you in support of the proposed design for the Brownland Farms on Hillsboro Road. It is important to note, that this is exactly the type of project that should go in that location.

As large tracts of land like this come available, it is imperative that we support comprehensive mixed-use solutions, such as this.

As a resident of Fieldstone Farms, I certainly recognize the positive benefits to this side of town.

With Hillsboro Road and Mack Hatcher, the transportation infrastructure is definitely adequate to support a community of this size.

I know that there is some question about the impact to schools. While this could possibly challenge the Williams County School Board on the districts for their system, as a city, we must consider all infrastructure and realize that a project of this scale and size works best for our overall infrastructure of water, sewer, transportation, and security (police & fire). By allowing communities like this to happen closer in, it reduces so many other infrastructure burdens vs. the alternative of sprawling design.

Because we have created such a great community, people will continue to come. If they are coming, and we are growing, let's grow in a way that respects the land and resources that we have and locate density in such a way that it enhances existing infrastructure. By doing so, it allows us to preserve land further out that would otherwise be scarred by lower density development (needed because people are moving here).

The fact that this developer has demonstrated some creative design solutions through a few different methods, should also be commended. First, through collaboration with the church to develop a better land-use development. This shouldn't be seen as a "land-grab", because the easier way would be to not engage the church. But to engage the church seems to show me that this is a developer who is trying to do the right land design. Secondly, the action of acquiring the Monticello property and creating a park. Again, this is a wise land design decision. Because this design seems to go above and beyond normal development practices to accomplish the desired design, should be acknowledged. (Note, I do not know this developer)

Thanks for your time and consideration.

Thanks,
Scott

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 1:51 PM
To: Andrew Orr
Cc: Eric Conner
Subject: FW: Item 4 for 8/27 Planning Commission Meeting - Brownland Farm
Attachments: petition_comments_jobs_24142196_20200826034144.pdf; petition_signatures_jobs_24142196_20200826034045.pdf; Katherine Jenks petition - Aug 24 2020 - 4-46 PM.pdf; Flood 2010 029(1) (1).mp4

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Kathryn Webber <kathrynwebber@bellsouth.net>
Sent: Tuesday, August 25, 2020 11:27 PM
To: Planning Intake <planningintake@franklintn.gov>; Michael Orr <michael.orr@franklintn.gov>; Scott Harrison <scott.harrison@franklintn.gov>; michael.hathaway@comcast.net; roger.lindsey@nashville.gov; rdilindsey@comcast.net; amclemore51@yahoo.com; Alma McLemore <alma.mclemore@franklintn.gov>; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Szilagyi <jennifer.szilagyi@franklintn.gov>
Cc: Bev Burger <bev@aldermanburger.com>; Ken Moore <ken.moore@franklintn.gov>; Scott Speedy <scott.speedy@franklintn.gov>; Brandy Blanton <brandy.blanton@franklintn.gov>; Clyde Barnhill <clyde.barnhill@franklintn.gov>; Ann Petersen <annpetersen@comcast.net>; Dana McClendon <danamclendon@mac.com>; Pearl Bransford <bransfordpearl@aol.com>; Margaret Martin <margaret.martin@franklintn.gov>
Subject: Item 4 for 8/27 Planning Commission Meeting - Brownland Farm

ATTENTION COF staff: *This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.*

Dear Planning Commissioners and Staff,

The Keep Williamson County Livable Team was asked by the neighboring community of Brownland Farm to create a petition for citizens opposed to the rezoning of Brownland Farm. On their behalf, I am attaching for your review the 1340 signatures and comments obtained in just one weeks time. This petition will remain open and will continue receiving signatures. We note that since it is a free web based petition, some out of Tennessee have signed in support, but we also found out that

some of these people are those who have been involved in the equestrian competitions and shows at Brownland and feel they have a vested interest and concern. Some have actually financially invested into Williamson County.

To view Petition:

www.change.org/p/oppose-high-density-and-mixed-use-development-on-brownland-farm



In The Franklin City survey and those conducted by our County Government and Franklin Tomorrow's Table Talks, citizens are opposed to the continued push to develop every square inch of open space in the City of Franklin or to have mini cities pop up in a field where the character of the area becomes totally destroyed. The infrastructure does not support the masses that are here now and there is not enough money or revenue source to provide what is necessary.

The Brownland Farm has many environmental constraints for development and the citizens do not want to see the Harpeth River, floodway, or floodplain altered in any way. They know to do so only will create problems for those currently living in neighborhoods along the river and for those who may choose to live on this developed land. When the river floods, it travels over Hillsboro Road and traffic is a major concern for them. They are concerned about emergency first responders' ability to assist in the event of a major disaster. To quote one comment from the petition:

"My house exploded on Burlington pass due to the Harpeth river flooding in May 2010. No family should have to go through what we did. No family should have to live with without baby photos, videos and precious momentos. Please vote against this plan to expand".

Attached is also a video of the flood that the citizens wanted you to view showing the force of water crossing Hillsboro Rd by Christ Community and Brownland Farm.

Just like a developer can submit a proposal to the Planning Commission for a revision to Envision Franklin, citizens want to do this as well. The current design concept in Envision Franklin for Brownland Farm and the entire Northwest rural area of Franklin is Conservation subdivision. There are concerns that citizens and Aldermen have recently raised that the Conservation Subdivision concept will **NOT** enable the city to meet one of its key guiding principles of historic preservation in Envision Franklin. The last large rural area is crucial to the city and the regions' rural, agricultural and historic character. It includes the deep history of the equestrian industry that is a core character to

Franklin's history. Citizens would like to work with the city to review and update a special plan for this area to explore how to support the city's rural heritage and equestrian industry.

As stated from the cover of our petition, please **consider** the importance to the local economy from the equestrian industry, where TN ranks 4th in the nation in equine population that generates \$30 million annually just in Williamson County. Brownland Farm alone generates \$22.8 million for local businesses annually.

For the health, welfare and safety of our community, please do not approve the rezoning of Brownland Farm.

Regards,

Keep Williamson County Livable

Keep Williamson County Livable

Recipient: City of Franklin Elected and Appointed Officials

Letter: Greetings,

Please Vote NO on Brownland Farm Rezoning

Signatures

Name	Location	Date
Kathy Webber	Brentwood, TN	2020-08-17
Elena Carmichael	Franklin, TN	2020-08-17
ron webber	Franklin, TN	2020-08-17
Daniela Duran	Florida	2020-08-17
Andres Langlois	San Francisco, CA	2020-08-17
Surya K	New York, NY	2020-08-17
Caroline Bradshaw	Nashville, TN	2020-08-18
Bella Reed	Madison, AL	2020-08-18
Judith Fontanetta	Murfreesboro, TN	2020-08-18
Kathryn Davis	Auburn, AL	2020-08-18
Erin Gaskill	Lebanon, TN	2020-08-18
Heidi Olson	Murfreesboro, TN	2020-08-18
Ava Gingerich	Hendersonville, TN	2020-08-18
Nora Goldfarb	Franklin, TN	2020-08-18
Catherine McNamara	Brentwood, TN	2020-08-18
Victoria Stafford	Thompsons Station, TN	2020-08-18
Ashley DiStefano	Hendersonville, TN	2020-08-18
Diana Schneider	Franklin, TN	2020-08-18
Lauren Yates	Franklin, TN	2020-08-18
Lauren Nethery	Midway, KY	2020-08-18

Name	Location	Date
Jennifer Pirkle	Mount Juliet, TN	2020-08-18
Jennifer Demes	US	2020-08-18
Belle Berg	Spring Hill, TN	2020-08-18
Georgette Held	Dickson, TN	2020-08-18
Savannah Kennedy	Ardmore, AL	2020-08-18
Brad Dickens	Franklin, TN	2020-08-18
Jenn June	US	2020-08-18
Rachael Lipsey	Nashville, TN	2020-08-18
Andreana Flenner	Wilmington, NC	2020-08-18
kendall darks	Hendersonville, TN	2020-08-18
Meredith Johnson	Dickson, US	2020-08-18
Kiahna Bolton	Gallatin, TN	2020-08-18
Jocelyn Stephens	Franklin, TN	2020-08-18
Elizabeth Zuelke	Nashville, TN	2020-08-18
Melissa Thomson	Franklin, TN	2020-08-18
Ariel Hammers	Rockvale, TN	2020-08-18
sophie young	Murfreesboro, TN	2020-08-18
Brieanne Butler	Franklin, TN	2020-08-18
Lee Thornton	Franklin, TN	2020-08-18
Michaela Watts	Buford, TN	2020-08-18
Bob Bowles	Franklin, TN	2020-08-18
Rachel Whitfield	Nashville, TN	2020-08-18

Name	Location	Date
Christy Elrod-Church	Franklin, TN	2020-08-18
Alex Green	Loudon, TN	2020-08-18
Brian Johnson	Beechgrove, US	2020-08-18
Patti Salmon	Shelbyville, TN	2020-08-18
Kyle Berg	Spring Hill, TN	2020-08-18
Cassi Poorman	Franklin, TN	2020-08-18
Cheryl Nesbit	Franklin, TN	2020-08-18
Laura Smith	Franklin, TN	2020-08-18
chad story	franklin, TN	2020-08-18
Ivan Bell	Brentwood, TN	2020-08-18
Alexandria Adair	Franklin, TN	2020-08-18
Lauren Johnson	Franklin, TN	2020-08-18
Robert Poorman	Franklin, TN	2020-08-18
Ira Weiss	Franklin, TN	2020-08-18
Tiffani Gray	Franklin, TN	2020-08-18
Allison Sturtevant	Franklin, TN	2020-08-18
Frank Jones	Brentwood, TN	2020-08-18
Linda Troutman	Franklin, TN	2020-08-18
Chris Andrews	Franklin, TN	2020-08-18
Holly Winn	Franklin, TN	2020-08-18
Anne Goetze	Franklin, TN	2020-08-18
James Peterson	Franklin, TN	2020-08-18

Name	Location	Date
Ashley Wethington	Franklin, TN	2020-08-18
Denise Hopkins	columbia, TN	2020-08-18
Jon Miller	Franklin, TN	2020-08-18
Daniella Koduah	Union, US	2020-08-18
Katie Mendes	Nashville, TN	2020-08-18
Jessica Jenkins	Eagleville, TN	2020-08-18
Laurie Brooks	Franklin, TN	2020-08-18
Heather Johnson	Murfreesboro, TN	2020-08-18
Robert Peterman	Nashville, TN	2020-08-18
Cate Thomas	Nashville, TN	2020-08-18
James Head	Franklin, TN	2020-08-18
angelina imeri	Saint Charles, US	2020-08-18
Angel Vargas	White Springs, US	2020-08-18
Jeremy Smith	Franklin, TN	2020-08-18
Mariah McEvoy	Franklin, TN	2020-08-18
Lauren Barbic	Franklin, TN	2020-08-18
eva hill	Franklin, TN	2020-08-18
Abby Peterson	Franklin, TN	2020-08-18
Carrie Heldman	Franklin, TN	2020-08-18
Courtney Ashburn	Franklin, TN	2020-08-18
Marion Seaton	Franklin, TN	2020-08-18
Noelle Matthys	Lewisburg, TN	2020-08-18

Name	Location	Date
Hannah Tiblier	Franklin, TN	2020-08-18
Bethany Miller	Franklin, TN	2020-08-18
Larry Kaplan	Franklin, TN	2020-08-18
Paul Christoph	Franklin, TN	2020-08-18
James Gatzka	Franklin, TN	2020-08-18
Pamela Woods-Lunny	Sonoma, CA	2020-08-18
Marilyn Millhollin	Franklin, TN	2020-08-18
Michelle Neece	Nashville, TN	2020-08-18
Patricia Ricketts	Nashville, TN	2020-08-18
Suzy St. clair	Brentwood, TN	2020-08-18
Gabriel Katona	Franklin, TN	2020-08-18
Holly Evans	Madison, AL	2020-08-18
Amy Weitlauf	Franklin, TN	2020-08-18
Jennifer Martínez	Hutto, US	2020-08-18
Jordan Knight	Nashville, TN	2020-08-18
Blake Smith	Franklin, TN	2020-08-18
Linda Fulcher	Franklin, TN	2020-08-18
Matthew Wall	Franklin, TN	2020-08-18
Breckyn Bauer	Emporia, US	2020-08-18
Dewayne Brown	Franklin, TN	2020-08-18
Randall Trigg	Franklin, TN	2020-08-18
Colleen Steele	Brentwood, TN	2020-08-18

Name	Location	Date
Leslie Ponder	Franklin, TN	2020-08-18
Sharon Howard	Franklin, TN	2020-08-18
Beverly Evans	Franklin, TN	2020-08-18
Abigail Drahman	Auburn, AL	2020-08-18
Kathy Vehring	Nashville, TN	2020-08-18
Thomas Jantz	Brentwood, TN	2020-08-18
Allison Miner	Brentwood, US	2020-08-18
Lynne Hedden	Franklin, TN	2020-08-18
Dallis Polk	Brentwood, TN	2020-08-18
Becky Wenzel	Brentwood, TN	2020-08-18
Linda Homan	Franklin, TN	2020-08-18
Diana Brenes	El Salvador	2020-08-18
Katie Dickerson	Lexington, KY	2020-08-18
Alexa Gordon	Metropolis, IL	2020-08-18
Kaci Gooch	Franklin, TN	2020-08-18
Margaret Weatherford	Franklin, TN	2020-08-18
Shirley Malchow	Franklin, TN	2020-08-18
Lillian Stewart	Atlanta, GA	2020-08-18
Chris Konecny	Franklin, TN	2020-08-18
Joy Inman	Franklin, TN	2020-08-18
Jinan Mula Hmadi	Franklin, TN	2020-08-18
Dan Miller	Nine Mile Falls, WA	2020-08-18

Name	Location	Date
Marie Lemmons	Franklin, TN	2020-08-18
Linda McGill	Franklin, TN	2020-08-18
grace allison	Brentwood, TN	2020-08-18
Lee Anne Williams	Franklin, TN	2020-08-18
Shelby Evans	Murfreesboro, TN	2020-08-18
Bernadette McFarland	US	2020-08-18
Karen Smith	Brookeland, TX	2020-08-18
kelly Rinehart	Columbia, TN	2020-08-18
Sandra Walker	Franklin, TN	2020-08-18
Hannah Lopez	Franklin, TN	2020-08-18
Rebecca Murphy	Franklin, TN	2020-08-18
Geraldine Cook	Brentwood, TN	2020-08-18
Kerri Romagna	Franklin, US	2020-08-18
Margaret Healy	Franklin, TN	2020-08-18
Patrick Tate	Franklin, TN	2020-08-18
Crystal Estes	Franklin, TN	2020-08-18
Pamela Perkins	Nashville, TN	2020-08-18
Elizabeth Holtz	Hendersonville, TN	2020-08-18
Carolyn Niles	Franklin, TN	2020-08-18
Sarah Hill	Franklin, TN	2020-08-18
Donna sava	Franklin, TN	2020-08-18
Regina Evans	Franklin, TN	2020-08-18

Name	Location	Date
Chris Lewis	Franklin, TN	2020-08-18
nancy oleary	Franklin, TN	2020-08-18
Jane Duncan	Franklin, TN	2020-08-18
Brenda Kessell	Franklin, TN	2020-08-18
Alison Carpenter	Franklin, TN	2020-08-18
Barbara Knieriem	La Vergne, TN	2020-08-18
James Britz	Franklin, TN	2020-08-18
Suzanne Cox	Franklin, TN	2020-08-18
Candi Baker	Nashville, TN	2020-08-18
Barbra Bedwell	Franklin, TN	2020-08-18
Amanda Merriman	Franklin, TN	2020-08-18
Marnie Sherman	Franklin, TN	2020-08-18
Shelby Taylor	Nashville, TN	2020-08-18
Christine Kong	Franklin, TN	2020-08-18
Caroline Lee	Brentwood, TN	2020-08-18
Naomi jakes	Franklin, TN	2020-08-18
Sara Gatchell	Maine	2020-08-18
Kristen Steop	Franklin, TN	2020-08-18
Nicole Mac Girr	Canton, GA	2020-08-18
Kitty Holbrook	Franklin, TN	2020-08-18
Harper Lundy	Mount Pleasant, SC	2020-08-18
RYAN BREBNER	Franklin, TN	2020-08-18

Name	Location	Date
Jane Hay	Franklin, TN	2020-08-18
Liz Janicak	Franklin, TN	2020-08-18
Rosa Jean Thompson	Culleoka, TN	2020-08-18
Christy White	Nashville, TN	2020-08-18
Arlene Bruning	Brentwood, TN	2020-08-18
Julia Diederich	Franklin, TN	2020-08-18
Stephanie Castrillo	Franklin, TN	2020-08-18
Kim Gibbons	Franklin, TN	2020-08-18
David Tomlin	Franklin, TN	2020-08-18
Michael Ray Williams	Franklin, TN	2020-08-18
Ana Bougrat	Franklin, TN	2020-08-18
William Garner	Franklin, TN	2020-08-18
Becky Barkley	Franklin, TN	2020-08-18
Karissa Sanabria	Franklin, TN	2020-08-18
Hollie Rollons	Franklin, TN	2020-08-18
Chris Chaney	Franklin, TN	2020-08-18
Debbie Simms	Franklin, TN	2020-08-18
Jamie Freiberg	Brentwood, TN	2020-08-18
Aimee Lawson	Franklin, TN	2020-08-18
tanya click	Franklin, TN	2020-08-18
Debianne Peterman	Franklin, TN	2020-08-18
Patricia Reddick	Franklin, TN	2020-08-18

Name	Location	Date
Caitie Beasley	Lancaster, SC	2020-08-18
Katherine Fish	Franklin, TN	2020-08-18
Marshall Bryan	Franklin, TN	2020-08-18
Mary Sanders	Louisville, KY	2020-08-18
Natalie Hanlon	Brentwood, TN	2020-08-18
Olivia Gould	Simpsonville, SC	2020-08-18
Olivia Dodd	Smiths Station, AL	2020-08-18
Rick Simms	Franklin, TN	2020-08-18
Pam Reed	Franklin, TN	2020-08-18
Thomas Osborn	Franklin, TN	2020-08-18
Anne Buckley	Franklin, TN	2020-08-18
Lesa Pearce	Franklin, TN	2020-08-18
Melanie Gentr	Franklin, TN	2020-08-18
Joy Dunavant	Nashville, TN	2020-08-18
Melanie lemon	Franklin, TN	2020-08-18
Victoria Vermilye	Franklin, TN	2020-08-18
Christina martin	Franklin, TN	2020-08-18
David Mahand	Franklin, TN	2020-08-18
SB Walters	Franklin, TN	2020-08-18
Debbie Priester	Franklin, TN	2020-08-18
Tamara Kirkendall	Franklin, TN	2020-08-18
Lisa Gorman	Franklin, TN	2020-08-18

Name	Location	Date
Janeane Decker	Franklin, TN	2020-08-18
Jennifer Kirkpatrick	Franklin, TN	2020-08-18
William Webb	Knoxville, TN	2020-08-18
Lillian Watkins	Vero Beach, FL	2020-08-18
Heather Phillips	Franklin, TN	2020-08-18
Lydia Spears	Hohenwald, TN	2020-08-18
Bob Vermilye	Franklin, TN	2020-08-18
Rochelle Berg Berg	Franklin, TN	2020-08-18
beverly Wilson	Franklin, TN	2020-08-18
Kimberly Jones-Osborn	Franklin, TN	2020-08-18
Jeannie Williams	Brentwood, TN	2020-08-18
Michael Cathey	Spring Hill, TN	2020-08-18
Molly Robinson	Franklin, TN	2020-08-18
Katie Stuart	Franklin, TN	2020-08-18
Francine Pivacco-Nunez	Franklin, TN	2020-08-18
Patience McCauley	Franklin, TN	2020-08-18
Patrice McGuinness	Brentwood, TN	2020-08-18
Shannon Kozimor	College Grove, TN	2020-08-18
Morgan Bradbury	Franklin, TN	2020-08-18
Kerri Metoyer	Franklin, TN	2020-08-18
Susan Brown	Franklin, TN	2020-08-18
Annie Brackman	Franklin, TN	2020-08-18

Name	Location	Date
Amy Biagini	Nashville, US	2020-08-18
Ninette Menna	Nashville, TN	2020-08-18
Megan Gentry	Franklin, TN	2020-08-18
Michelle Zimmer	Franklin, TN	2020-08-18
James Deck	Franklin, TN	2020-08-18
Kyzlic Lyman	Franklin, TN	2020-08-18
Johanna Byrd Davis	Nashville, TN	2020-08-18
Heather Argo	Franklin, TN	2020-08-18
Laura Sparer	Franklin, TN	2020-08-18
Jarrold McCauley	Franklin, TN	2020-08-18
Brent Moseng	Franklin, TN	2020-08-18
Landon Riffe	Richlands, US	2020-08-18
Janet Curtis	Franklin, TN	2020-08-18
Eliza Price	Winooski, US	2020-08-18
Brad Johnson	Franklin, TN	2020-08-18
Margaret Smith	Franklin, TN	2020-08-18
JaMallia Burks	Clovis, US	2020-08-18
Alex Vorhaus	Brentwood, TN	2020-08-18
Jill Dufresne	Franklin, TN	2020-08-18
Taylor Stengel	Chicago, US	2020-08-18
Lauren Bower	Franklin, TN	2020-08-18
Anita Weimar	Franklin, TN	2020-08-18

Name	Location	Date
Theress Stephenson	FRANKLIN, TN	2020-08-18
Betsy Hester	Franklin, TN	2020-08-18
Barbara Hendrix	Franklin, TN	2020-08-18
Chris Downs	College Grove, TN	2020-08-18
Trudy Kerlin	Franklin, TN	2020-08-18
Landon Poorman	Franklin, TN	2020-08-18
Alicia Gordon	Franklin, TN	2020-08-18
laura fry	Franklin, TN	2020-08-18
Misty Watkins	Cassville, US	2020-08-18
ethan douthit	mabelvale, US	2020-08-18
Selena Garrett	Belle Plaine, US	2020-08-18
Candy Henderson	Kokomo, US	2020-08-18
Patricia Wells	Franklin, TN	2020-08-18
Morgan Middleton	Fayetteville, US	2020-08-18
Jazmin Valentin	Bronx, US	2020-08-18
Jacquelyn Carr	US	2020-08-18
Don King	Franklin, TN	2020-08-18
David Henderson	Franklin, TN	2020-08-18
Zoe Smith	Chicago, IL	2020-08-18
JoAnn Brundage	Brentwood, TN	2020-08-18
Monzerrath Mendoza	Winfield, US	2020-08-18
emily moore	US	2020-08-18

Name	Location	Date
Jazmin Reveles	Fort Lauderdale, US	2020-08-18
Heidi Rockhold	Georgetown, KY	2020-08-18
Rafael Bougrat	Franklin, TN	2020-08-18
Brittany Day	Franklin, TN	2020-08-18
jones jones	Brentwood, US	2020-08-18
Caroline Burkhart	Lewisburg, TN	2020-08-18
Vicki Dvoracek	Franklin, TN	2020-08-18
Luther Tanley	Franklin, TN	2020-08-18
Andy Tiedt	Franklin, TN	2020-08-18
Deborah Safar	Franklin, TN	2020-08-18
Julie Upshur	Antioch, TN	2020-08-18
Angie Truelove	Franklin, TN	2020-08-18
Gary Gunn	Franklin, TN	2020-08-18
Katarina Midgley	Nashville, TN	2020-08-18
stephanie steele	Fort Collins, CO	2020-08-18
Brooke Borders	Smyrna, TN	2020-08-18
Kim Cotton	Franklin, TN	2020-08-18
William Canada	Franklin, TN	2020-08-18
Jean Cathey	Franklin, TN	2020-08-18
Kelly Sailors	Franklin, TN	2020-08-18
Elizabeth Dickerson	Chicago, IL	2020-08-18
Janice Hardison	Spring Hill, TN	2020-08-18

Name	Location	Date
David Brundage	Franklin, TN	2020-08-18
Judy Flatt	Brentwood, TN	2020-08-18
Raquel Babb	Franklin, TN	2020-08-18
Makenna St. Clair	Franklin, TN	2020-08-18
Dewayne Brown	Franklin, TN	2020-08-18
Stephanie White	Franklin, TN	2020-08-18
Katie Grant	US	2020-08-18
Natalie Burkhart	Lewisburg, TN	2020-08-18
René Vance	Franklin, TN	2020-08-18
Michelle Sutton	Franklin, TN	2020-08-19
Mandy Adams	Franklin, TN	2020-08-19
Callie DeLong	Arrington, TN	2020-08-19
cliff houston	Franklin, TN	2020-08-19
Kristen Fluss	Franklin, TN	2020-08-19
Carole Long	Ellijay, GA	2020-08-19
Jennifer Brownlee	Franklin, TN	2020-08-19
Winifred Kraft	Franklin, TN	2020-08-19
Ann Gilliam	Franklin, TN	2020-08-19
Cannon Mayes	Nolensville, TN	2020-08-19
Leslie Edwards	Brentwood, TN	2020-08-19
Catie McLaughlin	Franklin, TN	2020-08-19
Susanne Riess	Nashville, TN	2020-08-19

Name	Location	Date
Elizabeth Heaston	Nashville, TN	2020-08-19
Kim Hagan	Brentwood, TN	2020-08-19
Cathy Garrett	Franklin, TN	2020-08-19
Sandy Miller	Franklin, TN	2020-08-19
Sybil Lheureux	Franklin, TN	2020-08-19
Randy Gott	Brentwood, TN	2020-08-19
April Eshelman	Franklin, TN	2020-08-19
Marie Moseng	Franklin, TN	2020-08-19
Amanda Little	Brentwood, TN	2020-08-19
Anisha Singh	Knoxville, TN	2020-08-19
Julie Anderson	Chapel Hill, TN	2020-08-19
Josh Dubin	Franklin, TN	2020-08-19
Joel Fine	Brentwood, TN	2020-08-19
Elizabeth Vanzo	Franklin, TN	2020-08-19
Heather Klausner	Franklin, TN	2020-08-19
Aurora Pierson	Franklin, TN	2020-08-19
Nancy Cross	Franklin, TN	2020-08-19
Tom White	Franklin, TN	2020-08-19
Colby Baker	Franklin, TN	2020-08-19
Melissa Melton Jones	Franklin, TN	2020-08-19
Roma Goebel	Brentwood, TN	2020-08-19
John Wylie	Franklin, TN	2020-08-19

Name	Location	Date
Kat Pope	Franklin, TN	2020-08-19
Jeanene Vaughn	Franklin, TN	2020-08-19
Carole Horlacher	Franklin, TN	2020-08-19
Brenda Johnson	Franklin, TN	2020-08-19
Barb Taylor	Franklin, TN	2020-08-19
Jane Melrose	Franklin, TN	2020-08-19
Ryan Sutton	Franklin, TN	2020-08-19
Jim Melrose	Franklin, TN	2020-08-19
Abby Osburn	Franklin, TN	2020-08-19
Joyce Brinsfield	Lexington, KY	2020-08-19
Mirella Neely	Franklin, TN	2020-08-19
Debbie Murry	Franklin, TN	2020-08-19
Lori Brown	Franklin, TN	2020-08-19
Judy Griggs	Franklin, TN	2020-08-19
Cathy Longeway	Nashville, TN	2020-08-19
Mary Hallum	Brentwood, TN	2020-08-19
S. Taylor	Franklin, TN	2020-08-19
Gloria Reardon	Franklin, TN	2020-08-19
Jessica Siegal	Franklin, TN	2020-08-19
Amy Newell	Brentwood, TN	2020-08-19
Melissa Pewitt	Brentwood, TN	2020-08-19
Jeff Osburn	Franklin, TN	2020-08-19

Name	Location	Date
Danette Buchanan	Franklin, TN	2020-08-19
Ron Imbrecht	Franklin, TN	2020-08-19
Zac Hawkins	Franklin, TN	2020-08-19
Paula Sullivan	Franklin, TN	2020-08-19
Laura Faber	Franklin, TN	2020-08-19
Matt Huesmann	Thompsons Station, TN	2020-08-19
Savannah Headrick	Granbury, US	2020-08-19
William Frame	Queen Creek, US	2020-08-19
Roger Fonorow	Brentwood, TN	2020-08-19
Vickie Geny	Fairview, TN	2020-08-19
John Kramer	Marshfield, US	2020-08-19
Ken Carnes	Cibolo, US	2020-08-19
bri baker	Yakima, US	2020-08-19
Saraphym Wright	Brookline, US	2020-08-19
Madeleine Morstadt	Cincinnati, US	2020-08-19
Joanna Shillingford	Homestead, US	2020-08-19
Esther Brown	Twin Falls, US	2020-08-19
Aaliyah Houston	Romeoville, US	2020-08-19
Alexa Clements	Gloucester, US	2020-08-19
Helen Bellos	Franklin, TN	2020-08-19
Lori Holcomb	Edmond, US	2020-08-19
Kelly Andrews-Wahl	Franklin, TN	2020-08-19

Name	Location	Date
Jennifer Alexander	Franklin, TN	2020-08-19
Jenny Reimold	Franklin, TN	2020-08-19
Kelly Barrett	Brentwood, TN	2020-08-19
Alexa Vernon	College Grove, TN	2020-08-19
Saya Gae	Atlanta, US	2020-08-19
Emily Love	Brentwood, TN	2020-08-19
Maria Palma	Orlando, US	2020-08-19
Jenifer Quigley	Philadelphia, US	2020-08-19
kendra coleman	Matteson, US	2020-08-19
Colleen Tillotson	Sanford, US	2020-08-19
Rosemarie Coffey	North Wales, US	2020-08-19
Emma Smith	Franklin, TN	2020-08-19
Valerie Blackburn	Franklin, TN	2020-08-19
Kristy Phillips	Franklin, TN	2020-08-19
Meliah Carrel	Cynthiana, KY	2020-08-19
James Atkins	Franklin, TN	2020-08-19
Keith Cronin	Brentwood, TN	2020-08-19
Grant Halloran	Franklin, TN	2020-08-19
Elena Graves	Nashville, TN	2020-08-19
Larry Esposito	Franklin, TN	2020-08-19
Lisa Stone	Franklin, TN	2020-08-19
Jennifer Ross	Franklin, TN	2020-08-19

Name	Location	Date
Monica Bostelman	Franklin, TN	2020-08-19
Marcia Hestle	Franklin, TN	2020-08-19
Marita Halloran	Franklin, TN	2020-08-19
Elliott Franklin	Franklin, TN	2020-08-19
Lindy Holt	Franklin, TN	2020-08-19
Starr Beaudoin	Franklin, TN	2020-08-19
Daphne Caveness	Franklin, TN	2020-08-19
Paula Singer	Lexington, KY	2020-08-19
Mary Thompson	Brentwood, TN	2020-08-19
Mandy Alexander	Georgetown, KY	2020-08-19
Belinda Leslie	Franklin, TN	2020-08-19
Terrie Lane	Franklin, TN	2020-08-19
Susan Strayer	Franklin, TN	2020-08-19
Amber Gates	Franklin, TN	2020-08-19
Monterey Fleet	Saint Augustine, FL	2020-08-19
Ella O'Brien	Winchester, KY	2020-08-19
Lydia Miller	Franklin, TN	2020-08-19
Shawn Shepherd	Franklin, TN	2020-08-19
Carolyn Vermilye	Franklin, TN	2020-08-19
Lindsey Rogers	Brentwood, TN	2020-08-19
Rhonda Oldham	Franklin, TN	2020-08-19
Harrison Rogers	Franklin, TN	2020-08-19

Name	Location	Date
Michelle Davelaar	Franklin, TN	2020-08-19
Crystal Koss	Nashville, TN	2020-08-19
Susan Banner	Franklin, TN	2020-08-19
Richard Sanders	Franklin, TN	2020-08-19
Barbara Smith	Franklin, TN	2020-08-19
Beth Tucker	Franklin, TN	2020-08-19
Katie Mosley	Franklin, TN	2020-08-19
John Walsh	Franklin, TN	2020-08-19
Tom Nigro	Franklin, TN	2020-08-19
Jerry Berg	Franklin, TN	2020-08-19
Jennie Harshman	franklin, TN	2020-08-19
Amanda Birriel	Morehead, KY	2020-08-19
Shelly Calhoun	Franklin, TN	2020-08-19
Marlena jenkins	Brentwood, TN	2020-08-19
Patricia Keef	Franklin, TN	2020-08-19
Alexander Oldham	Franklin, TN	2020-08-19
Jill David	Franklin, TN	2020-08-19
Shelly Calhoun	Franklin, TN	2020-08-19
Emma Smith	Nashville, TN	2020-08-19
Leslie Lewis	Franklin, TN	2020-08-19
Larry Banner	Franklin, TN	2020-08-19
Beverly McManus	Franklin, TN	2020-08-19

Name	Location	Date
Taylor Topping	Franklin, TN	2020-08-19
Paul Baioni	Memphis, US	2020-08-19
Morgan Clarke	Columbus, OH	2020-08-19
Sofia Capozucca	Columbus, US	2020-08-19
Keira Dunn	San Diego, US	2020-08-19
Frostburn's Reptiles	Bardwell, US	2020-08-19
Sarah Smith	Franklin, TN	2020-08-19
Leah Sadlowski	Sewell, US	2020-08-19
Rita Wright	Tullahoma, US	2020-08-19
Melissa Heithaus	Mckinney, US	2020-08-19
Jordyn Archuleta	Albuquerque, US	2020-08-19
Leovigildo Lorenzo	San Leandro, US	2020-08-19
IRENE SEDLACKO	Wakefield, US	2020-08-19
Tyler Feller	Rockville, US	2020-08-19
Timothy Wallace	Brentwood, TN	2020-08-19
anisa johnson	murrieta, US	2020-08-19
Kayla Hull	Owosso, US	2020-08-19
Kiyori Hammerle	Los Angeles, US	2020-08-19
Melissa Perry	Brentwood, TN	2020-08-19
Bailey Decker	Columbus, OH	2020-08-19
Tatiana Cameron	Franklin, TN	2020-08-19
Taylor Stillwachs	East Hampton, NY	2020-08-19

Name	Location	Date
Candee Duggan	Brentwood, TN	2020-08-19
Rhonda Parry	Brentwood, TN	2020-08-19
Robin Lashinsky	Franklin, TN	2020-08-19
Jill Franks	Franklin, TN	2020-08-19
Julie Smith	Franklin, TN	2020-08-19
Martha Smith	Franklin, TN	2020-08-19
Kiana Chitsazan	Stockton, US	2020-08-19
Nathan Lomeli	Long Beach, US	2020-08-19
Abria Ralph	Orlando, US	2020-08-19
Toni Hamilton	Clawson, US	2020-08-19
Isabella Costanza	Brentwood, US	2020-08-19
Grace Stockman	Goodlettsville, TN	2020-08-19
Michelle Dzul	Los Angeles, US	2020-08-19
Kaylan Martin	Norcross, US	2020-08-19
William Howard	Gainesville, US	2020-08-19
patti coleman	Brentwood, TN	2020-08-19
Melony Dunlap	Indianapolis, US	2020-08-19
Karin Bargsten	Franklin, TN	2020-08-19
Andrew Murtha	Guilford, US	2020-08-19
josh pacheco	Chico, US	2020-08-19
Bonnie Spangenberg	Freehold, US	2020-08-19
marshall Paulasosa	Eagle Pass, US	2020-08-19

Name	Location	Date
Jean Chagnon	Montréal, US	2020-08-19
Theresa Giffin	Reading, US	2020-08-19
Miranda Bone	Franklin, TN	2020-08-19
faith bolt	Franklin, TN	2020-08-19
Marky Garabedian	Glen Allen, US	2020-08-19
Charles Ingram	Nashville, TN	2020-08-19
Carina Salazar	South Jordan, US	2020-08-19
Andrea Creek	Franklin, TN	2020-08-19
Allie Forlini	West Nyack, US	2020-08-19
Daniel Harris	Muskegon, US	2020-08-19
Meridith Vantrease	Franklin, TN	2020-08-19
Lucy Massey	Nashville, TN	2020-08-19
Brittany Martin	Franklin, TN	2020-08-19
Bettina Carpenter	Franklin, TN	2020-08-19
Jordan Hallum	Franklin, TN	2020-08-19
meredith bare	franklin, TN	2020-08-19
Angelika Krawczyk	Franklin, TN	2020-08-19
Patrice Chesbro	Franklin, TN	2020-08-19
Kate Goeringer	Franklin, TN	2020-08-19
Mackenzie McLean	Franklin, TN	2020-08-19
Mary Campbell	Franklin, TN	2020-08-19
Jeff Bradford	Franklin, TN	2020-08-19

Name	Location	Date
Emilio Cueto	Franklin, TN	2020-08-19
Jeanette Higbe	Franklin, TN	2020-08-19
Margaret Christian	Nashville, TN	2020-08-19
Pamela Johnston	Franklin, TN	2020-08-19
Jordan Schalk	Franklin, TN	2020-08-19
Barry Jarnagin	Franklin, TN	2020-08-19
Jill Wimsatt	Franklin, TN	2020-08-19
Merissa Costanza	Brentwood, TN	2020-08-19
Yavette Peace	Franklin, TN	2020-08-19
Hilary Timmons	Franklin, TN	2020-08-19
brenna simmonds wood	Brentwood, TN	2020-08-19
Emma Willsky	Aspen, CO	2020-08-19
Adam Anderson	Franklin, TN	2020-08-19
Tara Schuster	Thompsons Station, TN	2020-08-19
Michael Evans	Franklin, TN	2020-08-19
Robert Johnson	Franklin, TN	2020-08-19
Carolyn Johnson	Gainesville, FL	2020-08-19
Linda Canada	Franklin, TN	2020-08-19
Dena DiVito	Franklin, TN	2020-08-19
Jane Herron	Franklin, TN	2020-08-19
Samuel Johnson	Franklin, TN	2020-08-19
Jenny Lunsford	Franklin, TN	2020-08-19

Name	Location	Date
Greta Flynn	Franklin, TN	2020-08-19
Heather Adams	Franklin, TN	2020-08-19
Mike Pierson	Franklin, TN	2020-08-19
Bobby Johnson	Franklin, TN	2020-08-19
Sloan Bishop	Franklin, TN	2020-08-19
Katherine Fish	Murfreesboro, TN	2020-08-19
Ellen Gregory	Columbus, MS	2020-08-19
Ron Hinds	Nashville, TN	2020-08-19
Robert Heriges	Nashville, TN	2020-08-19
Laura Benneyworth	Franklin, TN	2020-08-19
Sandra Chapman	Kansas City, MO	2020-08-19
Lauren Daugherty	Franklin, TN	2020-08-19
Scott Butler	Franklin, TN	2020-08-19
Jessica Adair	Franklin, TN	2020-08-19
Lea Adams	Nashville, TN	2020-08-19
Debby Reeder	Franklin, TN	2020-08-19
Theresa Picone	Franklin, TN	2020-08-19
Felicia Palmer	Franklin, TN	2020-08-19
Patty Jarnagin	Franklin, TN	2020-08-19
Melinda Nowers	Franklin, TN	2020-08-19
Debbie Robert	Franklin, TN	2020-08-19
Katie Decker	Franklin, TN	2020-08-19

Name	Location	Date
BETTY RYE	Elizabethtown, KY	2020-08-19
Tiffany Williams	Brentwood, TN	2020-08-19
Chris Decker	Franklin, TN	2020-08-19
Adrienne Ohrt	Franklin, TN	2020-08-19
Deborah Boan	Franklin, TN	2020-08-19
Sarah Armstrong	Franconia, NH	2020-08-19
Elizabeth Nigh	Franklin, TN	2020-08-19
CHERIE REYBURN	Williamson County, TN	2020-08-19
Patricia Johs	Franklin, TN	2020-08-19
Steve Olesky	Franklin, TN	2020-08-19
Jack Lance	Franklin, TN	2020-08-19
Ashleigh Lawrence	Franklin, TN	2020-08-19
brad rowland	Franklin, TN	2020-08-19
Kathryn Ponchak	Franklin, TN	2020-08-19
Charles Bradley	Franklin, TN	2020-08-19
Bryan Sturtevant	Franklin, TN	2020-08-19
Susie Kartchner	Franklin, TN	2020-08-19
Barbie Gonzales	Franklin, TN	2020-08-19
Neil Henry	US	2020-08-19
Debi Fusacchia	Franklin, TN	2020-08-19
Sarah Blair	Nolensville, TN	2020-08-19
Melissa Cathey	Brentwood, TN	2020-08-19

Name	Location	Date
Melissa Stevens	Franklin, TN	2020-08-19
Armanda Costanza	Franklin, TN	2020-08-19
Julie Putnam	Franklin, TN	2020-08-19
doria wosk	miami, FL	2020-08-19
Janet Masters	Brentwood, TN	2020-08-19
Helen Gleason	La Vergne, TN	2020-08-19
Sherry Lamb	Franklin, TN	2020-08-19
Andrew Bolze	Boston, MA	2020-08-19
David Williams	Franklin, TN	2020-08-20
Ginny Glass	Franklin, TN	2020-08-20
Adam Mittelberg	Franklin, TN	2020-08-20
Natalie Alexander	Irvine, CA	2020-08-20
Janice Holland	Midway, KY	2020-08-20
Bailey Kellogg	Franklin, TN	2020-08-20
Linda Larson	La Habra, CA	2020-08-20
Rachelle Dunavant	Franklin, TN	2020-08-20
Linda Allen	Spring Hill, TN	2020-08-20
Ellie Chason	Franklin, TN	2020-08-20
Raquel Bowers	Lexington, KY	2020-08-20
Kim Brooks	Franklin, TN	2020-08-20
Adrienne Frey	Franklin, TN	2020-08-20
Monique Koupal	Franklin, US	2020-08-20

Name	Location	Date
Kevin Bond	Franklin, TN	2020-08-20
Frances Carpenter	Franklin, TN	2020-08-20
Michelle Jaeger	Nashville, TN	2020-08-20
Lauren Jensen	Brentwood, TN	2020-08-20
coylene cates	Franklin, TN	2020-08-20
Sue Gross	Murfreesboro, TN	2020-08-20
Margie Taylor	Franklin, TN	2020-08-20
Brian D Clayton	Elk City, OK	2020-08-20
Myrna Teague	Brentwood, TN	2020-08-20
Trelucia Okechukwu	California	2020-08-20
Michaela Messina	Franklin, TN	2020-08-20
Luke Elmore	Franklin, TN	2020-08-20
Jennifer Bangham	Georgetown, TN	2020-08-20
Lori Johnsen	Franklin, TN	2020-08-20
Patricia Walker	Franklin, TN	2020-08-20
Mark Neach	Franklin, TN	2020-08-20
Jared King	Franklin, TN	2020-08-20
Julia Nolan	Franklin, TN	2020-08-20
Reagan King	Franklin, TN	2020-08-20
Sally Johnson	Franklin, TN	2020-08-20
Bud Matto	Franklin, TN	2020-08-20
Richard Reece	Waynesboro, GA	2020-08-20

Name	Location	Date
Cheryl Crockett	Franklin, TN	2020-08-20
Debbie Butner	Franklin, TN	2020-08-20
Denise Madden	Franklin, TN	2020-08-20
Margaret Smith	Brentwood, TN	2020-08-20
Jennifer Gibbs	Columbia, TN	2020-08-20
Ann Marie Brown	Franklin, TN	2020-08-20
David Stone	Franklin, TN	2020-08-20
Deborah Dobbins	Franklin, TN	2020-08-20
Laura Roberts	Franklin, TN	2020-08-20
Jen Smith	Franklin, TN	2020-08-20
Phoebes Deng	West Lafayette, IN	2020-08-20
Cassie Nivens	Brentwood, TN	2020-08-20
Joan Stroginis	Franklin, TN	2020-08-20
Bright Weatherly	Brentwood, TN	2020-08-20
Deborah Pomeroy	Franklin, TN	2020-08-20
Emily Mills	Franklin, TN	2020-08-20
Nicole Romeo	Franklin, TN	2020-08-20
susanne callahan	Franklin, TN	2020-08-20
Christy Collins	Franklin, TN	2020-08-20
Deborah Whitley	Franklin, TN	2020-08-20
Jim Cornwell	Franklin, TN	2020-08-20
Clif Butner	Franklin, TN	2020-08-20

Name	Location	Date
Michelle Gonzales	Brentwood, TN	2020-08-20
Corinne Ruty	Franklin, TN	2020-08-20
Abbey Butner	Franklin, TN	2020-08-20
Sareya Kidd	Franklin, TN	2020-08-20
Charles Layne	Brentwood, TN	2020-08-20
Christel Uhde	Nolensville, TN	2020-08-20
Frances Dick	Baton Rouge, U.S. Outlying Islands	2020-08-20
Brian Weiss	Brentwood, TN	2020-08-20
Carrie Reed	Bon Aqua, TN	2020-08-20
Luanne McConnell	Franklin, TN	2020-08-20
Kim Spiegel	Franklin, TN	2020-08-20
Nichole Johnson	Franklin, TN	2020-08-20
Melissa Sumrall	Buford, GA	2020-08-20
Robert Stude	Franklin, TN	2020-08-20
Travis Polk	Brentwood, TN	2020-08-20
Jacob Stern	Brentwood, TN	2020-08-20
Karen Logan	Franklin, TN	2020-08-20
Jennifer Worden	Nashville, TN	2020-08-20
Traci Singleton	Franklin, TN	2020-08-20
Michelle Phillips	Nashville, TN	2020-08-20
Matt Russo	Franklin, TN	2020-08-20
Christina Fortugno	US	2020-08-20

Name	Location	Date
Brannon Hendricks	Franklin, TN	2020-08-20
Kelly Ortega	Franklin, TN	2020-08-20
Lori Jenkins	Brentwood, TN	2020-08-20
Borbala Toth	Tennessee	2020-08-20
Karen Pope	Franklin, TN	2020-08-20
Ronald Topinka	Franklin, TN	2020-08-20
Joseph Hallett	Pinehurst, NC	2020-08-20
Janni Snider	Franklin, TN	2020-08-20
Sarah Reeder	Franklin, TN	2020-08-20
BILL HOLLAND	Brentwood, TN	2020-08-20
Graham Buttrey	Nashville, TN	2020-08-20
Shelli Isiminger	Franklin, TN	2020-08-20
Gale Campbell	Franklin, TN	2020-08-20
AMY KING	Franklin, TN	2020-08-20
Shelby Hood	Franklin, TN	2020-08-20
Ned Hawn	Franklin, TN	2020-08-20
Sara Lee	US	2020-08-20
Patrick B	Oxford, MS	2020-08-20
Elizabeth Havert	Murfreesboro, TN	2020-08-20
Betty Jean Marlin	Old Hickory, TN	2020-08-20
Maria Thomas	Franklin, TN	2020-08-20
Barbara Owens	Brentwood, TN	2020-08-20

Name	Location	Date
Lynette Bailey	Franklin, TN	2020-08-20
Susan Miller	Nashville, TN	2020-08-20
anna kate wilson	Hendersonville, TN	2020-08-20
Harris Smith	Irvine, KY	2020-08-20
Amanda Moore	Franklin, TN	2020-08-20
Gloria Mercado	Franklin, TN	2020-08-20
Carl Campbell	Franklin, TN	2020-08-20
Diane Smith	Franklin, TN	2020-08-20
Deborah Miller	Franklin, US	2020-08-20
Carolyn Richardson	Brentwood, TN	2020-08-20
Chitra Nair Nair	North Potomac, MD	2020-08-21
Heaven Macpherson	Cliffside Park, NJ	2020-08-21
Stacy Lambert	Nashville, TN	2020-08-21
Convonnia RUSSELL RUSSELL	Nashville, TN	2020-08-21
Holly Childress	Buford, GA	2020-08-21
Michelle Steffen	Shelbyville, TN	2020-08-21
Tonya Whitaker	Franklin, TN	2020-08-21
Becky Carter	Franklin, TN	2020-08-21
William Swafford Swafford	Franklin, TN	2020-08-21
Alex Short	Franklin, TN	2020-08-21
Melissa Redlin	Franklin, TN	2020-08-21
Maria Duffy	Franklin, TN	2020-08-21

Name	Location	Date
Melissa Howell	Franklin, TN	2020-08-21
Athena Kurzrock	Nashville, TN	2020-08-21
Lori Sullivan	Franklin, TN	2020-08-21
Elizabeth Johnson	Nashville, US	2020-08-21
Josh Conley	Brentwood, TN	2020-08-21
Sara Walker	Franklin, TN	2020-08-21
Julie Grad	Franklin, TN	2020-08-21
kate morales	franklin, TN	2020-08-21
Stephen Clinton	Franklin, TN	2020-08-21
Carol Coker	Nashville, TN	2020-08-21
Denise Johnson	Franklin, TN	2020-08-21
John Gibbs	Columbia, TN	2020-08-21
Tammy Simpkins	Knoxville, TN	2020-08-21
Connie Blevins	Franklin, TN	2020-08-21
Mark King	Franklin, TN	2020-08-21
Kimberly Nevils	Franklin, TN	2020-08-21
Bonnie Ferguson	Franklin, TN	2020-08-21
Stacy Lomantini	Brentwood, TN	2020-08-21
Nancy Moulton	Maitland, FL	2020-08-21
Abby Thompson	Franklin, TN	2020-08-21
Deb Mannix	Avon, IN	2020-08-21
Robin Buchanan	Brentwood, TN	2020-08-21

Name	Location	Date
Harley Williams	Cookeville, TN	2020-08-21
Leslie Ankerhove	Nashville, TN	2020-08-21
Tom Lamb	Thompsons Station, TN	2020-08-21
Michael White	Franklin, TN	2020-08-21
Susan Swanson-Moore	Franklin, TN	2020-08-21
Linda Schujahn	Franklin, TN	2020-08-21
Ruth Haskins	Franklin, TN	2020-08-21
Judith Watson	Franklin, TN	2020-08-21
Lisa Campbell	Franklin, TN	2020-08-21
Cindy Waldrup	Murfreesboro, TN	2020-08-21
Joni Mattingly	Franklin, TN	2020-08-21
PATTY WILLIAMS	FAIR LAWN, NJ	2020-08-21
John O'Connell	West Milford, US	2020-08-21
Abigail Griffith	Franklin, TN	2020-08-21
Tamara Sweeney	Manvel, ND	2020-08-21
Allison Cannon	Franklin, TN	2020-08-21
Dan Mattingly	Greensburg, IN	2020-08-21
Nell Simpson	Conneaut Lake, PA	2020-08-21
Chris McCollum	Franklin, TN	2020-08-21
PATRICIA STEINFORTH	Franklin, TN	2020-08-21
BA Richardson	US	2020-08-21
Tommy Catlett	Franklin, TN	2020-08-21

Name	Location	Date
alison kropf	Frankfort, KY	2020-08-21
jim fordice	Brentwood, TN	2020-08-21
Milinda Kurts	Franklin, TN	2020-08-21
Geoffrey Smith	Franklin, TN	2020-08-21
John Mattingly	Chattanooga, TN	2020-08-21
Andy Norris	Franklin, TN	2020-08-21
Susan Phelps	Franklin, TN	2020-08-21
becky kemper	Crestwood, KY	2020-08-21
Richard Hitt	Franklin, TN	2020-08-21
Mary Prince	Franklin, TN	2020-08-21
Mary Mattingly	Louisville, KY	2020-08-21
rourk mulderig	Franklin, TN	2020-08-21
Whitney Banks	Brentwood, TN	2020-08-21
Emily Nevils	Nashville, TN	2020-08-21
Lyn Knopf	Franklin, TN	2020-08-21
Bruce Lake	Franklin, TN	2020-08-21
Sara Holt	Franklin, TN	2020-08-21
Maria Zarcone	Franklin, TN	2020-08-21
Jennifer Besco	Franklin, TN	2020-08-21
Kristina Campbell	Franklin, TN	2020-08-21
Robin Williams	Atlanta, GA	2020-08-21
Nicole Ochs	Franklin, TN	2020-08-21

Name	Location	Date
David Fleming	Arlington, VA	2020-08-21
Teresa Barry	Brentwood, TN	2020-08-21
Brenda Peterson	Franklin, TN	2020-08-21
Carl taylor	Brentwood, TN	2020-08-21
Heidi Kaye	Franklin, TN	2020-08-21
Emily Marks Woods	Franklin, TN	2020-08-21
Rebecca Haskins	Franklin, TN	2020-08-21
Kim Acree	Franklin, TN	2020-08-21
Barry Kimbro	Nashville, TN	2020-08-21
Debbie Coppinger	Franklin, TN	2020-08-21
Athena West	Franklin, TN	2020-08-21
JoAnne Martin	Franklin, TN	2020-08-21
chloe b	Bothell, US	2020-08-22
Bella Sousa	Newman, US	2020-08-22
Mark Harp	Philadelphia, US	2020-08-22
Andrea Encinas	Long Beach, US	2020-08-22
Javier Fuentes	US	2020-08-22
Michael Perez	Hanford, US	2020-08-22
Elisa Cisneros	Davenport, US	2020-08-22
Marley Jean-Louis	Pompano Beach, US	2020-08-22
Mario Medina	Hutchinson, US	2020-08-22
Maddie Foster	Cedar Park, US	2020-08-22

Name	Location	Date
Jamir H	Savannah, US	2020-08-22
Ansley Hutcheson	Monticello, US	2020-08-22
Brayden Self	Yoakum, US	2020-08-22
Lila Denning	San Diego, US	2020-08-22
Carrie Powell	Birmingham, US	2020-08-22
Sophie Triche	cedar park, US	2020-08-22
Matthew Alexander	North Branch, US	2020-08-22
Israel Bacchus	Concord, US	2020-08-22
Bella Gonzales	Laramie, US	2020-08-22
Calila Grijalva	Bloomington, US	2020-08-22
Kalista Cielak	Bolingbrook, US	2020-08-22
Ambar Tejada Diaz	Colorado Springs, US	2020-08-22
jennifer m	Poway, US	2020-08-22
angel zannou	Irvington, US	2020-08-22
Bella Jones	Torrance, US	2020-08-22
Kiera Truex	Middletown, US	2020-08-22
laura columbis white	belmont, US	2020-08-22
Lori Staley	Pottstown, US	2020-08-22
Zobeida García	Bronx, US	2020-08-22
Sofia Martinez	Chicago, US	2020-08-22
james gregory	Bellevue, US	2020-08-22
Delaney Butterly	Elmhurst, US	2020-08-22

Name	Location	Date
Kevin Higgins	Brentwood, TN	2020-08-22
Garland Green	Franklin, TN	2020-08-22
Jeff Bordulis	Spring Hill, TN	2020-08-22
Ann Bodnar	Franklin, TN	2020-08-22
Jody Smith	Brentwood, TN	2020-08-22
Leilani Herbert	Thompson's Station, TN	2020-08-22
Jana Roberts	Franklin, TN	2020-08-22
Sheila Morreale	Franklin, TN	2020-08-22
Shawn Steele	Franklin, TN	2020-08-22
Carol Miller	Franklin, TN	2020-08-22
Susie Woodard	Lebanon, TN	2020-08-22
Jeanne Brock	Atlanta, US	2020-08-22
Tiffany Sexton	Franklin, TN	2020-08-22
Marylou Martin	Franklin, TN	2020-08-22
Marianne England	Murfreesboro, TN	2020-08-22
Kimberly Kilgore	Franklin, TN	2020-08-22
Diane Hash	Santa Fe, TN	2020-08-22
Victoria Finney	Cookeville, TN	2020-08-22
Denny Hemphill	Murfreesboro, TN	2020-08-22
Sarah McAfee	Marietta, US	2020-08-22
Deana Raby	Brentwood, TN	2020-08-22
Laura lippuner	Columbia, TN	2020-08-22

Name	Location	Date
Tiffany Cole	Nolensville, TN	2020-08-22
Courtney Sachtleben	Brentwood, TN	2020-08-22
Savannah Luoma	Nashville, TN	2020-08-22
Gavriel Rose	Pleasant View, TN	2020-08-22
Mary McQueen	Marion, NC	2020-08-22
Theresa Laflamme	Springfield, TN	2020-08-22
Robert McClurkan	Franklin, TN	2020-08-22
Dana Gosford	Franklin, TN	2020-08-22
Heather Pudil	Bid Rock, TN	2020-08-22
Brenda Phillips	Franklin, TN	2020-08-22
Susan Massey	Brentwood, TN	2020-08-22
Katharina NowotnyBoles	Shelbyville, TN	2020-08-22
Cindy Love	Brentwood, TN	2020-08-22
Lamonique Allen	Harker Heights, US	2020-08-22
Stephanie R.	Los Angeles, US	2020-08-22
Paloma Rodriguez	Santa Ana, US	2020-08-22
Kaylee Johnson	Greenville, US	2020-08-22
Jack Curry	Fayetteville, US	2020-08-22
Johnny Lawrence	Memphis, TN	2020-08-22
Meghan Elsik	College Station, TX	2020-08-22
Diane LeJeune	Fairview, TN	2020-08-22
Suzannah Gersten	Franklin, TN	2020-08-22

Name	Location	Date
Jacinta Roberts	Knoxville, TN	2020-08-22
Paul Goco	Murfreesboro, TN	2020-08-22
Hilary Hoffman	Rockvale, TN	2020-08-22
Lisha LaBrec	Franklin, TN	2020-08-22
Debra Oriez	Franklin, TN	2020-08-22
Cara Scott	Fayetteville, US	2020-08-22
Pamela Fisher	Franklin, TN	2020-08-22
Mary Brownlie	Amherstburg's, Canada	2020-08-22
Marcia Richardson	Franklin, TN	2020-08-22
nadine dargo	springfield, TN	2020-08-22
April Marbury	Brentwood, TN	2020-08-22
Sharyn Nathanson	Thompsons Station, TN	2020-08-22
Allyson Kelly	Nolensville, TN	2020-08-22
Adrienne Freeman	Franklin, TN	2020-08-22
Will Dodson	Franklin, TN	2020-08-22
Rhonda St Holmes	Franklin, TN	2020-08-22
Brooke Doswell	Pawleys Island, SC	2020-08-22
Ted Campbell	Franklin, TN	2020-08-22
Valerie Levay	Nashville, TN	2020-08-22
Lucy Parker	Franklin, TN	2020-08-22
Dana Casey	Brentwood, TN	2020-08-22
Sarah Norris	Franklin, TN	2020-08-22

Name	Location	Date
Dana Langfitt	Franklin, TN	2020-08-22
Alicia Landman	Nashville, TN	2020-08-22
Jennifer Reininger	Loveland, OH	2020-08-22
Ame Van Iden	sherman oaks, CA	2020-08-22
Chad Fitzgerald	Franklin, TN	2020-08-22
Mega Purino	Franklin, TN	2020-08-22
cathey mitchell	Murfreesboro, TN	2020-08-22
Kelly Rudland	Holland, MI	2020-08-22
Lexy Johnson	Tucson, AZ	2020-08-22
Louise Renaudin	Franklin, TN	2020-08-22
Natalie Edwards	Nashville, TN	2020-08-22
Lauren Satchell	Antioch, TN	2020-08-22
Brianna Jones	Columbia, TN	2020-08-22
Neely Green	Franklin, TN	2020-08-22
Teri Frye	Cookeville, TN	2020-08-22
Judy Sandstrom	Franklin, TN	2020-08-22
Jerry Miele	Brentwood, TN	2020-08-22
Susan Stark	FRANKLIN, TN	2020-08-22
Brian Bowman	Brentwood, TN	2020-08-22
Jodie Spelman	Franklin, TN	2020-08-22
Kathleen Sterling	Liberty, TN	2020-08-22
Maggie Steen	Franklin, TN	2020-08-22

Name	Location	Date
Sara Seiberling	Brentwood, TN	2020-08-22
Wendell Harris	Franklin, TN	2020-08-22
Floyd Dean	Brentwood, TN	2020-08-22
Frank McCain	Franklin, TN	2020-08-22
James Moore	Franklin, TN	2020-08-22
Leslie Cox	Franklin, US	2020-08-22
Michaela Blacker	Hendersonville, TN	2020-08-22
Harmony Horn	Franklin, TN	2020-08-22
Kelly Cheveallier	Franklin, TN	2020-08-22
Robin Wright	Franklin, TN	2020-08-22
Gail Dady	Alexandria, VA	2020-08-22
Barbara Baydoun	Brentwood, TN	2020-08-22
Bree Rosales	Ocala, FL	2020-08-22
Holidae Hayes	Washington, DC	2020-08-22
Claudio Oscar Krapp	Buenos Aires, Argentina	2020-08-22
Keara Olson	St. Charles, IL	2020-08-22
Martha Megredy	Lexington, KY	2020-08-22
Michael Alexander	Los Angeles, CA	2020-08-23
Marisa Fernandez	Franklin, TN	2020-08-23
Hanna Carey	Fredericksburg, VA	2020-08-23
Rebecca May	Lexington, KY	2020-08-23
claire perrigo	Clyde, NC	2020-08-23

Name	Location	Date
Pam Pedler	Warren, RI	2020-08-23
Courtney Tarvis	Tiverton, RI	2020-08-23
Rebecca Gunter	Nashville, TN	2020-08-23
Nancy Whitman	Murfreesboro, TN	2020-08-23
Brycia James	Columbia, TN	2020-08-23
Mary Dean	Franklin, TN	2020-08-23
Margie Thessin	Franklin, TN	2020-08-23
Beth Bryson	Nashville, TN	2020-08-23
Debb Pyle	Palmyra, VA	2020-08-23
Anna Sierra	Franklin, TN	2020-08-23
Mary McCrackan	Brentwood, TN	2020-08-23
Catherine Gorzkowski	Odenton, MD	2020-08-23
Christy James	Brentwood, TN	2020-08-23
Jen Johnson	Nashville, TN	2020-08-23
Katelyn Harris-Schuman	Madison, TN	2020-08-23
Cristin Jordan	Franklin, TN	2020-08-23
Marissa Brockette	Shelbyville, TN	2020-08-23
Becky Schneider	Brentwood, TN	2020-08-23
Samantha Lum	Franklin, TN	2020-08-23
Karen Choate	Dickson, TN	2020-08-23
Agustin Rosales	Ocala, FL	2020-08-23
Allyson Wamble	Franklin, TN	2020-08-23

Name	Location	Date
Johnna Elmore	Franklin, TN	2020-08-23
Amanda Morgan	Franklin, TN	2020-08-23
Tim Morgan	Franklin, TN	2020-08-23
Becky Hicks	Nashville, TN	2020-08-23
Maddie Burns	Thompsons Station, TN	2020-08-23
Kristin Bishop	Franklin, TN	2020-08-23
Marguerite Courtney	Westbury, NY	2020-08-23
Kerri Egbert	Franklin, TN	2020-08-23
Rita Brady	Antioch, TN	2020-08-23
Jenny Kemp	Franklin, TN	2020-08-23
Patricia Petrous	Mount Juliet, TN	2020-08-23
Kate Rogers	Franklin, TN	2020-08-23
Anne Carter	Franklin, TN	2020-08-23
Sheryl Roos	Nashville, TN	2020-08-23
Karen Boates	Gurley, AL	2020-08-23
Joanne lowery	Fayetteville, TN	2020-08-23
Lisa Bechtol	Lexington, KY	2020-08-23
Jacquelyn Veith	Clarksville, TN	2020-08-23
Mary Biddix	Chattanooga, TN	2020-08-23
Beth Huff	Nashville, TN	2020-08-23
Marie Marquardt	hutto, TX	2020-08-23
Bill Denny	North Augusta, SC	2020-08-23

Name	Location	Date
Renee Farkas	Franklin, TN	2020-08-23
Sandra Zimmerli	Fairfax Station, VA	2020-08-23
Jennifer Housley	Franklin, TN	2020-08-23
Frances Blacker	Ashland City, TN	2020-08-23
Boney George	Franklin, TN	2020-08-23
Kelly Cummins	Franklin, TN	2020-08-23
Peter Wasner	Franklin, TN	2020-08-23
Sandra Collier	Franklin, TN	2020-08-23
Pam Gillihan	Franklin, TN	2020-08-23
Shevawn Stewart	Franklin, TN	2020-08-23
Carla Pawlowski	Gatlinburg, TN	2020-08-23
Cyndy Keenan	Franklin, TN	2020-08-23
Allison Driver	Arrington, FL	2020-08-23
Kristyn Rogers	Franklin, TN	2020-08-23
Katie Duncan	Franklin, TN	2020-08-24
Steve durr	Nashville, TN	2020-08-24
Eydie Hassell	Franklin, TN	2020-08-24
Wendy Gillette	Franklin, TN	2020-08-24
ronnie beard	Franklin, TN	2020-08-24
Susan Banner	Franklin, TN	2020-08-24
Alex Van Weelden	Franklin, TN	2020-08-24
Dennis Nickle	Franklin, TN	2020-08-24

Name	Location	Date
Kim Sharp	Brentwood, TN	2020-08-24
Princilla Crane	Franklin, TN	2020-08-24
Robin Lockwood	Franklin, TN	2020-08-24
Libby Sieveking	Franklin, TN	2020-08-24
Nancy Dillon	franklin, TN	2020-08-24
Tom Cullen	Spring Hill, TN	2020-08-24
Katy Dodson	Franklin, TN	2020-08-24
Carol Warren	Nashville, TN	2020-08-24
Helen Alexander	Franklin, TN	2020-08-24
Eric Lewis	Nashville, TN	2020-08-24
christine toscano	Franklin, TN	2020-08-24
H Chris	Japan	2020-08-24
Joslyn Hebda	Nashville, TN	2020-08-24
Carrie Rohde	Nashville, TN	2020-08-24
Olivia Barnes	Smyrna, TN	2020-08-24
Abby Bowlin	Franklin, TN	2020-08-24
brady haston	Nashville, TN	2020-08-24
Pat Garmezy	Nashville, TN	2020-08-24
Thomas McRae	Nashville, TN	2020-08-24
Maurice Sartin	Franklin, TN	2020-08-24
Doug Hite	Franklin, TN	2020-08-24
Elizabeth Sulkowski	Franklin, TN	2020-08-24

Name	Location	Date
Mario Genovese	Franklin, TN	2020-08-24
Jean Houghton	Franklin, TN	2020-08-24
Patricia Dishman	Nashville, TN	2020-08-24
elaine rohrig	Brentwood, TN	2020-08-24
Nicole Greer	Brentwood, TN	2020-08-24
Sarah Williams	Nashville, TN	2020-08-24
breck curnutte	Nashville, TN	2020-08-24
Colleen Handte Jones	Charlotte, NC	2020-08-24
Joy Brandon	Franklin, TN	2020-08-24
West Lee	Nashville, TN	2020-08-24
Glenn Visbeen	Franklin, TN	2020-08-24
Dayl Collins	Franklin, TN	2020-08-24
Misty Carson	Franklin, TN	2020-08-24
Lee Ann Runyeon	Murfreesboro, TN	2020-08-24
James Crutchfield	Franklin, TN	2020-08-24
Kathryn Henshaw	Franklin, TN	2020-08-24
Andrea Bassi	Franklin, TN	2020-08-24
Cheryl Tallyn	Franklin, TN	2020-08-24
Virginia Jones	Laurel, MS	2020-08-24
Claudia Gifford	Brentwood, TN	2020-08-24
Julie Gallina	Franklin, TN	2020-08-24
Bonnie Garner	Nashville, TN	2020-08-24

Name	Location	Date
Sara Posthuma	Coatesville, PA	2020-08-24
Christopher Baxley	Nashville, TN	2020-08-24
Faith Ellis	Franklin, TN	2020-08-24
Robin Holbrook	Franklin, TN	2020-08-24
Donna Montague	Franklin, US	2020-08-24
Phyllis Tatum	Brentwood, TN	2020-08-24
Laura Watson	Nashville, TN	2020-08-24
Amy Wells	Thompsons Station, TN	2020-08-24
Anna Laidler	East Stroudsburg, US	2020-08-24
Erica Collins	Nashville, TN	2020-08-24
Lisa York	Nashville, TN	2020-08-24
Olivia Elliott	Franklin, TN	2020-08-24
Haylee Hall	Nashville, TN	2020-08-24
Jamie Hunter	Sumter, SC	2020-08-24
Christine Phillips	Franklin, TN	2020-08-24
June arnold	fairview, TN	2020-08-24
Elaine Redfern	Brentwood, TN	2020-08-24
Kathleen Dennis	Brentwood, TN	2020-08-24
Carrie DuRard	Franklin, TN	2020-08-24
Kay Heller	Franklin, TN	2020-08-24
Jan Cook	Franklin, TN	2020-08-24
Rebecca Evans-Deas	Franklin, TN	2020-08-24

Name	Location	Date
Heidi Welch	Nashville, TN	2020-08-24
Rick Leet	Franklin, TN	2020-08-24
Derrick Casteel	Nashville, US	2020-08-24
Lori Mullican	Franklin, TN	2020-08-24
Nick Proia	Franklin, TN	2020-08-24
Gina Bashour	Franklin, TN	2020-08-24
Cammy Bethea	Franklin, TN	2020-08-24
Carolyn Pewett	Franklin, US	2020-08-24
Pam Leet	Germantown, TN	2020-08-24
Brandon Baca	Oklahoma City, US	2020-08-24
Barbara Bond	Nashville, TN	2020-08-24
Jan Quarles	Murfreesboro, TN	2020-08-24
James Nance	Nashville, TN	2020-08-24
Michael Wells	Franklin, US	2020-08-24
lisa b morgan	franklin, TN	2020-08-24
teri copeland-wilson	Franklin, US	2020-08-24
Matt Ockerman	Franklin, TN	2020-08-24
Evelyn Allen	Nashville, TN	2020-08-24
Lauren Morgan	Nashville, TN	2020-08-24
Jennifer Walton	Nashville, TN	2020-08-24
Evelyn Young	Franklin, TN	2020-08-24
Mary Irwin	Franklin, TN	2020-08-24

Name	Location	Date
Alyssa Nichols	Murfreesboro, TN	2020-08-24
connor ball	Wise, VA	2020-08-24
Russell Collins	Franklin, TN	2020-08-24
Eve Boger	Franklin, TN	2020-08-24
Tracey Ponce	Franklin, TN	2020-08-24
Kristin Heil	Franklin, TN	2020-08-24
Patrick Wells	Greenville, SC	2020-08-24
Cynthia Rex	Franklin, TN	2020-08-24
Clara Murff	Nashville, TN	2020-08-24
Joe Priester, Jr.	Nashville, TN	2020-08-24
Laura Brigham	Mcewen, TN	2020-08-24
Alicia Vance	Franklin, TN	2020-08-24
Beth Stark	Franklin, TN	2020-08-24
Nancy Lemon	Franklin, TN	2020-08-24
Michelle Blackwelder	Franklin, TN	2020-08-24
Marilyn Trussell	Franklin, TN	2020-08-24
Debbie Bauman	Nashville, TN	2020-08-24
Clarice Tate	Williamsport, TN	2020-08-24
Natalie Abruzzo	Franklin, TN	2020-08-24
Adam Barncard	Chicago, IL	2020-08-24
Andrea Georgiou	Nashville, TN	2020-08-24
Cindy Whitt	Franklin, TN	2020-08-24

Name	Location	Date
Adrian Wilson	Lewisville, TX	2020-08-24
Virginia Brewer	Franklin, TN	2020-08-24
Myron Frey	Franklin, TN	2020-08-24
Amanda Counts	Nashville, TN	2020-08-24
Isabell Thomasson	Franklin, TN	2020-08-24
Michelle Turner	Franklin, US	2020-08-24
Lucinda White	Franklin, TN	2020-08-25
Susan Bess	Brentwood, TN	2020-08-25
Lisa Dammert	Franklin, TN	2020-08-25
Rachel Zegley	Franklin, TN	2020-08-25
Kathy Hall	Franklin, TN	2020-08-25
Cindy Kelly	Franklin, TN	2020-08-25
Katherine Davis	Franklin, TN	2020-08-25
Stacy Hensley, RN	Brentwood, TN	2020-08-25
Angelica campos	Franklin, TN	2020-08-25
Holly Rehrig	Franklin, TN	2020-08-25
Bondsy Puryear Dillard	Franklin, TN	2020-08-25
Robert Akin	Brentwood, US	2020-08-25
Mary Barnett	Franklin, TN	2020-08-25
Angela Robles	Lebanon, TN	2020-08-25
Michaela Hamer	Franklin, TN	2020-08-25
Claudia Wadzinski	Franklin, TN	2020-08-25

Name	Location	Date
Dawn Kirlin	Milford, NH	2020-08-25
Joseph Boone	Brentwood, TN	2020-08-25
Steve Anderson	Brentwood, TN	2020-08-25
Ellen Clark	Franklin, TN	2020-08-25
Chevonne Farler	Franklin, TN	2020-08-25
Pamela Miller	Franklin, TN	2020-08-25
Shelly Watts	Nolensville, TN	2020-08-25
Rachael Richardson	Kingston Springs, TN	2020-08-25
D.M. Hoover	Franklin, TN	2020-08-25
April Hoare	Johnson City, TN	2020-08-25
Maureen Errico	Franklin, TN	2020-08-25
Evelyn Leonard	Franklin, TN	2020-08-25
Jennifer Wilds	Brentwood, TN	2020-08-25
Melissa Proctor	Franklin, TN	2020-08-25
Ashlie Freeman	Franklin, TN	2020-08-25
Deloras McMurray	Franklin, TN	2020-08-25
Carrie Reale	Franklin, TN	2020-08-25
Terry Shafer	Franklin, TN	2020-08-25
Matthew Jordan	Knoxville TN, TN	2020-08-25
roger van doorene	Franklin, TN	2020-08-25
Kelly Morelli	Moretown, VT	2020-08-25
Holly Royer	Brentwood, TN	2020-08-25

Name	Location	Date
Kimberly Lear	US	2020-08-25
Lauren Barrett	brentwood, TN	2020-08-25
Mark Miller-McLemore	Brentwood, TN	2020-08-25
Natasha Kirchmann	Johannesburg, South Africa	2020-08-25
Molly Brinkmann	Franklin, TN	2020-08-25
Karen benson	mooreville, NC	2020-08-25
Cody Blair	Nashville, TN	2020-08-25
Laney Burns	Franklin, TN	2020-08-25
Terri Cook	Columbia, TN	2020-08-25
Riki Scruton	Cape Town, South Africa	2020-08-25
Nancy Stetten	Nashville, TN	2020-08-25
Meghan Scalf	Franklin, TN	2020-08-25
Ranita Standridge	Gosnell, AR	2020-08-25
Amanda Van doorene	New York, NY	2020-08-25
Regi Higley	Springfield, IL	2020-08-25
Mary Bawcom	Spring Hill, US	2020-08-25
Anita Chavez	Nolensville, TN	2020-08-25
Jason McAfee	Franklin, TN	2020-08-25
Meridith Starling	Nashville, TN	2020-08-25
Dawn Reynolds	Franklin, TN	2020-08-25
Jo Ann D'Andrea	Franklin, TN	2020-08-25
Jaime Zoller	Stanfordville, NY	2020-08-25

Name	Location	Date
Lynn D'Amico	Franklin, TN	2020-08-25
Pete Wallen	Gallatin, TN	2020-08-25
Amy Wagner	Fairview, TN	2020-08-25
Lindsay Roseberry	Nashville, TN	2020-08-25
JERRY CHANDLER	Okemos, MI	2020-08-25
Polly Case	Franklin, TN	2020-08-25
Libby Smallbone	Franklin, TN	2020-08-25
Missy Hayes	Franklin, TN	2020-08-25
Stephanie Becker	Nashville, TN	2020-08-25
Rose Mary Gorman	Nashville, TN	2020-08-25
Molly Zirkle	Franklin, TN	2020-08-25
stella harley	newport, TN	2020-08-25
Cindy Haley	Franklin, TN	2020-08-25
Nancy Entrekin	Nashville, TN	2020-08-25
Jackson Regen	Savannah, GA	2020-08-25
William Proctor	Nashville, TN	2020-08-25
patsy quintus	Tenino, WA	2020-08-25
Brant Bousquet	Franklin, TN	2020-08-25
LK Andrews	Franklin, TN	2020-08-25
Tom Adkinson	Nashville, TN	2020-08-25
Denise Lennington	Nashville, TN	2020-08-25
Diana Rabb	Lexington, SC	2020-08-25

Name	Location	Date
Mike Jordan	Spring Hill, TN	2020-08-25
Amanda Butters	Franklin, TN	2020-08-25
Alicia Bolin	Franklin, TN	2020-08-25
Sarah Cherry	Franklin, TN	2020-08-25
Cheryl Webster	Nashville, TN	2020-08-25
Kevin Caldwell	152 Carphilly Circle, TN	2020-08-25
Herschel Ware	Franklin, TN	2020-08-25
Jason Bullock	Franklin, TN	2020-08-25
Scott Toncray	Brentwood, TN	2020-08-25
Tracy Gatlin	Franklin, TN	2020-08-25
James Hoey	Franklin, TN	2020-08-25
Donald Gome	Franklin, TN	2020-08-25
Lori pentlicki	Dickson, TN	2020-08-25
Sandra Dean	Franklin, TN	2020-08-25
Robert Farrar	Franklin, TN	2020-08-25
Rose Mary Muirhead	Franklin, TN	2020-08-25
Mark Meyers	Mount Juliet, TN	2020-08-25
missy bez	Franklin, TN	2020-08-25
Britt Hahn	Franklin, TN	2020-08-25
Lindsey Keenan	Franklin, TN	2020-08-25
Maxine Star Schatten	New York, NY	2020-08-25
Edward Spitzer	Franklin, TN	2020-08-25

Name	Location	Date
Brock Hetherington	Port Coquitlam, Canada	2020-08-25
Anne Shaw	Greenville, SC	2020-08-25
Eleanor Deck	Franklin, TN	2020-08-25
Lisa Geiger	Nashville, TN	2020-08-25
Sandra Pickford	Franklin, TN	2020-08-25
Anne Jones	Saint Charles, IL	2020-08-25
Austin Pickford	Franklin, TN	2020-08-25
Jim Pickford	Franklin, TN	2020-08-25
Leslie Cain	Orlando, FL	2020-08-25
robin young	hernando, MS	2020-08-25
Joyce Spears	Franklin, TN	2020-08-25
Alyce Tucker	Franklin, TN	2020-08-25
Heather Sabellico	Franklin, TN	2020-08-25
Robyn Collins	Flower Mound, TX	2020-08-25
Carl Weitlauf	Franklin, TN	2020-08-25
Beth Johnson	Nolensville, TN	2020-08-25
Brooke Trauger	Franklin, TN	2020-08-25
Tanner Boyd	Franklin, TN	2020-08-25
Joanie Bowles	Franklin, TN	2020-08-25
Lizzie Ferrell	Collierville, TN	2020-08-25
Kiersten Sudlow	Germantown, TN	2020-08-25
Stephanie LeVasseur	Franklin, TN	2020-08-25

Name	Location	Date
Danielle Tursky	Memphis, TN	2020-08-25
Patricia Deck	Franklin, TN	2020-08-25
Hallie Graves	Franklin, TN	2020-08-25
Lynn Gore	Franklin, TN	2020-08-25
ann wolff	Franklin, TN	2020-08-25
Brian Wittmer	Franklin, TN	2020-08-25
Kim Merrell	Franklin, TN	2020-08-25
Miranda Strafuss	collierville, TN	2020-08-25
Brian Bartley	Franklin, TN	2020-08-25
Renee Wray-Davis	Cedar Hill, TN	2020-08-25
Nicole Woods	Franklin, TN	2020-08-25
MaShon Fine	Louisville, KY	2020-08-25
Delaney Wright	Orlando, FL	2020-08-25
Christie Johnson	Nashville, TN	2020-08-25
sophia zuckerman	Germantown, TN	2020-08-25
Karen Williams	Thompsons Station, TN	2020-08-25
Julie Garland	Brentwood, TN	2020-08-25
Suzi Mountain	Franklin, TN	2020-08-25
Sarah Zuckerman	Germantown, TN	2020-08-25
Dolores Bruno	Nashville, TN	2020-08-25
Nanci Bryon	Franklin, TN	2020-08-25
Meredith Tipton	Hernando, MS	2020-08-25

Name	Location	Date
Natalie Sanders	Tuscaloosa, AL	2020-08-25
Lisa Gill	Olive Branch, MS	2020-08-25
Jean Scherer	Stevens Point, WI	2020-08-25
Christina Allen	Franklin, US	2020-08-25
Sally Brewer	Olive Branch, MS	2020-08-25
Ashley Cunnyingham	Franklin, TN	2020-08-25
Campbell Swanner	Farmington, MI	2020-08-25
Sela Cooper	Collierville, TN	2020-08-25
Juleen Axelsen	Aransas Pass, TX	2020-08-25
Angelique Van der made	Madison, NJ	2020-08-25
Rachel M	Spring Hill, TN	2020-08-25
Lily Wray-Davis	Nashville, TN	2020-08-25
Margaret Walton	Franklin, TN	2020-08-25
Nancy Moore	Chicago, IL	2020-08-25
Jessica Moses	Nashville, TN	2020-08-25
Kent Krisle	Dickson, TN	2020-08-25
Ryan Daniel	Pulaski, TN	2020-08-25
Julie Wilson	Oxford, MS	2020-08-25
Jordan McCutchen	West Memphis, AR	2020-08-25
Jessica Clayton	Nesbit, MS	2020-08-25
Marissa hromadka	Franklin, TN	2020-08-25
Cheri Thomas	Lynnville, TN	2020-08-25

Name	Location	Date
Louis Glaser	Franklin, TN	2020-08-25
Karen Costello	Franklin, TN	2020-08-25
sharon surber	chula vista, CA	2020-08-25
Lilly Johnson	Germantown, TN	2020-08-25
Mike McGinnis	Chattanooga, TN	2020-08-25
Josephine Leece	Saint Petersburg, FL	2020-08-25
Wendy Carnes	Franklin, TN	2020-08-25
Kaitlin Dunn	El Paso, TX	2020-08-25
Jennifer Hoey	Franklin, TN	2020-08-25
David Zuckerman	Germantown, US	2020-08-25
Lisa Overton	Franklin, TN	2020-08-25
ella holland	Germantown, TN	2020-08-25
Jen Sanning	Franklin, TN	2020-08-25
Gwendolynn Ghrist	Murray, IA	2020-08-25
Chris Sanning	Franklin, TN	2020-08-25
Paige Heimendinger	Franklin, US	2020-08-26
Elizabeth Caldwell	Knoxville, TN	2020-08-26
sonia perrone	Franklin, TN	2020-08-26
Lori Brown	Vacaville, CA	2020-08-26

Keep Williamson County Livable

Recipient: City of Franklin Elected and Appointed Officials

Letter: Greetings,

Please Vote NO on Brownland Farm Rezoning

Comments

Name	Location	Date	Comment
Kathy Webber	Franklin, TN	2020-08-17	"Altering 54 acres of floodplain to build a dense community will endanger all living in the area."
Kathy Webber	Franklin, TN	2020-08-17	"189 acres with 158 acres of flood plain proposing to reduce flood plain to 104 acres. Leaving 83 acres to build 750 homes and commercial buildings!!! This is unsafe especially in the event of a disaster. Too many people in a small area pinned in by the river that floods. This property should remain as zoned in hopes that someone else will buy to protect the equestrian needs in the area."
Kathy Webber	Franklin, TN	2020-08-17	"189 acres with 158 acres of flood plain proposing to reduce flood plain to 104 acres. Leaving 83 acres to build 750 homes and commercial buildings!!! This is unsafe especially in the event of a disaster. Too many people in a small area pinned in by the river that floods. This property should remain as zoned in hopes that someone else will buy to protect the equestrian needs in the area."
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Caroline Bradshaw	Nashville, TN	2020-08-18	"Horses not houses"
Andreana Flenner	Wilmington, NC	2020-08-18	"This is a vital part of local lore and economics"
Jocelyn Stephens	Franklin, TN	2020-08-18	"I'm a local equestrian. I have watch one beautiful horse farm after another chopped up into mega builds. While the area is growing, more needs to be done to develop with intention and care for those very features that attracted people here in the first place. Why can't it be made easier to increase density in existing neighborhoods? There are so many, after all."
Cheryl Nesbit	Franklin, TN	2020-08-18	"Leave some land for beauty and other uses than making a developer wealthy. Why are people wanting to live here? Because in Franklin you can breathe and it is beautiful. Keep it that way!"
Anne Goetze	Franklin, TN	2020-08-18	"A Land Use Plan has saved many a city, which is what Franklin has become. Ours must be implemented and not ignored or we will all suffer the consequences."
Denise Hopkins	columbia, TN	2020-08-18	"Franklin is already a huge congested mess. 750 new homes, this close, is just ridiculous. Money and Greed have already mis-shaped the beautiful small town of Franklin. no!!!"
Pamela Woods-Lunny	Sonoma, CA	2020-08-18	"I live in Franklin and don't want to see this horse property destroyed and/or high density building in this area."

Name	Location	Date	Comment
Becky Wenzel	Brentwood, TN	2020-08-18	"Too many high density neighborhoods are ruining Franklin. We need responsible growth!"
Dan Miller	Nine Mile Falls, WA	2020-08-18	"This is a common problem across America and frankly it needs to stop."
Linda McGill	Franklin, TN	2020-08-18	"I moved here for the supposed promise of protected green spaces, protected hilltops, historic preservation values, and gorgeous horse country. The planning commission is ignoring all these former Franklin values."
nancy oleary	Franklin, TN	2020-08-18	"My house exploded on Burlington pass due to the Harpeth river flooding in May 2010. No family should have to go through what we did. No family should have to live with without baby photos, videos and precious momento's. Please vote against this plan to expand."
Brenda Kessell	Franklin, TN	2020-08-18	"Development of this property is not in the long term best interests of Williamson County. It is a short term money grab."
Barbara Knieriem	La Vergne, TN	2020-08-18	"Barbara Knieriem Franklin TN"
Amanda Merriman	Franklin, TN	2020-08-18	"I have great concern about altering the flood plan along the Harpeth River. These issues must be fully addressed before any development is allowed to proceed."
Rosa Jean Thompson	Culleoka, TN	2020-08-18	"I'm a local equestrian and have shown at Brownland and/or visited there several times. I say NO, a resounding NO to the 84 acre development. It will ruin everything. Is nothing sacred anymore except money?"
Patricia Reddick	Franklin, TN	2020-08-18	"Patricia Reddick"
Melanie Iemon	Franklin, TN	2020-08-18	"Melanie Iemon"
Debbie Priester	Franklin, TN	2020-08-18	"I am signing because I value the beautiful farm land and pastures in Williamson county. I am concerned about the impact of high density development in the quality of life for people already calling Williamson County home. The traffic will only get worse and the schools will be overwhelmed. Current tax payers will pick up the cost of this. Biggest concern is flooding of areas downstream of projected development on their property."
michael williams	Franklin, TN	2020-08-18	"Hate to see such a nice horse facility go and 700 houses go on it. Plus all the traffic this will put in that area. They also want to reroute the flood plan area. Vote NO on this zoning. We do not need all this development in Franklin and Williamson Country."
Amy Biagini	Nashville, US	2020-08-18	""Franklin, my dear, I don't give a damn" is what we keep hearing. Tired of it."
Kyzlic Lyman	Franklin, TN	2020-08-18	"The heritage and history of brownland needs to be preserved! Countless parts of Franklin are being destroyed or run out for nothing more that tourist attractions! Brownland is an important place for many of us born and raised in this town! It is ridiculous

Name	Location	Date	Comment
			and unfathomable to get rid of such a important place within our community!"
David Henderson	Franklin, TN	2020-08-18	"Floodplain!"
jones jones	Brentwood, US	2020-08-18	"I love horses and would love to see this land preserved"
Judy Flatt	Brentwood, TN	2020-08-18	"We absolutely LOVE the picturesque beauty of Williamson County - so many beautiful farms and green spaces. There are some things that money can't buy - please do not destroy the natural beauty of this county buy bulldozing and paving over our pastures, fields and forests!!!"
Dewayne Brown	Franklin, TN	2020-08-18	"- move back to wherever you came from !! Franklin is FULL"
Lee Williams	Franklin, US	2020-08-19	"I am signing as I do not think this is the appropriate development for this property. Ideally it would stay an equine event facility or boarding training farm but barring that high density is not the way to go in this location. Monticello across the road has larger lot sizes, the homes behind there on Deerfield lane and Deerfield Court have acreage around them. On that side of Mack Hatcher the Rec Center has open space, BGA has it also. The Methodist church has many acres although they may at sometime decide to sell but right now lower density is what fits the area. Lets keep higher density development in Cool Springs and the I-65 corridor. I am also concerned about the flood potential. The engineer for the developer says he can move around dirt and mitigate the risk of flooding."
Winifred Kraft	Franklin, TN	2020-08-19	"No building should ever be permitted on flood plain."
Leslie Edwards	Brentwood, TN	2020-08-19	"I do not want to see more horse farms destroyed in the area. Love the land and want it preserved. No more homes"
Jennifer Reimold	Orange Park, FL	2020-08-19	"As the mother of seven children, including four little girls that ride, we moved into an existing home in Franklin due to its farms and charming community appeal. We evacuated here from Florida during Hurricane Irma and fell in love with the town. One of the major reasons we left Florida was due to over development and houses being built on top of one another destroying the local infrastructure. As the daughter of a land developer, I understand the need for growth however it should not come at the cost of historic green spaces and farms that are a symbol of this community."
Taylor Topping	Franklin, TN	2020-08-19	"Brownland Farm and the horse shows hosted there provide timeless memories for people of all ages. It is a part of the history of Franklin and deserves a chance to remain active in peoples lives - not be destroyed by developers looking to make a quick dollar. I grew up riding at Brownland and it will forever hold a special place in my heart and so deserves a chance to provide theses memories for generations to come."
Martha Smith	Franklin, TN	2020-08-19	"I am signing this petition because I feel that the proposed plan will create an overload of traffic in this area. This land is beautiful and the current plan should be scrapped and conservation of this land should be reinstated."

Name	Location	Date	Comment
Andrea Creek	Franklin, TN	2020-08-19	"Envision Franklin plan was created for a reason, and it needs to be upheld. Overriding it for this development will open the way for other requests like this one to be approved in the future. A less dense development makes much more sense here. Also, I can't understand how this won't impact flooding in surrounding areas or that it won't be a significant traffic issue—it's already very congested in this area at busy times of the day. (I have seen/read the developer's plan.)"
Bettina Carpenter	Franklin, TN	2020-08-19	"Bettina Carpenter"
Margaret Christian	Nashville, TN	2020-08-19	"Because this is wrong. We need this historic land."
Dena DiVito	Franklin, TN	2020-08-19	"Enough is enough! The powers that be are ruining what made Franklin so special!!!"
Katie Decker	Franklin, TN	2020-08-19	"I don't want the flood plain for my neighborhood to be disturbed!"
Sarah Blair	Nolensville, TN	2020-08-19	"We must maintain some green space and farms that protect the beauty, history, and character of this county!"
Ellie Chason	Franklin, TN	2020-08-20	"I've lived in area for 20 years. Brownland should remain an equestrian event center or become park/green space similar to Harlindale Farms. We do not need another heavily developed subdivision this close to Fieldstone Farms and Westhaven."
Jennifer Bangham	Georgetown, TN	2020-08-20	"I live here and I don't want our property values to decrease."
Cheryl Crockett	Franklin, TN	2020-08-20	"I am a resident that could be affected by the change in the floodplain. Also I moved to Franklin 30 years ago because of the beauty of the surrounding area. It is no longer as beautiful. I will be looking to move in the next few years. Very sad."
Michelle Gonzales	Brentwood, TN	2020-08-20	"Williamson County is overgrown for it's infrastructure now. Stop adding new developments until there is work done NOW.....not in 10 years!"
Karen Logan	Franklin, TN	2020-08-20	"We don't have natural lakes, ocean or mountains in Middle TN. All we have are the rolling hills, and wide open spaces. Farms with horses, bison & llamas. If we over develop this area what are we left with? In the words of Joni Mitchell, "Oh it always seems to go, that we don't know what we got till it's gone. Pave paradise, & put in a parking lot.""
Elizabeth Havert	Murfreesboro, TN	2020-08-20	"The equine community has too many shrinking options in middle Tennessee....this place is important!"
Carolyn Richardson	Brentwood, TN	2020-08-20	"The facilities that honor our traditions in Williamson County are disappearing. If places where high level horse shows are taken away, then the farms and riding stables will be close behind them, changing forever the essence of our way of life."
Abigail Griffith	Franklin, TN	2020-08-21	"High density should not consume what's left of this precious area of the county. More homes means more roads and less countryside"

Name	Location	Date	Comment
Richard Hitt	Franklin, TN	2020-08-21	"Franklin's infrastructure doesn't support even the current population. Such high-density structures so near an already over-used intersection will only make matters worse."
Emily Nevils	Nashville, TN	2020-08-21	"It's the right thing to do"
Marianne England	Murfreesboro, TN	2020-08-22	"Brownland Farm is an epically beautiful space that allows the Harpeth River it's space for nature and also an staple of the Middle TN equine culture."
Diane Hash	Santa Fe, TN	2020-08-22	"This kind of density sets a bad precedent. 750 homes on 84 acres?!? Do the math. Unless you add high rise developments and that would be disastrous."
Laura Ippuner	Columbia, TN	2020-08-22	"Keep Harpeth Park zoned Agricultural. Let's not lose our beautiful surroundings to greedy developers."
Theresa Laflamme	Springfield, TN	2020-08-22	"This land needs to stay agricultural."
Cindy Love	Brentwood, TN	2020-08-22	"As a local Equestrian farm owner, we moved here because of the beautiful farm land, open spaces. We were told the communities, Franklin, College Grove, etc... would protect and keep green spaces. Very disappointed and sad."
April Marbury	Brentwood, TN	2020-08-22	"The pull to Williamson County includes many facets...good schools, good jobs, great community feel...BUT, the beauty of the rolling green hills, big farms, green space is what makes the county unique and attractive. It provides the complete "package" to why Williamson County is special."
Ame Van Iden	sherman oaks, CA	2020-08-22	"We need to protect the natural beauty of this area -it's why many people move and visit here."
Lee Williams	Franklin, US	2020-08-22	"I am signing for several reasons. The density is to high for this piece of property. The high density developments need to be in Cool Springs and along the I-65 corridor. If someone could reasonably buy this property and keep it a equestrian facility it would continue to support the vital equine community of Franklin & Williamson County. The proposed changes to the flood plain are concerning. The proposed development would have many acres of green space that would supposedly be open to the citizens of Franklin but I have not gotten an answer from Franklin Parks as to whether they would maintain it or the developments HOA fees would. If the HOA fees would go towards the maintenance then I don't see how it would be open to the citizens at large."
Marisa Fernandez	Franklin, TN	2020-08-23	"I'm an equestrian and have attended shows at Brownland many times, and volunteered at events including Saddle Up's fundraiser. It is so disappointing to learn that this gem of a show ground might be replaced with 1000 homes. This uncontrolled development must be reined in before every hillside, open space and farm in Franklin is paved over. Horses and other livestock require acreage and green space. Those organic veggies/fruits sold at the Farmer's Market don't grow in concrete. Our elected officials must be urged to stop ruining the quality of life in Franklin!"

Name	Location	Date	Comment
Margie Thessin	Franklin, TN	2020-08-23	"WHY do we continually make zoning plans and then allow variances? Make a plan and stick to it. It is also not necessary to develop every square inch of Franklin, especially land in flood plain. Enough!"
Katelyn Harris-Schuman	Madison, TN	2020-08-23	"There are too few open spaces left and I am an active member of the equestrian community."
Karen Boates	Gurley, AL	2020-08-23	"We all need to have some open space."
Joanne lowery	Fayetteville, TN	2020-08-23	"There are precious few properties like this one left and it would be a shame to see the history and memories of so many equestrian's wiped from the face of the earth."
Shevawn Stewart	Franklin, TN	2020-08-23	"We came up with a zoning plan to protect our rural landscape. Why are we trying to change that?? We need to keep this area the beautiful place we know and love!"
H Chris	Japan	2020-08-24	"I think that this is a disgrace. Development is permanent. I am investing most of my money into Williamson County into preserving land, but I cannot fight the dirty developers who flout the rules by changing them to their advantage."
Pat Garmezy	Nashville, TN	2020-08-24	"Franklin needs to keep its green space; wall to wall home will ruin the charm of Franklin and what makes Franklin special"
Joy Brandon	Franklin, TN	2020-08-24	"Gentry Farm is a Franklin ICON and must be preserved!!# Ask anyone who grew up here where to get a pumpkin in Fall! ##💎💎"
Cheryl Tallyn	Franklin, TN	2020-08-24	"We need to preserve our historic, rural landscape"
Donna Montague	Franklin, US	2020-08-24	"Developers only think of MONEY"
Haylee Hall	Nashville, TN	2020-08-24	"This shouldn't pass as homes will be in an area that WILL flood."
June arnold	fairview, TN	2020-08-24	"I want To!"
teri copeland-wilson	Franklin, US	2020-08-24	"I am signing this because I highly oppose rerouting or restructuring the Historic River to make way for 800 more homes in this area and doing it for the sake of having to build on land that I have seen flooded. No one knows what this will do for the hundreds of homes that are downstream from there. I oppose this because I live here and plan to live here until my life is over. Please don't allow this aggregious plan to happen and ruin the beauty of this side of Franklin and cause traffic headaches we already have worse."
Beth Stark	Franklin, TN	2020-08-24	"too much development already in this area. leave the green spaces alone."
Nancy Lemon	Franklin, TN	2020-08-24	"We need to preserve the floodplain and the last rural area of our county!!!"
Cindy Whitt	Franklin, TN	2020-08-24	"I want to protect the Harpeth River!"

Name	Location	Date	Comment
Susan Bess	Brentwood, TN	2020-08-25	"I would like future generations see the beautiful Green land in our county!"
Lisa Dammert	Franklin, TN	2020-08-25	"Once gone, nature cannot be replaced."
Holly Rehrig	Franklin, TN	2020-08-25	"I oppose this change."
Terri Cook	Columbia, TN	2020-08-25	"Terri Cook Clay"
Ranita Standridge	Gosnell, AR	2020-08-25	"This one single comment should say enough: To consider the importance to the local economy from the equestrian industry, where TN ranks 4th in the nation in equine population that generates \$30 million annually just in Williamson County. Brownland Farm alone generates \$22.8 million for local businesses annually."
Meridith Starling	Nashville, TN	2020-08-25	"enough is enough in Franklin. The Harpeth River floods, more homes/more concrete = less water run=off areas. Not to mention over crowding."
Dawn Reynolds	Franklin, TN	2020-08-25	"I'm sick of Franklin being destroyed. Even more, knowing the the leaders truly care nothing for Franklin or the folks who have resided here the longest. The selfishness of this has brought a cloud over Franklin. No one gets pulled over for running red lights or tail gating, our insurance has sky rocketed. This is the new culture. This new normal was forced on us. Quit passive aggressively kicking out the locals. Now they are are going to flood out what locals we have left. Those in charge of destroying everything here, and not listening to the people who matter most, will meet their maker one day."
Molly Zirkle	Franklin, TN	2020-08-25	"I want to keep more green space in Franklin. This area is near my hone, and I don't want more congestion in the area."
Tom Adkinson	Nashville, TN	2020-08-25	"We must learn from lessons from the river. Building in the area proposed is simply imprudent."
Alyce Tucker	Franklin, TN	2020-08-25	"Alyce Tucker"
Lizzie Ferrell	Collierville, TN	2020-08-25	"This farm is too good to lose. Great purpose and great energy and we can't lose it!"
Sarah Zuckerman	Germantown, TN	2020-08-25	"I have fond memories of years of shows at Brownland and can't imagine not returning for years to come."
Rachel M	Spring Hill, TN	2020-08-25	"Overdevelopment is going to the ruin the beauty of Franklin, and this high use development will further burden our already struggling infrastructure."
Cheri Thomas	Lynnville, TN	2020-08-25	"The land was appropriately zoned and should remain so."
Josephine Leece	Saint Petersburg, FL	2020-08-25	"My family and I visit the area often and always am impressed my the open fields/grounds. The beautiful environment that makes up Franklin,TN.It is so important to take care of the land as stated in the 2017 plans For Franklin. Take the time to think of the future . The path, once opened up to such Reckless development , will

Name	Location	Date	Comment
			forever in danger those in flood zones, impact infrastructure and social needs of the area. Do not let this happen to the West Harpeth region. Think carefully, over population cannot be turned a round. We are , and have lived through this growth nightmare in Florida area!"



File #: 20-01148

DATE: September 11, 2020
TO: Franklin Municipal Planning Commission
FROM: Paula Kortas, Surety Coordinator

SUBJECT:

Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); release the maintenance agreement for sidewalks improvements. (CONSENT AGENDA)

PURPOSE:

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

RECOMMENDATION:



File #: 20-01149

DATE: September 11, 2020

TO: Franklin Municipal Planning Commission

FROM: Paula Kortas, Surety Coordinator

SUBJECT:

Rizer Point PUD Subdivision, site plan, section 1; extend the performance agreement for landscaping Phase 2 improvements to September 23, 2021. (CONSENT AGENDA)

PURPOSE:

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

RECOMMENDATION:



File #: 20-01150

DATE: September 11, 2020

TO: Franklin Municipal Planning Commission

FROM: Paula Kortas, Surety Coordinator

SUBJECT:

Tywater Crossing PUD Subdivision, site plan, section 1; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

PURPOSE:

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

RECOMMENDATION:



File #: 20-0669

DATE: September 10, 2020
TO: Franklin Municipal Planning Commission
FROM: Eric Conner, Principal Planner
Andrew Orr, Long Range Planning Supervisor
Emily Wright, Planning Director

SUBJECT:

Consideration Of Resolution 2020-78, A Resolution To Adopt An Envision Franklin Plan Amendment For The Properties Located At 1155 Hillsboro Road (Known as Brownland Farm, and a portion of Christ Community Church at 1215 Hillsboro Road) Map 63 Parcels 2.00, 2.01, And 2.02, To Change The Design Concepts From Conservation And Conservation Subdivision To Conservation, Conservation Subdivision, And Multifamily Residential. (PUBLIC HEARING)

PURPOSE:

Project Information

COF Project Number: 7267
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Anderton Family Partnership

BACKGROUND/STAFF COMMENTS:

On September 14, 2020, the applicant formally requested to withdraw this Envision Franklin Amendment application.

This item is a deferral from the June 25, 2020 FMPC meeting. The applicant requested deferral of this item in order to study the traffic impacts and traffic solutions in more detail.

The applicant again requested deferral of this item from the August 27, 2020 FMPC meeting in order to provide time for city staff to review the Traffic Impact Analysis and other documents related to the proposal.

This application is to amend the Envision Franklin Design Concepts Map for three parcels located along the west side of Hillsboro Road, including Brownland Farm and a portion of Christ Community Church, located roughly between Mack Hatcher Parkway and Monticello Road. The properties currently have the Conservation Subdivision Design Concept with portions of the site marked for Conservation. The applicant is requesting that the parcels receive a combination of the Multifamily Residential, Conservation Subdivision, and Conservation Design Concepts. The applicant intends to develop the site with a master planned approach consisting of single-family homes, townhomes, big

houses, for-sale condominiums, for-rent apartments, and the possibility of senior housing or assisted living. Despite proximity to Mack Hatcher Parkway, this site will only have access to Hillsboro Road due to the environmental constraints.

The current design concept of Conservation Subdivision would allow for clustered residential uses of single-family homes, duplexes, and Big Houses while requiring at least 50% of the site be preserved for natural open space. An existing Special Consideration also provides the integration of townhomes for this site.

Any plan shown as part of this application is conceptual and has not been fully reviewed for compliance with Franklin's Zoning Ordinance. Specific plans for any development at this site are reviewed as a part of the Development Plan or Site Plan stage to ensure the development meets all requirements.

A virtual neighborhood meeting was held on May 13, 2020. A recording of the meeting is located on the City's website at www.franklintn.gov/neighborhoodmeetings.

Envision Franklin states that applicant-requested Plan amendments must demonstrate its need and justification for the following criteria:

- 1) Significant changes have occurred since the adoption of the Plan and necessitate the proposed amendment;
- 2) Proposal is consistent with the overall intent of the Plan, its guiding principles, desired land-use patterns, the development suitability analysis, and infill maps as applicable;
- 3) The design is compatible with the design concept of the surrounding area and does not cause an abrupt change in massing, form, or architecture;
- 4) The proposal does not adversely affect the health and safety of residents or damage the natural environment or scenic quality in contradiction to the Plan; and
- 5) Substantial improvements in the quality of life for City residents will be achieved.

The staff responses to these criteria are as follows:

- 1) The staff does not believe any significant changes have occurred that would necessitate a large change in the density of this area. While the Mack Hatcher Parkway extension provides connectivity to Hillsboro Road, it will not provide direct access to this site. Lack of access points combined with the site's location in an area prone to flooding caused staff to recommend Conservation Subdivision with the adoption of Envision Franklin, and the staff does not believe that either of those major considerations have changed to necessitate a change in Design Concept.
- 2) The proposal is consistent with the Guiding Principles of Envision Franklin in many ways, creating a vibrant neighborhood with a mixture of housing types while increasing public space along the Harpeth River, and establishing a node of activity near Downtown Franklin.
- 3) The applicant has indicated that the largest massing would be located along Hillsboro Road and would be two or three stories tall. Due to the site's lower elevation than that of Hillsboro Rd and proximity to a large church, the staff thinks the massing and scale could be done contextually.
- 4) Envision Franklin seeks to preserve environmentally sensitive areas including floodplains and the floodway. Floodplain alterations need to be reviewed and approved by FEMA and until that process has been completed, the staff is unable to know with a high degree of certainty whether the proposed alterations would threaten the safety of residents during a flood event. The staff does have concerns about access along Hillsboro Road during extreme rain events. In May of 2010, Hillsboro Road was

closed for a short period between Claude Yates Drive and Poteete Place due to high water in certain areas along this stretch of corridor. The only access points into the site are located in the area where Hillsboro Road was closed. The City of Franklin's Floodway and Flood Fringe Overlay Zones overlaid on the project site can be seen in the included attachments.

5) The staff does not believe that establishing the Multifamily Residential Design Concept at this site would substantially improve the quality of life for nearby residents, but it could provide additional housing options at affordable or workforce level price points, some of which could be done in partnership with local housing agencies , which would provide a benefit to the community.

Project Considerations:

The project site contains a significant amount of floodplain. Regardless of which uses are proposed and ultimately approved, an in-depth study of the floodway and floodplain will need to occur during the rezoning and development plan process.

Neighboring land uses include single-family and institutional uses with a commercial node at the intersection of Hillsboro Road and Mack Hatcher Parkway. Buildings generally have deep setbacks, providing a more rural feel and characteristic. The project site is generally on the southern edge of this more rural section of Hillsboro Road, as commercial development exists on the opposite side of the Harpeth River from the site. While the overall conceptual design that has been shown largely aligns with the Envision Franklin Guiding Principles, the staff has concerns about the intensity and density of the proposed amendment, that integrating multifamily and density will bring to this part of the community, especially considering the limited access points into the site. However, the applicant also stated they were seeking to work with local housing agencies in order to achieve 10% affordable units. Lastly, the staff has concerns about setting a precedent for this level of development intensity for this area and the implications it may have on future development requests for the agriculturally zoned properties along the Mack Hatcher Parkway Northwest extension.

The access to this site is currently limited to Hillsboro Road, with no potential for secondary access onto Mack Hatcher. A future bridge connection to properties to the west could be planned by providing right-of-way for a future crossing, but this connection would depend on future development requests and significant funding. If the site were to remain Conservation Subdivision and developed to its full potential, a traffic signal could be warranted by the number of trips generated from the new dwelling units. If the site were to be developed with the mix of design concepts as proposed, it is believed that a traffic signal would be required at the main access of the development. If the main access of the development is located as proposed (across from Monticello Road), any potential traffic signal would not meet City of Franklin standards for distance from an existing traffic signal. The staff has concerns about installing a traffic signal at this location and has concerns about the limited site access in general, especially considering the floodplain issues.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends disapproval of this item.

Andrew Orr

From: Greg Gamble <greg.gamble@gdc-tn.com>
Sent: Monday, September 14, 2020 3:30 PM
To: Andrew Orr
Cc: kevin@landsolutionsco.net; Matt Huff
Subject: Brownland Envision Franklin Amendment

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Andrew,

Please accept this email as notice to withdraw the Brownland Envision Franklin Amendment. We understand that we are on the Planning Commission Agenda for September 24th at 7pm. We will email the Planning Commissioners to notify them of this decision prior to the meeting. Please let me know if there is anything that I need to do or say at the Planning Commission meeting.

Thank you,

Greg Gamble



615.975.5765
324 Liberty Pike, Suite 145
Franklin, TN 37064



Brownland Farm

ENVISION FRANKLIN LAND USE PLAN AMENDMENT

SEPTEMBER 3, 2020

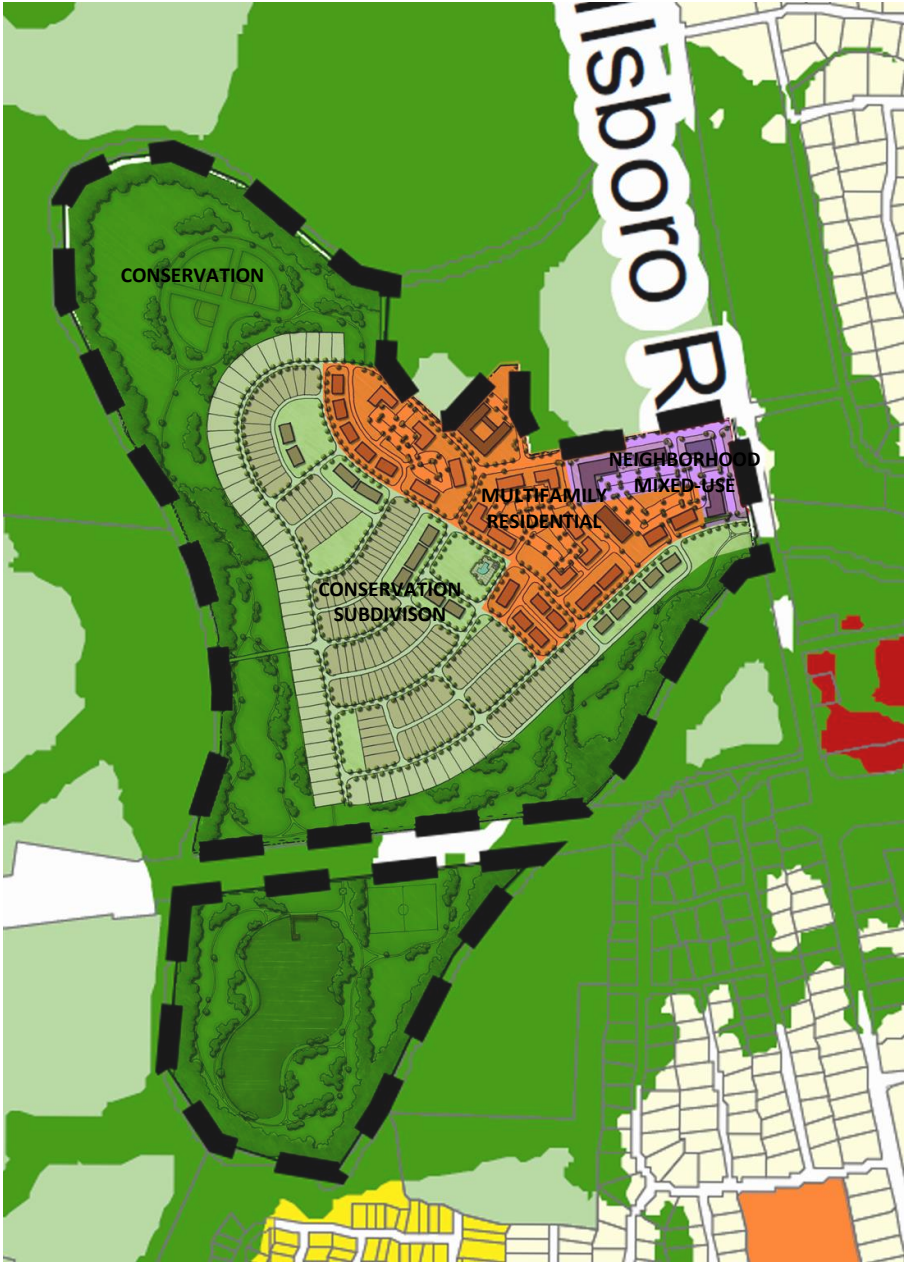
COF# 7267

PROPOSED HILLSBORO ROAD CORRIDOR

- DUPLEX**
- MULTIFAMILY**
- MIXED USE**
- COMMERCIAL**
- CIVIC - INSTITUTIONAL**



PLAN FOR 5/13/2020
NEIGHBORHOOD
MEETING



- CONSERVATION
- CONSERVATION SUBDIVISION
- SINGLE-FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- NEIGHBORHOOD COMMERCIAL
- NEIGHBORHOOD MIXED-USE
- MIXED RESIDENTIAL

ACRES OF MULTIFAMILY:	27.9 (12%)
ACRES OF NEIGHBORHOOD MIXED USE:	7.1 (3%)
ACRES OF CONSERVATION SUBDIVISION:	56.4 (25%)
ACRES OF CONSERVATION:	135.6 (60%)
TOTAL:	227.0 ACRES

PLAN FOR 8/27/2020
PLANNING
COMMISSION



- CONSERVATION
- CONSERVATION SUBDIVISION
- SINGLE-FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- NEIGHBORHOOD COMMERCIAL
- NEIGHBORHOOD MIXED-USE
- MIXED RESIDENTIAL

ACRES OF MULTIFAMILY:	16.1 (7%)
ACRES OF NEIGHBORHOOD MIXED-USE:	6.1 (3%)
ACRES OF CONSERVATION SUBDIVISION:	69.1 (30%)
ACRES OF CONSERVATION:	135.7 (60%)
TOTAL:	227.0 ACRES

REQUESTED POLICY AMENDMENT



- CONSERVATION
- CONSERVATION SUBDIVISION
- SINGLE-FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- NEIGHBORHOOD COMMERCIAL
- NEIGHBORHOOD MIXED-USE
- MIXED RESIDENTIAL

ACRES OF MULTIFAMILY:	15.8	(7%)
ACRES OF NEIGHBORHOOD MIXED-USE:	0	(0%)
ACRES OF CONSERVATION SUBDIVISION:	66.7	(29%)
ACRES OF CONSERVATION:	144.5	(64%)
TOTAL:	227.0	ACRES

CONCERNS ADDRESSED

- REMOVAL OF NEIGHBORHOOD MIXED-USE AREA
- REDUCTION OF QUANTITY OF HOMES
- REDUCTION OF QUANTITY OF FLOODPLAIN MANIPULATED

MASTER PLAN

Brownland Farm - mixed neighborhood

Wide diversity of home sizes and types.

Preservation of the natural beauty

Environmental enhancement

A neighborhood that is vibrant and exceptional.

The Brownland Farm's Master Plan is a neighborhood within a Park.



Community Design Elements:

- Integration of Christ Community Church into the neighborhood
- Mix of Housing Types including Single Family Homes, Town Homes, For-Rent Apartments, and Assisted Living
- Wide Range of purchase options
- Inclusion of Affordable Housing (Collaboration with Community Housing Partnership)
- Over 60% open space
- Park Amenities to include practice fields, pool, club house
- 3+ Miles of walking trails
- Fishing Pond and riverside park

HILLSBORO ROAD ACCESS

The Brownland Farm master plan contemplates multiple access points to Hillsboro Road. It is anticipated that the access at Monticello Road will be signalized.

A future westerly connection over the Harpeth River is incorporated into the plan for future connection.



REQUESTED AMENDMENT: MULTIFAMILY POLICY (7% OF TOTAL DEVELOPMENT)



Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, September 23, 2020 3:29 PM
To: Andrew Orr; Eric Conner
Subject: FW: Thoughts for Tonight's Meeting

RE: small area plan not EF amendment

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Abby Peterson <abbyspeterson@icloud.com>
Sent: Tuesday, September 22, 2020 1:23 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Thoughts for Tonight's Meeting

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Greetings and Thank you for your time. I appreciate the service you provide to our community. I am also thank you for the time, thought, hard work and concern that you put into our community. It does not go unseen! Thank you!

I have some thoughts and concerns with a potential Rezoning or removal from the Special Area Plan that will include the Brownland Farms Development.

I would gratefully and whole heartedly appreciate your considering and maintaining 'Option C' regarding this matter. Vote OPTION C!!

- Please consider AND complete a "Small Area Plan" for the entire West Harpeth area (the area generally west of the new section of Mack Hatcher Parkway, between Hillsboro Road and Highway 96 West) that is currently designated as the Conservation and Conservation Subdivision Design Concepts in Envision Franklin, inclusive of public engagement on future land use, local road network, floodplain management/flood resilience, and public water and sanitary sewer infrastructure, with details to guide future development in the area.
- This quadrant has boundaries that includes Brownland
- Keep Brownland in the Special Area Plan. PLEASE

In my previous emails to you I shared this story. It still rings true for this topic as well!

I have lived in Franklin for 17 years. I got married in the downtown Franklin Historic Cumberland Presbyterian Church and had our reception at the Factory. But I grew up in West Tennessee, in Jackson TN. I remember growing up and making the “big trip” to the “big city” of Nashville. Every so often we would make a detour and visit what we called “the sweet, small and intentional town of Franklin TN”. Here is what we thought of Franklin as visitors: the town where everyone loved horses, the town where antiques and green space were appreciated, the town where it seemed as though everyone knew one another, the town where you could slow down and take a look around. My family loved visiting here as a kid and teen.

When it came time for me to make adult decisions and think about future family and planning ahead, Franklin was just the place for our family. We didn’t want a town that reminded us of “just another suburb” where it would one day explode and every corner would look the same. We have owned and lived in two different homes in Franklin knowing that there would be *limited growth*. The 2017 Envision Franklin seemed to honor this thought - controlled growth.

LET’S STICK TO THE ORIGINAL PLAN OF MAINTAINING THE SMALLEST AMOUNT OF POSSIBLE HOMES TO BE DEVELOPED. LET’S NOT CHANGE WHAT WE HAVE PREVIOUSLY COMMITTED TO AS A COMMUNITY. I know that you, the planners of this amazing and unique community, are eager to do what is best in the long run.

I still have the same concerns about a housing development to go in the Brownland Farms land area should another option be picked for them to opt out of Special Area Plan:

- Traffic - we don’t want to become Atlanta! Traffic on Hillsboro is already an issue and still will be with the Mack Hatcher work
- Traffic evaluation not done by developer
- Harpeth River preservation - Let’s preserve, maintain and respect our beloved Harpeth
- Flood Plan - where does the water go even with a smaller size developed neighborhood.....the evaluation for floodway and floodplain feels uncertain and scary to me. I have serious and grave concerns about water
- Envision Franklin - the neighborhood plan does not meet the standards and vision of what we adopted in 2017
- Schools - Franklin High School will be at max capacity with a neighborhood of larger size. The elementary and middle schools of this zone is FSSD. FSSD is known for its small and personal take on education it is a treasure to this city why would we want to overload it
- Affordable Housing - nothing affordable will exist in this neighborhood even with a more intentional “conservation” plan. This issue is important to the citizens of Franklin! Including me! This development will be 1.7 miles from the beloved Hard Bargain Neighborhood. It feels contradictory and counter productive to the working class citizens of our town to put in \$800,000+ homes there! And a lot of them!!
- Cost - cost of new schools, new roads, etc. Yes there will be additional property taxes from the residents of these homes however - consider the cost for surrounding neighbors. First time flooding occurs - our insurance rates go up!
- Quality of Life - surrounding areas, neighborhoods and traffic flow suffer from this development. It is the “trickle down effect”. Years and years of construction, road work, and eye sores then will result in a long term traffic issue along hillsboro road
- Other Ideas - has it been looked into if there is any other business interested in the Brownland Farm property who has a love of horses and horse shows? Has there been research done to consider other options for the property that benefit the City of Franklin as well as simultaneously honoring the Envision Franklin Plan? Let’s keep looking. Let’s find a way for the Brownland Farm Family to financially benefit from their sale as well as create a more appropriate use of the land for all of Franklin.

Can we work together to honor and uphold the much vastly approved and mutually agreed upon plan to maintain controlled growth as well as honoring the personality and charm of Franklin that makes us Franklin?

Thank you for considering my thoughts and heart. Our family loves Franklin and wants it to be better - BIGGER DOES NOT ALWAYS MEAN BETTER. Again, thank you for your time and leadership.

Abby Peterson
abbyspeteron@icloud.com
615-500-6521

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, September 23, 2020 3:34 PM
To: Andrew Orr; Eric Conner
Subject: FW: Brownland Farm Development

Amy Diaz-Barriga, AICP Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Amy Johnson <amymariegreen@yahoo.com>
Sent: Wednesday, September 23, 2020 12:45 PM
To: Planning Intake <planningintake@franklin.tn.gov>; Ken Moore <ken.moore@franklin.tn.gov>; danamclendon@mac.com
Subject: Fw: Brownland Farm Development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello Public Servants,

As a resident of Fieldstone Farms, I would like to email and express my concern for the proposed developments for the Brownland farm area.

Primary Concerns:

- Increased traffic burden, especially as heading downtown or around Franklin High School
- Major concerns about impact to the Harpeth River Floodplain. Has a 3rd party unbiased independent review been done on this impact?

Given that many homeowners in this area are already in a floodplain and that the map just changed a few years ago to add even more of our properties to the FEMA flood zone after the 2010 flood, it is irresponsible to consider development that reduces the effectivity of the Harpeth River Flood plain.

Thank you,

Amy Johnson

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, September 23, 2020 3:30 PM
To: Andrew Orr; Eric Conner
Subject: FW: Brownland farms development

Re: small area plan not ef amendment

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----

From: bethany miller <bethanymiller@live.com>
Sent: Tuesday, September 22, 2020 1:55 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Brownland farms development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Please vote for option C!!

Bethany

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, September 23, 2020 3:29 PM
To: Eric Conner; Andrew Orr
Subject: FW: Keep Williamson Liveable

Re: small area plan not ef amendment

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Brent Moseng <brent.moseng@gmail.com>
Sent: Tuesday, September 22, 2020 1:31 PM
To: Planning Intake <planningintake@franklin.tn.gov>; annpetersen@comcast.net; bev@aldermanburger.com; Brandy Blanton <brandy.blanton@franklin.tn.gov>; cbs1407@bellsouth.net; Clyde Barnhill <clyde.barnhill@franklin.tn.gov>; danamclendon@mac.com; Margaret Martin <margaret.martin@franklin.tn.gov>; Pearl Bransford <pearl.bransford@franklin.tn.gov>; Scott Speedy <scott.speedy@franklin.tn.gov>; Ken Moore <ken.moore@franklin.tn.gov>
Subject: Keep Williamson Liveable

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Please no more high density developments. Vote for option C.

We have major issues with Traffic and School Density and it will only get worse. Please keep Williamson County a liveable community!!! Our growth should be well thought out and have infrastructure investment tied to it.

This is a unique place to live. Lets keep it that way.

Brent

--

Brent Moseng
Cell 612-770-2077

Email brent.moseng@gmail.com

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, September 23, 2020 3:31 PM
To: Andrew Orr; Eric Conner
Subject: FW: Preserve Franklin's Floodplains - No on Brownland

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Cassi Poorman <cassipoorman@gmail.com>
Sent: Tuesday, September 22, 2020 2:50 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Preserve Franklin's Floodplains - No on Brownland

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

All,

I appreciate your service to our community and I sincerely urge you to consider denying the rezoning and development of Brownland Farm. The proposal that I have seen does not reflect the impact of any residential areas downriver from Brownland after modifying the land to reduce the current acreage considered floodplain. The current flood zoning map was revised to take into account the horrible events of May 2010 and unfortunately, memories are short for those who were not impacted directly. It is very important that we preserve the floodplains as they stand on Brownland Farm.

My home backs to the Harpeth and my yard was a rushing river over 20 feet deep at the tree line. We were fortunate in May of 2010 to have escaped any intrusion of water into our home, but many of our neighbors and friends were not. If you start making changes to floodplains the potential for exacerbating underlying issues only escalates.

This type of development needs to be relocated to a site that will not require changes to a floodplain or impact an active river that has already proven to cause flooding and damage to subdivisions in Franklin.

Please say NO to the Brownland Farm Development.

Sincerely,
Cassi Poorman

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, September 23, 2020 3:31 PM
To: Andrew Orr; Eric Conner
Subject: FW: Brownland Farm

Re: small area plan not ef amendment

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Meredith Parks <meredithbparks@gmail.com>
Sent: Tuesday, September 22, 2020 3:02 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Brownland Farm

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Opt for Option C:

Request that the Franklin Municipal Planning Commission complete a "Small Area Plan" for the entire West Harpeth area (the area generally west of the new section of Mack Hatcher Parkway, between Hillsboro Road and Highway 96 West) that is currently designated as the Conservation and Conservation Subdivision Design Concepts in Envision Franklin, inclusive of public engagement on future land use, local road network, floodplain management/flood resilience, and public water and sanitary sewer infrastructure, with details to guide future development in the area.

Chris and Meredith Parks
River Landing

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, September 23, 2020 3:31 PM
To: Andrew Orr; Eric Conner
Subject: FW: Brownland Farm Development

Re: small area plan not ef amendment

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----

From: Chris Chaney <cec246@gmail.com>
Sent: Tuesday, September 22, 2020 2:18 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Brownland Farm Development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Aldermen and Mayor Moore:

It is with much relief and gratitude I have learned the developers of Brownland Farm are not pursuing a change to Envision Franklin. Thank you for your leadership in that matter.

With this, please continue to put conservation and the wants of your Franklin residents first. Please keep Brownland Farm as Option C. We truly do not need (or want) a large development on this property. We must preserve our rural spaces as much as possible. These spaces are part of what make Franklin so special.

Option C is a fair compromise on development and conservation of our rural lands. I hope you will keep it in place for all of the NW Quadrant, including Brownland Farm and the rural land on and around Gentrys Farm.

Thank you for your service to our community.

All the best —
Chris Chaney
Franklin, TN

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, September 23, 2020 3:28 PM
To: Andrew Orr; Eric Conner
Subject: FW: Brownland Farm Development

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----

From: Helen Scott <helen-scott@comcast.net>
Sent: Thursday, September 17, 2020 2:28 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Brownland Farm Development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

We have lived at 908 Hillsboro Road since 2007, and have come to love the small town feeling of this area. I would like to voice our concerns about the large developmental plans for Brownland Farm. Of most concern is the prospect of flooding with such a development. Much of Hillsboro Road was under water during the flood of 2010. Our house did not flood then, but the water reached almost to the foundation. Our neighbor's home did flood. Since the widening of Hillsboro Road, there is still slow drainage after heavy rains. Our other concern is the increased traffic such a large development will bring. Even with the turning lane, it is often difficult to get out of our driveway, and such a development will further complicate navigating Hillsboro Road.

Thank you in advance for considering my concerns.

Helen Scott

Sent from my iPhone

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, September 23, 2020 3:34 PM
To: Andrew Orr; Eric Conner
Subject: FW: Brownland Farm Development

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Jason Johnson <jason8johnson@yahoo.com>
Sent: Wednesday, September 23, 2020 12:38 PM
To: Planning Intake <planningintake@franklintn.gov>; Ken Moore <ken.moore@franklintn.gov>; danamclendon@mac.com
Subject: Brownland Farm Development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello Public Servants,

As a resident of Fieldstone Farms, I would like to email and express my concern for the proposed developments for the Brownland farm area.

Primary Concerns:

- Increased traffic burden, especially as heading downtown or around Franklin High School
- Major concerns about impact to the Harpeth River Floodplain. Has a 3rd party unbiased independent review been done on this impact?

Given that many homeowners in this area are already in a floodplain and that the map just changed a few years ago to add even more of our properties to the FEMA flood zone after the 2010 flood, it is irresponsible to consider development that reduces the effectivity of the Harpeth River Flood plain.

Thank you,

Jason Johnson

270-217-2487

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, September 23, 2020 3:32 PM
To: Andrew Orr; Eric Conner
Subject: FW: Brownland Farms Development

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: John Vaughn <j.vaughn7272@att.net>
Sent: Tuesday, September 22, 2020 3:09 PM
To: danamclendon@mac.com; Planning Intake <planningintake@franklintn.gov>
Subject: Brownland Farms Development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I understand the opposition to this Development based on the Flood Plain issues and traffic but if the studies performed indicate these issues can be addressed and handle this proposal, I believe this is an excellent location for this type of Development and would meet several needs in this area and be a great addition for the City of Franklin.

If the Development is able to proceed, it is definitely an area I would consider for purchasing a home.

Thank-you,

John Vaughn
(presently a resident on the East Side of Franklin)

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, September 23, 2020 3:28 PM
To: Andrew Orr; Eric Conner
Subject: FW: New Proposed Development in Brownland Farms

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----

From: Kelley Harris <mkharris1313@gmail.com>
Sent: Saturday, September 19, 2020 6:55 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: New Proposed Development in Brownland Farms

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Good morning.

I am a 16 year resident of Franklin, residing in the Cottonwood neighborhood. While I appreciate many of the changes that have occurred in our community, I feel that the approval for this new development will be disastrous. Our schools are already stretched thin from the capacity standpoint. Introducing potentially thousands of new students will negatively impact the schools and the existing students even more.

Beyond schooling, there could and likely would be other infrastructure impacts that will be detrimental to the community from refuse collection, safety and traffic woes. Even the clerk's office would become more of a nightmare to visit.

I respectfully request that the zoning request be denied at this time.

Kelley Hunnicutt
409 Stable Drive

Sent from my iPhone

Andrew Orr

From: Emily Wright
Sent: Friday, August 28, 2020 2:51 PM
To: Kevin
Cc: Andrew Orr; Eric Conner
Subject: RE: Brownland Farm Development

Kevin,

Thank you for your email and for voicing your concern. I am copying Long-Range Planning Supervisor, Andrew Orr, and Principal Planner, Eric Conner. They will place your email in the file for the next Planning Commission meeting when the Envision Franklin amendment for this site is to be heard. In the meantime if you have any questions regarding this application, please feel free to contact Eric or Andrew for assistance. Have a wonderful weekend!

EMILY HUNTER WRIGHT, AICP
DIRECTOR OF PLANNING & SUSTAINABILITY
CITY OF FRANKLIN, TN
(615) 791-3212

From: Kevin <Kevin@kevinwimpy.com>
Sent: Friday, August 28, 2020 2:32 PM
To: Emily Wright <emily.wright@franklin.tn.gov>
Subject: Brownland Farm Development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Director Hunter,

I hope this finds you well and that I am sending this to you as the planning director the Brownland Development would be under your guidance.

We live on Hillsboro Road in a home build in 1970 and simply standing on our property you can see we are the lowest property on the area. Over the years, Franklin High School has added large amount of no draining hard surfaces at a higher level than this home. With the Hillsboro widening project our open drainage was covered and now all drainage is underground. In the flood of 2010 this property did not flood, the water came from the school and ran across the property and down stream. 2-3 days later as the water continued to flow towards the creek the creek became overrun. This caused the water to back up and this property then began to flood. Water was so deep here it covered Hillsboro Road in front of the house. Franklin High now has an artificial field, Hillsboro Road is much more of a barrier for water to run across and all of our drainage is capped by being under ground.

We love Franklin and the growth is beneficial but if Brownland raises 92 acres of land levels to prevent flooding and tremendously adds to hardscape that will eliminate ground soaking in water, our property will be at a certainty of flooding. All the water from this area drains that way and if altercations are made to change and worsen the area downstream I see huge problems.

Thanks for your time, if I should raise my concerns elsewhere please advise,

Kevin Wimpy, *CPP*

eMail: Kevin@KevinWimpy.com

912 Hillsboro Road
Franklin, TN 37064

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, September 23, 2020 3:33 PM
To: Andrew Orr; Eric Conner
Subject: FW: Brownland Farm and Property Near Gentry Farm Development Concerns

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----

From: jonesosborn@yahoo.com <jonesosborn@yahoo.com>
Sent: Tuesday, September 22, 2020 4:50 PM
To: Planning Intake <planningintake@franklin.tn.gov>; Ken Moore <ken.moore@franklin.tn.gov>; bev@aldermanburger.com; annpetersen@comcast.net; Brandy Blanton <brandy.blanton@franklin.tn.gov>; Clyde Barnhill <clyde.barnhill@franklin.tn.gov>; danamclendon@mac.com; Margaret Martin <margaret.martin@franklin.tn.gov>; Pearl Bransford <pearl.bransford@franklin.tn.gov>; Scott Speedy <scott.speedy@franklin.tn.gov>
Cc: Ricky.Jones@williamsoncounty-tn.gov; Betsy.Hester@williamsoncounty-tn.gov; Jennifer.Mason@williamsoncounty-tn.gov; dwight.jones@williamsoncounty-tn.gov; Judy.Herbert@williamsoncounty-tn.gov; Keith.hudson@williamsoncounty-tn.gov; Chad.Story@williamsoncounty-tn.gov; Beth.Lothers@williamsoncounty-tn.gov; Erin.Nations@williamsoncounty-tn.gov; Gregg.Lawrence@williamsoncounty-tn.gov; Tommy.Little@williamsoncounty-tn.gov; PWebbWM6@yahoo.com; chalfanthouse@comcast.net; Jerry.Rainey@williamsoncounty-tn.gov; Chas.Morton@williamsoncounty-tn.gov; Tom.Tunncliffe@williamsoncounty-tn.gov; Barb.Sturgeon@williamsoncounty-tn.gov; Matt.Williams@williamsoncounty-tn.gov; Robbie.Beal@williamsoncounty-tn.gov; Brian.Beathard@williamsoncounty-tn.gov; Steve.Smith@williamsoncounty-tn.gov; David.Landrum@williamsoncounty-tn.gov; Sean.Aiello@williamsoncounty-tn.gov; Dana.Ausbrooks@williamsoncounty-tn.gov; Michael Orr <michael.orr@franklin.tn.gov>; Scott Harrison <scott.harrison@franklin.tn.gov>; michael.hathaway@comcast.net; roger.lindsey@nashville.gov; Alma McLemore <alma.mclemore@franklin.tn.gov>; jimmy@tennesseevalleyhomes.com; mdadst@aol.com; Jennifer Szilagyi <jennifer.szilagyi@franklin.tn.gov>
Subject: Brownland Farm and Property Near Gentry Farm Development Concerns

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Mayor, Aldermen and Commissioners,

Thank you for your service to the City of Franklin and the residents of Williamson County.

I'm writing about the protential residential and commercial developments at the Brownland Farm and the property near Gentry's Farm. Neither area needs any more dense developments

I am directly affected by any development at Brownland Farm near Mack Hatcher and Hillsboro Road as my home is downstream from the Harpeth River. Any variation to the current land use could affect many communities downstream from the Harpeth River as destroying the natural floodplain will increase the river flow. We are very concerned about the potential for increased flooding of the river and damage to our neighborhood and home.

We are also very concerned about building out either area and creating a dense population that will greatly increase traffic and put a strain on the Franklin infrastructure and local schools.

Please include public engagement on all future land use in these areas and fully address local road network, floodplain management/flood resilience, and public water and sanitary sewer infrastructure. We look forward to detailed guidance for any future development in these and surrounding areas.

Please do NOT rezone the land and/or alter the Envision Franklin land use plan.

Take care,
Kimberly Jones-Osborn

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, September 23, 2020 3:32 PM
To: Andrew Orr; Eric Conner
Subject: FW: Brownland Farms - Continued Concerns

Re: small area plan not ef amendment

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Lauren Johnson <laurenjohnson2007@gmail.com>
Sent: Tuesday, September 22, 2020 3:32 PM
To: Cbs1407@bellsouth.net; Dana McLendon <danamclendon@mac.com>; allisonsturtevant@comcast.net; annpetersen@comcast.net; bev@aldermanburger.com; Brandy Blanton <brandy.blanton@franklintn.gov>; Clyde Barnhill <clyde.barnhill@franklintn.gov>; Ken Moore <ken.moore@franklintn.gov>; Margaret Martin <margaret.martin@franklintn.gov>; pearl.branson@franklintn.gov; Planning Intake <planningintake@franklintn.gov>; Scott Speedy <scott.speedy@franklintn.gov>
Cc: Robby Johnson <rajohnson07@gmail.com>
Subject: Brownland Farms - Continued Concerns

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello All,

First off, thank you so much to each of you for the hard work that you do for our beloved historic town of Franklin!

One of the things I love about Franklin is that while it has grown, it has done a great job keeping its historic charm and small-town feel. I know this is one reason why we are always ranked in 'best small towns' lists year after year ❤️

I feel like adding a still-large development, even with the developers changes, at Brownland Farms will create so many problems to our area, one of the biggest being loosing a part of what's left of our farms, rolling hills and green spaces.

I am kindly asking you to request that the Franklin Municipal Planning Commission complete a 'Small Area Plan' for the Mack Hatcher Parkway between Hillsboro Road and Highway 96 West. This area is currently designated as the Conservation and Conservation Subdivision Design Concepts in the Envision Franklin.

My hope is that you will strongly consider allowing this small part of Franklin to stay undeveloped and beautiful. If this area is developed, what will be left of Franklin's green spaces? It seems we would be left with a house or development on each corner of our town 😞, which reminds me of Brentwood and exactly why I don't live there.

I know I can speak for many west Franklin residents when I ask that you please push for a special 'Small Area Plan' that protects these beautiful and historic areas, which encompass so much of our city's history. Please let us keep some history and beauty!

Thank you again for all your hard work for our beautiful town!

Warmly,
Lauren Johnson
105 Poteat Place

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, September 23, 2020 3:32 PM
To: Andrew Orr; Eric Conner
Subject: FW: Keep Williamson Livable! Vote for Option C

Re: small area plan not ef amendment

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Marie Mazzara <mkmazzara@yahoo.com>
Sent: Tuesday, September 22, 2020 3:07 PM
To: Planning Intake <planningintake@franklintn.gov>; annpetersen@comcast.net; bev@aldermanburger.com; Brandy Blanton <brandy.blanton@franklintn.gov>; cbs1407@bellsouth.net; Clyde Barnhill <clyde.barnhill@franklintn.gov>; danamclendon@mac.com; Margaret Martin <margaret.martin@franklintn.gov>; Pearl Bransford <pearl.bransford@franklintn.gov>; Scott Speedy <scott.speedy@franklintn.gov>; Ken Moore <ken.moore@franklintn.gov>
Subject: Keep Williamson Livable! Vote for Option C

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Please vote for option C. Traffic and Schools are packed. We need a long term strategy to keep Williamson County a livable community!

Marie

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, September 23, 2020 3:31 PM
To: Andrew Orr; Eric Conner
Subject: FW: Envision Franklin & Brownland Farms Development

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----

From: Marion Seaton <marion.seaton@gmail.com>
Sent: Tuesday, September 22, 2020 2:54 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Envision Franklin & Brownland Farms Development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

As a grateful citizen of Franklin for the past 27 years, I am deeply concerned about the threat of overdevelopment in certain areas. We live in Fieldstone Farms and appreciate that we were part of expansion almost 30 years back. When we consider the development of the Brownland Farms/Christ Community Church area, we cannot help but object to the sprawl and intrusion into this area. Already it has been spoiled by the addition of the Mack Hatcher bypass, slicing through open fields and farmlands. To add elements of a plan that would include commercial and residential elements to this area would further negatively affect our perception of Franklin's beauty and quality of life. Allowing this type of development without regard to previously established visionary understandings would make a mockery of the process of community involvement in our city's growth.

My family and I oppose any future growth in the area, especially in the Brownland Farms proposed development.

Sincerely,
Marion J. Seaton Family
260 Stanley Park Lane
615 496 6783

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, September 23, 2020 3:28 PM
To: Andrew Orr; Eric Conner
Subject: FW: New Special Area Plan Regarding Brownland Development

RE: small area plan not EF Amendment

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: kebm05@yahoo.com <kebm05@yahoo.com>
Sent: Monday, September 21, 2020 8:36 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: New Special Area Plan Regarding Brownland Development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Good morning,
I wanted to reach out and thank you all
for listening to your constituents.

I've been a resident in Williamson county for nearly 45+ years and a current homeowner in Monticello subdivision since 2003.

I've seen the evolution of how Franklin has expanded and changed over the years and witnessed the 2010 flood firsthand in my own neighborhood and the impact it had on our community.

I am writing to express my strong support for the creation of a new special area plan, and ask that Brownland be included in that plan and that no rezoning be permitted until the plan is complete.

With Best Regards,

Mary McAfee
kebm05@yahoo.com

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, September 23, 2020 3:33 PM
To: Andrew Orr; Eric Conner
Subject: FW: I vote option c

Re: small area plan not ef amendment

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----

From: Russell Runyeon <russ.runyeon@gmail.com>
Sent: Tuesday, September 22, 2020 4:36 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: I vote option c

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Russell Runyeon

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, September 23, 2020 3:30 PM
To: Andrew Orr; Eric Conner
Subject: FW: Brownland development

Re: small area plan not ef amendment

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Susan Seifert <susanmseifert@gmail.com>
Sent: Tuesday, September 22, 2020 1:43 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Brownland development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I live in Franklin not far from Brownland Farms and proposed development..please review and consider option C..we don't need more dense developments in this area..traffic is horrible on Hillsbough and Mack Hatcher as it is. ..it is creating more environmental issues, congestion and livability..people moved here for charm, open spaces, pretty pastoral farms..not one development after another..this will affect Gentry Farms as Alan Gentry said himself...enough..

Andrew Orr

From: Eric Conner
Sent: Friday, August 28, 2020 1:12 PM
To: Andrew Orr
Subject: FW: Brownland Farm

Found the missing email, she said it's fine if we hold onto it for the September meeting

From: Ken Moore <ken.moore@franklin.tn.gov>
Sent: Friday, August 28, 2020 1:00 PM
To: Eric Conner <eric.conner@franklin.tn.gov>
Subject: FW: Brownland Farm

Thanks for the additional info. See below.
Ken

Dr. Ken Moore
Mayor
109 3rd Ave S
Franklin, TN 37064

From: Ken Moore
Sent: Wednesday, August 26, 2020 3:59 PM
To: teresa copeland-wilson <welcomhomefarms@gmail.com>
Subject: RE: Brownland Farm

There is still plenty of opportunity to speak at future meetings. I have been getting a lot of input on this project and appreciate your comments. You can also send this email to the Planning Commission through the City website.

Ken

From: teresa copeland-wilson <welcomhomefarms@gmail.com>
Sent: Wednesday, August 26, 2020 3:55 PM
To: Ken Moore <ken.moore@franklin.tn.gov>
Subject: FW: Brownland Farm

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Sent from [Mail](#) for Windows 10

From: teresa.copeland-wilson
Sent: Wednesday, August 26, 2020 3:30 PM
To: planningintake@franklin.tn.com
Cc: countymayor@williamsoncounty-tn.gov
Subject: Brownland Farm

I have been living in Franklin for almost 40 years and am born and raised here in Nashville. I am living in the Meadowgreen Subdivision and prior to that lived in Cottonwood. I raised my children here and worked at the hospital as a nurse for 20 years. I know the people who own Brownland and understand the reason they want to sell and have empathy for them. My father suffers from the same thing. I am also concerned at the long term affect this will have on those of us who live here and are not just passing through to the next job in another town. I am here until I die. I have seen our town grow into what it is today. I am not against progress or new progressive ideas. But I am against putting in 800 plus houses into the 250 plus acres that are Brownland Farm and that at least 50% of all that land is floodplain. I remember the 2010 flood and my house in Cottonwood was the only one completely underwater. I am concerned for the plans that include rerouting, redirecting or filling in any of the runoff creeks from the Harpeth. I live downstream from all of that projected building. Traffic is horrendous from Franklin to Nashville any morning of the week or any afternoon as well. That is out of control now. What will it do to add that many house and business areas to an already unsolved traffic issue. What will happen when the river overflows its banks again and where will new flood planes be? Please give those of us that oppose this and all the groups that may not be privy to this information who might want to voice their opinions as well, time to come up with alternative solutions. This project doesn't have all of our best interests in mind. After all this projected project is completed, the investors and builders will go back to their states and cities, and we, the citizens of this beautiful place that we call home will be left to deal with all the issues that this project will create. Flooding, traffic, new schools being needed and taxes being raised we are all going to face. I am totally opposed to this and I hope that you will consider a better use of this property. Why doesn't the city of Franklin work in conjunction with the county, since most of the land is in the county. I was a member at Christ Community Church at one time. I understand they have to ask the members to vote on this as well. I don't know if this has happened yet. Also I know this has to go through state and federal regulations, regarding this. I know of 3 meetings that occurred. I was unable to attend these and it was not well known about them either. This is a pandemic and because many cant get to a meeting during this time, it is not right to push this through. Also the zoom meetings were capped at a certain number of participants, so that by the time most of us read this on the Nextdoor app, it was too late. The capacity had already been met. In fact the fact that I had to find this out on Nextdoor is a red flag to me. The project I am told is not being 'rammed' through. It has been in process for 6 months. Most projects of this magnitude take years to prepare. Please do not allow this project to happen.

Sincerely,

Teresa Copeland-Wilson
Sent from [Mail](#) for Windows 10

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, September 23, 2020 3:34 PM
To: Andrew Orr; Eric Conner
Subject: FW: Brownland Rezone Proposal - Floodway - Floodplain alterations

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Thomas Herbert <thherbert@gmail.com>
Sent: Wednesday, September 23, 2020 6:52 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Brownland Rezone Proposal - Floodway - Floodplain alterations

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Franklin Planning - Please update me on the subject proposal. It is unclear on notes and agenda if this proposal is tabled? Or the city intends to still hear updates from the development team? Is this a vote for approval? Information in the neighborhood seems to be that the plan is withdrawn, but it still shows on this week's agenda.

Have neighborhoods and the community even had time to view or review the proposed changes adequately?

If still on the agenda, do the applicants still intend to FILL the west floodway channel? Will the development still IMPACT three floodway channels along a bend in the Harpeth River? Have the potential CONSEQUENCES to the community upstream and downstream of Brownland been adequately reviewed and scientifically determined?

The proposal to fill and impact floodway channels is unprecedented and should be considered with great care. Likewise the creative flood model changes made by the development team to nearly triple the buildable footprint must also be heavily considered. Consider me highly skeptical that with some excavation we can 'theoretically' contain the displaced waters that used to be over 50 acres of floodplain ONSITE and without impacts to properties upstream, downstream and across the river from the site.

Floodway fill, ~37 buildable Harpeth River acres become over 90. This proposal should require significant changes prior to any approvals. You have a proposed/planned site cut off from traffic in 4 places by floodway channels with only one proposed ingress/egress that requires crossing additional flood hazards. Notably the proposal includes a farm of which >80% of the property is in the floodplain. Land that is routinely and repetitively serving that very purpose. The density and site plan involved is simply incompatible with the known hazards and irresponsible for this site.

Respectfully,

TH Herbert

Franklin, TN 37069

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, September 23, 2020 3:34 PM
To: Andrew Orr; Eric Conner
Subject: FW: Brownland Farm and Property Near Gentry Farm Development Concerns

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Tom Osborn <tomosborn00@gmail.com>
Sent: Tuesday, September 22, 2020 7:01 PM
To: Planning Intake <planningintake@franklintn.gov>; Ken Moore <ken.moore@franklintn.gov>; bev@aldermanburger.com; annpetersen@comcast.net; Brandy Blanton <brandy.blanton@franklintn.gov>; danamclendon@mac.com; Clyde Barnhill <clyde.barnhill@franklintn.gov>; Margaret Martin <margaret.martin@franklintn.gov>; Scott Speedy <scott.speedy@franklintn.gov>; Pearl Bransford <pearl.bransford@franklintn.gov>; Ricky.Jones@williamsoncounty-tn.gov; Betsy.Hester@williamsoncounty-tn.gov; dwight.jones@williamsoncounty-tn.gov; Jennifer.Mason@williamsoncounty-tn.gov; Keith.hudson@williamsoncounty-tn.gov; Chad.Story@williamsoncounty-tn.gov; Beth.Lothers@williamsoncounty-tn.gov; Judy.Herbert@williamsoncounty-tn.gov; Erin.Nations@williamsoncounty-tn.gov; Gregg.Lawrence@williamsoncounty-tn.gov; PWebbWM6@yahoo.com; chalfanthouse@comcast.net; Tommy.Little@williamsoncounty-tn.gov; Chas.Morton@williamsoncounty-tn.gov; Jerry.Rainey@williamsoncounty-tn.gov; Tom.Tunncliffe@williamsoncounty-tn.gov; Barb.Sturgeon@williamsoncounty-tn.gov; Matt.Williams@williamsoncounty-tn.gov; Robbie.Beal@williamsoncounty-tn.gov; Brian.Beathard@williamsoncounty-tn.gov; Steve.Smith@williamsoncounty-tn.gov; Sean.Aiello@williamsoncounty-tn.gov; Dana.Ausbrooks@williamsoncounty-tn.gov; Michael Orr <michael.orr@franklintn.gov>; David.Landrum@williamsoncounty-tn.gov; Scott Harrison <scott.harrison@franklintn.gov>; michael.hathaway@comcast.net; roger.lindsey@nashville.gov; Alma McLemore <alma.mclemore@franklintn.gov>; mdadst@aol.com; jimmy@tennesseevalleyhomes.com; Jennifer Szilagyi <jennifer.szilagyi@franklintn.gov>
Subject: Re: Brownland Farm and Property Near Gentry Farm Development Concerns

ATTENTION COF staff: *This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.*

To the Mayor, Aldermen and Commissioners of Franklin

First let me please thank you for your service to the **City of Franklin** and the residents of **Williamson County**, as it is an honor to live here with you all.

I am reaching out about the pending residential and commercial developments at both the **Brownland Farm** location and the property near **Gentry's Farm**. As neither area needs any more dense developments.

My family and I are directly affected by any development at Brownland Farm near Mack Hatcher and Hillsboro Road as our home is downstream from the Harpeth River. Any variation to the current land use could affect many communities downstream from the Harpeth River as destroying the natural floodplain will increase the river flow. We are very concerned about the potential for increased flooding of the river and damage to our neighborhood and home as anyone who was here for the "100 Year Flood" can surely attest.

We are also very concerned about building out either area and creating a dense population that will greatly increase traffic and put a strain on the Franklin infrastructure and local schools, which are already being pressed to their maximum right now as we speak.

Please include public engagement on all future land use in these areas and fully address local road network, floodplain management/flood resilience, and public water and sanitary sewer infrastructure. We look forward to detailed guidance for any future development in these and surrounding areas.

I ask as a deeply concerned resident, to please NOT rezone the land and/or alter the Envision Franklin land use plan.

Thank you kindly for your time.

Tom Osborn - Franklin, TN

On Tue, Sep 22, 2020 at 4:51 PM jonesosborn@yahoo.com <jonesosborn@yahoo.com> wrote:

Dear Mayor, Aldermen and Commissioners,

Thank you for your service to the City of Franklin and the residents of Williamson County.

I'm writing about the potential residential and commercial developments at the Brownland Farm and the property near Gentry's Farm. Neither area needs any more dense developments

I am directly affected by any development at Brownland Farm near Mack Hatcher and Hillsboro Road as my home is downstream from the Harpeth River. Any variation to the current land use could affect many communities downstream from the Harpeth River as destroying the natural floodplain will increase the river flow. We are very concerned about the potential for increased flooding of the river and damage to our neighborhood and home.

We are also very concerned about building out either area and creating a dense population that will greatly increase traffic and put a strain on the Franklin infrastructure and local schools.

Please include public engagement on all future land use in these areas and fully address local road network, floodplain management/flood resilience, and public water and sanitary sewer infrastructure. We look forward to detailed guidance for any future development in these and surrounding areas.

Please do NOT rezone the land and/or alter the Envision Franklin land use plan.

Take care,
Kimberly Jones-Osborn

--

Tom Osborn...



Brownland Farm

ENVISION FRANKLIN LAND USE PLAN AMENDMENT

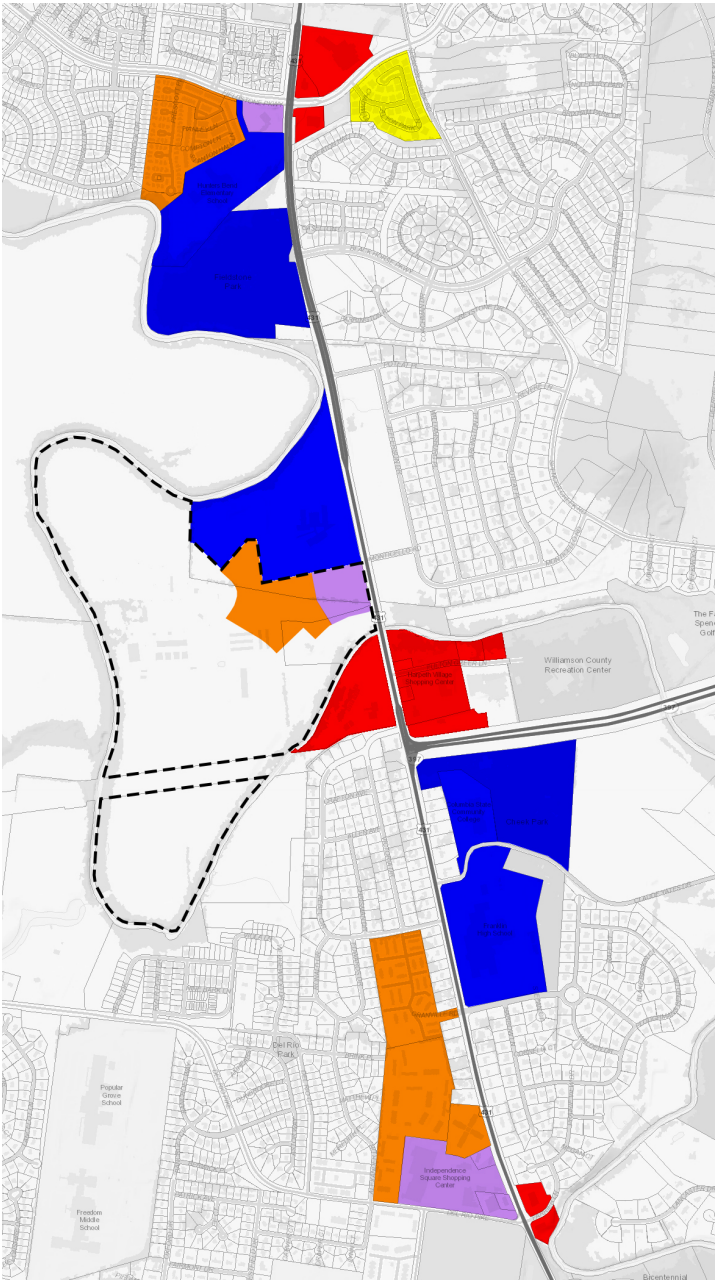
AUGUST 19, 2020

Development team: Miles River Partners
Mike Bradley and Kevin Estes

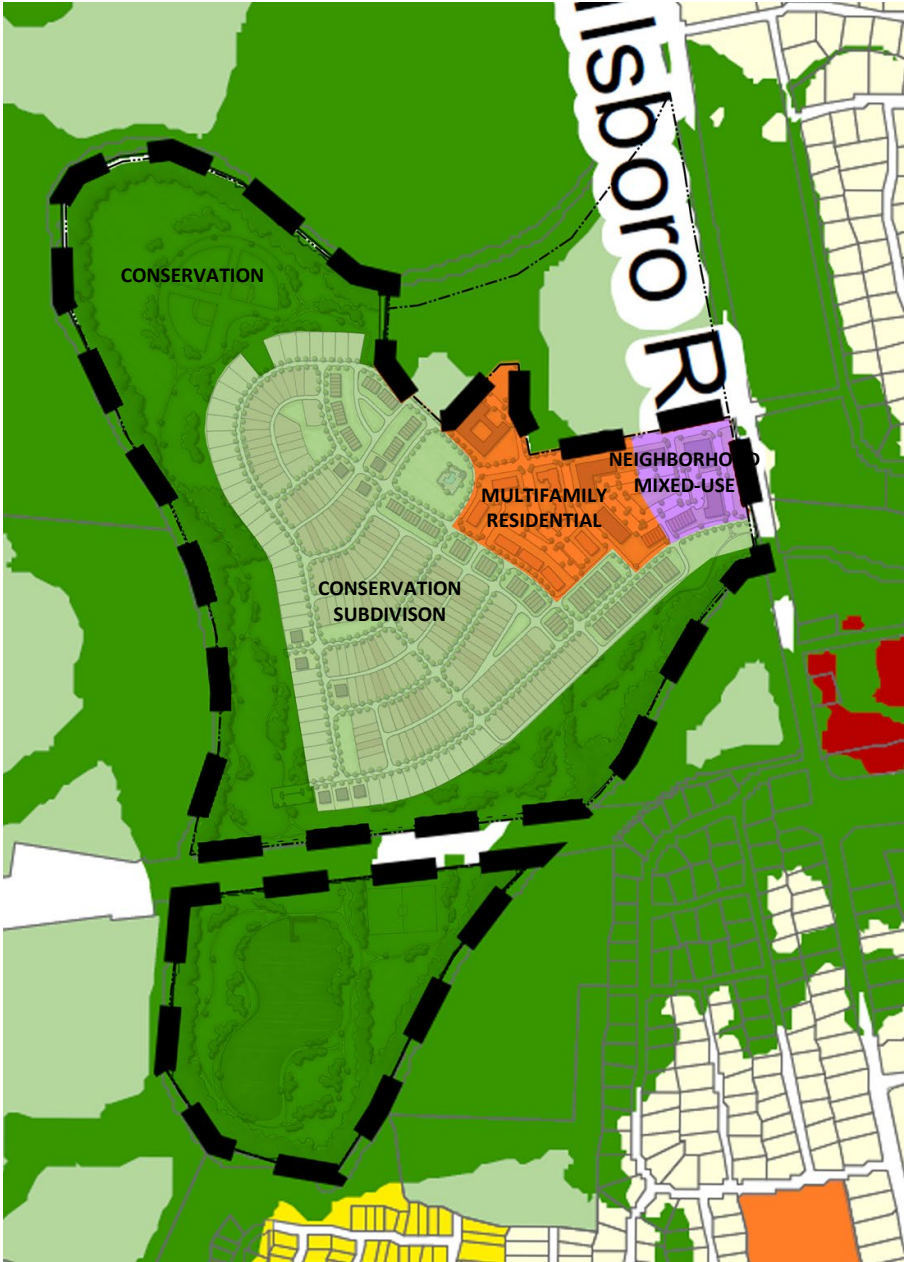
Consulting team: Gamble Design Collaborative
Land Solutions
Barge Design
Fischbach Transportation

PROPOSED HILLSBORO ROAD CORRIDOR

-  **DUPLEX**
-  **MULTIFAMILY**
-  **MIXED USE**
-  **COMMERCIAL**
-  **CIVIC - INSTITUTIONAL**



PROPOSED
DESIGN CONCEPTS



- CONSERVATION
- CONSERVATION SUBDIVISION
- SINGLE-FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- NEIGHBORHOOD COMMERCIAL
- NEIGHBORHOOD MIXED-USE
- MIXED RESIDENTIAL

PROPOSED LAND USE PLAN AMENDMENT

Conservation
Conservation Subdivision
Multifamily Residential
Neighborhood Mixed Use

Maintains over 60% open space.

Provides for a wider range of home types and price points

Provides a more vibrant neighborhood with walkable amenities.

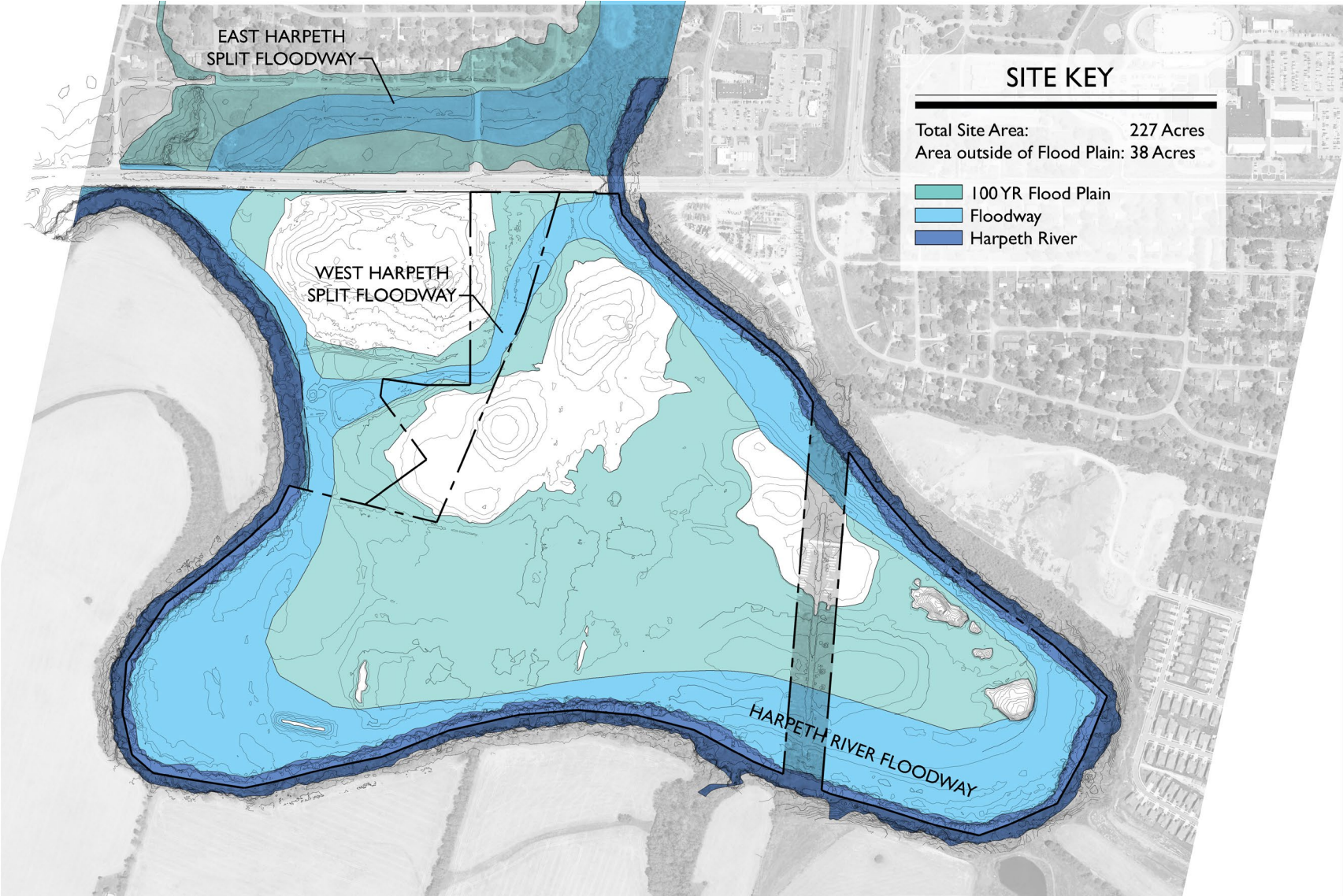
PROPOSED
DESIGN CONCEPTS



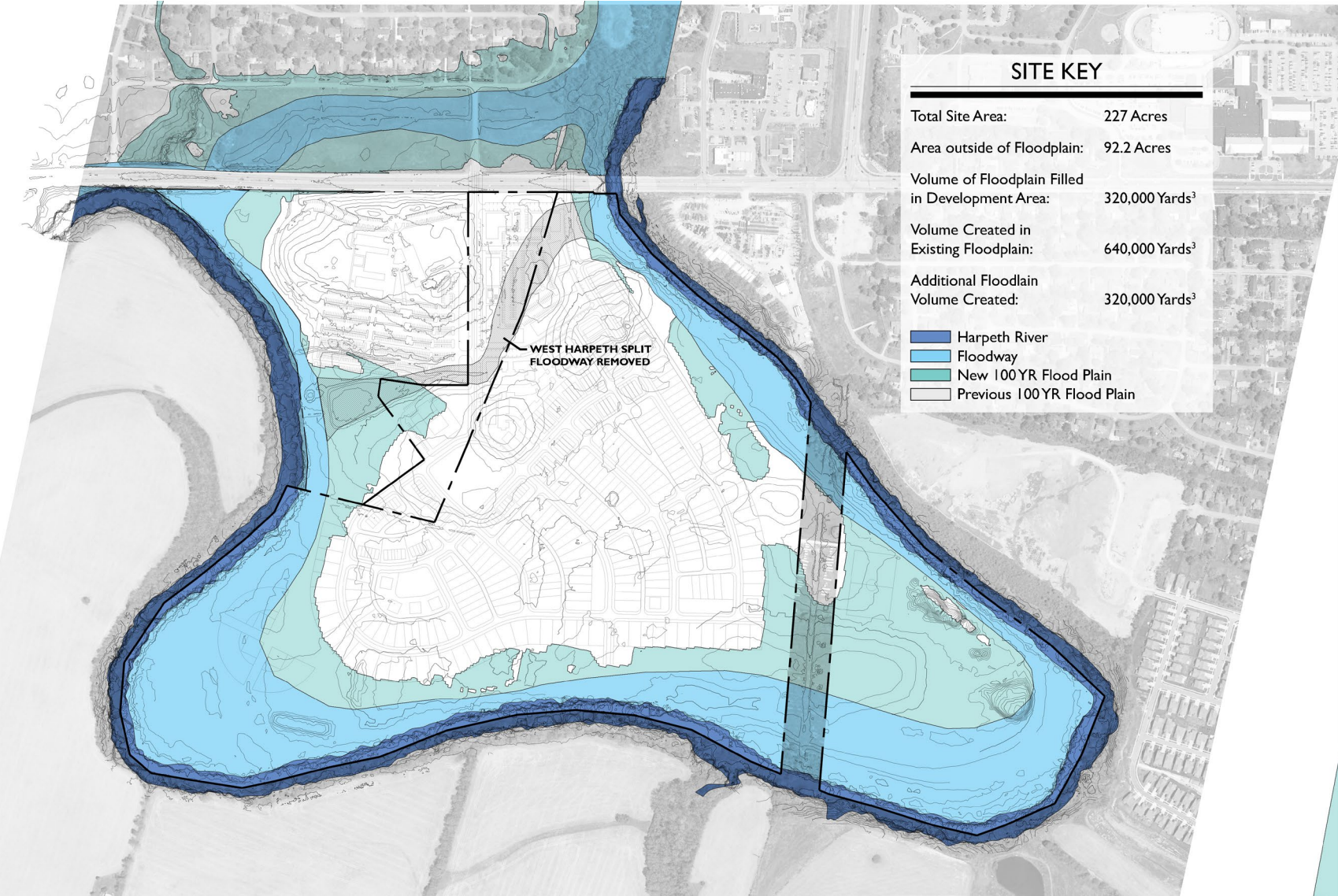
- CONSERVATION
- CONSERVATION SUBDIVISION
- SINGLE-FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- NEIGHBORHOOD COMMERCIAL
- NEIGHBORHOOD MIXED-USE
- MIXED RESIDENTIAL

ACRES OF MULTIFAMILY:	16.1 (7%)
ACRES OF NEIGHBORHOOD MIXED-USE:	6.1 (3%)
ACRES OF CONSERVATION SUBDIVISION:	69.1 (30%)
ACRES OF CONSERVATION:	135.7 (60%)
TOTAL:	227.0 ACRES

EXISTING FLOODPLAIN



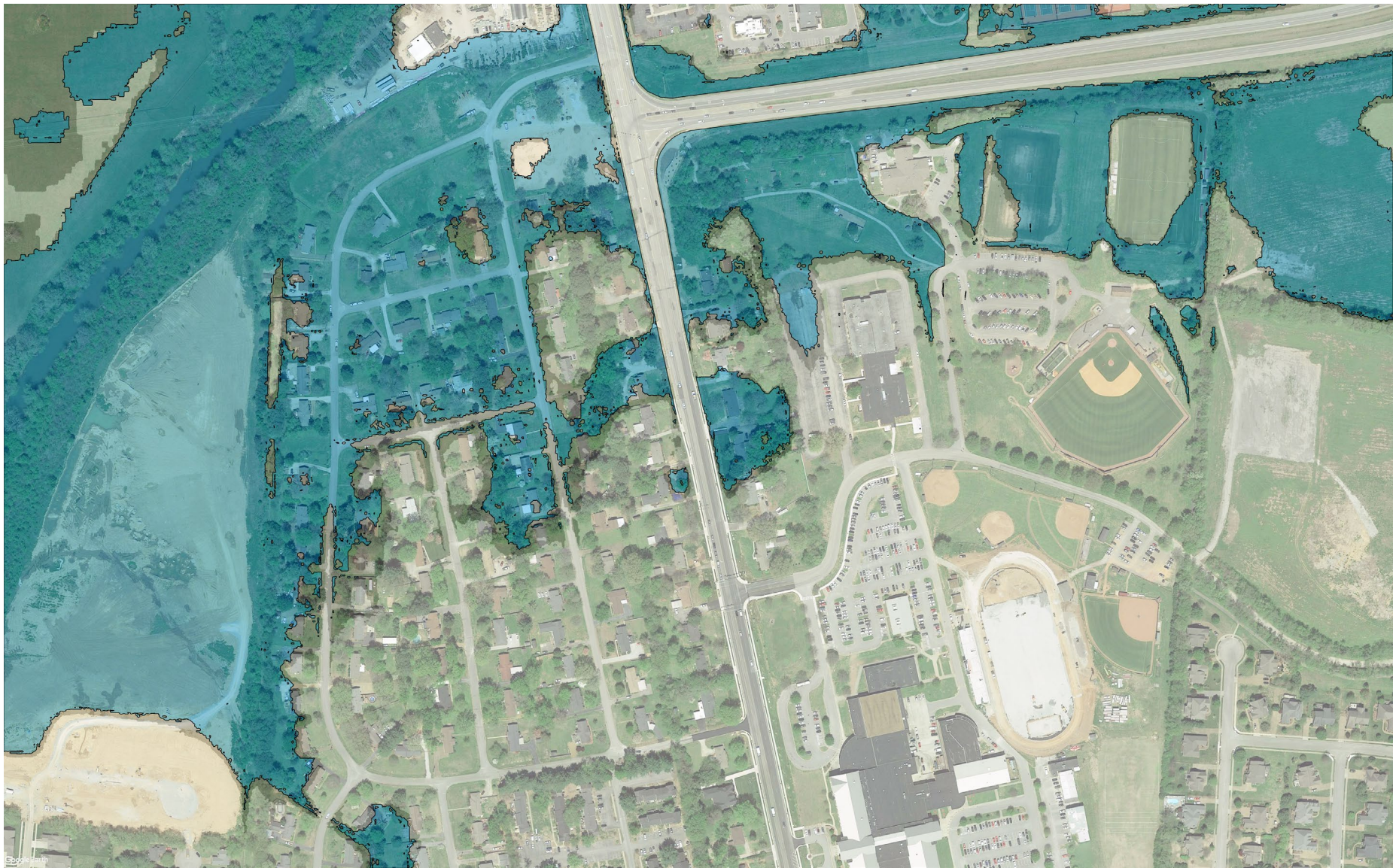
PROPOSED FLOODPLAIN



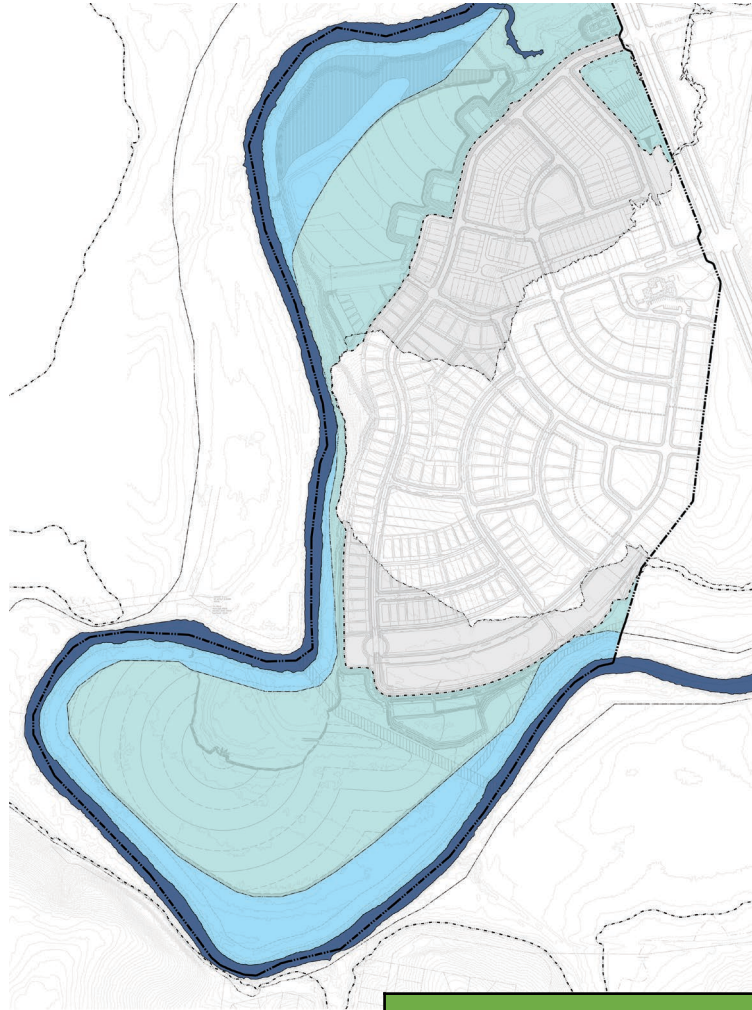
FLOOD PLAIN - BEFORE



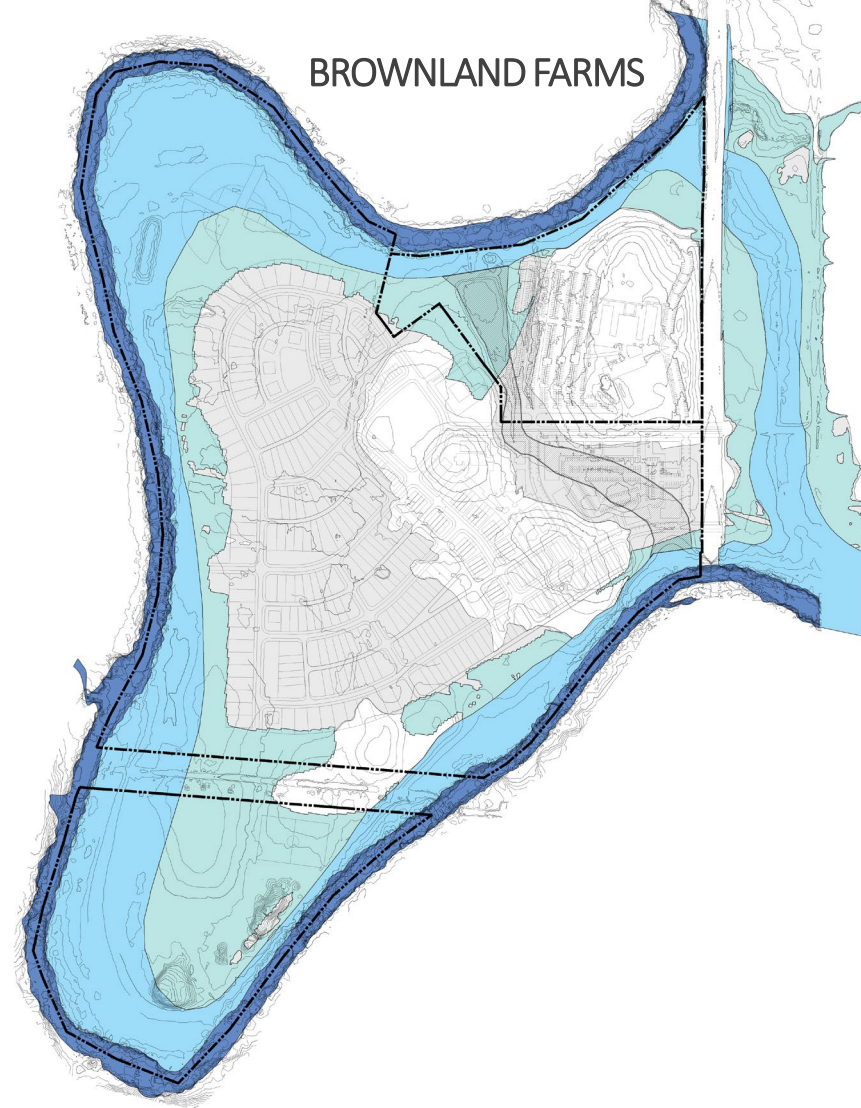
FLOOD PLAIN - AFTER



WATERS EDGE



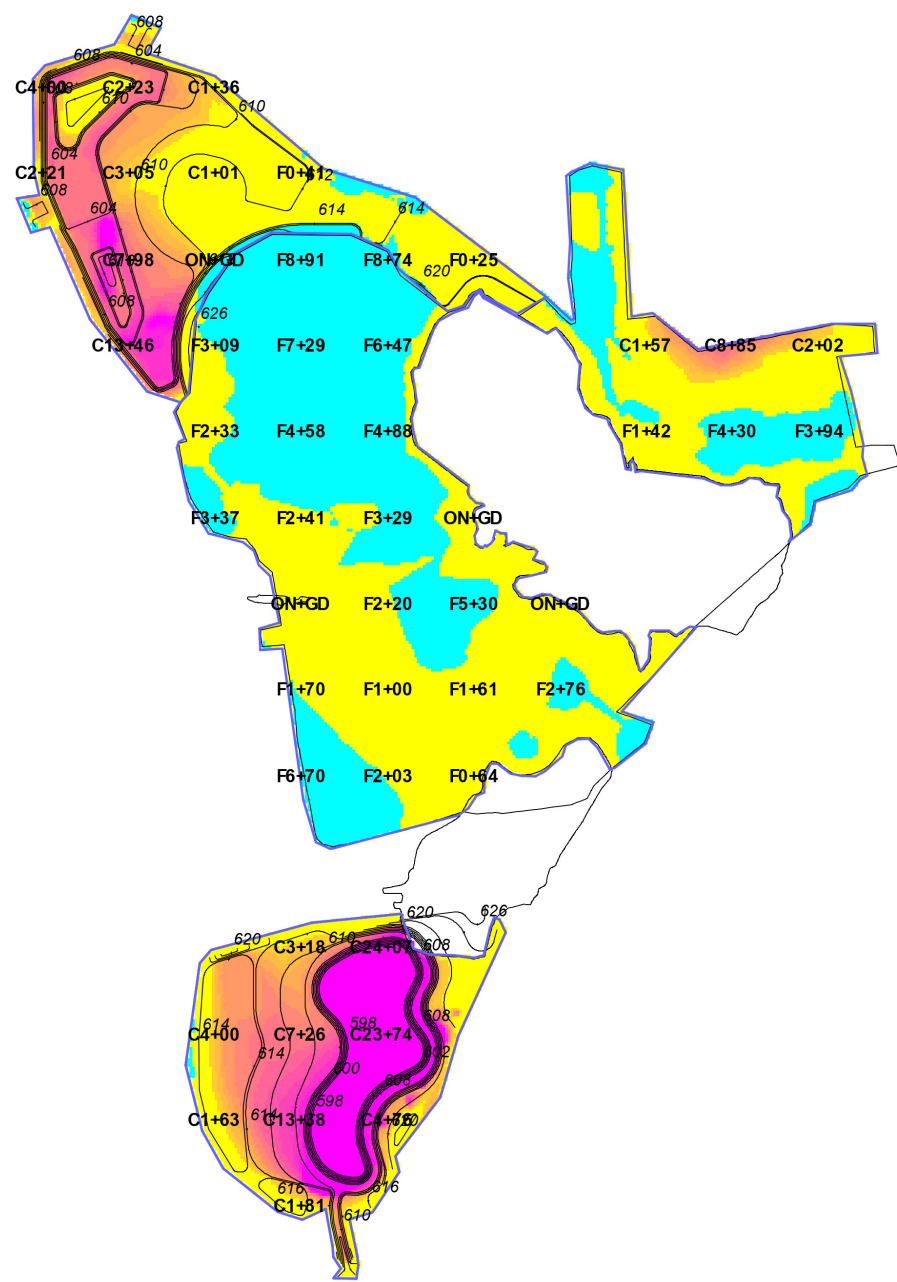
BROWNLAND FARMS



DEVELOPMENT COMPARISON

DESCRIPTION	WATERS EDGE	BROWNLAND FARMS
SITE AREA	195 AC	227 AC
DEVELOPMENT AREA	92.1 AC	92.2 AC
FLOOD PLAIN VOLUME FILLED	290,000 YARDS ³	320,000 YARDS ³
FLOOD PLAIN VOLUME CREATED	304,000 YARDS ³	640,000 YARDS ³
CREATED/FILLED RATIO	1:1	2:1

CUT / FILL ANALYSIS

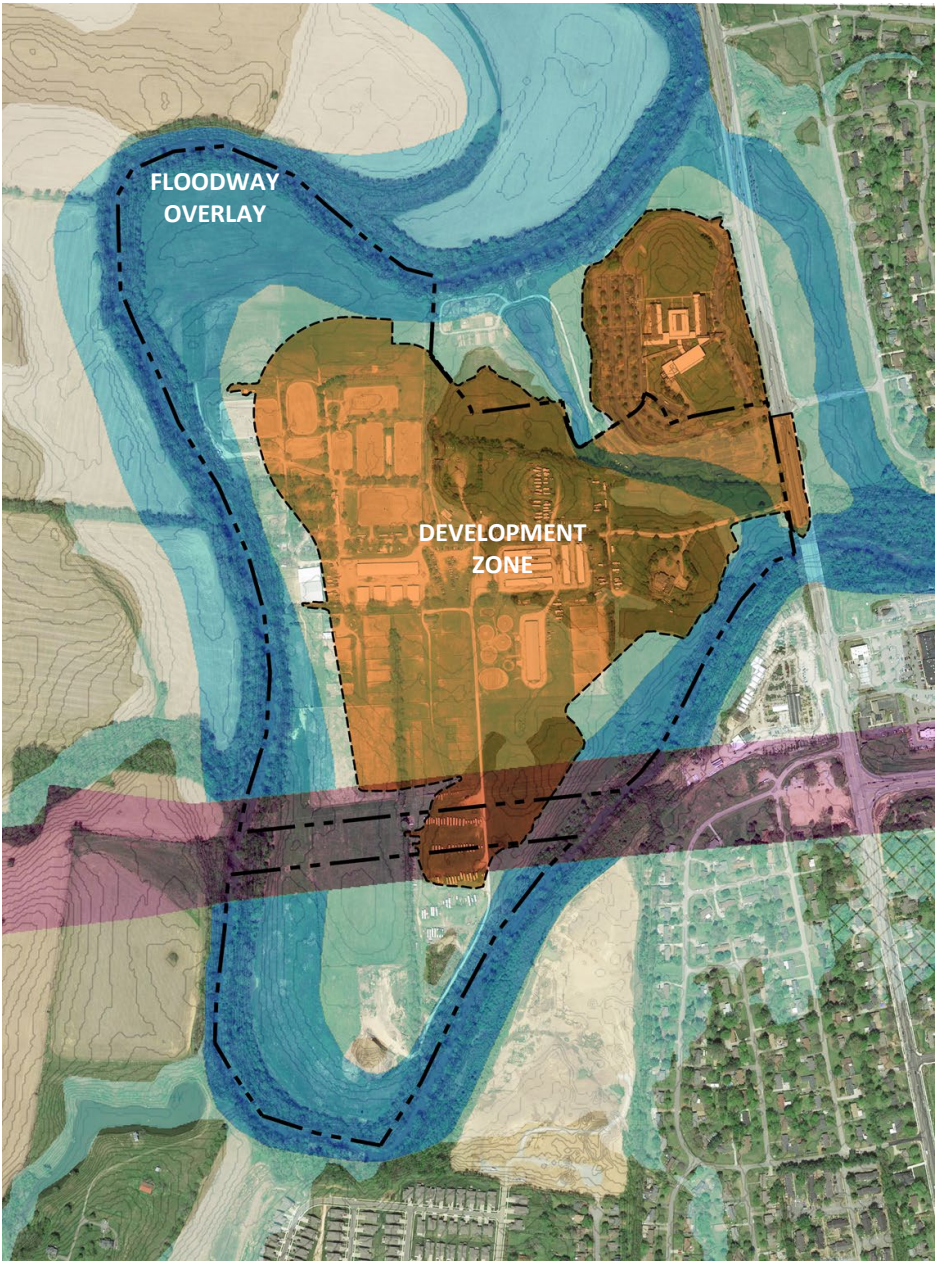


100 YEAR FLOOD PLAIN

The 100 year flood plain area has been surveyed and analyzed by the Development Team. Barge Design Solutions has led the process to provide us with the Ineffective Flow Area and the design solution to provide 150% flood plain storage after development.

Total Area: 227 acres

Proposed Development Area: 92.2 acres



MASTER PLAN

Brownland Farm - mixed neighborhood

Wide diversity of home sizes and types.

Preservation of the natural beauty

Environmental enhancement

A neighborhood that is vibrant and exceptional.

The Brownland Farm's Master Plan is a neighborhood within a Park.



Community Design Elements:

- Integration of Christ Community Church into the neighborhood
- Mix of Housing Types including Single Family Homes, Town Homes, For-Sale Condominiums, For-Rent Apartments, and Assisted Living
- Wide Range of purchase options
- Inclusion of Affordable Housing (Collaboration with Community Housing Partnership)
- Over 60% open space
- Park Amenities to include practice fields, pool, club house
- 3+ Miles of walking trails
- Fishing Pond and riverside park

NEIGHBORHOOD MIXED-USE POLICY: 3% OF TOTAL DEVELOPMENT



PREVIOUS DESIGN: ACCESS #1 AT MONTICELLO ROAD – VIEW WEST ACROSS HILLSBORO ROAD



NEW DESIGN: ACCESS #1 AT MONTICELLO ROAD – VIEW WEST ACROSS HILLSBORO ROAD



PROPOSED BUILDING MASSING MODEL



MULTIFAMILY POLICY: 7% OF TOTAL DEVELOPMENT



HILLSBORO ROAD ACCESS

The Brownland Farm master plan contemplates multiple access points to Hillsboro Road. It is anticipated that the access at Monticello Road will be signalized.

A future westerly connection over the Harpeth River is incorporated into the plan for future connection.



PROPOSED TRAFFIC CALMING



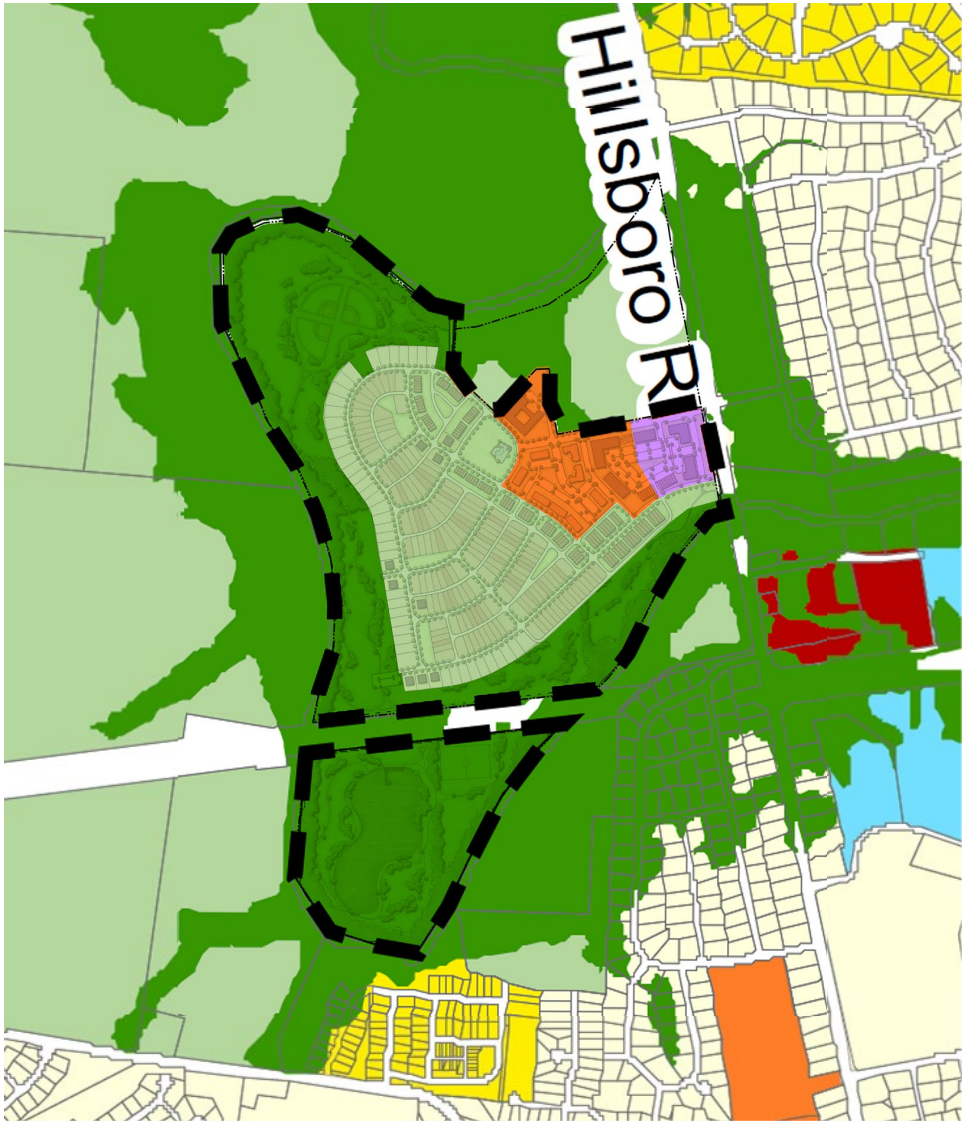
INTERSECTION SPEED TABLES



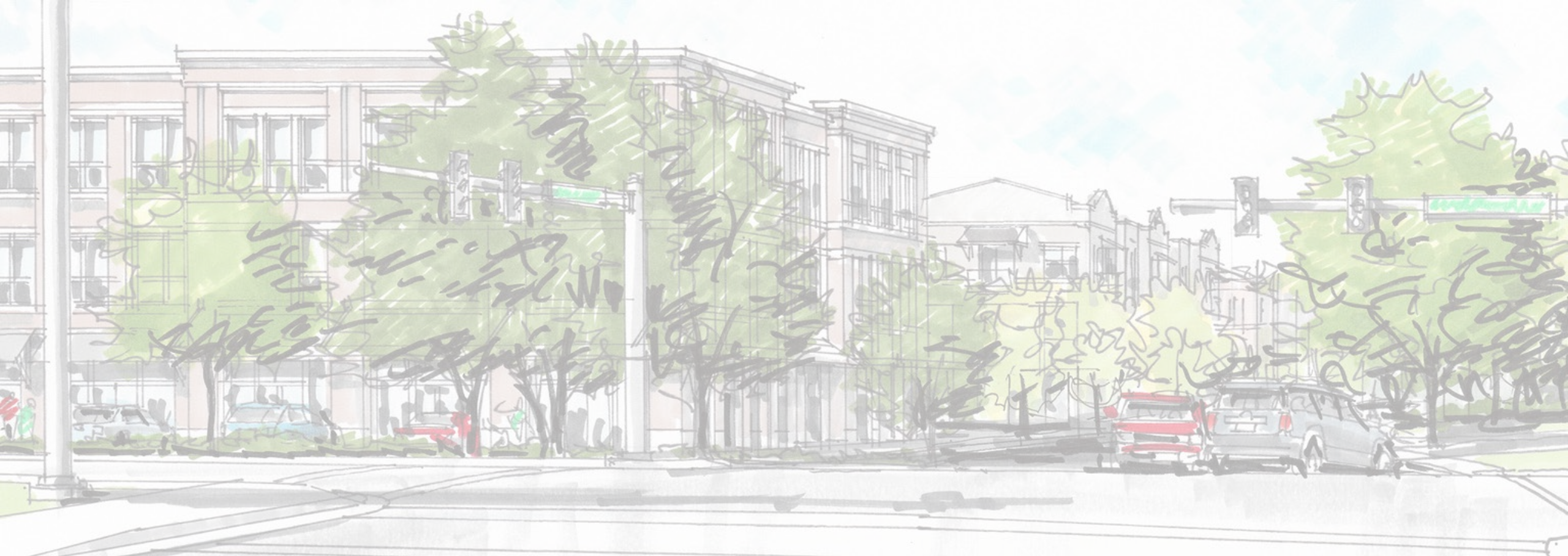
PROPOSED LOCATIONS

REQUEST FOR DEFERRAL

The applicant is requesting a deferral to the September 24th Planning Commission as traffic analysis is under further review.



- CONSERVATION
- CONSERVATION SUBDIVISION
- SINGLE-FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- NEIGHBORHOOD COMMERCIAL
- NEIGHBORHOOD MIXED-USE
- MIXED RESIDENTIAL



Brownland Farm

ENVISION FRANKLIN LAND USE PLAN AMENDMENT

JUNE 4, 2019

COF # 7267



ENVISION FRANKLIN LAND USE PLAN AMENDMENT

DESCRIPTION

On behalf of the land owners and Miles River Properties, LLC, Gamble Design Collaborative requests an amendment to the Envision Franklin Plan map for the property known as Map 63, Parcels 2.00, 2.01, and 2.02. This request is to modify the parcels from existing Conservation Subdivision Design Concept to a proposed combination of Conservation Subdivision, Multifamily Residential, and Neighborhood Commercial Design Concepts.

Map 63 Parcels 2.00, 2.01, and 2.02

Current Design Concept:	Conservation Subdivision
Proposed Design Concepts:	Conservation Subdivision
	Multifamily
	Neighborhood Commercial

The Vision statement of Envision Franklin state that Franklin will be a connected community of vibrant neighborhoods with strategically managed growth. There is an emphasis on the preservation of our natural beauty and the design of exceptional places. Now that Hillsboro Road is improved, and Mack Hatcher Parkway is under construction. We believe that is appropriate to look to a unique and special combination of Land Use Policies for a unique and vibrant neighborhood at Brownland Farm.

Envision Franklin: “Vibrant Neighborhoods are essential to the overall health of the community and should include a range of housing options and price points (both for rent and for sale) interspersed within neighborhoods across the City.”

Gamble Design Collaborative, on behalf of the property owner, intends to participate in the future master planning of this parcel, adhering to the design concepts as outlined above and as described in the Envision Franklin Land Use Plan.

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LOCATION MAP AND SITE DATA

PARCEL 1:	
MAP AND PARCEL:	MAP 063, PARCELS 00200, 00201, 00202
ADDRESS:	1155 HILLSBORO ROAD
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
EXISTING ZONING	AGRICULTURE
OTHER APPLICABLE OVERLAYS:	FLOODWAY, FLOODWAY FRINGE
EXISTING DESIGN CONCEPT:	SINGLE FAMILY RESIDENTIAL
PROPOSED DESIGN CONCEPT:	CONSERVATION SUBDIVISION
ACREAGE OF SITE:	+/-189.17 ACRES
OWNER:	ADERTON FAMILY PARTNERSHIP
ADDRESS:	1155 HILLSBORO ROAD FRANKLIN, TN 37069
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
Address:	324 LIBERTY PIKE, SUITE 145 FRANKLIN, TN 37064
Phone No.:	(615) 975-5765
E-mail address:	greg.gamble@gdc-tn.com
Contact Name:	GREG GAMBLE



PHYSICAL FEATURES MAP

For as long as most Franklin Residents can remember, Bownland Farm has been a working horse farm with stables, arenas, and pasture land. There are certainly opportunities to capture this history on the property and tell the story of its past. This history should be evoked throughout the design in the neighborhood parks, open fields, and community spaces.

Existing Design Concept:

Conservation, Conservation Subdivision

Existing or Planned Road Network:

Parcels are adjacent to or can be served by Hillsboro Road and proposed local road connections to Hillsboro Road.

Natural Features that may limit development:

Floodway Overlay, Floodway Fringe Overlay, Scenic Corridor Overlay

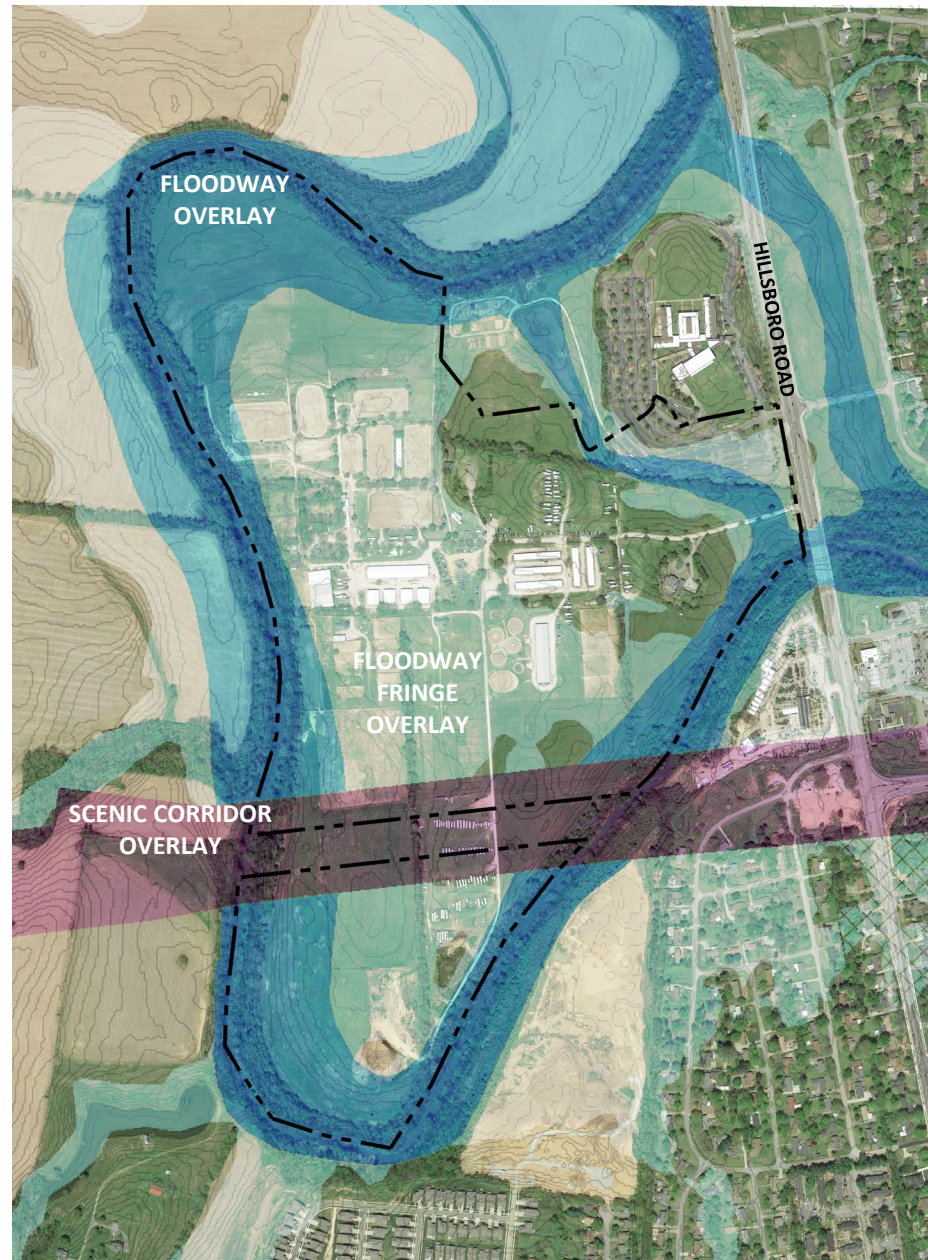
Environmental Opportunities:

Reduction in High Nutrient Run-off from Livestock to the Harpeth River

Enhancement of water quality along the Harpeth River

Flood Plain Volume expansion by 150%

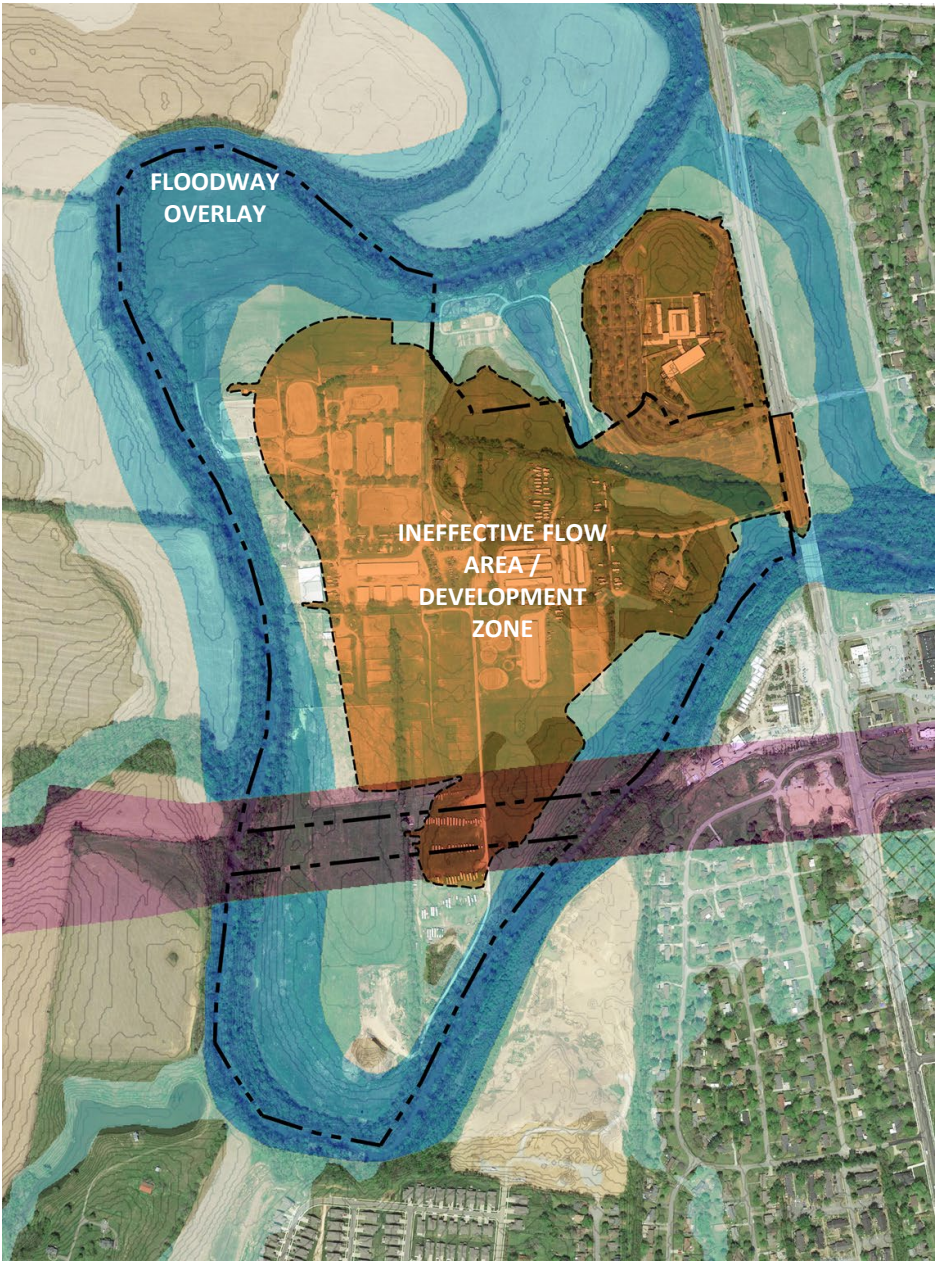
Re-establish tree canopy



100 YEAR FLOOD PLAIN

The 100 year flood plain area has been surveyed and analyzed by the Development Team. Barge Design Solutions has led the process to provide us with the Ineffective Flow Area and the design solution to provide 150% flood plain storage after development.

Total Area:	189.17 acres
Existing Area in Flood Plain:	158.8 acres
Proposed Area in Flood Plain:	104.32 acres
Proposed Development Area:	83.29 acres



EXISTING DESIGN CONCEPTS



- CONSERVATION
- CONSERVATION SUBDIVISION
- SINGLE-FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- NEIGHBORHOOD COMMERCIAL
- NEIGHBORHOOD MIXED-USE
- MIXED RESIDENTIAL

EXISTING DESIGN CONCEPTS

Parcels 2.00, 2.01, 2.02: Conservation, Conservation Subdivision

The Conservation Subdivision design concept supports primarily single-family residential development that clusters lots and infrastructure, and sets aside a substantial amount of property as permanently protected open space in its natural state. New development should preserve a minimum of 50 percent open space, strategically targeted toward scenic vistas, greenways, pastures, trails, woodlands, or other uses that maintain scenic character, protect habitat value, and contribute to the quality of life for residents.

These areas generally have higher quantities of environmental resources in rural areas or along the periphery of the City that are desired to be preserved. Less dense development, planned with large, contiguous tracts of open space to be retained in perpetuity, is expected in these locations.

MASTER PLAN



The Brownland Farm master plan is proposed to be a mixed neighborhood with a wide diversity of home sizes and types. The master plan echoes the overarching Guiding Principles of Envision Franklin from the preservation of the natural beauty and environmental enhancement, to the creation of a neighborhood that is vibrant and exceptional.

“Neighborhoods should have a strong identity with intentional design and architectural features that are visually interesting. They will be beautiful places for multiple generations to enjoy, fostering community involvement and social activities, while maintaining a secure environment.”

The Brownland Farm’s Master Plan is a neighborhood within a Park.

Community Design Elements:

- Integration of Christ Community Church into the neighborhood
- Mix of Housing Types including Single Family Homes, Town Homes, For-Sale Condominiums, For-Rent Apartments, and Assisted Living
- Wide Range of purchase options
- Inclusion of Affordable Housing (Collaboration with Community Housing Partnership)
- Over 60% open space
- Park Amenities to include practice fields, pool, club house
- 3+ Miles of walking trails
- Fishing Pond and riverside park

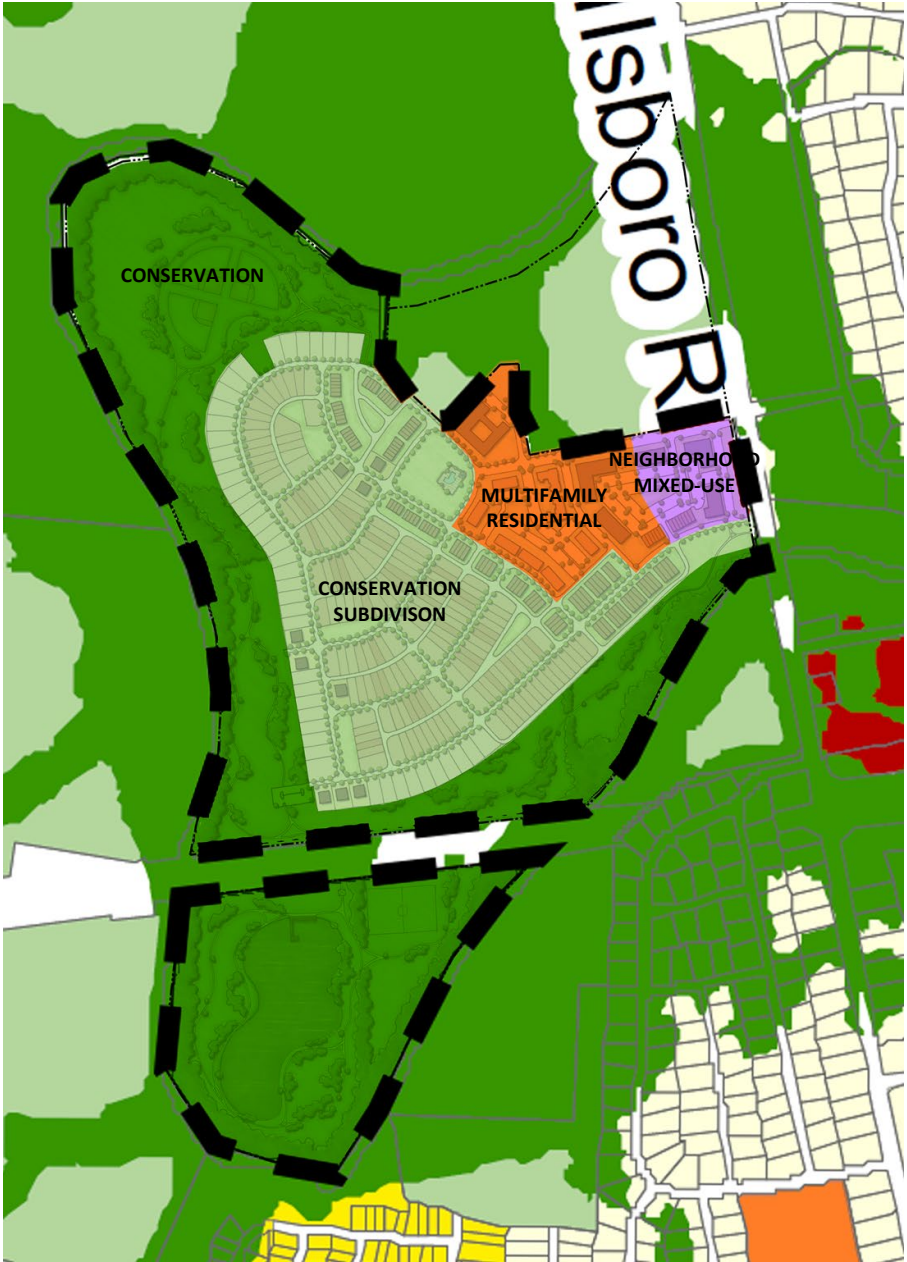
HILLSBORO ROAD ACCESS

The Brownland Farm master plan contemplates multiple access points to Hillsboro Road. It is anticipated that the access at Monticello Road will be signalized.

A future westerly connection over the Harpeth River is incorporated into the plan for future connection.



PROPOSED DESIGN CONCEPTS



PROPOSED LAND USE PLAN AMENDMENT (DESIGN CONCEPT) REQUEST AND JUSTIFICATION:

In addition to the existing Conservation and Conservation Subdivision Design Concepts, the applicant is requesting Multifamily Residential and Neighborhood Mixed-Use.

The City's investment in the extension of Mack Hatcher Parkway and the improvements to Hillsboro Road have changed the potential development pattern for Brownland Farm.

Given the opportunity to plan large contiguous tracts of land, it makes sense for Conservation Subdivision Policy to evolve into Multifamily and Neighborhood Mixed Use Policy along Hillsboro Road for a more vibrant neighborhood with significant preservation of the natural landscape. This proposed Design Concept is also consistent with adjacent parcels on Hillsboro Road where multifamily policy is integrated into a neighborhood.

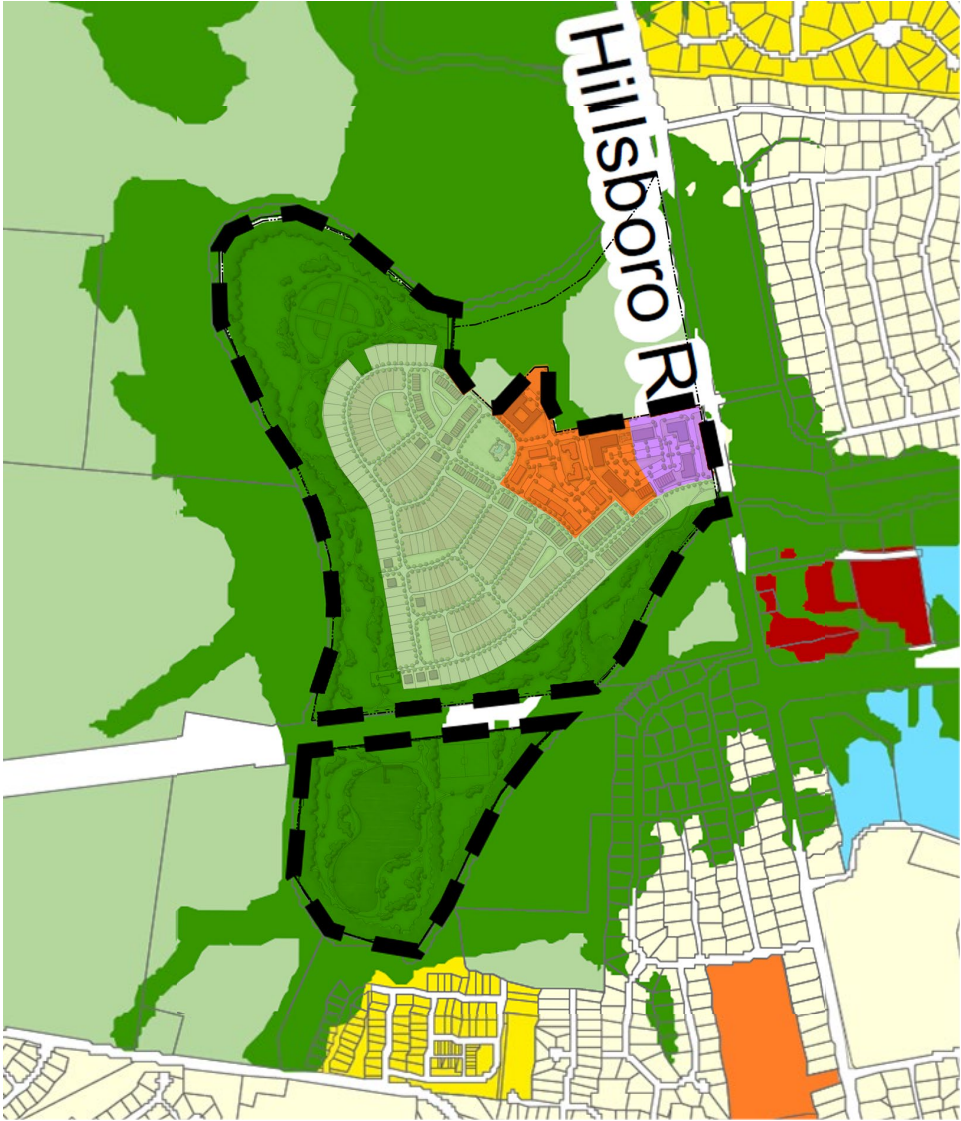
If the Envision Franklin Plan is amended as requested, the proposed mix of policies would allow for pockets of targeted density in developable areas. These pockets of density support a broader permanent preservation of contiguous environmental resources including flood plain, stream buffers, and forested areas on over 50% of the area.

DESIGN CONCEPTS COMPARISON



EXISTING

- CONSERVATION
- CONSERVATION SUBDIVISION
- SINGLE-FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- NEIGHBORHOOD COMMERCIAL
- NEIGHBORHOOD MIXED-USE
- MIXED RESIDENTIAL



PROPOSED

ACCESS #1 AT MONTICELLO ROAD – VIEW WEST ACROSS HILLSBORO ROAD



MULTIFAMILY RESIDENTIAL ARCHITECTURE AND STREETScape



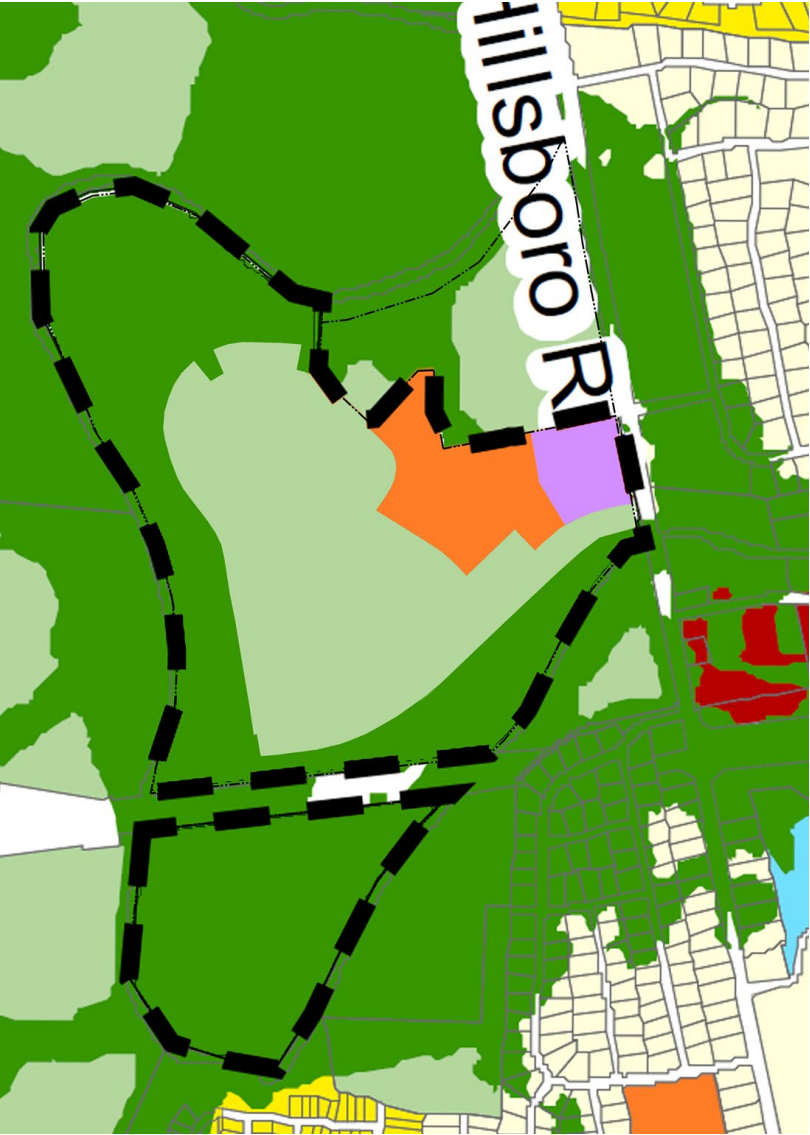
TOWNHOME ARCHITECTURE AND AMENITY AREA



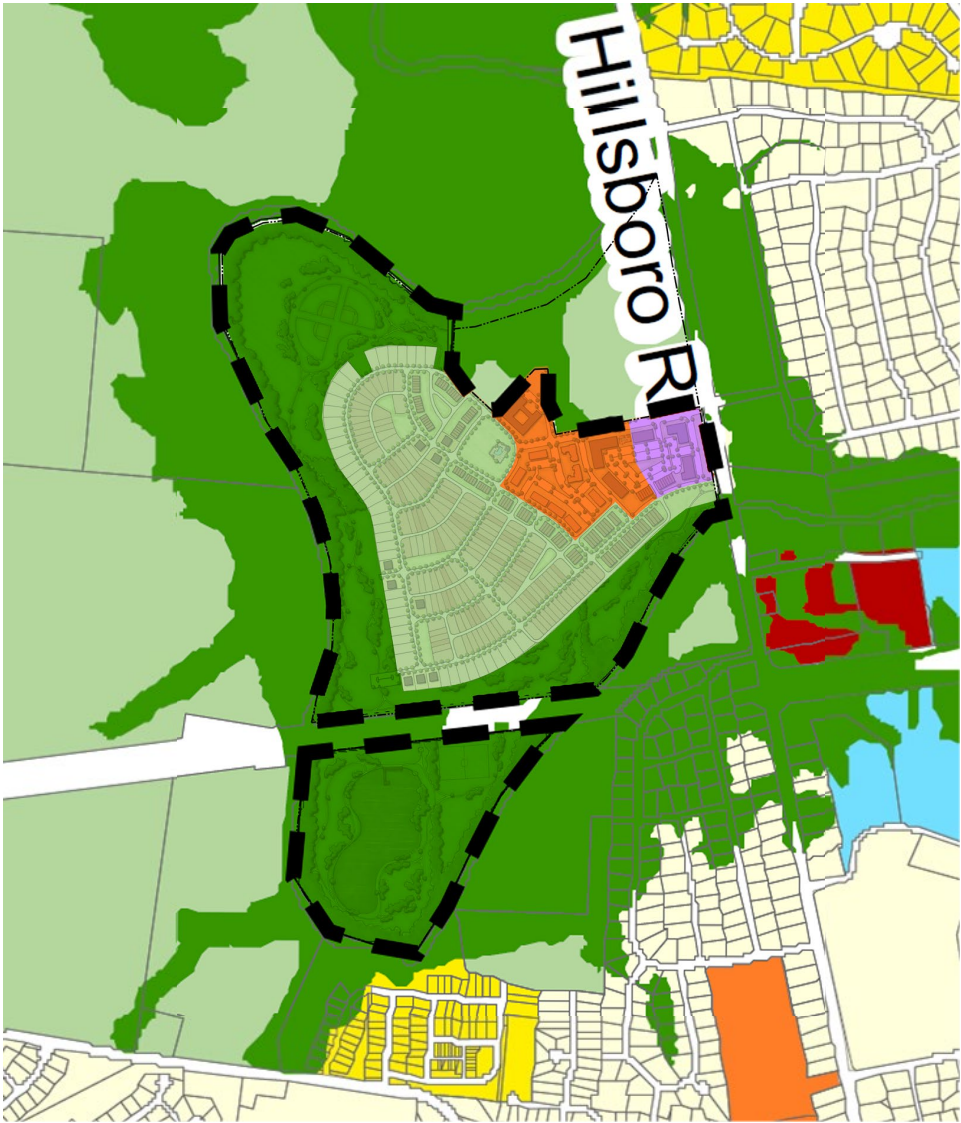
SINGLE FAMILY ARCHITECTURE AND PARK AREA



PROPOSED DESIGN CONCEPTS



- CONSERVATION
- CONSERVATION SUBDIVISION
- SINGLE-FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- NEIGHBORHOOD COMMERCIAL
- NEIGHBORHOOD MIXED-USE
- MIXED RESIDENTIAL



Eric Conner

From: Greg Gamble <greg.gamble@gdc-tn.com>
Sent: Monday, August 17, 2020 10:45 AM
To: Andrew Orr
Cc: Eric Conner; kevin
Subject: RE: Brownland

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Andrew,

My client would like to request the opportunity to present our flood plain information for Brownland at the Planning Commission on August 27th, and we would like to defer to the September 24th Planning Commission.

I will email you our revised presentation this week.

Sincerely,

Greg Gamble



615.975.5765
324 Liberty Pike, Suite 145
Franklin, TN 37064

From: Andrew Orr <andrew.orr@franklintn.gov>
Sent: Monday, August 17, 2020 9:49 AM
To: Greg Gamble <greg.gamble@gdc-tn.com>
Cc: Eric Conner <eric.conner@franklintn.gov>
Subject: Brownland

Hey Greg,

Can you please confirm in writing that you wish to defer the Brownland Farm Plan Amendment to the September 24th FMPC agenda?

Thanks,

Andrew Orr, AICP, PEM | Long Range Planning Supervisor
109 3rd Avenue South | Franklin, Tennessee 37064
P: 615.550.6741 | E: andrew.orr@franklintn.gov

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Andrew Orr

Subject: Brownland Farm

ATTENTION COF staff: *This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.*

From: Greg Gamble <greg.gamble@gdc-tn.com>
Sent: Tuesday, June 16, 2020 12:11 PM
To: Andrew Orr <andrew.orr@franklintn.gov>; kevin@landsolutionsco.net
Cc: Adam Moser <adam.moser@franklintn.gov>; Emily Hunter <emily.hunter@franklintn.gov>; Eric Conner <eric.conner@franklintn.gov>; Lance Fittro <lance.fittro@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>; Kelly Dannenfelser <kellyd@franklintn.gov>; Lindsay Rackley <lindsay@gdc-tn.com>
Subject: RE: Brownland Farms

Andrew,

Please accept this email as my client's request to defer the Envision Franklin request for two months to the August 27 Planning Commission Meeting. We understand that the public hearing will be held, however we are requesting more time to better evaluate the traffic impacts of the proposed development on the existing traffic pattern of Hillsboro Road.

Sincerely,

Greg Gamble



615.975.5765
324 Liberty Pike, Suite 145
Franklin, TN 37064

From: Andrew Orr <andrew.orr@franklintn.gov>
Sent: Tuesday, June 16, 2020 12:01 PM
To: Greg Gamble <greg.gamble@gdc-tn.com>; kevin@landsolutionsco.net
Cc: Adam Moser <adam.moser@franklintn.gov>; Emily Hunter <emily.hunter@franklintn.gov>; Eric Conner <eric.conner@franklintn.gov>; Lance Fittro <lance.fittro@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>; Kelly Dannenfelser <kellyd@franklintn.gov>
Subject: Brownland Farms

Good Morning,

Per our conversation earlier today,

The public hearing for Brownland Farm was already published in the newspaper last month so the item will have to remain on the June agenda and the public hearing held. However, you can request deferral, in writing, before we publish packets, and our staff recommendation would also be for deferral. Please email us your request to defer as soon

as possible, but by no later than 5:00 pm today, and also state how long of a deferral (i.e. August FMPC). Since the initial consideration is still in June, the FMPC can choose to defer to the August meeting even though it is not a normal Envision Franklin month.

The July JCW is filling up quickly. We can get you on, but there are potentially three other items so we may have to limit this discussion to 15-20 minutes, depending.

Thanks,

Andrew

Andrew Orr, AICP, PEM | Long Range Planning Supervisor
109 3rd Avenue South | Franklin, Tennessee 37064
P: 615.550.6741 | E: andrew.orr@franklintn.gov

RESOLUTION 2020-78

A RESOLUTION TO ADOPT AN ENVISION FRANKLIN PLAN AMENDMENT FOR THE PROPERTIES LOCATED AT 1155 HILLSBORO ROAD (KNOWN AS BROWNLAND FARMS, AND A PORTION OF CHRIST COMMUNITY CHURCH AT 1215 HILLSBORO ROAD) MAP 63 PARCELS 2.00, 2.01, AND 2.02, TO CHANGE THE DESIGN CONCEPTS FROM CONSERVATION AND CONSERVATION SUBDIVISION TO CONSERVATION, CONSERVATION SUBDIVISION, AND MULTIFAMILY RESIDENTIAL.

WHEREAS, pursuant to Tennessee Code Annotated (T.C.A.) § 13-4-201, it is the function and duty of the Franklin Municipal Planning Commission (FMPC) to adopt an official general plan for the physical development of the City of Franklin; and

WHEREAS, the City adopted *Envision Franklin* on January 26, 2017, and it provides a framework for the City to make land-use decisions, manage the quality of development, determine the timing and location of future growth, and direct investment and development activity; and

WHEREAS, the FMPC may from time to time amend, extend or add to the plan, or carry any part of subject matter into greater detail; and

WHEREAS, the amendment request, as depicted in the attached map, is to change the design concept for the properties located at 1155 Hillsboro Road, from Conservation and Conservation Subdivision, to Conservation, Conservation Subdivision, and Multifamily Residential; and

WHEREAS, the FMPC finds that the Plan amendment request has demonstrated its need and justification in accordance with the Implementation Chapter of *Envision Franklin*; and

WHEREAS, the FMPC held a public hearing and the Plan amendment to *Envision Franklin* is found to be in the best interest of the citizens of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED by the Franklin Municipal Planning Commission of the City of Franklin, Tennessee, as follows:

SECTION I. The attached Location Map shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION II. The Envision Franklin Design Concepts Map is hereby amended as shown by the attached Location Map.

SECTION III. A copy of the adopted amendment to Envision Franklin shall be certified to the Board of Mayor and Aldermen, as required by T.C.A. § 13-4-202.

SECTION IV. That this Resolution shall take effect upon approval by the FMPC on September 24, 2020, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Mike Hathaway
Chair

By: _____
Emily Hunter
Secretary

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney

RESOLUTION 2020-78
 1155 HILLSBORO & A PORTION OF 1215 HILLSBORO
 FMPC 9/24/2020

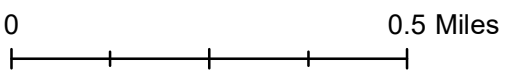
Proposed Multifamily Residential

Proposed Future Developable Area

Existing Land Use: Agriculture (Brownland Farm)
 Existing Design Concept: Conservation Subdivision, Conservation
 Proposed Land Uses: A Mixture of Residential Uses and Potential Assisted Living
 Proposed Design Concepts: Multifamily Residential
 Site Acreage: 189.17 ac
 Map 63 Parcels 2.00, 2.01, 2.02

Legend

- | | | |
|---|---|--|
|  Harpeth River |  Conservation |  Neighborhood Commercial |
|  City Limits |  Conservation Subdivision |  Proposed Conservation |
|  Parcels |  Single-Family Residential |  Proposed Conservation Subdivision Developable Area |
|  Recreation |  Mixed Residential |  Proposed Multifamily Residential |
| |  Multifamily Residential | |
| |  Project Boundary | |



This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2016. All rights reserved.

RESOLUTION 2020-78
 1155 HILLSBORO & A PORTION OF 1215 HILLSBORO
 FMPC 9/24/2020

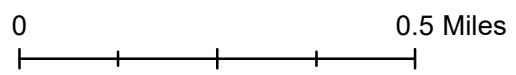
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 Proposed Land Uses: A Mixture of Residential Uses and Potential Assisted Living
 Proposed Design Concepts: Multifamily Residential
 Site Acreage: 189.17 ac
 Map 63 Parcels 2.00, 2.01, 2.02

Legend

-  Harpeth River
-  City Limits
-  Parcels
-  Project Boundary
-  Proposed Conservation
-  Proposed Conservation Subdivision Developable Area
-  Proposed Multifamily Residential
-  Flood Fringe Overlay
-  Floodway Overlay



This map was created by the Franklin Planning Department.
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Eric Conner

Subject: FW: Brownland Farm

From: teresa.copeland-wilson

Sent: Wednesday, August 26, 2020 3:30 PM

To: planningintake@franklintn.com

Cc: countymayor@williamsoncounty-tn.gov

Subject: Brownland Farm

I have been living in Franklin for almost 40 years and am born and raised here in Nashville. I am living in the Meadowgreen Subdivision and prior to that lived in Cottonwood. I raised my children here and worked at the hospital as a nurse for 20 years. I know the people who own Brownland and understand the reason they want to sell and have empathy for them. My father suffers from the same thing. I am also concerned at the long term affect this will have on those of us who live here and are not just passing through to the next job in another town. I am here until I die. I have seen our town grow into what it is today. I am not against progress or new progressive ideas. But I am against putting in 800 plus houses into the 250 plus acres that are Brownland Farm and that at least 50% of all that land is floodplain. I remember the 2010 flood and my house in Cottonwood was the only one completely underwater. I am concerned for the plans that include rerouting, redirecting or filling in any of the runoff creeks from the Harpeth. I live downstream from all of that projected building. Traffic is horrendous from Franklin to Nashville any morning of the week or any afternoon as well. That is out of control now. What will it do to add that many house and business areas to an already unsolved traffic issue. What will happen when the river overflows its banks again and where will new flood planes be? Please give those of us that oppose this and all the groups that may not be privy to this information who might want to voice their opinions as well, time to come up with alternative solutions. This project doesn't have all of our best interests in mind. After all this projected project is completed, the investors and builders will go back to their states and cities, and we, the citizens of this beautiful place that we call home will be left to deal with all the issues that this project will create. Flooding, traffic, new schools being needed and taxes being raised we are all going to face. I am totally opposed to this and I hope that you will consider a better use of this property. Why doesn't the city of Franklin work in conjunction with the county, since most of the land is in the county. I was a member at Christ Community Church at one time. I understand they have to ask the members to vote on this as well. I don't know if this has happened yet. Also I know this has to go through state and federal regulations, regarding this. I know of 3 meetings that occurred. I was unable to attend these and it was not well known about them either. This is a pandemic and because many cant get to a meeting during this time, it is not right to push this through. Also the zoom meetings were capped at a certain number of participants, so that by the time most of us read this on the Nextdoor app, it was too late. The capacity had already been met. In fact the fact that I had to find this out on Nextdoor is a red flag to me. The project I am told is not being 'rammed' through. It has been in process for 6 months. Most projects of this magnitude take years to prepare. Please do not allow this project to happen.

Sincerely,

Teresa Copeland-Wilson

Sent from [Mail](#) for Windows 10

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 1:47 PM
To: Andrew Orr
Cc: Eric Conner
Subject: FW: Vote No To Amendment

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Abby Peterson <abbyspeterson@icloud.com>
Sent: Monday, August 24, 2020 9:05 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Vote No To Amendment

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Greetings and Thank you for your time.

I appreciate your reading my thoughts regarding making an amendment to the Envision Franklin Plan in order for the Brownland Farms Neighborhood Development to happen.

I have lived in Franklin for 17 years. I got married in the downtown Franklin Historic Cumberland Presbyterian Church and had our reception at the Factory. But I grew up in West Tennessee, in Jackson TN. I remember growing up and making the "big trip" to the "big city" of Nashville. Every so often we would make a detour and visit what we called "the sweet, small and intentional town of Franklin TN". Here is what we thought of Franklin as visitors: the town where everyone loved horses, the town where antiques and green space were appreciated, the town where it seemed as though everyone knew one another, the town where you could slow down and take a look around. My family loved visiting here as a kid and teen.

When it came time for me to make adult decisions and think about future family and planning ahead, Franklin was just the place for our family. We didn't want a town that reminded us of "just another suburb" where it would one day explode and every corner would look the same. We have owned and lived in two different homes in Franklin knowing that there would be *limited growth*. The 2017 Envision Franklin seemed to honor this thought - controlled growth.

Here are my concerns about Brownland Farms becoming a large neighborhood packed full of homes:

- Traffic - we don't want to become Atlanta! Traffic on Hillsboro is already an issue and still will be with the Mack Hatcher work
- Traffic evaluation by the builder/developer doesn't make sense
- Harpeth River preservation - Let's preserve, maintain and respect our beloved Harpeth
- Flood Plan - where does the water go.....the evaluation for floodway and floodplain feels uncertain and scary to me. I have serious and grave concerns about water
- Envision Franklin - the neighborhood plan does not meet the standards and vision of what we adopted in 2017
- Schools - Franklin High School will be at max capacity with a neighborhood of this size. FSSD is known for its small and personal take on education it is a treasure to this city why would we want to overload it
- Affordable Housing - nothing affordable will exist in this neighborhood. This issue is important to the citizens of Franklin! Including me! This development will be 1.7 miles from the beloved Hard Bargain Neighborhood. It feels contradictory and counter productive to the working class citizens of our town to put in \$800,000+ homes there! And a lot of them!!
- Cost - cost of new schools, new roads, etc. Yes there will be additional property taxes from the residents of these homes however - consider the cost for surrounding neighbors. First time flooding occurs - our insurance rates go up!
- Quality of Life - surrounding areas, neighborhoods and traffic flow suffer from this development. It is the "trickle down effect". Years and years of construction, road work, and eye sores then will result in a long term traffic issue along hillsboro road
- Other Ideas - has it been looked into if there is any other business interested in the Brownland Farm property who has a love of horses and horse shows? Has there been research done to consider other options for the property that benefit the City of Franklin as well as simultaneously honoring the Envision Franklin Plan? Let's keep looking. Let's find a way for the Brownland Farm Family to financially benefit from their sale as well as create a more appropriate use of the land for all of Franklin.

Can we work together to honor and uphold the much vastly approved and mutually agreed upon plan to maintain controlled growth as well as honoring the personality and charm of Franklin that makes us Franklin?

Thank you for considering my heart. Our family loves Franklin and wants it to be better - BIGGER DOES NOT ALWAYS MEAN BETTER.

Abby Peterson
abbyspeterson@icloud.com
 615-500-6521

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 2:55 PM
To: Andrew Orr
Cc: Eric Conner
Subject: FW: Brownland Farms Proposal
Attachments: IMG_0227.jpg

One more.

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Alex Short <ashort@streamlinetechnologies.com>
Sent: Wednesday, August 26, 2020 2:07 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Brownland Farms Proposal

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Franklin Planning Committee:

I'm writing to express concern regarding the proposed Brownland Farms development. The Lynwood Branch is in my back yard in the Hillsboro Acres subdivision. Attached is a picture from my back door during the 2010 flood. I understand the developer's claim to increase flood plain capacity, but I'm not sure the down stream effect of this project is fully known. In addition to the Fieldstone Farms and Cottonwood neighborhoods, I ask that you also consider the Lynwood Branch that runs through Meadowgreen and Hillsboro Acres in the evaluation. I wonder if the Brownland Farms property is one of the last and best chances we will have to address, in a major way, the flood risk on both sides.

I'm also concerned about the density and traffic that will be caused by 700 new homes in this area. Cut through traffic in Monticello, Spencer Creek and Brookside Drive (near my home) is sure to be a problem (it already is).

Finally, please consider what the best use of this land would be to make Franklin an even better place to live and work. Do you think this proposal is an improvement to the Envision Franklin plan? I don't know the answers, but I don't think it's 700 homes and risky (or even status quo) modification of the flood plain.

Thanks for your consideration.

Alex Short
1021 Chapel Court, Franklin, TN 37069
615-498-5800

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 1:48 PM
To: Andrew Orr
Cc: Eric Conner
Subject: FW: Brownland Farm Property

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: AMANDA MERRIMAN <rwmrwm@aol.com>
Sent: Monday, August 24, 2020 3:06 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Brownland Farm Property

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Planning Commission, I understand Action is coming up Wednesday on this property. After seeing proposed maps of how the floodplain will be altered I have great concern for what will happen to the property of those of us who live downstream on the Harpeth River. I live in Fieldstone Farms and I certainly don't need to describe what happened here 10 years ago. My property on Essex Park Circle is on the Harpeth River. The latest floodplain maps show that the back of my property is in the floodplain. I urge the MAOB to not approve any development plain that does not completely pass muster for not endangering property downstream.

Thank you,
Amanda Merriman
464 Essex Park Circle
Franklin, TN 37069

Sent from my iPhone

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 4:57 PM
To: Andrew Orr
Cc: Eric Conner; Annette Dalrymple
Subject: FW: Help

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----

From: Andy Tiedt <tiedtandy@gmail.com>
Sent: Wednesday, August 26, 2020 4:02 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Help

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Looking for your help to stop the Brownland Farm development. I live on Hillsboro Rd and can hardly get out of my driveway now I can't imagine what it will be like with that many homes being added so close to downtown Franklin. Not to mention environmental concerns, flooding, and concerns for how it will affect the Harpeth River.

Sent from my iPhone

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 1:46 PM
To: Andrew Orr
Cc: Eric Conner
Subject: FW: No to High Density Developments.

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Brent Moseng <brent.moseng@gmail.com>
Sent: Sunday, August 23, 2020 10:57 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: No to High Density Developments.

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Vote 'No' to amend Envision Franklin. This was a promise made to the people of Franklin and Williamson county. Many of us purchased homes because of it knowing this community was to remain smaller.

This Envision Franklin is a promise to me that means:

- We would not have the traffic issues of Nashville/ Atlanta
- We will maintain some of those things that make this one of the best small towns in the country
- Continue to have some of best schools in TN
- Make an amazing place to live.

Here are some specific reasons on why I am worried.

Traffic:

- Even with the mack hatcher work, traffic will still be bad.
- No way for high schoolers to get to Franklin High. That traffic is TERRIBLE in the AM
- No way to get to franklin high school games. That is already a very long wait.
- Adding more stop lights on Hillsboro road will make this even worse.
- More traffic making it difficult to get to downtown franklin.

Schools:

- Capacity is at 25 students per classroom. NONE of us want that. We want to keep it well below that. The developer says we are under capacity but our children are walking across a parking lot to get to their classes! We are over capacity of a relatively new building.
- Limited parking at franklin high
- Do we have enough schools? Who is going to bear the cost of these new schools?

Infrastructure

- Yes there will be new property taxes as a result of this but the cost to expand roads, build more schools. The burden is on the surrounding communities. In return they will have more traffic and more crowded schools. This is not a fair trade.
- This allows the developer to make money and leave the true cost of these homes to the other community members.
- Harpeth River changes will impact many communities downstream from this development. First time this place gets flooded I do not want to know what will happen to my insurance rates!

This proposal offers NO benefit to Franklin city and Williamson county. It is a cost to the hard working tax payers and will negatively impact our children while increasing traffic dramatically.

I am disappointed this is even being considered. I would encourage the city council to not even entertain any revisions to Envision Franklin in the future. These are promised to the people of Franklin and Wiliamson. Considering Envision Franklin is only 3 years old it is highly concerning this is being discussed.

Kind regards,
Brent

--

Brent Moseng
Cell 612-770-2077
Email brent.moseng@gmail.com

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 4:57 PM
To: Andrew Orr
Cc: Eric Conner; Annette Dalrymple
Subject: FW: Brownland Development Floodplain

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Chip Higgins <chip.higgins@comcast.net>
Sent: Wednesday, August 26, 2020 3:41 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Brownland Development Floodplain

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I've been following the proposed Brownland Farm development and have been a little over-focused on the hullabaloo over density/traffic woes. On that, I have no issue. I would welcome more homes, affordable homes, in the city perimeter. The floodplain issues are a COMPLETE NONSTARTER for me. While this is a city project and I live outside the city boundary, the flood plain issues I have recently researched will affect people, homes, and livelihoods well outside the city boundaries. I am adamantly opposed to a waiver of any flood ordinance after the damage and heartache we all experienced in 2010.

Respectfully,

Chip Higgins
903 Hawthorne Court
Franklin, TN 37069

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 1:46 PM
To: Andrew Orr
Cc: Eric Conner
Subject: FW: Proposed Brownland Farm Development

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Chris Chaney <cec246@gmail.com>
Sent: Sunday, August 23, 2020 2:34 PM
To: Michael Orr <michael.orr@franklintn.gov>; Scott Harrison <scott.harrison@franklintn.gov>; michael.hathaway@comcast.net; roger.lindsey@nashville.gov; Alma McLemore <alma.mclemore@franklintn.gov>; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Szilagyi <jennifer.szilagyi@franklintn.gov>; Planning Intake <planningintake@franklintn.gov>; Ken Moore <ken.moore@franklintn.gov>; Scott Speedy <scott.speedy@franklintn.gov>; Clyde Barnhill <clyde.barnhill@franklintn.gov>
Subject: Proposed Brownland Farm Development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Planning Commision. Mayor Moore and Aldermen:

Our family has great concern over the proposed development on the Brownland Farm property. The proposed plan is for a high density development that goes very much against the Envision Franklin Plan. Given that this plan was carefully crafted with citizen input, please do not allow this development to be given a pass on following the guidelines set forth in it.

The proposed property sits mostly in a flood plain. Given we live downstream from it on the banks of the Harpeth River, in a neighborhood overwhelmed by flood waters just 10 years ago; we are greatly concerned about any notion to override the current FEMA guidelines on the property. Brownland Farm itself sat underwater 10 years ago. Allowing such a high density development is not only irresponsible but ultimately unsafe.

On top of all of this, please consider the traffic implications. Two traffic lights are proposed on Hillsboro Road. A road already overrun with cars and about to be impacted even more by the Mack Hatcher extension.

Please consider Franklin High School. 800 homes will bring even more students to our already over-crowded high school.

Franklin is beautiful for many reasons, our rural land being one of them. Please consider a long-term plan that assures the Brownland Farm and Gentry's Farm are protected from over-development. Envision Franklin makes it clear that the citizens you represent desire our farm lands be preserved. It makes it clear we do not want high density developments such as this one.

Thank you for your service to our community.

Best regards --
Chris Chaney
Franklin, TN

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 1:51 PM
To: Andrew Orr
Cc: Eric Conner
Subject: FW: Opposed to high density commercial development at Brownland Farms

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Diane Lawbaugh <dianel6332@yahoo.com>
Sent: Wednesday, August 26, 2020 8:24 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Opposed to high density commercial development at Brownland Farms

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Planning Commission - I have lived in Monticello since 1997, so I have first hand experience of the 2010 flooding. My point today is to ask you to deny the rezoning request of Brownland Farm from agricultural to high density development. I am very concerned that the proposed development could have devastating flood effects on my neighborhood, Cottonwood and Fieldstone Farms.

I support what some Aldermen have already suggested that we need to preserve and protect the West Harpeth region which is the last rural area of our city that was not addressed in the Envision Franklin Planning Process.

Thank you for your consideration.
Diane Lawbaugh

Andrew Orr

From: Dorie Bolze <DorieBolze@harpethriver.org>
Sent: Wednesday, August 26, 2020 9:06 AM
To: Eric Stuckey; Vernon Gerth; Paul Holzen; Jimmy Wiseman; Lance Fittro; Shanna McCoy; Andrew Orr; Emily Wright; Kelly Dannenfelser; Eric Conner
Subject: FW: Input on Plan Amendment and Floodplain alteration proposal for Brownland Farm on Harpeth-- item 4 on PC agenda for August
Attachments: Harpeth Conservancy letter to PC re Brownland Farm proposal- Aug 25-2020.pdf

ATTENTION COF staff: *This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.*

Hello Eric, Vernon and the Planning and Engineering staff team,

I meant to include everyone in one fell swoop on our email and letter to the planning commission and BOMA regarding our input on Brownland Farm. But after hitting the send button I realized that I hadn't included any of the city staff and leadership team! Sorry about that!

The Envision Franklin Plan Amendment that is based on an extensive floodplain and floodway alteration proposal for Brownland Farm is a complicated one. Thank you all for helping us the many aspects of the city's review process, especially with regard to the floodplain proposal. Please continue to let us know how we can help you with your deliberations.

Dorie



Dorene Bolze
President/Chief Executive Officer

Harpeth Conservancy
215 Jamestown Park, Suite 101
Brentwood, TN 37027
o) 615-790-9767 m) 615-479-0181

HarpethConservancy.org



From: Dorie Bolze
Sent: Wednesday, August 26, 2020 8:53 AM
To: planningintake@franklintn.gov; Eric Stuckey (eric.stuckey@franklintn.gov) <eric.stuckey@franklintn.gov>; vernon.gerth@franklin-gov.com <vernon.gerth@franklintn.gov>; Alma McLemore (alma.mclemore@franklintn.gov) <alma.mclemore@franklintn.gov>; Alma McLemore (amclemore51@yahoo.com) <amclemore51@yahoo.com>; Ann Petersen (annpetersen@comcast.net) <annpetersen@comcast.net>; jennifer Szilagyi (jennifer.szilagyi@Franklintn.gov) <jennifer.szilagyi@Franklintn.gov>; Jimmy Franks (jimmy@tennesseevalleyhomes.com) <jimmy@tennesseevalleyhomes.com>; Marcia Allen (mdadst@aol.com) <mdadst@aol.com>; Michael Orr (michael.orr@franklintn.gov) <michael.orr@franklintn.gov>; Mike Hathaway (michael.hathaway@comcast.net) <michael.hathaway@comcast.net>; Roger Lindsey (rdlindsey@comcast.net) <rdlindsey@comcast.net>; Roger Lindsey (Roger.Lindsey@nashville.gov) <Roger.Lindsey@nashville.gov>; Scott Harrison (scott.harrison@franklintn.gov) <scott.harrison@franklintn.gov>; Bevelry Burger (bev@aldermanburger.com) <bev@aldermanburger.com>; Brandy B.

Blanton (brandy.blanton@franklintn.gov) <brandy.blanton@franklintn.gov>; Clyde Barnhill (cbs1407@bellsouth.net) <cbs1407@bellsouth.net>; Clyde Barnhill (clyde.barnhill@franklintn.gov) <clyde.barnhill@franklintn.gov>; Dana McLendon (danamclendon@mac.com) <danamclendon@mac.com>; Ken Moore (Ken.moore@franklintn.gov) <Ken.moore@franklintn.gov>; Margaret Martin (margaret.martin@franklintn.gov) <margaret.martin@franklintn.gov>; Pearl Bransford (Pearl.Bransford@franklintn.gov) <Pearl.Bransford@franklintn.gov>; Scott Speedy (Scott.Speedy@franklintn.gov) <Scott.Speedy@franklintn.gov>

Subject: Input on Plan Amendment and Floodplain alteration proposal for Brownland Farm on Harpeth-- item 4 on PC agenda for August

Dear Franklin Planning Commission
Franklin Board of Mayor and Aldermen,
Eric Stuckey, Vernon Gerth
Planning and Engineering Departments

The Harpeth Conservancy has been interested in the floodplain alteration proposal that is the foundation of the Plan Amendment proposal for higher density concepts for Brownland Farm that lies in a bend in the Harpeth River just north of downtown Franklin. This proposed plan amendment is based on a significant alteration to the natural floodplain and floodway channels in this unusual bend in the Harpeth that creates unique constraints for traffic, flood management, and public safety. There are complex issues in this proposal for this area of the Harpeth which is reflected in this proposal being deferred two times since June. We appreciate the time the city's planning and engineering staff have spent to provide us with input on the city's review process. We have also reached out to the community and to state and federal experts on floodplain alteration review processes to understand this proposal. We also appreciate the time that Kevin Estes at Land Solutions, Barge Design Solutions and Greg Gamble provided in late July to discuss their floodplain alteration concepts with us.

Please find attached our letter to the Planning Commission with our thoughts, recommendations, and information that we have provided to the city's staff that we hope will be useful in the city's deliberations on not just this proposal, but the larger issue of floodplain management and flood resiliency planning. Also here is a [link to the page on our web site](#) with more photos, video and documents that are referenced in this letter as well.

Harpeth Conservancy believes that this Envision Franklin plan amendment for higher density for this flood constrained river bend needs to be turned down. We support the staff concerns for traffic, public safety and emergency response because of the environmental constraints of the river and Hillsboro Road and lack of other access for people to get in and out of this area. This area was extensively flooded in 2010 including on Hillsboro Road. The maps from FEMA below show clearly that this area is completely surrounded by floodway which leaves the higher ground in the bend of the river isolated as an island until access out of flood waters is provided from the West as well as flooding issues along Hillsboro Road are addressed.



The first photo above is at the site in Monticello at Hillsboro Road and Poteat Place where the floodway called the “East Split” on the FEMA map covered Hillsboro Road. Across the street is Christ Community Church. There is also a [video](#) linked on our web site that shows the swift moving water during the flood over Hillsboro Road. The staff asked us to see if we could find images on the ground of flooding along Hillsboro Road that corroborates the FEMA maps. We reached out to people in the community who found numerous images on facebook. The other two photos show the second floodway that starts at the Brownland Farm entrance and the extensive flooding on the farm’s show grounds.

The floodplain alteration proposal is extensive and involves filling one of the floodways and extensive cuts along the main river that will substantially change the natural floodplain. During the joint BOMA and Planning Commission meeting in July when the developer/applicant presented an overview of this proposal, Planning Commissioner Roger Lindsay noted that this could be the first significant floodplain and floodway cut and fill proposal the city has seen in recent times. The process of the state and federal FEMA review of this proposal will take several months and will involve outside expert review from the engineering firm, AECOM, that did the work with the federal agencies to update the FEMA floodplain maps for the Harpeth. As of last week, we understand that the developer's floodplain alteration proposal has not been submitted to the city staff. This submittal starts the formal state and federal review process.

We understand that there are more of these floodplain alteration proposals around the state each year and that the expert review process has been valuable in revising and correcting problems in the proposals. It doesn't seem appropriate to consider a plan amendment that would establish entitlements that cannot be used if the floodplain alteration proposal they are based on have not been reviewed and approved by the state and national FEMA review process.

The proposed floodplain alteration concept includes removing 64.2 acres from the floodplain based on the applicant's presentation in the August Planning Commission package. The reduction of over 25% of the floodplain on the property goes counter to the city's Conservation Design Concept that applies to all the floodplain in [Envision Franklin](#). The Conservation design concept "contemplates as little development as possible in order to protect sensitive land and environmental features" such as floodplains. "The preservation of floodplains has a direct public-safety purpose and helps to minimize property damage during periods of flooding. Disruption in any Conservation area should be limited to preserve the function, form, and character of the area." (p. 32).

The May 2010 flood was caused by two intense rain events that set new historic records for the Nashville region. The entire Harpeth River flooded with the all-time rainiest day and third rainiest day coming back to back on the weekend of May 1 and 2. We have details of various analyses on [our web site](#). The press coverage of the May 2010 flood has extensive aerial footage of the flooding of residential sections in Monticello, Fieldstone Farms, Cottonwood and River Landing. We have photos of the flooding in this bend in the river on the farm and church as well as these aeriels from the press.

The floodplain maps were updated for the entire Harpeth several years ago after the May 2010 flood. However that work and FEMA models used to propose changes to the floodplain DO NOT include projections of increased rainfall intensity that is occurring in this area from climate change. Nor do FEMA requirements incorporate targets to reduce downstream properties from the 100-year floodplain. New flood prediction models, called [Flood Factor](#), received national coverage (see story in [the New York Times](#)) and front page coverage in the [Tennessean](#) in early July this year with their focus on how to incorporate climate change predictions into FEMA's work.

The city has updated and added important additional requirements for new construction so homes are elevated above 100-year flood levels and additional requirements to account for some of the increased flood volume. However, the city does allow cut and fill in the floodway and floodplain in its stormwater ordinance. With the intent of Envision Franklin to preserve the function and form of floodplains by calling for limited disruption, the city will want to review how to limit the use of cut and fill in the floodway and for what purposes, such as limiting it to rectifying an existing man-made flooding condition.

At the same time as this plan amendment proposal for higher density development for Brownland Farm is the proposed annexation of the 58-acre Campbell property for a residential subdivision in the middle of rural land. The proposal is adjacent to the Gentry and Short farms, both TN Century Farms, and two home sites listed on the National Register of Historic Places that are north of Highway 96 West near the West Harpeth. We support the Heritage Foundation's recent recommendation as well for the city to not annex the Campbell property at this time.

Both of these development proposals highlight the need for a special plan for this last rural area of Franklin. This Northwest quadrant, from Brownland Farm in the East to Gentry Farm in the West north of highway 96

West, contributes greatly to the historic agricultural heritage of the city and county. As several aldermen noted in a recently discussion on the major thoroughfare plan for this rural area, “this area needs a different feel” from West Haven and “we need to go back to the drawing board on how to get this area developed more in keeping with the area North of 96.”

This updated plan would honor and invest in the historic and rural character that includes the deep history tied to the equestrian industry in Franklin, Williamson county and the region. This special plan also needs a specific floodplain risk reduction and resiliency plan that addresses current made-made flooding and reduces the risk to current property owners from flooding in the city and county downstream of downtown Franklin. There needs to be an intentional effort to have new development upstream in a floodplain reduce the number of existing properties in the floodplain that now have increased flood risk from the pattern of prior development and earlier requirements. Just like the city and county requires new development to provide funds through various means to cover costs of roads, schools, sewer and drinking water upgrades, any floodplain alteration plan needs to specifically analyze how it will reduce existing flood risk that is in this high density residential area of the Harpeth.

We would like to work with the city, county and agencies on a floodplain resiliency plan for the Harpeth River and West Harpeth river from downtown Franklin to Highway 100 Davidson county line as a key need for any future development in the rural Northwest quadrant of Franklin. A floodplain resiliency plan would have a goal to reduce property in the 100-year floodplain in subdivisions like Rebel Meadows, Fieldstone Farms, Monticello, Cottonwood, River Landing and others that were designed under prior rules and conditions. A floodplain resiliency plan needs to include climate change predictions to prevent future flooding, address current flooding caused by man-made conditions (such as roads, bridges, culverts and older development requirements), and protect the natural river floodplain by limiting cut and fill. Designing resilient communities is planning for the future and is a major lesson from the May 2010 flood, especially as this region continues to grow.

Sincerely,

Dorie Bolze



Dorene Bolze
President/Chief Executive Officer

Harpeth Conservancy
215 Jamestown Park, Suite 101
Brentwood, TN 37027
o) 615-790-9767 m) 615-479-0181

HarpethConservancy.org



Andrew Orr

From: Dorie Bolze <DorieBolze@harpethriver.org>
Sent: Tuesday, August 18, 2020 7:16 PM
To: Jimmy Wiseman; Lance Fittro; Shanna McCoy; Paul Holzen
Cc: Floyd Heflin (floyd.heflin@williamsoncounty-tn.gov); Emily Wright; Andrew Orr; Eric Conner
Subject: Resend- forgot links- PHotos and video of flood waters over Hillsboro Road-- Brownland Farm floodplain and floodway proposal and idea for a flood management plan for the NW area of the city
Attachments: New Data Reveals Hidden Flood Risk Across America - The New York Times 6-30-2020.pdf; TheTennessean July 3 2020 cover story on flood risk in TN.pdf

ATTENTION COF staff: *This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.*

Hello Paul, Jimmy, Lance, and Shanna,

I am also copying Emily, Andrew and Eric from planning in this email so they have the email chain I have sent you all from yesterday regarding the floodplain and floodway proposal the developer is proposing for Brownland Farm. Thank you Jimmy for answering my questions on the process and what the city has received to date. That is very helpful. Your email that provides answers is below so everyone can see the email chain. Also, I had Shanna McCoy's email incorrect. UGH! I also decided to include Floyd Heflin at Williamson county because I think this might be of interest to both the city and the county with regard to future development in the NW quadrant of the city that is bonded by the Harpeth and West Harpeth.

The complex floodplain/floodway cut and fill proposal that Kevin Estes is proposing/contemplating with his rezoning proposal for Brownland Farms raises a broader issue that I wanted to touch on here as an initial idea. The Brownland property and the nearby area has some serious floodway/floodplain constraints that also affect traffic and emergency response. Also, just down river is Fieldstone Farms that was designed under older floodplain rules and information. Then just around the bend after the confluence with the West Harpeth is Cottonwood, in the county that was designed and built even before Fieldstone Farms. Homes in both of these communities are now in the 100 year floodplain that were not when built.

There is another proposed residential development under consideration on the Campbell property next to the Gentry farm that is up for annexation consideration. This and the Brownland Farm proposal beg the question, as some aldermen noted last week during the work session discussion of the major thoroughfare plan, that it is time to relook at the vision for this region of the city/county.

An updated vision of growth/development in this area also needs a floodplain plan, if you will, that both incorporates projections of future risk from increased rainfall events and a plan to reduce the number of residences in Cottonwood, Fieldstone Farms, Meadowgreen, Monticello, Rebel Meadows and others—existing residences/commercial- that are now in the 100 year floodplain. Such a plan would then provide the framework for development in this quadrant so that overall there is a reduction in current flood risk for existing development in this area of the Harpeth/West Harpeth floodplain. Another way to look at this, is that a “no-rise” doesn't reduce existing risk, it is all based on probability and historical data, and the FEMA work doesn't include future projections. But we all as a community could do this and there are people and agencies and experts that would be interested in this.

I don't know if you all saw the July press on the [First Street Foundation flood factor](#) study. It is fascinating and adds in future risk factors to the FEMA work. We are lucky in this area to have updated work after the May 2010 flood than many communities do not have. I attached the NYT and Tennessean press. Note the section on [environmental factors relevant to this region—the increase in intense rainfall](#).

To clarify on the city's typical approval process that Jimmy touched on below. It sounds like a proposal would go through approval processes prior to final review and approval of floodplain changes—CLMOR/LOMR-F and "no-rise." It seems that this rezoning proposal for increased density that the city's current plan relies on a significant floodway fill and cut. It would seem prudent to wait until the applicant's floodplain changes are reviewed and approved before considering rezoning options. In this instance the cart is before the horse. Since the applicant hasn't yet submitted their floodplain package to the city it seems that their rezoning request is premature and getting way ahead of things.

To wrap up: below are photos and video that people have helped pull together from the May 2010 flood that shows floodwaters over Hillsboro Road. Lance and Jimmy mentioned wanting this to help in considering emergency response and public risk with the high density proposal on Brownland and the flood work the developer is doing.

This video is the best and really shows the serious nature of the floodwaters and challenges for emergency response. Hillsboro Road was entirely underwater near the church. Also there are aerials of Mack Hatcher underwater at the approach to the Harpeth bridge beside the city sewer plant.

<https://www.facebook.com/amy.wolter.9/videos/1436167586030/?extid=WXCeLHYtgtPrpozO>

Here is a blog spot with photos from brownland Farms that weekend since there was a horse show. Look at the image of the high floodway moving across the front drive. That is Hapreth West Split from the FEMA map. (see emails below) <http://nancynickeycurran.blogspot.com/2010/05/franklin-flood.html>

Photos below are as flood waters are receding off Hillsboro Road. Facing south on Hillsboro Road with former Eatherly home and Monticello to the left. This is the Harpeth River East Split as labeled by the FEMA maps.



11 of 30



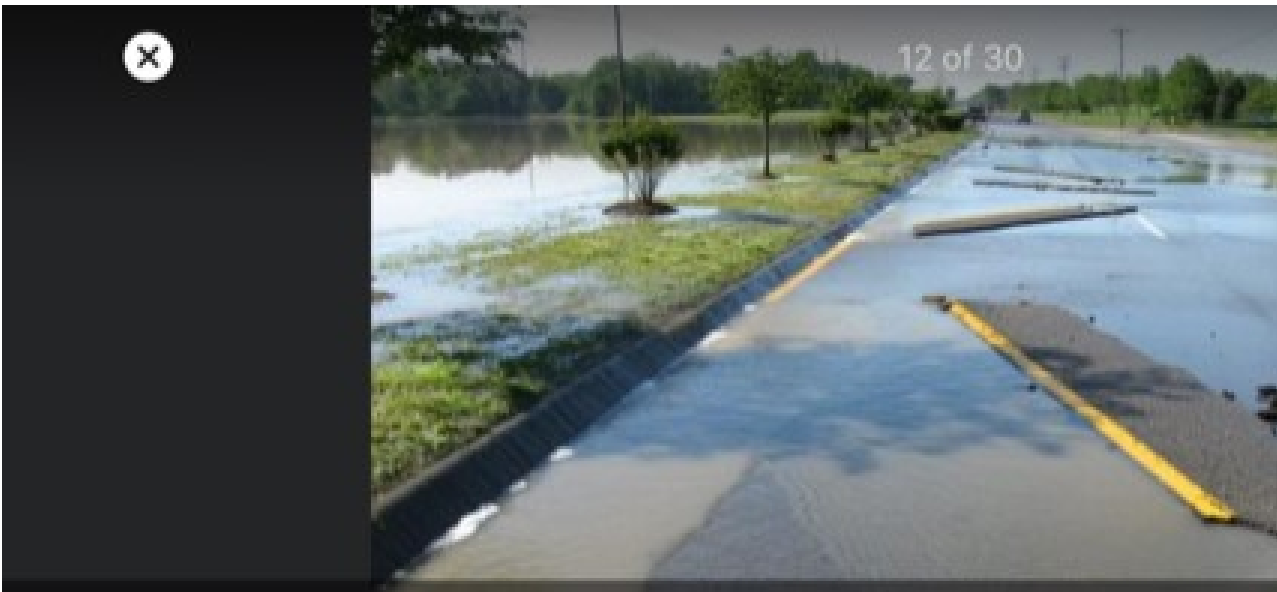
14 of 28





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This photo shows the opposite side of Hillsboro Road from the Eatherly house with flood waters receding off Hillsboro Road into the river where the road is right up at a the hairpin bend at the Christ Community Church north end.



Below is the photos I attached to the emails below. This is during the flood and is looking across Eatherly property in front of Monticello to the church.



Thank you all. Let's talk about what we could do as a community on a floodplain management plan that both reduces current residents that are now in the 100 year floodplain, incorporates some of the Flood Factor projections for increase rainfall intensity, and possibly provides some conceptual outlines of stormwater/floodplain management for different intensity of development scenarios.

Dorie



Dorene Bolze
President/Chief Executive Officer

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From: Jimmy Wiseman <jimmy.wiseman@franklintn.gov>

Sent: Tuesday, August 18, 2020 4:32 PM

To: Dorie Bolze <DorieBolze@harpethriver.org>; Lance Fittro <lance.fittro@franklintn.gov>; shanna.mcoy@franklintn.gov; Paul Holzen <paul.holzen@franklintn.gov>

Subject: RE: Brownland Farm floodplain and floodway proposal and photo of Harpeth flooding over Hillsboro Road in May 2010

Dorie,

Thanks for including me. Please see my answers below in **red**. Let me know if you have any additional questions.

Thank you,

Jimmy Wiseman
P – 615.550.6725
Assistant Director of Engineering
City of Franklin

From: Dorie Bolze <DorieBolze@harpethriver.org>

Sent: Monday, August 17, 2020 4:33 PM

To: Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; Lance Fittro <lance.fittro@franklintn.gov>;
shanna.mcoy@franklintn.gov; Paul Holzen <paul.holzen@franklintn.gov>

Subject: FW: Brownland Farm floodplain and floodway proposal and photo of Harpeth flooding over Hillsboro Road in May 2010

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hi Paul, Jimmy, Lance and Shanna,

I wanted to send a brief update on my email regarding the Brownland Farm floodplain and floodway revision process the applicant is proposing. I meant to include Jimmy and thought I would resend to all of you.

Also the photo I attached shows the May 2010 floodwaters from Jefferson Dr in Monticello looking toward Christ Community Church. This photo does not clearly show Hillsboro Road flooded completely, though it might have captured that in the right end of the photo where the "harpeth East Split floodway" joins the Harpeth just north of the church property. Sorry about that confusion in my email from earlier today.

Also, I wanted to specifically ask if you all have received the floodway/floodplain revisions that the applicant is proposing. We would like to request that material when you receive it.

I just received an email from Andrew Orr that the Brownland Farm proposal is deferred to Sept, though Greg Gamble wants to present some new information. **We have not received their submittal at this time.**

My email below has details from my meeting with them in late July. They discussed their plans to apply for a Conditional Letter of Map Revision from FEMA. This can take 90 days minimum if there are no additional questions FEMA has for the applicant. Then another 90 days to reply. Also, since this is only conditional it still means the applicant needs to still apply for a final Letter of Map Revision from what I understand. Do you know if they have started this process yet?

They have not started the formal process. It is likely they have done most of the modeling at this point.

Lance and Jimmy explained to me in our June call that your process is to review the application submittal, then send it to Amy Wheeler Miller in the state office for review. My notes say that you all send that to the state office for "no-rise" reviews. Is the "no-rise" review separate from the review for the CLMOR? Does one go through the state and the other through the Atlanta FEMA region IV field office? I believe both will have outside engineering review of the hexraz model work done by the applicant. **Shanna, please correct me if I'm wrong but a "no-rise" goes to the State for review. A CLOMR/LOMR-F goes to FEMA. As far as I know, they plan to submit a CLOMR/LOMR-F to show a change in the floodplain/floodway. This would be a good question for their design team since we have not been sent anything at this time.**

We are very interested in understanding the process and review since this proposal is a major significant change to the floodway channels in this very complex area of the Harpeth. As your staff reports have already noted there are important constraints with Hillsboro Road in relation to the river and these 3 floodway channels that affect emergency access, traffic management, public safety, and more. At the June PC meeting, one of the commissioners, I believe Roger Lindsay, stated that this could be the first significant floodway fill proposal in the city in recent times.

This proposal is to fill the entire Harpeth West split floodway and is asking for higher density re-zonings to cover the eliminated floodway. There is also significant cut in the floodway along the main river along with significant fill to remove most of the Brownland Farm property from the 100 year floodplain. This proposal eliminates almost all of the floodplain in this major natural floodplain for the river. This proposal essentially is to move lots of water volume through the main channel versus using the natural floodplain. It would be hugely beneficial to the city to have the outside expert review of AECOM who worked with the Army Corp on the updated flood models and floodplain/FIRM maps. I understand that AECOM reviews the CLOMR/LOMR-F as a 3rd party consultant for FEMA. Isn't that correct Shanna?

With the applicant going through the heavy and expensive lift of a CLMOR, it seems the city might want to wait on final say from FEMA and the state's outside review and final determination, which will take a few months, before approving any rezoning proposals on this property. The proposed concept plan and rezoning relies on this major floodplain/floodway revision so it seems appropriate to see if FEMA's outside experts and internal review of this major change to a recently highly updated floodplain by the Corp after the May 2010 flood is approved.

Could you provide me with a basic outline of how the city's floodplain review process will work with this proposal? Are there two reviews going to happen both via the state flood office and FEMA in Atlanta? We send the CLOMR/LOMR-F to FEMA and they have the final say in approval.

Does this proposal wait until the final reviews are completed from FEMA and the state office before it can proceed to PC for consideration? Historically, we have waited until the site plan stage for the FEMA approval on a CLOMR/LOMR-F. In essence, the developable land takes care of itself at this stage. Meaning, if they cannot appropriately remove lots from the floodplain, those lots are never platted or developed. Regardless of entitlements.

The floodplain/floodway revision they are proposing is the core to their development proposal. It seems important to make sure the underlying floodplain/floodway work is reviewed by all the outside experts that FEMA at the Region IV and state level use before moving it to Planning commission for vote.

Feel free to call me anytime: 615-479-0181 and thank you for sending the applicant's floodplain related materials as they provide them to the city.

Dorie



Dorene Bolze
President/Chief Executive Officer

Harpeth Conservancy
215 Jamestown Park, Suite 101
Brentwood, TN 37027
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HarpethConservancy.org



From: Dorie Bolze

Sent: Monday, August 17, 2020 12:45 PM

To: Lance Fittro <lance.fittro@franklintn.gov>; shanna.mcoy@franklintn.gov

Subject: Brownland Farm floodplain and floodway proposal and photo of Harpeth flooding over Hillsboro Road in May 2010

Hello Lance and Shanna,

How are you all doing? First, thanks to Lance and Jimmy for talking to me back in June so I could get a better feel for the floodplain/floodway revision process that the developer for the Brownland Farm proposal needs to use as well as the city's process.

Back in June, Lance and Jimmy explained that a "no-rise" on flooding will go to Amy Miller at TEMA. I understand from talking to other experts that all of the "no-rise" determinations done in this area of TN are now going to the FEMA Atlanta office to have AEOCOM externally review.

Kevin Estes and Adrian at Barge Solutions were nice to have a detailed meeting with us in late July to go over their floodplain/way analysis and proposal to fill the West Harpeth Split. Below is the current FIRM maps with the cross sections. They stated they will need to get a CLOMR for this as well. Their proposal is based on their analysis that the two high floodway splits are actually not continuously dropping in elevation as the current FIRM maps show below. They explained to me that both had high points in the middle so are not moving significant water. This is a significant change from the latest flood maps that were done in detail after the May 2010 flood.

I was wondering if Shanna had a few minutes to chat in the next few days. I want to understand better how you all will review their proposal and how the planning approval process works while their floodplain revisions and CLMOR application are under review by FEMA which I hear can take 6-9 months. What is it that you all provide in the staff report and recommendations to the PC? When will that be ready before the August 27 PC meeting?

Do you all sometimes recommend waiting on the review from FEMA before PC reviews proposed re-zonings? It would seem that with this significant change in the floodplain and floodway based on a major change in how the Corp's current flood maps show the 3 major floodway paths, that it would be wise to wait before approving rezonings and plans for this challenging section of the river. Also the existing road ways do not offer any other access that is out of flood waters. Also it seems that it would be valuable to consider how the existing repeat flooding in Monticello could be mitigated. I suggested this to Kevin Estes during our call.

Lance mentioned an interest in photos from the flood that could confirm that water went over Hillsboro road. I have attached one that show this occurring during the May 2010 flood where the East Split merges with the river at Jefferson Drive. From our discussion in June and listening to the June and July PC meetings, it sounds like that the city's emergency response team is very concerned about traffic and access during flooding with the proposed increase in residents in this bend in the river. There are quite a lot of unique conditions in this area, aren't there?

Shanna, don't hesitate to give me a call, or email a time that works for me to call you!



THANKS!!

Dorie



Dorene Bolze
President/Chief Executive Officer

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Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 4:59 PM
To: Andrew Orr
Cc: Eric Conner; Annette Dalrymple
Subject: FW: Brownland Farm Proposed Development Concerns

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Glenda Gabriel <glendagabriel64@gmail.com>
Sent: Wednesday, August 26, 2020 4:50 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Brownland Farm Proposed Development Concerns

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

We are residents of Monticello subdivision. Contrary to what Gregg Gamble told you at the City of Franklin, Joint BOMA/Planning Workshop on 7-23-2020, we are NOT excited or positive about the proposed development of Brownland Farm. In fact we are highly concerned about several aspects of the proposal. We urge you to deny the proposal to change the 2017 Envision Franklin Plan to allow for higher density on Brownland Farm as proposed by the developer. We urge you to deny their rezoning request.

Our Concerns

1. Cut/fill Floodway and Floodplain - At our July 16, 2020 Monticello neighborhood meeting with the developer, we were told they plan to cut and fill the whole site (92 acres). This was astounding to hear and seems like a monumental undertaking. No one can truly predict how the Harpeth, especially with its bends and loops, would flow during flooding conditions after the cut/fill. In 2010 after floodwaters had subsided some, we drove on Hillsboro road and saw that the entire Monticello section 1 was still flooded with absolutely no access via Monticello road or via Poteet road. Since then, our experience here is that it does not take much for Spencer Creek road near Cheekwood Golf Course to become covered in water. With the cut/fill, we are concerned that a serious flood could further impact Hillsboro Road at the bend of the Harpeth close to Hillsboro Road across from the Poteet entrance to Monticello. Based on

accounts and pictures from others, Hillsboro Road along that area was flooded during 2010. It also looks like overflow could fill the Monticello Creek ravine that runs behind several houses along Poteet.

At about mid-2014, FEMA issued a new flood rate insurance map. This increased the number of properties in Monticello subdivision that are in the 100-year flood zone. The count on the new map was 26 properties. This is just Monticello and does not include surrounding neighborhoods such as Rebel Meadows, Cottonwood, Fieldstone Farms and others that experienced flooding in 2010. The Harpeth River has not changed. So why would FEMA give this developer any type of approval to cut/fill, especially the large acreage that can potentially create devastation for so many families?

The developer has not submitted his plans to FEMA for review. It seems the developer is putting the City Planning Commission in an awkward position by asking for changes to the zoning and the 2017 Envision Franklin Plan before going to FEMA. It is our understanding that a section of the site proposed for development is classified by FEMA as a floodway, which is supposed to be kept free of encroachment. If the City Planning Commission allows the requested changes and FEMA denies the cut/fill in the floodway and the floodplain as proposed by the developer, the developer would have put the City Planning Commission in conflict with FEMA. In that case, would the City Planning Commission revert to the original zoning and the original 2017 Envision Franklin Plan? Also, how would all of this impact the City's eligibility for the National Flood Insurance Program?

2. Erosion and Sedimentation – What impact would the cut/fill process and the final result have on the erosion and sedimentation of the Harpeth River? Sediment is usually a major pollutant on construction sites. With the construction process of breaking ground, clearing the vegetation and cutting/filling the site, the drainage areas would be transformed. It seems that eliminating the floodplain and the floodway as proposed would stop natural dispersion of the river's overflow and instead concentrate the flow so that it would be deeper and more forceful. Wouldn't this cause more significant erosion of the riverbanks? Additional, it seems the construction process itself as well as the resulting change in dispersion of the river's overflow have potential to adversely increase sediment in the river. Sediment can degrade the water quality and impact the biology of the river. Also, wouldn't water treatment for communities relying on the Harpeth River be more costly due to increased sediment?

3. Intense Density and Traffic – The proposed approximate 750 residences, which would include everything from single-family houses to condos, apartments, townhouses and an assisted living facility, would bring a tremendous amount of traffic. As a guestimate we assume 2 cars per household equaling 1500 cars. Add to that the traffic from the proposed office and retail spaces and ballparks. This traffic would be accessing the development only from Hillsboro Road, mainly at an entrance across from Monticello Drive. The developer mentioned another potential access around the church parking lot to the north end intersecting with Hillsboro Road. The traffic density will already be increased by traffic coming from Westhaven and HWY 96 through the new part of Mack Hatcher Parkway. Further, what impact would be added by the Cheekwood Golf Course proposed development and the Grassland Village development concept? This tremendous increase in traffic is a public safety concern as well as a quality of life concern for our neighborhoods. Already accesses from Monticello Road and Poteet Road to Hillsboro Road are safety concerns.

What is the impact on the schools and City services in this area due to the proposed density of the Brownland development? Is there adequate city water and sewer planned?

Is this development appropriate for what has been a bucolic corridor to Franklin? Does this fit the character of Franklin? Our answer to these questions is "no". Our opinion is that this development would destroy the peace and comfort of our neighborhoods and destroy the character of our City.

4. Development of Monticello Section 1 - At our July 16, 2020 Monticello neighborhood meeting with the developer, we were told by the developer of their letter of intent to buy 7 acres at the North end of Monticello Section 1. Their drawing proposed 6 houses (3 of them to be alley houses) and 2 townhouse buildings of 4 units each (aka big houses). 3 houses would be on the North side of the Poteet entrance to Monticello. The townhouse buildings would border Hillsboro Road with parking lots behind them. The alley houses would be behind that development. The development of the townhouses and the alley houses on the South side of the Poteet entrance to Monticello would also require some cut/fill. The South side of Poteet a few feet from this proposed site is where the original old house was which was flooded in 2010. Again, please note that in 2010 both the Poteet entrance and the Monticello entrance were flooded. This proposal also means the townhouses would be front and center to the Hillsboro Road corridor into Franklin.

Our concerns about this development are basically the same as expressed in numbers 1-3 above. They include the dangers to lives and property from floodplain manipulation, the intense density of the project, the traffic, the impediment of safe access to/from Hillsboro Road into Monticello and the peace, comfort and character of our neighborhood and City.

Gabriel and Glenda Katona

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 1:47 PM
To: Andrew Orr
Cc: Eric Conner
Subject: FW: Brownland Farm

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Glenn Visbeen <visbeenglenn@gmail.com>
Sent: Monday, August 24, 2020 11:01 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Brownland Farm

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Please turn down the proposal to change the 2017 Envision Franklin Plan to allow for higher density on Brownland Farm as proposed by the developer. Changing the floodplain and filling in the natural floodways is ludicrous. So many efforts have gone into reestablishing the natural beauty of the river, how can this proposal be prudent. The rezoning request also raises serious public safety concerns for traffic, flooding, and emergency response for future residents and the current residents living along the Harpeth. Enough development and traffic. Please say no.

glenn

Glenn A. Visbeen
cell: 615 772 5538
visbeenglenn@gmail.com
HOME
400 Coburn Lane
Franklin, TN 37069

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 1:48 PM
To: Andrew Orr
Cc: Eric Conner
Subject: FW: Oppose 2017 Envision Franklin

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Heidi Welch <welchart4@gmail.com>
Sent: Monday, August 24, 2020 1:18 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Cc: Heidi Welch <welchart4@gmail.com>
Subject: Oppose 2017 Envision Franklin

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Planning Commission,

I write to express my deep concern in having the Brownland Farm and Gentry Farm areas developed with high residential housing, or even low residential housing. This is a floodplain area and should not be considered for this type of construction. This is one of the last rural and also HISTORIC areas of Franklin that needs to be preserved.

There has been much construction in Middle TN during the last decade and building in flood plain areas is a mistake. Many of the houses build in flood plains have numerous flooding issues. Too many trees that help with storm water and erosion control are cut down during construction which makes the flood plains even more prone to flooding. Also, with weather patterns changing, with increases in storms, building in flood plain areas is downright irresponsible and foolish.

Please help preserve these special, historic and rural areas. PLEASE TURN DOWN THIS REZONING REQUEST.

Best, Heidi

--

Heidi Welch
welchart4@gmail.com

Please wear your masks. Masks are a sign of respecting and caring for each other. Limit your travel/errand destinations.
Wash your hands for a full 20 seconds.

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 4:58 PM
To: Andrew Orr
Cc: Eric Conner; Annette Dalrymple
Subject: FW: Brownland Farm Rezoning

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----

From: Henry Zoller <hankzoller@aol.com>
Sent: Wednesday, August 26, 2020 4:10 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Brownland Farm Rezoning

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

We oppose the Harpeth River Floodplain re-zoning to accommodate the high density residential proposal at Brownland Horse Farm. In our opinion this is a dangerous precedent and should not be approved.

Best regards,

Henry Zoller
hankzoller@aol.com

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 1:45 PM
To: Andrew Orr
Cc: Eric Conner
Subject: FW: The Brownland Property

Amy Diaz-Barriga, AICP

Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Jack and Starr Beaudoin <jackandstarr@comcast.net>
Sent: Tuesday, August 11, 2020 12:56 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: FW: The Brownland Property

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

From: Jack and Starr Beaudoin [<mailto:jackandstarr@comcast.net>]
Sent: Tuesday, August 11, 2020 12:51 PM
To: 'mike.hathaway@franklin.tn.gov'
Subject: FW: The Brownland Property

From: Jack and Starr Beaudoin [<mailto:jackandstarr@comcast.net>]
Sent: Friday, August 07, 2020 3:31 PM
To: clyde.barnhill@franklin.tn.gov
Subject: FW: The Brownland Property

To Our Good Franklin Planners:

Recently, I know the Aldermen and the Planning Commission heard the proposal from the developer for the Brownland property on Hillsboro Rd. As a member of Christ Community Church, my husband and I voted against selling part of our property to this developer. The church vote was 222 for and 116 against---about 1/3 of us. We care about our neighbors who would have to deal with this HUGE development.

The reasons WHY we voted against it :

- *It goes against the carefully researched and established the Envision Franklin Plan which needs to be implemented as is.

- *Because of the traffic problem it would create on the already maxed-out Hillsboro Rd. (People need to get to and from Franklin High and down town!)

- *The possible “flood plain” problem it could cause in the future-even ten years down the road after the developer is gone and has no legal responsibility.

- *The resulting traffic increase on Spencer Creek Rd. going to Mack Hatcher. (Battle Ground Academy traffic is already a challenge during school hours.)

- *The density of 800 residences in that area of Hillsboro Rd. is honestly, ridiculous! It would have to be rezoned and that should never happen.

I know you care and want to hear from us out here. Thank you for giving of your time and effort for the good of our community. Your faithful service is appreciated!

Respectfully,
Starr Beaudoin
A Resident of Fieldstone Farms

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 1:49 PM
To: Andrew Orr
Cc: Eric Conner
Subject: FW: Brownland Farms

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----

From: Jean Houghton <jean.houghton@me.com>
Sent: Tuesday, August 25, 2020 1:19 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Brownland Farms

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I am writing to urge you to turn down the proposal to revise Envision Franklin from the applicant interested in Brownland Farm. I first learned about this proposal because my property is within 500' of this project.

I feel this applicant's request to amend the Envision Franklin Design Concept on this site from Conservation Subdivision to a combination of 3 design concepts should be rejected.

This application goes against the long-term vision that the Franklin Municipal Planning Commission adopted.

The thought of 750 homes on 83.3 acres is unacceptable. Greg Gamble explained in the Zoom meeting to affected homeowners 200 single family homes, 150 townhomes and 180 multi family homes for a total resident count of 1600-1700. Then he said that the traffic impact study is not ready. He tried to tell us that Franklin High School would only be impacted by an additional 100 students.

The traffic alone along Hillsboro road would choke the city and county on a daily basis. There are safety concerns for flooding and change to the floodplain.

The developer also indicated there would be a canoe launch and walking trails, but no parking for those using the canoe launch from outside the development. Rizer Point subdivision's canoe launch has been a nightmare for our subdivision and has washed away twice in two years and 100's use this launch during the summer. Cars are parked everywhere. This new development would face the same problems.

Although affordable housing would be included in this development, I wonder how homeowners could bear the homeowners dues associated with everything that is being asked for in this plan.

Please vote no for the revision! Keep the Envision Franklin Plan in place as is!

Thank you for your time.

Jean and Dan Houghton
1017 Reese Drive
Franklin

Andrew Orr

Subject: RE: Proposal Brownland Farm/Gentry Farm

From: Jennifer Worden <babyhonu7@gmail.com>
Sent: Wednesday, August 26, 2020 12:33 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Proposal Brownland Farm/Gentry Farm

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

August 26, 2020

To the City of Franklin Planning Intake,

My family and I have been residents of Franklin since 1998. We moved here when our oldest was about to start kindergarten and we wanted a home in a community that was welcoming and beautiful. Both of my children attended the Grassland school system and graduated from Franklin High School.

We are fortunate enough to have known and lived in Franklin before the aggressive approval of high-density subdivisions, the lack of infrastructure to support these developments, and the lack of planning that seems to only benefit the developers. All of these factors are destroying our rich natural environment, and the beauty that drew us here in the first place.

Living in the Temple Hills area, we are experiencing firsthand the tragic effects of the Stephens Valley subdivision and its direct impact on our daily lives. From our historic roads being torn up by construction vehicles and increased traffic, to ground rumblings from blasting at all times of the day and evening, to the displacement of wildlife and the eradication of the beautiful lands that made this area so special.

And now we see that there is a proposal to destroy the historically beautiful areas of Brownland Farm and Gentry Farm and Old Charlotte Pike East. These areas should be preserved and protected by our planning committees, as you represent the current residents of Franklin, our wishes, our lifestyles and our home values.

As a resident of Franklin for over 20 years, I vehemently oppose the destruction of any more of our historic lands. The past can't be bought, please, protect it.

Respectfully,

Jennifer Worden

106 Doral Drive, 37069

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 1:47 PM
To: Andrew Orr
Cc: Eric Conner
Subject: FW: 'NO' to Envision Franklin Amendment & Brownland Farms

Amy Diaz-Barriga, AICP Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Jim Peterson <kaowsp@gmail.com>
Sent: Sunday, August 23, 2020 9:12 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: 'NO' to Envision Franklin Amendment & Brownland Farms

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Planning Commission,

I am emailing to express my deep concern for the high density Brownland Farms development and the negative effects it will have on our community. I implore you to vote 'NO' to the amendment of the Envision Franklin Plan.

What is the purpose of the Envision Franklin Plan if it is continually altered to allow developments that it was written to prevent? Please know, I am not opposed to growth but I am opposed to high density developments in the heart of our town. I would love to see development continue, if and only if, it falls within the guidelines put forth.

The Envision Franklin Plan was implemented to:

- Protect our schools and ensure we are some of the best in the nation for years to come
- Control and protect the infrastructure of our town
- Prevent traffic issues
- Protect the integrity and charm of the town we all love dearly
- Control growth by providing regulations for responsible growth
- Bottom line, to make Franklin TN the best place on earth to live!!!

I am concerned about the following:

- Traffic
 - The influx of traffic on that intersection will certainly negatively effect the surrounding communities
 - The additional traffic lights on Hillsboro within such a short span will further add to the ability to easily navigate our streets.
 - During events at Franklin High or Christ Community traffic is currently a struggle. Adding 800 homes will severely effect this even worse.
 - The Mack Hatcher extension will not be effective with this increase in resident numbers. We will be back to square one in a sense.
- Schools
 - Capacity - Time and time again, I have heard the developer mention we are not at capacity. THIS IS A GOOD THING. Franklin at capacity of 25 will NOT provide the teacher to student ratio that makes Franklin schools amazing
 - Wlf we had to add a new school to sustain this growth, where would mitt go and how would we fund that?
 - Events & Parking will be an even bigger issue.
- Our Beloved Town
 - I care deeply about Franklin. The developer cares about his profit.
 - In spite if the “Sales Pitch” given by the developer about the “enhancements” that will be made to make that area better. I believe the opposite will take place when we alter a flood plane / flood way and add that much density
 - In spite of Christ Community voting to sell the land, there is a VERY LARGE group of congregational members that are against the development. It’s is clear the churches interests lie in the monetary gain allowing them to complete their development rather than protecting the integrity of our town.
 - The surrounding communities are speaking out against this because they love our city. Listen to the voices and concerns on Nedxtdoor, Petitions, Christ Community congregational meetings, etc.
 - Harpeth River Impact - In spite of the flood study, the downstream effect form this development could be devastating. The land currently retains that water to prevent another devastating flood event. Regarding that will, inevitably cause a negative impact.

I find it deeply disturbing and insulting to the people of Franklin that this development has even made it this far. The Envision Franklin plan exists for a reason and we need to stop making exceptions for Developers.

Again, I implore you to put a stop to this development by saying NO to what has been implemented to protect us and our town.

Thank you for your time and attention to the matter.

Best Regards,
 Jim Peterson
 615-478-0805

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 4:56 PM
To: Andrew Orr
Cc: Eric Conner; Annette Dalrymple
Subject: FW: Brownland Farm potential development

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Julie Smith <juliedavissmith@gmail.com>
Sent: Wednesday, August 26, 2020 3:02 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Brownland Farm potential development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Good afternoon,

I am a homeowner in River Landing, and previously lived in Cottonwood since 2002. I have serious concerns about the proposed development of Brownland Farm, as outlined below.

1. Floodplain: My home at 339 Gillette Dr. is within the 100-year floodplain. In the flood of 2010, only the home's crawl space flooded. Any additional structures added to the floodplain upriver from my home will most certainly impact the flow of water in our area. The next flood could cause devastating damage to my home that can be prevented by stopping this development.

2. Traffic: I have children in the school system. I witness first hand the traffic congestion that occurs on Hillsboro Rd when I drop my children off at Grassland Middle School and Franklin High School. The afternoon and evening traffic is even worse. We have hundreds of teenage drivers driving themselves to and from school in a very stressful traffic situation. I can't even imagine the additional congestion that would occur with the addition of 800 homes all accessing Hillsboro Rd each morning and afternoon. Often traffic is backed up in the morning going south all the way to Christ Community Church. Adding 800 or more cars entering the road at that point would create certain gridlock for those of us coming from the north. It currently takes at least 20-30 minutes to travel the 5 miles from our home to school, but could easily become 45 minutes or more.

3. Envision Franklin Plan: The Envision Franklin Plan was created and adopted for a reason and purpose. What is the purpose of adopting a plan if it can be amended and changed just because a greedy developer asks? There is a reason the Envision plan limited this property's use to Conservation and Conservation Subdivision; please do not thwart and betray the original plan's intention. Saying yes to this development sets a precedent to allow other harmful amendments to the Envision Franklin Plan.

Franklin is a unique and wonderful community that has experienced astounding growth over the past decades. However, there comes a tipping point when continued high-density development begins to erode the beautiful landscape and charming atmosphere that all of us enjoy. As you consider this decision, please place the needs and desires of your current residents above the wishes of an outside developer.

I urge you to turn down the proposal to change the Envision Franklin Plan to allow for higher density development at Brownland Farm. Further, I encourage you to develop a special plan for the Northwest city quadrant from Brownland Farm to Gentry Farm that would honor its historic and rural character, as well as prevent increases in floodplain risk to current downstream property owners. Thank you for your time and consideration.

Sincerely,

Julie Smith
339 Gillette Dr.
Franklin, TN 37069

Signature: Katherine S. Jenks

City, State, Zip code: 100 Poteat Place
Franklin, TN 37064

Reason for signing:

I have great concern that any changes to current major floodplain will have a very adverse effect on Monticello properties.

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 1:45 PM
To: Andrew Orr
Cc: Eric Conner
Subject: FW: Deny proposed rezoning of Brownland Farm property

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Laura Smith <lbts1048@aol.com>
Sent: Sunday, August 23, 2020 10:06 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Deny proposed rezoning of Brownland Farm property

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Elected Officials, City of Franklin and the Planning Commission:

Our family has lived in the Monticello neighborhood for eighteen years and have lived in Franklin for over 23 years. We previously expressed our concerns regarding certain aspects of the proposed development at the Brownland Farm property and a portion of the Christ Community Church property. We have attached the text of that email below for your reference. Based on recent information that the developer, Land Solutions LLC, is asking the City of Franklin to rezone those properties prior to submitting their plans for reworking the floodplain for the required state and federal FEMA reviews, we are writing again asking that the City of Franklin deny the rezoning proposal so that the proper studies regarding the proposed flood plan alteration can be made.

Our additional concerns include the following:

1. In 2010, flood water covered and closed Hillsboro Road at the entrance to the proposed new development (the intersection of Monticello Rd. and Hillsboro Rd.). There is only one way in and out of the new development and if that area were to flood again residents and businesses would essentially be on an island surrounded by water. This presents serious health, emergency response and safety concerns.

2. There was serious flooding on the South side of Monticello, extending onto Hillsboro Road and along the property running along the front of the neighborhood known as the Etherley property, which needs to be further studied to address exactly how changes to the flood plan, including the filling of an existing floodway channel, would impact this area.

Page 21 of the Envision Franklin plan states the following: *Project design should carefully address the potential undesirable impacts on existing uses, including traffic, parking, circulation, safety issues, light and glare, noise, and other environmental concerns.*

I am asking that the City of Franklin and the Planning Commission follow their own plan and **deny** the proposed rezoning of the Brownland property from the current agricultural zoning designation.

Thank you,

Michael and Laura Smith
106 Poteat Place
Franklin, TN 37064

June 24, 2020 email to Franklin Planning Commission:

Our family has lived in the Monticello neighborhood for eighteen years. Our home is located on the north end of the neighborhood two houses east of the large lot adjacent to Hillsboro Road and within sight of one of the two main neighborhood entrances. We are **writing to you to address our concerns and opposition to certain aspects of the proposed development at the Brownland Farm property and a portion of the Christ Community Church parking lot, specifically a change in design concept.**

The developers have proposed an amendment changing the classification of part of the properties from Conservation Subdivision to "Neighborhood Commercial fronting Hillsboro Rd" and "Multi-Family Residential behind." Doing so would be against both the role and major objectives of Envision Franklin as outlined on page 7 of the plan. Additionally, the proposed amendment does not "demonstrate its need and justification" according to the criteria on page 108 of the plan. Keeping the area a Conservation Subdivision would provide all of the benefits to the development and the surrounding community as outlined in the Envision Franklin plan without the negative impacts of a more dense development.

We oppose the change of the re-classification from Conservation Subdivision for several reasons:

1. First, there are already condominiums, townhomes, apartments and senior and assisted living dwellings as well as business spaces available both north and south of the proposed development. Passing this amendment would result in an addition of 750+ homes, plus businesses, to this area. A lower density Conservation Subdivision development would have a lower traffic impact, maintain the character of the area, and not create a further burden on the schools.
2. If the amendment is passed, traffic volume (which is already high) will increase dramatically. Additionally, adding a four-way traffic intersection with a light at Monticello Road will lead to increased traffic cutting through the neighborhood to get to Spencer Creek Road. This is already a significant problem which we don't think can be remedied by simply adding "traffic calming" devices as the developers suggest. To suggest that the traffic will turn right and get on Mack Hatcher rather than cutting through Monticello (and avoiding lights) is disingenuous.

3. There has been a proposal to build five “big box homes” along the north end of the vacant lot in front of Monticello. In addition to the flood plain concerns discussed below, this design concept does not match any existing homes that we are aware of in the area and would change the look of the area while negatively impacting the scenic approach into Franklin. Single family homes, built on land not currently in the flood plain would be more appropriate.
4. Lastly, although not a part of the current resolution, building this new development would require significant cut and fill to build in what is now in a flood plain. In 2010, while our neighbors to the south had their properties flooded, we watched as the formerly dry gully along our street filled to the brim and moved toward our homes. This gully continues into Monticello Creek on the part of Monticello where they propose that big box homes be built after altering the topography. I am attaching pictures we took during the Flood of 2010. The first shows a red car on Jefferson approaching Monticello Road. You can see the road sign in the background. The second shows a portion of the Monticello property where they propose to cut and fill in order to build the big box homes – the area of Monticello Creek mentioned above. The brick home was demolished, but the small white garage remains. As you can see, both areas are flooded. Altering the flood plain will not alter the volume of water, just where it goes. I would hate for it to impact more structures than it did in 2010.





While it would be nice to have the properties remain untouched, we realize that development is inevitable and are asking that the City of Franklin follow through with the plans articulated in the Envision Franklin Design Concept by opposing the amendment to the plan. We appreciate your time and your continued support of Monticello.

Best regards,

Michael and Laura Smith

Laura Taylor Smith
106 Poteat Place
Franklin, TN 37064
615-545-4594

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 1:46 PM
To: Andrew Orr
Cc: Eric Conner
Subject: FW: No to high density developments

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Marie Mazzara <mkmazzara@yahoo.com>
Sent: Sunday, August 23, 2020 11:40 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: No to high density developments

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Planning Commission:
Please do not allow high density developments to be built in Franklin/ Williamson County.

Currently our schools are packed. Those kids going to Franklin High School already need to walk outside to their classes. We want to keep our classes small to provide our children the best education we can.

Traffic is difficult. Hard to get up and down Hillsboro Road already. I can not imagine adding two more stop lights and thousands of homes!

I am disappointed that there is even a consideration of revising Envision Franklin. We want the planning commission to take a strong stance on these proposals and give a firm no to these revisions. Franklin is a special community please keep it that way!

Kind regards,
Marie

Andrew Orr

From: JOHN HENDERSON <john.henderson57@comcast.net>
Sent: Wednesday, August 26, 2020 4:24 PM
To: Andrew Orr
Subject: Brownland Farms Floodplain Alteration Proposal

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Mr. Orr,

As twenty-five residents of Monticello, one of the oldest subdivisions in Franklin, my husband John and I are definitely against the dramatic floodplain alteration proposal of Brownland Farms. This flood plain proposal does not fix any of the flooding issues involved with the purchase of the Eatherly property. We live on Monticello Creek, which was blocked in the 2010 flood at the underpasses and the creek rose 10 feet in six hours. We were blocked in our subdivision except for a one foot overflow over Spencer Creek Road. We literally drove around the whole town to get to CVS store on Farrier Lane at Hillsboro Road to pick up medical supplies. The existing flood issues are still present to this day and are even worse with the rapidity of climate change.

This proposed development affects the whole Grassland area, downtown Franklin business and residents close to the river. In March, the land-use plan was implemented by vote of the Williamson County Commission for "natural resource protection, the careful planning of transportation infrastructure, as they stressed the importance of county and municipalities, the city, coordinating on growth plans." The threat of flood would be the first reason for a much lower density of development.

Traffic patterns increase exponentially, simple math, as 800 residents would have to move on already crowded conditions during busy times, school and work-day routines. The lack of a back exit would be a disaster for the safety of residents during a flood. Franklin Special Schools are located off Hillsboro Road. 40% of students are driven to school by their parents.

The idea of a high school being built in West Haven is a false presentation. According to the future proposed plans by the Williamson County Board of Education, the only proposal on record is for a high school in northwest Williamson County in five years, not West Haven. Franklin High School can accept only 200 more students until it reaches 2,000, its maximum, according to the director of secondary schools.

The fiscal recession does not look good for at least three years. The County is already behind in its infrastructure budget. The Envision-Franklin guideline and zoning rules were written to protect our citizenry from this outrageous dense development. A bad precedent would be in place for the rest of the city development. This area is way too close to the historic district and the downtown area. This is one of the main entrances to our small city. The architectural elements need harmony in design, not a three-story high rise along our entrance. This concept does not fit the area. Hopefully, the wisdom and judgment of this committee will turn down the proposal to change the 2017 Envision-Franklin Plan and develop a plan for the last rural area of the city and protect our beautiful small historic city from urban sprawl.

Sincerely yours,

Nell Henderson
202 Revere Lane
Franklin, TN 37064

Andrew Orr

From: scott.black1 <scott.black1@comcast.net>
Sent: Sunday, July 5, 2020 1:00 PM
To: Ken Moore; Dana McLendon III; Margaret Martin; Pearl Bransford; Ann Petersen; Brandy Blanton; Clyde Barnhill; Scott Speedy; Beverly Burger
Cc: Andrew Orr; Emily Hunter; Kelly Dannenfelser
Subject: Brownland Farms

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Good afternoon ladies and gentlemen,

I am writing to you in support of the proposed design for the Brownland Farms on Hillsboro Road. It is important to note, that this is exactly the type of project that should go in that location.

As large tracts of land like this come available, it is imperative that we support comprehensive mixed-use solutions, such as this.

As a resident of Fieldstone Farms, I certainly recognize the positive benefits to this side of town.

With Hillsboro Road and Mack Hatcher, the transportation infrastructure is definitely adequate to support a community of this size.

I know that there is some question about the impact to schools. While this could possibly challenge the Williams County School Board on the districts for their system, as a city, we must consider all infrastructure and realize that a project of this scale and size works best for our overall infrastructure of water, sewer, transportation, and security (police & fire). By allowing communities like this to happen closer in, it reduces so many other infrastructure burdens vs. the alternative of sprawling design.

Because we have created such a great community, people will continue to come. If they are coming, and we are growing, let's grow in a way that respects the land and resources that we have and locate density in such a way that it enhances existing infrastructure. By doing so, it allows us to preserve land further out that would otherwise be scarred by lower density development (needed because people are moving here).

The fact that this developer has demonstrated some creative design solutions through a few different methods, should also be commended. First, through collaboration with the church to develop a better land-use development. This shouldn't be seen as a "land-grab", because the easier way would be to not engage the church. But to engage the church seems to show me that this is a developer who is trying to do the right land design. Secondly, the action of acquiring the Monticello property and creating a park. Again, this is a wise land design decision. Because this design seems to go above and beyond normal development practices to accomplish the desired design, should be acknowledged. (Note, I do not know this developer)

Thanks for your time and consideration.

Thanks,
Scott



August 26, 2020

City of Franklin Planning Commission

Via Email

RE: Envision Franklin Plan Amendment Proposal for higher density for Brownland Farm on the Harpeth River- item 4. Comments and input on the floodplain alteration proposal to be presented

Dear Franklin Planning Commission:

On Thursday's Planning commission agenda is the proposal to amend the Envision Franklin plan for higher density residential and neighborhood commercial design concepts for portions of Brownland Farm. This proposed plan amendment higher density concepts than the plan's current Conservation Subdivision concept is based on a significant alteration to the natural floodplain and floodway channels in this unusual bend in the Harpeth that creates unique constraints for traffic, flood management, and public safety. There are complex issues in this proposal for this area of the Harpeth which is reflected in this proposal being deferred two times since June. We appreciate the time the city's planning and engineering staff have spent to provide us with input on the review process. We have also reached out to the community and to state and federal experts on floodplain alteration review processes to understand this proposal. We also appreciate the time that Kevin Estes at Land Solutions, Barge Design Solutions and Greg Gamble provided in late July to discuss their floodplain alteration concepts with us.

With this letter we would like to provide the Planning Commission with our thoughts, recommendations, and information that we have provided to the city's staff that we hope will be useful in the city's deliberations on not just this proposal, but the larger issue of floodplain management and flood resiliency planning.

You can also see more photographs, video, and documents that are referenced here on our [web site page](#).¹ I have also provided some of that information here to make it easy for you to choose the format your prefer.

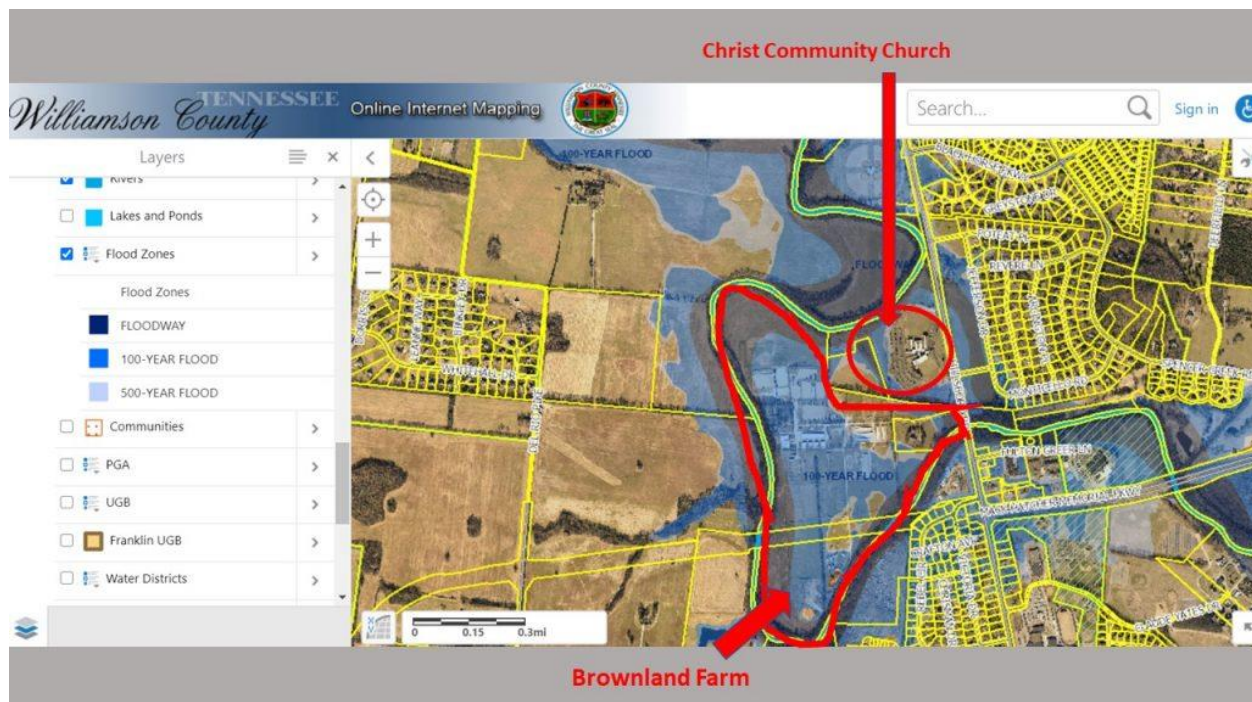
In summary with details below, Harpeth Conservancy believes that this Envision Franklin plan amendment for higher density for this flood constrained river bend needs to be turned down. We support the staff concerns for traffic, public safety and emergency response because of the environmental constraints of the river and Hillsboro Road and lack of other access for people to get in and out of this area. This area was extensively flooded in 2010 including on Hillsboro Road. The maps from FEMA below show clearly that this area is completely surrounded by floodway which leaves the higher ground in the bend of the river isolated as an island until access out of flood waters is provided from the West as well as flooding issues along Hillsboro Road are addressed.

¹ <https://harpethconservancy.org/uncategorized/major-issues-with-high-density-development-proposal-in-harpeth-floodplain-up-for-approval-by-franklin-planning-commission/>

In addition, the floodplain alteration proposal is extensive and involves filling one of the floodways and extensive cuts along the main river that will substantially change the natural floodplain. During the joint BOMA and Planning Commission meeting in July when the developer/applicant presented an overview of this proposal, Planning Commissioner Roger Lindsay noted that this could be the first significant floodplain and floodway cut and fill proposal the city has seen in recent times. The process of the state and federal FEMA review of this proposal will take several months and will involve outside expert review from the engineering firm, AECOM, that did the work with the federal agencies to update the FEMA floodplain maps for the Harpeth. As of last week, we understand that the developer's floodplain alteration proposal has not been submitted to the city staff. This submittal starts the formal state and federal review process.

A proposal for this bend in the Harpeth for Brownland Farm and any portion of Christ Community Church needs to be resubmitted after all of the state and federal review processes for the floodplain alteration proposal are completed. We understand that there are more of these floodplain alteration proposal around the state each year and that the expert review process has been valuable in revising and correcting problems in the proposals. It doesn't seem appropriate to consider a plan amendment or approve a plan following the city's current plan that would establish entitlements that can not be used if the floodplain alteration proposal they are based on have not been reviewed and approved by the state and national FEMA review process.

Specific Points on the floodplain alteration proposal:



Caption: This map shows the current floodplain in Harpeth River bend where Brownland Farm is located. There are TWO floodway channels that cut across this bend. One is west of Christ Community Church and Hillsboro Road. Another floodway channel cuts over the entrance to Brownland Farm and flows behind the church. See photos and video below from the May 2010 flood.

The rezoning proposal is based on a dramatic change in the Harpeth river's large natural floodplain and high flood channels. Brownland Farm and Christ Community Church are situated on this large bend in the Harpeth. From the FEMA map below it appears to more than 75% of the land in the bend is in floodplain and cut off by two high flood channels, called floodways. The 100-year floodplain (dark gray) and floodway channels (hatched area in dark gray) flow over Hillsboro Road, which is the only way out of this bend in the river. During the historic May 2010 flood, floodwaters covered Hillsboro Road and flooded much of the river bend and the farm entrance (see photos below).



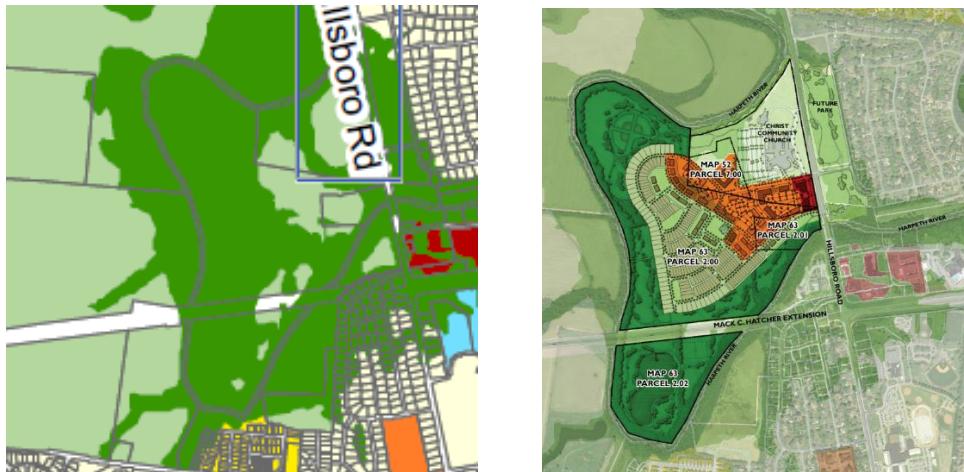
Caption: The 100-year floodplain is defined as having a 1% occurrence every year. These events can happen every year and more than once a year though. The floodway indicates where the main channel of swift water is. The wavy lines are FEMA determined elevations.



This map from the developer's presentation shows the two floodway channels that cut off the bend in the river. Hillsboro Road is on the right running North to South. The pink band is Mack Hatcher Parkway. There is no access to this bridge for any development in the bend according to the staff report.

1. The proposed reduction of 25% of the floodplain runs counter the Envision Franklin's Conservation Design concept which calls for limited disruption in these areas.

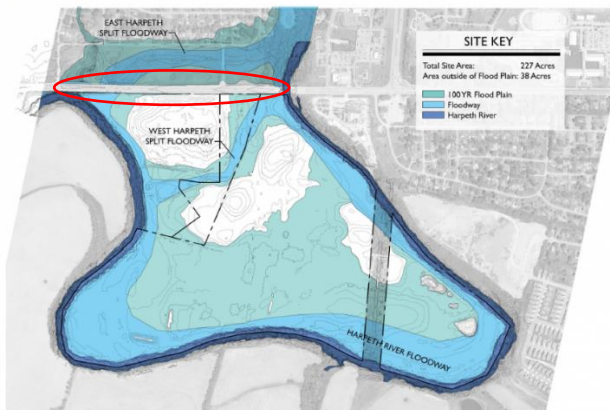
The drastic floodplain alteration not only proposes filling the floodway, but also to remove 64.2 acres from the floodplain. The reduction of over 25% of the floodplain on the property goes counter to the city's Conservation Design Concept that applies to all the floodplain in Envision Franklin. The Conservation design concept "contemplates as little development as possible in order to protect sensitive land and environmental features" such as floodplains. "The preservation of floodplains has a direct public-safety purpose and helps to minimize property damage during periods of flooding. Disruption in any Conservation area should be limited to preserve the function, form, and character of the area." (p. 32).



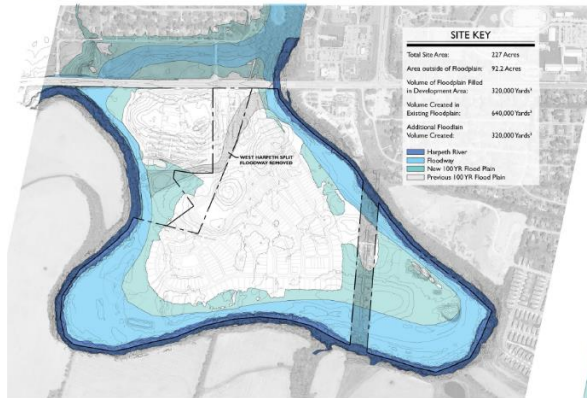
Caption: The left image is the Envision Franklin plan of Conservation Concept design for the floodplain and Conservation Subdivision concept (light green) on those small portions of Brownland Farm and the church not in the floodplain. The plan amendment proposal is for Multi-family Residential (orange) and Neighborhood Commercial (red) which are over one of the floodway channels proposed to be filled.

These two maps below are from the developer's presentation to show the existing and proposed floodplain and floodway changes. The Existing Floodplain map does NOT show the 100-year floodplain (green) or floodway (blue) going over (covering) Hillsboro Road as the FEMA map shows (most of the area inside red oval area). This map does not seem to be a correct representation of the FEMA maps of the existing conditions.

EXISTING FLOODPLAIN



PROPOSED FLOODPLAIN



2. Harpeth Conservancy supports the significant concerns raised in the staff report with traffic, safety, and emergency response since the only way in and out of this area is on Hillsboro road which is blocked with floodway and 100-year floodplain flows.

Very importantly for public safety, there is no way out of this bend in the river across the Harpeth to the west. For public safety reasons alone this plan amendment proposal needs to be turned down. Any development proposal that follows the city's current Envision Franklin plan needs to wait until the state and federal reviews of any floodplain alteration proposal is completed.

The city engineering staff were interested in photos and video of the May 2010 flood that would corroborate the FEMA maps. We asked folks in the community who helped to find these images and video which were found on various people's facebook accounts.



The photos above are at the site on Hillsboro Road and Poteat Place where the floodway called the "East Split" on the FEMA map covered Hillsboro Road. There is also a [video](#) linked on our web site that shows the swift moving water during the flood over Hillsboro Road.

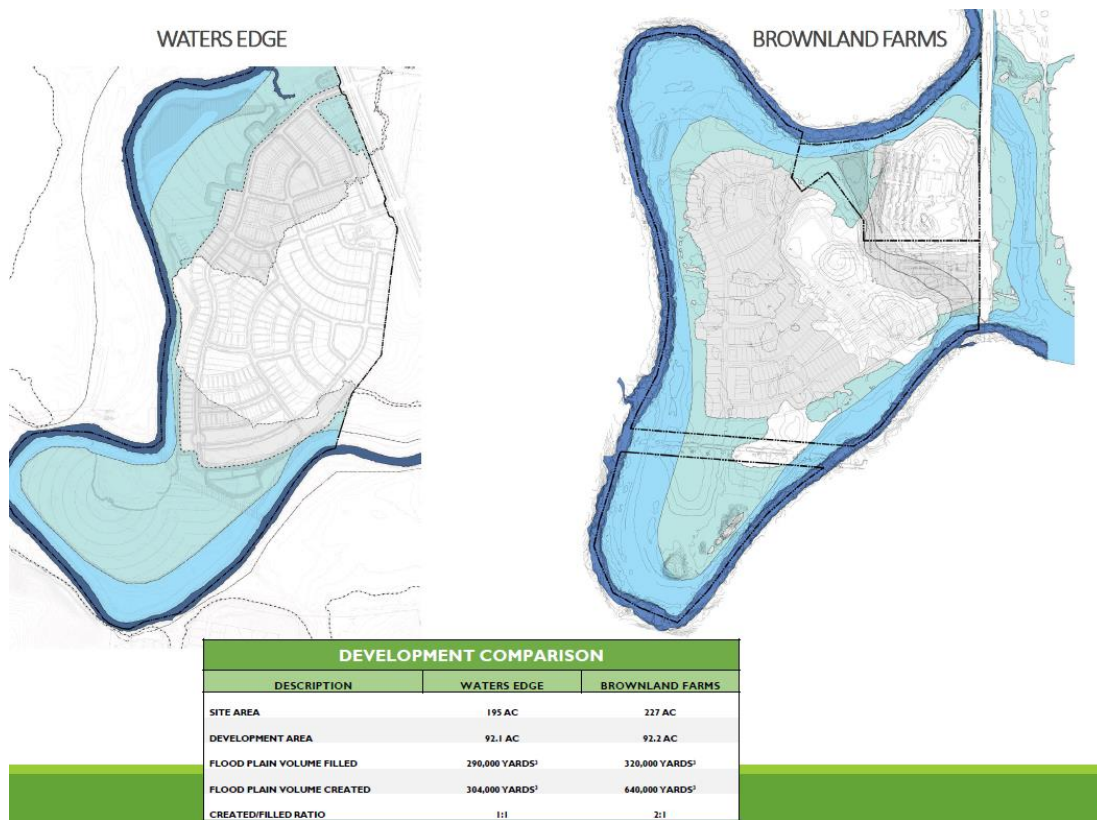
The photos below show the extend of floodwaters in the bend on Brownland Farm and the church property. The first photo is at the Brownland Farm entrance at the “West Split” floodway. The next two are from Brownland Farms in the middle of the property. The last is of the Stewards garden behind Christ Community Church.



3. There are two Fundamental Differences Between the Floodplain Alteration at Waters Edge and what is proposed for Brownland Farm.

- Waters Edge’s floodplain alteration does not appear to have filled floodway
- Brownland Farm is surrounded by floodway channels. Waters Edge is not.

The big difference is that Brownland and Christ Community Church are situated on a bend of the river that is on an island surrounded by the floodway. Waters Edge is situated with higher slopes on the other side of Carothers parkway. The slide from the developer’s presentation is below and shows this distinct and important difference.



4. An extensive Floodplain and floodway alteration plan just for the Brownland Farm property is too short sighted and too narrowly focused because of the naturally large and mostly unaltered floodplain, the river's meandering natural channel, and the existing roads and developments in the area.

While FEMA minimum requirements are that alternations not increase the probability of flood risk in the 100-year floodplain, this will not guarantee that downstream properties will not see more flood water or not flood more often. For example, the Brownland Farm floodplain alteration plan does not help to reduce flood risk downriver in Fieldstone Farms or Cottonwood that were built under earlier requirements and floodplain extent. Many homes are now in the 100-year floodplain that were not when built. A key reason is that FEMA flood models are based on historical data and do not include the increase in intense rain events from climate change that is affecting our region (see below). Floodplain models also are predicting based on one rain event, not several back to back.

Also though this development proposal includes the Eatherly property where one of the floodway channel flows in front of Monticello, the floodplain alteration proposal does not appear to reduce flooding in Monticello along Jefferson road or Monticello Road. This floodway channel, the "East Split," runs parallel to and over Hillsboro Road as happened during the May 2010 flood. As discussed above, the current FEMA map shows the floodway and 100-year floodplain covering Hillsboro Road. It is vital for any high-density residential development in this area of the Harpeth to have two accesses with one not being Hillsboro Road.

These photos below are aeries of the extensive flooding to nearby residential areas. From top to bottom are Fieldstone farms, Fieldstone Ball park next to Christ Community Church, and Mack Hatcher Parkway crossing the Harpeth looking west to Hillsboro road. (sewer plant is left).



The May 2010 Historic Flood was a Huge Wake-Up call to the greater Nashville Region

The May 2010 flood was caused by two intense rain events that set new historic records for the Nashville region. The entire Harpeth River flooded with the all-time rainiest day and third rainiest day coming back to back on the weekend of May 1 and 2. We have details of various analyses on [our web site](#).² The floodplain maps were updated for the entire Harpeth several years ago after the May 2010 flood. However that work and FEMA models used to propose changes to the floodplain DO NOT include projections of increased rainfall intensity that is occurring in this area from climate change. Nor do FEMA requirements incorporate targets to reduce downstream properties from the 100-year floodplain. New flood prediction models, called [Flood Factor](#), received national coverage (see story in [the New York Times](#))³ and front page coverage in the [Tennessean](#)⁴ in early July this year with their focus on how to incorporate climate change predictions into FEMA's work.

The city has also updated and added important additional requirements for new construction, so homes are elevated above flood levels, and additional requirements to account for some of the increased flood volume. However, the city does allow cut and fill in the floodway and floodplain. With the intent of Envision Franklin to preserve the function and form of floodplains by calling for limited disruption, the city will want to review how to limit the use of cut and fill in the floodway and for what purposes, such as limiting it to rectifying an existing man-made flooding condition.

But there needs to be an intentional effort to have new development upstream in a floodplain reduce the number of existing properties in the floodplain that now have increased flood risk from the pattern of prior development and earlier requirements. Just like the city and county requires new development to provide funds through various means to cover costs of roads, schools, sewer and drinking water upgrades, any floodplain alteration plan needs to specifically analyze how it will reduce existing flood risk that is in this high density residential area of the Harpeth. As a community we can development these goals and specific requirements to protect current residents and property owners and provide ways for possible public investment that is complemented by private investment from any new development.

Other Residential Proposals nearby highlight the need for a special plan for the last rural and historic area of Franklin bounded by the Harpeth and West Harpeth north of new Highway 96 West

At the same time as this plan amendment proposal for higher density development for Brownland Farm is the proposed annexation of the 58-acre Campbell property for a residential subdivision in the middle of rural land. The proposal is adjacent to the Gentry and Short farms, both TN Century Farms, and two home sites listed on the National Register of Historic Places that are north of Highway 96 West near the West Harpeth. We support the Heritage Foundation's recent recommendation as well for the city to not annex the Campbell property at this time.

² <https://harpethconservancy.org/programs/clean-water-protection/retrospective-on-may-2010-flood/>

³ "New Data Reveals Hidden Flood Risk Across America," New York Times, June 29, 2020.

⁴ "What's the Real Flood Danger? New data shows risks across Tennessee," Tennessean, July 3, 2020

Both of these development proposals highlight the need for a special plan for this last rural area of Franklin. This Northwest quadrant, from Brownland Farm in the East to Gentry Farm in the West north of highway 96 West, contributes greatly to the historic agricultural heritage of the city and county. As several aldermen noted in a recently discussion on the major thoroughfare plan for this rural area, “this area needs a different feel” from West Haven and “we need to go back to the drawing board on how to get this area developed more in keeping with the area North of 96.”

This updated plan would honor and invest in the historic and rural character that includes the deep history tied to the equestrian industry in Franklin, Williamson county and the region. This special plan also needs a specific floodplain risk reduction and resiliency plan that addresses current made-made flooding and reduces the risk to current property owners from flooding in the city and county downstream of downtown Franklin.



This map shows the city’s Northwest quadrant that is bounded by large floodplains of the West Harpeth (left) and main Harpeth.

The Equestrian industry is important to Franklin and Williamson County’s heritage and current economy

HC participated in and supported Williamson County’s recently adopted Williamson2040 plan that has a key goal to preserve the rural character of the county. Infrastructure costs in terms of schools and roads were studied in this plan and by others in this region. A key recommendation as well is to work on a rural agricultural plan that prioritizes rural land uses such as agri-hoods, small farms, the equestrian industry and more.

The equestrian industry is a major part of this area’s history and current culture. The city invested in this with the purchase and creation of Franklin’s Park at Harlinsdale Farm. On Brownland Farm, Cissy Anderton and her family created and have run a renowned horse show business for nearly 60 years. This includes the high caliber Music Country Grand Prix show jumping competition that is also featured charity fundraising event for Saddle Up. A 2010 [Williamson Herald](#) story notes that \$30 million is generated in local revenue from horse

industry, much from Brownland Farm.⁵ It is important for the city and county to consider how both land use plans and other programs can incentivize this important industry to the local economic economy that has little burden on infrastructure.

An special plan for the NW quadrant for Envision Franklin could focus on how to support the agricultural and lower density uses of this area, which will translate into much reduced cost in infrastructure needs from roads, schools, sewer and drinking water expansion, and public safety risk from flooding. The 2018 study by Dr. Sims of the U. of Tennessee on the loss of farmland across the region highlights the economic value to integrating into land use plans ways to prioritize low density and agricultural based land uses.⁶

A Floodplain Resiliency Plan is Needed for this area and likely in others

We would like to work with the city, county and agencies on a floodplain resiliency plan for the Harpeth River and West Harpeth river from downtown Franklin to Highway 100 Davidson county line as a key need for any future development in the rural Northwest quadrant of Franklin. A floodplain resiliency plan would have a goal to reduce property in the 100-year floodplain in subdivisions like Rebel Meadows, Fieldstone Farms, Monticello, Cottonwood, River Landing and others that were designed under prior rules and conditions. A floodplain resiliency plan needs to include climate change predictions to prevent future flooding, address current flooding caused by man-made conditions (such as roads, bridges, culverts and older development requirements), and protect the natural river floodplain by limiting cut and fill. Designing resilient communities is planning for the future and is a major lesson from the May 2010 flood especially as this region continues to grow.

Sincerely,



Dorie Bolze
CEO
Harpeth Conservancy

Cc: Franklin Board of Mayor and Aldermen
Eric Stuckey
Vernon Gerth
Planning Department staff
Engineering Department staff

⁵ "Giddy up: Equine industry has major economic impact on Williamson County," Williamson Herald, May 19, 2010.

⁶ [The economic value of open space in the Cumberland Region](#), Dr. Sims, May 2018. Funded by Cumberland Region Tomorrow.

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 1:51 PM
To: Andrew Orr
Cc: Eric Conner
Subject: FW: Item 4 for 8/27 Planning Commission Meeting - Brownland Farm
Attachments: petition_comments_jobs_24142196_20200826034144.pdf; petition_signatures_jobs_24142196_20200826034045.pdf; Katherine Jenks petition - Aug 24 2020 - 4-46 PM.pdf; Flood 2010 029(1) (1).mp4

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Kathryn Webber <kathrynwebber@bellsouth.net>
Sent: Tuesday, August 25, 2020 11:27 PM
To: Planning Intake <planningintake@franklintn.gov>; Michael Orr <michael.orr@franklintn.gov>; Scott Harrison <scott.harrison@franklintn.gov>; michael.hathaway@comcast.net; roger.lindsey@nashville.gov; rdilindsey@comcast.net; amclemore51@yahoo.com; Alma McLemore <alma.mclemore@franklintn.gov>; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Szilagyi <jennifer.szilagyi@franklintn.gov>
Cc: Bev Burger <bev@aldermanburger.com>; Ken Moore <ken.moore@franklintn.gov>; Scott Speedy <scott.speedy@franklintn.gov>; Brandy Blanton <brandy.blanton@franklintn.gov>; Clyde Barnhill <clyde.barnhill@franklintn.gov>; Ann Petersen <annpetersen@comcast.net>; Dana McClendon <danamclendon@mac.com>; Pearl Bransford <bransfordpearl@aol.com>; Margaret Martin <margaret.martin@franklintn.gov>
Subject: Item 4 for 8/27 Planning Commission Meeting - Brownland Farm

ATTENTION COF staff: *This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.*

Dear Planning Commissioners and Staff,

The Keep Williamson County Livable Team was asked by the neighboring community of Brownland Farm to create a petition for citizens opposed to the rezoning of Brownland Farm. On their behalf, I am attaching for your review the 1340 signatures and comments obtained in just one weeks time. This petition will remain open and will continue receiving signatures. We note that since it is a free web based petition, some out of Tennessee have signed in support, but we also found out that

some of these people are those who have been involved in the equestrian competitions and shows at Brownland and feel they have a vested interest and concern. Some have actually financially invested into Williamson County.

To view Petition:

www.change.org/p/oppose-high-density-and-mixed-use-development-on-brownland-farm



In The Franklin City survey and those conducted by our County Government and Franklin Tomorrow's Table Talks, citizens are opposed to the continued push to develop every square inch of open space in the City of Franklin or to have mini cities pop up in a field where the character of the area becomes totally destroyed. The infrastructure does not support the masses that are here now and there is not enough money or revenue source to provide what is necessary.

The Brownland Farm has many environmental constraints for development and the citizens do not want to see the Harpeth River, floodway, or floodplain altered in any way. They know to do so only will create problems for those currently living in neighborhoods along the river and for those who may choose to live on this developed land. When the river floods, it travels over Hillsboro Road and traffic is a major concern for them. They are concerned about emergency first responders' ability to assist in the event of a major disaster. To quote one comment from the petition:

"My house exploded on Burlington pass due to the Harpeth river flooding in May 2010. No family should have to go through what we did. No family should have to live with without baby photos, videos and precious momentos. Please vote against this plan to expand".

Attached is also a video of the flood that the citizens wanted you to view showing the force of water crossing Hillsboro Rd by Christ Community and Brownland Farm.

Just like a developer can submit a proposal to the Planning Commission for a revision to Envision Franklin, citizens want to do this as well. The current design concept in Envision Franklin for Brownland Farm and the entire Northwest rural area of Franklin is Conservation subdivision. There are concerns that citizens and Aldermen have recently raised that the Conservation Subdivision concept will **NOT** enable the city to meet one of its key guiding principles of historic preservation in Envision Franklin. The last large rural area is crucial to the city and the regions' rural, agricultural and historic character. It includes the deep history of the equestrian industry that is a core character to

Franklin's history. Citizens would like to work with the city to review and update a special plan for this area to explore how to support the city's rural heritage and equestrian industry.

As stated from the cover of our petition, please **consider** the importance to the local economy from the equestrian industry, where TN ranks 4th in the nation in equine population that generates \$30 million annually just in Williamson County. Brownland Farm alone generates \$22.8 million for local businesses annually.

For the health, welfare and safety of our community, please do not approve the rezoning of Brownland Farm.

Regards,

Keep Williamson County Livable

Keep Williamson County Livable

Recipient: City of Franklin Elected and Appointed Officials

Letter: Greetings,

Please Vote NO on Brownland Farm Rezoning

Comments

Name	Location	Date	Comment
Kathy Webber	Franklin, TN	2020-08-17	"Altering 54 acres of floodplain to build a dense community will endanger all living in the area."
Kathy Webber	Franklin, TN	2020-08-17	"189 acres with 158 acres of flood plain proposing to reduce flood plain to 104 acres. Leaving 83 acres to build 750 homes and commercial buildings!!! This is unsafe especially in the event of a disaster. Too many people in a small area pinned in by the river that floods. This property should remain as zoned in hopes that someone else will buy to protect the equestrian needs in the area."
Kathy Webber	Franklin, TN	2020-08-17	"189 acres with 158 acres of flood plain proposing to reduce flood plain to 104 acres. Leaving 83 acres to build 750 homes and commercial buildings!!! This is unsafe especially in the event of a disaster. Too many people in a small area pinned in by the river that floods. This property should remain as zoned in hopes that someone else will buy to protect the equestrian needs in the area."
Kathy Webber	Franklin, TN	2020-08-17	"189 acres with 158 acres of flood plain proposing to reduce flood plain to 104 acres. Leaving 83 acres to build 750 homes and commercial buildings!!! This is unsafe especially in the event of a disaster. Too many people in a small area pinned in by the river that floods. This property should remain as zoned in hopes that someone else will buy to protect the equestrian needs in the area."
Caroline Bradshaw	Nashville, TN	2020-08-18	"Horses not houses"
Andreana Flenner	Wilmington, NC	2020-08-18	"This is a vital part of local lore and economics"
Jocelyn Stephens	Franklin, TN	2020-08-18	"I'm a local equestrian. I have watch one beautiful horse farm after another chopped up into mega builds. While the area is growing, more needs to be done to develop with intention and care for those very features that attracted people here in the first place. Why can't it be made easier to increase density in existing neighborhoods? There are so many, after all."
Cheryl Nesbit	Franklin, TN	2020-08-18	"Leave some land for beauty and other uses than making a developer wealthy. Why are people wanting to live here? Because in Franklin you can breathe and it is beautiful. Keep it that way!"
Anne Goetze	Franklin, TN	2020-08-18	"A Land Use Plan has saved many a city, which is what Franklin has become. Ours must be implemented and not ignored or we will all suffer the consequences."
Denise Hopkins	columbia, TN	2020-08-18	"Franklin is already a huge congested mess. 750 new homes, this close, is just ridiculous. Money and Greed have already mis-shaped the beautiful small town of Franklin. no!!!"
Pamela Woods-Lunny	Sonoma, CA	2020-08-18	"I live in Franklin and don't want to see this horse property destroyed and/or high density building in this area."

Name	Location	Date	Comment
Becky Wenzel	Brentwood, TN	2020-08-18	"Too many high density neighborhoods are ruining Franklin. We need responsible growth!"
Dan Miller	Nine Mile Falls, WA	2020-08-18	"This is a common problem across America and frankly it needs to stop."
Linda McGill	Franklin, TN	2020-08-18	"I moved here for the supposed promise of protected green spaces, protected hilltops, historic preservation values, and gorgeous horse country. The planning commission is ignoring all these former Franklin values."
nancy oleary	Franklin, TN	2020-08-18	"My house exploded on Burlington pass due to the Harpeth river flooding in May 2010. No family should have to go through what we did. No family should have to live with without baby photos, videos and precious momento's. Please vote against this plan to expand."
Brenda Kessell	Franklin, TN	2020-08-18	"Development of this property is not in the long term best interests of Williamson County. It is a short term money grab."
Barbara Knieriem	La Vergne, TN	2020-08-18	"Barbara Knieriem Franklin TN"
Amanda Merriman	Franklin, TN	2020-08-18	"I have great concern about altering the flood plan along the Harpeth River. These issues must be fully addressed before any development is allowed to proceed."
Rosa Jean Thompson	Culleoka, TN	2020-08-18	"I'm a local equestrian and have shown at Brownland and/or visited there several times. I say NO, a resounding NO to the 84 acre development. It will ruin everything. Is nothing sacred anymore except money?"
Patricia Reddick	Franklin, TN	2020-08-18	"Patricia Reddick"
Melanie Iemon	Franklin, TN	2020-08-18	"Melanie Iemon"
Debbie Priester	Franklin, TN	2020-08-18	"I am signing because I value the beautiful farm land and pastures in Williamson county. I am concerned about the impact of high density development in the quality of life for people already calling Williamson County home. The traffic will only get worse and the schools will be overwhelmed. Current tax payers will pick up the cost of this. Biggest concern is flooding of areas downstream of projected development on their property."
michael williams	Franklin, TN	2020-08-18	"Hate to see such a nice horse facility go and 700 houses go on it. Plus all the traffic this will put in that area. They also want to reroute the flood plan area. Vote NO on this zoning. We do not need all this development in Franklin and Williamson Country."
Amy Biagini	Nashville, US	2020-08-18	"'Franklin, my dear, I don't give a damn' is what we keep hearing. Tired of it."
Kyzlic Lyman	Franklin, TN	2020-08-18	"The heritage and history of brownland needs to be preserved! Countless parts of Franklin are being destroyed or run out for nothing more that tourist attractions! Brownland is an important place for many of us born and raised in this town! It is ridiculous

Name	Location	Date	Comment
			and unfathomable to get rid of such a important place within our community!"
David Henderson	Franklin, TN	2020-08-18	"Floodplain!"
jones jones	Brentwood, US	2020-08-18	"I love horses and would love to see this land preserved"
Judy Flatt	Brentwood, TN	2020-08-18	"We absolutely LOVE the picturesque beauty of Williamson County - so many beautiful farms and green spaces. There are some things that money can't buy - please do not destroy the natural beauty of this county buy bulldozing and paving over our pastures, fields and forests!!!"
Dewayne Brown	Franklin, TN	2020-08-18	"- move back to wherever you came from !! Franklin is FULL"
Lee Williams	Franklin, US	2020-08-19	"I am signing as I do not think this is the appropriate development for this property. Ideally it would stay an equine event facility or boarding training farm but barring that high density is not the way to go in this location. Monticello across the road has larger lot sizes, the homes behind there on Deerfield lane and Deerfield Court have acreage around them. On that side of Mack Hatcher the Rec Center has open space, BGA has it also. The Methodist church has many acres although they may at sometime decide to sell but right now lower density is what fits the area. Lets keep higher density development in Cool Springs and the I-65 corridor. I am also concerned about the flood potential. The engineer for the developer says he can move around dirt and mitigate the risk of flooding."
Winifred Kraft	Franklin, TN	2020-08-19	"No building should ever be permitted on flood plain."
Leslie Edwards	Brentwood, TN	2020-08-19	"I do not want to see more horse farms destroyed in the area. Love the land and want it preserved. No more homes"
Jennifer Reimold	Orange Park, FL	2020-08-19	"As the mother of seven children, including four little girls that ride, we moved into an existing home in Franklin due to its farms and charming community appeal. We evacuated here from Florida during Hurricane Irma and fell in love with the town. One of the major reasons we left Florida was due to over development and houses being built on top of one another destroying the local infrastructure. As the daughter of a land developer, I understand the need for growth however it should not come at the cost of historic green spaces and farms that are a symbol of this community."
Taylor Topping	Franklin, TN	2020-08-19	"Brownland Farm and the horse shows hosted there provide timeless memories for people of all ages. It is a part of the history of Franklin and deserves a chance to remain active in peoples lives - not be destroyed by developers looking to make a quick dollar. I grew up riding at Brownland and it will forever hold a special place in my heart and so deserves a chance to provide theses memories for generations to come."
Martha Smith	Franklin, TN	2020-08-19	"I am signing this petition because I feel that the proposed plan will create an overload of traffic in this area. This land is beautiful and the current plan should be scrapped and conservation of this land should be reinstated."

Name	Location	Date	Comment
Andrea Creek	Franklin, TN	2020-08-19	"Envision Franklin plan was created for a reason, and it needs to be upheld. Overriding it for this development will open the way for other requests like this one to be approved in the future. A less dense development makes much more sense here. Also, I can't understand how this won't impact flooding in surrounding areas or that it won't be a significant traffic issue—it's already very congested in this area at busy times of the day. (I have seen/read the developer's plan.)"
Bettina Carpenter	Franklin, TN	2020-08-19	"Bettina Carpenter"
Margaret Christian	Nashville, TN	2020-08-19	"Because this is wrong. We need this historic land."
Dena DiVito	Franklin, TN	2020-08-19	"Enough is enough! The powers that be are ruining what made Franklin so special!!!"
Katie Decker	Franklin, TN	2020-08-19	"I don't want the flood plain for my neighborhood to be disturbed!"
Sarah Blair	Nolensville, TN	2020-08-19	"We must maintain some green space and farms that protect the beauty, history, and character of this county!"
Ellie Chason	Franklin, TN	2020-08-20	"I've lived in area for 20 years. Brownland should remain an equestrian event center or become park/green space similar to Harlindale Farms. We do not need another heavily developed subdivision this close to Fieldstone Farms and Westhaven."
Jennifer Bangham	Georgetown, TN	2020-08-20	"I live here and I don't want our property values to decrease."
Cheryl Crockett	Franklin, TN	2020-08-20	"I am a resident that could be affected by the change in the floodplain. Also I moved to Franklin 30 years ago because of the beauty of the surrounding area. It is no longer as beautiful. I will be looking to move in the next few years. Very sad."
Michelle Gonzales	Brentwood, TN	2020-08-20	"Williamson County is overgrown for it's infrastructure now. Stop adding new developments until there is work done NOW.....not in 10 years!"
Karen Logan	Franklin, TN	2020-08-20	"We don't have natural lakes, ocean or mountains in Middle TN. All we have are the rolling hills, and wide open spaces. Farms with horses, bison & llamas. If we over develop this area what are we left with? In the words of Joni Mitchell, "Oh it always seems to go, that we don't know what we got till it's gone. Pave paradise, & put in a parking lot.""
Elizabeth Havert	Murfreesboro, TN	2020-08-20	"The equine community has too many shrinking options in middle Tennessee....this place is important!"
Carolyn Richardson	Brentwood, TN	2020-08-20	"The facilities that honor our traditions in Williamson County are disappearing. If places where high level horse shows are taken away, then the farms and riding stables will be close behind them, changing forever the essence of our way of life."
Abigail Griffith	Franklin, TN	2020-08-21	"High density should not consume what's left of this precious area of the county. More homes means more roads and less countryside"

Name	Location	Date	Comment
Richard Hitt	Franklin, TN	2020-08-21	"Franklin's infrastructure doesn't support even the current population. Such high-density structures so near an already over-used intersection will only make matters worse."
Emily Nevils	Nashville, TN	2020-08-21	"It's the right thing to do"
Marianne England	Murfreesboro, TN	2020-08-22	"Brownland Farm is an epically beautiful space that allows the Harpeth River it's space for nature and also an staple of the Middle TN equine culture."
Diane Hash	Santa Fe, TN	2020-08-22	"This kind of density sets a bad precedent. 750 homes on 84 acres?!? Do the math. Unless you add high rise developments and that would be disastrous."
Laura Ippuner	Columbia, TN	2020-08-22	"Keep Harpeth Park zoned Agricultural. Let's not lose our beautiful surroundings to greedy developers."
Theresa Laflamme	Springfield, TN	2020-08-22	"This land needs to stay agricultural."
Cindy Love	Brentwood, TN	2020-08-22	"As a local Equestrian farm owner, we moved here because of the beautiful farm land, open spaces. We were told the communities, Franklin, College Grove, etc... would protect and keep green spaces. Very disappointed and sad."
April Marbury	Brentwood, TN	2020-08-22	"The pull to Williamson County includes many facets...good schools, good jobs, great community feel...BUT, the beauty of the rolling green hills, big farms, green space is what makes the county unique and attractive. It provides the complete "package" to why Williamson County is special."
Ame Van Iden	Sherman Oaks, CA	2020-08-22	"We need to protect the natural beauty of this area -it's why many people move and visit here."
Lee Williams	Franklin, US	2020-08-22	"I am signing for several reasons. The density is too high for this piece of property. The high density developments need to be in Cool Springs and along the I-65 corridor. If someone could reasonably buy this property and keep it a equestrian facility it would continue to support the vital equine community of Franklin & Williamson County. The proposed changes to the flood plain are concerning. The proposed development would have many acres of green space that would supposedly be open to the citizens of Franklin but I have not gotten an answer from Franklin Parks as to whether they would maintain it or the developments HOA fees would. If the HOA fees would go towards the maintenance then I don't see how it would be open to the citizens at large."
Marisa Fernandez	Franklin, TN	2020-08-23	"I'm an equestrian and have attended shows at Brownland many times, and volunteered at events including Saddle Up's fundraiser. It is so disappointing to learn that this gem of a show ground might be replaced with 1000 homes. This uncontrolled development must be reined in before every hillside, open space and farm in Franklin is paved over. Horses and other livestock require acreage and green space. Those organic veggies/fruits sold at the Farmer's Market don't grow in concrete. Our elected officials must be urged to stop ruining the quality of life in Franklin!"

Name	Location	Date	Comment
Margie Thessin	Franklin, TN	2020-08-23	"WHY do we continually make zoning plans and then allow variances? Make a plan and stick to it. It is also not necessary to develop every square inch of Franklin, especially land in flood plain. Enough!"
Katelyn Harris-Schuman	Madison, TN	2020-08-23	"There are too few open spaces left and I am an active member of the equestrian community."
Karen Boates	Gurley, AL	2020-08-23	"We all need to have some open space."
Joanne lowery	Fayetteville, TN	2020-08-23	"There are precious few properties like this one left and it would be a shame to see the history and memories of so many equestrian's wiped from the face of the earth."
Shevawn Stewart	Franklin, TN	2020-08-23	"We came up with a zoning plan to protect our rural landscape. Why are we trying to change that?? We need to keep this area the beautiful place we know and love!"
H Chris	Japan	2020-08-24	"I think that this is a disgrace. Development is permanent. I am investing most of my money into Williamson County into preserving land, but I cannot fight the dirty developers who flout the rules by changing them to their advantage."
Pat Garmezy	Nashville, TN	2020-08-24	"Franklin needs to keep its green space; wall to wall home will ruin the charm of Franklin and what makes Franklin special"
Joy Brandon	Franklin, TN	2020-08-24	"Gentry Farm is a Franklin ICON and must be preserved!!# Ask anyone who grew up here where to get a pumpkin in Fall! ##💎💎"
Cheryl Tallyn	Franklin, TN	2020-08-24	"We need to preserve our historic, rural landscape"
Donna Montague	Franklin, US	2020-08-24	"Developers only think of MONEY"
Haylee Hall	Nashville, TN	2020-08-24	"This shouldn't pass as homes will be in an area that WILL flood."
June arnold	fairview, TN	2020-08-24	"I want To!"
teri copeland-wilson	Franklin, US	2020-08-24	"I am signing this because I highly oppose rerouting or restructuring the Historic River to make way for 800 more homes in this area and doing it for the sake of having to build on land that I have seen flooded. No one knows what this will do for the hundreds of homes that are downstream from there. I oppose this because I live here and plan to live here until my life is over. Please don't allow this aggregious plan to happen and ruin the beauty of this side of Franklin and cause traffic headaches we already have worse."
Beth Stark	Franklin, TN	2020-08-24	"too much development already in this area. leave the green spaces alone."
Nancy Lemon	Franklin, TN	2020-08-24	"We need to preserve the floodplain and the last rural area of our county!!!"
Cindy Whitt	Franklin, TN	2020-08-24	"I want to protect the Harpeth River!"

Name	Location	Date	Comment
Susan Bess	Brentwood, TN	2020-08-25	"I would like future generations see the beautiful Green land in our county!"
Lisa Dammert	Franklin, TN	2020-08-25	"Once gone, nature cannot be replaced."
Holly Rehrig	Franklin, TN	2020-08-25	"I oppose this change."
Terri Cook	Columbia, TN	2020-08-25	"Terri Cook Clay"
Ranita Standridge	Gosnell, AR	2020-08-25	"This one single comment should say enough: To consider the importance to the local economy from the equestrian industry, where TN ranks 4th in the nation in equine population that generates \$30 million annually just in Williamson County. Brownland Farm alone generates \$22.8 million for local businesses annually."
Meridith Starling	Nashville, TN	2020-08-25	"enough is enough in Franklin. The Harpeth River floods, more homes/more concrete = less water run=off areas. Not to mention over crowding."
Dawn Reynolds	Franklin, TN	2020-08-25	"I'm sick of Franklin being destroyed. Even more, knowing the the leaders truly care nothing for Franklin or the folks who have resided here the longest. The selfishness of this has brought a cloud over Franklin. No one gets pulled over for running red lights or tail gating, our insurance has sky rocketed. This is the new culture. This new normal was forced on us. Quit passive aggressively kicking out the locals. Now they are are going to flood out what locals we have left. Those in charge of destroying everything here, and not listening to the people who matter most, will meet their maker one day."
Molly Zirkle	Franklin, TN	2020-08-25	"I want to keep more green space in Franklin. This area is near my hone, and I don't want more congestion in the area."
Tom Adkinson	Nashville, TN	2020-08-25	"We must learn from lessons from the river. Building in the area proposed is simply imprudent."
Alyce Tucker	Franklin, TN	2020-08-25	"Alyce Tucker"
Lizzie Ferrell	Collierville, TN	2020-08-25	"This farm is too good to lose. Great purpose and great energy and we can't lose it!"
Sarah Zuckerman	Germantown, TN	2020-08-25	"I have fond memories of years of shows at Brownland and can't imagine not returning for years to come."
Rachel M	Spring Hill, TN	2020-08-25	"Overdevelopment is going to the ruin the beauty of Franklin, and this high use development will further burden our already struggling infrastructure."
Cheri Thomas	Lynnville, TN	2020-08-25	"The land was appropriately zoned and should remain so."
Josephine Leece	Saint Petersburg, FL	2020-08-25	"My family and I visit the area often and always am impressed my the open fields/grounds. The beautiful environment that makes up Franklin,TN.It is so important to take care of the land as stated in the 2017 plans For Franklin. Take the time to think of the future . The path, once opened up to such Reckless development , will

Name	Location	Date	Comment
			forever in danger those in flood zones, impact infrastructure and social needs of the area. Do not let this happen to the West Harpeth region. Think carefully, over population cannot be turned a round. We are , and have lived through this growth nightmare in Florida area!"

Keep Williamson County Livable

Recipient: City of Franklin Elected and Appointed Officials

Letter: Greetings,

Please Vote NO on Brownland Farm Rezoning

Signatures

Name	Location	Date
Kathy Webber	Brentwood, TN	2020-08-17
Elena Carmichael	Franklin, TN	2020-08-17
ron webber	Franklin, TN	2020-08-17
Daniela Duran	Florida	2020-08-17
Andres Langlois	San Francisco, CA	2020-08-17
Surya K	New York, NY	2020-08-17
Caroline Bradshaw	Nashville, TN	2020-08-18
Bella Reed	Madison, AL	2020-08-18
Judith Fontanetta	Murfreesboro, TN	2020-08-18
Kathryn Davis	Auburn, AL	2020-08-18
Erin Gaskill	Lebanon, TN	2020-08-18
Heidi Olson	Murfreesboro, TN	2020-08-18
Ava Gingerich	Hendersonville, TN	2020-08-18
Nora Goldfarb	Franklin, TN	2020-08-18
Catherine McNamara	Brentwood, TN	2020-08-18
Victoria Stafford	Thompsons Station, TN	2020-08-18
Ashley DiStefano	Hendersonville, TN	2020-08-18
Diana Schneider	Franklin, TN	2020-08-18
Lauren Yates	Franklin, TN	2020-08-18
Lauren Nethery	Midway, KY	2020-08-18

Name	Location	Date
Jennifer Pirkle	Mount Juliet, TN	2020-08-18
Jennifer Demes	US	2020-08-18
Belle Berg	Spring Hill, TN	2020-08-18
Georgette Held	Dickson, TN	2020-08-18
Savannah Kennedy	Ardmore, AL	2020-08-18
Brad Dickens	Franklin, TN	2020-08-18
Jenn June	US	2020-08-18
Rachael Lipsey	Nashville, TN	2020-08-18
Andreana Flenner	Wilmington, NC	2020-08-18
kendall darks	Hendersonville, TN	2020-08-18
Meredith Johnson	Dickson, US	2020-08-18
Kiahna Bolton	Gallatin, TN	2020-08-18
Jocelyn Stephens	Franklin, TN	2020-08-18
Elizabeth Zuelke	Nashville, TN	2020-08-18
Melissa Thomson	Franklin, TN	2020-08-18
Ariel Hammers	Rockvale, TN	2020-08-18
sophie young	Murfreesboro, TN	2020-08-18
Brieanne Butler	Franklin, TN	2020-08-18
Lee Thornton	Franklin, TN	2020-08-18
Michaela Watts	Buford, TN	2020-08-18
Bob Bowles	Franklin, TN	2020-08-18
Rachel Whitfield	Nashville, TN	2020-08-18

Name	Location	Date
Christy Elrod-Church	Franklin, TN	2020-08-18
Alex Green	Loudon, TN	2020-08-18
Brian Johnson	Beechgrove, US	2020-08-18
Patti Salmon	Shelbyville, TN	2020-08-18
Kyle Berg	Spring Hill, TN	2020-08-18
Cassi Poorman	Franklin, TN	2020-08-18
Cheryl Nesbit	Franklin, TN	2020-08-18
Laura Smith	Franklin, TN	2020-08-18
chad story	franklin, TN	2020-08-18
Ivan Bell	Brentwood, TN	2020-08-18
Alexandria Adair	Franklin, TN	2020-08-18
Lauren Johnson	Franklin, TN	2020-08-18
Robert Poorman	Franklin, TN	2020-08-18
Ira Weiss	Franklin, TN	2020-08-18
Tiffani Gray	Franklin, TN	2020-08-18
Allison Sturtevant	Franklin, TN	2020-08-18
Frank Jones	Brentwood, TN	2020-08-18
Linda Troutman	Franklin, TN	2020-08-18
Chris Andrews	Franklin, TN	2020-08-18
Holly Winn	Franklin, TN	2020-08-18
Anne Goetze	Franklin, TN	2020-08-18
James Peterson	Franklin, TN	2020-08-18

Name	Location	Date
Ashley Wethington	Franklin, TN	2020-08-18
Denise Hopkins	columbia, TN	2020-08-18
Jon Miller	Franklin, TN	2020-08-18
Daniella Koduah	Union, US	2020-08-18
Katie Mendes	Nashville, TN	2020-08-18
Jessica Jenkins	Eagleville, TN	2020-08-18
Laurie Brooks	Franklin, TN	2020-08-18
Heather Johnson	Murfreesboro, TN	2020-08-18
Robert Peterman	Nashville, TN	2020-08-18
Cate Thomas	Nashville, TN	2020-08-18
James Head	Franklin, TN	2020-08-18
angelina imeri	Saint Charles, US	2020-08-18
Angel Vargas	White Springs, US	2020-08-18
Jeremy Smith	Franklin, TN	2020-08-18
Mariah McEvoy	Franklin, TN	2020-08-18
Lauren Barbic	Franklin, TN	2020-08-18
eva hill	Franklin, TN	2020-08-18
Abby Peterson	Franklin, TN	2020-08-18
Carrie Heldman	Franklin, TN	2020-08-18
Courtney Ashburn	Franklin, TN	2020-08-18
Marion Seaton	Franklin, TN	2020-08-18
Noelle Matthys	Lewisburg, TN	2020-08-18

Name	Location	Date
Hannah Tiblier	Franklin, TN	2020-08-18
Bethany Miller	Franklin, TN	2020-08-18
Larry Kaplan	Franklin, TN	2020-08-18
Paul Christoph	Franklin, TN	2020-08-18
James Gatzka	Franklin, TN	2020-08-18
Pamela Woods-Lunny	Sonoma, CA	2020-08-18
Marilyn Millhollin	Franklin, TN	2020-08-18
Michelle Neece	Nashville, TN	2020-08-18
Patricia Ricketts	Nashville, TN	2020-08-18
Suzy St. clair	Brentwood, TN	2020-08-18
Gabriel Katona	Franklin, TN	2020-08-18
Holly Evans	Madison, AL	2020-08-18
Amy Weitlauf	Franklin, TN	2020-08-18
Jennifer Martínez	Hutto, US	2020-08-18
Jordan Knight	Nashville, TN	2020-08-18
Blake Smith	Franklin, TN	2020-08-18
Linda Fulcher	Franklin, TN	2020-08-18
Matthew Wall	Franklin, TN	2020-08-18
Breckyn Bauer	Emporia, US	2020-08-18
Dewayne Brown	Franklin, TN	2020-08-18
Randall Trigg	Franklin, TN	2020-08-18
Colleen Steele	Brentwood, TN	2020-08-18

Name	Location	Date
Leslie Ponder	Franklin, TN	2020-08-18
Sharon Howard	Franklin, TN	2020-08-18
Beverly Evans	Franklin, TN	2020-08-18
Abigail Drahman	Auburn, AL	2020-08-18
Kathy Vehring	Nashville, TN	2020-08-18
Thomas Jantz	Brentwood, TN	2020-08-18
Allison Miner	Brentwood, US	2020-08-18
Lynne Hedden	Franklin, TN	2020-08-18
Dallis Polk	Brentwood, TN	2020-08-18
Becky Wenzel	Brentwood, TN	2020-08-18
Linda Homan	Franklin, TN	2020-08-18
Diana Brenes	El Salvador	2020-08-18
Katie Dickerson	Lexington, KY	2020-08-18
Alexa Gordon	Metropolis, IL	2020-08-18
Kaci Gooch	Franklin, TN	2020-08-18
Margaret Weatherford	Franklin, TN	2020-08-18
Shirley Malchow	Franklin, TN	2020-08-18
Lillian Stewart	Atlanta, GA	2020-08-18
Chris Konecny	Franklin, TN	2020-08-18
Joy Inman	Franklin, TN	2020-08-18
Jinan Mula Hmadi	Franklin, TN	2020-08-18
Dan Miller	Nine Mile Falls, WA	2020-08-18

Name	Location	Date
Marie Lemmons	Franklin, TN	2020-08-18
Linda McGill	Franklin, TN	2020-08-18
grace allison	Brentwood, TN	2020-08-18
Lee Anne Williams	Franklin, TN	2020-08-18
Shelby Evans	Murfreesboro, TN	2020-08-18
Bernadette McFarland	US	2020-08-18
Karen Smith	Brookeland, TX	2020-08-18
kelly Rinehart	Columbia, TN	2020-08-18
Sandra Walker	Franklin, TN	2020-08-18
Hannah Lopez	Franklin, TN	2020-08-18
Rebecca Murphy	Franklin, TN	2020-08-18
Geraldine Cook	Brentwood, TN	2020-08-18
Kerri Romagna	Franklin, US	2020-08-18
Margaret Healy	Franklin, TN	2020-08-18
Patrick Tate	Franklin, TN	2020-08-18
Crystal Estes	Franklin, TN	2020-08-18
Pamela Perkins	Nashville, TN	2020-08-18
Elizabeth Holtz	Hendersonville, TN	2020-08-18
Carolyn Niles	Franklin, TN	2020-08-18
Sarah Hill	Franklin, TN	2020-08-18
Donna sava	Franklin, TN	2020-08-18
Regina Evans	Franklin, TN	2020-08-18

Name	Location	Date
Chris Lewis	Franklin, TN	2020-08-18
nancy oleary	Franklin, TN	2020-08-18
Jane Duncan	Franklin, TN	2020-08-18
Brenda Kessell	Franklin, TN	2020-08-18
Alison Carpenter	Franklin, TN	2020-08-18
Barbara Knieriem	La Vergne, TN	2020-08-18
James Britz	Franklin, TN	2020-08-18
Suzanne Cox	Franklin, TN	2020-08-18
Candi Baker	Nashville, TN	2020-08-18
Barbra Bedwell	Franklin, TN	2020-08-18
Amanda Merriman	Franklin, TN	2020-08-18
Marnie Sherman	Franklin, TN	2020-08-18
Shelby Taylor	Nashville, TN	2020-08-18
Christine Kong	Franklin, TN	2020-08-18
Caroline Lee	Brentwood, TN	2020-08-18
Naomi jakes	Franklin, TN	2020-08-18
Sara Gatchell	Maine	2020-08-18
Kristen Steop	Franklin, TN	2020-08-18
Nicole Mac Girr	Canton, GA	2020-08-18
Kitty Holbrook	Franklin, TN	2020-08-18
Harper Lundy	Mount Pleasant, SC	2020-08-18
RYAN BREBNER	Franklin, TN	2020-08-18

Name	Location	Date
Jane Hay	Franklin, TN	2020-08-18
Liz Janicak	Franklin, TN	2020-08-18
Rosa Jean Thompson	Culleoka, TN	2020-08-18
Christy White	Nashville, TN	2020-08-18
Arlene Bruning	Brentwood, TN	2020-08-18
Julia Diederich	Franklin, TN	2020-08-18
Stephanie Castrillo	Franklin, TN	2020-08-18
Kim Gibbons	Franklin, TN	2020-08-18
David Tomlin	Franklin, TN	2020-08-18
Michael Ray Williams	Franklin, TN	2020-08-18
Ana Bougrat	Franklin, TN	2020-08-18
William Garner	Franklin, TN	2020-08-18
Becky Barkley	Franklin, TN	2020-08-18
Karissa Sanabria	Franklin, TN	2020-08-18
Hollie Rollons	Franklin, TN	2020-08-18
Chris Chaney	Franklin, TN	2020-08-18
Debbie Simms	Franklin, TN	2020-08-18
Jamie Freiberg	Brentwood, TN	2020-08-18
Aimee Lawson	Franklin, TN	2020-08-18
tanya click	Franklin, TN	2020-08-18
Debianne Peterman	Franklin, TN	2020-08-18
Patricia Reddick	Franklin, TN	2020-08-18

Name	Location	Date
Caitie Beasley	Lancaster, SC	2020-08-18
Katherine Fish	Franklin, TN	2020-08-18
Marshall Bryan	Franklin, TN	2020-08-18
Mary Sanders	Louisville, KY	2020-08-18
Natalie Hanlon	Brentwood, TN	2020-08-18
Olivia Gould	Simpsonville, SC	2020-08-18
Olivia Dodd	Smiths Station, AL	2020-08-18
Rick Simms	Franklin, TN	2020-08-18
Pam Reed	Franklin, TN	2020-08-18
Thomas Osborn	Franklin, TN	2020-08-18
Anne Buckley	Franklin, TN	2020-08-18
Lesa Pearce	Franklin, TN	2020-08-18
Melanie Gentr	Franklin, TN	2020-08-18
Joy Dunavant	Nashville, TN	2020-08-18
Melanie lemon	Franklin, TN	2020-08-18
Victoria Vermilye	Franklin, TN	2020-08-18
Christina martin	Franklin, TN	2020-08-18
David Mahand	Franklin, TN	2020-08-18
SB Walters	Franklin, TN	2020-08-18
Debbie Priester	Franklin, TN	2020-08-18
Tamara Kirkendall	Franklin, TN	2020-08-18
Lisa Gorman	Franklin, TN	2020-08-18

Name	Location	Date
Janeane Decker	Franklin, TN	2020-08-18
Jennifer Kirkpatrick	Franklin, TN	2020-08-18
William Webb	Knoxville, TN	2020-08-18
Lillian Watkins	Vero Beach, FL	2020-08-18
Heather Phillips	Franklin, TN	2020-08-18
Lydia Spears	Hohenwald, TN	2020-08-18
Bob Vermilye	Franklin, TN	2020-08-18
Rochelle Berg Berg	Franklin, TN	2020-08-18
beverly Wilson	Franklin, TN	2020-08-18
Kimberly Jones-Osborn	Franklin, TN	2020-08-18
Jeannie Williams	Brentwood, TN	2020-08-18
Michael Cathey	Spring Hill, TN	2020-08-18
Molly Robinson	Franklin, TN	2020-08-18
Katie Stuart	Franklin, TN	2020-08-18
Francine Pivacco-Nunez	Franklin, TN	2020-08-18
Patience McCauley	Franklin, TN	2020-08-18
Patrice McGuinness	Brentwood, TN	2020-08-18
Shannon Kozimor	College Grove, TN	2020-08-18
Morgan Bradbury	Franklin, TN	2020-08-18
Kerri Metoyer	Franklin, TN	2020-08-18
Susan Brown	Franklin, TN	2020-08-18
Annie Brackman	Franklin, TN	2020-08-18

Name	Location	Date
Amy Biagini	Nashville, US	2020-08-18
Ninette Menna	Nashville, TN	2020-08-18
Megan Gentry	Franklin, TN	2020-08-18
Michelle Zimmer	Franklin, TN	2020-08-18
James Deck	Franklin, TN	2020-08-18
Kyzlic Lyman	Franklin, TN	2020-08-18
Johanna Byrd Davis	Nashville, TN	2020-08-18
Heather Argo	Franklin, TN	2020-08-18
Laura Sparer	Franklin, TN	2020-08-18
Jarrold McCauley	Franklin, TN	2020-08-18
Brent Moseng	Franklin, TN	2020-08-18
Landon Riffe	Richlands, US	2020-08-18
Janet Curtis	Franklin, TN	2020-08-18
Eliza Price	Winooski, US	2020-08-18
Brad Johnson	Franklin, TN	2020-08-18
Margaret Smith	Franklin, TN	2020-08-18
JaMallia Burks	Clovis, US	2020-08-18
Alex Vorhaus	Brentwood, TN	2020-08-18
Jill Dufresne	Franklin, TN	2020-08-18
Taylor Stengel	Chicago, US	2020-08-18
Lauren Bower	Franklin, TN	2020-08-18
Anita Weimar	Franklin, TN	2020-08-18

Name	Location	Date
Theress Stephenson	FRANKLIN, TN	2020-08-18
Betsy Hester	Franklin, TN	2020-08-18
Barbara Hendrix	Franklin, TN	2020-08-18
Chris Downs	College Grove, TN	2020-08-18
Trudy Kerlin	Franklin, TN	2020-08-18
Landon Poorman	Franklin, TN	2020-08-18
Alicia Gordon	Franklin, TN	2020-08-18
laura fry	Franklin, TN	2020-08-18
Misty Watkins	Cassville, US	2020-08-18
ethan douthit	mabelvale, US	2020-08-18
Selena Garrett	Belle Plaine, US	2020-08-18
Candy Henderson	Kokomo, US	2020-08-18
Patricia Wells	Franklin, TN	2020-08-18
Morgan Middleton	Fayetteville, US	2020-08-18
Jazmin Valentin	Bronx, US	2020-08-18
Jacquelyn Carr	US	2020-08-18
Don King	Franklin, TN	2020-08-18
David Henderson	Franklin, TN	2020-08-18
Zoe Smith	Chicago, IL	2020-08-18
JoAnn Brundage	Brentwood, TN	2020-08-18
Monzerrath Mendoza	Winfield, US	2020-08-18
emily moore	US	2020-08-18

Name	Location	Date
Jazmin Reveles	Fort Lauderdale, US	2020-08-18
Heidi Rockhold	Georgetown, KY	2020-08-18
Rafael Bougrat	Franklin, TN	2020-08-18
Brittany Day	Franklin, TN	2020-08-18
jones jones	Brentwood, US	2020-08-18
Caroline Burkhart	Lewisburg, TN	2020-08-18
Vicki Dvoracek	Franklin, TN	2020-08-18
Luther Tanley	Franklin, TN	2020-08-18
Andy Tiedt	Franklin, TN	2020-08-18
Deborah Safar	Franklin, TN	2020-08-18
Julie Upshur	Antioch, TN	2020-08-18
Angie Truelove	Franklin, TN	2020-08-18
Gary Gunn	Franklin, TN	2020-08-18
Katarina Midgley	Nashville, TN	2020-08-18
stephanie steele	Fort Collins, CO	2020-08-18
Brooke Borders	Smyrna, TN	2020-08-18
Kim Cotton	Franklin, TN	2020-08-18
William Canada	Franklin, TN	2020-08-18
Jean Cathey	Franklin, TN	2020-08-18
Kelly Sailors	Franklin, TN	2020-08-18
Elizabeth Dickerson	Chicago, IL	2020-08-18
Janice Hardison	Spring Hill, TN	2020-08-18

Name	Location	Date
David Brundage	Franklin, TN	2020-08-18
Judy Flatt	Brentwood, TN	2020-08-18
Raquel Babb	Franklin, TN	2020-08-18
Makenna St. Clair	Franklin, TN	2020-08-18
Dewayne Brown	Franklin, TN	2020-08-18
Stephanie White	Franklin, TN	2020-08-18
Katie Grant	US	2020-08-18
Natalie Burkhart	Lewisburg, TN	2020-08-18
René Vance	Franklin, TN	2020-08-18
Michelle Sutton	Franklin, TN	2020-08-19
Mandy Adams	Franklin, TN	2020-08-19
Callie DeLong	Arrington, TN	2020-08-19
cliff houston	Franklin, TN	2020-08-19
Kristen Fluss	Franklin, TN	2020-08-19
Carole Long	Ellijay, GA	2020-08-19
Jennifer Brownlee	Franklin, TN	2020-08-19
Winifred Kraft	Franklin, TN	2020-08-19
Ann Gilliam	Franklin, TN	2020-08-19
Cannon Mayes	Nolensville, TN	2020-08-19
Leslie Edwards	Brentwood, TN	2020-08-19
Catie McLaughlin	Franklin, TN	2020-08-19
Susanne Riess	Nashville, TN	2020-08-19

Name	Location	Date
Elizabeth Heaston	Nashville, TN	2020-08-19
Kim Hagan	Brentwood, TN	2020-08-19
Cathy Garrett	Franklin, TN	2020-08-19
Sandy Miller	Franklin, TN	2020-08-19
Sybil Lheureux	Franklin, TN	2020-08-19
Randy Gott	Brentwood, TN	2020-08-19
April Eshelman	Franklin, TN	2020-08-19
Marie Moseng	Franklin, TN	2020-08-19
Amanda Little	Brentwood, TN	2020-08-19
Anisha Singh	Knoxville, TN	2020-08-19
Julie Anderson	Chapel Hill, TN	2020-08-19
Josh Dubin	Franklin, TN	2020-08-19
Joel Fine	Brentwood, TN	2020-08-19
Elizabeth Vanzo	Franklin, TN	2020-08-19
Heather Klausner	Franklin, TN	2020-08-19
Aurora Pierson	Franklin, TN	2020-08-19
Nancy Cross	Franklin, TN	2020-08-19
Tom White	Franklin, TN	2020-08-19
Colby Baker	Franklin, TN	2020-08-19
Melissa Melton Jones	Franklin, TN	2020-08-19
Roma Goebel	Brentwood, TN	2020-08-19
John Wylie	Franklin, TN	2020-08-19

Name	Location	Date
Kat Pope	Franklin, TN	2020-08-19
Jeanene Vaughn	Franklin, TN	2020-08-19
Carole Horlacher	Franklin, TN	2020-08-19
Brenda Johnson	Franklin, TN	2020-08-19
Barb Taylor	Franklin, TN	2020-08-19
Jane Melrose	Franklin, TN	2020-08-19
Ryan Sutton	Franklin, TN	2020-08-19
Jim Melrose	Franklin, TN	2020-08-19
Abby Osburn	Franklin, TN	2020-08-19
Joyce Brinsfield	Lexington, KY	2020-08-19
Mirella Neely	Franklin, TN	2020-08-19
Debbie Murry	Franklin, TN	2020-08-19
Lori Brown	Franklin, TN	2020-08-19
Judy Griggs	Franklin, TN	2020-08-19
Cathy Longeway	Nashville, TN	2020-08-19
Mary Hallum	Brentwood, TN	2020-08-19
S. Taylor	Franklin, TN	2020-08-19
Gloria Reardon	Franklin, TN	2020-08-19
Jessica Siegal	Franklin, TN	2020-08-19
Amy Newell	Brentwood, TN	2020-08-19
Melissa Pewitt	Brentwood, TN	2020-08-19
Jeff Osburn	Franklin, TN	2020-08-19

Name	Location	Date
Danette Buchanan	Franklin, TN	2020-08-19
Ron Imbrecht	Franklin, TN	2020-08-19
Zac Hawkins	Franklin, TN	2020-08-19
Paula Sullivan	Franklin, TN	2020-08-19
Laura Faber	Franklin, TN	2020-08-19
Matt Huesmann	Thompsons Station, TN	2020-08-19
Savannah Headrick	Granbury, US	2020-08-19
William Frame	Queen Creek, US	2020-08-19
Roger Fonorow	Brentwood, TN	2020-08-19
Vickie Geny	Fairview, TN	2020-08-19
John Kramer	Marshfield, US	2020-08-19
Ken Carnes	Cibolo, US	2020-08-19
bri baker	Yakima, US	2020-08-19
Saraphym Wright	Brookline, US	2020-08-19
Madeleine Morstadt	Cincinnati, US	2020-08-19
Joanna Shillingford	Homestead, US	2020-08-19
Esther Brown	Twin Falls, US	2020-08-19
Aaliyah Houston	Romeoville, US	2020-08-19
Alexa Clements	Gloucester, US	2020-08-19
Helen Bellos	Franklin, TN	2020-08-19
Lori Holcomb	Edmond, US	2020-08-19
Kelly Andrews-Wahl	Franklin, TN	2020-08-19

Name	Location	Date
Jennifer Alexander	Franklin, TN	2020-08-19
Jenny Reimold	Franklin, TN	2020-08-19
Kelly Barrett	Brentwood, TN	2020-08-19
Alexa Vernon	College Grove, TN	2020-08-19
Saya Gae	Atlanta, US	2020-08-19
Emily Love	Brentwood, TN	2020-08-19
Maria Palma	Orlando, US	2020-08-19
Jenifer Quigley	Philadelphia, US	2020-08-19
kendra coleman	Matteson, US	2020-08-19
Colleen Tillotson	Sanford, US	2020-08-19
Rosemarie Coffey	North Wales, US	2020-08-19
Emma Smith	Franklin, TN	2020-08-19
Valerie Blackburn	Franklin, TN	2020-08-19
Kristy Phillips	Franklin, TN	2020-08-19
Meliah Carrel	Cynthiana, KY	2020-08-19
James Atkins	Franklin, TN	2020-08-19
Keith Cronin	Brentwood, TN	2020-08-19
Grant Halloran	Franklin, TN	2020-08-19
Elena Graves	Nashville, TN	2020-08-19
Larry Esposito	Franklin, TN	2020-08-19
Lisa Stone	Franklin, TN	2020-08-19
Jennifer Ross	Franklin, TN	2020-08-19

Name	Location	Date
Monica Bostelman	Franklin, TN	2020-08-19
Marcia Hestle	Franklin, TN	2020-08-19
Marita Halloran	Franklin, TN	2020-08-19
Elliott Franklin	Franklin, TN	2020-08-19
Lindy Holt	Franklin, TN	2020-08-19
Starr Beaudoin	Franklin, TN	2020-08-19
Daphne Caveness	Franklin, TN	2020-08-19
Paula Singer	Lexington, KY	2020-08-19
Mary Thompson	Brentwood, TN	2020-08-19
Mandy Alexander	Georgetown, KY	2020-08-19
Belinda Leslie	Franklin, TN	2020-08-19
Terrie Lane	Franklin, TN	2020-08-19
Susan Strayer	Franklin, TN	2020-08-19
Amber Gates	Franklin, TN	2020-08-19
Monterey Fleet	Saint Augustine, FL	2020-08-19
Ella Obrien	Winchester, KY	2020-08-19
Lydia Miller	Franklin, TN	2020-08-19
Shawn Shepherd	Franklin, TN	2020-08-19
Carolyn Vermilye	Franklin, TN	2020-08-19
Lindsey Rogers	Brentwood, TN	2020-08-19
Rhonda Oldham	Franklin, TN	2020-08-19
Harrison Rogers	Franklin, TN	2020-08-19

Name	Location	Date
Michelle Davelaar	Franklin, TN	2020-08-19
Crystal Koss	Nashville, TN	2020-08-19
Susan Banner	Franklin, TN	2020-08-19
Richard Sanders	Franklin, TN	2020-08-19
Barbara Smith	Franklin, TN	2020-08-19
Beth Tucker	Franklin, TN	2020-08-19
Katie Mosley	Franklin, TN	2020-08-19
John Walsh	Franklin, TN	2020-08-19
Tom Nigro	Franklin, TN	2020-08-19
Jerry Berg	Franklin, TN	2020-08-19
Jennie Harshman	franklin, TN	2020-08-19
Amanda Birriel	Morehead, KY	2020-08-19
Shelly Calhoun	Franklin, TN	2020-08-19
Marlena jenkins	Brentwood, TN	2020-08-19
Patricia Keef	Franklin, TN	2020-08-19
Alexander Oldham	Franklin, TN	2020-08-19
Jill David	Franklin, TN	2020-08-19
Shelly Calhoun	Franklin, TN	2020-08-19
Emma Smith	Nashville, TN	2020-08-19
Leslie Lewis	Franklin, TN	2020-08-19
Larry Banner	Franklin, TN	2020-08-19
Beverly McManus	Franklin, TN	2020-08-19

Name	Location	Date
Taylor Topping	Franklin, TN	2020-08-19
Paul Baioni	Memphis, US	2020-08-19
Morgan Clarke	Columbus, OH	2020-08-19
Sofia Capozucca	Columbus, US	2020-08-19
Keira Dunn	San Diego, US	2020-08-19
Frostburn's Reptiles	Bardwell, US	2020-08-19
Sarah Smith	Franklin, TN	2020-08-19
Leah Sadlowski	Sewell, US	2020-08-19
Rita Wright	Tullahoma, US	2020-08-19
Melissa Heithaus	Mckinney, US	2020-08-19
Jordyn Archuleta	Albuquerque, US	2020-08-19
Leovigildo Lorenzo	San Leandro, US	2020-08-19
IRENE SEDLACKO	Wakefield, US	2020-08-19
Tyler Feller	Rockville, US	2020-08-19
Timothy Wallace	Brentwood, TN	2020-08-19
anisa johnson	murrieta, US	2020-08-19
Kayla Hull	Owosso, US	2020-08-19
Kiyori Hammerle	Los Angeles, US	2020-08-19
Melissa Perry	Brentwood, TN	2020-08-19
Bailey Decker	Columbus, OH	2020-08-19
Tatiana Cameron	Franklin, TN	2020-08-19
Taylor Stillwachs	East Hampton, NY	2020-08-19

Name	Location	Date
Candee Duggan	Brentwood, TN	2020-08-19
Rhonda Parry	Brentwood, TN	2020-08-19
Robin Lashinsky	Franklin, TN	2020-08-19
Jill Franks	Franklin, TN	2020-08-19
Julie Smith	Franklin, TN	2020-08-19
Martha Smith	Franklin, TN	2020-08-19
Kiana Chitsazan	Stockton, US	2020-08-19
Nathan Lomeli	Long Beach, US	2020-08-19
Abria Ralph	Orlando, US	2020-08-19
Toni Hamilton	Clawson, US	2020-08-19
Isabella Costanza	Brentwood, US	2020-08-19
Grace Stockman	Goodlettsville, TN	2020-08-19
Michelle Dzul	Los Angeles, US	2020-08-19
Kaylan Martin	Norcross, US	2020-08-19
William Howard	Gainesville, US	2020-08-19
patti coleman	Brentwood, TN	2020-08-19
Melony Dunlap	Indianapolis, US	2020-08-19
Karin Bargsten	Franklin, TN	2020-08-19
Andrew Murtha	Guilford, US	2020-08-19
josh pacheco	Chico, US	2020-08-19
Bonnie Spangenberg	Freehold, US	2020-08-19
marshall Paulasosa	Eagle Pass, US	2020-08-19

Name	Location	Date
Jean Chagnon	Montréal, US	2020-08-19
Theresa Giffin	Reading, US	2020-08-19
Miranda Bone	Franklin, TN	2020-08-19
faith bolt	Franklin, TN	2020-08-19
Marky Garabedian	Glen Allen, US	2020-08-19
Charles Ingram	Nashville, TN	2020-08-19
Carina Salazar	South Jordan, US	2020-08-19
Andrea Creek	Franklin, TN	2020-08-19
Allie Forlini	West Nyack, US	2020-08-19
Daniel Harris	Muskegon, US	2020-08-19
Meridith Vantrease	Franklin, TN	2020-08-19
Lucy Massey	Nashville, TN	2020-08-19
Brittany Martin	Franklin, TN	2020-08-19
Bettina Carpenter	Franklin, TN	2020-08-19
Jordan Hallum	Franklin, TN	2020-08-19
meredith bare	franklin, TN	2020-08-19
Angelika Krawczyk	Franklin, TN	2020-08-19
Patrice Chesbro	Franklin, TN	2020-08-19
Kate Goeringer	Franklin, TN	2020-08-19
Mackenzie McLean	Franklin, TN	2020-08-19
Mary Campbell	Franklin, TN	2020-08-19
Jeff Bradford	Franklin, TN	2020-08-19

Name	Location	Date
Emilio Cueto	Franklin, TN	2020-08-19
Jeanette Higbe	Franklin, TN	2020-08-19
Margaret Christian	Nashville, TN	2020-08-19
Pamela Johnston	Franklin, TN	2020-08-19
Jordan Schalk	Franklin, TN	2020-08-19
Barry Jarnagin	Franklin, TN	2020-08-19
Jill Wimsatt	Franklin, TN	2020-08-19
Merissa Costanza	Brentwood, TN	2020-08-19
Yavette Peace	Franklin, TN	2020-08-19
Hilary Timmons	Franklin, TN	2020-08-19
brenna simmonds wood	Brentwood, TN	2020-08-19
Emma Willsky	Aspen, CO	2020-08-19
Adam Anderson	Franklin, TN	2020-08-19
Tara Schuster	Thompsons Station, TN	2020-08-19
Michael Evans	Franklin, TN	2020-08-19
Robert Johnson	Franklin, TN	2020-08-19
Carolyn Johnson	Gainesville, FL	2020-08-19
Linda Canada	Franklin, TN	2020-08-19
Dena DiVito	Franklin, TN	2020-08-19
Jane Herron	Franklin, TN	2020-08-19
Samuel Johnson	Franklin, TN	2020-08-19
Jenny Lunsford	Franklin, TN	2020-08-19

Name	Location	Date
Greta Flynn	Franklin, TN	2020-08-19
Heather Adams	Franklin, TN	2020-08-19
Mike Pierson	Franklin, TN	2020-08-19
Bobby Johnson	Franklin, TN	2020-08-19
Sloan Bishop	Franklin, TN	2020-08-19
Katherine Fish	Murfreesboro, TN	2020-08-19
Ellen Gregory	Columbus, MS	2020-08-19
Ron Hinds	Nashville, TN	2020-08-19
Robert Heriges	Nashville, TN	2020-08-19
Laura Benneyworth	Franklin, TN	2020-08-19
Sandra Chapman	Kansas City, MO	2020-08-19
Lauren Daugherty	Franklin, TN	2020-08-19
Scott Butler	Franklin, TN	2020-08-19
Jessica Adair	Franklin, TN	2020-08-19
Lea Adams	Nashville, TN	2020-08-19
Debby Reeder	Franklin, TN	2020-08-19
Theresa Picone	Franklin, TN	2020-08-19
Felicia Palmer	Franklin, TN	2020-08-19
Patty Jarnagin	Franklin, TN	2020-08-19
Melinda Nowers	Franklin, TN	2020-08-19
Debbie Robert	Franklin, TN	2020-08-19
Katie Decker	Franklin, TN	2020-08-19

Name	Location	Date
BETTY RYE	Elizabethtown, KY	2020-08-19
Tiffany Williams	Brentwood, TN	2020-08-19
Chris Decker	Franklin, TN	2020-08-19
Adrienne Ohrt	Franklin, TN	2020-08-19
Deborah Boan	Franklin, TN	2020-08-19
Sarah Armstrong	Franconia, NH	2020-08-19
Elizabeth Nigh	Franklin, TN	2020-08-19
CHERIE REYBURN	Williamson County, TN	2020-08-19
Patricia Johs	Franklin, TN	2020-08-19
Steve Olesky	Franklin, TN	2020-08-19
Jack Lance	Franklin, TN	2020-08-19
Ashleigh Lawrence	Franklin, TN	2020-08-19
brad rowland	Franklin, TN	2020-08-19
Kathryn Ponchak	Franklin, TN	2020-08-19
Charles Bradley	Franklin, TN	2020-08-19
Bryan Sturtevant	Franklin, TN	2020-08-19
Susie Kartchner	Franklin, TN	2020-08-19
Barbie Gonzales	Franklin, TN	2020-08-19
Neil Henry	US	2020-08-19
Debi Fusacchia	Franklin, TN	2020-08-19
Sarah Blair	Nolensville, TN	2020-08-19
Melissa Cathey	Brentwood, TN	2020-08-19

Name	Location	Date
Melissa Stevens	Franklin, TN	2020-08-19
Armanda Costanza	Franklin, TN	2020-08-19
Julie Putnam	Franklin, TN	2020-08-19
doria wosk	miami, FL	2020-08-19
Janet Masters	Brentwood, TN	2020-08-19
Helen Gleason	La Vergne, TN	2020-08-19
Sherry Lamb	Franklin, TN	2020-08-19
Andrew Bolze	Boston, MA	2020-08-19
David Williams	Franklin, TN	2020-08-20
Ginny Glass	Franklin, TN	2020-08-20
Adam Mittelberg	Franklin, TN	2020-08-20
Natalie Alexander	Irvine, CA	2020-08-20
Janice Holland	Midway, KY	2020-08-20
Bailey Kellogg	Franklin, TN	2020-08-20
Linda Larson	La Habra, CA	2020-08-20
Rachelle Dunavant	Franklin, TN	2020-08-20
Linda Allen	Spring Hill, TN	2020-08-20
Ellie Chason	Franklin, TN	2020-08-20
Raquel Bowers	Lexington, KY	2020-08-20
Kim Brooks	Franklin, TN	2020-08-20
Adrienne Frey	Franklin, TN	2020-08-20
Monique Koupal	Franklin, US	2020-08-20

Name	Location	Date
Kevin Bond	Franklin, TN	2020-08-20
Frances Carpenter	Franklin, TN	2020-08-20
Michelle Jaeger	Nashville, TN	2020-08-20
Lauren Jensen	Brentwood, TN	2020-08-20
coylene cates	Franklin, TN	2020-08-20
Sue Gross	Murfreesboro, TN	2020-08-20
Margie Taylor	Franklin, TN	2020-08-20
Brian D Clayton	Elk City, OK	2020-08-20
Myrna Teague	Brentwood, TN	2020-08-20
Trelucia Okechukwu	California	2020-08-20
Michaela Messina	Franklin, TN	2020-08-20
Luke Elmore	Franklin, TN	2020-08-20
Jennifer Bangham	Georgetown, TN	2020-08-20
Lori Johnsen	Franklin, TN	2020-08-20
Patricia Walker	Franklin, TN	2020-08-20
Mark Neach	Franklin, TN	2020-08-20
Jared King	Franklin, TN	2020-08-20
Julia Nolan	Franklin, TN	2020-08-20
Reagan King	Franklin, TN	2020-08-20
Sally Johnson	Franklin, TN	2020-08-20
Bud Matto	Franklin, TN	2020-08-20
Richard Reece	Waynesboro, GA	2020-08-20

Name	Location	Date
Cheryl Crockett	Franklin, TN	2020-08-20
Debbie Butner	Franklin, TN	2020-08-20
Denise Madden	Franklin, TN	2020-08-20
Margaret Smith	Brentwood, TN	2020-08-20
Jennifer Gibbs	Columbia, TN	2020-08-20
Ann Marie Brown	Franklin, TN	2020-08-20
David Stone	Franklin, TN	2020-08-20
Deborah Dobbins	Franklin, TN	2020-08-20
Laura Roberts	Franklin, TN	2020-08-20
Jen Smith	Franklin, TN	2020-08-20
Phoebes Deng	West Lafayette, IN	2020-08-20
Cassie Nivens	Brentwood, TN	2020-08-20
Joan Stroginis	Franklin, TN	2020-08-20
Bright Weatherly	Brentwood, TN	2020-08-20
Deborah Pomeroy	Franklin, TN	2020-08-20
Emily Mills	Franklin, TN	2020-08-20
Nicole Romeo	Franklin, TN	2020-08-20
susanne callahan	Franklin, TN	2020-08-20
Christy Collins	Franklin, TN	2020-08-20
Deborah Whitley	Franklin, TN	2020-08-20
Jim Cornwell	Franklin, TN	2020-08-20
Clif Butner	Franklin, TN	2020-08-20

Name	Location	Date
Michelle Gonzales	Brentwood, TN	2020-08-20
Corinne Ruty	Franklin, TN	2020-08-20
Abbey Butner	Franklin, TN	2020-08-20
Sareya Kidd	Franklin, TN	2020-08-20
Charles Layne	Brentwood, TN	2020-08-20
Christel Uhde	Nolensville, TN	2020-08-20
Frances Dick	Baton Rouge, U.S. Outlying Islands	2020-08-20
Brian Weiss	Brentwood, TN	2020-08-20
Carrie Reed	Bon Aqua, TN	2020-08-20
Luanne McConnell	Franklin, TN	2020-08-20
Kim Spiegel	Franklin, TN	2020-08-20
Nichole Johnson	Franklin, TN	2020-08-20
Melissa Sumrall	Buford, GA	2020-08-20
Robert Stude	Franklin, TN	2020-08-20
Travis Polk	Brentwood, TN	2020-08-20
Jacob Stern	Brentwood, TN	2020-08-20
Karen Logan	Franklin, TN	2020-08-20
Jennifer Worden	Nashville, TN	2020-08-20
Traci Singleton	Franklin, TN	2020-08-20
Michelle Phillips	Nashville, TN	2020-08-20
Matt Russo	Franklin, TN	2020-08-20
Christina Fortugno	US	2020-08-20

Name	Location	Date
Brannon Hendricks	Franklin, TN	2020-08-20
Kelly Ortega	Franklin, TN	2020-08-20
Lori Jenkins	Brentwood, TN	2020-08-20
Borbala Toth	Tennessee	2020-08-20
Karen Pope	Franklin, TN	2020-08-20
Ronald Topinka	Franklin, TN	2020-08-20
Joseph Hallett	Pinehurst, NC	2020-08-20
Janni Snider	Franklin, TN	2020-08-20
Sarah Reeder	Franklin, TN	2020-08-20
BILL HOLLAND	Brentwood, TN	2020-08-20
Graham Buttrey	Nashville, TN	2020-08-20
Shelli Isiminger	Franklin, TN	2020-08-20
Gale Campbell	Franklin, TN	2020-08-20
AMY KING	Franklin, TN	2020-08-20
Shelby Hood	Franklin, TN	2020-08-20
Ned Hawn	Franklin, TN	2020-08-20
Sara Lee	US	2020-08-20
Patrick B	Oxford, MS	2020-08-20
Elizabeth Havert	Murfreesboro, TN	2020-08-20
Betty Jean Marlin	Old Hickory, TN	2020-08-20
Maria Thomas	Franklin, TN	2020-08-20
Barbara Owens	Brentwood, TN	2020-08-20

Name	Location	Date
Lynette Bailey	Franklin, TN	2020-08-20
Susan Miller	Nashville, TN	2020-08-20
anna kate wilson	Hendersonville, TN	2020-08-20
Harris Smith	Irvine, KY	2020-08-20
Amanda Moore	Franklin, TN	2020-08-20
Gloria Mercado	Franklin, TN	2020-08-20
Carl Campbell	Franklin, TN	2020-08-20
Diane Smith	Franklin, TN	2020-08-20
Deborah Miller	Franklin, US	2020-08-20
Carolyn Richardson	Brentwood, TN	2020-08-20
Chitra Nair Nair	North Potomac, MD	2020-08-21
Heaven Macpherson	Cliffside Park, NJ	2020-08-21
Stacy Lambert	Nashville, TN	2020-08-21
Convonnia RUSSELL RUSSELL	Nashville, TN	2020-08-21
Holly Childress	Buford, GA	2020-08-21
Michelle Steffen	Shelbyville, TN	2020-08-21
Tonya Whitaker	Franklin, TN	2020-08-21
Becky Carter	Franklin, TN	2020-08-21
William Swafford Swafford	Franklin, TN	2020-08-21
Alex Short	Franklin, TN	2020-08-21
Melissa Redlin	Franklin, TN	2020-08-21
Maria Duffy	Franklin, TN	2020-08-21

Name	Location	Date
Melissa Howell	Franklin, TN	2020-08-21
Athena Kurzrock	Nashville, TN	2020-08-21
Lori Sullivan	Franklin, TN	2020-08-21
Elizabeth Johnson	Nashville, US	2020-08-21
Josh Conley	Brentwood, TN	2020-08-21
Sara Walker	Franklin, TN	2020-08-21
Julie Grad	Franklin, TN	2020-08-21
kate morales	franklin, TN	2020-08-21
Stephen Clinton	Franklin, TN	2020-08-21
Carol Coker	Nashville, TN	2020-08-21
Denise Johnson	Franklin, TN	2020-08-21
John Gibbs	Columbia, TN	2020-08-21
Tammy Simpkins	Knoxville, TN	2020-08-21
Connie Blevins	Franklin, TN	2020-08-21
Mark King	Franklin, TN	2020-08-21
Kimberly Nevils	Franklin, TN	2020-08-21
Bonnie Ferguson	Franklin, TN	2020-08-21
Stacy Lomantini	Brentwood, TN	2020-08-21
Nancy Moulton	Maitland, FL	2020-08-21
Abby Thompson	Franklin, TN	2020-08-21
Deb Mannix	Avon, IN	2020-08-21
Robin Buchanan	Brentwood, TN	2020-08-21

Name	Location	Date
Harley Williams	Cookeville, TN	2020-08-21
Leslie Ankerhove	Nashville, TN	2020-08-21
Tom Lamb	Thompsons Station, TN	2020-08-21
Michael White	Franklin, TN	2020-08-21
Susan Swanson-Moore	Franklin, TN	2020-08-21
Linda Schujahn	Franklin, TN	2020-08-21
Ruth Haskins	Franklin, TN	2020-08-21
Judith Watson	Franklin, TN	2020-08-21
Lisa Campbell	Franklin, TN	2020-08-21
Cindy Waldrup	Murfreesboro, TN	2020-08-21
Joni Mattingly	Franklin, TN	2020-08-21
PATTY WILLIAMS	FAIR LAWN, NJ	2020-08-21
John O'Connell	West Milford, US	2020-08-21
Abigail Griffith	Franklin, TN	2020-08-21
Tamara Sweeney	Manvel, ND	2020-08-21
Allison Cannon	Franklin, TN	2020-08-21
Dan Mattingly	Greensburg, IN	2020-08-21
Nell Simpson	Conneaut Lake, PA	2020-08-21
Chris McCollum	Franklin, TN	2020-08-21
PATRICIA STEINFORTH	Franklin, TN	2020-08-21
BA Richardson	US	2020-08-21
Tommy Catlett	Franklin, TN	2020-08-21

Name	Location	Date
alison kropf	Frankfort, KY	2020-08-21
jim fordice	Brentwood, TN	2020-08-21
Milinda Kurts	Franklin, TN	2020-08-21
Geoffrey Smith	Franklin, TN	2020-08-21
John Mattingly	Chattanooga, TN	2020-08-21
Andy Norris	Franklin, TN	2020-08-21
Susan Phelps	Franklin, TN	2020-08-21
becky kemper	Crestwood, KY	2020-08-21
Richard Hitt	Franklin, TN	2020-08-21
Mary Prince	Franklin, TN	2020-08-21
Mary Mattingly	Louisville, KY	2020-08-21
rourk mulderig	Franklin, TN	2020-08-21
Whitney Banks	Brentwood, TN	2020-08-21
Emily Nevils	Nashville, TN	2020-08-21
Lyn Knopf	Franklin, TN	2020-08-21
Bruce Lake	Franklin, TN	2020-08-21
Sara Holt	Franklin, TN	2020-08-21
Maria Zarcone	Franklin, TN	2020-08-21
Jennifer Besco	Franklin, TN	2020-08-21
Kristina Campbell	Franklin, TN	2020-08-21
Robin Williams	Atlanta, GA	2020-08-21
Nicole Ochs	Franklin, TN	2020-08-21

Name	Location	Date
David Fleming	Arlington, VA	2020-08-21
Teresa Barry	Brentwood, TN	2020-08-21
Brenda Peterson	Franklin, TN	2020-08-21
Carl taylor	Brentwood, TN	2020-08-21
Heidi Kaye	Franklin, TN	2020-08-21
Emily Marks Woods	Franklin, TN	2020-08-21
Rebecca Haskins	Franklin, TN	2020-08-21
Kim Acree	Franklin, TN	2020-08-21
Barry Kimbro	Nashville, TN	2020-08-21
Debbie Coppinger	Franklin, TN	2020-08-21
Athena West	Franklin, TN	2020-08-21
JoAnne Martin	Franklin, TN	2020-08-21
chloe b	Bothell, US	2020-08-22
Bella Sousa	Newman, US	2020-08-22
Mark Harp	Philadelphia, US	2020-08-22
Andrea Encinas	Long Beach, US	2020-08-22
Javier Fuentes	US	2020-08-22
Michael Perez	Hanford, US	2020-08-22
Elisa Cisneros	Davenport, US	2020-08-22
Marley Jean-Louis	Pompano Beach, US	2020-08-22
Mario Medina	Hutchinson, US	2020-08-22
Maddie Foster	Cedar Park, US	2020-08-22

Name	Location	Date
Jamir H	Savannah, US	2020-08-22
Ansley Hutcheson	Monticello, US	2020-08-22
Brayden Self	Yoakum, US	2020-08-22
Lila Denning	San Diego, US	2020-08-22
Carrie Powell	Birmingham, US	2020-08-22
Sophie Triche	cedar park, US	2020-08-22
Matthew Alexander	North Branch, US	2020-08-22
Israel Bacchus	Concord, US	2020-08-22
Bella Gonzales	Laramie, US	2020-08-22
Calila Grijalva	Bloomington, US	2020-08-22
Kalista Cielak	Bolingbrook, US	2020-08-22
Ambar Tejada Diaz	Colorado Springs, US	2020-08-22
jennifer m	Poway, US	2020-08-22
angel zannou	Irvington, US	2020-08-22
Bella Jones	Torrance, US	2020-08-22
Kiera Truex	Middletown, US	2020-08-22
laura columbis white	belmont, US	2020-08-22
Lori Staley	Pottstown, US	2020-08-22
Zobeida García	Bronx, US	2020-08-22
Sofia Martinez	Chicago, US	2020-08-22
james gregory	Bellevue, US	2020-08-22
Delaney Butterly	Elmhurst, US	2020-08-22

Name	Location	Date
Kevin Higgins	Brentwood, TN	2020-08-22
Garland Green	Franklin, TN	2020-08-22
Jeff Bordulis	Spring Hill, TN	2020-08-22
Ann Bodnar	Franklin, TN	2020-08-22
Jody Smith	Brentwood, TN	2020-08-22
Leilani Herbert	Thompson's Station, TN	2020-08-22
Jana Roberts	Franklin, TN	2020-08-22
Sheila Morreale	Franklin, TN	2020-08-22
Shawn Steele	Franklin, TN	2020-08-22
Carol Miller	Franklin, TN	2020-08-22
Susie Woodard	Lebanon, TN	2020-08-22
Jeanne Brock	Atlanta, US	2020-08-22
Tiffany Sexton	Franklin, TN	2020-08-22
Marylou Martin	Franklin, TN	2020-08-22
Marianne England	Murfreesboro, TN	2020-08-22
Kimberly Kilgore	Franklin, TN	2020-08-22
Diane Hash	Santa Fe, TN	2020-08-22
Victoria Finney	Cookeville, TN	2020-08-22
Denny Hemphill	Murfreesboro, TN	2020-08-22
Sarah McAfee	Marietta, US	2020-08-22
Deana Raby	Brentwood, TN	2020-08-22
Laura lippuner	Columbia, TN	2020-08-22

Name	Location	Date
Tiffany Cole	Nolensville, TN	2020-08-22
Courtney Sachtleben	Brentwood, TN	2020-08-22
Savannah Luoma	Nashville, TN	2020-08-22
Gavriel Rose	Pleasant View, TN	2020-08-22
Mary McQueen	Marion, NC	2020-08-22
Theresa Laflamme	Springfield, TN	2020-08-22
Robert McClurkan	Franklin, TN	2020-08-22
Dana Gosford	Franklin, TN	2020-08-22
Heather Pudil	Bid Rock, TN	2020-08-22
Brenda Phillips	Franklin, TN	2020-08-22
Susan Massey	Brentwood, TN	2020-08-22
Katharina NowotnyBoles	Shelbyville, TN	2020-08-22
Cindy Love	Brentwood, TN	2020-08-22
Lamonique Allen	Harker Heights, US	2020-08-22
Stephanie R.	Los Angeles, US	2020-08-22
Paloma Rodriguez	Santa Ana, US	2020-08-22
Kaylee Johnson	Greenville, US	2020-08-22
Jack Curry	Fayetteville, US	2020-08-22
Johnny Lawrence	Memphis, TN	2020-08-22
Meghan Elsik	College Station, TX	2020-08-22
Diane LeJeune	Fairview, TN	2020-08-22
Suzannah Gersten	Franklin, TN	2020-08-22

Name	Location	Date
Jacinta Roberts	Knoxville, TN	2020-08-22
Paul Goco	Murfreesboro, TN	2020-08-22
Hilary Hoffman	Rockvale, TN	2020-08-22
Lisha LaBrec	Franklin, TN	2020-08-22
Debra Oriez	Franklin, TN	2020-08-22
Cara Scott	Fayetteville, US	2020-08-22
Pamela Fisher	Franklin, TN	2020-08-22
Mary Brownlie	Amherstburg's, Canada	2020-08-22
Marcia Richardson	Franklin, TN	2020-08-22
nadine dargo	springfield, TN	2020-08-22
April Marbury	Brentwood, TN	2020-08-22
Sharyn Nathanson	Thompsons Station, TN	2020-08-22
Allyson Kelly	Nolensville, TN	2020-08-22
Adrienne Freeman	Franklin, TN	2020-08-22
Will Dodson	Franklin, TN	2020-08-22
Rhonda St Holmes	Franklin, TN	2020-08-22
Brooke Doswell	Pawleys Island, SC	2020-08-22
Ted Campbell	Franklin, TN	2020-08-22
Valerie Levay	Nashville, TN	2020-08-22
Lucy Parker	Franklin, TN	2020-08-22
Dana Casey	Brentwood, TN	2020-08-22
Sarah Norris	Franklin, TN	2020-08-22

Name	Location	Date
Dana Langfitt	Franklin, TN	2020-08-22
Alicia Landman	Nashville, TN	2020-08-22
Jennifer Reininger	Loveland, OH	2020-08-22
Ame Van Iden	sherman oaks, CA	2020-08-22
Chad Fitzgerald	Franklin, TN	2020-08-22
Mega Purino	Franklin, TN	2020-08-22
cathey mitchell	Murfreesboro, TN	2020-08-22
Kelly Rudland	Holland, MI	2020-08-22
Lexy Johnson	Tucson, AZ	2020-08-22
Louise Renaudin	Franklin, TN	2020-08-22
Natalie Edwards	Nashville, TN	2020-08-22
Lauren Satchell	Antioch, TN	2020-08-22
Brianna Jones	Columbia, TN	2020-08-22
Neely Green	Franklin, TN	2020-08-22
Teri Frye	Cookeville, TN	2020-08-22
Judy Sandstrom	Franklin, TN	2020-08-22
Jerry Miele	Brentwood, TN	2020-08-22
Susan Stark	FRANKLIN, TN	2020-08-22
Brian Bowman	Brentwood, TN	2020-08-22
Jodie Spelman	Franklin, TN	2020-08-22
Kathleen Sterling	Liberty, TN	2020-08-22
Maggie Steen	Franklin, TN	2020-08-22

Name	Location	Date
Sara Seiberling	Brentwood, TN	2020-08-22
Wendell Harris	Franklin, TN	2020-08-22
Floyd Dean	Brentwood, TN	2020-08-22
Frank McCain	Franklin, TN	2020-08-22
James Moore	Franklin, TN	2020-08-22
Leslie Cox	Franklin, US	2020-08-22
Michaela Blacker	Hendersonville, TN	2020-08-22
Harmony Horn	Franklin, TN	2020-08-22
Kelly Cheveallier	Franklin, TN	2020-08-22
Robin Wright	Franklin, TN	2020-08-22
Gail Dady	Alexandria, VA	2020-08-22
Barbara Baydoun	Brentwood, TN	2020-08-22
Bree Rosales	Ocala, FL	2020-08-22
Holidae Hayes	Washington, DC	2020-08-22
Claudio Oscar Krapp	Buenos Aires, Argentina	2020-08-22
Keara Olson	St. Charles, IL	2020-08-22
Martha Megredy	Lexington, KY	2020-08-22
Michael Alexander	Los Angeles, CA	2020-08-23
Marisa Fernandez	Franklin, TN	2020-08-23
Hanna Carey	Fredericksburg, VA	2020-08-23
Rebecca May	Lexington, KY	2020-08-23
claire perrigo	Clyde, NC	2020-08-23

Name	Location	Date
Pam Pedler	Warren, RI	2020-08-23
Courtney Tarvis	Tiverton, RI	2020-08-23
Rebecca Gunter	Nashville, TN	2020-08-23
Nancy Whitman	Murfreesboro, TN	2020-08-23
Brycia James	Columbia, TN	2020-08-23
Mary Dean	Franklin, TN	2020-08-23
Margie Thessin	Franklin, TN	2020-08-23
Beth Bryson	Nashville, TN	2020-08-23
Debb Pyle	Palmyra, VA	2020-08-23
Anna Sierra	Franklin, TN	2020-08-23
Mary McCrackan	Brentwood, TN	2020-08-23
Catherine Gorzkowski	Odenton, MD	2020-08-23
Christy James	Brentwood, TN	2020-08-23
Jen Johnson	Nashville, TN	2020-08-23
Katelyn Harris-Schuman	Madison, TN	2020-08-23
Cristin Jordan	Franklin, TN	2020-08-23
Marissa Brockette	Shelbyville, TN	2020-08-23
Becky Schneider	Brentwood, TN	2020-08-23
Samantha Lum	Franklin, TN	2020-08-23
Karen Choate	Dickson, TN	2020-08-23
Agustin Rosales	Ocala, FL	2020-08-23
Allyson Wamble	Franklin, TN	2020-08-23

Name	Location	Date
Johnna Elmore	Franklin, TN	2020-08-23
Amanda Morgan	Franklin, TN	2020-08-23
Tim Morgan	Franklin, TN	2020-08-23
Becky Hicks	Nashville, TN	2020-08-23
Maddie Burns	Thompsons Station, TN	2020-08-23
Kristin Bishop	Franklin, TN	2020-08-23
Marguerite Courtney	Westbury, NY	2020-08-23
Kerri Egbert	Franklin, TN	2020-08-23
Rita Brady	Antioch, TN	2020-08-23
Jenny Kemp	Franklin, TN	2020-08-23
Patricia Petrous	Mount Juliet, TN	2020-08-23
Kate Rogers	Franklin, TN	2020-08-23
Anne Carter	Franklin, TN	2020-08-23
Sheryl Roos	Nashville, TN	2020-08-23
Karen Boates	Gurley, AL	2020-08-23
Joanne lowery	Fayetteville, TN	2020-08-23
Lisa Bechtol	Lexington, KY	2020-08-23
Jacquelyn Veith	Clarksville, TN	2020-08-23
Mary Biddix	Chattanooga, TN	2020-08-23
Beth Huff	Nashville, TN	2020-08-23
Marie Marquardt	hutto, TX	2020-08-23
Bill Denny	North Augusta, SC	2020-08-23

Name	Location	Date
Renee Farkas	Franklin, TN	2020-08-23
Sandra Zimmerli	Fairfax Station, VA	2020-08-23
Jennifer Housley	Franklin, TN	2020-08-23
Frances Blacker	Ashland City, TN	2020-08-23
Boney George	Franklin, TN	2020-08-23
Kelly Cummins	Franklin, TN	2020-08-23
Peter Wasner	Franklin, TN	2020-08-23
Sandra Collier	Franklin, TN	2020-08-23
Pam Gillihan	Franklin, TN	2020-08-23
Shevawn Stewart	Franklin, TN	2020-08-23
Carla Pawlowski	Gatlinburg, TN	2020-08-23
Cyndy Keenan	Franklin, TN	2020-08-23
Allison Driver	Arrington, FL	2020-08-23
Kristyn Rogers	Franklin, TN	2020-08-23
Katie Duncan	Franklin, TN	2020-08-24
Steve durr	Nashville, TN	2020-08-24
Eydie Hassell	Franklin, TN	2020-08-24
Wendy Gillette	Franklin, TN	2020-08-24
ronnie beard	Franklin, TN	2020-08-24
Susan Banner	Franklin, TN	2020-08-24
Alex Van Weelden	Franklin, TN	2020-08-24
Dennis Nickle	Franklin, TN	2020-08-24

Name	Location	Date
Kim Sharp	Brentwood, TN	2020-08-24
Princilla Crane	Franklin, TN	2020-08-24
Robin Lockwood	Franklin, TN	2020-08-24
Libby Sieveking	Franklin, TN	2020-08-24
Nancy Dillon	franklin, TN	2020-08-24
Tom Cullen	Spring Hill, TN	2020-08-24
Katy Dodson	Franklin, TN	2020-08-24
Carol Warren	Nashville, TN	2020-08-24
Helen Alexander	Franklin, TN	2020-08-24
Eric Lewis	Nashville, TN	2020-08-24
christine toscano	Franklin, TN	2020-08-24
H Chris	Japan	2020-08-24
Joslyn Hebda	Nashville, TN	2020-08-24
Carrie Rohde	Nashville, TN	2020-08-24
Olivia Barnes	Smyrna, TN	2020-08-24
Abby Bowlin	Franklin, TN	2020-08-24
brady haston	Nashville, TN	2020-08-24
Pat Garmezy	Nashville, TN	2020-08-24
Thomas McRae	Nashville, TN	2020-08-24
Maurice Sartin	Franklin, TN	2020-08-24
Doug Hite	Franklin, TN	2020-08-24
Elizabeth Sulkowski	Franklin, TN	2020-08-24

Name	Location	Date
Mario Genovese	Franklin, TN	2020-08-24
Jean Houghton	Franklin, TN	2020-08-24
Patricia Dishman	Nashville, TN	2020-08-24
elaine rohrig	Brentwood, TN	2020-08-24
Nicole Greer	Brentwood, TN	2020-08-24
Sarah Williams	Nashville, TN	2020-08-24
breck curnutte	Nashville, TN	2020-08-24
Colleen Handte Jones	Charlotte, NC	2020-08-24
Joy Brandon	Franklin, TN	2020-08-24
West Lee	Nashville, TN	2020-08-24
Glenn Visbeen	Franklin, TN	2020-08-24
Dayl Collins	Franklin, TN	2020-08-24
Misty Carson	Franklin, TN	2020-08-24
Lee Ann Runyeon	Murfreesboro, TN	2020-08-24
James Crutchfield	Franklin, TN	2020-08-24
Kathryn Henshaw	Franklin, TN	2020-08-24
Andrea Bassi	Franklin, TN	2020-08-24
Cheryl Tallyn	Franklin, TN	2020-08-24
Virginia Jones	Laurel, MS	2020-08-24
Claudia Gifford	Brentwood, TN	2020-08-24
Julie Gallina	Franklin, TN	2020-08-24
Bonnie Garner	Nashville, TN	2020-08-24

Name	Location	Date
Sara Posthuma	Coatesville, PA	2020-08-24
Christopher Baxley	Nashville, TN	2020-08-24
Faith Ellis	Franklin, TN	2020-08-24
Robin Holbrook	Franklin, TN	2020-08-24
Donna Montague	Franklin, US	2020-08-24
Phyllis Tatum	Brentwood, TN	2020-08-24
Laura Watson	Nashville, TN	2020-08-24
Amy Wells	Thompsons Station, TN	2020-08-24
Anna Laidler	East Stroudsburg, US	2020-08-24
Erica Collins	Nashville, TN	2020-08-24
Lisa York	Nashville, TN	2020-08-24
Olivia Elliott	Franklin, TN	2020-08-24
Haylee Hall	Nashville, TN	2020-08-24
Jamie Hunter	Sumter, SC	2020-08-24
Christine Phillips	Franklin, TN	2020-08-24
June arnold	fairview, TN	2020-08-24
Elaine Redfern	Brentwood, TN	2020-08-24
Kathleen Dennis	Brentwood, TN	2020-08-24
Carrie DuRard	Franklin, TN	2020-08-24
Kay Heller	Franklin, TN	2020-08-24
Jan Cook	Franklin, TN	2020-08-24
Rebecca Evans-Deas	Franklin, TN	2020-08-24

Name	Location	Date
Heidi Welch	Nashville, TN	2020-08-24
Rick Leet	Franklin, TN	2020-08-24
Derrick Casteel	Nashville, US	2020-08-24
Lori Mullican	Franklin, TN	2020-08-24
Nick Proia	Franklin, TN	2020-08-24
Gina Bashour	Franklin, TN	2020-08-24
Cammy Bethea	Franklin, TN	2020-08-24
Carolyn Pewett	Franklin, US	2020-08-24
Pam Leet	Germantown, TN	2020-08-24
Brandon Baca	Oklahoma City, US	2020-08-24
Barbara Bond	Nashville, TN	2020-08-24
Jan Quarles	Murfreesboro, TN	2020-08-24
James Nance	Nashville, TN	2020-08-24
Michael Wells	Franklin, US	2020-08-24
lisa b morgan	franklin, TN	2020-08-24
teri copeland-wilson	Franklin, US	2020-08-24
Matt Ockerman	Franklin, TN	2020-08-24
Evelyn Allen	Nashville, TN	2020-08-24
Lauren Morgan	Nashville, TN	2020-08-24
Jennifer Walton	Nashville, TN	2020-08-24
Evelyn Young	Franklin, TN	2020-08-24
Mary Irwin	Franklin, TN	2020-08-24

Name	Location	Date
Alyssa Nichols	Murfreesboro, TN	2020-08-24
connor ball	Wise, VA	2020-08-24
Russell Collins	Franklin, TN	2020-08-24
Eve Boger	Franklin, TN	2020-08-24
Tracey Ponce	Franklin, TN	2020-08-24
Kristin Heil	Franklin, TN	2020-08-24
Patrick Wells	Greenville, SC	2020-08-24
Cynthia Rex	Franklin, TN	2020-08-24
Clara Murff	Nashville, TN	2020-08-24
Joe Priester, Jr.	Nashville, TN	2020-08-24
Laura Brigham	Mcewen, TN	2020-08-24
Alicia Vance	Franklin, TN	2020-08-24
Beth Stark	Franklin, TN	2020-08-24
Nancy Lemon	Franklin, TN	2020-08-24
Michelle Blackwelder	Franklin, TN	2020-08-24
Marilyn Trussell	Franklin, TN	2020-08-24
Debbie Bauman	Nashville, TN	2020-08-24
Clarice Tate	Williamsport, TN	2020-08-24
Natalie Abruzzo	Franklin, TN	2020-08-24
Adam Barncard	Chicago, IL	2020-08-24
Andrea Georgiou	Nashville, TN	2020-08-24
Cindy Whitt	Franklin, TN	2020-08-24

Name	Location	Date
Adrian Wilson	Lewisville, TX	2020-08-24
Virginia Brewer	Franklin, TN	2020-08-24
Myron Frey	Franklin, TN	2020-08-24
Amanda Counts	Nashville, TN	2020-08-24
Isabell Thomasson	Franklin, TN	2020-08-24
Michelle Turner	Franklin, US	2020-08-24
Lucinda White	Franklin, TN	2020-08-25
Susan Bess	Brentwood, TN	2020-08-25
Lisa Dammert	Franklin, TN	2020-08-25
Rachel Zegley	Franklin, TN	2020-08-25
Kathy Hall	Franklin, TN	2020-08-25
Cindy Kelly	Franklin, TN	2020-08-25
Katherine Davis	Franklin, TN	2020-08-25
Stacy Hensley, RN	Brentwood, TN	2020-08-25
Angelica campos	Franklin, TN	2020-08-25
Holly Rehrig	Franklin, TN	2020-08-25
Bondsy Puryear Dillard	Franklin, TN	2020-08-25
Robert Akin	Brentwood, US	2020-08-25
Mary Barnett	Franklin, TN	2020-08-25
Angela Robles	Lebanon, TN	2020-08-25
Michaela Hamer	Franklin, TN	2020-08-25
Claudia Wadzinski	Franklin, TN	2020-08-25

Name	Location	Date
Dawn Kirlin	Milford, NH	2020-08-25
Joseph Boone	Brentwood, TN	2020-08-25
Steve Anderson	Brentwood, TN	2020-08-25
Ellen Clark	Franklin, TN	2020-08-25
Chevonne Farler	Franklin, TN	2020-08-25
Pamela Miller	Franklin, TN	2020-08-25
Shelly Watts	Nolensville, TN	2020-08-25
Rachael Richardson	Kingston Springs, TN	2020-08-25
D.M. Hoover	Franklin, TN	2020-08-25
April Hoare	Johnson City, TN	2020-08-25
Maureen Errico	Franklin, TN	2020-08-25
Evelyn Leonard	Franklin, TN	2020-08-25
Jennifer Wilds	Brentwood, TN	2020-08-25
Melissa Proctor	Franklin, TN	2020-08-25
Ashlie Freeman	Franklin, TN	2020-08-25
Deloras McMurray	Franklin, TN	2020-08-25
Carrie Reale	Franklin, TN	2020-08-25
Terry Shafer	Franklin, TN	2020-08-25
Matthew Jordan	Knoxville TN, TN	2020-08-25
roger van doorene	Franklin, TN	2020-08-25
Kelly Morelli	Moretown, VT	2020-08-25
Holly Royer	Brentwood, TN	2020-08-25

Name	Location	Date
Kimberly Lear	US	2020-08-25
Lauren Barrett	brentwood, TN	2020-08-25
Mark Miller-McLemore	Brentwood, TN	2020-08-25
Natasha Kirchmann	Johannesburg, South Africa	2020-08-25
Molly Brinkmann	Franklin, TN	2020-08-25
Karen benson	mooreville, NC	2020-08-25
Cody Blair	Nashville, TN	2020-08-25
Laney Burns	Franklin, TN	2020-08-25
Terri Cook	Columbia, TN	2020-08-25
Riki Scruton	Cape Town, South Africa	2020-08-25
Nancy Stetten	Nashville, TN	2020-08-25
Meghan Scalf	Franklin, TN	2020-08-25
Ranita Standridge	Gosnell, AR	2020-08-25
Amanda Van doorene	New York, NY	2020-08-25
Regi Higley	Springfield, IL	2020-08-25
Mary Bawcom	Spring Hill, US	2020-08-25
Anita Chavez	Nolensville, TN	2020-08-25
Jason McAfee	Franklin, TN	2020-08-25
Meridith Starling	Nashville, TN	2020-08-25
Dawn Reynolds	Franklin, TN	2020-08-25
Jo Ann D'Andrea	Franklin, TN	2020-08-25
Jaime Zoller	Stanfordville, NY	2020-08-25

Name	Location	Date
Lynn D'Amico	Franklin, TN	2020-08-25
Pete Wallen	Gallatin, TN	2020-08-25
Amy Wagner	Fairview, TN	2020-08-25
Lindsay Roseberry	Nashville, TN	2020-08-25
JERRY CHANDLER	Okemos, MI	2020-08-25
Polly Case	Franklin, TN	2020-08-25
Libby Smallbone	Franklin, TN	2020-08-25
Missy Hayes	Franklin, TN	2020-08-25
Stephanie Becker	Nashville, TN	2020-08-25
Rose Mary Gorman	Nashville, TN	2020-08-25
Molly Zirkle	Franklin, TN	2020-08-25
stella harley	newport, TN	2020-08-25
Cindy Haley	Franklin, TN	2020-08-25
Nancy Entrekin	Nashville, TN	2020-08-25
Jackson Regen	Savannah, GA	2020-08-25
William Proctor	Nashville, TN	2020-08-25
patsy quintus	Tenino, WA	2020-08-25
Brant Bousquet	Franklin, TN	2020-08-25
LK Andrews	Franklin, TN	2020-08-25
Tom Adkinson	Nashville, TN	2020-08-25
Denise Lennington	Nashville, TN	2020-08-25
Diana Rabb	Lexington, SC	2020-08-25

Name	Location	Date
Mike Jordan	Spring Hill, TN	2020-08-25
Amanda Butters	Franklin, TN	2020-08-25
Alicia Bolin	Franklin, TN	2020-08-25
Sarah Cherry	Franklin, TN	2020-08-25
Cheryl Webster	Nashville, TN	2020-08-25
Kevin Caldwell	152 Carphilly Circle, TN	2020-08-25
Herschel Ware	Franklin, TN	2020-08-25
Jason Bullock	Franklin, TN	2020-08-25
Scott Toncray	Brentwood, TN	2020-08-25
Tracy Gatlin	Franklin, TN	2020-08-25
James Hoey	Franklin, TN	2020-08-25
Donald Gome	Franklin, TN	2020-08-25
Lori pentlicki	Dickson, TN	2020-08-25
Sandra Dean	Franklin, TN	2020-08-25
Robert Farrar	Franklin, TN	2020-08-25
Rose Mary Muirhead	Franklin, TN	2020-08-25
Mark Meyers	Mount Juliet, TN	2020-08-25
missy bez	Franklin, TN	2020-08-25
Britt Hahn	Franklin, TN	2020-08-25
Lindsey Keenan	Franklin, TN	2020-08-25
Maxine Star Schatten	New York, NY	2020-08-25
Edward Spitzer	Franklin, TN	2020-08-25

Name	Location	Date
Brock Hetherington	Port Coquitlam, Canada	2020-08-25
Anne Shaw	Greenville, SC	2020-08-25
Eleanor Deck	Franklin, TN	2020-08-25
Lisa Geiger	Nashville, TN	2020-08-25
Sandra Pickford	Franklin, TN	2020-08-25
Anne Jones	Saint Charles, IL	2020-08-25
Austin Pickford	Franklin, TN	2020-08-25
Jim Pickford	Franklin, TN	2020-08-25
Leslie Cain	Orlando, FL	2020-08-25
robin young	hernando, MS	2020-08-25
Joyce Spears	Franklin, TN	2020-08-25
Alyce Tucker	Franklin, TN	2020-08-25
Heather Sabellico	Franklin, TN	2020-08-25
Robyn Collins	Flower Mound, TX	2020-08-25
Carl Weitlauf	Franklin, TN	2020-08-25
Beth Johnson	Nolensville, TN	2020-08-25
Brooke Trauger	Franklin, TN	2020-08-25
Tanner Boyd	Franklin, TN	2020-08-25
Joanie Bowles	Franklin, TN	2020-08-25
Lizzie Ferrell	Collierville, TN	2020-08-25
Kiersten Sudlow	Germantown, TN	2020-08-25
Stephanie LeVasseur	Franklin, TN	2020-08-25

Name	Location	Date
Danielle Tursky	Memphis, TN	2020-08-25
Patricia Deck	Franklin, TN	2020-08-25
Hallie Graves	Franklin, TN	2020-08-25
Lynn Gore	Franklin, TN	2020-08-25
ann wolff	Franklin, TN	2020-08-25
Brian Wittmer	Franklin, TN	2020-08-25
Kim Merrell	Franklin, TN	2020-08-25
Miranda Strafuss	collierville, TN	2020-08-25
Brian Bartley	Franklin, TN	2020-08-25
Renee Wray-Davis	Cedar Hill, TN	2020-08-25
Nicole Woods	Franklin, TN	2020-08-25
MaShon Fine	Louisville, KY	2020-08-25
Delaney Wright	Orlando, FL	2020-08-25
Christie Johnson	Nashville, TN	2020-08-25
sophia zuckerman	Germantown, TN	2020-08-25
Karen Williams	Thompsons Station, TN	2020-08-25
Julie Garland	Brentwood, TN	2020-08-25
Suzi Mountain	Franklin, TN	2020-08-25
Sarah Zuckerman	Germantown, TN	2020-08-25
Dolores Bruno	Nashville, TN	2020-08-25
Nanci Bryon	Franklin, TN	2020-08-25
Meredith Tipton	Hernando, MS	2020-08-25

Name	Location	Date
Natalie Sanders	Tuscaloosa, AL	2020-08-25
Lisa Gill	Olive Branch, MS	2020-08-25
Jean Scherer	Stevens Point, WI	2020-08-25
Christina Allen	Franklin, US	2020-08-25
Sally Brewer	Olive Branch, MS	2020-08-25
Ashley Cunnyingham	Franklin, TN	2020-08-25
Campbell Swanner	Farmington, MI	2020-08-25
Sela Cooper	Collierville, TN	2020-08-25
Juleen Axelsen	Aransas Pass, TX	2020-08-25
Angelique Van der made	Madison, NJ	2020-08-25
Rachel M	Spring Hill, TN	2020-08-25
Lily Wray-Davis	Nashville, TN	2020-08-25
Margaret Walton	Franklin, TN	2020-08-25
Nancy Moore	Chicago, IL	2020-08-25
Jessica Moses	Nashville, TN	2020-08-25
Kent Krisle	Dickson, TN	2020-08-25
Ryan Daniel	Pulaski, TN	2020-08-25
Julie Wilson	Oxford, MS	2020-08-25
Jordan McCutchen	West Memphis, AR	2020-08-25
Jessica Clayton	Nesbit, MS	2020-08-25
Marissa hromadka	Franklin, TN	2020-08-25
Cheri Thomas	Lynnville, TN	2020-08-25

Name	Location	Date
Louis Glaser	Franklin, TN	2020-08-25
Karen Costello	Franklin, TN	2020-08-25
sharon surber	chula vista, CA	2020-08-25
Lilly Johnson	Germantown, TN	2020-08-25
Mike McGinnis	Chattanooga, TN	2020-08-25
Josephine Leece	Saint Petersburg, FL	2020-08-25
Wendy Carnes	Franklin, TN	2020-08-25
Kaitlin Dunn	El Paso, TX	2020-08-25
Jennifer Hoey	Franklin, TN	2020-08-25
David Zuckerman	Germantown, US	2020-08-25
Lisa Overton	Franklin, TN	2020-08-25
ella holland	Germantown, TN	2020-08-25
Jen Sanning	Franklin, TN	2020-08-25
Gwendolynn Ghrist	Murray, IA	2020-08-25
Chris Sanning	Franklin, TN	2020-08-25
Paige Heimendinger	Franklin, US	2020-08-26
Elizabeth Caldwell	Knoxville, TN	2020-08-26
sonia perrone	Franklin, TN	2020-08-26
Lori Brown	Vacaville, CA	2020-08-26

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 4:41 PM
To: Andrew Orr
Subject: FW: No to Brownland

From: Brent Moseng <brent.moseng@gmail.com>
Sent: Wednesday, June 24, 2020 4:02 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: No to Brownland

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I encourage you to take a strong look at the Brownland development and its impact to surrounding communities, the environment, and to the unique Franklin culture.

Community Impact:

- Schools are already full. Full capacity in class rooms should not be the target of our local community.
- Traffic becomes worse every year. Have you personally tried to go to a Friday Night football game at FHS? Hillsboro traffic from Old Hickory to Downtown Franklin is terrible. Adding more large housing developments without large investments to add more lanes to Hillsboro road is irresponsible by the local council

The Environment

- Adding more homes to a flood plain is harmful to the Harpeth River is risking down stream properties and a unique aspect of Franklin

Franklin Culture

- Franklin is voted one of the best small towns in america over and over. Adding large housing developments on small pieces of land risks this. I am not sure how the council can even entertain adding 800 homes to less than 100 acres of land. I moved from London and NYC to be in a small town. We the taxpaying public do not want this.

Please vote NO for this development. It is not right for the community, environment or our unique culture.

--

Brent Moseng
Cell 612-770-2077
Email brent.moseng@gmail.com

Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:14 AM
To: Andrew Orr
Subject: FW: Brownland Farms Development. June 25th comments

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----

From: Infinity <thehitch@comcast.net>
Sent: Wednesday, June 24, 2020 9:56 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Brownland Farms Development. June 25th comments

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I want to voice my support for the proposed development of the Brownland Farms. As a resident of Monticello, the development partnership's inclusion of the Eatherly property into a community park is long overdue and has been a source of contention with long time Monticello residents. I want to be sure the following points are addressed in the final plan when approved:

*Speed barriers need to be addressed on Monticello/Jefferson Rds and Poteat Pl to reduce cut thru traffic to the new development. This is a current issue with traffic bypassing the Hillsboro/MH intersection.

* Careful consideration of the Harpeth River alteration plan introduced by the development group on the neighborhood Zoom meeting. The Harpeth River Conservatory needs to provide input on the final plan to insure the river's ability to handle 100 yr flood plain volumes and insure downriver flow is manage as part of the plan.

* The pedestrian tunnel proposed needs to access the current Hillsboro Harpeth River Bridge with city security Camera monitoring and lighting to provide safe access by residents of both subdivisions. In addition, the proposed park should be incorporated into the Franklin master greenway plan to insure connectivity to the Rec center trails.

Thank you for your consideration.

Brian Hitchcock
261 Poteat Pl.
Franklin, TN. 37064-2041
C: 615-944-9873

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:12 PM
To: Andrew Orr
Subject: FW: Brownland Farm - Monticello Traffic Concern

From: bryansturtevant@comcast.net <bryansturtevant@comcast.net>
Sent: Wednesday, June 24, 2020 12:46 PM
To: Planning Intake <planningintake@franklinn.gov>
Cc: 'Dana McLendon' <danamclendon@mac.com>; allisonsturtevant@comcast.net; Bryan Sturtevant <bryansturtevant@comcast.net>
Subject: FW: Brownland Farm - Monticello Traffic Concern

ATTENTION COF staff: *This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.*

Dear FMPC,
I'm sharing part of my conversation with our Alderman Dana McLendon.

As we approach this week's meeting on the Brownland Farm development, I believe it is impractical to make a long-term decision without the traffic impact study being released and shared with the public as has been committed to by the developers. As of 6/24, this traffic impact study has not been released and distributed.

Likewise, it is very difficult to make long-term decisions on traffic in a situation such as COVID-19 when the normal traffic pattern has been modified as well as until the city finishes the MacHatcher extension at Hillsboro Road to capture the most accurate data.

As a resident of Monticello, it is my recommendation to the FMPC that all decisions on the Brownload Development are delayed or tabled until more information is made available on traffic impact study.

Best Regards,
Bryan Sturtevant
P: 615-403-1604

On Jun 16, 2020, at 2:21 PM, bryansturtevant@comcast.net wrote:

Dear Alderman McLendon,

My wife, Allison, and I wanted to write you in order to share our questions and concerns with the impending development at Brownland Farms and the potential impact on traffic through the neighborhood of Monticello where we live currently at 240 Poteat Place.

Our first question is to determine if the traffic impact study has been completed. If so, is it available for public review as it was previously committed to be shared with Monticello residents during our recent Zoom calls in May on this project?

We realize that new developments come with many challenges, but we immediately recognize that the proposed 4-way Traffic Light at Monticello Road and Hillsboro Road presents a big red flag to the residents of Monticello. I brought up in the meeting the following question, but it was not officially reviewed at the time. The question was regarding if Monticello Road's access point to Hillsboro Road could be eliminated to deter cut-through traffic from occurring so easily since there is a 2nd access point for the neighborhood on Poteat to connect with Hillsboro Road to the North.

There is no solution that will satisfy all concerns, but the Monticello neighborhood has remained vigilant on finding a satisfactory solution to the open field in the front of neighborhood currently owned by the Eatherly family. The prospects of this section becoming a park for the long-term is intriguing, but my wife and I believe the side effects of a cut through for traffic will become a longer and bigger negative concern in the future if the layout of the Brownland development proceeds as planned. On the other hand, if Brownland Farm's development design results in another main entrance location without a 4-way Traffic Light to Monticello Road, there maybe less concern from the resident's perspective to keep the access point to Hillsboro Road at Monticello Road. At this time, we just like to have the chance to discuss options.

We look forward to hearing your thoughts on this topic as well as sharing any updates on the release of the traffic impact study. We are trying to do our part to make sure the concerns of current Monticello residents are heard especially my wife you has lived in the neighborhood for 41 years having been born and raised on Poteat and having purchased another home on Poteat where we live now and have decided to raise our own family.

Best Regards,
Bryan Sturtevant
P: 615-403-1604

Andrew Orr

Subject: FW: Consideration of Resolution 2020-78

From: Cassi Poorman <cassipoorman@gmail.com>

Sent: Tuesday, June 23, 2020 12:30 PM

To: Michael Orr <michael.orr@franklintn.gov>; michael.hathaway@comcast.net; roger.lindsey@nashville.gov; rdlindsey@comcast.net; amclemore51@yahoo.com; Alma McLemore <alma.mclemore@franklintn.gov>; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Szilagyi <jennifer.szilagyi@franklintn.gov>

Cc: Planning Intake <planningintake@franklintn.gov>

Subject: Consideration of Resolution 2020-78

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Before Resolution 2020-78 is considered, there really needs to be a solid look at the impact of traffic in that location AND the impact of any change to the floodplain.

It would make sense that this project has a complete professional study of the impact on the river flow if ANY changes are made. The Mac Hatcher extension took into account the current water patterns and flow, making any changes could have damaging implications across the board.

As for traffic, the extension was added to help alleviate the congestion and now there is consideration for creating another bottleneck.

I am not adverse to development; I am averse to negatively impacting roads and homes that are down river and negating the improvement of traffic flow that should have been helped with the new extension. I believe these concerns need to be examined closely and should have outside independent professionals look at the scope of impact to traffic flow AND to the potential damage that changing any of the waterway could present. These findings should be reviewed, addressed and made public before this is approved by the Planning Commission.

Cassi Poorman

Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:16 AM
To: Andrew Orr
Subject: FW: Item #19, 6/25/20 Franklin Municipal Planning Commission Meeting

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: David Lawbaugh <davel6332@yahoo.com>
Sent: Thursday, June 25, 2020 1:30 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Item #19, 6/25/20 Franklin Municipal Planning Commission Meeting

ATTENTION COF staff: *This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.*

To the best of my knowledge, the Applicant hasn't submitted any flood studies for this land to FEMA and therefore hasn't made an application for a Letter of Map Revision, Conditional or otherwise. I realize there are several contingencies which will affect the actual sale of this land to the Applicant for development, including population density and the limited street access to the site. The biggest contingency though has to be whether or not FEMA will approve of this development due to the amount of floodway and flood plain on the property. There may be a logical order of progression of approval for all of the resolutions and regulations needed to make this development possible, but passing this resolution doesn't seem like the best first step. It would seem the first step should be FEMA approval. If this resolution is passed without FEMA approval, it seems like the City might be opening a door for the use of this property which the City can not or may not be able to close. For this reason, I respectfully request that this resolution be deferred until such time that FEMA approval for the development of this property is in place.

David Lawbaugh
206 Revere Lane
Franklin Tn 37064

Co-President, Monticello Homeowners Association

Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:10 AM
To: Andrew Orr; Eric Conner
Subject: FW: Agenda Item 19-Brownland Farm Development Proposal

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Glenda Gabriel <glendagabriel64@gmail.com>
Sent: Wednesday, June 24, 2020 5:47 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Agenda Item 19-Brownland Farm Development Proposal

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

We are sending this email instead of attending the Planning Commission meeting on 6/25/20 due to concerns about COVID-19. We read all of the available documents listed under the agenda item 19 for the Brownland development project. From the documents, it looks like there is real potential for cut and fill related to the Harpeth River in the Brownland Farm floodplain and in Monticello Section 1 floodplain by the developer. This alone can have disastrous results in our neighborhood and other surrounding neighborhoods. We saw how terrible the flooding in this area, including Monticello and Cottonwood, was for several days in 2010. Also, how would the cut and fill impact Monticello Creek and homes along it? Additional to the floodplain issues, we are concerned about the intense density of the development, which will bring in more traffic and congestion. The traffic density will already be increased by traffic coming from Westhaven and HWY 96 through the new part of Mack Hatcher Parkway. Has the impact of traffic from the proposed Brownland development plus the traffic from HWY 96 with the Mack Hatcher Parkway development been considered? Further, what impact would be added by the Cheekwood Golf Course proposed development? What is the impact on the schools and City services in this area due to the proposed dense Brownland development? How long would the neighborhoods have to endure the congestion caused by the construction processes of the projects? We are also very concerned about not seeing a clear plan for use of Monticello Section 1 and the impact on Monticello Subdivision.

To summarize, we object to this Brownland Farms development proposal due to

- the dangers to lives and property presented from floodplain manipulation

- the intense density of the project, especially considering the floodplain issues
- no clear plan for Monticello Section 1 and its impact on Monticello subdivision

Are those who would approve this project prepared to accept liability for the lives and property that would be put in jeopardy due to floodplain issues and manipulation?

Glenda and Gabriel Katona

Residents of Monticello Subdivision

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:14 PM
To: Andrew Orr
Subject: FW: Planning Commission Meeting, June 25, 2020

Follow Up Flag: Follow up
Flag Status: Flagged

From: James Britz <jnkbritz@gmail.com>
Sent: Wednesday, June 24, 2020 11:50 AM
To: Planning Intake <planningintake@franklintn.gov>
Cc: Michael Orr <michael.orr@franklintn.gov>; scott.harrison@franklintn.go; michael.hathaway@comcast.net; roger.lindsey@nashville.gov; rdlindsey@comcast.net; amclemore51@yahoo.com; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Szilagyi <jennifer.szilagyi@franklintn.gov>
Subject: Planning Commission Meeting, June 25, 2020

ATTENTION COF staff: *This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.*

Please include the following in the discussion for Items #18, 19, 21 & 22 on the agenda. Please insist that development must adhere to Large-Lot Residential as prescribed by Envision Franklin.

The Members of the Franklin Municipal Planning Commission and the Franklin Board of Mayor and Aldermen would do well to visit the website [Change.org](https://www.change.org) and view the petition entitled - [STOP the OVERDEVELOPMENT by the City of Franklin](#). This petition specifically addresses the proposed Lewisburg Pike/Crossway Drive development, and is noteworthy for the following reasons:

- More than 1300 residents (and counting!) have signed this petition.
 - Elected officials may want to compare this number to their margin-of-victory votes from recent elections.
- According to the comments submitted by signers of this petition, the common themes of dissatisfaction are related to the proposed use of fractional-acre lots, which is inconsistent with:
 - the Envision Franklin Land Use Policy, which seeks to maintain the existing standards of neighborhoods – which in this case are one-acre lot requirements for both...
 - the site's current neighborhood – Oakwood Estates, and
 - the site's surrounding neighborhoods.
- Also worth noting, is the fact that the developer seeks to use city acquisition as a means of applying City of Franklin Land Use Codes, which would allow fractional-acre lots, and thus bypassing the letter and intent of the Envision Franklin Land Use Policy.

James Britz

Oakwood Estates

Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:13 AM
To: Andrew Orr
Subject: FW: Brownland Farms development - oppose changes

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: James Savage <james.savage@comcast.net>
Sent: Wednesday, June 24, 2020 9:21 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Brownland Farms development - oppose changes

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To Whom It May Concern:

I am writing to express my concerns regarding the Brownland Farms proposed development. This development will increase the density to an unreasonable level for the area. The addition of cars and houses will ruin the character of the area and congest the streets, shops and town. Proposed changes to the floodplain and floodway sound dubious at best. Please do not rezone this area or allow this proposed development to be approved.

Thanks for listening.

Jim Savage
Cottonwood

James A. Savage
james.savage@comcast.net

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:19 PM
To: Andrew Orr
Subject: FW: Brownland Farms Development

From: John Vaughn <j.vaughn7272@att.net>
Sent: Wednesday, June 24, 2020 9:52 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Brownland Farms Development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I attended a Neighborhood Meeting held by Greg Gamble in which he presented the proposal for the Brownland Farms Development. I believe this type of Development in this area would be a great addition and also provide the City of Franklin residents many nice benefits. The development of the 20 acres in front of the Monticello Subdivision for a park would be very beneficial to the residents of this subdivision and improve the appearance greatly.

The Developers seem committed to working with the City and residents to address any concerns related to additional traffic for the area and avoiding any negative impact to Harpeth River.

I support the Brownland Development and would likely consider moving into to this Development due to the excellent location and the many features that are provided within the Development.

Thank-you,

John Vaughn
(presently a resident on the East Side of Franklin)

Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:13 AM
To: Andrew Orr
Subject: FW: Brownland Farm

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Kate Reynolds <kreynolds.arch@gmail.com>
Sent: Wednesday, June 24, 2020 9:49 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Brownland Farm

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Please accept my statement on the proposed Brownland Farm development in my absence at the 6/25/2020 meeting.

Brownland Farm has been such a beautiful piece of land, and I believe they've been running their farm for 57 years. The proposed Brownland Farm high density development doesn't seem to be sensitive to the history of the site, our environment, the surrounding neighbors, or all those who travel this stretch of Hillsboro Road and will have to deal with the increase in traffic.

My number one concern is the density of the development and what that will do for all the neighbors downstream. It will make flooding worse.

I often hear people argue for a not-great or not-appropriate development by saying, "If this doesn't go in, the next option may be so much worse!" It's our community. Why don't we instead focus on what other better, more appropriate options that might come before us. I want to continue to be proud of the city I live in and was raised in.

Kate Reynolds
Registered Architect, LEED AP

Andrew Orr

From: Kathryn Webber <kathrynwebber@bellsouth.net>
Sent: Wednesday, June 24, 2020 12:32 AM
To: Planning Intake
Cc: Andrew Orr
Subject: Brownland Farms - Public June 25, 2020

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

19. Consideration Of Resolution 2020-78, A Resolution To Adopt An Envision Franklin Plan Amendment For The Properties Located At 1155 Hillsboro Road (Known as Brownland Farms, and a portion of Christ Community Church at 1215 Hillsboro Road) Map 63 Parcels 2.00, 2.01, And 2.02, To Change The Design Concepts From Conservation And Conservation Subdivision To Conservation, Conservation Subdivision, Multifamily Residential, And Neighborhood Mixed-Use. (PUBLIC HEARING)

Dear commissioners,

The above was deferred by the applicant until 8-27. RE letter from Planning Staff to you on April 30, 2020, attached in your agenda packet. I am hoping there will be an opportunity to comment at that time. This should not be on your agenda at this time as Christ Community Church has not yet voted to sell the land, the land needed for a second entrance. This is a mute issue until that event takes place as the church, current owner of land, is not requesting the rezoning of their land.

This proposed development is too dense to be located in a floodplain area not only for future citizens living there, but also to the surrounding established communities. This creates a definite safety issue for all living in the area. The traffic conditions are already disastrous and this would create a huge bottleneck, especially in the event of a disaster like the flood of 2010.

I am not in support of changing the current zoning for this property. The Envision Franklin Plan is already accommodating enough, because it has been changed from Ag to Conservation Development.

Below are a few pictures taken on the back of the Church's property and Hillsboro Road during the flood of 2010. Do you really want to cut and fill and permit tragedy for future residents of Franklin in this area of the river? Is not the primary concern for you to provide, good healthy, welfare and safety to your citizens? The defined floodplain maps were redone after this flood and should not be changed for obvious reasons. This land will flood as well as Brownland as it is surrounded by the river also.

I am a member of Christ Community and know that Hillsboro Road was closed during the 2010 flood coming from the North and from the South towards the church as two Pastors living in those areas were not able to get to the building. Hillsboro Road was flooded and closed as well as Mack Hatcher.

Please do not permit this intense and very dense development to be approved as it will endanger all residents in the area and set a very unwanted precedent for future development.

Please confirm receipt of this email and that it will be included for public record. Thank you also for the opportunity to express my concerns.

Best regards,

Kathy Webber
Franklin, TN





Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:17 AM
To: Andrew Orr
Subject: FW: No To BrownLand

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Marie Mazzara <mkmazzara@yahoo.com>
Sent: Thursday, June 25, 2020 7:40 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: No To BrownLand

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

As a parent of 4 children I am highly concerned on the impact 800 additional high density homes will cause on Brownland. Class sizes are already large and this will make them larger. Franklin High School is already stretched to capacity.

In conjunction with this. I am concerned about the traffic impact. Even with the improvements made this is still crowded. Especially right before classes start at Franklin High. Adding more traffic and stop lights is going to make this a nightmare equal to green hills!

Please do not approve this Brownland development.

Marie

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 4:41 PM
To: Andrew Orr
Subject: FW: Opposition to Resolution 2020-78 (proposed Brownland Farms development)

From: Laura Smith <lbts1048@aol.com>
Sent: Wednesday, June 24, 2020 4:40 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Opposition to Resolution 2020-78 (proposed Brownland Farms development)

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Our family has lived in the Monticello neighborhood for eighteen years. Our home is located on the north end of the neighborhood two houses east of the large lot adjacent to Hillsboro Road and within sight of one of the two main neighborhood entrances. We are **writing to you to address our concerns and opposition to certain aspects of the proposed development at the Brownland Farm property and a portion of the Christ Community Church parking lot, specifically a change in design concept.**

The developers have proposed an amendment changing the classification of part of the properties from Conservation Subdivision to "Neighborhood Commercial fronting Hillsboro Rd" and "Multi-Family Residential behind." Doing so would be against both the role and major objectives of Envision Franklin as outlined on page 7 of the plan. Additionally, the proposed amendment does not "demonstrate its need and justification" according to the criteria on page 108 of the plan. Keeping the area a Conservation Subdivision would provide all of the benefits to the development and the surrounding community as outlined in the Envision Franklin plan without the negative impacts of a more dense development.

We oppose the change of the re-classification from Conservation Subdivision for several reasons:

1. First, there are already condominiums, townhomes, apartments and senior and assisted living dwellings as well as business spaces available both north and south of the proposed development. Passing this amendment would result in an addition of 750+ homes, plus businesses, to this area. A lower density Conservation Subdivision development would have a lower traffic impact, maintain the character of the area, and not create a further burden on the schools.
2. If the amendment is passed, traffic volume (which is already high) will increase dramatically. Additionally, adding a four-way traffic intersection with a light at Monticello Road will lead to increased traffic cutting through the neighborhood to get to Spencer Creek Road. This is already a significant problem which we don't think can be remedied by simply adding "traffic calming" devices as the developers suggest. To suggest that the traffic will turn right and get on Mack Hatcher rather than cutting through Monticello (and avoiding lights) is disingenuous.
3. There has been a proposal to build five "big box homes" along the north end of the vacant lot in front of Monticello. In addition to the flood plain concerns discussed below, this design concept does not match any existing homes that we are aware of in the area and would change the look of the area while negatively impacting the scenic approach into Franklin. Single family homes, built on land not currently in the flood plain would be more appropriate.

4. Lastly, although not a part of the current resolution, building this new development would require significant cut and fill to build in what is now in a flood plain. In 2010, while our neighbors to the south had their properties flooded, we watched as the formerly dry gully along our street filled to the brim and moved toward our homes. This gully continues into Monticello Creek on the part of Monticello where they propose that big box homes be built after altering the topography. I am attaching pictures we took during the Flood of 2010. The first shows a red car on Jefferson approaching Monticello Road. You can see the road sign in the background. The second shows a portion of the Monticello property where they propose to cut and fill in order to build the big box homes – the area of Monticello Creek mentioned above. The brick home was demolished, but the small white garage remains. As you can see, both areas are flooded. Altering the flood plain will not alter the volume of water, just where it goes. I would hate for it to impact more structures than it did in 2010.





While it would be nice to have the properties remain untouched, we realize that development is inevitable and are asking that the City of Franklin follow through with the plans articulated in the Envision Franklin Design Concept by opposing the amendment to the plan. We appreciate your time and your continued support of Monticello.

Best regards,

Michael and Laura Smith

106 Poteat Place

Franklin, TN 37064

615-545-4594

Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:14 AM
To: Andrew Orr
Subject: FW: Amending Envision Franklin

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Richard Stempel <richard@trackersystems.net>
Sent: Wednesday, June 24, 2020 9:56 PM
To: michael.hathaway@comcast.net; roger.lindsey@nashville.gov; rdlindsey@comcast.net; Michael Orr <michael.orr@franklintn.gov>; Scott Harrison <scott.harrison@franklintn.gov>; amclemore51@yahoo.com; Alma McLemore <alma.mclemore@franklintn.gov>; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Szilagyi <jennifer.szilagyi@franklintn.gov>
Cc: Planning Intake <planningintake@franklintn.gov>
Subject: Amending Envision Franklin

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Dear Planning Commission Members,

I am writing to formally object to the practice of constantly amending Envision Franklin to enable the construction of neighborhoods with a higher density of homes, townhomes, and apartments which benefits only city tax revenues and land developers. It is absolutely contrary to Envision Franklin to amend the design concept from Large Lot Residential to Single Family or any other small lot, high density design just because sewer lines are available. The Franklin Municipal Planning Commission (FMPC) should STOP considering this as a legitimate reason to amend Envision Franklin. Furthermore, the practice of using non-buildable land such as Hilltop Overlay or other conservation areas as "Green Space" and using that to show a more favorable DUA number to justify the small lots in areas where Envision Franklin directs Large Lot Residential is deceptive. The FMPC should STOP using this as a legitimate reason to amend Envision Franklin. It is shameful that Envision Franklin has become nothing more than a hurdle for developers to jump over. A development that adheres to it without amendments is the exception rather than the rule.

Regarding the Agenda for the 06/25/2020 meeting of the Franklin Municipal Planning Commission, I want to let it be known that I strenuously object to items 18, 19, and 21, for the reasons stated above. Item 22 should be withdrawn from consideration due to the fact that Envision Franklin design concepts are continually requested

to be amended. This permanent amendment to Envision Franklin will only serve to exacerbate the problems caused by overdevelopment of areas due to amendments to Envision Franklin and zoning variances.

Richard Stempel
561-722-1000

From: [Andrew Orr](#)
To: [Eric Conner](#)
Subject: FW: Questions for the Brownland Farm Neighborhood meeting
Date: Tuesday, May 12, 2020 6:47:16 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Fyi

From: Dorie Bolze <DorieBolze@harpethriver.org>
Sent: Tuesday, May 12, 2020 6:36 PM
To: greg.gamble@gdc-tn.com
Cc: Andrew Orr <andrew.orr@franklin.tn.gov>
Subject: Questions for the Brownland Farm Neighborhood meeting

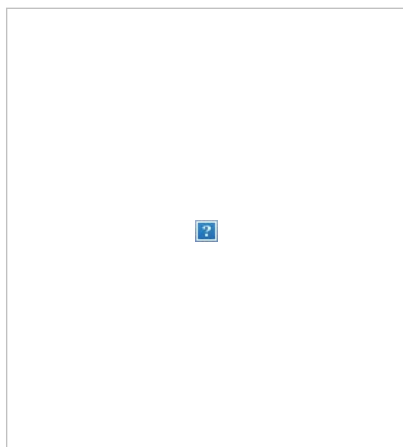
ATTENTION COF staff: *This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.*

Hi Greg,

How are you doing? I hope your family is adjusting alright under the circumstances.

Based on your confirmation email for the Brownland Neighborhood meeting tomorrow evening, here are a few questions I would like to provide ahead of time.

1. One of our biggest concerns on first review is that the proposed high density zoning changes are in a major bend in the Harpeth that has floodway flow that cuts off the bend to create a small island of land that is not in the 100 year floodplain. The Brownland farm current entrance is in the floodway and the neighborhood multifamily residential (orange area that wraps behind Christ Community Church) is on top of the flood way that cuts across the church property. See below where the floodway (darkest color blue/green) flows behind the church is on Map 52 parcel 7.00. How does this proposal prevent all these residents from getting cut off and isolated during a flood?
2. Is this development plan predicated on the sale of property from the church or has the church already sold some of its parking and the parcel, Map 52. Parcel 7.00, to the development interests?
3. The proposed development plan in the information packet appears to include some area that is currently in the 100-floodplain. Does that mean this plan will need cut and fill? (I am working off the floodway maps from the county web site which are included below.)
4. Is it possible to make an entrance/exit onto Mack Hatcher (toward the southern bend)? Would this be a better second entrance than having to purchase the church entrance that is already very close to the current Brownland Farm drive that is in the floodway. How does this plan protect residents during a flood if both entrances are so close on Hillsboro in the floodway/100-year floodplain? The nature of the bend in the Harpeth, current roads system, and cut-through floodway all offer a unique set of flood risks for residential development in this bend in the Harpeth since current flood patterns surround the small amount of non-floodplain property.



A close up of a map Description automatically generated



These zoom/webex/internet forums offer some interesting challenges. I have heard from one resident who called our office yesterday that they know of older citizens that are not familiar with the technology. As we work with TDEC on some of the recent public hearings the agency held during the COVID-19 pandemic “stay at home” emergency, there have been a number of glitches and challenges with both people sick, without access to the internet, and difficulties using the technologies. We are all working on how to make better use of these tools while also enabling all members of the public to participate in government.

“See you” tomorrow evening!

Dorie



Dorene Bolze
President/Chief Executive Officer

Harpeth Conservancy
[215 Jamestown Park, Suite 101](#)
[Brentwood, TN 37027](#)
o) 615-790-9767 m) 615-479-0181
[HarpethConservancy.org](#)


Andrew Orr

From: Andrew Orr
Sent: Tuesday, June 16, 2020 4:10 PM
To: Eric Conner
Subject: FW: Brownland Farms Development Update

From: Shanna McCoy <shanna.mccoy@franklintn.gov>
Sent: Friday, May 15, 2020 2:49 PM
To: David Lawbaugh <davel6332@yahoo.com>
Cc: Andrew Orr <andrew.orr@franklintn.gov>; Eric Conner <eric.conner@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>
Subject: RE: Brownland Farms Development Update

Good Afternoon Mr. Lawbaugh,

I cannot speak to any contact that Mr. Estes has had with Assistant Director of Engineering, Jimmy Wiseman, however, whenever the plans are submitted, Jimmy and the engineering team will be reviewing them thoroughly. When the City Engineering team has reviewed and deemed the plans correct, I, as the floodplain administrator, will sign the community acknowledgement form. Mr. Estes and his team would be responsible for submitting the application for the Letter of Map Revision to FEMA. The City of Franklin will not be applying for the LOMR.

Once FEMA reviews the application and makes a determination, the City and the applicant will get a letter from FEMA with their decision. If FEMA approves the LOMR, then it must go to BZA for reinterpretation of the FFO/FWO boundary. FEMA at that point has already approved the change to the floodplain and/or floodway and the City is mandated to adopt FEMA's maps. The only reason it must go the BZA is because the FFO and FWO are zoning overlay districts. Many jurisdictions do not have the "added" overlay districts on the floodplain, it's just designated as floodplain or floodway per the FEMA FIRM panel. So in regard to your question of speaking at BZA, yes you could, however, the maps would already be approved by FEMA at that time and again, the City must adopt/regulate from FEMA's maps.

Regarding contacting FEMA directly, I am happy to provide you with contact information for Tamara Hansen. She is the FEMA Region IV Floodplain Management Specialist. Her phone number is 770-220-5288 ext. 554. I will add that she will not have any knowledge of the project at this point as nothing has been submitted to FEMA.

I reached out to Andrew Orr, City of Franklin Long Range Planning Supervisor, and he has advised that the information regarding Conservation Subdivisions can be found at the following link to Envision Franklin on pages 34-38. <https://www.franklintn.gov/home/showdocument?id=25769>

Thank you and have a nice weekend!

Shanna McCoy, CFM
Zoning/Floodplain Administrator

From: David Lawbaugh <davel6332@yahoo.com>
Sent: Monday, May 11, 2020 6:01 PM

To: Shanna McCoy <shanna.mccoy@franklintn.gov>

Subject: Re: Brownland Farms Development Update

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hi Ms McCoy,

Thanks for your responses and answers to my questions and concerns. I have some more.

Since hearing from you I've talked with Kevin Estes and asked why he hasn't been in contact with you regarding his development of Brownland Farms. He told me that Jimmy Wiseman has been reviewing the flood models for the City of Franklin, and once Jimmy was finished with his review, he'd be the one to make the request to FEMA for the Letter of Map Revision (LOMR). Kevin also said that you should not have to deal with this since no developed property will be in the revised floodplain. This seems odd to me. Given your position with the City of Franklin, shouldn't you be involved with this or does this seem procedurally correct?

You mentioned once the Letter of Map Revision was approved, it would then go to the City of Franklin Board of Zoning Appeals. If/when this happens, will the public be able to attend this meeting and express their concerns? The residents of Monticello would like to do this, if possible.

Also, is there any way for us (the residents of Monticello) to contact FEMA directly to effectively communicate with the proper people there to express our concerns?

I've looked through Envision Franklin and the City of Franklin Guidebook to Hamlets, Conservation Subdivisions, and Tradition Neighborhood Development to find a good explanation of the process for classifying or designating a conservation subdivision. I've yet to find this. Could you help me understand how this process takes place?

Thanks again for your help and your patience with my questions,

David Lawbaugh
Co-President
Monticello Homeowners Association

On Friday, May 1, 2020, 04:25:47 PM CDT, Shanna McCoy <shanna.mccoy@franklintn.gov> wrote:

Good Afternoon Mr. Lawbaugh,

Please see responses below. Please understand that no plans related to the floodplain/floodway mitigation has been submitted to the City or FEMA for review at this time. I hope that the explanations below help.

Feel free to contact me if I can be of further assistance.

Thank you and have a great weekend!

Shanna McCoy, CFM

Zoning/Floodplain Administrator

From: David Lawbaugh <davel6332@yahoo.com>
Sent: Thursday, April 30, 2020 2:53 AM
To: Shanna McCoy <shanna.mccoy@franklin.tn.gov>
Subject: Brownland Farms Development Update

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hi Ms McCoy

My name is David Lawbaugh. I've communicated with you several times on behalf of the Monticello Homeowners Association, of which I am Co-President. The last time we spoke was on March 2nd at the Floodplain Regulations meeting. I asked you if you knew anything about the proposed development and rezoning of the Brownland Farm. You said you'd heard the developer wanted to get the floodplain/floodway classification changed on that land so he could build there.

The Monticello HOA board met via Zoom with Kevin Estes of Land Solutions and his team. At our HOA board's request Alderman Dana McClendon was also part of the meeting. Kevin and his team presented their proposal to our board. He had some very startling and unsettling things to say and that's why I'm writing you.

Kevin said he'd hired the Barge Design Group and they'd prepared a flood study of the Brownland property. He said a flood modeler named Adrian at the Barge Design Group did all the work. Kevin also said that Adrian does all the flood models for the City of Franklin as well as some for FEMA. Do you know Adrian and is this information correct? **Barge has done work for the City and I believe Adrian may be working on some of the park plans, but he does not do ALL flood studies for the City.**

Kevin's group claims they have done a more detailed survey of the floodplain/floodway than FEMA has done. They claim no portion of Hillsboro Rd is in the 100 year flood plain even though the Williamson county GIS shows it is. They also claim the area of Brownland Farm where they want to build is "shallow floodplain", so this gives them the opportunity to manipulate the land so there wouldn't be as much floodplain there after development. I assume using some kind of fill is part of this but they didn't say. They also didn't say if any fill they'd use would have to come from the property itself. As far as I know that's the rule for the Eatherly property/Monticello section 1. Is it the same for the Brownland property? **Fill can be brought in from offsite but the City's cut/fill requirements have to be met. Cut typically only takes place on the property itself. This is true for any property within the floodplain.**

To come to their conclusions, Adrian looked at the flood model which currently exists for the Brownland property and it's Ineffective Flow Area. Kevin's residential/commercial buildings would exist in the Ineffective Flow Area - however - they will still have to provide 1.5 times the floodplain volume which currently exists. Kevin said once they do this they can decrease the floodway all over the Brownland property - to the point where they could apply for and have floodplain/floodway classifications removed from this property.

How can this be? When I talked to FEMA after the flood of 2010, they told me emphatically that the floodway and adjacent floodplain areas must be kept free of any encroachments - forever. Has FEMA somehow changed their minds and policies about this? **FEMA allows for encroachments into the floodway as long as a Hydraulic & Hydrologic Study is completed, shows No Rise and is reviewed and approved by FEMA. They would have to apply for a Letter of Map**

Revision from FEMA and once approved, it would have to go before the City of Franklin Board of Zoning Appeals for re-interpretation of the FFO boundary.

In addition to the Brownland Property, Kevin and his group are also considering buying the 27 acres of farmland in front of Monticello known as Monticello Section 1. He said because of how they are decreasing the floodplain/floodway on the Brownland property, he could also apply for and have the floodway/floodplain removed from Monticello Section 1 as well. Is this possible? **Same as previous answer above.**

I have a couple of other questions which may be out of your area but I hope you can still help. Kevin said if he would purchase Monticello Section 1 he would have it be a Conservation Subdivision. He said this wouldn't require rezoning but would be a stipulation on the land. If he buys all 27 acres, he wants to build "Big Houses" on the 7 acres North of Monticello Creek which would be developable outside of the floodway/floodplain classification. As far as I know this land is now zoned agricultural, so how could he build residential structures on it without having it rezoned? **Under this scenario, the applicant would need to request an amendment to Envision Franklin to a design concept that would support big houses. If approved by the Planning Commission, a rezoning would need to be filed, which requires Planning Commission review and final approval by the BOMA. .**

Yesterday I got an email from the Gamble Design Collaborative to invite me to a neighborhood Zoom meeting regarding the Brownland Property. This group is part of Kevin's team. The stated purpose of the meeting is to present the following :

"This is a proposed revision to Envision Franklin. The applicant is requesting an amendment to the Envision Franklin Design Concept on this site from Conservation Subdivision to a combination of 3 design concepts. The design concepts would transition westward from Neighborhood Commercial fronting Hillsboro Road to Multi-Family Residential behind and ending with Conservation Subdivision at the rear of the property and running along the Harpeth River."

If I'm understanding this right, Envision Franklin has all ready classified this area as Conservation Subdivision? **Yes it is currently Conservation Subdivision** Last I heard this was zoned agricultural. **Yes, it is zoned Agricultural** Has Envision Franklin all ready changed this area? **No, it has not. The applicant is proposing an Envision Franklin amendment that would be considered by the Planning Commission at their June 25th meeting. If approved, the applicant would then file a rezoning request.**

I'm very concerned about all the ramifications of this development. If Kevin does get approval for all he wants and develops recklessly in terms of floodwater handling, thousands of lives and a lot of property could be adversely affected in the Hillsboro Rd Corridor.

Thanks in advance for your help,

David Lawbaugh

Co-President

Monticello Homeowners Association

Andrew Orr

From: scott.black1 <scott.black1@comcast.net>
Sent: Sunday, July 5, 2020 1:00 PM
To: Ken Moore; Dana McLendon III; Margaret Martin; Pearl Bransford; Ann Petersen; Brandy Blanton; Clyde Barnhill; Scott Speedy; Beverly Burger
Cc: Andrew Orr; Emily Hunter; Kelly Dannenfelser
Subject: Brownland Farms

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Good afternoon ladies and gentlemen,

I am writing to you in support of the proposed design for the Brownland Farms on Hillsboro Road. It is important to note, that this is exactly the type of project that should go in that location.

As large tracts of land like this come available, it is imperative that we support comprehensive mixed-use solutions, such as this.

As a resident of Fieldstone Farms, I certainly recognize the positive benefits to this side of town.

With Hillsboro Road and Mack Hatcher, the transportation infrastructure is definitely adequate to support a community of this size.

I know that there is some question about the impact to schools. While this could possibly challenge the Williamsom County School Board on the districts for their system, as a city, we must consider all infrastructure and realize that a project of this scale and size works best for our overall infrastructure of water, sewer, transportation, and security (police & fire). By allowing communities like this to happen closer in, it reduces so many other infrastructure burdens vs. the alternative of sprawling design.

Because we have created such a great community, people will continue to come. If they are coming, and we are growing, let's grow in a way that respects the land and resources that we have and locate density in such a way that it enhances existing infrastructure. By doing so, it allows us to preserve land further out that would otherwise be scarred by lower density development (needed because people are moving here).

The fact that this developer has demonstrated some creative design solutions through a few different methods, should also be commended. First, through collaboration with the church to develop a better land-use development. This shouldn't be seen as a "land-grab", because the easier way would be to not engage the church. But to engage the church seems to show me that this is a developer who is trying to do the right land design. Secondly, the action of acquiring the Monticello property and creating a park. Again, this is a wise land design decision. Because this design seems to go above and beyond normal development practices to accomplish the desired design, should be acknowledged. (Note, I do not know this developer)

Thanks for your time and consideration.

Thanks,
Scott

Andrew Orr

From: Dorie Bolze <DorieBolze@harpethriver.org>
Sent: Tuesday, August 18, 2020 7:16 PM
To: Jimmy Wiseman; Lance Fittro; Shanna McCoy; Paul Holzen
Cc: Floyd Heflin (floyd.heflin@williamsoncounty-tn.gov); Emily Wright; Andrew Orr; Eric Conner
Subject: Resend- forgot links- PHotos and video of flood waters over Hillsboro Road-- Brownland Farm floodplain and floodway proposal and idea for a flood management plan for the NW area of the city
Attachments: New Data Reveals Hidden Flood Risk Across America - The New York Times 6-30-2020.pdf; TheTennessean July 3 2020 cover story on flood risk in TN.pdf

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Hello Paul, Jimmy, Lance, and Shanna,

I am also copying Emily, Andrew and Eric from planning in this email so they have the email chain I have sent you all from yesterday regarding the floodplain and floodway proposal the developer is proposing for Brownland Farm. Thank you Jimmy for answering my questions on the process and what the city has received to date. That is very helpful. Your email that provides answers is below so everyone can see the email chain. Also, I had Shanna McCoy's email incorrect. UGH! I also decided to include Floyd Heflin at Williamson county because I think this might be of interest to both the city and the county with regard to future development in the NW quadrant of the city that is bonded by the Harpeth and West Harpeth.

The complex floodplain/floodway cut and fill proposal that Kevin Estes is proposing/contemplating with his rezoning proposal for Brownland Farms raises a broader issue that I wanted to touch on here as an initial idea. The Brownland property and the nearby area has some serious floodway/floodplain constraints that also affect traffic and emergency response. Also, just down river is Fieldstone Farms that was designed under older floodplain rules and information. Then just around the bend after the confluence with the West Harpeth is Cottonwood, in the county that was designed and built even before Fieldstone Farms. Homes in both of these communities are now in the 100 year floodplain that were not when built.

There is another proposed residential development under consideration on the Campbell property next to the Gentry farm that is up for annexation consideration. This and the Brownland Farm proposal beg the question, as some aldermen noted last week during the work session discussion of the major thoroughfare plan, that it is time to relook at the vision for this region of the city/county.

An updated vision of growth/development in this area also needs a floodplain plan, if you will, that both incorporates projections of future risk from increased rainfall events and a plan to reduce the number of residences in Cottonwood, Fieldstone Farms, Meadowgreen, Monticello, Rebel Meadows and others—existing residences/commercial- that are now in the 100 year floodplain. Such a plan would then provide the framework for development in this quadrant so that overall there is a reduction in current flood risk for existing development in this area of the Harpeth/West Harpeth floodplain. Another way to look at this, is that a “no-rise” doesn't reduce existing risk, it is all based on probability and historical data, and the FEMA work doesn't include future projections. But we all as a community could do this and there are people and agencies and experts that would be interested in this.

I don't know if you all saw the July press on the [First Street Foundation flood factor](#) study. It is fascinating and adds in future risk factors to the FEMA work. We are lucky in this area to have updated work after the May 2010 flood than many communities do not have. I attached the NYT and Tennessean press. Note the section on [environmental factors relevant to this region—the increase in intense rainfall](#).

To clarify on the city's typical approval process that Jimmy touched on below. It sounds like a proposal would go through approval processes prior to final review and approval of floodplain changes—CLMOR/LOMR-F and "no-rise." It seems that this rezoning proposal for increased density that the city's current plan relies on a significant floodway fill and cut. It would seem prudent to wait until the applicant's floodplain changes are reviewed and approved before considering rezoning options. In this instance the cart is before the horse. Since the applicant hasn't yet submitted their floodplain package to the city it seems that their rezoning request is premature and getting way ahead of things.

To wrap up: below are photos and video that people have helped pull together from the May 2010 flood that shows floodwaters over Hillsboro Road. Lance and Jimmy mentioned wanting this to help in considering emergency response and public risk with the high density proposal on Brownland and the flood work the developer is doing.

This video is the best and really shows the serious nature of the floodwaters and challenges for emergency response. Hillsboro Road was entirely underwater near the church. Also there are aerials of Mack Hatcher underwater at the approach to the Harpeth bridge beside the city sewer plant.

<https://www.facebook.com/amy.wolter.9/videos/1436167586030/?extid=WXCeLHYtgtPrpozO>

Here is a blog spot with photos from brownland Farms that weekend since there was a horse show. Look at the image of the high floodway moving across the front drive. That is Hapreth West Split from the FEMA map. (see emails below) <http://nancynickeycurran.blogspot.com/2010/05/franklin-flood.html>

Photos below are as flood waters are receding off Hillsboro Road. Facing south on Hillsboro Road with former Eatherly home and Monticello to the left. This is the Harpeth River East Split as labeled by the FEMA maps.



11 of 30



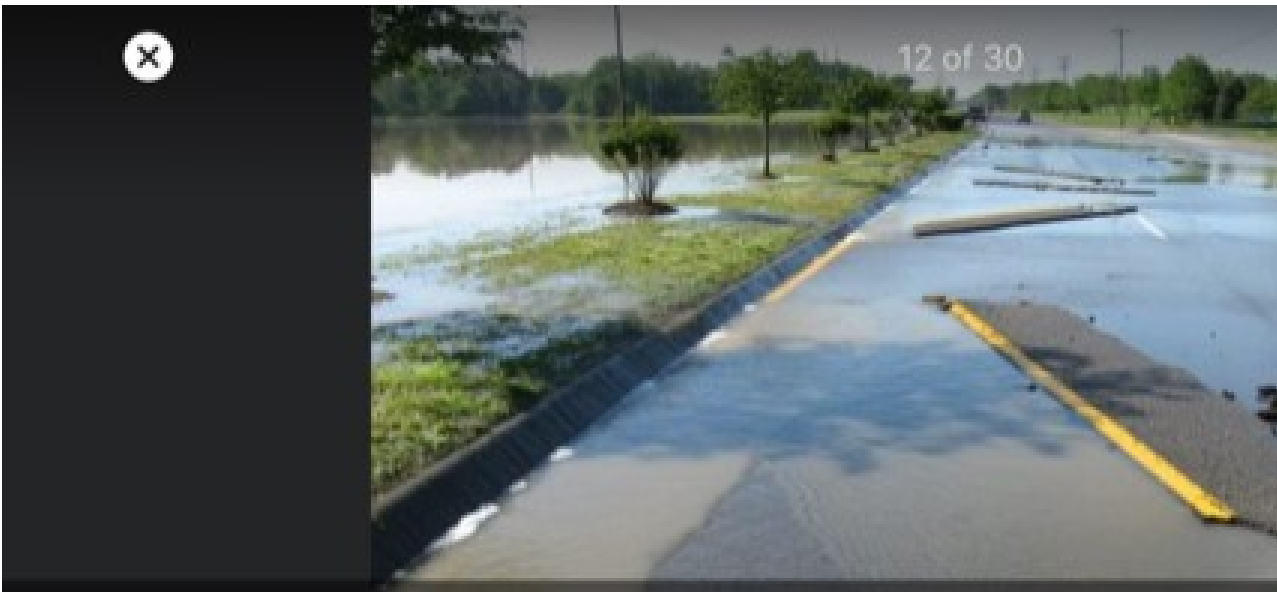
14 of 28





10 of 30





This photo shows the opposite side of Hillsboro Road from the Eatherly house with flood waters receding off Hillsboro Road into the river where the road is right up at a the hairpin bend at the Christ Community Church north end.



Below is the photos I attached to the emails below. This is during the flood and is looking across Eatherly property in front of Monticello to the church.



Thank you all. Let's talk about what we could do as a community on a floodplain management plan that both reduces current residents that are now in the 100 year floodplain, incorporates some of the Flood Factor projections for increase rainfall intensity, and possibly provides some conceptual outlines of stormwater/floodplain management for different intensity of development scenarios.

Dorie



Dorene Bolze
President/Chief Executive Officer

Harpeth Conservancy
215 Jamestown Park, Suite 101
Brentwood, TN 37027
o) 615-790-9767 m) 615-479-0181

HarpethConservancy.org



From: Jimmy Wiseman <jimmy.wiseman@franklintn.gov>

Sent: Tuesday, August 18, 2020 4:32 PM

To: Dorie Bolze <DorieBolze@harpethriver.org>; Lance Fittro <lance.fittro@franklintn.gov>; shanna.mcoy@franklintn.gov; Paul Holzen <paul.holzen@franklintn.gov>

Subject: RE: Brownland Farm floodplain and floodway proposal and photo of Harpeth flooding over Hillsboro Road in May 2010

Dorie,

Thanks for including me. Please see my answers below in **red**. Let me know if you have any additional questions.

Thank you,

Jimmy Wiseman
P – 615.550.6725
Assistant Director of Engineering
City of Franklin

From: Dorie Bolze <DorieBolze@harpethriver.org>

Sent: Monday, August 17, 2020 4:33 PM

To: Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; Lance Fittro <lance.fittro@franklintn.gov>;
shanna.mcoy@franklintn.gov; Paul Holzen <paul.holzen@franklintn.gov>

Subject: FW: Brownland Farm floodplain and floodway proposal and photo of Harpeth flooding over Hillsboro Road in May 2010

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hi Paul, Jimmy, Lance and Shanna,

I wanted to send a brief update on my email regarding the Brownland Farm floodplain and floodway revision process the applicant is proposing. I meant to include Jimmy and thought I would resend to all of you.

Also the photo I attached shows the May 2010 floodwaters from Jefferson Dr in Monticello looking toward Christ Community Church. This photo does not clearly show Hillsboro Road flooded completely, though it might have captured that in the right end of the photo where the "harpeth East Split floodway" joins the Harpeth just north of the church property. Sorry about that confusion in my email from earlier today.

Also, I wanted to specifically ask if you all have received the floodway/floodplain revisions that the applicant is proposing. We would like to request that material when you receive it.

I just received an email from Andrew Orr that the Brownland Farm proposal is deferred to Sept, though Greg Gamble wants to present some new information. **We have not received their submittal at this time.**

My email below has details from my meeting with them in late July. They discussed their plans to apply for a Conditional Letter of Map Revision from FEMA. This can take 90 days minimum if there are no additional questions FEMA has for the applicant. Then another 90 days to reply. Also, since this is only conditional it still means the applicant needs to still apply for a final Letter of Map Revision from what I understand. Do you know if they have started this process yet?

They have not started the formal process. It is likely they have done most of the modeling at this point.

Lance and Jimmy explained to me in our June call that your process is to review the application submittal, then send it to Amy Wheeler Miller in the state office for review. My notes say that you all send that to the state office for "no-rise" reviews. Is the "no-rise" review separate from the review for the CLMOR? Does one go through the state and the other through the Atlanta FEMA region IV field office? I believe both will have outside engineering review of the hexraz model work done by the applicant. **Shanna, please correct me if I'm wrong but a "no-rise" goes to the State for review. A CLOMR/LOMR-F goes to FEMA. As far as I know, they plan to submit a CLOMR/LOMR-F to show a change in the floodplain/floodway. This would be a good question for their design team since we have not been sent anything at this time.**

We are very interested in understanding the process and review since this proposal is a major significant change to the floodway channels in this very complex area of the Harpeth. As your staff reports have already noted there are important constraints with Hillsboro Road in relation to the river and these 3 floodway channels that affect emergency access, traffic management, public safety, and more. At the June PC meeting, one of the commissioners, I believe Roger Lindsay, stated that this could be the first significant floodway fill proposal in the city in recent times.

This proposal is to fill the entire Harpeth West split floodway and is asking for higher density re-zonings to cover the eliminated floodway. There is also significant cut in the floodway along the main river along with significant fill to remove most of the Brownland Farm property from the 100 year floodplain. This proposal eliminates almost all of the floodplain in this major natural floodplain for the river. This proposal essentially is to move lots of water volume through the main channel versus using the natural floodplain. It would be hugely beneficial to the city to have the outside expert review of AECOM who worked with the Army Corp on the updated flood models and floodplain/FIRM maps. **I understand that AECOM reviews the CLOMR/LOMR-F as a 3rd party consultant for FEMA. Isn't that correct Shanna?**

With the applicant going through the heavy and expensive lift of a CLMOR, it seems the city might want to wait on final say from FEMA and the state's outside review and final determination, which will take a few months, before approving any rezoning proposals on this property. The proposed concept plan and rezoning relies on this major floodplain/floodway revision so it seems appropriate to see if FEMA's outside experts and internal review of this major change to a recently highly updated floodplain by the Corp after the May 2010 flood is approved.

Could you provide me with a basic outline of how the city's floodplain review process will work with this proposal? Are there two reviews going to happen both via the state flood office and FEMA in Atlanta? **We send the CLOMR/LOMR-F to FEMA and they have the final say in approval.**

Does this proposal wait until the final reviews are completed from FEMA and the state office before it can proceed to PC for consideration? **Historically, we have waited until the site plan stage for the FEMA approval on a CLOMR/LOMR-F. In essence, the developable land takes care of itself at this stage. Meaning, if they cannot appropriately remove lots from the floodplain, those lots are never platted or developed. Regardless of entitlements.**

The floodplain/floodway revision they are proposing is the core to their development proposal. It seems important to make sure the underlying floodplain/floodway work is reviewed by all the outside experts that FEMA at the Region IV and state level use before moving it to Planning commission for vote.

Feel free to call me anytime: 615-479-0181 and thank you for sending the applicant's floodplain related materials as they provide them to the city.

Dorie



Dorene Bolze
President/Chief Executive Officer

Harpeth Conservancy
215 Jamestown Park, Suite 101
Brentwood, TN 37027
o) 615-790-9767 m) 615-479-0181

HarpethConservancy.org



From: Dorie Bolze

Sent: Monday, August 17, 2020 12:45 PM

To: Lance Fittro <lance.fittro@franklintn.gov>; shanna.mcoy@franklintn.gov

Subject: Brownland Farm floodplain and floodway proposal and photo of Harpeth flooding over Hillsboro Road in May 2010

Hello Lance and Shanna,

How are you all doing? First, thanks to Lance and Jimmy for talking to me back in June so I could get a better feel for the floodplain/floodway revision process that the developer for the Brownland Farm proposal needs to use as well as the city's process.

Back in June, Lance and Jimmy explained that a "no-rise" on flooding will go to Amy Miller at TEMA. I understand from talking to other experts that all of the "no-rise" determinations done in this area of TN are now going to the FEMA Atlanta office to have AEOCOM externally review.

Kevin Estes and Adrian at Barge Solutions were nice to have a detailed meeting with us in late July to go over their floodplain/way analysis and proposal to fill the West Harpeth Split. Below is the current FIRM maps with the cross sections. They stated they will need to get a CLOMR for this as well. Their proposal is based on their analysis that the two high floodway splits are actually not continuously dropping in elevation as the current FIRM maps show below. They explained to me that both had high points in the middle so are not moving significant water. This is a significant change from the latest flood maps that were done in detail after the May 2010 flood.

I was wondering if Shanna had a few minutes to chat in the next few days. I want to understand better how you all will review their proposal and how the planning approval process works while their floodplain revisions and CLMOR application are under review by FEMA which I hear can take 6-9 months. What is it that you all provide in the staff report and recommendations to the PC? When will that be ready before the August 27 PC meeting?

Do you all sometimes recommend waiting on the review from FEMA before PC reviews proposed re-zonings? It would seem that with this significant change in the floodplain and floodway based on a major change in how the Corp's current flood maps show the 3 major floodway paths, that it would be wise to wait before approving rezonings and plans for this challenging section of the river. Also the existing road ways do not offer any other access that is out of flood waters. Also it seems that it would be valuable to consider how the existing repeat flooding in Monticello could be mitigated. I suggested this to Kevin Estes during our call.

Lance mentioned an interest in photos from the flood that could confirm that water went over Hillsboro road. I have attached one that show this occurring during the May 2010 flood where the East Split merges with the river at Jefferson Drive. From our discussion in June and listening to the June and July PC meetings, it sounds like that the city's emergency response team is very concerned about traffic and access during flooding with the proposed increase in residents in this bend in the river. There are quite a lot of unique conditions in this area, aren't there?

Shanna, don't hesitate to give me a call, or email a time that works for me to call you!



THANKS!!

Dorie



Dorene Bolze
President/Chief Executive Officer

Harpeth Conservancy
215 Jamestown Park, Suite 101
Brentwood, TN 37027
o) 615-790-9767 m) 615-479-0181

HarpethConservancy.org





File #: 20-01135

DATE: September 9, 2020
TO: Franklin Municipal Planning Commission
FROM: Amy Diaz-Barriga, Planning Supervisor
Emily Wright, Planning Director

SUBJECT:

Simmons Ridge PUD Subdivision, Final Plat, Section 9, Creating 30 Townhome Lots And One Open Space Lot, On 2.68 Acres, Located Near The Intersection Of South Carothers Road And Long Point Way, At 4408 South Carothers Road. (CONSENT AGENDA)

PURPOSE:

COF Project Number: 7322
Applicant: Tom King, Pleasant Creek Investments, LLC
Owner: John Franks, Pleasant Creek Investments, LLC

BACKGROUND/STAFF COMMENTS:

This plat creates 30 townhome lots and one open space lot. The site plan for this section was approved, with conditions, on September's Administrative Agenda. The most recent development plan revision for Simmons Ridge PUD was approved by BOMA on May 9, 2017.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval, with conditions. The conditions of approval are attached.

PROCEDURAL REQUIREMENTS:

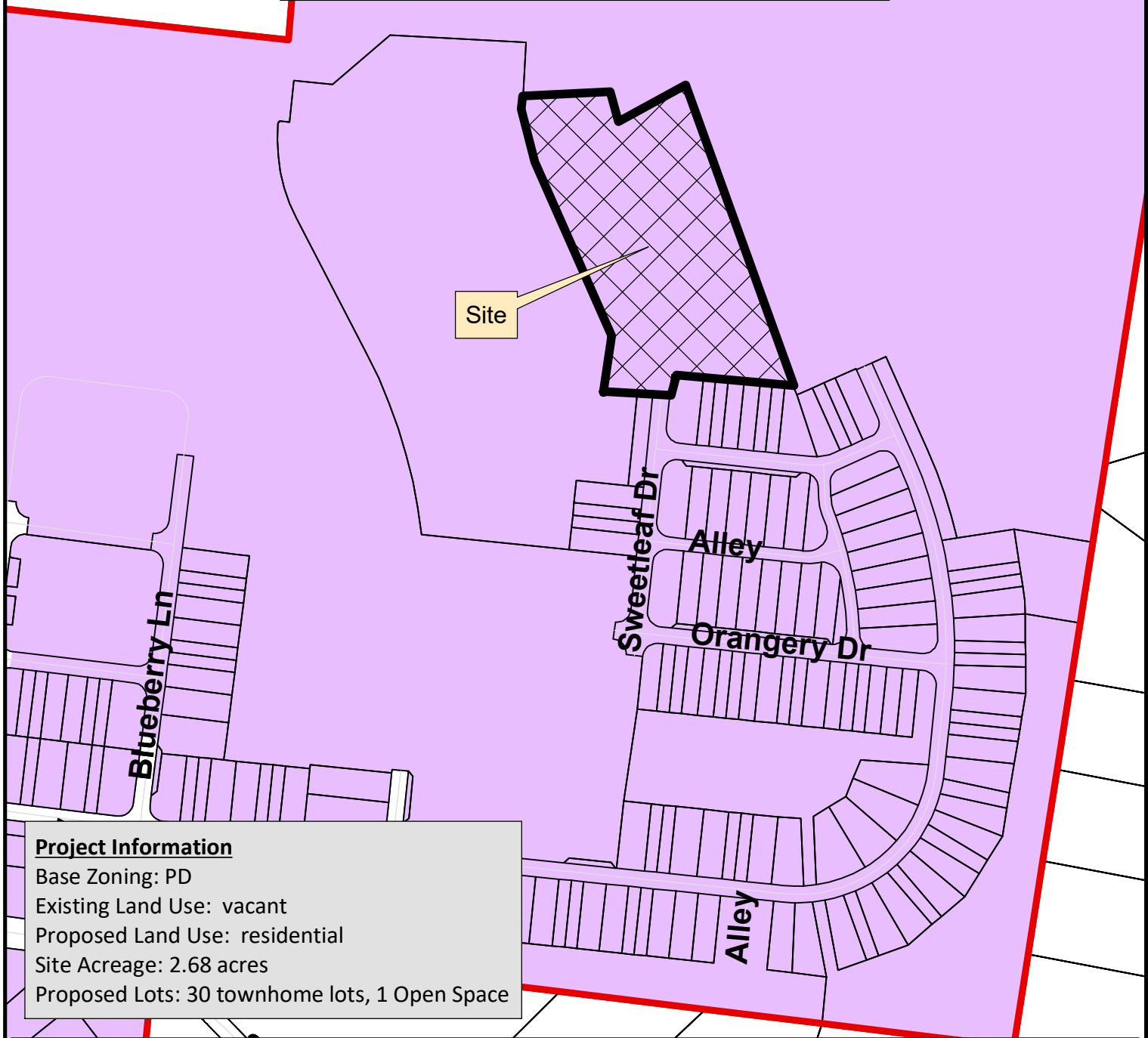
1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be

rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.

2. The city's project identification number shall be included on all correspondence with any city department relative to this project.

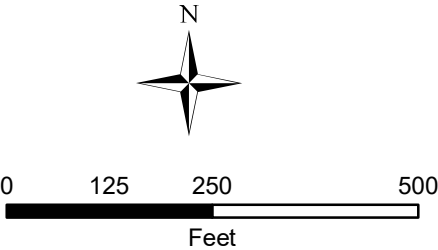
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

SIMMONS RIDGE PUD SUBDIVISION, FINAL PLAT, SECTION 9
FRANKLIN MUNICIPAL PLANNING COMMISSION
9/24/2020



Project Information
Base Zoning: PD
Existing Land Use: vacant
Proposed Land Use: residential
Site Acreage: 2.68 acres
Proposed Lots: 30 townhome lots, 1 Open Space

- | | |
|-----------------------------------|------------------------------------|
| Simmons Ridge PUD Subd, FP, Sec 9 | CI Civic Institutional District |
| AG Agricultural District | NC Neighborhood Commercial |
| ER Estate Residential District | CC Central Commercial District |
| R1 Residential 1 District | DD Downtown District |
| R2 Residential 2 District | 1ST Avenue District |
| R3 Residential 3 District | 5TH Avenue District |
| R4 Residential 4 District | RC6 Regional Commerce 6 District |
| R6 Residential 6 District | RC12 Regional Commerce 12 District |
| MR Mixed Residential District | GO General Office District |
| PD Planned District | LI Light Industrial District |
| OR Office Residential District | HI Heavy Industrial District |



This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2019. All rights reserved.

CONDITIONS OF APPROVAL:

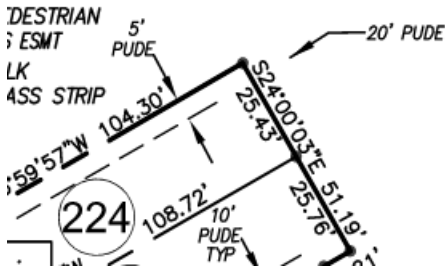
Open Issues: 3

Engineering - Final Plat Checklist

General Issues

10. C. Final Plat

lance.fittro@franklintn.gov Please clarify where the PUDE's at the rear of Lots 224 through 237 are located and what their dimensions are. A number of the call-outs appear to reference part or all of the easements from the adjacent Section 10. One example of the confusing labeling is shown below:



tomgking3@gmail.com Revised easement labels and coordinated with adjoining plats

lance.fittro@franklintn.gov Show and label the PUDE's at the rear of Lots 136 through 147.

Performance Agreement and Surety

General Issues

2. Engineering Sureties

kevin.long@franklintn.gov At the next submittal, and prior to being placed on an FMPC agenda, all sureties with the associated site plan [COF# 7323 \(Simmons Ridge PUD Subdivision, Site Plan, Section 9\)](#) shall be transferred to this final plat as a condition of approval.

tomgking3@gmail.com added revised COF# in title block

Applicant shall post sureties in the following amounts:

I. City Water:	\$ -
II. City Sewer:	\$68,000
III. Public Sidewalk:	\$49,000
IV. City Streets:	\$131,000
V. Private Streets (Including Shared Access):	\$ -
VI. Street Access	\$10,000
VII. Temporary Turnarounds	\$11,000
VIII. Traffic Signals:	\$ -
IX. ITS Elements:	\$ -
X. Stormwater Drainage:	\$84,000
XI. Green Infrastructure:	\$ -

*NOTE: Performance Calculations - Sureties are calculated from the Site Plan and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval. Sureties posted should include Public Infrastructure, Erosion Control, Street Access, and all necessary repairs for work completed within the public right-of-way. **Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access Surety.** A 10% contingency is applied to each surety category. EPSC is based on a flat \$7,500 per acre of disturbed area and is distributed proportionally across all surety categories.*

Line Items (For Reference Only:)		
8" MAIN	473	LF
FIRE HYDRANT	1	EA
8" MAIN	406	LF
4' MANHOLES	3	EA
CONCRETE SIDEWALK (4" CLASS A, 4" BASE)	4935	SF
LOCAL AND ALLEY PAVEMENT (1.5", 3", 8")	1282	SY
CONCRETE DRIVEWAY - RESIDENTIAL (6" CLASS A, 4" BASE)	220	SF
CONCRETE CURB AND GUTTER	1032	LF
SIGNS/STRIPING/ETC	0.05	OF TOTAL
SIGNS/STRIPING/ETC	0.05	OF TOTAL
(ANY NEW OR MODIFIED CONNECTIONS TO EXISTING PUBLIC OR PRIVATE STREETS)	1	EA
	1	EA
15" RCP CULVERT	81	LF
18" RCP CULVERT	314	LF
24" RCP CULVERT	245	LF
HEADWALLS (Concrete Volume)	0.8	CY
SINGLE INLET/JUNCTION BOX	10	EA

Planning**General Issues****5. recording order**

amy.diaz-barriga@franklin.tn.gov	Because portions of the roadway loop providing the required access and circulation for Section 9 lie within Sections 10 and 11, prior to the issuance of the first building permit for Section 9 , sureties shall be posted for Sections 9, 10 and 11, and ROW shall be dedicated via final plat to complete the connection between Sweetleaf Drive and Gracious Drive.
tomgking3@gmail.com	We understand the posting of roadway sureties of for 9, 10 & 11 with the recording of the first plat.
amy.diaz-barriga@franklin.tn.gov	Because portions of the roadway loop providing the required access and circulation for Section 9 lie within Sections 10 and 11, prior to the issuance of the first building permit for Section 9 , sureties shall be posted for Sections 9, 10 and 11, and ROW shall be dedicated via final plat to complete the connection between Sweetleaf Drive and Gracious Drive.

GENERAL NOTES:

- 1) THE PURPOSE OF THIS PLAT IS TO CREATE 30 BUILDABLE LOTS, 1 OPEN SPACE LOTS TOTAL 31
- 2) EXISTING ZONING PD (4.6)
3. MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ANY STREET: 33 FEET (ATTACHED)
SIDE YARD: 5 FEET CORNER LOT 10 FEET
REAR YARD: 20 FEET
4. SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS PARCEL 37 ON WILLIAMSON COUNTY TAX MAP NO. 89.
5. STREET ADDRESSES ARE SHOWN ON PARCEL AREA TABLE, THIS SHEET.
6. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
7. OWNER/SUBDIVIDER: SIMMONS RIDGE JOINT VENTURES
ADDRESS: 144 SOUTHEAST PARKWAY SUITE 230
FRANKLIN, TENNESSEE 37064
CONTACT: JOHN FRANKS
TELEPHONE: (615) 790-2447
EMAIL: johnfranks@live.com
8. SURVEYOR: HYDE PARK HOMES, LLC Thomas G. King III
ADDRESS: 144 SOUTHEAST PARKWAY SUITE 230
FRANKLIN, TENNESSEE 37064
CONTACT: TOM KING
TELEPHONE: (615) 238-4958
EMAIL: tomking3@gmail.com
9. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
10. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES.
11. UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. TENNESSEE ONE CALL 1-800-351-1111.
12. THIS PROPERTY IS NOT WITHIN AN AREA OF FLOOD INUNDATION AS EVIDENCED ON F.E.M.A. COMMUNITY PANEL NUMBER 47187C 0214 F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.
13. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
14. STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITIES SHALL BE AT DIRECTION OF MTEC.
15. ADEQUATE SPACING AND EASEMENT WIDTHS MUST BE PROVIDED FOR THE PROPOSED UTILITIES PER COF STANDARDS/REGULATIONS.
16. ALL SIDEWALKS, TRAILS, PATHS, ETC., LYING OUTSIDE OF PUBLIC RIGHT OF WAY ARE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SIDEWALK LOCATIONS WILL BE PROVIDED ON THE SITE PLAN FOR EACH LOT.
17. PROJECT GEODETIC REFERENCE NETWORK BASED ON: COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 5301, FIPSZONE 4100; PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99991825; CONVERGENCE ANGLE = 00°29'18.14463".
18. NO BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS IN THIS SECTION UNTIL THE INDIVIDUAL SITE PLAN HAS BEEN APPROVED.
19. PRIVATE DRIVES SHALL ALSO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENT.
20. THE OWNER/SUBDIVIDER, SIMMONS RIDGE JOINT VENTURES, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.
21. NO BUILDINGS EXIST ON THE PROPERTY.
22. TYPICAL, OFF-STREET & ON STREET PARKING, SIDEWALKS AND STREET PLANTINGS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
23. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
24. NO LOTS ARE SPECIFICALLY DEDICATED FOR HANDICAP ACCESSIBILITY IN THIS SECTION.
25. THE CITY OF FRANKLIN'S SEWER SERVICE RESPONSIBILITY ENDS AT THE EDGE OF ASPHALT. THE HOMEOWNER IS RESPONSIBLE FOR THE SEWER SERVICE FROM ASPHALT TO THE DWELLING.
THE OWNER/SUBDIVIDER, SIMMONS RIDGE JOINT VENTURES, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.
26. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, ACCESS & DRAINAGE EASEMENT.
27. BASE INFORMATION TAKEN FROM SIMMONS RIDGE SITE PLAN, SECTION 9 CITY OF FRANKLIN NUMBER 7323.

Lot Area Table			
Lot No.	Sq. Feet	Acres	
136	3,022	0.07	
137	2,084	0.05	
138	2,084	0.05	
139	2,986	0.07	
140	3,180	0.07	
141	2,080	0.05	
142	2,080	0.05	
143	2,686	0.06	
144	2,686	0.06	
145	2,080	0.05	
146	2,080	0.05	
147	2,686	0.06	
224	2,713	0.06	
225	2,834	0.07	
226	2,685	0.06	
227	2,080	0.05	
228	2,080	0.05	
229	2,686	0.06	
230	2,686	0.06	
231	2,080	0.05	
232	2,080	0.05	
233	3,416	0.08	
234	4,622	0.11	
235	2,292	0.05	
236	2,397	0.06	
237	5,007	0.11	
238	3,781	0.09	
239	3,162	0.07	
240	3,379	0.08	
241	5,825	0.13	
Total	85,541	1.96	

MTEMC Certificate of Approval for Recording

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to normal operating practices of MTEMC as defined in the rules and regulation, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Middle Tennessee Electric Membership Corporation

Date

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Book 2409, Page 297, R.O.W.C, Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book 6789, Page 125-196, R.O.W.C., Tennessee running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C.

Owner(s) Simmons Ridge Joint Venture
Simmons Ridge Partners, LLC Member John Y. Franks (Book 2409, Page 297) Date

RIGHTS OF WAY		
ROW Table		
Lot	Sq. Feet	Acres
ROW	13,416	0.31

OPEN SPACE		
Open Space Table		
Lot	Sq. Feet	Acres
227	17,772	0.41

LOT AREA = 85,541 s.f. = 1.96 Ac.
R.O.W. Area = 13,416 s.f. = 0.31 Ac.
LINEAR FEET OF ROAD THIS SECTION = 479'
OPEN SPACE (INFORMAL) s.f. = 17,772 = 0.41 Ac.
TOTAL AREA SECTION 9 s.f. = 116,729 = 2.68 Ac. +/-

CERTIFICATE OF ACCURACY

I (we) hereby certify that the subdivision plan as shown is correct and that all of the monuments shown hereon have been placed as indicated. The subdivision plat correctly represents as survey made under my supervision on the 3rd day of June, 2015.

Thomas G. King III
Land Surveyor
Tennessee R.L.S. No. 1720

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify:

- (1) The sewer systems designated in "Simmons Ridge PUD Subdivision, Section 9" have been installed in accordance with city specifications, or
- (2) A performance bond in the amount of \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director, Water Management Dept.
City of Franklin, Tennessee Date

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the planning commission minutes for the _____ day of _____, 2020, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary
Franklin Municipal Planning Commission Date

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

Subdivision name and street names approved by the Williamson County Emergency Communications.

Williamson County Emergency Communications Date

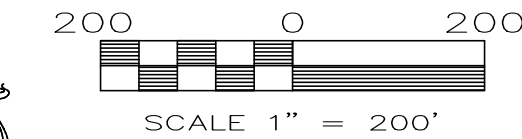
CERTIFICATE OF APPROVAL FOR STREETS & DRAINAGE

I hereby certify that:

- (1) The streets and drainage designated in the Simmons Ridge PUD Subdivision, Section 9 have been installed in accordance with City specifications, or
- (2) A performance bond in the amount of \$_____ for streets and \$_____ for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

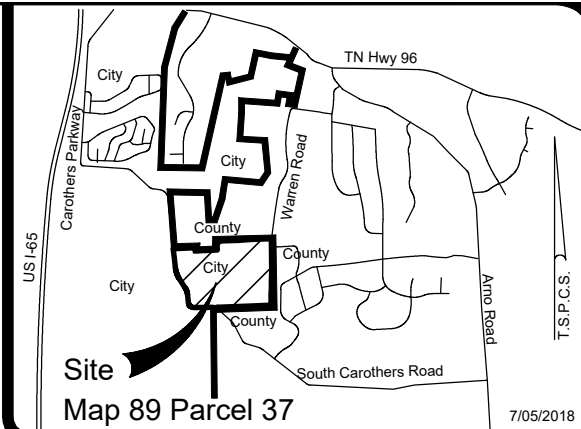
Supt., Streets
Franklin, Tennessee Date

The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.



see note 17

All Milcrofton Utility District (MUD) easements are exclusive easements. No excavation, building, structure, or obstruction of any kind may be constructed or permitted within the easements, except pavement for a driveway that crosses an easement. Not trees or shrubbery may be planted within the easements. MUD will have unrestricted access to all of its lines, meters, valves and other water system facilities within the easements without seeking any further permission. MUD has the right to disturb or remove any impermissible items within the easements. The property owner will be responsible for repairing or replacing any such items at the property owner's expense.



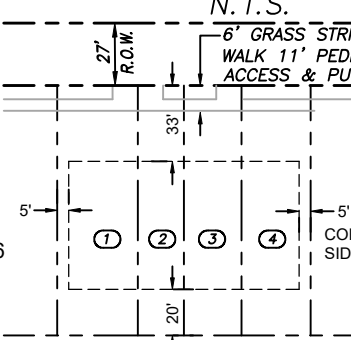
Handicap Accessible Lots	
Section	Number of Lots
1, 2, 3, 4, 5, 8, & 9	= 0

Building Type by Lot	
Detached Units	Attached Units
0	30
ON STREET PARKING SECTION 9 = 12	

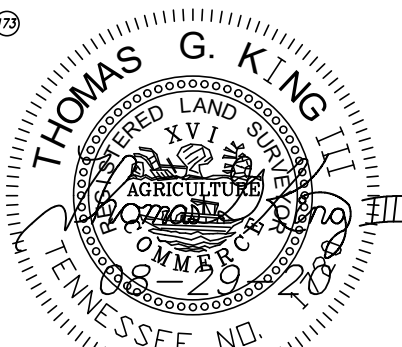
LEGEND

Iron Rod Existing -EX IR	○
Iron Rod Set -IR S	●
Monument -	■
Fence -	—
Property Line -	—
Utility Pole w guy wire	—
Water Main	—
Sanitary Sewer Main	—
Storm Sewer Pipe	—
Fire Hydrant	—
Street Lamp	—
Road Sign	—
Public Utility Easement	PUE
Public Drainage Easement	PDE
Public Utility, Drainage & Access Easement	PUDAE
Street Address	3001
Milcrofton Utility District Exclusive Easement	MUDEE

Typical Attached Layout



Cedarport Farms
Plat Bk 11, Pg 109



8-29-20 Revised per staff comments

SIMMONS RIDGE PUD SUBDIVISION

SECTION 9

4408 SOUTH CAROTHERS ROAD

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

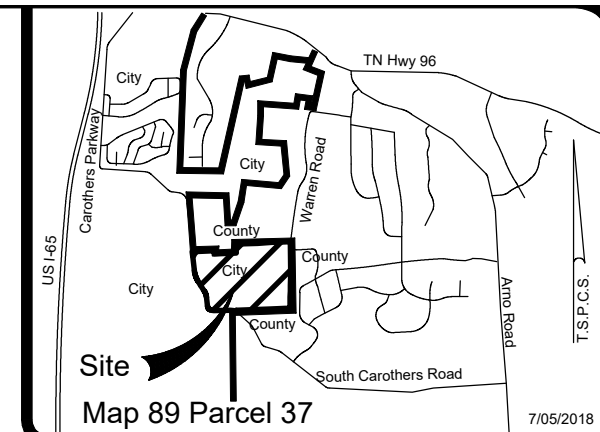
Total Acres = 2.68 Total Lots = 31

Acres New Streets = 0.31 Feet New Streets = 496'

Civil District : 14th Closure Error : 1/10,000+

Scale : 1"=200' Date : 08/10/20 City Project No. 7322

SHEET 1 OF 2



Tennessee State
Plane Coordinate
System, Zone 5301,
Fipszone 4100; NAD
83 Datum.

Vicinity Map
Scale: 1" = 600'

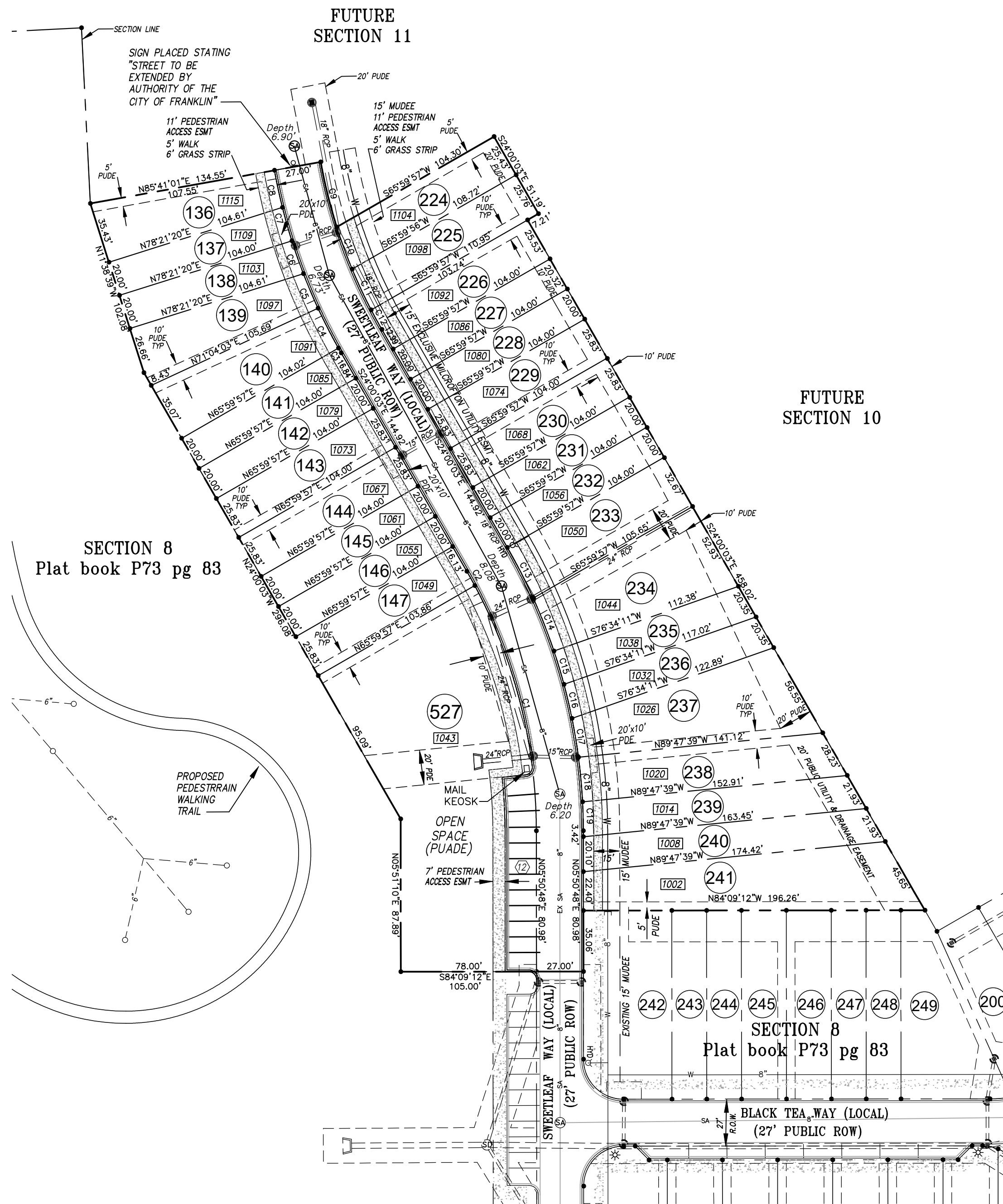
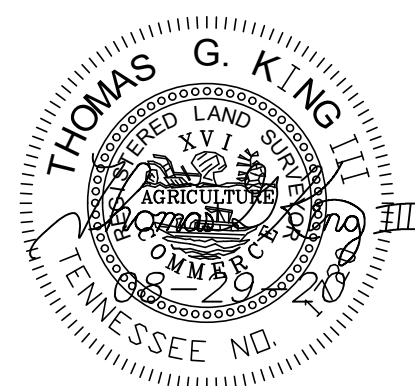
LEGEND

Iron Rod Existing -EX IR	○
Iron Rod Set -IR S	●
Monument -	■
Fence -	—
Property Line -	—
Utility Pole w guy wire	○ —
Water Main	— W —
Sanitary Sewer Main	— SA —
Storm Sewer Pipe	— SS —
Fire Hydrant	HYD ○
Street Lamp	—
Road Sign	—
Public Utility Easement	PUE
Public Drainage Easement	PDE
Public Utility, Drainage & Access Easement	PUDAE
Street Address	[3007]
Microton Utility District Exclusive Easement	MUDEE

12 On-street parking Areas Lot
527 to be owned &
maintained by the HOA Off-Street
parking maintained by the HOA. These
lots are to serve as Public Utility,
Access and Drainage easements.



CURVE	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C1	300.08	28°02'36"	146.87'	145.41'	S08°10'37"E
C2	324.01	1°39'49"	9.41'	9.41'	S23°07'44"E
C3	327.00	0°33'13"	3.16'	3.16'	N23°43'26"W
C4	327.00	4°30'53"	25.77'	25.76'	S21°11'23"E
C5	327.00	3°46'54"	21.58'	21.58'	S17°02'30"E
C6	327.00	3°30'23"	20.01'	20.01'	S13°23'51"E
C7	327.00	3°30'23"	20.01'	20.01'	S09°53'28"E
C8	327.00	3°49'17"	21.81'	21.81'	S06°13'38"E
C9	300.00	7°21'39"	38.54'	38.52'	N07°59'49"W
C10	302.25	4°53'39"	25.82'	25.81'	N14°08'34"W
C11	306.79	4°49'48"	25.86'	25.86'	N19°02'49"W
C12	346.81	2°07'19"	12.84'	12.84'	N22°50'11"W
C13	327.05	5°44'01"	32.73'	32.71'	N21°10'52"W
C14	327.00	5°43'43"	32.69'	32.68'	N15°26'59"W
C15	327.00	3°30'31"	20.02'	20.02'	N10°48'53"W
C16	327.00	3°31'30"	20.12'	20.11'	N07°18'53"W
C17	327.00	3°58'11"	22.66'	22.65'	N03°34'02"W
C18	327.00	4°30'47"	25.76'	25.75'	N00°40'26"E
C19	327.00	2°54'57"	16.64'	16.64'	N04°23'19"E



8-29-20 Revised per staff comments

SIMMONS RIDGE PUD SUBDIVISION

SECTION 9

4408 SOUTH CAROTHERS ROAD

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Total Acres = 2.68

Total Lots = 31

Acres New Streets = 0.31

Feet New Streets = 496'

Civil District : 14th

Closure Error : 1/10,000+

Scale : 1" = 50'

Date : 08/10/20

City Project No. 7322

SHEET 2 OF 2



File #: 20-01136

DATE: September 9, 2020
TO: Franklin Municipal Planning Commission
FROM: Amy Diaz-Barriga, Planning Supervisor
Emily Wright, Planning Director

SUBJECT:

Simmons Ridge PUD Subdivision, Final Plat, Section 10, Creating 36 Townhome Lots And One Open Space Lot, On 11.56 Acres, Located Near The Intersection Of South Carothers Road And Long Point Way, At 4408 South Carothers Road. (CONSENT AGENDA)

PURPOSE:

COF Project Number: 7324
Applicant: Tom King, Pleasant Creek Investments, LLC
Owner: John Franks, Pleasant Creek Investments, LLC

BACKGROUND/STAFF COMMENTS:

This plat creates 36 townhome lots and one open space lot. The site plan for this section was approved, with conditions, on the July 2019 Administrative Agenda. The most recent development plan revision for Simmons Ridge PUD was approved by BOMA on May 9, 2017.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval, with conditions. The conditions of approval are attached.

PROCEDURAL REQUIREMENTS:

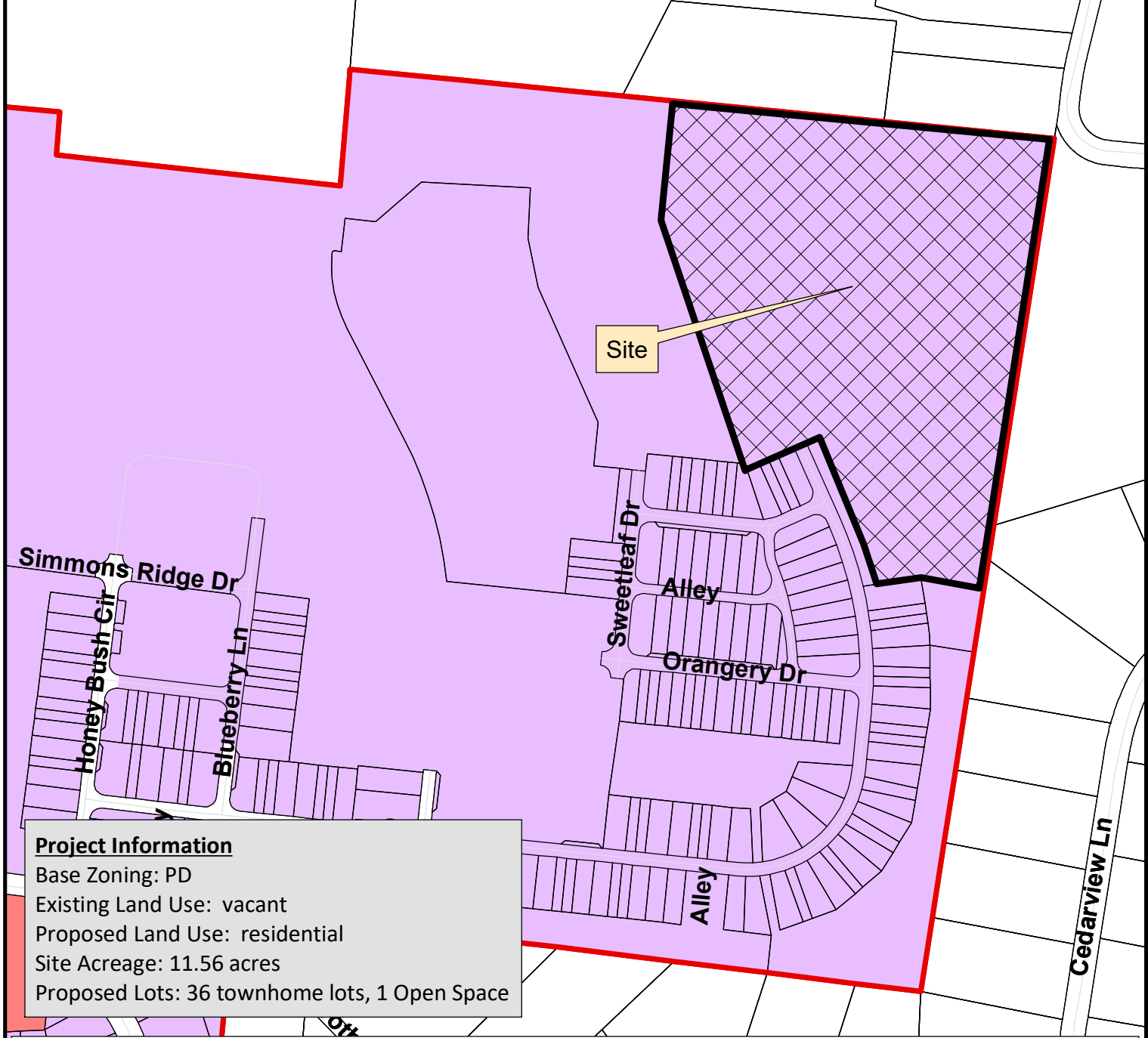
1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be

rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.

2. The city's project identification number shall be included on all correspondence with any city department relative to this project.

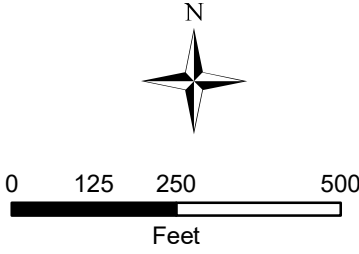
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

SIMMONS RIDGE PUD SUBDIVISION, FINAL PLAT, SECTION 10
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 9/24/2020



Project Information
 Base Zoning: PD
 Existing Land Use: vacant
 Proposed Land Use: residential
 Site Acreage: 11.56 acres
 Proposed Lots: 36 townhome lots, 1 Open Space

- | | |
|------------------------------------|------------------------------------|
| Simmons Ridge PUD Subd, FP, Sec 10 | CI Civic Institutional District |
| AG Agricultural District | NC Neighborhood Commercial |
| ER Estate Residential District | CC Central Commercial District |
| R1 Residential 1 District | DD Downtown District |
| R2 Residential 2 District | 1ST Avenue District |
| R3 Residential 3 District | 5TH Avenue District |
| R4 Residential 4 District | RC6 Regional Commerce 6 District |
| R6 Residential 6 District | RC12 Regional Commerce 12 District |
| MR Mixed Residential District | GO General Office District |
| PD Planned District | LI Light Industrial District |
| OR Office Residential District | HI Heavy Industrial District |



This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained herein. All data and materials (c) copyright 2019. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 2

Performance Agreement and Surety

General Issues

1. Engineering Sureties

kevin.long@franklintn.gov	Any unposted sureties associated with this development from site plan COF# 7014 (Simmons Ridge PUD Subdivision, Site Plan, Section 10) shall be transferred to this final plat as a condition of approval.
tomgking3@gmail.com	We understand posting of sureties
kevin.long@franklintn.gov	Any unposted sureties associated with this development from site plan COF# 7014 (Simmons Ridge PUD Subdivision, Site Plan, Section 10) shall be transferred to this final plat as a condition of approval.

Planning

General Issues

2. recording order

amy.diaz-barriga@franklintn.gov	Because portions of the roadway loop providing the required access and circulation for Section 10 lie within Sections 9 and 11, prior to the issuance of the first building permit for Section 10 , sureties shall be posted for Sections 9, 10 and 11, and ROW shall be dedicated via final plat to complete the connection between Sweetleaf Drive and Gracious Drive.
tomgking3@gmail.com	We understand the posting of roadway sureties for sections 9, 10 & 11 with the recording of the first plat
amy.diaz-barriga@franklintn.gov	Because portions of the roadway loop providing the required access and circulation for Section 10 lie within Sections 9 and 11, prior to the issuance of the first building permit for Section 10 , sureties shall be posted for Sections 9, 10 and 11, and ROW shall be dedicated via final plat to complete the connection between Sweetleaf Drive and Gracious Drive.

GENERAL NOTES:

- 1) THE PURPOSE OF THIS PLAT IS TO CREATE 36 BUILDABLE LOTS, 1 OPEN SPACE LOTS TOTAL 37
- 2) EXISTING ZONING PD (4.6)
3. MINIMUM REQUIRED SETBACK LINES:
- YARD FRONTING ANY STREET: 33 FEET (ATTACHED)
- SIDE YARD: 5 FEET CORNER LOT 10 FEET
- REAR YARD: 20 FEET
4. SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS PARCEL 37 ON WILLIAMSON COUNTY TAX MAP NO. 89.
5. STREET ADDRESS ARE SHOWN ON PARCEL AREA TABLE, THIS SHEET.
6. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
7. OWNER/SUBDIVIDER: SIMMONS RIDGE JOINT VENTURES
- ADDRESS: 144 SOUTHEAST PARKWAY SUITE 230
- FRANKLIN, TENNESSEE 37064
- CONTACT: JOHN FRANKS
- TELEPHONE: (615) 790-2447
- EMAIL: johnfranks@live.com
8. SURVEYOR: HYDE PARK HOMES, LLC Thomas G. King III
- ADDRESS: 144 SOUTHEAST PARKWAY SUITE 230
- FRANKLIN, TENNESSEE 37064
- CONTACT: TOM KING
- TELEPHONE: (615) 238-4958
- EMAIL: tomking3@gmail.com
9. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
10. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. TENNESSEE ONE CALL 1-800-351-1111.
11. THIS PROPERTY IS NOT WITHIN AN AREA OF FLOOD INUNDATION AS EVIDENCED ON F.E.M.A. COMMUNITY PANEL NUMBER 47187C 0214 F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.
12. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
13. STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITIES SHALL BE AT DIRECTION OF MTEMC.
14. ADEQUATE SPACING AND EASEMENT WIDTHS MUST BE PROVIDED FOR THE PROPOSED UTILITIES PER COF STANDARDS/REGULATIONS.
15. ALL SIDEWALKS, TRAILS, PATHS, ETC., LIVING OUTSIDE OF PUBLIC RIGHT OF WAY ARE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SIDEWALK LOCATIONS WILL BE PROVIDED ON THE SITE PLAN FOR EACH LOT.
16. PROJECT GEODETIC REFERENCE NETWORK BASED ON: COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 5301, FIPSZONE 4100: PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99991825; CONVERGENCE ANGLE = 00°29'18.14463".
17. NO BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS IN THIS SECTION UNTIL THE INDIVIDUAL SITE PLAN HAS BEEN APPROVED.
18. PRIVATE DRIVES SHALL ALSO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENT.
19. THE OWNER/SUBDIVIDER, SIMMONS RIDGE JOINT VENTURES, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.
20. NO BUILDINGS EXIST ON THE PROPERTY.
21. TYPICAL, OFF-STREET & ON STREET PARKING, SIDEWALKS AND STREET PLANTINGS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
22. NO OBSTRUCTIONS OR ENCRoACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
23. NO LOTS ARE SPECIFICALLY DEDICATED FOR HANDICAP ACCESSIBILITY IN THIS SECTION.
24. THE CITY OF FRANKLIN'S SEWER SERVICE RESPONSIBILITY ENDS AT THE EDGE OF ASPHALT. THE HOMEOWNER IS RESPONSIBLE FOR THE SEWER SERVICE FROM ASPHALT TO THE DWELLING.
25. THE OWNER/SUBDIVIDER, SIMMONS RIDGE JOINT VENTURES, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.
26. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, ACCESS & DRAINAGE EASEMENT.
27. BASE INFORMATION TAKEN FROM SIMMONS RIDGE SITE PLAN, SECTION 10 CITY OF FRANKLIN NUMBER 7014.

MTEMC Certificate of Approval for Recording

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to normal operating practices of MTEMC as defined in the rules and regulation, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Middle Tennessee Electric Membership Corporation

Date

Lot Area Table		
Lot No.	Sq. Feet	Acres
102	2,678	0.06
103	2,080	0.05
104	2,080	0.05
105	2,678	0.06
106	2,678	0.06
107	2,080	0.05
108	2,080	0.05
109	2,678	0.06
110	2,678	0.06
111	2,080	0.05
112	2,080	0.05
113	2,678	0.06
114	2,678	0.06
115	2,080	0.05
116	2,080	0.05
117	2,700	0.06
204	2,685	0.06
205	2,079	0.05
206	2,080	0.05
207	2,686	0.06
208	2,686	0.06
209	2,080	0.05
210	2,080	0.05
211	2,686	0.06
212	2,686	0.06
213	2,080	0.05
214	2,080	0.05
215	3,403	0.08
216	3,398	0.08
217	2,080	0.05
218	2,080	0.05
219	2,686	0.06
220	2,686	0.06
221	2,080	0.05
222	2,079	0.05
223	2,681	0.06
Total	87,170	2.00

RIGHTS OF WAY		
ROW Table		
Lot	Sq. Feet	Acres
ROW	12,956	0.30

OPEN SPACE		
Open Space Table		
Lot	Sq. Feet	Acres
529	403,579	9.26

LOT AREA = 87,170 s.f. = 2.00 Ac.
R.O.W. Area = 12,956 s.f. = 0.30 Ac.
LINEAR FEET OF ROAD THIS SECTION = 479'
OPEN SPACE (INFORMAL) s.f. = 403,579 = 9.26 Ac.
TOTAL AREA SECTION 10 s.f. = 503,685 = 11.56 Ac. +/-

CERTIFICATE OF ACCURACY

I (we) hereby certify that the subdivision plat as shown is correct and that all of the monuments shown hereon have been placed as indicated. The subdivision plat correctly represents as survey made under my supervision on the 3rd day of June, 2015.

Thomas G. King III
Land Surveyor
Tennessee R.L.S. No. 1720

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify:

(1) The sewer systems designated in "Simmons Ridge PUD Subdivision, Section 10" have been installed in accordance with city specifications, or

(2) A performance bond in the amount of \$_____ for the water system and \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director, Water Management Dept.
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify:

(1) The water systems designated in "Simmons Ridge PUD Subdivision, Section 10" have been installed in accordance with utility specifications, or

(2) A performance bond in the amount of \$_____ for the WATER system has been posted with the Milcrofton Utility District, Tennessee, to assure completion of such systems.

Milcrofton Utility District

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the planning commission minutes for the _____ day of _____, 2020, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary
Franklin Municipal Planning Commission

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

Subdivision name and street names approved by the Williamson County Emergency Communications.

Williamson County Emergency Communications

CERTIFICATE OF APPROVAL FOR STREETS & DRAINAGE

I hereby certify that:

(1) The streets and drainage designated in the Simmons Ridge PUD Subdivision, Section 10 have been installed in accordance with City specifications, or

(2) A performance bond in the amount of \$_____ for streets and \$_____ for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Supt., Streets
Franklin, Tennessee

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Book 2409, Page 297, R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book 6789, Page 125-196, R.O.W.C., Tennessee running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C.

Owner(s) Simmons Ridge Joint Venture
Simmons Ridge Partners, LLC Member John Y. Franks (Book 2409, Page 297) Date

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Director, Water Management Dept.
City of Franklin, Tennessee

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Milcrofton Utility District

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Franklin, Tennessee

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Director, Water Management Dept.
City of Franklin, Tennessee

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Milcrofton Utility District

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Secretary
Franklin Municipal Planning Commission

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Director, Water Management Dept.
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify:

(1) The water systems designated in "Simmons Ridge PUD Subdivision, Section 10" have been installed in accordance with utility specifications, or

(2) A performance bond in the amount of \$_____ for the WATER system has been posted with the Milcrofton Utility District, Tennessee, to assure completion of such systems.

Milcrofton Utility District

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the planning commission minutes for the _____ day of _____, 2020, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary
Franklin Municipal Planning Commission

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

Subdivision name and street names approved by the Williamson County Emergency Communications.

Williamson County Emergency Communications

CERTIFICATE OF APPROVAL FOR STREETS & DRAINAGE

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Supt., Streets
Franklin, Tennessee

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Book 2409, Page 297, R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book 6789, Page 125-196, R.O.W.C., Tennessee running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C.

Owner(s) Simmons Ridge Joint Venture
Simmons Ridge Partners, LLC Member John Y. Franks (Book 2409, Page 297) Date

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I (we) hereby certify that the subdivision plat as shown is correct and that all of the monuments shown hereon have been placed as indicated. The subdivision plat correctly represents as survey made under my supervision on the 3rd day of June, 2015.

Thomas G. King III
Land Surveyor
Tennessee R.L.S. No. 1720

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Supt., Streets
Franklin, Tennessee

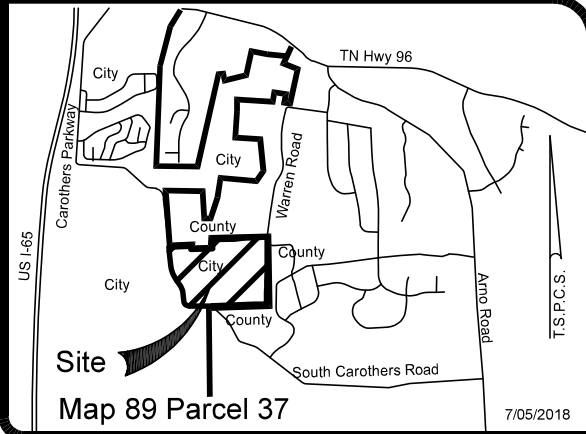
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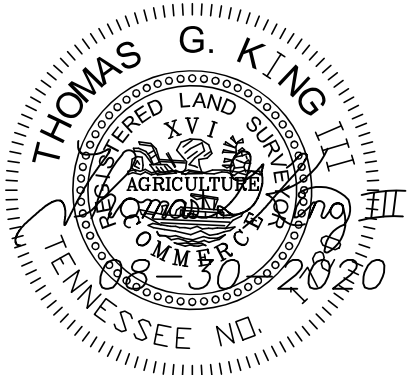
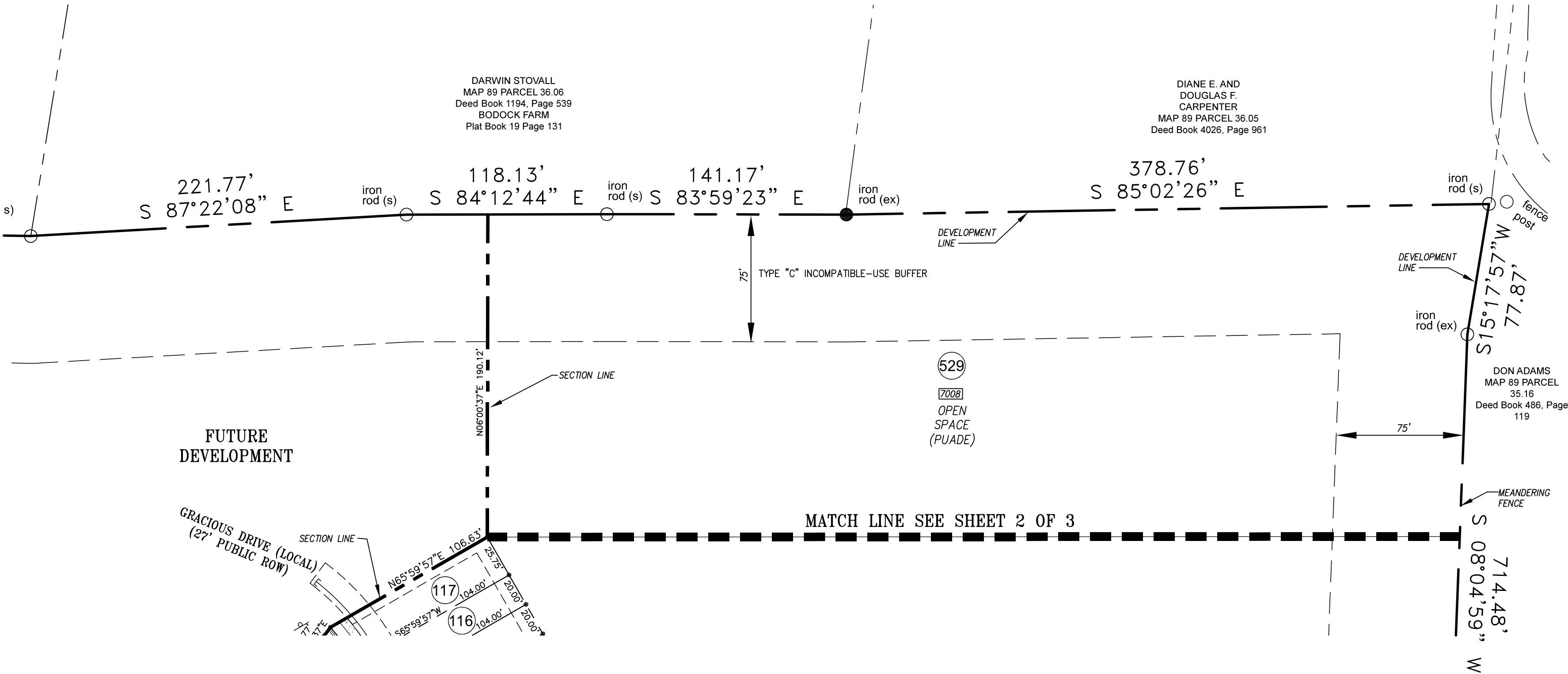
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Vicinity Map
Scale: 1" = 600'

Tennessee State
Plane Coordinate
System, Zone 5301,
Fipszone 4100; NAD
83 Datum.

- LEGEND
- Iron Rod Existing -EX IR
 - Iron Rod Set -IR S
 - Monument -
 - Fence -
 - Property Line -
 - Utility Pole w guy wire
 - Water Main
 - Sanitary Sewer Main
 - Storm Sewer Pipe
 - Fire Hydrant
 - Street Lamp
 - Road Sign
 - Public Utility Easement
 - Public Drainage Easement
 - Public Utility, Drainage & Access Easement
 - Street Address
 - Milcrofton Utility District Exclusive Easement
- PUE
PDE
PUDAE
3001
MUDEE



8-30-20 Revised per staff comments	
SIMMONS RIDGE PUD SUBDIVISION	
SECTION 10	
4408 SOUTH CAROTHERS ROAD	
FINAL SUBDIVISION PLAT	
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE	
Total Acres = 12.24	Total Lots = 37
Acres New Streets = 0.29	Feet New Streets = 479'
Civil District : 14th	Closure Error :1/10,000+
Scale : 1" = 50'	Date : 08/10/20
City Project No. 7324	



File #: 20-01137

DATE: September 9, 2020
TO: Franklin Municipal Planning Commission
FROM: Amy Diaz-Barriga, Planning Supervisor
Emily Wright, Planning Director

SUBJECT:

Simmons Ridge PUD Subdivision, Final Plat, Section 11, Creating 18 Townhome Lots And 3 Open Space Lot, On 4.88 Acres, Located Near The Intersection Of South Carothers Road And Long Point Way, At 4408 South Carothers Road. (CONSENT AGENDA)

PURPOSE:

COF Project Number: 7325
Applicant: Tom King, Pleasant Creek Investments, LLC
Owner: John Franks, Pleasant Creek Investments, LLC

BACKGROUND/STAFF COMMENTS:

This plat creates 18 townhome lots and three open space lots. The site plan for this section was approved, with conditions, on the August 2019 Administrative Agenda. The most recent development plan revision for Simmons Ridge PUD was approved by BOMA on May 9, 2017.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval, with conditions. The conditions of approval are attached.

PROCEDURAL REQUIREMENTS:

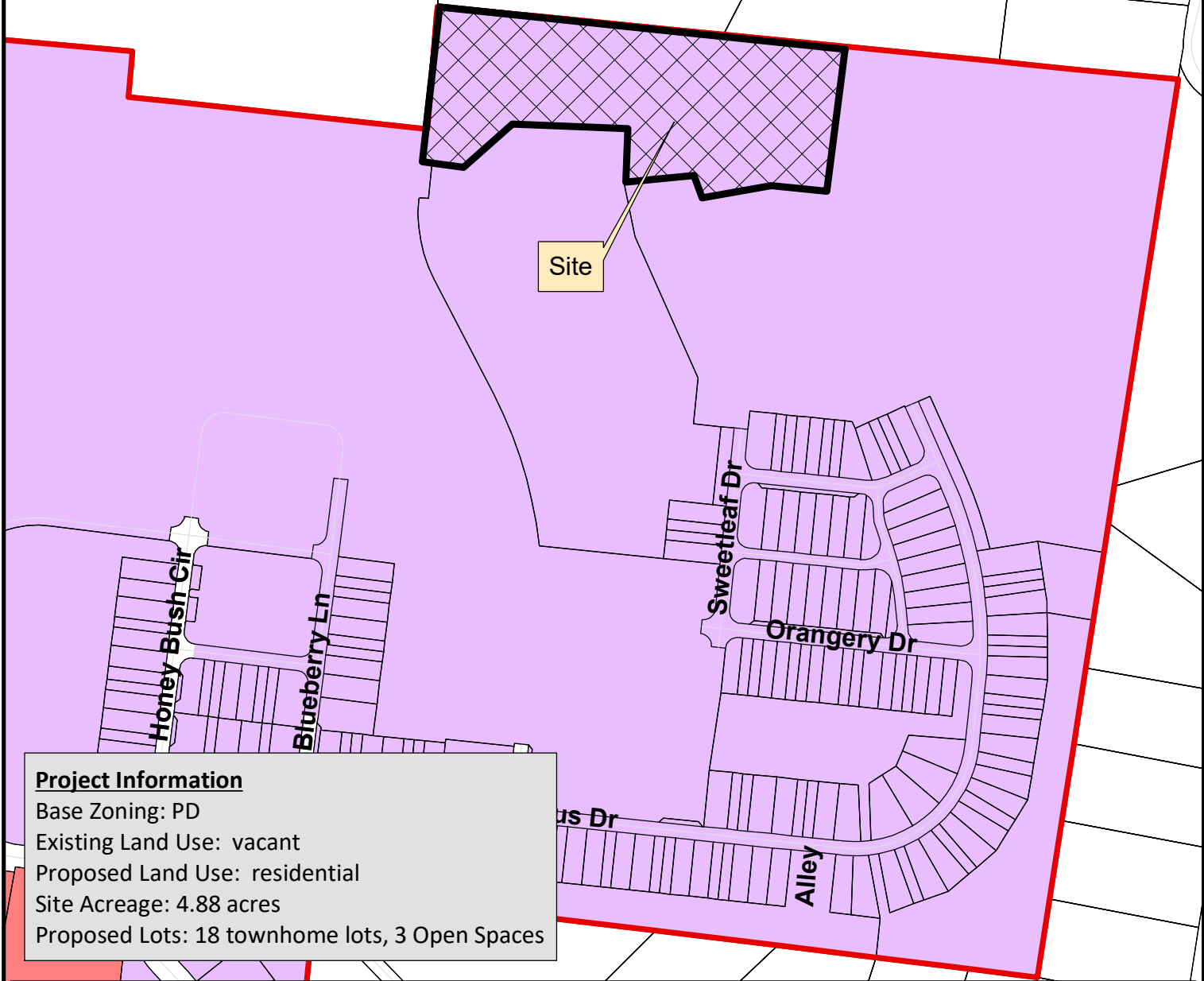
1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be

rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.

2. The city's project identification number shall be included on all correspondence with any city department relative to this project.

3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

SIMMONS RIDGE PUD SUBDIVISION, FINAL PLAT, SECTION 11
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 9/24/2020



Project Information
 Base Zoning: PD
 Existing Land Use: vacant
 Proposed Land Use: residential
 Site Acreage: 4.88 acres
 Proposed Lots: 18 townhome lots, 3 Open Spaces

- | | |
|------------------------------------|------------------------------------|
| Simmons Ridge PUD Subd, FP, Sec 11 | CI Civic Institutional District |
| AG Agricultural District | NC Neighborhood Commercial |
| ER Estate Residential District | CC Central Commercial District |
| R1 Residential 1 District | DD Downtown District |
| R2 Residential 2 District | 1ST Avenue District |
| R3 Residential 3 District | 5TH Avenue District |
| R4 Residential 4 District | RC6 Regional Commerce 6 District |
| R6 Residential 6 District | RC12 Regional Commerce 12 District |
| MR Mixed Residential District | GO General Office District |
| PD Planned District | LI Light Industrial District |
| OR Office Residential District | HI Heavy Industrial District |



0 125 250 500
 Feet

This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
 All data and materials (c) copyright 2019. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 3 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

14. C. Final Plat

lance.fittro@franklinton.gov The previous comment has not been completely addressed. Show and label the PUDE's at the rear of Lots 128 through 135, as well as the "11' PEDESTRIAN ACCESS & PUD ESMT / 5' WALK 6' GRASS STRIP" at the front of lots 118 through 135.

Performance Agreement and Surety

General Issues

1. Engineering Sureties

kevin.long@franklinton.gov Any unposted sureties associated with this development from site plan [COF# 7041 \(Simmons Ridge PUD Subdivision, Site Plan, Section 11\)](#) shall be transferred to this final plat as a condition of approval.

Planning

General Issues

8. order of recording

amy.diaz-barriga@franklinton.gov Because portions of the roadway loop providing the required access and circulation for Section 11 lie within Sections 9 and 10, **prior to the issuance of the first building permit for Section 11**, sureties shall be posted for Sections 9, 10 and 11, and ROW shall be dedicated via final plat to complete the connection between Sweetleaf Drive and Gracious Drive.

GENERAL NOTES:

- 1) THE PURPOSE OF THIS PLAT IS TO CREATE 18 BUILDABLE LOTS, 3 OPEN SPACE LOTS TOTAL 21
- 2) EXISTING ZONING PD (4.6)
3. MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ANY STREET: 33 FEET (ATTACHED)
SIDE YARD: 5 FEET CORNER LOT 10 FEET
REAR YARD: 20 FEET
4. SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS PARCEL 37 ON WILLIAMSON COUNTY TAX MAP NO. 89.
5. STREET ADDRESS ARE SHOWN ON PARCEL AREA TABLE, THIS SHEET.
6. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
7. OWNER/SUBDIVIDER: SIMMONS RIDGE JOINT VENTURES
ADDRESS: 144 SOUTHEAST PARKWAY SUITE 230
FRANKLIN, TENNESSEE 37064
CONTACT: JOHN FRANKS
TELEPHONE: (615) 790-2447
EMAIL: johnfranks@live.com
8. SURVEYOR: HYDE PARK HOMES, LLC Thomas G. King III
ADDRESS: 144 SOUTHEAST PARKWAY SUITE 230
FRANKLIN, TENNESSEE 37064
CONTACT: TOM KING
TELEPHONE: (615) 238-4958
EMAIL: tomking3@gmail.com
9. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
10. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. TENNESSEE ONE CALL 1-800-391-1111.
11. THIS PROPERTY IS NOT WITHIN AN AREA OF FLOOD INUNDATION AS EVIDENCED ON F.E.M.A. COMMUNITY PANEL NUMBER 47187C 0214 F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.
12. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
13. STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITIES SHALL BE AT DIRECTION OF MTEMC.
14. ADEQUATE SPACING AND EASEMENT WIDTHS MUST BE PROVIDED FOR THE
15. ALL SIDEWALKS, TRAILS, PATHS, ETC., LYING OUTSIDE OF PUBLIC RIGHT OF WAY ARE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SIDEWALK LOCATIONS WILL BE PROVIDED ON THE SITE PLAN FOR EACH LOT.
16. PROJECT GEODETIC REFERENCE NETWORK BASED ON: COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 5301, FPSZONE 4100; PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99991825; CONVERGENCE ANGLE = 0029'18.14463".
17. NO BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS IN THIS SECTION UNTIL THE INDIVIDUAL SITE PLAN HAS BEEN APPROVED.
18. PRIVATE DRIVES SHALL ALSO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENT.
19. THE OWNER/SUBDIVIDER, SIMMONS RIDGE JOINT VENTURES, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.
20. NO BUILDINGS EXIST ON THE PROPERTY.
21. TYPICAL, OFF-STREET & ON STREET PARKING, SIDEWALKS AND STREET PLANTINGS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
22. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
23. NO LOTS ARE SPECIFICALLY DEDICATED FOR HANDICAP ACCESSIBILITY IN THIS SECTION.
24. THE CITY OF FRANKLIN'S SEWER SERVICE RESPONSIBILITY ENDS AT THE EDGE OF ASPHALT. THE HOMEOWNER IS RESPONSIBLE FOR THE SEWER SERVICE FROM ASPHALT TO THE DWELLING.
25. THE OWNER/SUBDIVIDER, SIMMONS RIDGE JOINT VENTURES, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.
26. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, ACCESS & DRAINAGE EASEMENT.
27. BASE INFORMATION TAKEN FROM SIMMONS RIDGE SITE PLAN, SECTION 11 CITY OF FRANKLIN NUMBER 7041.

MTEMC Certificate of Approval for Recording

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to normal operating practices of MTEMC, as defined in the rules and regulation, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Middle Tennessee Electric Membership Corporation

Date

Lot No.	Sq. Feet	Acres
118	3,765	0.09
119	3,606	0.08
120	5,228	0.12
121	2,166	0.05
122	2,095	0.05
123	2,687	0.06
124	2,678	0.06
125	2,080	0.05
126	2,080	0.05
127	4,809	0.11
128	2,678	0.06
129	2,080	0.05
130	2,080	0.05
131	2,857	0.07
132	2,717	0.06
133	2,084	0.05
134	2,084	0.05
135	3,022	0.07
Total	50,796	1.16

RIGHTS OF WAY

ROW Table		
	Sq. Feet	Acres
ROW	13,950	0.32

OPEN SPACE

Open Space Table		
Lot	Sq. Feet	Acres
530	12,914	0.30
531	32,232	0.76
532	101,894	2.34

LOT AREA = 50,796 s.f. = 1.16 Ac.
R.O.W. Area = 13,950 s.f. = 0.32 Ac.
LINEAR FEET OF ROAD THIS SECTION = 520'
OPEN SPACE (INFORMAL) s.f. = 148,040 = 3.40 Ac.
TOTAL AREA SECTION 11 s.f. = 212,786 = 4.88 Ac. +/-

CERTIFICATE OF ACCURACY

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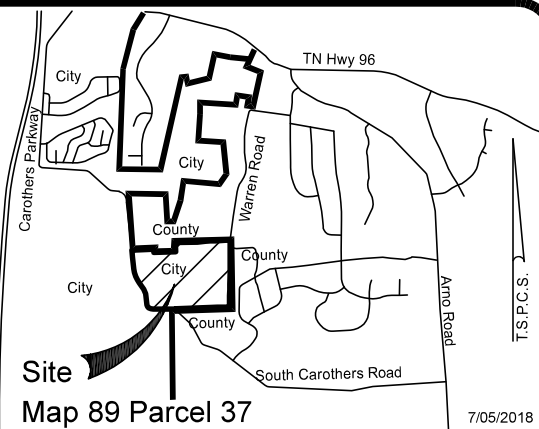
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Supt., Streets
Franklin, Tennessee

Date



Vicinity Map

Scale: 1" = 600'

Handicap Accessible Lots

Section	Number of Lots
1, 2, 3, 4, 5, 8, 9, 10 & 11	=0

Building Type by Lot

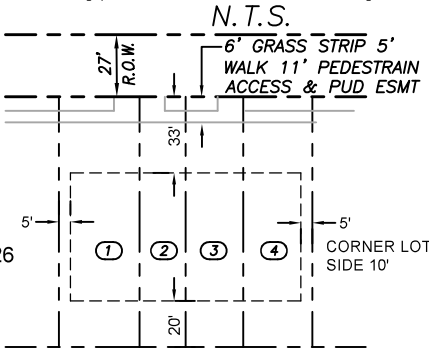
Detached Units	Attached Units
0	18

ON STREET PARKING SECTION 11 = 12

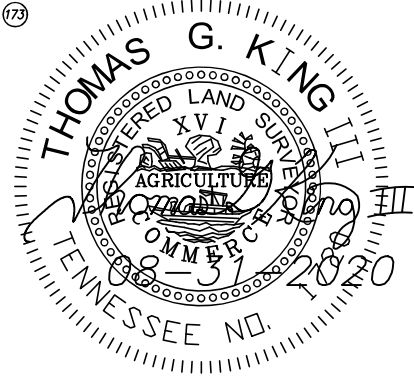
LEGEND

- Iron Rod Existing -EX IR
Iron Rod Set -IR S
Monument -
Fence -
Property Line -
Utility Pole w guy wire
Water Main
Sanitary Sewer Main
Storm Sewer Pipe
Fire Hydrant
Street Lamp
Road Sign
Public Utility Easement
Public Drainage Easement
Public Utility, Drainage & Access Easement
Street Address
Milcrofton Utility District Exclusive Easement

Typical Attached Layout



Cedarport Farms
Plat Bk 11, Pg 109



8-31-20 Revised per staff comments

SIMMONS RIDGE PUD SUBDIVISION

SECTION 11

4408 SOUTH CAROTHERS ROAD

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

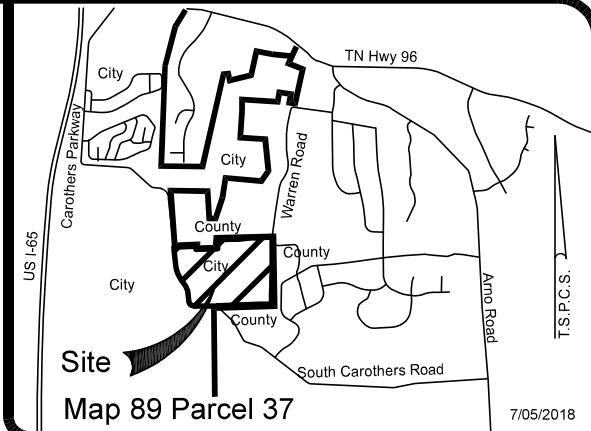
Total Acres = 4.88	Total Lots = 21
Acres New Streets = 0.32	Feet New Streets = 520'
Civil District : 14th	Closure Error :1/10,000+
Scale : 1"=200'	Date : 08/10/20
	City Project No.7325

SHEET 1 OF 2



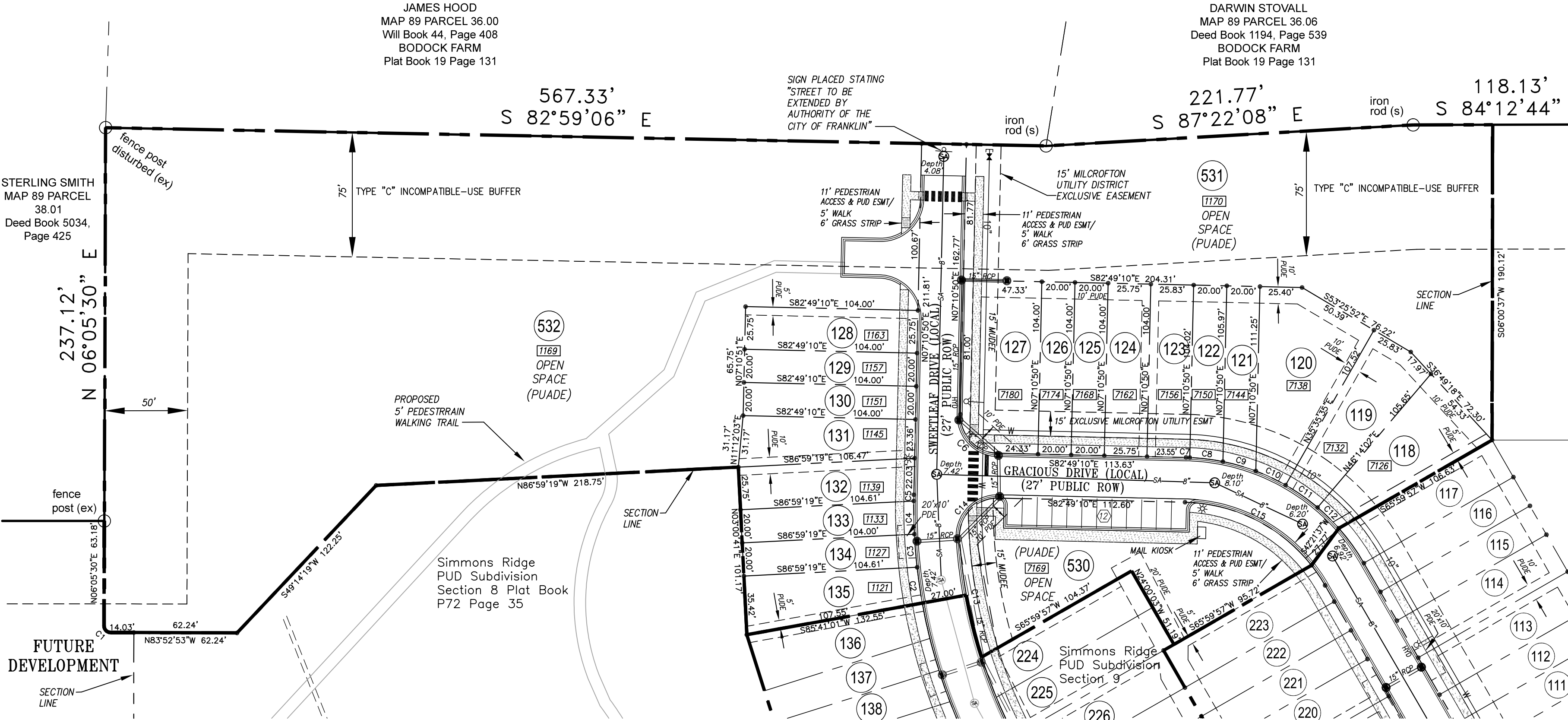
12 On-street parking Areas Lots 530 to be owned & maintained by the HOA Off-Street parking maintained by the HOA. These lots are to serve as Public Utility, Access and Drainage easements.

Tennessee State Plane Coordinate System, Zone 5301, Fipszone 4100; NAD 83 Datum.



Vicinity Map
Scale: 1" = 600'

- LEGEND
- Iron Rod Existing -EX IR
 - Iron Rod Set -IR S
 - Monument -
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 - Public Utility, Drainage & Access Easement
 - Street Address
 - Milcrofton Utility District Exclusive Easement
 - PUE
 - PDE
 - PUDAE
 - 3001
 - MUDEE



STERLING SMITH
MAP 89 PARCEL
38.01
Deed Book 5034,
Page 425

JAMES HOOD
MAP 89 PARCEL 36.00
Will Book 44, Page 408
BODOCK FARM
Plat Book 19 Page 131

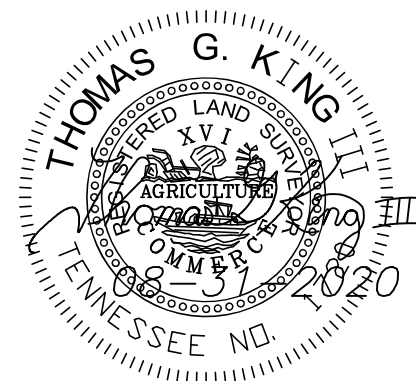
DARWIN STOVALL
MAP 89 PARCEL 36.06
Deed Book 1194, Page 539
BODOCK FARM
Plat Book 19 Page 131

Simmons Ridge
PUD Subdivision
Section 8 Plat Book
P72 Page 35

Simmons Ridge
PUD Subdivision
Section 9

Simmons Ridge
PUD Subdivision
Section 10

CURVE	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C1	4.50'	90°38'57"	7.12'	6.40'	N50°38'47"E
C2	327.00'	3°49'17"	21.81'	21.80'	N02°24'21"W
C3	327.00'	3°30'23"	20.01'	20.01'	N01°15'29"E
C4	327.31'	3°30'11"	20.01'	20.01'	S04°45'49"W
C5	337.84'	0°38'30"	3.78'	3.78'	N06°51'15"E
C6	23.00'	90°00'00"	36.13'	32.53'	S37°49'10"E
C7	127.00'	1°01'47"	2.28'	2.28'	S82°18'16"E
C8	126.63'	9°06'05"	20.12'	20.09'	S77°15'07"E
C9	127.00'	9°20'31"	20.71'	20.68'	S68°02'37"E
C10	127.00'	8°57'56"	19.87'	19.85'	S58°53'23"E
C11	127.00'	10°38'27"	23.59'	23.55'	S49°05'12"E
C12	127.00'	8°05'24"	17.93'	17.92'	S39°43'16"E
C13	304.59'	13°42'20"	72.86'	72.69'	N04°40'04"W
C14	23.00'	94°56'47"	38.11'	33.90'	N49°42'27"E
C15	100.00'	50°26'35"	88.04'	85.22'	S57°35'52"E



8-31-20 Revised per staff comments	
SIMMONS RIDGE PUD SUBDIVISION	
SECTION 11	
4408 SOUTH CAROTHERS ROAD	
FINAL SUBDIVISION PLAT	
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE	
Total Acres = 4.88	Total Lots = 22
Acres New Streets = 0.32	Feet New Streets = 520'
Civil District : 14th	Closure Error : 1/10,000+
Scale : 1" = 50'	Date : 08/10/20
City Project No. 7325	



File #: 20-01151

DATE: September 11, 2020
TO: Franklin Municipal Planning Commission
FROM: Joseph Bryan, Principal Planner
Amy Diaz-Barriga, Planning Supervisor
Emily Wright, Planning Director

SUBJECT:

Splendor Ridge Subdivision, Final Plat, Revision 2, Creating 3 Single Family Residential Lots And 2 Open Space Lots, On 6.18 Acres, Located at 151 Franklin Road. (CONSENT AGENDA)

PURPOSE:

COF Project Number: 7302
Applicant: Roger Harrah, Harrah Group
Owner: Jeff Bethurum

BACKGROUND/STAFF COMMENTS:

The purpose of this plat is to create three single-family residential lots and shift lot lines for two open space lots for the Splendor Ridge Subdivision. The preliminary plat for Splendor Ridge was approved in September 2017 and the most recent plat for the property was approved in June 2020.

FINANCIAL IMPACT:

Unkown.

RECOMMENDATION:

Staff recommends approval with conditions of Splendor Ridge Subdivision, Final Plat, Revision 2. The conditions of approval are attached.

PROCEDURAL REQUIREMENTS:

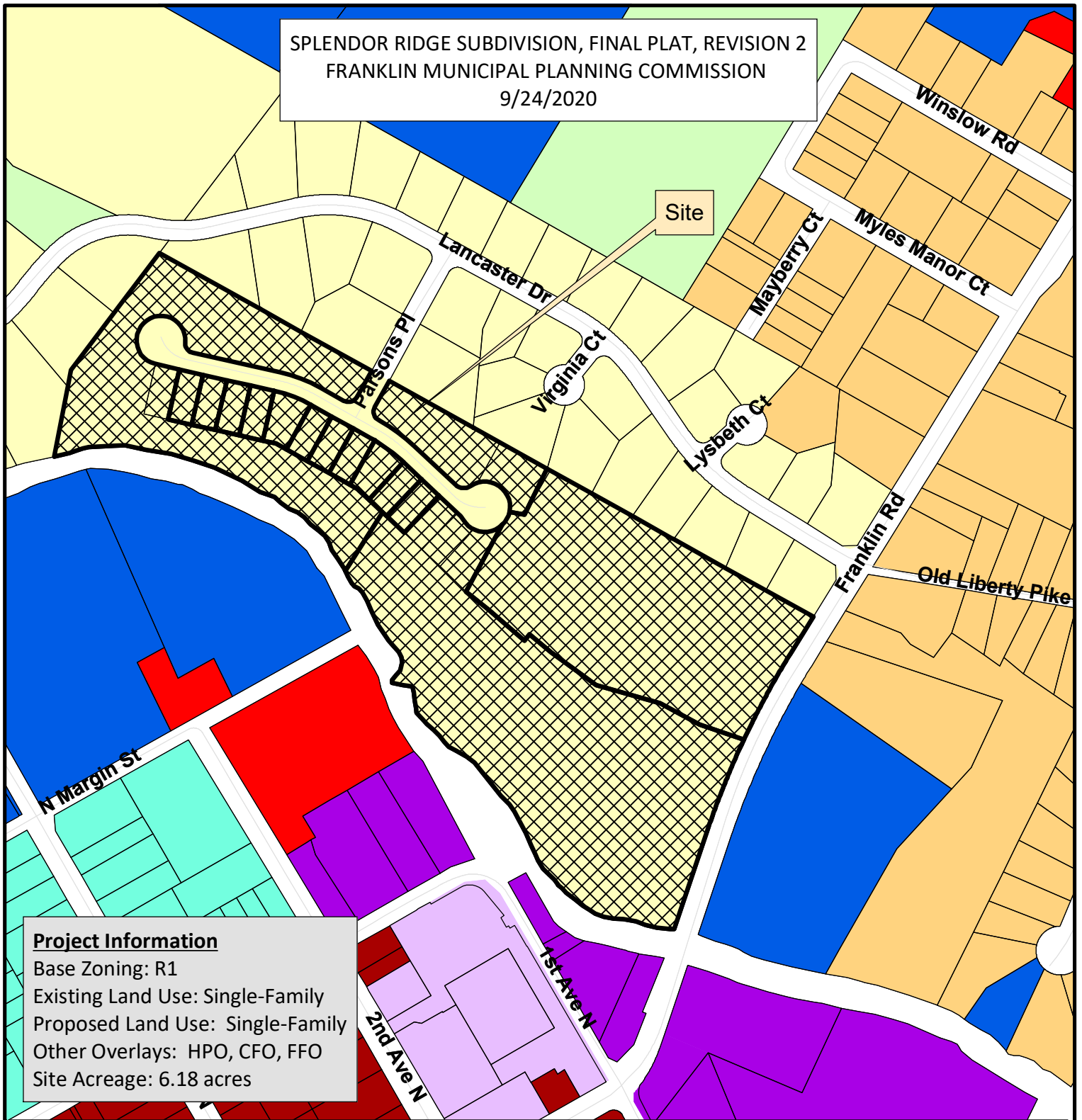
1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected

electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.

2. The city's project identification number shall be included on all correspondence with any city department relative to this project.

3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

SPLENDOR RIDGE SUBDIVISION, FINAL PLAT, REVISION 2
FRANKLIN MUNICIPAL PLANNING COMMISSION
9/24/2020



Project Information

Base Zoning: R1
Existing Land Use: Single-Family
Proposed Land Use: Single-Family
Other Overlays: HPO, CFO, FFO
Site Acreage: 6.18 acres

- | | |
|--------------------------------|------------------------------------|
| Splendor Ridge Subdivision | CI Civic Institutional District |
| AG Agricultural District | NC Neighborhood Commercial |
| ER Estate Residential District | CC Central Commercial District |
| R1 Residential 1 District | DD Downtown District |
| R2 Residential 2 District | 1ST Avenue District |
| R3 Residential 3 District | 5TH Avenue District |
| R4 Residential 4 District | RC6 Regional Commerce 6 District |
| R6 Residential 6 District | RC12 Regional Commerce 12 District |
| MR Mixed Residential District | GO General Office District |
| PD Planned District | LI Light Industrial District |
| OR Office Residential District | HI Heavy Industrial District |



0 125 250 500
Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
All data and materials (c) copyright 2019. All rights reserved.

LINE TABLE

LINE	BEARING	DISTANCE
L2	S77°06'01"E	219.43'
L3	N60°41'24"W	65.32'
L4	N29°30'00"E	71.41'
L5	N29°30'00"E	71.43'
L6	N46°33'44"W	52.92'
L7	N46°33'44"W	85.08'
L11	S77°05'35"E	60.00'
L12	N12°54'25"E	20.00'
L13	N12°54'25"E	90.09'
L14	S77°05'35"E	60.00'
L15	N12°54'25"E	126.00'
L16	N84°29'10"E	66.50'
L17	N51°36'57"E	35.97'

OPEN SPACE TABLE

#	ID	SQ FT	ACRES
OS100	20423	0.469	
OS101	216855	4.978	
TOTAL	237278 SF	5.447	

SPECIAL UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 3 BUILDABLE LOTS FROM A PORTION OF OPEN SPACE LOTS 100, AND 101 OF SPLENDOR RIDGE SUBDIVISION PLAT BOOK P73 PAGE 119 AND PER SITE DEVELOPMENT IMPROVEMENTS THAT HAVE BEEN APPROVED BY THE CITY OF FRANKLIN AND AS SHOWN HERE-ON.

2. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE ZONE 5301, Fipszone 4100; NAD 83 DATUM

3. ZONING FOR THIS PROPERTY IS (R1- RESIDENTIAL DEVELOPMENT) CHARACTER OVERLAY: HISTORIC PRESERVATION OVERLAY (HPO) & CENTRAL FRANKLIN OVERLAY (CFO) & FLOODWAY FRINGE OVERLAY (FFO). MINIMUM REQUIRED SETBACKS: YARD FRONTING ANY STREET: 15' SIDE YARD: 5' REAR YARD 15'

4. SUBJECT PROPERTY IS PARCEL NO B-05700 AS SHOWN ON WILLIAMSON COUNTY TAX MAP 063N.

5. OWNER / SUBDIVIDER: BETHURUM ALVA JEFFERSON 151 FRANKLIN ROAD FRANKLIN, TN 37064 OB-278, PG 275, R.O.W.C., TN.. TELEPHONE NO.:

GENERAL NOTES (CONT)

13. ALL NEW RESIDENTIAL DWELLINGS SHALL BE PROVIDED WITH A RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13/13/D.

14. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER OR HIS DESIGNEE.

15. Parkland Dedication.

The 52' Easement shown along the river is dedicated for Parkland use as future greenway. .

16. THE RECORDING OF THIS PLAT, VOIDS, VACATES, AND SUPERCEDES THE RECORDING OF OPEN SPACE LOTS 100 & 101 OF SPLENDOR RIDGE SUBDIVISION REVISION 1 AS RECORDED IN PLAT BOOK 73 PAGE 119 R.O.W.C. TN..

18. A 12-FOOT WIDE MULTI-USE PATH SHALL BE FIELD LOCATED WITHIN THE ALL-ACCESS EASEMENT TO MINIMIZE DISTURBANCE TO NATIVE VEGETATION AND TOPOGRAPHY. NO CLEARING OF EXISTING NATIVE VEGETATION IN THE RIPARIAN ZONES SHALL BE ALLOWED, EXCEPT AS PERMITTED THROUGH THE VARIANCE PROCESS DURING TRAIL CONSTRUCTION. EFFORTS SHALL BE MADE TO LOCATE THE PATH WITHIN THE EASEMENT CLOSER TO THE HARPETH RIVER, CREATING A BUFFER FROM EXISTING HORSE PASTURE. AS NEEDED, THE CITY SHALL REQUEST RELIEF FROM CITY AND STATE STREAM BUFFER REQUIREMENTS CONCURRENT WITH MAKING FINAL DETERMINATION. IN ADDITION, AT THE TIME OF TRAIL CONSTRUCTION, THE CITY WILL PROVIDE A VISUAL SCREEN THROUGH THE USAGE OF LANDSCAPE BUFFERS OR FENCING SEPARATING THE TRAIL FROM THE HORSE PASTURE AND PROVIDING PRIVACY TO THE PROPERTY OWNERS. AT THE TIME OF TRAIL CONSTRUCTION THE EASEMENT SHALL BE REDUCED TO ONLY THAT WHICH IS NEEDED FOR INSTALLATION, FENCING, LANDSCAPED BUFFERS AND MAINTENANCE. THE EXCESS EASEMENT OUTSIDE THE LIMITS OF THAT WHICH IS NEEDED FOR THE TRAIL SHALL BE ABANDONED.

19. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.

19. ANY PRIVATE IMPROVEMENTS TO BE PLACED IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE PERMITS ISSUED BY THE CITY OF FRANKLIN. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ANY PRIVATE IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY, INCLUDING WALLS, MONUMENT/ENTRY SIGNS, AND DECORATIVE PAVERS. ANY PRIVATE IMPROVEMENTS TO BE PLACED IN THE PUBLIC RIGHT-OF-WAY SHALL NOT INTERFERE WITH PEDESTRIAN OR VEHICULAR ACCESS, SIGHT DISTANCE, INSTALLATION AND FUNCTION OF PUBLIC UTILITIES, OR PUBLIC SAFETY. THE CITY OF FRANKLIN SHALL NOT BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY PRIVATE IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITIES. PRIVATE IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY WHICH HAVE BEEN PERMITTED BY THE CITY OF FRANKLIN MAY BE REPAIRED OR REPLACED IN KIND BY THE HOA AT NO COST TO THE CITY OF FRANKLIN.

20. MONUMENT SIGNAGE, WALLS AND DECORATIVE PAVERS THAT ARE CONSTRUCTED NEAR OR OVER THE EXISTING WATER MAIN OR IN PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE SPLENDOR RIDGE HOME OWNER'S ASSOCIATION TO MAINTAIN, REPAIR, OR REPLACE. THE CITY OF FRANKLIN WILL NOT MAINTAIN, REPAIR OR REPLACE MONUMENT SIGNAGE, WALLS OR PAVERS THAT ARE DAMAGED OR REMOVED DURING NORMAL MAINTENANCE PROCEDURES INSIDE THE RIGHT-OF-WAY. THIS WILL BE THE RESPONSIBILITY OF THE SPLENDOR RIDGE HOME OWNER'S ASSOCIATION AT NO COST TO THE CITY OF FRANKLIN. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR ANY PORTION OF THE PAVERS, MONUMENT SIGNAGE, WALLS, FOUNDATIONS OR STRUCTURAL STABILITY OF SUCH.

VICINITY MAP

NOT TO SCALE

SURVEYOR: HARRAH & ASSOCIATES
CONTACT: ROGER HARRAH RLS
ADDRESS: 504 AUTUMN SPRINGS COURT
SUITE B-15, FRANKLIN, TN 37067
TEL. NO.: 615 778-0863
EMAIL: rogerh@harrahgroup.com

LEGEND:

SEIR

SET IRON ROD & CAP

FDCM

FOUND CONCRETE MONUMENT

FDIR

FOUND IRON ROD

WP

POWER POLE

LP

LIGHT POLE

CB

CATCH BASIN

MH

MANHOLE

FH

FIRE HYDRANT

WV

WATER VALVE

WM

WATER METER

GM

GAS METER

LOMR-F

FEMA LETTER OF MAP REVISION
BASED ON FILL

R.O.W.C.

REGISTER'S OFFICE OF WILLIAMSON CO.

P.U.D.A.E.

PUBLIC UTILITY, DRAINAGE,
& ACCESS EASEMENT

X-X

FENCE LINE

OE-OE

OVERHEAD UTILITY LINES

G-G

GAS LINES

FO-FO

FIBER OPTICS

W-W

WATER

R-R

REUSE WATER

ST-ST

STORM SEWER

SS-SS

SANITARY SEWER

UTV

TELECOM

(m)

MEASURED

(r)

RECORD INFORMATION

(c)

CALCULATED

(DESC)

LEGAL DESCRIPTION

G.I.E.

GREEN INFRASTRUCTURE EASEMENT

*

STREET LIGHT

RECORDERS INFORMATION:

CERTIFICATE OF ELECTRIC PROVIDER

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEBSITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 09/03/2020 DAY OF SEPTEMBER, 2020.

09/03/2020

ROGER H. HARRAH TN. REG. NO. 2039

DATE

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN HERE-ON AS OF RECORD IN DEED BOOK 278 PAGE 275, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON, AND DEDICATE ALL EASEMENTS AS NOTED.

NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK 278 PAGE 275, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS:

BOOK PAGE R.O.W.C.

OWNER: ALVA JEFFERSON BETHURUM

DATE:

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN HERE-ON AS OF RECORD IN DEED BOOK 7504 PAGE 989, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON, AND DEDICATE ALL EASEMENTS AS NOTED.

NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK 7504 PAGE 989, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS:

BOOK PAGE R.O.W.C.

OWNER: SPLENDORRIDGE DEVELOPMENT LLC

DATE:

AUTHORIZED MEMBER

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS.

WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS

DATE

CITY OF FRANKLIN

DATE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE FOLLOWING WATER SYSTEM OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "SPLENDOR RIDGE SUBDIVISION, REV. 2" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR A SECURITY BOND IN THE AMOUNT OF \$

HAS BEEN POSTED WITH DISTRICT, TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CITY OF FRANKLIN

DATE

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT: (1) THE SEWER SYSTEMS DESIGNATED ON THE FINAL PLAT ENTITLED "SPLENDOR RIDGE SUBDIVISION REV. 2" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR 2) A PERFORMANCE BOND IN THE AMOUNT OF \$ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

SUPT., WATER AND SEWER FRANKLIN, TENNESSEE

DATE

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY THAT: (1) THE STREETS AND DRAINAGE DESIGNATED IN THE FINAL PLAT ENTITLED "SPLENDOR RIDGE SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE BOND IN THE AMOUNT OF \$ FOR STREETS AND \$ FOR DRAINAGE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

SUPT., STREETS FRANKLIN, TENNESSEE

DATE

CERTIFICATE OF APPROVAL FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE DAY OF 20, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER S OFFICE OF WILLIAMSON COUNTY.

SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION

DATE

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 6.178 TOTAL LOTS: 3

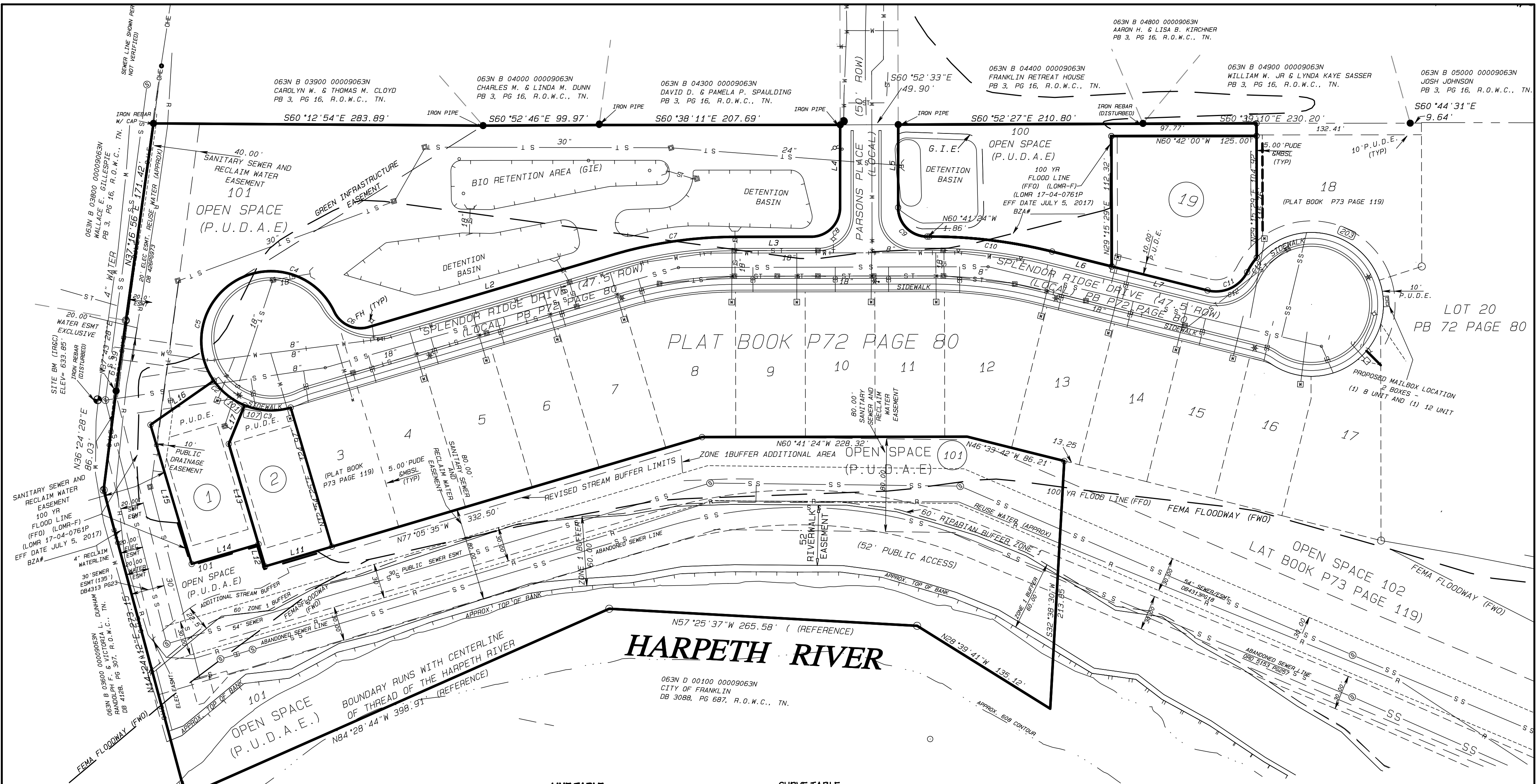
ACRES NEW STREETS: 0 FEET NEW STREETS: 0

CIVIL DISTRICT: 9TH CLOSURE ERROR: >1: 10,000

SCALE: 1" = 150' DATE: MARCH 08TH, 2020

SHEET 1 OF 2

Page 506 of 577



HARPETH RIVER

LINE TABLE

LINE	BEARING	DISTANCE
L2	S77°06'01"E	219.43'
L3	N60°41'24"W	65.32'
L4	N29°30'00"E	71.41'
L5	N29°30'00"E	71.41'
L6	N46°33'44"W	52.92'
L7	N46°33'44"W	85.08'
L11	S77°05'35"E	60.00'
L12	N12°54'25"E	20.00'
L13	N12°54'25"E	90.09'
L14	S77°05'35"E	60.00'
L15	N12°54'25"E	125.00'
L16	N84°29'10"E	66.50'
L17	N51°36'57"E	35.97'

CURVE TABLE

LINE	ARC	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD	TANGENT
C2	34.42°	60.00'	32°52'13"	S21°56'57"E	33.95'	17.70'
C3	40.52°	60.00'	38°41'43"	S57°43'55"E	39.76'	21.07'
C4	99.46°	60.00'	94°58'43"	N43°02'46"W	88.46'	65.45'
C5	99.46°	60.00'	94°58'43"	S41°58'31"W	88.46'	65.45'
C6	35.58°	25.00'	81°32'37"	N36°19'43"W	32.65'	21.56'
C7	106.93°	373.00'	16°24'37"	N68°53'42"W	106.47'	53.78'
C8	39.19°	25.00'	89°48'36"	N74°24'18"E	35.30'	24.92'
C9	39.35°	25.00'	90°11'24"	S15°35'42"E	35.41'	25.08'
C10	106.77°	433.00'	14°07'40"	S53°37'34"E	106.50'	53.66'
C11	40.54°	30.00'	77°25'57"	N85°16'43"E	37.53'	24.05'
C12	40.54°	30.00'	77°25'57"	S85°16'43"E	37.53'	24.05'
C14	9.44°	30.00'	18°01'51"	N37°32'49"W	9.40'	4.76'
C15	388.08°	1532.38'	14°30'37"	N24°37'42"E	387.04'	195.08'
C16	200.72°	1532.38'	7°30'18"	S21°07'35"W	200.58'	100.50'
C17	187.36°	1532.38'	7°00'19"	S28°22'51"W	187.24'	93.80'
C18	64.77°	62.00'	59°51'33"	N39°40'26"E	61.87'	35.69'
C19	15.13°	62.00'	13°59'12"	N63°00'16"E	15.10'	7.61'
C20	129.62°	62.00'	119°46'59"	S50°07'01"E	107.27'	106.92'
C21	80.54°	62.00'	74°25'28"	S82°34'42"W	74.99'	47.08'
C22	34.32°	62.00'	31°43'13"	N44°23'40"W	33.89'	17.61'
C23	54.26°	62.00'	50°08'44"	S85°19'29"E	52.55'	29.01'

STORMWATER NOTE

THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNER'S LOT AT THE HOMEOWNERS' EXPENSE.

RECORDERS INFORMATION:

CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 5TH DAY OF MAY, 2020.

Roger H. Harrah 09/03/20
ROGER H. HARRAH TN. REG. NO. 2039 DATE

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES:	6.178	TOTAL LOTS:	3
ACRES NEW STREETS:	0	FEET NEW STREETS:	0
CIVIL DISTRICT:	9TH	CLOSURE ERROR:	>1: 10,000
SCALE: 1" =	60'	DATE:	MARCH 08TH, 2020

CONDITIONS OF APPROVAL:

Open Issues: 3 These issues are currently being filtered

Addressing

General Issues

7. Address

lori.jarosz@franklintn.gov The address for lot 19 is 209 Splendor Ridge Drive. This can be done before One Stop approval.
[Edited By Lori Jarosz]

Performance Agreement and Surety

General Issues

1. Engineering Sureties

kevin.long@franklintn.gov No sureties are associated with this Final Plat. Any associated sureties were posted with the original final plat, [COF# 7021 \(Splendor Ridge Subdivision, Final Plat\)](#).

City of Franklin Paula Kortas 11/8/19 3:27 PM 7 - SP Amendment - DRT Review	Issue Closed, all sureties and cash contribution are posted 11/8/19.
--	--

Zoning

General Issues

6. FFO/FEMA

shanna.mccoy@franklintn.gov Note 6 and the delineated floodplain boundary LOMR references do not match. BZA case # is 7280.



File #: 20-01134

DATE: September 9, 2020
TO: Franklin Municipal Planning Commission
FROM: Amy Diaz-Barriga, Planning Supervisor
Emily Wright, Planning Director

SUBJECT:

Wild Duck Realty PUD Subdivision, Final Plat, Revision 9, Lots 4 And 6, Relocating An Access Easement, On 6.15 Acres, Located Near The Intersection Of Rosa Helm Way And Wood Duck Court, At 220 And 221 Rosa Helm Way. (CONSENT AGENDA)

PURPOSE:

COF Project Number: 7328
Applicant: Stephen Vander Horst, CEC, Inc.
Owner: Greg Emery, EMHT

BACKGROUND/STAFF COMMENTS:

The purpose of this plat is to relocate an access easement from it's current location to one that aligns with the neighboring property. The plat for the adjacent property has already been approved. The associated site plan that included this new access easement location was approved on the July 2020 Administrative Agenda.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval, with conditions. The conditions of approval are attached.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected

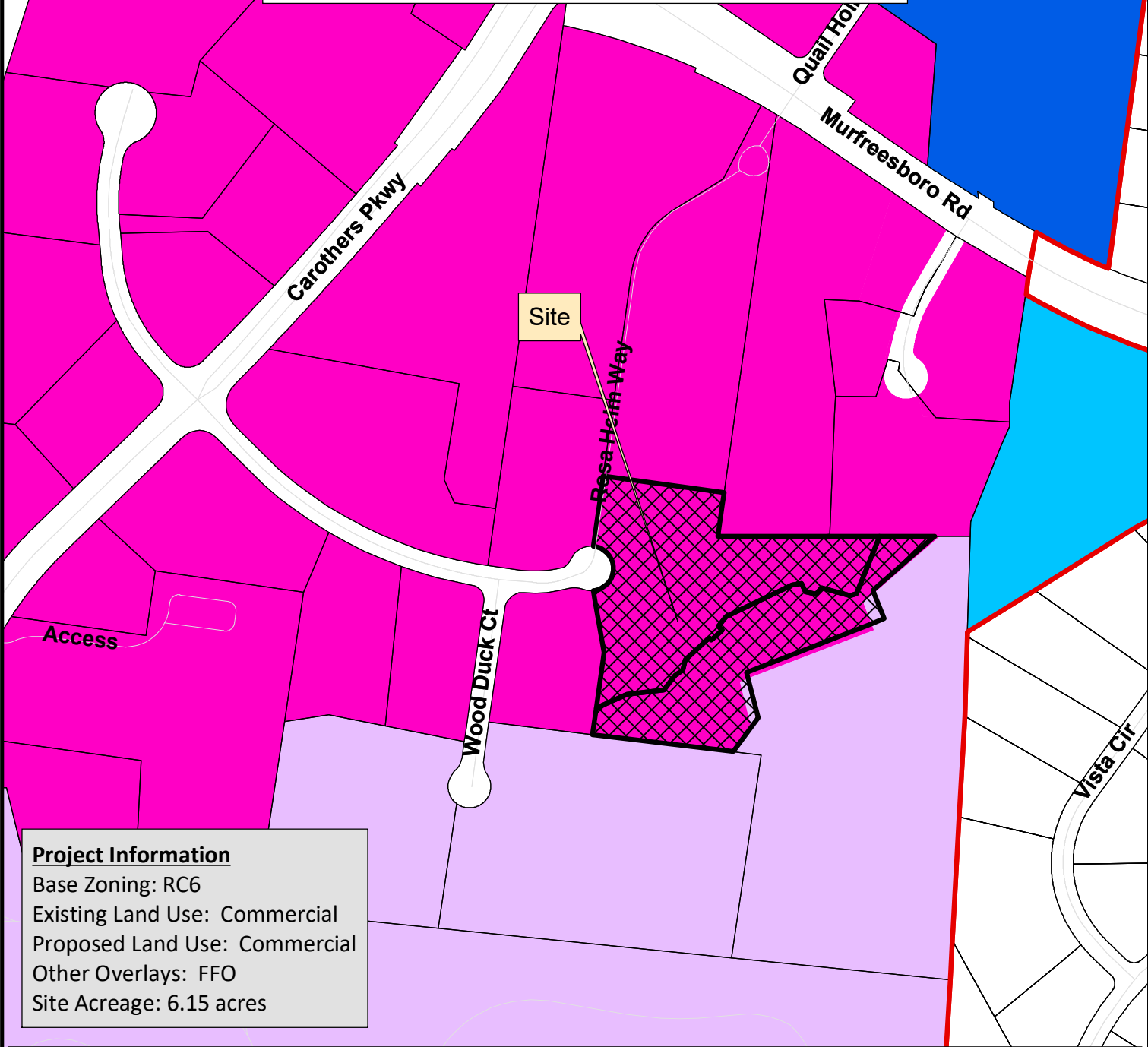
electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.

2. The city's project identification number shall be included on all correspondence with any city department relative to this project.

3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

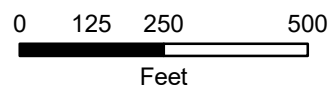
Exit 65

WILD DUCK REALTY PUD SUBDIVISION, FINAL PLAT, REVISION 9
LOTS 4 AND 6
FRANKLIN MUNICIPAL PLANNING COMMISSION
9/24/2020



Project Information
Base Zoning: RC6
Existing Land Use: Commercial
Proposed Land Use: Commercial
Other Overlays: FFO
Site Acreage: 6.15 acres

- | | |
|----------------------------------|------------------------------------|
| Wild Duck Realty PUD Subd, Rev 9 | CI Civic Institutional District |
| AG Agricultural District | NC Neighborhood Commercial |
| ER Estate Residential District | CC Central Commercial District |
| R1 Residential 1 District | DD Downtown District |
| R2 Residential 2 District | 1ST Avenue District |
| R3 Residential 3 District | 5TH Avenue District |
| R4 Residential 4 District | RC6 Regional Commerce 6 District |
| R6 Residential 6 District | RC12 Regional Commerce 12 District |
| MR Mixed Residential District | GO General Office District |
| PD Planned District | LI Light Industrial District |
| OR Office Residential District | HI Heavy Industrial District |



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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
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CONDITIONS OF APPROVAL:

Open Issues: 1

Performance Agreement and Surety

General Issues

2. Engineering Sureties

kevin.long@franklin.tn.gov	Any unposted sureties associated with this development from site plan COF# 7285 (Wild Duck PUD Subdivision, Site Plan, Lot 6, Revision 10 (Inventory Lot)) shall be transferred to this final plat as a condition of approval.
svanderhorst@cecinc.com	Noted
kevin.long@franklin.tn.gov	Any unposted sureties associated with this development from site plan COF# 7285 (Wild Duck PUD Subdivision, Site Plan, Lot 6, Revision 10 (Inventory Lot)) shall be transferred to this final plat as a condition of approval.



File #: 20-01145

DATE: September 10, 2020
TO: Franklin Municipal Planning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Wright, Planning Director

SUBJECT:

Consideration Of Ordinance 2020-21, An Ordinance To Amend The Franklin Zoning Ordinance And Zoning Map As Part Of An Annual Review And Cleanup Following The Major Update Of 2019.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission (FMPC) concerning an Ordinance to amend the Franklin Zoning Ordinance and Zoning Map as part of an annual review and cleanup from the 2019 major update.

BACKGROUND/STAFF COMMENTS:

The 2019 Franklin Zoning Ordinance was adopted in December 2019. Since then, the staff has tracked corrections, clarifications, and refinements and they are reflected in this ordinance.

Substantive updates include the following:

- A. Allowing additional flexibility for frontage requirements for proposed changes to existing buildings;
- B. Modifying the urban landscape frontage into a landscape frontage and allowing parking to the sides of buildings to allow for additional flexibility for commercial properties;
- C. Creating a large-scale office building type with standards crafted toward Class A corporate office space while maintaining high quality architectural standards; and
- D. Moving the driveway and parking pad requirements from the Municipal Code to the Zoning Ordinance for user ease of use.

Other updates include expanding the home occupation uses to include allowing the use in an accessory dwelling, expanding the permitted uses to include swimming lessons and certain pet businesses, and other minor changes.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of Ordinance 2020-21 to the Board of Mayor and Aldermen.

ORDINANCE 2020-21

AN ORDINANCE TO AMEND THE FRANKLIN ZONING ORDINANCE AND ZONING MAP AS PART OF AN ANNUAL REVIEW AND CLEANUP FOLLOWING THE MAJOR UPDATE OF 2019.

WHEREAS, *Envision Franklin*, the City's long-range plan that guides growth and development in the City, was adopted by the Franklin Municipal Planning Commission in January 2017; and

WHEREAS, following the adoption of *Envision Franklin*, the City staff and Town Planning and Urban Design Collaborative LLC (TPUDC) worked to make significant updates to the Zoning Ordinance and Zoning Map to more closely align with *Envision Franklin*; and

WHEREAS, the City mailed notifications to every property owner, hosted numerous meetings and opportunities for outreach and feedback, posted notice in the newspaper and on social media, and posted information on the project website; and

WHEREAS, the Board of Mayor and Aldermen adopted the new Zoning Ordinance at Third and Final reading on December 10, 2019 and it became effective on December 31, 2019; and

WHEREAS, following the adoption of the comprehensive update, the staff has tracked corrections, clarifications, refinements, and topical updates, which are part of this text and zoning map amendment, which is in the best interest of the public health, safety, and welfare of the citizens of Franklin, Tennessee.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That Chapter 1, Introductory Provisions, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

1.2.1 Pending Applications

All applications submitted on or after December **28, 2020** ~~30, 2019~~ shall comply with this Ordinance, **including** Any applications ~~that is~~ submitted for the February **25, 2021** ~~27, 2020~~ FMPC or administrative agenda ~~shall comply with this Ordinance.~~

...

SECTION II. That Chapter 2, Nonconformities, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

2.3.4. Reconstruction of a New Structure

~~A-~~ An existing **nonconforming** structure ~~for a nonconforming use~~, other than **for a** multifamily residential **or manufactured home park use**, may be torn down and a new structure ~~of the same building type or of~~ a building type permitted in the applicable zoning district may be reconstructed...

...

2.3.5 Multifamily Residential

~~B-~~ New structures for a nonconforming multifamily residential use may...

...

2.3.6 Manufactured Home Parks

Within a legally established manufactured home park, an existing manufactured home or mobile home (both definitions found at T.C.A. 68-126-202) may be replaced by another manufactured home on a one-per-one basis, pursuant to T.C.A 68-126-403.

...

SECTION III. That Chapter 3, Zoning Districts, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

3.2.5 (AG) Encroachments

Appurtenances may encroach into a front or rear yard setback up to 6 feet and into a side yard setback up to 5 feet ~~from the lot line~~

...

3.3.2.B (ER) Accessory uses and structures, **other than agricultural structures**, shall comply with Section 5.2, Accessory Uses and Structures.

...

3.3.5 (ER) Dimensional Standards

Encroachments	Appurtenances may encroach into a front or rear yard setback up to 6 feet and into a side yard setback up to 5 feet from the lot line
Accessory Structure (Building Height)	Shall not exceed the height of the principal building, except for agricultural structures

...

3.4.5 (R1) Dimensional Standards

Encroachments	Appurtenances may encroach into a front or rear yard setback up to 6 feet and into a side yard setback up to 5 feet from the lot line
---------------	--

...

~~3.9.4.B (MR) Urban Landscape Frontage~~

...

3.9.6 (MR) Dimensional Standards for Houses and Multiplexes

Lot Size	4,950 4,000 square feet
Lot Width	45 40 feet
Lot Standards for Frontage-Facing Attached or Detached Garage in the Rear Yard	...
Lot Standards for Frontage-Facing Attached Garage Not in the Rear Yard	...

...

3.10.4.G (PD) **Large-Scale Office Building**

~~3.10.5.B (PD) Urban Landscape Frontage~~

...

3.11.5 (OR) Dimensional Standards

Front Yard	10 feet or no closer than the closest immediately adjacent building, whichever is larger
Fences and Walls	...rear lot lines contiguous to abutting a lot containing...

~~3.12.4.C (CI) Urban Landscape Frontage~~

...

3.12.5 (CI) Dimensional Standards

Principal Building Setbacks	Minimum
Side Yard	10 25 feet

...

~~3.13.3.A (NC) Commercial/Mixed-Use Building (for nonresidential uses only)~~

~~3.13.4.A (NC) Urban Landscape Frontage~~

...

3.13.5 (NC) Dimensional Standards

Principal Building Setbacks	Minimum
Front Yard	10 feet to 40 45 feet

...

~~3.14.4.B (CC) Urban Landscape Frontage~~

...

~~3.15.4.B (DD) Urban Landscape Frontage~~

...

~~3.16.5.E (1ST) Commercial/Mixed-Use Building (for nonresidential uses only)~~

~~3.16.6.B (1ST) Urban Landscape Frontage~~

...

~~3.17.4.A (5TH) Commercial/Mixed-Use Building (for nonresidential uses only)~~

~~3.17.5.A (5TH) Urban Landscape Frontage~~

...

3.18.3.B (RC6) Large-Scale Office Building

~~3.18.4.A (RC6) Urban Landscape Frontage~~

3.18.4.C (RC6) Parking Frontage (Fronting Murfreesboro Road between South Royal Oaks Boulevard and Carothers Parkway only)

...

3.19.3.B. (RC12) Large-Scale Office Building

~~3.19.4.A (RC12) Urban Landscape Frontage~~

...

~~3.20.3.E (GO) Commercial/Mixed-Use Building (for nonresidential uses only)~~

3.20.3.F (GO) Large-Scale Office Building

~~3.20.4.B (GO) Urban Landscape Frontage~~

...

~~3.21.3.A (LI) Commercial/Mixed-Use Building (for nonresidential uses only)~~

~~3.21.4.A (LI) Yard Frontage~~ **Landscape Frontage**

...

~~3.22.3.A (HI) Commercial/Mixed-Use Building (for nonresidential uses only)~~

~~3.22.4.A (HI) Yard Frontage~~ **Landscape Frontage**

...

The Zoning Ordinance is hereby amended in each zoning district in Chapter 3 that regulates minor accessory structures to add a maximum building height for minor accessory structures of one story.

...

The Zoning Ordinance is hereby amended to revise the row below for each applicable zoning district throughout Chapter 3, Zoning Districts:

Rear Yard Abutting an Alley	See building type for attached garage setbacks
------------------------------------	---

...

SECTION IV. That Chapter 4, Overlay Zoning Districts, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

4.3.4.B (FFO) Walls and open fencing, such as horse board fencing, wrought iron/aluminum fencing, flat gate systems, or wire fencing in the AG district, all subject to NFIP requirements;

...

4.5.2 (HPO) Conflicting Provisions

Where the Historic District Design Guidelines ~~or a certificate of appropriateness~~ and any requirement of this Ordinance conflict, the Historic District Design Guidelines ~~or certificate of appropriateness~~ shall take precedence. **The resulting certificate of appropriateness shall be eligible for site plan, building permit, or sign permit approval, as applicable.**

...

4.7.4.D. Frontage Types

~~The following frontage type are the only permitted frontage types:~~

- ~~1. Urban Landscape frontage~~
- ~~2. Urban Frontage~~

The urban frontage is the only permitted frontage type.

...

4.9.2 (SCO) Applicability

A. In cases where the standards of this Section and other Chapters or Sections of this Ordinance conflict, **the standard in this Section shall apply.** ~~the more restrictive standards shall apply.~~

B. Existing residential lots that are 2.25 acres or less are exempt from this Section.

...

4.9.4 Scenic Corridor Setbacks

Old Charlotte Pike	North of New Highway 96 West	East of Del Rio Pike West of Mack Hatcher Parkway	150 feet
Roy F Alley Court	East of Mack Hatcher Parkway	West of Carlisle Lane	150 feet
Carlisle Lane	East of Roy F Alley Court	West of Del Rio Pike	150 feet

...

4.9.5 Conflicting Provisions

~~In cases where the standards of this Section and other Chapters or Sections of this Ordinance conflict, the more restrictive standards shall apply.~~

...

The Zoning Ordinance is hereby amended for Table 4.9.8, Fences and Walls, to remove picket from Note 1 and add it to the table as a row for picket fence, with a maximum height of 3 feet and wood material, and rename Four-board horse fence to Four- or More Board Horse Fence.

...

SECTION V. That Chapter 5, Use Regulations, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

The Zoning Ordinance is hereby amended for Subsection 5.1.3, Permitted Principal Uses by Zoning District, for Educational Facilities to be Permitted in PD, CI, NC, CC, DD, 1ST, 5TH, RC6, RC12, GO, and LI districts.

...

The Zoning Ordinance is hereby amended for Subsection 5.1.3, Permitted Principal Uses by Zoning District, for Wholesale Sales to be Permitted in the LI and HI districts.

...

5.1.4.L.1.b ~~Pasture~~ **Farm** animals...

...

5.2.4 Minor Accessory Structures

Minor accessory structures, such as storage or potting sheds, workshops, or greenhouses, shall:

A. Comply with Subsection 5.2.2, Accessory Uses, ~~and Subsection 5.2.3, Accessory Structures;~~

B. Comply with the maximum number, setback, and height requirements in the applicable zoning district;

C. ~~Not exceed~~ Have a building footprint of ~~120~~ less than 200 square feet; and

D. ~~Not be within~~ platted or recorded easements or over underground utilities;

E. ~~Not be constructed prior to the time the principal building is constructed~~ (except for community gardens and agricultural uses).

...

The Zoning Ordinance is hereby amended for Table 5.2.6, Permitted Accessory Uses and Structures by Zoning District, for the following:

1. Retail Sales of Goods (As Part of A Warehousing Use) to be Permitted with Additional Use Regulations in the LI and HI districts.

2. Swimming Pools to be Permitted with Additional Use Regulations in the AG, ER, R1, R2, R3, R4, R6, MR, PD, and OR districts.

3. Accessory Structures Serving a Dwelling to be Permitted with Additional Use Regulations to the AG, ER, R1, R2, R3, R4, R6, MR, PD, OR, CI, CC, DD, 1ST, RC6, and RC12 districts, and for carports, detached garages, and sheds to be removed from the Table.

...

5.2.7.B Accessory Structures Serving Dwellings

An accessory structure serving a dwelling shall comply with the following:

1. Accessory structures of 200 square feet or greater shall comply with the principal building type standards for materials, material changes, roof elements, and colors. Accessory structures of less than 200 square feet are subject to Subsection 5.2.4, Minor Accessory Structures.
2. Any parking space within an accessory structure shall be at least ten feet by 20 feet of clear space per vehicle space.
3. Garages or carports in rear yards abutting an alley shall comply with the alley-loading garage standards of the applicable building type.
4. The accessory structure footprint shall not exceed 50 percent of the building footprint of the principal building.

...

5.2.7.E Carports

~~1. Carports, whether attached or detached, shall comply with the principal building type standards for materials, material changes, and colors.~~

- ~~2. Carports, whether attached or detached, shall comply with the accessory structure setback in the applicable zoning district.~~
- ~~3. The parking area dimensions shall be at least 10 feet by 20 feet of clear space per vehicle parking space.~~
- ~~4. The footprint shall not exceed 50 percent of the building footprint of the principal building.~~

...

5.2.7.F. Detached Garages

- ~~1. Detached garages shall comply with the principal building type standards for garage interior dimensions, materials, material changes, and colors.~~
- ~~2. Detached garages shall comply with the accessory structure setbacks in the applicable zoning district; however, if the lot abuts an alley, the detached garage shall instead comply with the alley loading garage standards of the building type.~~
- ~~3. The building footprint shall not exceed 50 percent of the building footprint of the principal building.~~

...

5.2.7.P Sheds

- ~~1. Sheds with a building footprint larger than 120 square feet shall comply with the principal building type standards for materials, material changes, roof elements, and colors.~~
- ~~2. The building footprint shall not exceed 50 percent of the building footprint of the principal building.~~

...

5.2.7.H Home Occupations

1. The following home occupations are permitted:

- ~~a. Accountant;~~
- ~~b. Architect;~~
- ~~c. Artist;~~
- ~~d. Attorney;~~
- ~~e. Author;~~
- f. Artistic and creative professions, such as artist, author, baker, caterer, event planner, graphic designer, interior designer, recording artist, sewist, songwriter, tailor, or like profession, where business conducted shall be limited to one on-site client at a time. All other client and business contact shall be via phone/internet or off-site;**
- ~~g. Catering;~~
- ~~h. Contractor (office only);~~
- i. Counseling services that do not provide instruction or counseling services to more than two pupils or clients at a time; however, this shall not preclude a family counseling session, provided that all other provisions of Paragraph 5.2.7.H are followed;
- ~~j. Data entry;~~
- ~~k. Engineer;~~
- ~~l. Insurance agent;~~
- ~~m. Manufacturer's representative;~~
- n. Office for a mobile service provider, such as dog grooming, auto detailing or maintenance, courier service, mobile food vendor, or office for like mobile service, where business conducted shall be limited to one on-site client at a time. All other client and business contact shall be via phone/internet or off-site;**
- ~~o. Planner~~
- p. Pet sitting that provides at-home services or overnight boarding to no more than two pets at a time and keeps pets mostly indoors;**

- q. **Pet grooming that provides services to no more than one pet at a time;**
- r. **Professional Consulting**—services, such as **accountant, architect, attorney, designer, contractor (office only), data entry clerk, engineer, planner, draftsman, graphic artist, Information Technology consultant, management or financial consultant, real estate agent, insurance agent,** or like profession, **where business conducted shall be limited to one on-site client at a time. All other client and business contact shall be via phone/internet or off-site;**
- s. **Salespersons, sales agents, and sales representatives** ~~Office for direct sales~~ provided that customer contact is via phone/internet or off-site;
- t. Small-scale child care...
- u. ~~Songwriter~~
- v. **Swim lessons that provide instruction to no more than two students at a time or the total number of students from a single family at a time, whichever is greater. Swim lessons on lots of one acre or more may have group lessons with up to five students; and**
- w. **Tutoring and instructional services that provide instruction to no more than two pupils at a time; and**
- x. ~~Traveling salesperson.~~

2. Personal services **other than as permitted by Clause 5.2.7.H.1 above** and retail sales from on-site inventory are prohibited as a home occupations;

3. Home occupations shall:

- a. Be located entirely within the principal building and not exceed 25 percent of the total floor area of the principal building; **, or as an alternative, be located entirely within an accessory building. Swim lessons and small-scale child care home occupations may have outdoor activities that take place in side or rear yards only;**...

...

5.2.7.J.b ...**retail** storefront...

...

5.2.7.M Swimming Pools

Outdoor swimming pools on residential lots shall be located at least ten feet behind the front façade and at least five feet from any lot line. Swimming pools shall not be located within easements.

...

5.2.7.T Storage/Parking of ~~Major~~ Recreational Equipment

- 1. Storage/parking of ~~major~~ recreational equipment in the RC6 and RC12 districts shall be limited to approved self storage facilities. ~~2. Major recreational equipment~~ and shall comply with Subsection 13.3.6, Outdoor Storage Areas.
- 2. **Storage/parking of recreational equipment in the AG, ER, R1, and R2 districts shall:**
 - a. **Be limited to storage/parking at least ten feet behind the front façade of the principal building and at least ten feet from any lot line and screened by an opaque fence, wall, or landscaping with a height of at least six feet; and**
 - b. **Be located on an approved parking pad limited to the locations described above.**

The Zoning Ordinance is hereby amended to change the name Major Recreational Equipment to Recreational Equipment throughout.

...

5.3.5.G.5 Seasonal Agricultural Sales...Not include processed or prepared food products, **other than ancillary sales of home processed food products such as jams, jellies, pickles, sauces, baked goods, or homemade handicrafts;**

...

The Zoning Ordinance is hereby amended for Subsection 5.3.4, Permitted Temporary Uses and Structures by Zoning District, to add the temporary use of carnivals as permitted with additional use regulations in the RC6 and RC12 districts.

...

5.3.5.C Carnival

Carnivals shall comply with the following:

1. The period of operation shall not exceed seven consecutive days, and no more than six events per year on the same property. There shall be a minimum of 14 consecutive days between events. Events exceeding these limitations shall be considered the commercial recreation use type as a principal use.
2. Adequate parking spaces must be provided for the intended maximum occupancy.

...

5.3.5.C.1.b (Event Tents) Be limited to a maximum of ~~30~~ **45** days per occurrence and a maximum of three occurrences per year;

...

SECTION VI. That Chapter 6, Building Types, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

6.2 Overview of Building Types ~~by Zoning District~~

Building Type Description	Permitted Districts Where Permitted
Large-Scale Office Building: A large-scale, multi-story office building with a building footprint of over 20,000 square feet.	PD RC6 RC12 GO

...

6.5 Multiplex

Parking/Garage Location	Shall be located to the rear of the building
--------------------------------	--

...

6.6. Townhouse

Façade Variety	Building details, materials, windows, doors, and trim shall reflect a complementary architectural style, but the front façade of each dwelling unit shall be an individual facade, different from adjacent dwelling unit facades and any facade on the same building. Individual facades shall vary from adjoining dwelling units in at least two of the following ways:...
----------------	--

	... As an alternative to the requirement above, a A townhouse building with up to 4 6 units may be exempt from varying each unit above when it complies with the following: a townhouse building may have substantially similar front facades for each unit if may be designed as a single cohesive front façade when each individual dwelling unit facade complies with all possible listed façade standards for each unit and the primary material is brick For development projects that include more than one buildings, a variety of front façade elevations shall be provided, proof of which shall be submitted with a site plan. Tthere shall be are no other substantially similar townhouse buildings facades within view of the townhouse building ...
Primary Materials on a Façade	Up to two of the following: brick, natural stone, cultured stone, smooth wood siding, or fiber cement siding
Primary Materials on an Individual Dwelling Unit Facade	Maximum of one of the following: brick, natural stone, cultured stone, smooth wood siding, or fiber cement siding
Primary Materials on an Entire Building Facade	Maximum of two
Parking/Garage Location	Shall be located to the rear of the building and serviced by an alley or drive aisle

...

6.7 Multifamily

Entrances	Entrances shall be pProminently located on front façade and highly visible Facades along a street or internal drive shall have individual entrances to all publicly-accessed ground floor uses and all ground floor dwelling units, but the DRT may approve an alternative due to topography or environmental constraints Also see vertical articulation requirements
Glazing	Minimum 15 20% on facades facing frontages
Prohibited Glazing Materials	Tinted glass, reflective glass, and other glass treatments that inhibit views into the building Reflective, tinted, or other glass treatments that inhibit views into the building. This does not preclude glass treatments as required by the Energy Code or LEED certification

Façade Variety	A building façade shall not be within view of another same building façade. Each building facades shall appear as a distinct building facade, and shall be distinguished by variation in all the following elements: ...
Facade Articulation	A façade greater than 160 feet in width shall be differentiated so that it appears to be comprised of two or more distinct , adjacent buildings...
Foundations, Porches, and Stoops	
Finished Floor Elevation	Minimum 18 inches above grade at front facade
Porch Depth	Minimum 6 feet of clear space, exclusive of railings, pillars, columns, or other porch features
Stoop Depth	3 to 6 feet deep
Parking/Garages Location	If any, shall be located to the rear of the building and accessed by an alley or drive aisle

...

6.8 Commercial/Mixed-Use Building

Window Orientation and Arrangement	Vertically proportioned and vertically aligned
Window Arrangement	Upper floor windows shall be aligned with those of ground floor
Glazing on Retail Storefronts	50 and 85 percent of the ground floor, measured between two feet and ten feet from the ground ...
Front Facades Other Than Retail Storefronts	20 to 65 percent on each floor
Glazing on All Other Facades Facing a Frontage	
Glazing for Buildings Over 6 Stories	May exceed the maximum glazing above and may have tinted glass, reflective glass, and other glass treatments and may be the primary building material on a facade
Prohibited Glazing Materials	Tinted glass, reflective glass, and other glass treatments that inhibit views into the building Reflective, tinted, or other glass treatments that inhibit views into the building. This is not intended to preclude glass treatments as required by the Energy Code or LEED certification or the limited use of spandrel glass used to cover structural elements
Horizontal Articulation	Buildings shall have a base, middle, and cap, which are scaled relative to the height of the building
Building Elements	
Retail Storefronts	...
Front Facades Other Than Retail Storefronts Officefronts	Any officefront Front facades other than retail storefronts shall be articulated with architectural elements and pedestrian weather protection

...

6.9 Large-Scale Office Building

A large-scale, multi-story building solely for office use, with a building footprint of over 20,000 square feet.

Permitted Districts	PD RC6 RC12 GO
Building Orientation and Entry	
Main Entrance	Prominently located on the front façade and highly visible, with pedestrian scale articulation and weather protection
Façade Location	The front façade shall face the public street, private street, or internal drive, in that priority order
Windows	
Window Orientation	Vertically proportioned
Window Openings	Shall be punched and recessed a minimum of three inches from the façade
Glazing	20 to 65 percent on each floor, but buildings over 6 stories may exceed the maximum glazing and have glass as the primary material
Facade Standards	
Facade Composition	Vertically orient materials, design elements, and architectural details to emphasize proportion of height to width
Vertical Articulation	Facades shall be differentiated by dividing into 20- to 200-foot segments, each differing from adjacent segments with respect to all of the following: A. A change in shape, sill and header height, detail, size, spacing, rhythm, and muntin pattern of windows B. A change of building height C. A change in base and cap details D. A change of wall material or wall color E. A change in trim courses and other horizontal elements F. Providing or changing pilasters, columns, or other vertical elements
Horizontal Articulation	Buildings shall have a base, middle, and cap, which are scaled relative to the height of the building
Façade Width	Maximum 600 feet
Roof Elements	
Rooftop Mechanical Equipment	See Subsection 13.3.2, Rooftop Mechanical Equipment
Green Roofs	May be used to achieve stormwater and LSA requirements
Materials	

Primary Materials on a Façade	Up to three of the following: brick, natural stone, or cultured stone
Accent Materials (Up to 25 Percent of Net Façade)	Architectural metal, scored precast concrete, or any primary material not used as a primary material on the building
Prohibited Materials	Corrugated metal, EIFS, smooth-faced or split-faced concrete block, vinyl cladding, and similar façade finishes
Colors	Up to three colors, including material colors, but excluding trim colors
Color Changes	Shall coincide with form, structural, or massing changes and shall occur at the inside corner of such change
Prohibited Colors	Overly bright or neon colors
HHO or Steep Slopes	See Section 4.4., HHO District, or Section 17.1, Steep Slopes, if applicable
Transitional Features	
Requirements	See Chapter 8, Transitional Features

...

6.10 Large-Scale Retail Building

Permitted Districts	PD RC6 RC12 and further limited within these districts to the following locations: East of Mallory Lane and north of McEwen Drive and west of I-65; or East of I-65 and south of Goose Creek Bypass.
Building Footprint	..., except for east of Mallory Lane and north of McEwen Drive and west of I-65; or east of I-65 and south of Goose Creek Bypass
Building Height	..., except for east of Mallory Lane and north of McEwen Drive and west of I-65; or east of I-65 and south of Goose Creek Bypass
Prohibited Glazing Materials	Tinted glass, reflective glass, and other glass treatments that inhibit views into the building Reflective, tinted, or other glass treatments that inhibit views into the building. This is not intended to preclude glass treatments as required by the Energy Code or LEED certification
Retail Storefronts	Retail storefronts...
Additional Parking	..., except for east of Mallory Lane and north of McEwen Drive and west of I-65; or east of I-65 and south of Goose Creek Bypass

...

6.10 Civic Building

Façade Standards	
Facade Composition	Vertically orient materials, design elements, and architectural details to emphasize proportion of height to width

...

The Zoning Ordinance is hereby amended to remove all references to a parking pad dimensional requirement from the Building Types Chapter:

Alley-Loading Garages	
Parking Pad	If any, minimum 10 feet by 22 feet

...

The Franklin Zoning Ordinance is hereby amended to replace any Façade Design Proportions row below throughout Chapter 6, Building Types with new text as shown below.

Façade Design Proportions	Proportions shall be based on approximate ratio of the golden mean (1.618:1) Facades shall be vertically proportioned
---------------------------	--

...

SECTION VII. That Chapter 7, Frontage Types, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

7.1 General Provisions

7.1.1 Applicability

A. This Chapter shall apply to all development, but the following shall address legally established buildings in existence on December 28, 2020:

- 1. When a building expansion is 50 percent or less than the building's square footage as of December 28, 2020 and the frontage does not comply with this Chapter, then any site alterations shall not bring the existing frontage more out of compliance with this Chapter. Building expansions shall be counted cumulatively from December 28, 2020;**
- 2. When a building expansion exceeds 50 percent of the building's existing square footage, then the frontage shall comply with this Chapter; and**
- 3. When a building is torn down and a new building is constructed, then the frontage shall comply with this Chapter.**

7.1.2 Frontage Description

- A. The frontage is the area between the building façade and the front lot line along a street or internal drive, as applicable. It includes the full length of the lot as if the building façade line were extended to the side lot lines.**
- B. If there is no building, the frontage is the area between the front yard setback line and the front lot line along a street or internal drive, as applicable.**
- C. Corner lots and double frontage lots have two frontages.**

- D. ~~A The frontage is the area between (a) the façade line of the principal building, extended to the side lot line or building site line (or if there is no building, the front setback line) and (b) the curb (or if there is no curb, the edge) of the vehicular lanes of a public or private street or an internal drive, a pedestrian walkway, or an open space. Corner or through lots or building sites have two frontages~~
- E. Frontage types specify the treatment of the frontage...

7.1.3 Lot and Building Site Frontage

A. Every lot ~~or building site~~ shall have a frontage on a public street, private street, or internal drive, in that priority order, except that:

1. Residential lots shall front only a public street...
2. An internal drive may be an alternative...

~~B. A lot with proposed development of two or more principal buildings shall provide building sites that designate the frontage type and location on a public street, private street, or internal drive, as applicable.~~

B. New lots on the perimeter of a proposed development, where adjacent to an existing street, shall be oriented so that the front facades of buildings face the existing street, but the DRT may approve an alternative:

- 1. Due to topography or other environmental constraints; or**
- 2. If the new lot is along Mack Hatcher Parkway or I-65 and not along or within any SCO corridor. See Subsection 12.7.3, Buffers along I-65 and Mack Hatcher Parkway, for additional requirements.**

C. New residential lots may have a side lot line that fronts an existing collector street or higher classification when the lot:

- 1. Fronts a local street by the entrance to the subdivision; or**
- 2. Is designed around a close.**

D. New single-family residential lots shall not be configured or arranged so as to result in a flag lot or a double frontage lot.

7.1.4 Exceptions

The following exceptions are permitted to Subsection 7.1.3, Lot and Building Site Frontage:

~~A. A residential lot may have a side lot line that fronts an existing collector street or higher classification when the lot:~~

- ~~1. Fronts a local street by the entrance to the subdivision; or~~
- ~~2. Is designed around a close.~~

~~B. New lots may be oriented so that the rear facades of buildings face I-65 or Mack Hatcher Parkway when outside of the SCO. See Subsection 12.7.3, Buffers along I-65 and Mack Hatcher Parkway, for additional requirements.~~

7.1.4 Building Site Frontage

Where two or more principal buildings are proposed on the same lot, building sites for each proposed building shall be identified that designate the frontage type and location in compliance with the intent of Subsection 7.1.3, Lot Frontage.

7.1.5 Parking Placement

- A. Parking placement shall comply with the frontage type requirements, but where parking is serving a principal use that does not have a principal building, parking shall be located behind the minimum front yard setback for the applicable district.
- B. Exceptions to this Section are made during times of emergencies due to acts of nature, residents moving into or out of the premises, occasional family celebrations, and routine maintenance on structures or landscaping.

...

7.2 Overview of Frontage Types

Frontage types are used to organize certain standards that define the character between a building and the street or internal drive. Zoning districts regulate the permitted frontage types. Each frontage shall comply with all standards and tables of the corresponding frontage type.

Frontage Type Description	Typical Permitted Building Types	Permitted Districts
Yard Frontage: Intended for residential areas with a moderate to deep setback where buildings have a landscaped yard is located between the sidewalk and the front façade . building and the street or internal drive . It is also used for areas transitioning from residential to commercial where the frontage maintains the residential character of the street	House Duplex Multiplex Townhouse Multifamily Civic Flex	AG ER R1 R2 R3 R4 R6 MR OR PD CI CC DD 1ST GO LI HI
Parking Frontage...	...	...
Urban Landscape Frontage: Intended for nonresidential and mixed-use areas with a shallow front setback to provide where buildings have a landscaped area between the sidewalk and the front façade. Parking is located behind or to the side of the building and screened from the street or internal drive by landscaping, unless it is parallel parking , typically accessed by a stoop or terrace. Parking shall be located behind the building, unless it is parallel parking	House Duplex Multiplex Townhouse Multifamily Commercial/Mixed- Use Large-Scale Office Large-Scale Retail Civic Building Flex Building	MR PD CI NC CC DD 1ST 5TH RC6 RC12 GO LI HI
Urban Frontage: Intended for nonresidential, mixed-use, and certain residential areas where buildings have a very shallow or no front setback and buildings may abut the sidewalk . Parking is shall be located behind the building, unless it is parallel parking	Townhouse Multifamily Commercial/Mixed-Use Large-Scale Office Large-Scale Retail Civic Building	...

...

7.3 Yard Frontage

Description	Yard Frontage: Intended for residential areas with a moderate to deep setback where buildings have a landscaped yard is located between the sidewalk and the front façade. building and the street or internal drive. It is also used for areas transitioning from residential to commercial where the frontage maintains the residential character of the street
Permitted Districts	AG ER R1 R2 R3 R4 R6 MR OR PD CI CC DD 1ST-60 11H
Permitted Building Types	House, duplex, multiplex, townhouse, multifamily, and civic buildings
Vehicular Access and Parking	
Parking Placement/ Driveways	No parking is permitted between the principal building and the street, except on an approved driveway or parking pad pursuant to Subsections 10.1.16, Parking Pads on Residential Lots, and 10.1.17, Driveways on Residential Lots the Municipal Code and/or the applicable building type Certain residential building types may further limit parking placement. Parking for any nonresidential uses shall be located to the rear of the principal building

...

7.4 Parking Frontage

Description	The limited parking frontage...
Typical Permitted Buildings Types	...

...

7.5 ~~Urban~~ Landscape Frontage

Description	The urban landscape frontage is intended for nonresidential, mixed-use, and certain residential areas with a shallow front setback to provide where buildings have a landscaped area between the sidewalk and the front façade. Parking is located behind or to the side of the building and screened from the street or internal drive by landscaping, unless it is parallel parking , typically accessed by a stoop or terrace. Parking shall be located behind the building, unless it is parallel parking
Permitted Districts	MR PD CI NC CC DD 1ST-5TH RC6 RC12 GO

Permitted Typical Building Types	House, duplex, multiplex, townhouse, multifamily, commercial/mixed-use, large-scale office, and large-scale retail, and civic buildings
Parking Placement	Parking shall be located behind the building, unless it is parallel parking along the street or internal drive On corner lots, surface parking areas may occupy up to 30 percent of the lot frontage on the secondary street and shall be no closer to the street than the building Parking shall be located behind or to the side of the principal building, but no closer to the street than the front façade, unless it is parallel parking Principal buildings shall anchor intersections and any side parking shall be located away from the intersection. Priority shall be given to the higher classification street On lots with frontages on three streets or more, the DRT may approve an alternate configuration

...

7.6 Urban Frontage

Description	The urban frontage is intended for nonresidential, mixed-use, and certain residential areas where buildings have a very shallow or no front setback and buildings may abut the sidewalk
Permitted Districts	MR PD NC CC DD 1ST 5TH RC6 RC12
Typical Permitted-Buildings Types	Townhouse, Multifamily, commercial/mixed-use, large-scale office, and large-scale retail, and civic buildings

...

SECTION VIII. That Chapter 8, Transitional Features, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

8.1 Transitional Features Outside of the CFO, CAO1, CAO2, or CAO3

8.1.1. Applicability

A. This Section shall apply to development in:

~~1. The NC, RC6, RC12, GO, LI, and HI districts when a development site abuts an existing residential lot;~~
and

~~2. The PD and CC districts when located outside of the CFO when a development site abuts an existing residential lot.~~

~~B. When a residential lot is part of the same development, this Section shall not apply.~~

A. This Section shall apply to new development proposed outside of the CFO, CAO1, CAO2, or CAO3, in order to achieve design compatibility between new and existing development, where the existing development is established and expected to remain, pursuant to Envision Franklin.

B. When a residential lot is part of the same development, this Section shall not apply.

8.1.2 Transition Zones Abutting Residential Lots

A. Transition Zone Descriptions

The transition zones below shall be required along the edge of a:

1. A nonresidential, mixed-use, multifamily, or townhouse development site where it abuts an existing residential lot for a house, duplex, or multiplex; or

2. The transition zones below shall be required along the edge of a A townhouse development site where it abuts an existing residential lot for a house, duplex, or multiplex.

...

B. Transition Zone 1: Buffer

...

C. Transition Zone 2: Restricted Use

...

D. Transition Zone 3: Building and Form

...

8.1.3 Building Height at Major Intersections in RC12

At major intersections...

8.1.4 Perimeter Residential Development

A. Single-Family Residential Lots Lot Standards

New single-family residential lots on the perimeter of a proposed development, where adjacent to ~~abutting~~ existing lots in a recorded residential subdivision, shall be no less than 75 percent of the average lot size of the existing contiguous ~~abutting~~ lots.

B. Duplexes or Multiplexes

Duplexes or multiplexes, where permitted along the perimeter of the proposed development, ~~new duplexes or multiplexes~~ **that are** adjacent to single-family residential lots in a recorded subdivision shall have comparable building façade widths to the houses on the adjacent residential lots **and shall not exceed one story in height above any adjacent house.**

8.2 Transitional Features In the CFO, CAO1, CAO2, or CAO3

8.5.1 Applicability

~~This Section shall apply to development on residential lots in the CFO to achieve compatible infill in or adjacent to existing residential neighborhoods, while reinforcing the established character of the neighborhood and mitigating adverse impacts on adjacent buildings.~~

8.2.1. Applicability

A. This Section shall apply to new development proposed in the CFO, CAO1, CAO2, or CAO3, to achieve design compatibility between new and existing development, where the existing development is established and expected to remain, pursuant to Envision Franklin.

B. The standards in this Chapter may be used, all or in part, to achieve design compatibility between land uses, subdivisions, sites, lots, or structures, subject to the approval of the applicable review body,

with consideration given to Envision Franklin and the Historic District Design Guidelines, where applicable.

C. When a residential lot is part of the same development, this Section shall not apply.

8.2.2 Conflicting Provisions

A. In cases where the standards of this Section and other Chapters conflict, the more restrictive standard shall apply.

~~B. In cases where the standards of this Section and Section 8.1 Transition Areas Abutting Residential Lots, conflict, then this Section shall apply.~~

B. Within the HPO district, where Historic District Design Guidelines and this Chapter conflict, the Historic District Design Guidelines shall take precedence.

8.2.3 Building Setbacks

~~Outside of the R4, R6, MR, OR, CC, DD, 1ST, and 5TH districts,~~ **Where the existing development is established and expected to remain, pursuant to Envision Franklin,** the minimum front yard setback shall be the average setback of existing buildings on the same block face. No new building shall be located closer to the front lot line than the closest adjacent building.

8.2.4 Building Height, Scale, and Massing

A. Façade width and height...

B. At the edge of an underlying zoning district...

C. Nonresidential, and mixed-use, and multifamily development shall graduate the massing and scale of the new building through utilization of **using** the following methods:

1. Buildings setbacks...
2. Dividing buildings...
3. Sight lines...
4. Other techniques...

8.2.5 Building Character

A. Where a clearly established building character and scale exist that is expected to remain, **pursuant to Envision Franklin,** infill development shall blend with nearby buildings through use of:

1. Window and door openings...
2. Similarly sized and patterned architectural features...
3. Similar roof types, slopes or arrangements.

~~A. Proposed development shall blend with nearby buildings through use of similarly sized and patterned architectural features, such as windows, doors, awnings, arcades, pilasters, cornices, wall offsets, primary materials on a façade, roof forms, and other architectural elements.~~

B. Proposed residential development shall blend with existing buildings along the same block face through use of...

1. Dormers...
2. Massing...
3. Materials...
4. A one-story...
5. Garages...

8.2.6 Perimeter Residential Lots Development

~~8.6.1 Applicability~~

~~This Section shall apply to residential development.~~

8.5.3 Lot Standards

A. Single-Family Residential

New single-family residential lots on the perimeter of a proposed development, where ~~adjacent to~~ **abutting** existing lots in a recorded residential subdivision, shall be no less than 75 percent of the average lot size of the ~~existing contiguous~~ **abutting** lots.

B. Duplexes or Multiplexes

~~New d~~ Duplexes or multiplexes, where permitted along the perimeter of the proposed development, that ~~is~~ **are** adjacent to single-family residential lots in a recorded subdivision, shall have comparable building façade widths to the houses on the adjacent residential lots **and shall not exceed one story in height above any adjacent existing house.**

C. Multifamily

Proposed multifamily buildings located within 100 feet of **a single-family residential lot** ~~houses and duplexes~~ shall not exceed two stories.

...

SECTION IX. That Chapter 9, Streets and Circulation, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

9.4.3.C (Mews) **Additional site design standards are found in Section 11.7, Courtyard, and additional alley-loading garage standards are found in the applicable building type.**

...

9.5.2 Internal Connectivity

A. Development shall provide a ~~grid-street~~ **network** or internal drive ~~network pattern~~, wherever possible.

...

9.5.3.A ~~...If waived, the applicant shall provide bicycle and pedestrian connections between adjacent properties.~~

...

9.6.1.B.2 **Between each dwelling unit entrance in a multiplex or multifamily building and the nearest street or internal drive;**

...

9.6.2.B

Sidewalk Location	Minimum Width
In the DD, 1ST, or 5 TH Districts	12 feet, with at least 8 feet continuously unobstructed by street light tree pits, light poles, or similar features. A reduced width may be permitted due to existing obstructions

...

SECTION X. That Chapter 10, Parking and Transit, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

10.1.2.D When a restaurant adds outdoor dining, the first five tables or 20 seats, whichever is less, may be added without requiring additional parking spaces.

...

10.1.4.B ...landscape islands, **drive** aisles, driveways...

...

10.1.6 Minimum Parking...

Use	Minimum Vehicle Parking Spaces	Reduced Minimum Vehicle Parking Spaces in CFO, CAO1, CAO2, and CAO3
Restaurants, Inside and Outside Seating	10 spaces per 1,000 square feet ² of gross floor area of the building and any outdoor seating area + 1 space per employee on largest shift	7.5 spaces per 1,000 square feet ² of gross floor area of the building and any outdoor seating area + 0.75 space per employee on largest shift
Restaurants, Drive-In/Drive-Through/Quick Service	0.52 spaces per seat (indoor and outdoor) ³ + 15 stacking spaces for first ordering station and + 5 additional stacking spaces for each additional ordering station ⁶	No reduction 0.52 spaces per seat (indoor and outdoor)³ + 15 stacking spaces for first ordering station and + 5 additional stacking spaces for each additional ordering station⁶
Notes: 4. Maximum occupant load is determined by the International Building Code. based on the maximum fire-rated capacity.		

...

10.1.13 Maximum Slope

Parking areas shall not exceed a slope of five percent. ~~Parking~~ **Drive** aisles...

...

10.1.14 ~~Dimensional Standards for~~ Standard Parking Spaces and **Drive** Aisles

A. Standard parking spaces and **drive** aisles...

...

The Zoning Ordinance is hereby amended to replace Aisle with Drive Aisle within the tables in Subsections 10.1.14 and 10.1.15.

...

~~10.1.14.E Where the end of a 90-degree standard parking space abuts a landscape island or a sidewalk of at least seven feet and allowing a bumper overhang, the minimum depth of the parking space may be reduced to 16 feet.~~

...

10.1.14.E When parking is associated with a residential lot, see Subsection 10.1.16, Parking Pads on Residential Lots

...

10.1.15 Dimensional Standards for Compact Parking Spaces and Drive Aisles

A. Compact parking spaces and drive aisles...

...

10.1.15.E. Compact parking spaces shall not be permitted for use as handicap-accessible spaces.

...

10.1.16 Parking Pads on Residential Lots

A. Parking pads on residential lots shall comply with the requirements below:

Parking Pads	Requirements
Parking Pad Placement	If any, a parking pad shall be adjacent to the driveway between the edge of driveway and the side or rear lot line, and shall not encroach into the sidewalk or the yard area located in front of the remaining part of the principal building
Parking Pad Accessed from a Street or Driveway	10 by 20 feet
Parking Pad Accessed from the Rear of the Lot Accessed by an Alley	10 by 22 feet
Parking Pad Setback	Shall be located a minimum of 5 feet from any abutting lot line
Easement Conditions	Shall not be located within a recorded utility or drainage easement
Additional Standards	See applicable building type and frontage type standards

B. Parking pads on residential lots that were installed prior to March 1, 2007 or that were identified on a building plat and approved by the Building and Neighborhood Services Department in conjunction with the issuance of a building permit may continue. When a parking pad covers more than 40 percent of the front yard and a change in size, location, or material is contemplated, the parking pad shall comply with this Ordinance.

...

10.1.17 Driveways on Residential Lots

A. Driveways on residential lots shall comply with the requirements below:

Driveways	Requirements
Driveway Placement	If any, a driveway shall be located primarily in front of the garage or to the side of the principal building and shall not encroach into the yard area located in front of the remaining part of the principal building As alternatives to the requirements above: A. A circular driveway may be permitted when the lot size is greater than 30,000 square feet B. Secondary accesses may be approved, subject to the Transportation and Street Technical Standards

Driveway Dimensions	A minimum width of 10 feet, unless it is a ribbon driveway, but no wider than the width of the garage Where no garage exists or where the garage is less than 20 feet wide, the maximum width shall be 20 feet and configured to meet the width of the driveway apron at the lot line
Driveway Apron	Shall comply with the Transportation and Street Technical Standards
Driveway Setback	Shall be located a minimum of 5 feet from any abutting lot line, unless it is a shared driveway
Easement Conditions	Shall not be located within a recorded utility or drainage easement
Additional Standards	See applicable building type and frontage type standards

B. Driveways on residential lots that were installed prior to March 1, 2007 or that were identified on a building plat and approved by the Building and Neighborhood Services Department in conjunction with the issuance of a building permit may continue. When a driveway covers more than 40 percent of the front yard and a change in size, location, or material is contemplated, the driveway shall comply with this Ordinance.

...

10.1.21.C.2 ...into the required **drive** aisle of a parking area.

SECTION XI. That Chapter 11, Open Space, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

11.2 Overview of Open Space Types ~~Permitted by Zoning District~~

...

The Zoning Ordinance is hereby amended for Table 11.2, Overview of Open Space Types, to add CI to Neighborhood Amenities, Courtyard, Square or Green, Outdoor Dining Area, and Plaza, and to add CI under Permitted Districts in Section 11.5, Neighborhood Amenities, Section 11.7, Courtyard, Section 11.8, Square or Green, Section 11.9, Outdoor Dining Area, and Section 11.10, Plaza.

...

11.6 Pocket Park

Arrangement	A sidewalk connection shall be provided to a sidewalk along a street Shall provide a sidewalk connection to a sidewalk along any adjacent street Shall be a non-linear shape that creates a gathering place or destination within a development Where a pocket park abuts a natural area, the pocket park open space set aside shall include the smallest area that encompasses the perimeter of the required features along the abutting side ...
Features	Two Four of the following features are required:...

...

SECTION XII. That Chapter 12, Landscape, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

12.10.4 Maintenance

A. The property owner shall be responsible for the maintenance of ~~1. A~~ all required landscape areas on the lot;

B. Street trees shall be maintained in accordance with the Municipal Code.

~~2 Street trees planted adjacent to the lot in conjunction with the development of the site, unless otherwise specified by the City or a homeowners association.~~

C. Homeowners associations are responsible for the maintenance of open space lots, **and** medians, ~~and street trees associated with the development.~~ **Street trees associated with the development shall be maintained in accordance with the Municipal Code.**

...

SECTION XIII. That Chapter 13, Fences, Walls, and Screening, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

13.1.1.B Fences and walls may be installed within drainage easements where permitted by the easement holder, but shall not block or divert natural drainage flow onto or off of any other property. Fence design examples that allow adequate drainage flow include shadow boxes, flat gates, aluminum fencing, or gaps at the bottom of the fencing. For fencing requirements in the floodplain, see Section 4.3, Floodway Fringe Overlay District.

13.1.1.C Fences and walls shall not:

~~3. Block or divert a natural drainage flow onto or off of any other property;~~

...

13.1.2.C Front Yard Fence and Wall Height

Side or Rear Yard	7 feet for residential uses and the OR district
-------------------	--

...

13.3.4.A Refuse areas, such as dumpsters, trash compaction, garbage or recycling collection, and other similar service areas shall be located away from frontages and to the side or rear of the building, **and at least five feet from any lot line.**

...

13.4 Maintenance Requirements

Fences, walls, and retaining walls shall be maintained in good repair and in a safe ~~and attractive~~ condition, such as replacement of missing, decayed, or broken structural or decorative elements...

...

SECTION XIV. That Chapter 14, Lighting, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

14.2.1.A

Maximum Illumination along Property Line of a Lot Other Than a Residential Lot	2
Maximum Illumination Abutting a Property Line of a Residential Lot	0

...

14.3.1 Parking Area Light Fixtures **for Residential or Mixed-Uses**

~~A-~~ Light fixtures intended to light parking areas ~~serving in residential uses or and mixed-uses development~~ shall:

...

Figure 14.3.1.A This ~~image~~ **graphic** demonstrates ~~examples of the different forms of~~ **ornamental** lighting fixtures. The Zoning Ordinance is hereby amended to remove the cobra head and off-road head fixtures from the graphic.

...

14.3.2 Parking Area Light Fixtures for Nonresidential Uses

~~B-~~ Light fixtures intended to light parking areas ~~serving in nonresidential uses development~~:

...

14.3.6.A.3 (String lights) Private streets, internal drives, and activated private alleys, **excluding fire lanes**,...

SECTION XV. That Chapter 15, Signs, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

15.1.5.A.2 Be aimed and shielded so that direct illumination is focused exclusively on the sign ~~area face~~; and...

...

15.1.5.B The sign or **light source** ~~device~~ shall not produce glare or illumination that ~~would create a nuisance or a safety hazard to adjacent property owners or the traveling public.~~ **could distract or interfere with the vision of drivers, cyclists, pedestrians, or adjacent property owners. Illumination shall be shielded in such a manner that no direct glare can be seen from any angle.**

...

15.1.6.A Internal illumination of signs shall be limited to **light emanating only through** the letters, numbers, logos, and accent lines. The ~~main copy area or face of internally illuminated signs~~ **remainder of the sign area shall not be illuminated and** shall be opaque to prohibit light penetration.

...

15.1.6.D The sign or **light source** ~~device~~ shall not produce glare or illumination that ~~would create a nuisance or a safety hazard to adjacent property owners or the traveling public.~~ **could distract or interfere with the vision of drivers, cyclists, pedestrians, or adjacent property owners.** Illumination shall be shielded in such a manner that no direct glare can be seen from any angle.

...

15.1.9.D **Commercial signs for residentially-occupied dwellings, except temporary signs as permitted by Section 15.18, Temporary Sign, and temporary construction site signs as permitted by Section 15.17, Temporary Construction Site Sign;**

...

15.1.9.R Any other sign not expressly permitted by this Ordinance, the Municipal Code, **all applicable building codes**, or the Historic District Design Guidelines, as applicable.

...

15.2 Overview of Sign Types Permitted by Location...

Sign Type Description	Permitted Zoning Districts
Flag: Bunting or fabric that is hoisted on a permanent flagpole or otherwise displayed from a building. A piece of cloth, typically rectangular, attached by one edge to a pole	
Band Sign... a retail storefront/tenant space...	
Sandwich Board Sign:... retail storefront/tenant space...	
Vertical Blade Sign: A vertically-oriented sign that projects from a commercial/mixed-use building that is two or more stories and located at fronts a street intersection	

...

15.3 Awning Sign

Description	A sign that is part of or attached to the valance or face of an awning attached to a building ground floor retail storefront/ tenant space
-------------	--

...

15.4 Band Sign...

Description	... a retail storefront/tenant space
Quantity	Maximum of one per main entrance per retail storefront/tenant space on the ground floor, if no wall sign is present on the building

	Buildings five stories or more may have band signs as described above, in addition to permitted wall signs
Sign Area	...of retail storefront/tenant space ...
Placement	...a retail storefront/tenant space ...

...

15.7 Development Entrance Sign

Additional Standards	The base shall not exceed 25 percent of the sign area, but in no case shall this percentage change the maximum permitted sign area
----------------------	--

...

15.9 Flag...

Description	... Bunting or fabric that is hoisted on a permanent flagpole or otherwise displayed from a building. A piece of cloth, typically rectangular, attached by one edge to a pole
-------------	--

...

15.10 Hanging Sign...

Sign Area	May have up to two sides, with a maximum of three 4.5 square feet per side
-----------	--

...

15.12 Sandwich Board Sign

Description	...in front of the retail storefront/tenant space
Quantity	...per ground floor retail storefront/tenant space
Placement	On the sidewalk in front of the retail storefront/tenant space and shall maintain 5 feet 48 inches of sidewalk clearance for pedestrian circulation Placement in the public right-of-way is permitted only in the HPO , subject to the Municipal Code

...

15.14 Vertical Blade Sign

Description	A vertically-oriented sign that projects from a commercial/mixed-use building that is two or more stories and located at fronts a street intersection
Quantity	Maximum of one per building frontage on a street intersection and may be used only if no

	other hanging signs exist on the ground floor retail storefront/tenant space below
Placement	At the corner of the building or at a change in massing near the corner of the building

...

15.15 Wall Sign

Quantity	Maximum of one per building façade only if no band sign exists on the building Buildings five stories or more may have wall signs as described above, in addition to permitted band signs
----------	---

...

15.16 Window Sign

Description	A sign placed within, affixed to, in contact with, or located within 12 inches of glazing a window and visible from the exterior
-------------	---

...

15.18 Temporary Sign...

Materials	Fabric, canvas, vinyl, plastic, metal , or a other material that has the same properties
-----------	---

...

SECTION XVI. That Chapter 16, Utilities, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

SECTION XVII. That Chapter 17, Natural Resources, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

SECTION XVIII. That Chapter 18, Historic Resources, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

SECTION XIX. That Chapter 19, Review Bodies, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

SECTION XX. That Chapter 20, Procedures, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

20.2.9 Public Notice Requirements...

Application	...	Timing
Plan Amendment	...	Mailed notice shall be postmarked at least 15 7 days prior to the neighborhood meeting
Development Plan	...	Mailed notice shall be postmarked at least 15 7 days prior to the neighborhood meeting

...

20.3.3 (Plan Amendment) Preliminary Meeting

...The applicant shall supply **any** preliminary information to the Department of Planning and Sustainability ~~at least three business days~~ prior to the meeting.

20.3.4 Pre-Application Requirements

A. The Planning & Sustainability Department may require a pre-application meeting with the applicant to review the draft plan amendment.

B. The applicant shall submit pre-application documents to the Department of Planning and Sustainability at least 14 days prior to the initial submittal.

20.3.9 FMPC Final Action

The FMPC shall review the plan amendment at a public hearing and vote **on a resolution** for: ...

...

20.10 Variance...

20.10.3 Pre-Application Requirements

The applicant shall meet with the Department of Planning and Sustainability prior to submittal of the application to review the variance request and the zoning requirements.

...

20.10.6.C Conditions of approval may be imposed **if the intent of the conditions is to uphold the general purpose and intent of this Ordinance.** ~~on the proposed use and the property to be developed or used pursuant to such approval as the BZA determines are required to ensure compliance with this Section~~

20.10.6.D **Nonconforming uses or structures shall not be grounds for a variance.** ~~The fact that a site or development does not conform to this Ordinance prior to the consideration of a variance application may not be used as a basis for the granting of a variance.~~

20.10.6.E **Self-imposed hardships, or actions taken by the applicant, rather than conditions unique to the lot in question, shall not be grounds for a variance.**

...

20.12.2.C Site plans shall be submitted for approval by the FMPC if the application includes:

3. Property within the HPO, **CAO1, CAO2, or CAO3;**

11. ~~A civic building.~~ **A use classified as civic and institutional per Subsection 5.1.3, Permitted Principal Uses by Zoning District.**

...

20.12.12.A.2. The gross ~~floor area~~ square footage of nonresidential buildings...

...

20.15 Building Permit

~~In addition to this Chapter, see the Subdivision Regulations and all applicable building codes.~~

20.15.1 Purpose

The purpose of a building permit is to ensure that construction adheres to all applicable building codes, ordinances, and regulations.

20.15.2 Applicability

A. Applications for building permits shall comply with all applicable building codes, ordinances, and regulations.

B. In addition to all other proposals that require a building permit, a building permit is required to construct a new parking pad or modify an existing driveway or parking. New residential driveways are subject to the requirements of the Department of Building and Neighborhood Services.

...

20.18 Appeal of Administrative Decision...

20.18.5 BZA Final Action

~~The BZA shall review and make a decision on the appeal in accordance with this Ordinance, State law, and the BZA bylaws.~~

The BZA shall review the application at a public meeting, hold a public hearing, and vote:

A. To uphold or reverse the administrative decision for an appeal where it is alleged by the applicant that there is error in an administrative decision;

B. To make a final interpretation on a boundary of the zoning map.

20.18.6 Review Criteria

A. For administrative decisions other than map interpretations, the An order, decision, determination, or interpretation shall not be reversed or modified, unless there is competent, material, and substantial evidence in the record that it fails to comply with either the procedural or substantive requirements of this Ordinance and State law.

B. For map interpretations, the BZA shall use the best available data to make a final interpretation of the zoning map boundary.

~~20.18.7 Conditions~~

~~The BZA may impose conditions upon an affirmative decision to ensure that the requirements and purpose of this Ordinance are followed in the order, decision, determination, or interpretation.~~

...

SECTION XXI. That Chapter 21, Performance Agreements, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

21.5.3.A If the applicant's request is within ~~seven~~ **eight** years from the date of receipt of a fully executed performance agreement, the Department of Planning and Sustainability shall be the administrative review body...

...

21.5.3.B If the request is after ~~seven~~ **eight** years from the date of receipt of a fully executed performance agreement, the FMPC shall be the review body.

...

SECTION XXII. That Chapter 22, Enforcement, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

SECTION XXIII. That Chapter 23, Definitions and Interpretations, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

23.3 Abbreviations

Max Maximum

Min Minimum

...

23.4 Defined Terms

...

Accessible Parking Space

A space designated for the parking or temporary storage of one ~~motor~~ vehicle in addition to the space necessary for the ingress and egress from the vehicle by a disabled person and any equipment needed for that purpose.

...

Accessory Building

A type of accessory structure that is fully-enclosed with a roof and walls.

...

Accessory Structure

A structure that is on the same lot as a principal building and is incidental to the principal building or permitted use. The accessory structure is less significant than the principal building in square footage, building height, and economic importance. **An accessory structure is typically detached from the principal building, but may be connected to the principal building by a breezeway.**

...

Accessory Structure Serving a Dwelling

An accessory structure used for a purpose customarily incidental and subordinate to a dwelling, such as a detached garage, carport, home office, bonus room, home workshop, pool house, tool house, greenhouse, shed, garden shelter, or any combination thereof. An accessory structure is typically detached from the principal building, but may be connected to the principal building by a breezeway. This definition does not include an accessory dwelling.

...

Abut

...Where not describing land, property, lot lines, or parcel lines, abut describes touching or sharing a common boundary with.

...

Active Construction Site

Any site that is under active construction and has a current and valid building permit.

...

Adjacent

...Where not describing land, property, lots, or parcels, adjacent describes being next to or nearby one another.

...

Administrative Decision

A decision in an order, requirement, permit, interpretation, or refusal made by any administrative official in carrying out or enforcing any provision of this Ordinance.

...

Aggregate Caliper Inch

The combined total number of caliper inches of existing and proposed trees used to meet a landscape planting requirement within a required landscape area. Caliper inch sizes for individual proposed trees are measured as indicated in the American Standard for Nursery Stock (ANSI 260.1-2004). Caliper inch sizes for existing trees shall be measured in Diameter at Breast Height (DBH).

...

Agricultural Structure

A structure used in agricultural operations.

...

Breezeway

A roofed outdoor passage, as between a house and a garage.

...

Building Site

Either: (a) a parcel of land that has not been subdivided as a separate lot, which is designated by an applicant as a building site in a development plan, site plan, or permit application, and which accommodates, or is available to accommodate, a principal building or (b) a lot.

...

Building Type

A classification of a building. Building types are described in Section 6.2, Overview of Building Types.

...

Cobra-Head Style Fixture

Light fixture consisting of an oval-shaped head and curved arm mounted to a pole. This type of light is typically used to light parking areas or other outdoor areas.

...

Construction Dumpster

Temporary trash receptacles used to hold waste from construction projects.

...

Construction Trailer

Mobile structures used to accommodate temporary offices, dining facilities, and storage of building materials during construction projects.

...

Carnival

A type of temporary use that typically consists of amusement rides and games.

...

Carport

A type of accessory structure. ...

...

Commercial Sign

Any sign, display, or device designed, intended or used to encourage or promote purchase or use of goods or services.

...

~~Copy Area~~

~~The smallest geometric shape that encloses all graphics, letters, and logos of the sign face. Graphic~~

...

Deferred Parking

A portion of the required parking associated with a use that is not installed at the time of construction, but delayed or deferred **as described in Paragraph 10.1.10.C, Deferred Parking.** ~~until a parking demand study can be completed to determine if the additional required parking is needed.~~

...

~~Dormer Window~~

A roofed structure that contains a window and projects vertically from the plane of a sloping roof. ~~A gabled extension built out from a sloping roof to accommodate a vertical window.~~

...

Double Frontage Lot

A lot having frontage on two parallel streets or approximately parallel streets.

...

Drive Aisle (of a Parking Area)

...

Driveway

A vehicular access way with a lot, building site, or development site from a street or internal drive to provide access ~~only~~ to a parking area, garage, parking structure, or building entrance.

...

Driveway Apron

The portion of the driveway extending from the edge of the pavement of the street to the back of sidewalk section, or the right-of-way line if no sidewalk exists.

...

Event Tent

Collapsible tents and membrane structures used as temporary shelter for events and parties.

...

~~Face Brick~~

~~Nonstructural brick or similar masonry material that is applied as a veneer to a wall or foundation or decorative element.~~

...

Family

~~... A person is considered to be a permanent occupant if such person:~~ **Determination of whether a person is considered to be a permanent occupant is based on the following criteria:...**

...

Farm Animal

An animal kept for agricultural purposes. ~~This use includes ,~~ **including** animals raised for home use or for profit, such as cattle, ~~or~~ horses, **goats, or other domestic livestock.**

...

Feather Banner

A type of sign that has the general shape of a feather. Also called feather sign or feather flag.

...

Flag Lot

A lot configured so that access to the street is provided by a linear strip of land and the bulk of the buildable portion of the lot is located behind one or more other lots.

...

Frontage Type

A classification of frontage. Frontage types are described in Section 7.2, Overview of Frontage Types.

...

Front Lot Line

The boundary line of a lot, which typically abuts an existing or proposed street or internal drive.

...

Front Yard

The open area located between the front façade of a building or structure and the front lot line. ~~boundary of a lot that typically is the edge of an existing or proposed street right-of-way.~~ The front yard extends the entire width of the lot.

...

Garage/Yard Sale

The occasional sale of miscellaneous household goods in the garage or yard of a resident's dwelling.

...

Grid-Street Network

A system of higher and lower order streets that are generally arranged in a pattern where most streets and internal drives are connected and dead end streets are minimized.

...

Hillside Plan

~~Separate sheets of a submittal for a development application that show how the development is designed with the natural topography, steep slopes, viewshed, and treed areas. It can be part of a development plan, site plan, or preliminary plat.~~

...

Home Occupation

~~Any commercial or business use requiring a business license associated with a residential dwelling unit that is conducted as an accessory use as described by Paragraph 5.2.7.H, Home Occupations. within a residential dwelling unit for the economic gain or support of a resident of the dwelling and is incidental and secondary to the residential use and that does not adversely or perceptively affect the character of the property or surrounding area.~~

...

Landscape Frontage

A frontage type described as such in Section 7.5, Landscape Frontage.

...

Large-Scale Office Building

The principal building type described as such in Section 6.9, Large-Scale Office Building.

...

Mobile Food Vendor

A type of temporary use as defined by the Municipal Code.

...

Multifamily (Use Type)

A type of residential use within a building containing five or more individual dwelling units, with the units often stacked vertically, sharing common vertical walls and/or horizontal floors and ceilings, often called apartments, lofts, condominiums, stacked flats, or age-restricted independent living, and may include units for sale or rent. **This definition also includes any number of attached dwelling units above ground floor nonresidential use in a commercial/mixed-use building.**

...

Off-Road Head Style Fixture

Light fixture consisting of a rectangular head and arm affixed to a pole. This type of light is typically used to light parking areas or other outdoor areas.

...

One-Half Story

...

Ornamental Fixture

A pole-mounted light fixture with an ornamental head, such as a colonial head, coach head, acorn head, or other decorative head.

...

Open Space Type

A classification of open space. Open space types are described in Section 11.2, Overview of Open Space Types.

...

~~Parking Demand Study~~

~~An analysis of the total number of parking spaces required in order to accommodate the maximum number of vehicles for parking purposes by a particular use or site at any given time, including the parking requirements for all employees, occupants, clients, and visitors.~~

...

Parking Bay

A parking area consisting of one row of parking spaces or stalls and the **drive aisle from which motor vehicles enter and leave the spaces.**

...

Parking Frontage

A frontage type described as such in Section 7.4, Parking Frontage.

...

Parking Pad

An improved surface located on a residential lot for vehicle parking.

...

~~Pasture Animal~~

~~Any horse, cow, goat, or other domestic livestock.~~

...

~~Prime Agricultural Lands~~

...

~~Portico~~

~~A porch or walkway with a roof supported by columns, often leading to the entrance of a building.~~

...

~~Produce Stand~~

~~A building or structure used for the retail sales of fresh fruits, vegetables, flowers, herbs or plants grown on the same parcel of land where the stand is located. Such use may also involve the accessory sales of other unprocessed foodstuffs, home processed food products such as jams, jellies, pickles, sauces or baked goods, and homemade handicrafts. No commercially packaged handicrafts or commercially~~

~~processed or packaged foodstuffs shall be sold. Such uses also include “pick your own” establishments where customers gather their own produce from the fields for purchase of off-site consumption.~~

...

Rear Lot Line

The **rear** boundary line of a lot which is generally opposite **of**, and does not intersect, the front **lot** line.

...

Rear Yard

The open area, except as otherwise authorized in this Ordinance, located between the rear **of facade** of a building or structure and the rear ~~boundary of a lot~~ **line**, and extending from one side lot line to the other side lot line.

...

~~Major~~ Recreational Equipment

A vehicle or portable structure transportable on a mobile chassis, designed to be used for recreational and vacation uses, including travel trailers, pickup campers, coaches, motorized dwellings, tent trailers, boats, boat trailers, other motorized watercraft, and other similar recreational equipment.

...

Residential Development Sales Office/Model Home

Temporary real estate sales offices used for the initial sale or lease of properties or buildings, or a display home used to show the living space and features of homes available within a developing residential development.

...

Retail Storefront

The front facade and entryway of a retail store on the ground floor of a building.

...

Ribbon Driveway

A type of driveway that consists of two parallel tracks of paved material and separated by grass strip.

...

Seasonal Sales

~~The temporary sale of goods or products associated with the season or a cultural event, such as the sale of Christmas trees, pumpkins, or seasonal produce. Such sales typically take place in locations not devoted to such sales for the remainder of the year.~~

...

Seasonal Agricultural Sales

Temporary retail sales of fresh fruits, vegetables, flowers, herbs, or plants. Such use may also involve the accessory sales of other unprocessed foodstuffs, home processed food products such as jams, jellies, pickles, sauces or baked goods, and homemade handicrafts.

...

Sign Type

A classification of a sign. Sign types are described in Section 15.2, Overview of Sign Types.

...

~~Side or Rear Wing~~

~~Massing forms of a building subordinate to the main body attaching to the side or rear faces of the main body. Side or rear wings are typically one to one to one and a half stories, set back from the front facade of the house, and do not exceed one third of the width of the main body.~~

...

Start of Construction

For the purposes of Section 17.6, Floodplain Regulations, includes...

...

State Highway

An officially designated highway or route of the State of Tennessee, which is therefore subject to the rules and regulations of the Tennessee Department of Transportation.

...

~~Substantial Improvement within the FFO Overlay District~~

...

Tenant Space

The portion of a building being occupied or leased for the purchase or use of goods and services.

...

Tandem Parking

~~A parking space within a group of two or more parking spaces arranged one behind the other.~~

...

Teardown

~~The act or process of disassembling, demolishing, or destroying a building or structure.~~

...

Temporary Holiday Storage in a Shipping Container

A shipping container used for holiday storage that serves an existing principal use.

...

Temporary Place of Business

An approved structure intended to provide a temporary place of business on a site where the previous place of business was destroyed or deemed unsafe for human occupancy by natural disaster or hazard.

...

Temporary Storage in a Shipping Container

A storage shipping container that serves an existing principal use.

...

Temporary Structures for Institutional Uses

Modular classrooms or portable buildings serving institutional uses.

...

Ten-Year Floodplain Zone

The area which has a minimum statistical probability of one in ten of being flooded in any given year.

...

Trellis

~~A structure of open latticework, especially one used as a support for vines and other creeping plants.~~

...

Quick Service Restaurant

A type of restaurant that serves fast service food cuisine.

...

Urban Frontage

A frontage type described as such in Section 7.6, Urban Frontage.

...

Valet Parking

A parking service described as such in the Municipal Code and Subsection 10.1.10, Alternative Parking Plan.

...

Vehicle

A car, truck, or motorcycle, but excluding recreational equipment.

...

Viable Tree

~~An existing healthy tree located on a development site or lot that has a high probability for continued life following the completion of development.~~

...

Yard Frontage

A frontage type described as such in Section 7.3, Yard Frontage.

...

SECTION XXIV. That the Department of Planning and Sustainability is authorized to make administrative clerical revisions to the zoning text so long as the changes are not substantive, such as cleaning up tables, clerical word corrections, typographical errors, table of contents adjustments, header and footer adjustments, font adjustments, amending graphics and supporting explanations based on approved zoning text, and adding or correcting references.

SECTION XXV. That the following described properties shall be, and are hereby, rezoned from its existing zoning classification to the proposed zoning district:

Premises Considered

Address	Map-Parcel	Acres	Existing Zoning	Proposed Zoning
846 Lewisburg Ave	078-10100	4.2	R2	CI
1115 Carriage Park Dr	078-09903	N/A	R2	CI
1140 Thompson Alley	078K-01000	N/A	R2	CI
204 Old Liberty Pk	063M-01101	N/A	R4	CI
134 2 nd Ave N	078C-01600	0.29	PD	DD
1106-A Hooper Lane	063L-00600	N/A	PD	R4
Rucker Park PUD Subdivision including:				
118 Rucker Ave	078P-03100	N/A	R4	PD
117 Rucker Ave	078P-03700	N/A	R4	PD
155 Veleno Ct	078P-03200	N/A	R4/PD	PD
157 Veleno Ct	078P-03300	N/A	R4/PD	PD
159 Veleno Ct	078P-03400	N/A	R4/PD	PD
161 Veleno Ct	078P-03500	N/A	R4/PD	PD
163 Veleno Ct	078P-03600	N/A	R4/PD	PD

SECTION XXVI. That the attached Location Maps shall serve the purpose of further delimiting the geographical boundaries as described by this Ordinance.

SECTION XXVII. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee that this Ordinance shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

BY: _____
Eric S. Stuckey
City Administrator

BY: _____
Dr. Ken Moore
Mayor

Approved as to Form:

Shauna R. Billingsley, City Attorney

PLANNING COMMISSION RECOMMENDED:

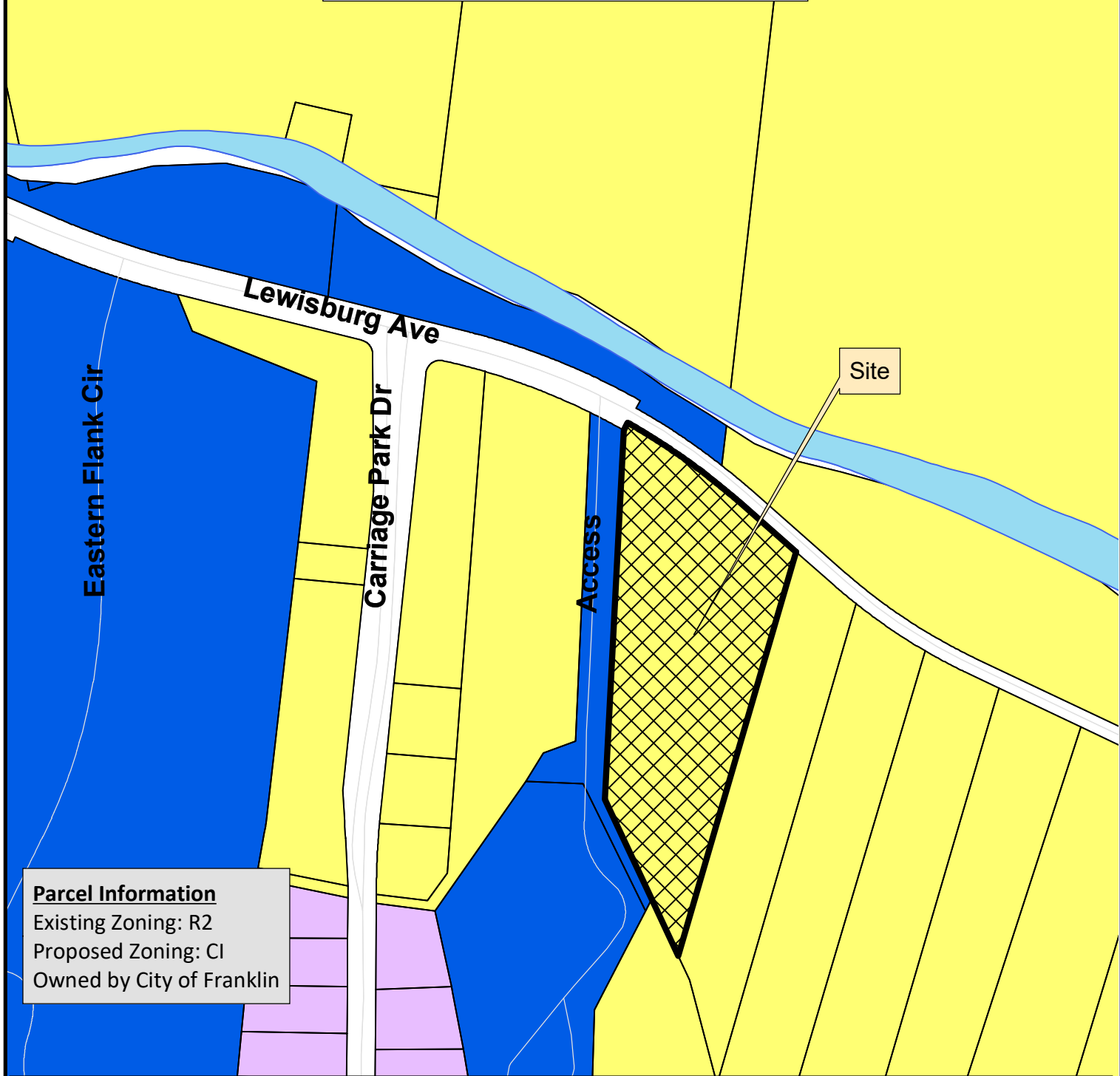
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

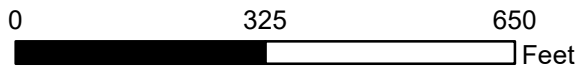
PASSED THIRD READING:

FRANKLIN MUNICIPAL PLANNING COMMISSION
ORDINANCE 2020-21
846 LEWISBURG PIKE
9/24/2020



Parcel Information
Existing Zoning: R2
Proposed Zoning: CI
Owned by City of Franklin

-  846 Lewisburg Pike
-  R2 Residential 2 District
-  PD Planned District
-  CI Civic Institutional District
-  Harpeth River



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It was compiled from the most authentic information available.
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FRANKLIN MUNICIPAL PLANNING COMMISSION
ORDINANCE 2020-21
1115 CARRIAGE PARK DRIVE
9/24/2020

Eastern Flank Cir

Lewisburg Ave

Carrriage Park Dr

Site

Access

Project Information
Existing Zoning: R2
Proposed Zoning: CI
Parcel owned by City of Franklin



1115 Carriage_Park



R2 Residential 2 District



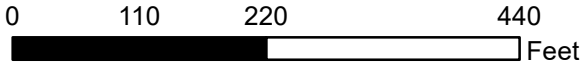
PD Planned District



CI Civic Institutional District

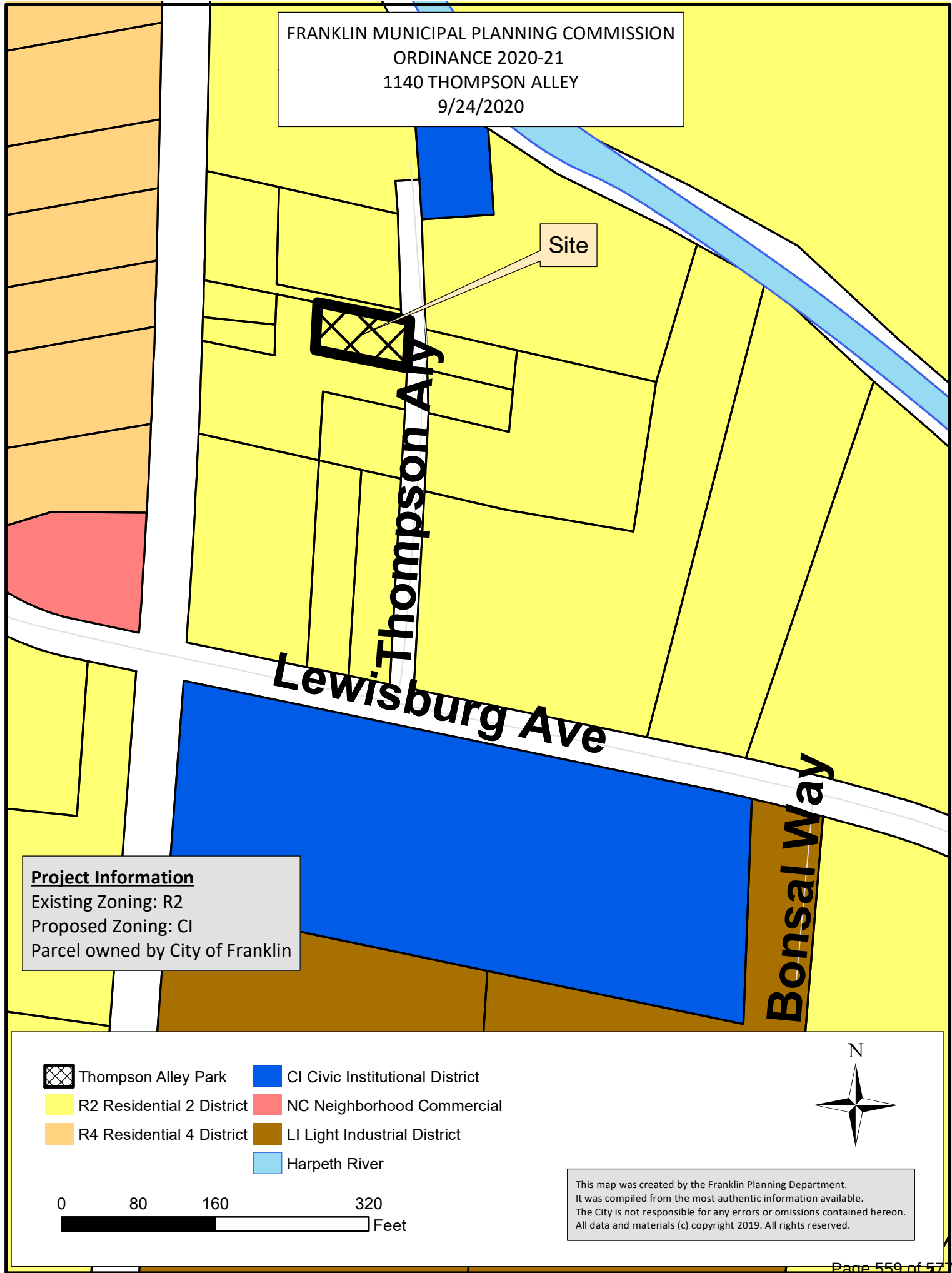


Harpeth River

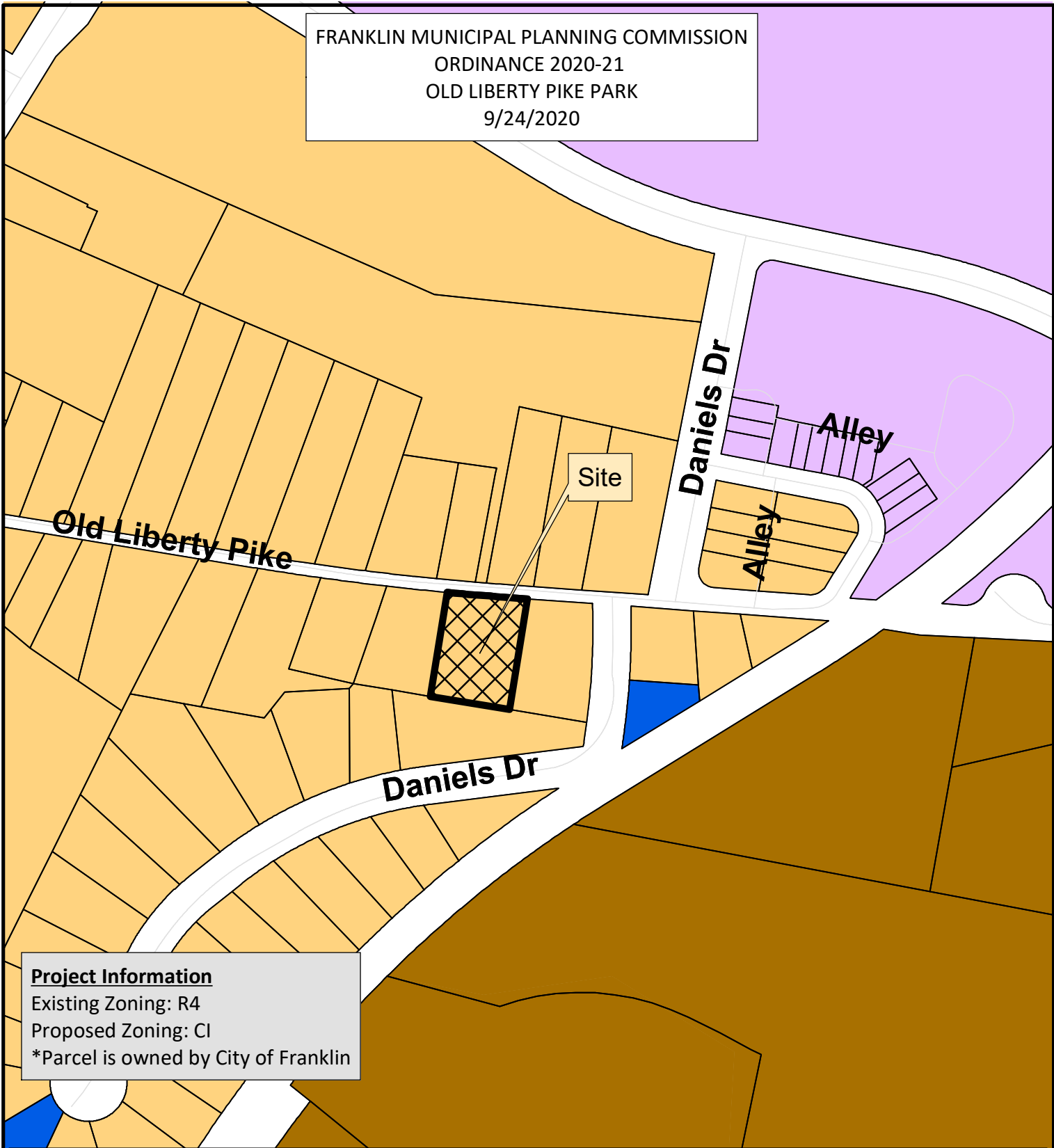


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FRANKLIN MUNICIPAL PLANNING COMMISSION
ORDINANCE 2020-21
1140 THOMPSON ALLEY
9/24/2020

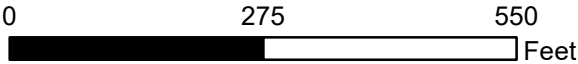


FRANKLIN MUNICIPAL PLANNING COMMISSION
ORDINANCE 2020-21
OLD LIBERTY PIKE PARK
9/24/2020



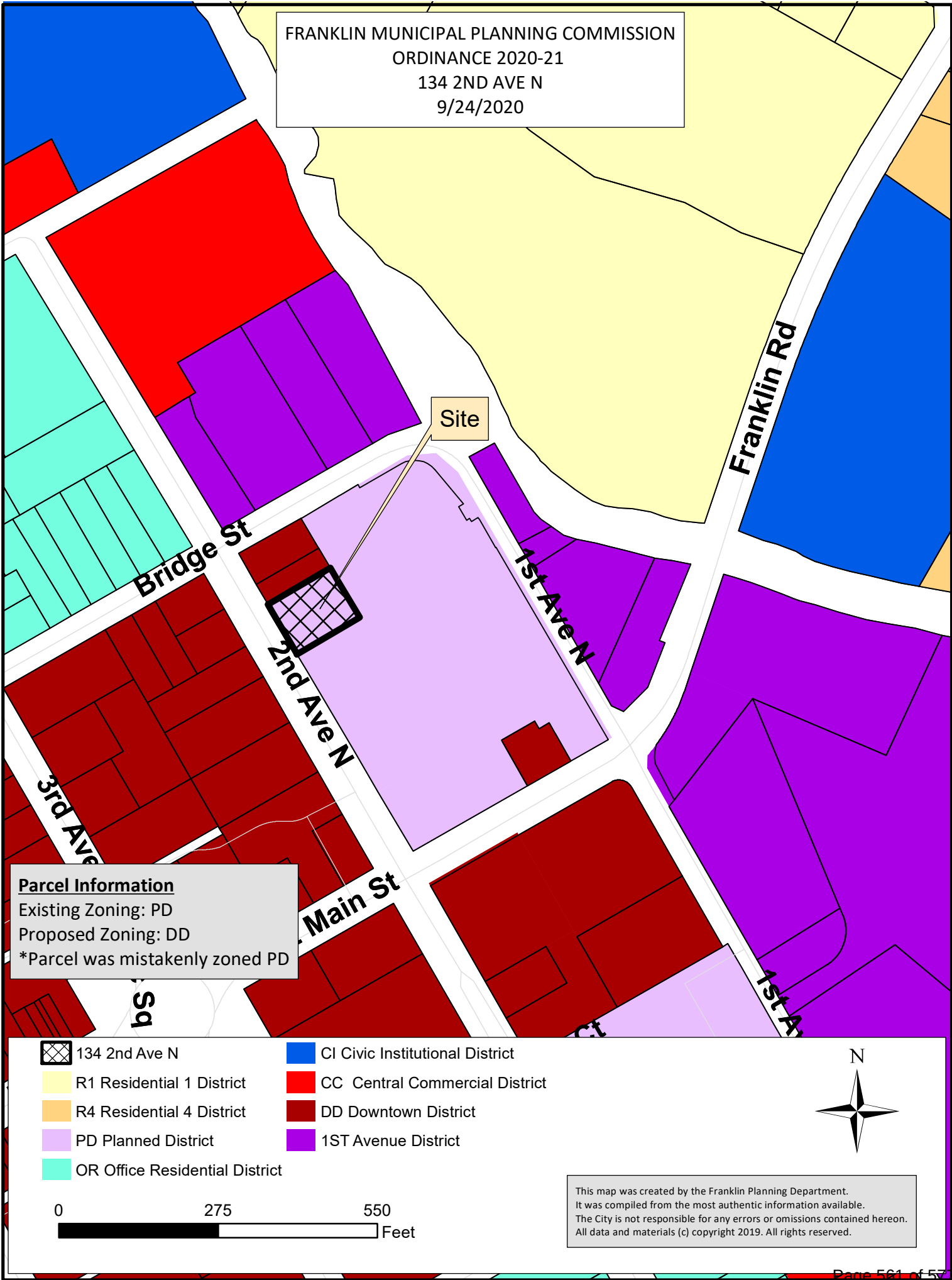
Project Information
Existing Zoning: R4
Proposed Zoning: CI
*Parcel is owned by City of Franklin

- | | |
|---|---|
|  204 Old Liberty Pike |  CI Civic Institutional District |
|  R4 Residential 4 District |  1ST Avenue District |
|  PD Planned District |  LI Light Industrial District |



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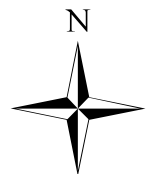
FRANKLIN MUNICIPAL PLANNING COMMISSION
ORDINANCE 2020-21
134 2ND AVE N
9/24/2020



Parcel Information
Existing Zoning: PD
Proposed Zoning: DD
*Parcel was mistakenly zoned PD

- | | |
|--------------------------------|---------------------------------|
| 134 2nd Ave N | CI Civic Institutional District |
| R1 Residential 1 District | CC Central Commercial District |
| R4 Residential 4 District | DD Downtown District |
| PD Planned District | 1ST Avenue District |
| OR Office Residential District | |

0 275 550
Feet



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Access

FRANKLIN MUNICIPAL PLANNING COMMISSION
ORDINANCE 2020-21
1106-A HOOPER LANE
9/24/2020

Site

Hooper Ln

Franklin Rd

Morningside Dr

Harpeth Indus

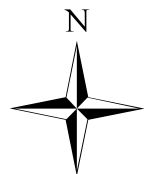
Access

Project Information

Existing Zoning: PD
Proposed Zoning: R4

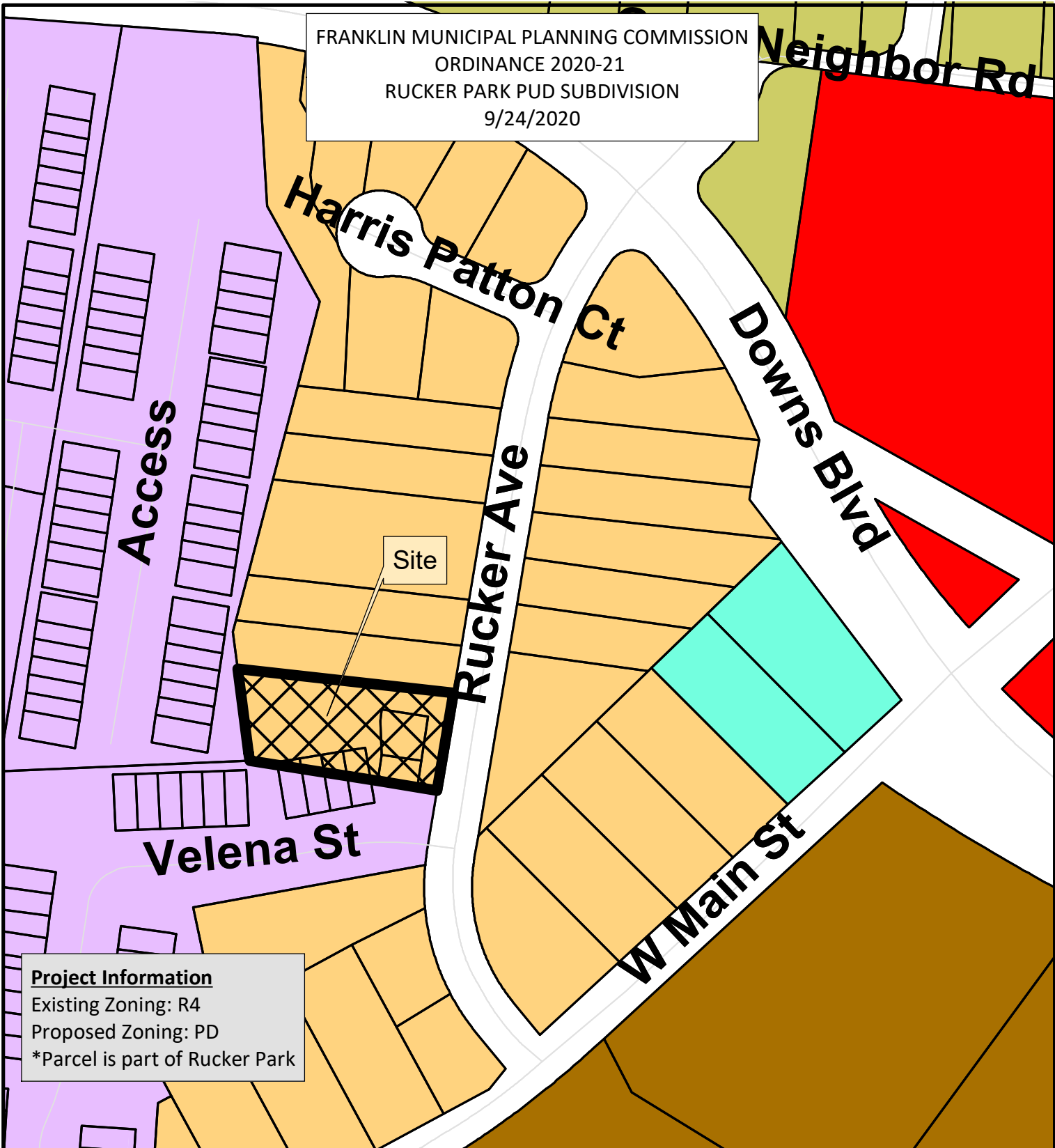
- | | |
|--|---|
|  1106-A Hooper_Lane |  CI Civic Institutional District |
|  ER Estate Residential District |  CC Central Commercial District |
|  R4 Residential 4 District |  LI Light Industrial District |
|  PD Planned District | |

0 115 230 460
Feet



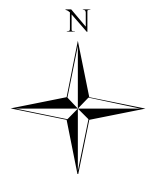
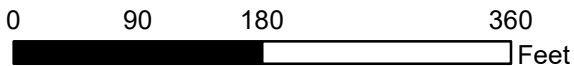
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FRANKLIN MUNICIPAL PLANNING COMMISSION
 ORDINANCE 2020-21
 RUCKER PARK PUD SUBDIVISION
 9/24/2020



Project Information
 Existing Zoning: R4
 Proposed Zoning: PD
 *Parcel is part of Rucker Park

- | | |
|---------------------------|--------------------------------|
| 118_Rucker_Ave | OR Office Residential District |
| R3 Residential 3 District | CC Central Commercial District |
| R4 Residential 4 District | LI Light Industrial District |
| PD Planned District | HI Heavy Industrial District |



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Zoning Ordinance Cleanup Amendment

Wednesday, August 26, 2020

642

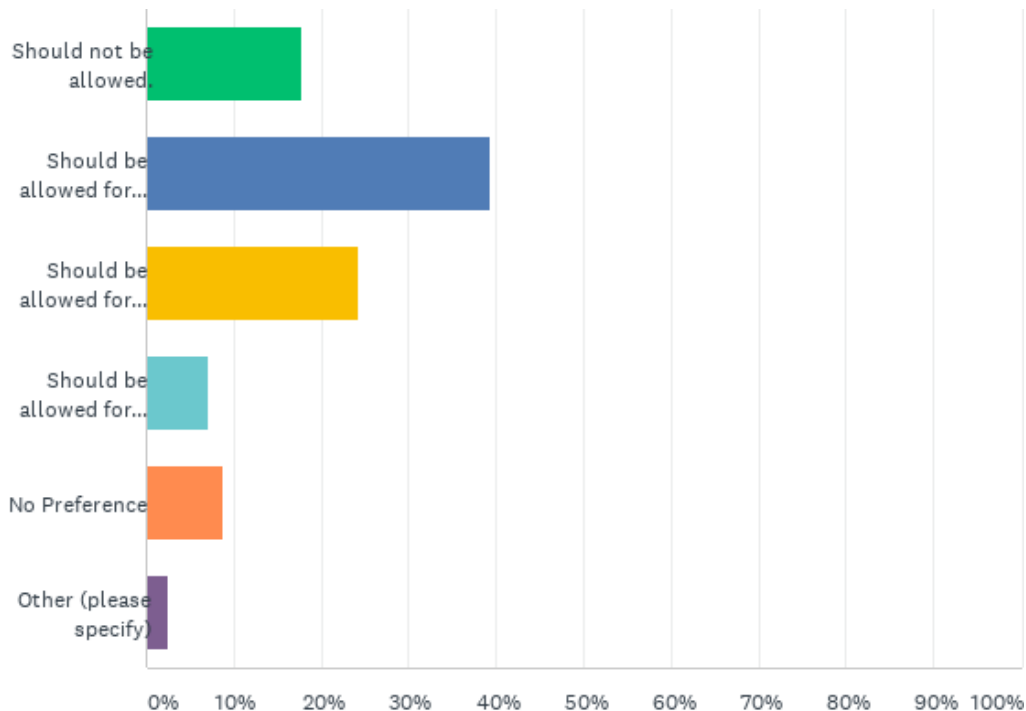
Total Responses

Date Created: Monday, August 10, 2020

Complete Responses: 642

Q1: The Zoning Ordinance does not currently permit residents in neighborhoods to operate swim lessons as a business in their backyard pools. Should residents in neighborhoods be allowed to operate swim lessons as a business in their backyard pools?

Answered: 642 Skipped:



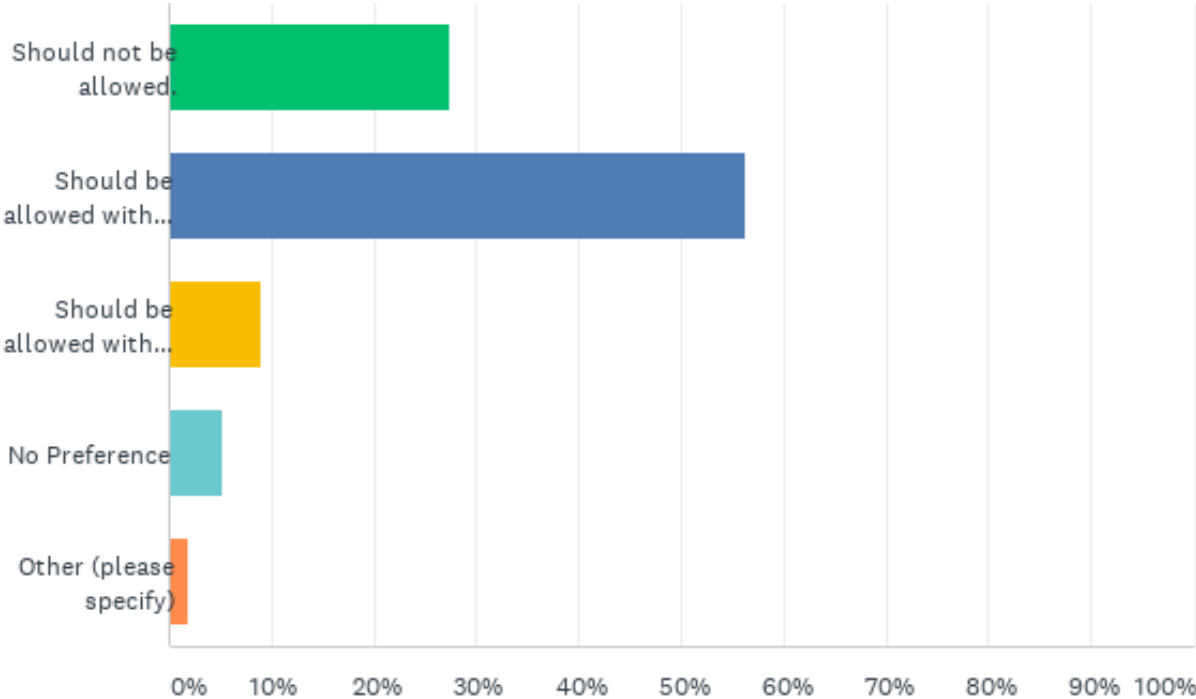
Q1: The Zoning Ordinance does not currently permit residents in neighborhoods to operate swim lessons as a business in their backyard pools. Should residents in neighborhoods be allowed to operate swim lessons as a business in their backyard pools?

Answered: 642 Skipped: 0

ANSWER CHOICES	RESPONSES	
Should not be allowed.	17.76%	114
Should be allowed for individual lessons to limit potential noise and traffic.	39.41%	253
Should be allowed for group lessons up to a certain maximum at a time	24.30%	156
Should be allowed for group lessons without limitations on a maximum size at a time.	7.17%	46
No Preference	8.88%	57
Other (please specify)	2.49%	16
TOTAL	642	

Q2: The Zoning Ordinance does not currently permit residents in neighborhoods to operate pet grooming and pet sitting businesses in their homes. Should residents in neighborhoods be allowed to operate pet grooming and pet sitting businesses in their homes?

Answered: 641 Skipped: 1



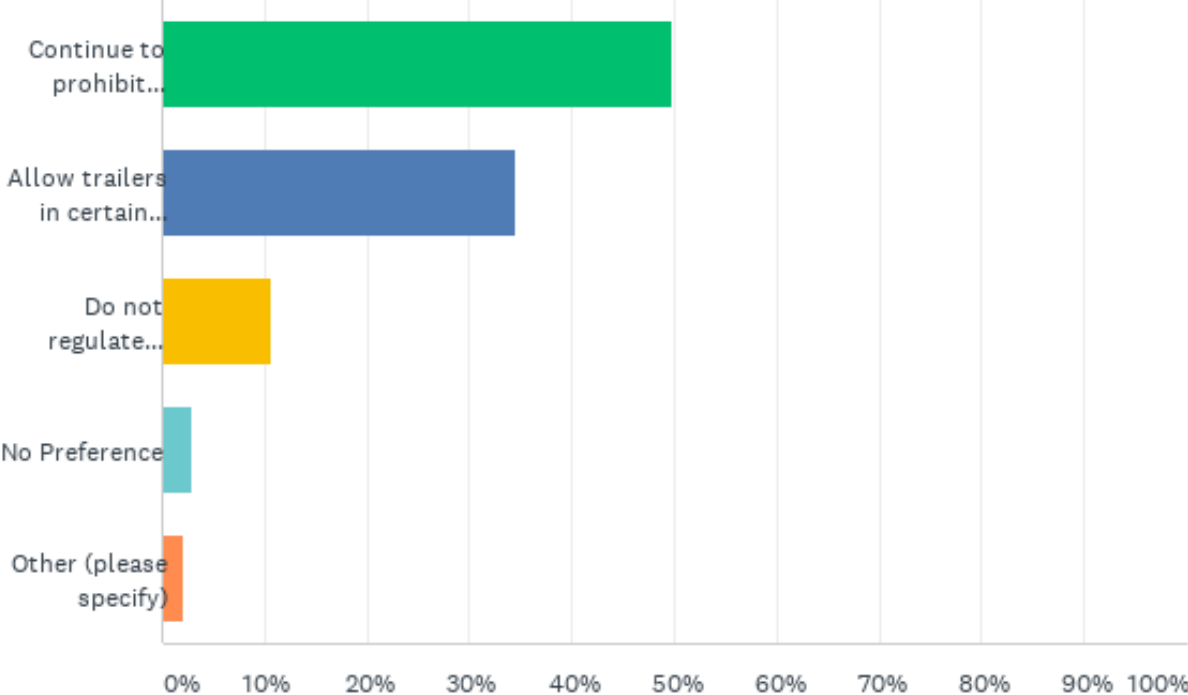
Q2: The Zoning Ordinance does not currently permit residents in neighborhoods to operate pet grooming and pet sitting businesses in their homes. Should residents in neighborhoods be allowed to operate pet grooming and pet sitting businesses in their homes?

Answered: 641 Skipped: 1

ANSWER CHOICES	RESPONSES	
Should not be allowed.	27.46%	176
Should be allowed with limits on the maximum number at a time to limit potential noise and traffic.	56.32%	361
Should be allowed without limitations on the maximum number at a time.	9.05%	58
No Preference	5.30%	34
Other (please specify)	1.87%	12
TOTAL	641	

Q3: Trailers that attach to vehicles are prohibited in residential neighborhoods by the Municipal Code. Should the City continue to prohibit parking and storage of trailers in neighborhoods?

Answered: 642 Skipped: 0



Q3: Trailers that attach to vehicles are prohibited in residential neighborhoods by the Municipal Code. Should the City continue to prohibit parking and storage of trailers in neighborhoods?

Answered: 642 Skipped: 0

ANSWER CHOICES	RESPONSES	
Continue to prohibit trailers in neighborhoods.	49.69%	319
Allow trailers in certain locations on residential lots, such as behind the house.	34.42%	221
Do not regulate trailers in neighborhoods.	10.75%	69
No Preference	2.96%	19
Other (please specify)	2.18%	14
TOTAL	642	

Q4 Please list any other zoning ordinance related concerns you think should be evaluated as part of this clean up amendment.

Answered: 100 Skipped: 542

Zoning Ordinance Cleanup Amendment

#	RESPONSES	DATE
1	Envision Franklin 'zoning' being changed due to potential tax revenue increase greed by City of Franklin.	8/26/2020 8:23 AM
2	Limit number of vehicles that can be parked on a driveway of single family homes	8/26/2020 7:19 AM
3	Please fine any dog owner who bags his/her dog's "business" but then throws the bags on the ground for someone else to remove. This is a growing problem in our neighborhood. Lots of bright blue and orange plastic bags full of dog poo laying on the sidewalk or grass.	8/26/2020 7:18 AM
4	The power lines should be buried in an effort to enhance the aesthetic of the county. IE: the visual noise along I65/Hwy 96 is appalling.	8/26/2020 1:07 AM
5	Vacation rentals are available in neighborhoods where prohibited. Stricter enforcement of ordinances should occur to stop these rentals or ordinances created to ban these rentals. They are disruptive to neighborhoods and prevent the quiet home enjoyment of property owners. In my opinion, no rental properties should be allowed in subdivisions in Franklin.	8/26/2020 12:29 AM
6	Limit #if vehicles on property. My subdivision fairly certain auto shop operating out of house	8/25/2020 10:53 PM
7	STOP changing what is already zoned as residential to commercial just bc someone bought residential land in hopes to get it changed bc they didn't want to pay commercial land costs.	8/25/2020 9:24 PM
8	Please stop allowing changes to the envision Franklin plan. We do not want continued zoning changes in residential and farm areas. The area in Ladd Park by the Agricultural center should remain residential. The Ice arena and sports complex would be horrible for our home values and cause noise, light and traffic issues for over 1000 homes. Developers could easily choose an area in Berry Farms for this. And the area by the farm on the West side of Franklin needs to be left alone as it would cause a negative effect on a flood plain. We need leaders who are considerate of our community and committed us, not the big developers.	8/25/2020 7:57 PM
9	Increase enforcement of NO golf carts/mopeds/motorized razor scooters on neighborhood streets	8/25/2020 7:49 PM
10	Cluster mailbox design should enforce safe vehicular access to pedestrians and surrounding neighbors. Cars should be forced to pull in forward and pull out forward without the need to backing up.	8/25/2020 7:38 PM
11	Please address the overgrowth life the area. It is too much, too fast and short sighted for our future.	8/25/2020 3:02 PM
12	Neighborhoods should remain residential with no businesses allowed that distract from the peace and tranquility of people living in their homes. Residents depend on the security of the neighborhood and don't need people in and out of their neighborhoods all hours of the day and night	8/24/2020 11:47 PM
13	Limitation of overdevelopment of the Franklin area.	8/24/2020 11:21 PM
14	Let The HOA decide if campers can be stored on residential lots. This isn't a job for the city to worry about.	8/24/2020 11:05 PM
15	Commercial vehicles parked at residences? Just a question.	8/24/2020 10:37 PM
16	I'd like less chemicals dumped in the Harpeth River. I'd like more sidewalks and bike lanes, and some low income or affordable housing built close to good schools. I'm fine with denser housing units, as long as it's not ridiculously expensive apartments with poor infrastructure. I'd like more people who drive to work in this county be able to live here too. I don't like how Nashville just keeps packing in expensive housing that teachers and working people can't afford. Families shouldn't have to come from money to live here.	8/24/2020 10:11 PM
17	Do not allow parking on street in neighborhoods.	8/24/2020 9:55 PM
18	Street parking on both sides of residential streets should be limited.	8/24/2020 9:55 PM
19	Cars parked on neighborhood streets	8/24/2020 9:46 PM
20	Please quit allowing apartments to be built along Royal Oaks, the traffic is already overwhelming the road system.	8/24/2020 8:52 PM
21	RVs/ boats also should not be allowed to park in driveways.	8/24/2020 8:05 PM

Zoning Ordinance Cleanup Amendment

22	Size of lots should not be reduced and instead kept as initially listed in Envision Franklin. Respect the current residents; not the land developers.	8/24/2020 8:02 PM
23	mixed use areas, arbnb, apartments	8/24/2020 7:19 PM
24	HOA's have lots of rules for people who want rules. The city government should back of as much as possible.	8/24/2020 6:15 PM
25	The laws to own chickens should be lessened	8/24/2020 6:04 PM
26	No semis should be allowed to park in neighborhoods	8/24/2020 6:01 PM
27	Too many "temporary" signs are always there! Thst mattress place near Sams Club is a bad offender. Looks trashy. Also/ businesses hiring people to stand by signs. Abolish thus!	8/24/2020 5:13 PM
28	Parking in front yards should be an absolute NO.	8/24/2020 4:52 PM
29	Allow tree houses and less strict remodeling codes for those of us who want to fix our homes. These rules should be in H.O.A. neighborhoods only!!!!	8/24/2020 4:31 PM
30	Prohibit building near crest of hills and ridges. Make a greenway out of the land under the power transmission lines running from Liberty Hills CHS area to Pinkerton Park.	8/24/2020 4:29 PM
31	I doubt this is related but I'd sure like the noise ordinance/regulation for the Vulcan plant another look given the number of residential neighborhoods that are now close and being disturbed and probably damaged, as well.	8/24/2020 4:14 PM
32	No open burning should be allowed in the city or the county unless the property is in a completely rural area.	8/24/2020 4:00 PM
33	Enforce Parking on the wrong side of the road. Drivers must park with their car following the direction of traffic. A lot of people face the wrong way, and in the dark dark areas, since headlights aren't reflective like tail lights are, it can be difficult to see/navigate - especially tight streets!	8/24/2020 3:48 PM
34	Zero lot line plans should be rejected out of hand. Dense population, low income housing and lack of space between houses is not the quaint look and feel we opted for in choosing Franklin as our home. It sends a message of greed and disrespect for a high quality standard of living, breeds crime and leads to transients passing through who don't care about preserving our small town way of life.	8/24/2020 3:41 PM
35	Stop allowing apartments and condos to be built	8/24/2020 3:36 PM
36	People should not be able to leave appliances, furniture, or other large debris on the curb. It makes our streets look like a landfill and the perceived value of the homes go down. People should only be able to leave tree/leaves debris up to 1-2 days before the truck comes to pick it up. Sometimes it sits out for weeks, sometimes blocking the road.	8/24/2020 2:40 PM
37	Stop ruining the city with building	8/24/2020 2:34 PM
38	Individual swimming lessons and parked trailers are quiet activities that don't seem to have the possibility of creating a nuisance for neighbors. Pet sitting and grooming however seems like something that would easily be noticed by neighbors. It'd be great for zoning ordinances to be consistent regardless of HOA rules. The neighborhood immediately behind my house is in a different HOA which has a very different set of rules, so just standing in my yard I see inconsistencies, which defeats the supposed benefit of having an HOA when both sets of houses are in the same city! E.g. my HOA says "no sheds" but theirs says "sheds are allowed"	8/24/2020 2:01 PM
39	Cars parked on grass should be enforced.	8/24/2020 1:53 PM
40	Please, PLEASE--- get rid of the stupid signs for open houses and new homes for sale that the developers and home builders put up EVERY WEEKEND BY THE HUNDREDS ALL AROUND FRANKLIN. THEY ARE ILLEGAL! ENFORCE IT!!!!	8/24/2020 1:51 PM
41	There are many houses in my neighborhood that look like a used car lot with 5+ vehicles. Many are parked on the street and there is very little room to drive through. Overnight street parking should not be allowed in the city limits.	8/24/2020 1:50 PM
42	I think the city should be required to maintain their property. I live in Buckingham and since the	8/24/2020 1:48 PM

Zoning Ordinance Cleanup Amendment

city expanded Mack Hatcher, the hill behind my house is a jungle. They have never did any weedeating or cleaning. The hill is steep so they are just letting it grow wild. Before the city imposed sanctions on others. How about tending to their land?

43	There should be a noise ordinance for cars and trucks that have modified their mufflers. We do not need load cars or trucks on our streets. Lived with 4:30 am load cars leaving for work. I really feel bad for the moms with babies and small kids getting woken up at that time. Franklin Green	8/24/2020 1:46 PM
44	Please, please, please slow the growth in our great city. More and more people are talking about moving to Maury County. Our roads and schools are too crowded. We are becoming like every other city that didn't control it's growth and gave in to greedy developers.☺ We need to preserve the beauty of the area. These other things listed in the survey are trivial in comparison... Thank you for listening.	8/24/2020 1:46 PM
45	Reduce density of new developments.	8/24/2020 1:45 PM
46	Not sure if this applies, but several times now, we have been UNABLE TO ENTER OUR NEIGHBORHOOD STREET due to the several huge Lawn Service vehicles that completely obstruct access. When the folks involved are asked to move a truck so the line of cars can get down the street, they are rude and uncooperative.	8/24/2020 1:43 PM
47	You should not allow the proposed building behind the church on Hillsboro that will alter the flood plain. Besides the environmental damage this will also bring substantial traffic issues. Given Iron Horse was just completed this building makes little to no sense for the community.	8/24/2020 1:43 PM
48	Cannot operate landscaping business before 8am, cannot store RV unless lot is 1 acre or larger, can have 4 chickens if lot is greater than 100k and private coop	8/24/2020 1:41 PM
49	Employees parking on street.	8/23/2020 4:44 PM
50	I don't really want backyard zoning restrictions but feel like I'm suffering because we don't have any restrictions on cars parked in back yards. One of my next-door neighbors has four vintage cars covered in tarps, in addition to the car they drive regularly, parked on the grass in their back yard. The neighbor on the other side of them just put in a gravel parking lot in their far back yard, about 300 feet from the street, where they park four cars/trucks, some under tarps. They have at least one other car parked in the drive close to the house. They also have a detached garage. The neighbor across the street, now moving, fixed a grassy parking area along the street (Lewisburg Ave.) for additional parking. They have a gate across their driveway prohibiting more than four cars to be parked packed closely together in their driveway by the side front of their house. The neighbor on the other side often has additional cars parked on the grass by their driveway. Fortunately this isn't on my side of their yard. I have a beautiful yard, really the main attraction of my house, which is very small. I often feel like I live in the middle of a parking lot. I am considering a tall wooden fence but really don't think this would be attractive and would look boxed-in and restrictive, besides being expensive. Plant screenings would be preferable but take a good while to grow, and are also expensive. I am actually embarrassed when a new friend, someone that doesn't know me well as being a conscientious person, comes to my house because of the unsightly mess in my next door neighbor's yard. In addition to the cars under tarps, there is a bright, blue tarp covering a pile of something up against the house and old rusting and broken yard furniture. These are all very visible from the parking area and front walk of my house. It is beginning to make me feel like I live in a crummy neighborhood, not the way I have felt in the past about Lewisburg Avenue. I don't know the answer to problems such as these but I think it is definitely a deterioration from the way things were in the past. I have owned this property for forty years and have always loved it.	8/22/2020 12:58 PM
51	In a residential area, I believe construction workers should not be allowed to use loud equipment (it seems like all their equipment is loud) before 7:30AM. I really think 8:00, but I understand it's hot and everyone wants to meet or exceed deadlines.	8/19/2020 9:53 AM
52	Music venues. There should be some restrictions related to how close they can be to personal residences. I don't know what restrictions could be placed on venues like Kimbros, but there are nights when the music is very loud and the crowds of people are very loud. I don't live next door to it but I can't imagine what it must be like to live right next door to Kimbros.	8/18/2020 7:54 PM
53	Extended parking of RV's should be prohibited or perhaps done as a permit for certain period of time.	8/18/2020 1:52 PM

Zoning Ordinance Cleanup Amendment

54	Street parking is out of control ! Cars park on both sides of the narrow streets making passing very difficult.	8/18/2020 9:06 AM
55	Parking on the streets for long periods of time. I there is an ordinance for this, but it is rarely enforced. Some of the older neighborhoods streets are not wide enough to accommodate parking, walking, etc.	8/18/2020 6:54 AM
56	Noise pollution. Way to much noise from noisy mufflers, motorcycles, and yard mowing equipment.	8/18/2020 6:39 AM
57	Political, missing animals and yard sale signs should be removed promptly or pay a penalty	8/17/2020 10:25 PM
58	Designate certain streets as residential only- no mixed use	8/17/2020 8:35 PM
59	Noise ordinance to protect residential properties that are in close proximity to commercial properties from loud noises.	8/17/2020 7:51 PM
60	Any business having residential customer traffic should be extremely limited and only permitted with appropriate certifications and business licenses.	8/17/2020 7:35 PM
61	On street parking should not interfere with garbage, recycle, and yard trash pickup.	8/17/2020 6:35 PM
62	Parking lots should be allowed to the sides of buildings, and sometime in front of a building with proper landscaping and buffers, and should not be limited to just the rear of a building.	8/17/2020 5:54 PM
63	Prohibit short term rentals, such as AirNb	8/17/2020 4:08 PM
64	Cars that are not running (Ie, old, junk cars) need to be removed from a residential property. There is one house on our street that has at least 4 or more beat up cars that are old and junky. I live on Battlefield Drive. It is obvious on our short street which cars/house I am talking about.	8/17/2020 4:05 PM
65	Something has to be done about cars and trucks that are equipped with special loud mufflers.	8/17/2020 3:52 PM
66	RV's should be allowed on properties preferably behind homes.	8/17/2020 3:47 PM
67	Limit density of development	8/15/2020 2:41 PM
68	Maybe small fishing boats might be allowed if they can be screened from the street. For those who want to fish after work, they would be able to do this without having to go far from home just to reach their boat. It must be SMALL AND BE HIDDEN IN THE REAR YARD- or out of sight from the street.	8/14/2020 10:16 AM
69	Grass clippings left in the street after mowing	8/14/2020 7:08 AM
70	None	8/13/2020 6:35 PM
71	Please stop making so many exceptions to the Envision Franklin plan that allow for higher density residential buildings and neighborhoods to be built in areas that are currently zoned for less dense buildings and neighborhoods.	8/13/2020 12:30 PM
72	Residents should be able to own and keep certain hoofed animals (such as a horse) on their property within city limits, even if lots are less than 1 acre.	8/13/2020 9:43 AM
73	Commercial vehicles parked on the street in residential areas should be restricted and enforced by ticketing by the city.	8/13/2020 9:42 AM
74	RVs should be allowed to park on city streets with resident consent We have family who travel in their RV and would like to visit the grandkids while parked in front of our house.	8/13/2020 9:17 AM
75	Parking RVs or motor homes on the street for days	8/13/2020 9:03 AM
76	Due to Covid 19, many people have purchased RVs to give them an outlet for recreation. The restrictions on RV's, even small ones or those that are built on standard chassis that do not look like an RV should be lifted. Even when one brings one home to pack for a trip, the days allowed is way to tight. Many people now make their living using their truck and a small trailer. Why restrict them and make it harder to do their job?	8/13/2020 8:34 AM
77	The use of dirt bikes and ATV's in neighborhoods should be prohibited within the city limits.	8/13/2020 8:29 AM
78	STVRs have been made effectively prohibited for most residents but you're talking about swimming pools, which is a single resident issue because you're doing the bidding of a small	8/13/2020 7:41 AM

Zoning Ordinance Cleanup Amendment

group of connected people. The real Franklin community will see this corruption to the door soon enough

79	Have people quit parking on neighborhood streets. Park in your driveway.	8/13/2020 7:16 AM
80	Hair salons should be allowed in homes or garages, with limits on how many at a time. For example not more than two at a time.	8/13/2020 6:52 AM
81	Allow affordable housing whenever possible	8/13/2020 1:31 AM
82	Non-working cars parked behind a residence should not be ticked or fined.	8/13/2020 1:22 AM
83	Chickens Lawn services in town with high powered mowers mowing too fast and throwing stones into next door people and cars	8/12/2020 10:41 PM
84	Allow fireworks on July 4th, December 31st, and January 1st within the city.	8/12/2020 9:31 PM
85	Street parking should not be allowed for homeowners. Park in driveway or garage. Only Homeowners' guests & hired workers allowed to park on street.	8/12/2020 9:23 PM
86	Need more enforcement. Please protect our neighborhoods. If people don't want regulations, they can live outside the city. I am also concerned over large trucks that I see in residential areas.	8/12/2020 8:43 PM
87	Parking on residential streets while driveway space is unused for vehicles.	8/12/2020 8:37 PM
88	No boats or campers either. I also think parking on the streets should be better patrolled. We have trucks in neighborhoods in the street which blocks two way traffic and emergency vehicles from coming in faster.	8/12/2020 8:27 PM
89	Please protect property values for homeowners. Not only trailers but commercial trucks should be prohibited.	8/12/2020 8:18 PM
90	Change height restrictions on fences to 10 feet.	8/12/2020 7:26 PM
91	Not sure what the law is but residents should not be allowed to park their motor vehicles on the front lawn.	8/12/2020 5:14 PM
92	Can we please stop blocking roads and sidewalks with boats?	8/12/2020 4:46 PM
93	Stop growing. Stop tearing down trees. I payed big money for my home in a city with small town feel. The small town feel is going away fast.	8/12/2020 4:43 PM
94	Abandoned or inoperable vehicles should not be left on the property or on the street	8/12/2020 4:18 PM
95	Planning Commission should not revise Envision Franklin by rezoning areas away from single family dwellings	8/12/2020 4:16 PM
96	Blue Lives Matter Flags should be banned	8/12/2020 4:12 PM
97	I believe with all this land We have as home owners we should be allowed to have at least one hooved animal if we are permitted to do so, and if we don't have an HOA	8/12/2020 4:11 PM
98	I wish they would get rid of parking on the streets in neighborhoods. People play chicken trying to rush past parked cars. Throw in people walking, running or bike riding and we are going to have some bad accidents.	8/12/2020 4:06 PM
99	Some people are not home from work by 7 pm to be able to bring in their garbage cans on trash day, and cannot easily arrange for someone else to do it.	8/12/2020 4:05 PM
100	I don't believe the rezoning near Ladd Park is a good idea.	8/12/2020 4:01 PM