



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, May 28, 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.

The Franklin Municipal Planning Commission Meeting will limit physical access in the meeting room due to current limitations on public gatherings to prevent further spread of COVID-19 and to protect the health, safety, and welfare of the City of Franklin officials, staff, and citizens. Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways:

- 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 615-550-8420 to listen to the meeting or voice a comment during a specific public comment period.
- The public may email comments to planningintake@franklinton.gov to be read aloud during the meeting. Emailed comments will be accepted until 5:00 pm on the day of the meeting.
- Limited viewing will be available in the lobby of City Hall to watch the live video.

CALL TO ORDER

1. Consideration Of Resolution 2020-75, A Resolution Declaring That The Franklin Municipal Planning Commission Shall Meet On May 28, 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: Emily Hunter, Amy Diaz-Barriga

APPROVAL OF MINUTES

2. Consideration Of Approval Of the April 23, 2020 FMPC 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 withing the official record.

ANNOUNCEMENTS**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.

3. Consideration of items 4, and 11 - 18 on the Consent Agenda.

SITE PLAN SURETIES

4. Silver Grace PUD Subdivision, site plan, section 1; accept the landscaping Phase C improvements, release the performance agreement and establish a maintenance agreement for one year; extend the maintenance agreement for landscaping Phase B improvements for one year. (CONSENT AGENDA)

REZONINGS/DEVELOPMENT PLANS

5. 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 2.31/250,000) District For The Property Located South Of Highway 96 And West Of Boyd Mill Pike (Westhaven PUD Subdivision).

Sponsors: Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin

6. 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: Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin
7. Consideration Of Ordinance 2020-11, An Ordinance To Rezone 49.93 Acres From Regional Commerce 12 (RC-12) District To Planned (PD 32.5/1,110,300 SF/605 Keys) District For The Property Located North Of Meridian Boulevard And West Of Carothers Parkway, Located At 9009 Carothers Parkway (East Works District PUD Subdivision).
Sponsors: Emily Hunter, Amy Diaz-Barriga, Joseph Bryan
8. Consideration Of Resolution 2020-61, A Resolution Approving A Development Plan For The East Works District PUD Subdivision With 7 Modifications Of Development Standards, Relative To Multifamily Building Entrances And Signage Standards, For The Property Located North Of Meridian Boulevard And West Of Carothers Parkway, Located At 9009 Carothers Parkway.
Sponsors: Emily Hunter, Amy Diaz-Barriga, Joseph Bryan
9. Consideration Of Ordinance 2020-10, An Ordinance To Rezone 21.24 Acres From Regional Commercial (RC-6) And General Office (GO) Districts To Planned (PD 11.35/12,320) District For The Property Located South Of Oak Meadow Drive And East Of South Royal Oaks Boulevard (Vintage At Watson Glen PUD Subdivision).
Sponsors: Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin
10. Consideration Of Resolution 2020-47, A Resolution Approving A Development Plan For Vintage At Watson Glen PUD Subdivision, For The Property Located South Of Oak Meadow Drive and East Of South Royal Oaks Boulevard.
Sponsors: Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

11. Westhaven PUD Subdivision, Final Plat, Section 25, Revision 6, Lot 4020, Creating 4 Commercial Lots, On .35 Acres, Located North Of Front Street And East Of Oleander Street, At 110 Front Street. (CONSENT AGENDA)
Sponsors: Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin
12. Westhaven PUD Subdivision, Final Plat, Section 57, Creating 33 Residential Lots And 2 Open Space Lots, On 11.77 Acres, Located West Of Congress Drive And East Of Cheltenham Avenue. (CONSENT AGENDA)
Sponsors: Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin
13. Township PUD Subdivision, Site Plan, Section 2, Constructing 35 Townhomes And 4 Open Space Lots, On 10.58 Acres, Located South Of Churchill Place And West Of Royal Oaks Boulevard, At 1123 Murfreesboro Road. (CONSENT AGENDA)
Sponsors: Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin

14. 249 4th Avenue Building Subdivision, Final Plat, Creating One Commercial Lot, On 0.72 Acres, Located At 249 4th Avenue North. (CONSENT AGENDA)

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

15. FSSD Poplar Grove School, Site Plan (Performing Arts Center And Gymnasium Addition), Creating 57,201 Square Feet Of Civic-Institutional Space, On 73.08 Acres, Located At 2959 Del Rio Pike. (CONSENT AGENDA)

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

16. South Park Subdivision, Final Plat, Revision 9, Lot 7, Creating Two Light Industrial Lots, On 3.06 Acres, Located At 101 Southeast Parkway Court. (CONSENT AGENDA)

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

17. EE Green Subdivision, Final Plat, Revision 1 (Resubdivision of Lot 17), Consolidating One Parcel Into An Existing Lot, On 0.14 Acres, Located At 952 Green Street. (CONSENT AGENDA)

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

18. Everbright Subdivision, Final Plat, Revision 3, Resubdivision of Lots 21 And 22, Resubdividing Two Single-Family Residential Lots, On 0.43 Acres, Located At 308 Everbright Avenue. (CONSENT AGENDA)

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

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

RESOLUTION 2020-75

A RESOLUTION DECLARING THAT THE FRANKLIN MUNICIPAL PLANNING COMMISSION SHALL MEET ON MAY 28, 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 Executive Order No. 34 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, and 2020-13 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 May 28, 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 May 28, 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/10423/1092>

IT IS SO RESOLVED AND DONE on this 28th day of May, 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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CALL TO ORDER

Chair Hathaway called the Planning Commission meeting to order at 7:13 PM.

Chair Hathaway asked for a roll call for each Commission member to state that they were present.

The following Commission members were present: Jenny Szilagyi, Marcia Allen, Ann Petersen, Roger Lindsey, Mike Hathaway, Michael Orr, Alma McLemore, Scott Harrison, and Jimmy Franks.

1. Consideration Of Resolution 2020-40, A Resolution Declaring That The Franklin Municipal Planning

Commission Shall Meet On April 23, 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 The Light Of The COVID-19 Outbreak.

Sponsors:

Emily Hunter, Amy Diaz-Barriga

Attachments:

1. 2020-40 RES Declaring Need for Electronic Meeting_FMPC_4.23.20.Law Approved 2

Chair Hathaway asked if there were any public comments for Item 1.

Ms. Emily Hunter, Director of Planning and Sustainability, stated that there were no public comments for the item.

Chair Hathaway asked for a motion for Item 1.

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Michael Orr to Approve the Resolution.

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

The motion passed unanimously.

ACTION:	Motion to Approve the Resolution, item 1. by Commissioner Scott Harrison second by Commissioner Michael Orr; Motion Passed 9-0
AYES:	Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi
NOES:	None
ABSTAIN:	None

Following the Call to Order and Approval of Item 1, Chair Hathaway read the following statement:

"The Franklin Municipal Planning Commission Meeting will limit physical access in the meeting room due to current limitations on public gatherings to prevent further spread of COVID-19 and to protect the health, safety, and welfare of the City of Franklin officials, staff, and citizens. Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways: • 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 615-550-8420 to listen to the meeting or voice a comment during a specific public comment period. • The public may email comments to planningintake@franklintn.gov to be read aloud during the meeting. Emailed comments will be accepted until 1 hour prior to the meeting. • Limited viewing will be available in the lobby of City Hall to watch the live video."

APPROVAL OF MINUTES

2. Consideration Of Approval Of The March 26, 2020 Minutes.

Sponsors:

Attachments: 1. DRAFT FMPC minutes 3-26-20

Chair Hathaway asked for a motion to approve the Minutes from the March 26, 2020 meeting.

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Jenny Szilagyi to Approve the Minutes.

Chair Hathaway asked for a roll call vote.

The motion passed unanimously.

ACTION:	Motion to Approve the Minutes by Commissioner Scott Harrison second by Commissioner Jenny Szilagyi; Motion Passed 9-0
AYES:	Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi
NOES:	None
ABSTAIN:	None

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

The Chair asked for citizen comments.

Ms. Hunter stated that there were no citizen comments by email or phone.

ANNOUNCEMENTS

The Chair asked if Staff had any announcements. There were none.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

The Chair asked if there were any non-agenda items to be presented.

Ms. Hunter stated that there were none.

CONSENT AGENDA

3. Consideration Of Items 4-16 On The Consent Agenda.

Sponsors:

Attachments:

None

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

Vice-Chair Lindsey stated that they had a procedural challenge with the Consent Agenda. He stated that they would only have one Consent Agenda. He stated that Chair Hathaway and Commissioner Harrison would recuse themselves from the all items on the Consent Agenda.

Vice-Chair Lindsey stated that Item 11 would be deferred, at the Applicant's request, until the Planning Commission meeting on May 28, 2020.

Vice-Chair Lindsey stated that Item 14 would be removed from the Consent Agenda by Staff recommendation.

Vice-Chair Lindsey stated that Item 11 would remain on the Consent Agenda as a requested deferral by the Applicant.

Vice-Chair Lindsey stated that Item 14 would come off of the Consent Agenda.

He stated that the vote for the Consent Agenda would would include Items 4-13, 15 and 16.

Vice-Chair Lindsey asked for a motion for the Approval of the Consent Agenda. He stated that Staff would call for a roll call vote.

A motion was made by Commissioner Marcia Allen, seconded by Alderman Ann Petersen to Approve the Consent Agenda.

Ms. Hunter called for a roll call vote.

The motion passed 7-0.

ACTION:	Motion to Approve the Presentation, item 3. by Commissioner Marcia Allen second by Alderman Ann Petersen; Motion Passed 7-0
AYES:	Ann Petersen, Marcia Allen, Jimmy Franks, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi
NOES:	None
ABSTAIN:	Scott Harrison, Mike Hathaway

Vice-Chair Lindsey returned the Chair to Chair Hathaway.

SITE PLAN SURETIES

4. Cool Springs West Subdivision, site plan, section 2, revision 3, lots 16 and 27 (Thoroughbred Village Wild Wing Café); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

Sponsors:

Paula
Kortas

Attachments:

None

This item was approved on the Consent Agenda.

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

Sponsors:

Paula Kortas

Attachments:

None

This item was approved on the Consent Agenda.

6. Hurstbourne Park PUD Subdivision, site plan, sections 1-3; release the maintenance agreement for landscaping (section 3) improvements. (CONSENT AGENDA)

Sponsors:

Paula Kortas

Attachments:

None

This item was approved on the Consent Agenda.

7. Westhaven PUD Subdivision, site plan, section 15, resubdivision of lot 4032 (Live-Work Units); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

Sponsors:Paula
Kortas**Attachments:**

None

This item was approved on the Consent Agenda.

8. Westhaven PUD Subdivision, site plan, section 15 (resubdivision of lot 4001) and section 25 (resubdivision of lot 4021) Condo Building and Live-Work Units; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

Sponsors:Paula
Kortas**Attachments:**

None

This item was approved on the Consent Agenda.

9. Westhaven PUD Subdivision, site plan, section 25; extend the performance agreement for drainage improvements to March 25, 2021. (CONSENT AGENDA)

Sponsors:

Paula

Attachments:

None

This item was approved on the Consent Agenda.

10. Westhaven PUD Subdivision, site plan, section 27; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

Sponsors:Paula
Kortas

Attachments:

None

This item was approved on the Consent Agenda.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

11. 4404 Peytonsville Road Subdivision, Final Plat, Creating Two Commercial Lots, On 4.61 Acres, Located At 4404 Peytonsville Road. (CONSENT AGENDA)

Sponsors:

Emily Hunter, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP 7188 4404 Peytonsville Rd Sub FP
2. 7188_Conditions of Approval_01
3. 7188_2995601 V-Survey-18 x 24 Plat_20-0402_sealed
4. DEFERRAL REQUEST 4404 Peytonsville Road Subdivision, Final Plat

At the request of the Applicant, Item 11 was deferred until the Planning Commission meeting on May 28, 2020 as part of the Consent Agenda.

12. Carothers Crossing West PUD Subdivision, Final Plat, Revision 1, Lot 2, Creating Three Commercial Lots, On 7.15 Acres, Located At Liberty Pike And Carothers Parkway, At 5045 Carothers Parkway. (CONSENT AGENDA)

Sponsors:

Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin

Attachments:

1. MAP COF 7214 Carothers Cross West PUD FP
2. COF 7214 Carothers Cross COA
3. COF 7152 Carothers Cross West Final Plat Survey

This item was approved on the Consent Agenda.

13. Franklin Christian Academy PUD Subdivision, Site Plan, Section 1, Lot 1, Revision 1, Constructing A 30,333 Square Feet Civic/Institutional Structure, On 15.21 Acres, Located At 818 Old Charlotte Pike East. (CONSENT AGENDA)

Sponsors:

Emily Hunter, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP 7187 FCA SP Lot 1 Rev 1
2. 7187_Conditions of Approval_01
3. SITE PLAN_Franklin Christian Academy Phase 2 (Rev. 7)_COF 7187_archive
4. 7187_2020.04.02_Franklin Christian Academy Phase 2 (Rev. 7)_COF 7187

This item was approved on the Consent Agenda.

- 14 Longpoint Centre Subdivision, Site Plan, Constructing 55,694 Square Feet of Commercial Retail Space, On 6.49 Acres, Located At Longpoint Way and Carothers Parkway. (CONSENT AGENDA)

Sponsors:

Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin

Attachments:

1. Map COF 7152 Longpoint Centre
2. COF 7152 Longpoint COA
3. COF 7152 Longpoint Survey
4. COF 7152 Longpoint Elevation

Item 14 was removed from the Consent Agenda by Staff recommendation.

Chair Hathaway asked if there were any public comments.

Ms. Hunter stated that they had received an email regarding this item. Ms. Hunter read the email from Brendan Boles which states the following:

Dear COF Planning Commissioners,

I am on the Lockwood Glen HOA Board and we wanted to send a comment to the Planning Commission and staff regarding the above referenced project that is on the Consent Agenda for the April 23, 2020 PC Meeting. This commercial project is proposed to be constructed adjacent to the Echelon at Lockwood Glenn neighborhood, and we sincerely appreciate the work of the City Engineering, Fire, and Planning staff related to the second point of access for the development that was proposed to connect to Obree Court. The 6' pedestrian path should be a benefit to our neighborhood and the development.

The HOA Board does have five comments for the Planning Commission to consider:

1. The Developer should install landscaping along the 6' pedestrian path to provide a better sense of place for the walkway. The additional landscaping that is being requested is consistent with other pedestrian paths on the proposed site plan.
2. The dumpsters for the development should be placed further away from the residential homes. We request that the developer work with the HOA Board to evaluate potential alternative locations.
3. The existing tree line should be left in place and the developer be held responsible for any damage to the trees that occur during construction. There is a large heritage tree in close proximity to the proposed Building 5 dumpster that does not show up on the survey, site plan, or landscape drawings for this project. We request the developer save this heritage tree.
4. The Developer should install a traffic signal at the Longpoint Lane/Carothers Parkway intersection to mitigate the traffic impacts produced by the project. The projected delay after the project is completed for a westbound left turn lane onto Carothers is over 800 seconds in the PM peak hour. That is over 13 minutes for a person to make a turning movement. This is not acceptable.
5. Construction traffic for this project should not be allowed to enter or exit through the Echelon at Lockwood Glen neighborhood.

Thank you for your consideration of these items, and for your service to our community.

--

Brendan Boles
9003 Wenlock Lane
Franklin, TN 37064

Chair Hathaway asked if there were comments from Staff.

Ms. Dianna Tomlin, Principal Planner, stated that this was the site plan for 56,694 square feet of commercial retail space between 6 separate buildings, with associated parking, stormwater management, and landscaping. There is an incompatible land use buffer for the area of the project next to existing residential. A final plat has been submitted for review that aligns with this site plan. Ms. Tomlin stated that the major concern was the emergency access, and this had been worked out. She stated that the Commission had heard the other concerns from the Home Owner's Association (HOA) concerning the dumpsters and additional landscaping. Ms. Tomlin stated that she would need to defer any comments concerning the tree

(referred to in the email) to Mr. Jason Arnold, Landscape Planner with the City of Franklin Planning Department.

Chair Hathaway asked if there was someone representing the Applicant. There was none.

Ms. Hunter stated that there were no other public comments.

The Chair asked for a motion.

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Michael Orr, to Approve the Planning Item.

Ms. Amy Diaz-Barriga, Current Planning Supervisor, stated that Staff's recommendation for Item 14 was for Approval, with Conditions. She stated that Commissioner Harrison may want to amend the motion.

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Michael Orr, to amend the main motion to include Approval with Staff Conditions.

The Chair asked for any discussion on the motion.

Alderman Petersen asked if the recommendation for Approval, with Staff Conditions, would consider the conditions in the email.

Chair Hathaway stated that the motion would not include any of the conditions listed in the email. The motion would only include the recommendations from Staff.

A motion was made by Alderman Ann Petersen, seconded by Commissioner Scott Harrison to amend the main motion to include approval with Staff conditions and have Staff work with the Lockwood Glenn Home Owner's Association to consider their requested conditions.

Chair Hathaway asked for any discussion on the amendment to the main motion.

There being none, Chair Hathaway asked for a roll call vote on the motion to amend the main motion.

The motion passed unanimously.

ACTION: Motion to amend the main motion by Alderman Ann Petersen
second by Commissioner Scott Harrison ;
Motion Passed 9-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Mike Hathaway, Roger Lindsey,
Alma McLemore, Michael Orr, Jenny Szilagyi

NOES: None

ABSTAIN: None

Chair Hathaway asked for any discussion on the main motion, as amended.

There being none, Chair Hathaway asked for a roll call vote on the main motion, as amended.

The main motion, as amended, passed unanimously.

ACTION: Motion to Approve the Planning Item, item 14. by Alderman Scott Harrison second by Alderman

Michael Orr ;

Motion Passed 9-0

AYES:

Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi

NOES:

None

ABSTAIN:

None

15. Splendor Ridge Subdivision, Final Plat, Revision 1, Creating Five Single-Family Residential Lots And Three Open Space Lots, On 18.51 Acres, Located At 151 Franklin Road. (CONSENT AGENDA)

Sponsors:

Emily Hunter, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP 7213 Splendor Ridge FP Rev 1
2. 7213_Conditions of Approval_01
3. 7213_T391001_final plat 2_040220fml-signed

This item was approved on the Consent Agenda.

16. Wood Duck Court PUD Subdivision, Site Plan, Constructing 237 Dwelling Units, On 20.91 Acres, Located East Of The Intersection Of Rosa Helms Way And Carothers Parkway. (CONSENT AGENDA)

Sponsors:

Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin

Attachments:

1. MAP 7186 Wood Duck Court, Site Plan
2. COF 7186 Wood Duck COA
3. COF 7186 Wood Duck Court Survey
4. COF 7186 Wood Duck Elevation

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

17. Consideration Of Resolution 2020-39, A Resolution To Amend The Note On The Parkway Commons Plat That Calls For Closing The Entrance On Columbia Avenue.

Sponsors:

Paul Holzen, Shahad Abdulrahman

Attachments:

1. 2020-39 Resolution_Parkway Commons_with Exhibit.Law Approved
2. 2020-03-06-Kroger U570_Parkway Commons Plat Amendment_coverletter
3. U-570 Amendment to Plat_PC sub-2020-03-06
4. U570_Right In Right Out Exhibit_05-07-19

Chair Hathaway asked for any comments.

Ms. Hunter stated that Mr. Vernon Gerth, Assistant City Administrator, and Ms. Shahad Abdulrahman, Staff Engineer, had comments for Item 17.

Mr. Gerth stated that they had been working on this issue for two years. He stated that when the Parkway Commons was approved and platted, there was an entrance by the service station. This entrance, by the service station, was required to be removed when the work for Through the Green was completed. The developer of Parkway Commons and two of the major tenants, Kroger and Target,

have asked that the entrance by the service station stay open. After multiple discussions considering the improvements that will be made to Columbia Avenue in the future, the City of Franklin Engineering Department team had determined that a right in/right out entrance would be appropriate. This Resolution allows the note on the plat, which calls for the entrance to be removed, to be changed to show that the entrance will be a right in/right out entrance. He stated there is an additional Resolution which will be presented to the Board of Mayor and Aldermen. The second Resolution acknowledges the change to the Development Plan.

Staff recommended approval.

Chair Hathaway asked for public comment.

Ms. Hunter stated that there were none.

Chair Hathaway asked if there was someone representing the Applicant. There was none.

Chair Hathaway asked for a motion.

A motion was made by Commissioner Roger Lindsey, seconded by Commissioner Michael Orr to Approve the Resolution.

Chair Hathaway asked for any discussion.

Commissioner Lindsey asked if both entrances were right in/right out.

Ms. Shahad Abdulrahman stated that they were not. She stated that they want to convert the north entrance into a right in/right out if this Resolution is approved.

Commissioner Franks asked about the direction of the entrance leaving Kroger toward Chick-fil-A.

Mr. Gerth stated that because of the proximity of the intersection to the traffic signal, with delivery trucks leaving this entrance, the right in/right out will work. Concerning the other entrance, which is further south, someone leaving Chick-fil-A could use that entrance.

Commissioner Franks stated this was a safety issue, and he agreed with it.

Alderman Petersen stated that there is a signal intersection on both sides of this entrance.

Chair Hathaway asked for a roll call vote.

The motion Passed unanimously.

ACTION:	Motion to Approve the Resolution, item 17 by Commissioner Roger Lindsey second by Commissioner Michael Orr; Motion Passed 9-0
AYES:	Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi
NOES:	None
ABSTAIN:	None

ADJOURN

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Marcia Allen to Adjourn.

Chair Hathaway called for a roll call vote.

The motion Passed unanimously.

ACTION: Motion to Adjourn by Commissioner Scott Harrison second by Commissioner Marcia Allen ;
Motion Passed 9-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Mike Hathaway, Roger
Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi

NOES: None

ABSTAIN: None

There being no further business, the meeting adjourned at 7:39 PM.

Chair

Date



File #: 20-0571

DATE: April 7, 2020
TO: Franklin Municipal Planning Commission
FROM: Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Dianna Tomlin, Principal Planner

SUBJECT:

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 2.31/250,000) District For The Property Located South Of Highway 96 And West Of Boyd Mill Pike (Westhaven PUD Subdivision).

PURPOSE:

Project Information

COF Project Number: 7154

Applicant: Southern Land Company, LLC, Richard Burge

Owner: 96 West Holdings, LLC, Brian Sewell

BACKGROUND/STAFF COMMENTS:

The applicant is requesting to rezone the property from Planned District (PD 1.80/500,000 to Planned District (PD 2.31/250,000) to accommodate the proposed development plan revisions for Westhaven PUD Subdivision. This rezoning changes commercial entitlements from 500,000 square feet to 250,000 square feet. 178,902 commercial square feet currently exist, leaving 71,098 for future commercial development. Residential dwelling units go from 2,750 residential units to 3,516 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.

Envision Franklin identifies this area with the Design Concepts of Mixed Residential and Neighborhood Mixed Use. Planned Development Zoning is an appropriate zoning for these categories. The majority of the project area has been historically zoned SD-X and had similar entitlements as to those asked for in this revision.

PROCEDURAL REQUIREMENTS:

1. The city's project identification number shall be included on all correspondence with any city department relative to this project.

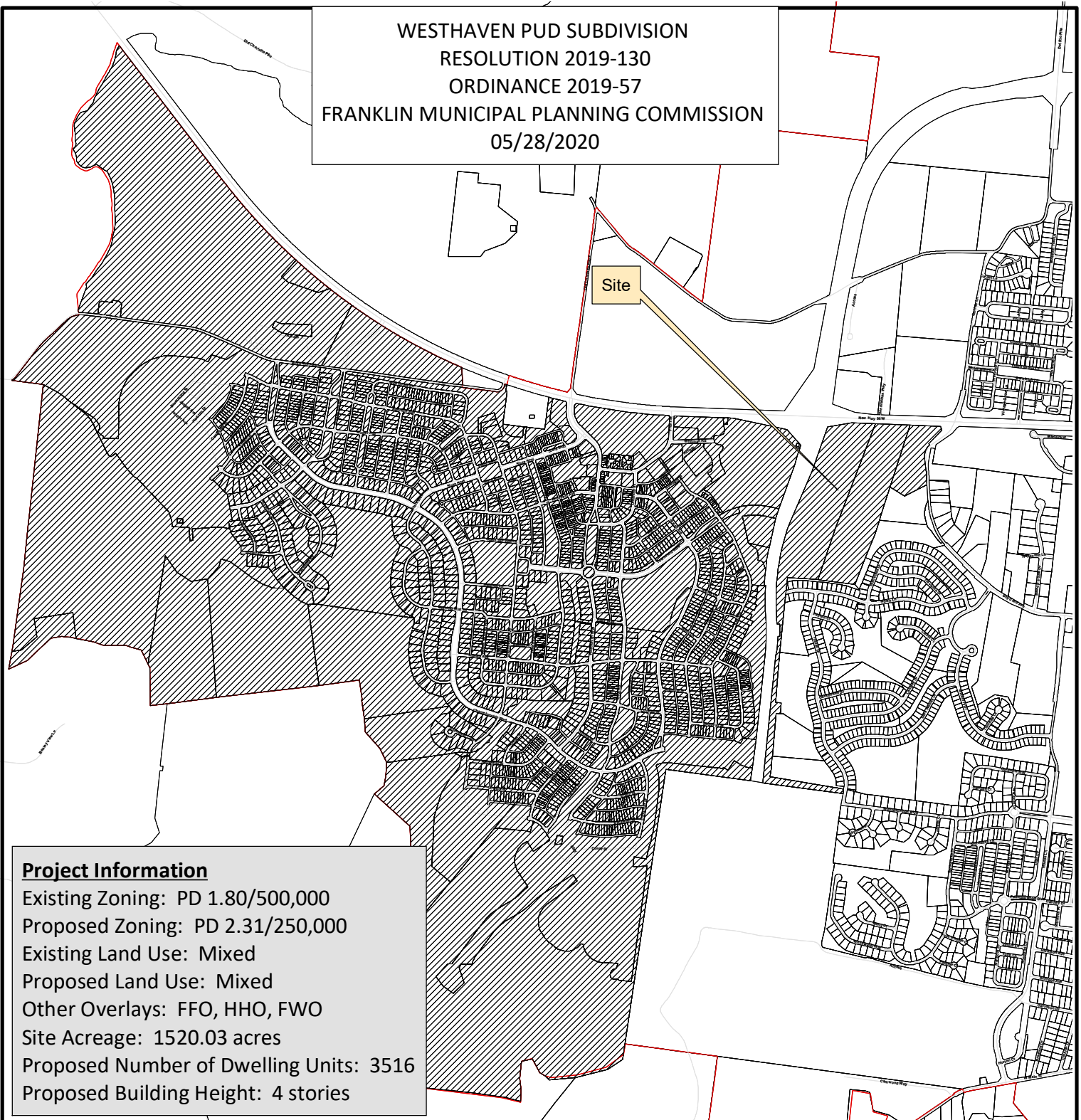
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

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

WESTHAVEN PUD SUBDIVISION
 RESOLUTION 2019-130
 ORDINANCE 2019-57
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 05/28/2020



Project Information

Existing Zoning: PD 1.80/500,000
 Proposed Zoning: PD 2.31/250,000
 Existing Land Use: Mixed
 Proposed Land Use: Mixed
 Other Overlays: FFO, HHO, FWO
 Site Acreage: 1520.03 acres
 Proposed Number of Dwelling Units: 3516
 Proposed Building Height: 4 stories

- | | |
|--|---------------------------------------|
| Westhaven PUD Subdivision, Revision 5 | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



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DATE: 12/09/2019

JOB #: 284000

PROJECT #: COF

SD-X ZONING DISTRICT
BOUNDARY PLAN

ORDINANCE 2019-57

AN ORDINANCE TO REZONE 1520.03 ACRES FROM PLANNED DEVELOPMENT (PD 1.80/500,000) DISTRICT AND DETACHED RESIDENTIAL 1 (R-1) DISTRICT TO PLANNED DEVELOPMENT (PD 2.31/250,000) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF HIGHWAY 96 WEST AND WEST OF BOYD MILL PIKE, (WESTHAVEN PUD SUBDIVISION)

WHEREAS, the City of Franklin, Tennessee, encourages responsible growth and the sensible transition of land uses and densities; and

WHEREAS, the Planned District provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2019-130, approving a Development Plan as required by the Franklin Zoning Ordinance; and

WHEREAS, the zoning has been reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of PD (1.80, 500,000) And Detached Residential 1 (R-1) District to PD (2.31, 250,000) District.

PREMISES CONSIDERED

Map-Parcel	Acres
64 28,28.02,12,23.01, 23.02,25.02 Map 77 1,1.01,1.02, 1.03,10.4 Map 64O A-G Map 77B A-G	1513.91
Map 64, 28.02	7.27
TOTAL	1520.03

SECTION II. That the attached Location Map and Survey shall serve the purpose of further delimiting the geographical boundaries as described by this Ordinance.

SECTION III. 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/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

WESTHAVEN PUD SUBDIVISION
RESOLUTION 2019-130
ORDINANCE 2019-57
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/23/2020

Site

Project Information

Existing Zoning: SD-X 2.87/500,000

Proposed Zoning: SD-X 2.31/250,000

Existing Land Use: Mixed

Proposed Land Use: Mixed

Character Area: WHCO-1, WHCO-2

Development Standard: Traditional

Other Overlays: FFO, HHO, FWO

Site Acreage: 1520.03 acres

Proposed Number of Dwelling Units: 3516

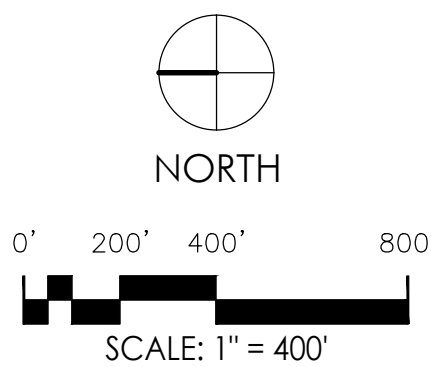
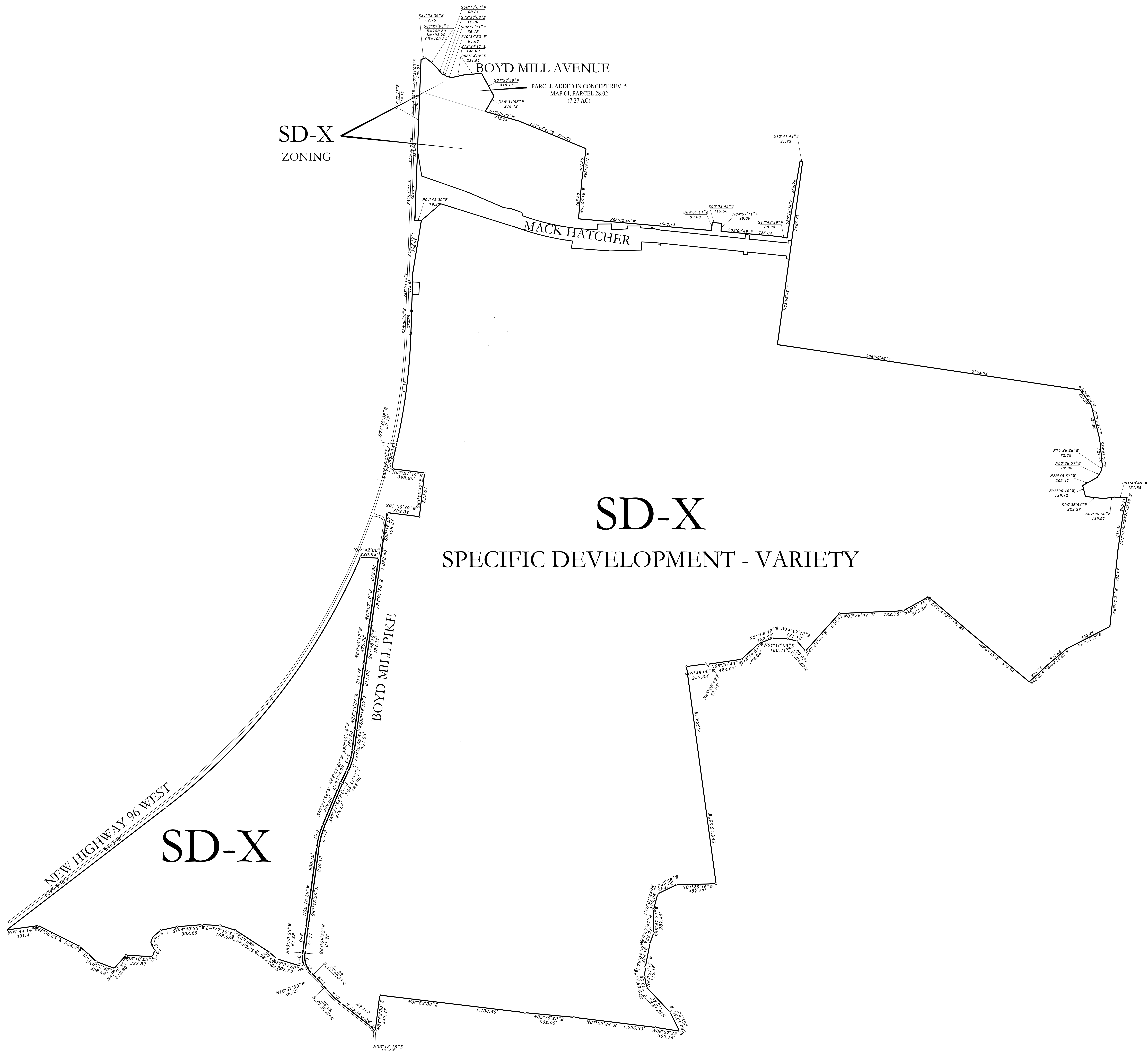
Proposed Building Height: 4 stories

- | | |
|--|---------------------------------------|
| Westhaven PUD Subdivision, Revision 5 | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



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DATE: 12/09/2019
JOB #: 284000
PROJECT #: COF

SD-X ZONING DISTRICT
BOUNDARY PLAN

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:55 AM
To: Dianna Tomlin
Subject: FW: support for the proposed Westhaven expansion plan

Planning Intake Email regarding WESTHAVEN

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: Andrea Arnold <andreaarnold01@gmail.com>
Sent: Wednesday, May 27, 2020 4:52 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: support for the proposed Westhaven expansion plan

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 you in support of Southern Land's planning development rezoning plan which will be discussed with public comment this week.

My husband and I and our three children have lived in Franklin for 14 years, first in Franklin Green and now in Westhaven. I feel we have a unique perspective to view this plan with understanding from residents in each neighborhood. I take exception to some of the hyperbolic reactions that this development plan has raised, including claims that this plan, specifically the gas station, will result in increased light pollution, criminal activity and high environmental risks.

Some 'pros' of this plan from a resident who lives on the east side of Westhaven (Fitzgerald St.) and would have this greatly impact my property. I work a traditional job and having another entrance/exit to the neighborhood (particularly one that connects to Mack Hatcher) would be wonderfully convenient and great for resale. The development currently has three entrances and the amount of homes demands more. The gas station would provide an additional convenience for commuters, but also provide an nice 'quick stop' retail option. Southern Land has proven by their history that whatever they build will be in line with the design of the neighborhood. I'm sure it will be a nicely designed store, even with it being a basic convenient store. There was a complaint that the plan would add more density to the neighborhood. A developer has a right to develop on the land based on the market - Westhaven is a very desirable

neighborhood and it only makes sense for more homes. Also, again, history has shown that SL has designed the neighborhood with great duty of care for green space and landscaping. I'm confident these elements will be added to the new plan. When I lived in Franklin Green, it was always a desire for the two neighborhoods to be connected in some manner that didn't involve Hwy 96. It would be a wonderful element for many involved - neighbors to connect, children who attend Pearre Creek from both neighborhoods could ride bikes to each others homes, Franklin Green kids may even be able to ride bikes to PCES (a feature that has been long desired since the school opened), and this convenience would add more customers for the retail in the WH neighborhood.

Overall, I think this plan is sound and want to add my voice of support. Thank you in advance for considering my opinion. And thank you for serving our community.

Andrea Arnold
233 Fitzgerald St.

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:28 PM
To: Dianna Tomlin
Subject: Fwd: Amendment to Westhaven Development Plan - public comment

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 my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Date: May 27, 2020 at 12:24:23 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: FW: Amendment to Westhaven Development Plan - public comment

Planning Intake Email regarding WESTHAVEN

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 Arthur <jarthur1945@gmail.com>
Sent: Monday, May 25, 2020 4:29 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Amendment to Westhaven Development Plan - public comment

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.*

This email is submitted pursuant to public instruction with the expectation it will be read aloud at the meeting of the Franklin Planning Commission on May 28, 2020 at the appropriate time. Please confirm its receipt.

To: Members of the Franklin Planning Commission

From: James F. Arthur, III, 1399 Westhaven Blvd., Franklin, TN 37064

Re: Amendment to Westhaven Development Plan

I have been a homeowner in Westhaven and a taxpayer and registered voter in Franklin since July 2012.

I summarize the main thrust of proposed amendments to the Westhaven Development Plan as follows:

1. A substantial increase in the density of undeveloped residential property within the current boundaries of Westhaven.
2. The annexation of 55 acres adjacent to Westhaven and development as high-density residential property and commercial property, particularly a convenience store and gas station.

The investors in Westhaven Partners LLC, like just about every other real estate developer, hit a rough patch between 2008 and 2012, so it is understandable that they now want to squeeze every last dime of profit out of every last square inch of dirt in Westhaven, but that is not the standard by which this application should be judged, is it? It is my understanding, however imperfect, that, in order to grant the application, the Planning Commission must find some element of necessity arising from unforeseen changes in circumstances, or that the amendments serve some public interest and impose no detriment on affected property owners. If I am correct, the application fails to meet any standard for its approval. I object to the proposed amendments for the following reasons:

- a. The Development Plan for Westhaven was originally sold as creating a unique, *walkable* community. A community divided by a controlled access parkway is not exactly walkable, sprintable maybe.
- b. The proposed development of the 55-acre Jewell Property is being sold as an “aging-in-place” amenity for Westhaven, which is just so much marketing twaddle. In the first place, there is already a high-end senior living facility directly across the street, so there is no need for such an “amenity” for Westhaven. This is just a ploy to obtain high-density residential zoning and, unless there are strict

occupancy standards limiting it to “seniors” strictly enforced, it will become just “that low-rent district across Mack Hatcher.”

c. Southern Land Co.’s (SLC) response to criticism that adding another 400 residences on the Jewell Property will crush the already overburdened recreational facilities in Westhaven proper is that “they will have their own amenities.” How’s that going to work? Check points along Mack Hatcher? Just trouble and bad blood waiting to happen.

d. The proposed gas station and convenience store inside this neighborhood is an absurdity and an abomination. Would you approve a gas station and convenience store in the middle of Fieldstone Farms? Would you approve one on New Highway 96 between Front Street and Downs Blvd.? Westhaven homeowners most directly affected by proximity to the proposed gas station and convenience store have a number of persuasive arguments against this particular proposal, although I acknowledge that we have our share of nitwits too lazy to drive another 90 seconds to Mapco to pay the highest gas prices in Franklin who seem to like the idea. There is no need for a “convenience” store within spitting distance of a Kroger.

e. SLC proposes to flip the density on unfinished residential sections on the west side of Westhaven proper from 80% “driveway load”/20% “alley load” to the reverse, 80% alley load/20% driveway load. This will add over 300 more residences (largely shotgun houses) and potentially 600 more cars) to Westhaven proper. The best way of looking at this is as a buildout primarily directed to the the lowest price point, a considerable detriment to those who have already purchased at a higher price point in reliance on the promise that the balance of the development would be developed mostly with residences costing as much or more than theirs, thereby preserving their property values.

f. Westhaven proper is landlocked and has only three points of ingress and egress (not counting Mack Hatcher), all on New Highway 96. Travelled New Highway 96 at rush hour lately, even on the heels of COVID19? Even at the currently approved density, we still have a potential for 1000+ additional cars at buildout, and SLC wants to dump another 600 more on top of that. We are already dealing with traffic congestion on a daily basis, and although it may be mitigated somewhat by the new traffic light at Westhaven Blvd., it is still only going to get worse.

g. The more or less wonderful recreational facilities in Westhaven proper have been strained for years. On holiday weekends, the resort pool at the Residents Club is like Coney Island on the hottest day of the year, weekdays are not a whole lot better, and it has been that way for the last six or seven years. The “New Pool” at the Golf Club, presently under construction, was “ready to break ground” when I bought my house in 2012 and paid a \$2,500 surcharge at closing to fund its construction. Sort of like Mack Hatcher, except I had to put down a deposit.

h. Finally, I suggest that present homeowners, who purchased under a Development Plan providing for a finite number of lots and providing for relinquishment of control of the HOA by SLC to actual homeowners when a certain percentage of those were sold have a vested interest, enforceable at equity or at law, which prevents SLC from moving the goalposts – as it now seeks to do. The HOA is important. At present, it is sort of an opaque, benevolent dictatorship that keeps the grass cut and the hedges trimmed and graciously “hears” our concerns before blowing them off entirely. The only entities that presently have a duty likely to be discharged to protect the interests of actual homeowners in Westhaven, who pay taxes and vote, is the Franklin Planning Commission and the Board of Mayor and Aldermen.

The proposed amendments to the Development Plan are necessary to nothing other than increasing the profits of Westhaven Partners LLC, benefit neither the public nor homeowners in Westhaven, and create real detriments to the latter. Please vote NO.

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:03 AM
To: Dianna Tomlin
Subject: FW: WH expansion

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: Lana Baker <lane.n.baker@gmail.com>
Sent: Thursday, May 28, 2020 8:47 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: WH expansion

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,

As a resident of Westhaven, I wanted a voice To the proposed rezoning to our community. I am not in favor of further development. The entire community is under construction! My main concern are the schools involved. There is no room for growth with our current school situation. Hillsboro School is already 30 plus kids, independence high school is busting at the seams. With out schools being built to support The growth I will be opposed to any further building.

Lana Baker

Sent from my iPhone

Sent from my iPhone

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:26 PM
To: Dianna Tomlin
Subject: Fwd: Development Plan Revision for Westhaven

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Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Date: May 27, 2020 at 12:22:00 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: FW: Development Plan Revision for Westhaven

Planning Intake Email regarding WESTHAVEN

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: tara baldwin <tarabaldwin@hotmail.com>
Sent: Tuesday, May 26, 2020 8:41 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Development Plan Revision for Westhaven

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. Thank you for taking emails since the session will not be in person. I have lived in the Nashville/Franklin area since moving here with my mother in 1978. I have seen lots of growth. Sadly, for the area as a whole, not all of it has been good.

I would like to express my opposition to a gas station inside the neighborhood boundary of Westhaven and very close to Pearre Creek Elementary. This Fall I attended a meeting where SouthernLand Company explained their proposal of a gas station at the corner of Mack Hatcher extension and Townsend Blvd. I personally reviewed the gas stations in close proximity to Westhaven and the numbers are quite staggering. According to the GasBuddy app, there are **12** gas stations WITHIN 5 miles of Westhaven. There are 16 gas stations within 6 miles, 27 within 7 miles, 36 within 8 miles, and 43 within 10 miles which more than triples the available stations with only 5 more miles. There is no shortage of places residents can gas up in every direction, and none are in a neighborhood. Having a gas station under 1500 ft from an elementary school and a MTEC substation poses numerous risks. Surely this is not a precedent we want to start for Franklin. Please vote no on allowing a gas station inside the Westhaven neighborhood and within a potentially risky distance from an elementary school.

During that same meeting, SLC proposed a change of density including the addition of several acres of development east of the current community and Mack Hatcher Extension. In an effort of compromise, I would encourage SLC in building their proposed 450 Senior Living units on that property with their own amenities. I do, however, object to such a drastic change of density to the areas that are left in the current Westhaven boundary. There appears to be a domino-type effect happening of higher priced smaller homes which create parking issues which then lead to emergency vehicle problems accessing streets and homes as stated to residents from the local fire Dept. SLC makes a lovely product; we've followed them since 2002, and as with other developments, the beauty and functionality of the community seem to be compromised as the end of the space nears. If nothing else, SLC should reconsider their plan after these past few months. There is much speculation that many companies will allow work from home at least on a part time basis, and that will indeed impact the size of homes people will be wanting. I know you are also fully aware of the school overcrowding issues of the county. The Community Impact NewsPaper reported Hillsboro Middle School to be over capacity by 150 students now and 163 next school year. That's 151% over capacity according to statistics from the aforementioned article. As a parent of a child with learning challenges in WCS, I see my child continually falling through the cracks due to these larger class sizes and the subsequent taxation of the teachers and staff in dealing with this very real issue. It will only take an addition of 247 students to again put the new and improved Independence High School at capacity. The age-defined Senior Living facility, as mentioned by SLC, does not impact school overcrowding issues like an additional 366 homes in the current boundaries of Westhaven would. Please vote "NO" for this increased density.

Thank you for your time and your commitment to Franklin.
Tara Baldwin
1553 Fleetwood Dr
Franklin, TN 37064

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:26 PM
To: Dianna Tomlin
Subject: Fwd: Development plan revision for Westhaven

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.

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Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Date: May 27, 2020 at 12:21:52 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: FW: Development plan revision for Westhaven

Planning Intake Email regarding WESTHAVEN

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 Baldwin <brent_baldwin@yahoo.com>
Sent: Tuesday, May 26, 2020 9:29 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Development plan revision for Westhaven

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 Sir/Madame,

I am writing to voice my concerns over a proposal by Southern Land Company to place a gas station and convenience market within my neighborhood, Westhaven. I am also very concerned with proposed changes in lot density. I want to reach out directly to the board to express my opposition and enumerate a few of the reasons.

A major concern for the gas station is neighborhood safety. A gas station is a serious source of noxious chemicals (toluene, CFCs, benzene). Placing such a source within close proximity to homes and an elementary school surely is a poor choice. It is also a fire hazard. The evacuation zone around a gas station fire would encompass the entire east end of the neighborhood. There is a reason gas stations are not typically located in residential areas.

There is a well known and documented negative impact on property values for homes near a gas station and convenience market. The homes in this neighborhood are expensive and it is not fair to the home owners for the developer to negatively impact the home values after charging a premium in the first place.

I would also like to voice my concern over the proposed neighborhood density changes currently sought by the developer. I realize a majority of the increase in density may be attributable to an age restricted development (senior living), however, there is also a significant change being proposed for increasing the density of homesites in the remainder of the existing neighborhood. More people, more kids to crowd our already crowded public school system. More cars with less parking space available (already a concern in large portions of the neighborhood). Emergency vehicles can barely navigate some portions of the neighborhood because of street parking.

In summary, I'm concerned that Southern Land Company has pushed the original plan and intentions of this community to the breaking point. There are 1700 home owners in the current neighborhood that have payed a premium to be in this neighborhood. SLC seems to be trying to change the rules to maximize profits over the integrity of the original plans and stated intentions of the development. Please vote no to the proposed gas station and change in lot density.

Thank you,

Brent Baldwin
1720 Championship Blvd
Franklin, TN 37064

[Sent from Yahoo Mail on Android](#)

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:01 AM
To: Dianna Tomlin
Subject: FW: Vote against Westhaven expansion

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: Tony Bassano <tbassano@icloud.com>
Sent: Thursday, May 28, 2020 6:05 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Vote against Westhaven expansion

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 lived in Founders Point for 20 years, and have seen the problems with traffic coming from Westhaven and Fairview has caused ! We have no light, or even a middle turn lane to pull out onto 96! It can take 5 mins to pull out, and is very dangerous. Guess someone has to be killed before anything is done about it! Development and growth in this area MUST be checked before we wind up like Spring Hill, or even worse, like the suburbs of Atlanta . City Planners should be ashamed of what they've done to Franklin. There's even been talk that someone is trying to buy out Gentry's farm and put another development there? When will it STOP?

I believe before any new development in the city of Franklin is approved, all citizens should be able to go to our polls and vote on it.

Tony Bassano
Tbassano@icloud.com

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 12:13 PM
To: Dianna Tomlin
Subject: Fwd: SLC proposed gas station

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 my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Date: May 27, 2020 at 12:07:17 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: **FW: SLC proposed gas station**

Planning Intake Email regarding WESTHAVEN

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: Anne <a.beaumont@earthlink.net>
Sent: Wednesday, May 27, 2020 11:00 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: SLC proposed gas station

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,

We live In Westhaven on Eliot rd. We have lived in Westhaven for the past 6 years.
The past year or so, Southern Land has been noticeably slipping in their ability to oversee and handle

issues regarding increased development. Construction traffic, street maintenance, excessive dust and trash are some of the daily issues in the neighborhood.

We are opposed to the proposed gas station inside the neighborhood. The residents are already dealing with quality of life issues that the developers are not improving in any way.

Also, the proximity to the elementary school is of huge concern for the health and safety of the children.

Thank you for your time.

Anne Beaumont

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:52 AM
To: Dianna Tomlin
Subject: FW: Westhaven Development presented by Southern Land on 5/28/20

Planning Intake Email regarding WESTHAVEN

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: Patricia Boland <polopatti101@gmail.com>
Sent: Wednesday, May 27, 2020 3:16 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Westhaven Development presented by Southern Land on 5/28/20

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.

The newly released traffic report states that approximately 16,344 new vehicular trips per day in Westhaven will be generated once the build out of homes is completed by Southern Land. Have you taken this into consideration and how it will impact the roads and traffic flow? We live in a beautiful country-like setting living off of New Highway 96 but the congestion already exists in this area of Franklin. Have you personally experienced trying to get out of Westhaven in the morning? Why does the City of Franklin want to certify this western part of Franklin? Builders around here proudly advertise Franklin schools but they are not held accountable to put money into the infrastructure due to all the housing they bring into an area and the traffic jams that arise because of it.

This is not right. Please vote with your conscience. This will degrade the quality and tranquility of country-like living we experience here in beautiful Franklin.

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:39 PM
To: Dianna Tomlin
Subject: FW: "Franklin, my dear..."

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: Amy Biagini <a.biagini@comcast.net>
Sent: Thursday, May 28, 2020 2:13 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: "Franklin, my dear..."

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.

Developers are greedy, their motives a sham They say "Franklin my dear, we don't give a damn"

The traffic horrendous, every day a logjam They say "Franklin my dear, we don't give a damn"

Tourists love Franklin, but not traffic - they'll scam But we hear "Franklin my dear, we don't give a damn"

Our quaint town will be gone, houses they'll cram They say "Franklin my dear, we don't give a damn"

We look at their maps, their fancy diagrams It's obvious...
Franklin, they don't give a damn!!

Amy Biagini
Founders Pointe

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:39 PM
To: Dianna Tomlin
Subject: FW: "Franklin, my dear..."

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: Amy Biagini <a.biagini@comcast.net>
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To: Planning Intake <planningintake@franklin.tn.gov>
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We look at their maps, their fancy diagrams It's obvious...
Franklin, they don't give a damn!!

Amy Biagini
Founders Pointe

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:34 PM
To: Dianna Tomlin
Subject: FW: Proposed Gas Station next to Westhaven

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: Bryce Bruner <bhbruner@gmail.com>
Sent: Thursday, May 28, 2020 11:15 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Proposed Gas Station next to Westhaven

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 live at 1302 Porter St near Pearre Creek Elementary and the proposed gas station. I'm concerned and suggest the city deny / decline the proposal to rezone and allow a gas station to be built at the proposed site. There are multiple reasons:

- 1) The health of my family and others in the area (we have two young children)
- 2) When we purchased our house (most expensive thing people buy in their lives), there were no plans to have a gas station built so close. Otherwise we would have looked in a different part of the neighborhood, now I have to rely on others to determine whether or not I'm exposing myself and my family to harmful substances. We shouldn't have adverse environmental factors thrust upon us when we don't have the ability to easily pickup our lives and move without extraordinary costs and effort.
- 2) The health impact to the children attending Pearre Creek
- 3) The safety and social aspects of having a gas station so close to an Elementary school which has an opportunity to increase crime in the area
- 4) Additional traffic to the area without proper infrastructure to support

Thank you,
Bryce Bruner
224-456-9165

Dianna Tomlin

From: nzclark@aol.com
Sent: Thursday, May 28, 2020 8:24 AM
To: Dianna Tomlin; Amy Diaz-Barriga
Subject: Public Comment for tonight's planning 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.*

Ms Tomlin and Diaz-Barriga

We (Richard and Tania Clark) wish to stringently oppose the development and rezoning of the 7.27 acres at 1711 New Hwy 96 W as part of the Westhaven PUD. Our opposition to this development is primarily focused on the proposed access road onto Boyd Mill Ave:

- There is presently a very high volume of traffic on Boyd Mill Ave and this proposed massive 750+ residential/mixed use development will add a significant number of vehicles to include heavy construction vehicles and new commuters to an already over burdened and increasingly dangerous roadway.
- Boyd Mill Ave is continually backed up with traffic, only easing up on week day 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 vehicles crashing through the fence at 1711 New Hwy 96 W and hitting a tree on our property at 3270 Boyd Mill Ave
- 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 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, will lead to significant frustration and hazards to all citizens including children, that live along and utilize Boyd Mill Ave.
- 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 request 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 and New Hwy 96 W already laid out in the plan.

Richard and Tania Clark

Dianna Tomlin

From: nzclark@aol.com
Sent: Tuesday, May 26, 2020 12:54 PM
To: Dianna Tomlin
Subject: Westhaven Development

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Dianna

In reference to the planning commissions virtual meeting this coming Thursday; where can I find a plat of the planned subdivision to include proposed access road entry to Boyd Mill Ave in advance of the meeting in order to review, many thanks

Richard and Tania Clark, 3270 Boyd Mill Ave

Dianna Tomlin

From: nzclark@aol.com
Sent: Thursday, May 28, 2020 10:12 AM
To: Dianna Tomlin; Amy Diaz-Barriga
Subject: Re: Public Comment for tonight's planning 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.

These comments are for resolution 2019-130

thanks

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

To: dianna.tomlin@franklintn.gov <dianna.tomlin@franklintn.gov>; amy.diaz-barriga@franklintn.gov <amy.diaz-barriga@franklintn.gov>
Sent: Thu, May 28, 2020 8:24 am
Subject: Public Comment for tonight's planning meeting

Ms Tomlin and Diaz-Barriga

We (Richard and Tania Clark) wish to stringently oppose the development and rezoning of the 7.27 acres at 1711 New Hwy 96 W as part of the Westhaven PUD. Our opposition to this development is primarily focused on the proposed access road onto Boyd Mill Ave:

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significant frustration and hazards to all citizens including children, that live along and utilize Boyd Mill Ave.

- 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 request 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 and New Hwy 96 W already laid out in the plan.

Richard and Tania Clark

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:55 AM
To: Dianna Tomlin
Subject: FW: Westhaven Resident Opposed to SLC Development

Planning Intake Email regarding WESTHAVEN

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: Jacqueline Corino <jcorino411@gmail.com>
Sent: Wednesday, May 27, 2020 4:41 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Westhaven Resident Opposed to SLC 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.

Franklin Planning Committee,

I am writing to express my concerns over the recent land development proposal *change* being brought forth by Southern Land Company in the Westhaven subdivision. Please hear my thoughts as they are my own words and I am deeply concerned for the well being of my fellow constituents, children, and our environment. It is a known fact that Margaret Martin has received financial campaign contributions from Tim Downey, CEO of Southern Land Company, and we ask that she recuse herself from any voting related to this matter, should her input be needed.

1.) **Increased home density.** Early residents of the neighborhood were told the housing cap would be approximately 1,250 units. Then it changed to 2,000 units. Now, the plan is to have over 3,400 units! This is perhaps the most disturbing part of the plan as Southern Land Company has done a complete 180. SLC keeps eating away at the available land in order to keep raking in profits. As homeowners, our hands are tied as we do not have control over the HOA. Southern Land holds every seat on the HOA board, except for one. We are allowed to have one resident on the HOA board, but they are NOT allowed to vote! How is this a Homeowners Association? At a recent planning meeting, SLC said they didn't expect the residents to have control of the HOA for another 12 years based on their plans for future builds! Originally, the homes were to be 80/20, now they are going to be 20/80. Recently, a good amount of these "shotgun style" homes that SLC is churning out are simply being turned into rental homes. This is NOT good for property values of homes in close proximity. More homes on smaller lots means more people crammed into Westhaven and more cars/traffic (as identified by the

recent traffic study that was conducted). There have been multiple occasions recently where emergency personnel (the Westhaven Fire Department) have had a difficult time navigating through streets of Westhaven during an emergency call as they are lined with parked cars. The increase in home density is also going to have a negative impact on the amenities in the neighborhood (clubhouse facilities, workout facilities, pool, etc). They are overcrowded now and it will continue to get worse. Not to mention the increase in wear and tear on the existing facilities. Did you know there are **only** 6 swings in the entire neighborhood for the children to use? **SIX**. When SLC is pressed on this issue of overcrowding the amenities, they deflect it by coming up with a pretty drawing of a future planned pool. The recent addition of a “small workout facility” on Front Street with no parking lot was clearly not thought out. Where on earth are people supposed to park to access this facility? It is not within walking distance for the majority of the neighborhood. To use this facility, I would need to park in the Kroger parking lot and walk across the street...which has only one (marked) pedestrian crossing area. Speeding down Front Street is a known issue by the FPD and I often feel unsafe attempting to cross the street there. When will this construction come to an end?! We are growing tired of seeing dump trucks and tractor trailers barrel noisily down our streets ALL DAY LONG.

2.) Increased traffic through the neighborhood, especially near Pearre Creek Elementary School, which is “ground zero” for the majority of the additional homes. I am extremely concerned about the safety of the children who walk and bike to school (which there are quite a few). There is also no crossing guard for the children in this area, deepening my concern. This past school year, the Principal sent out an email/memo to parents reminding them to not drop students off in the lower part of Townsend specifically because there was no crossing guard. I urge you to do your own research and visit Pearre Creek Elementary School during morning drop off and afternoon pick up to observe the traffic from both motor vehicles and pedestrians. Also, what about the air pollution generated by the increase in cars on the roads near the Elementary School. Our children and their developing lungs deserve better than this. Aside from the traffic near the school, The road in front of Westhaven known as Speedway 96 has already become a traffic hazard. How many more traffic incidents (wrecks that involve bodily injury) will have to take place before we get a traffic light installed? We have been told one is coming, but the installation date keeps getting pushed back. Trying to turn out of the neighborhood in the morning takes forever. Traffic builds up on Front Street, blocking the entrance to the Fire Station.

3.) The unnecessary addition of a gas station in close proximity to residential dwellings and Pearre Creek Elementary School. If the “vision” of the proposed gas station is that people who live in Westhaven will gas up at the “local” gas station before going to work in Nashville (or elsewhere), then you obviously haven’t been to Townsend Ave in the morning during school drop off time. I avoid this area like the plague! Multiple, credible, studies conducted by the EPA have demonstrated that living in close proximity to a gas station can have a severe, negative impact on health. What if there is a fuel leak at the gas station? What if there is a fire? Does the Elementary School have an emergency/hazmat plan in place for this? Will the gas station sell alcohol and tobacco products? This has no place being near a school! We have been told the gas station will specifically be a “Twice Daily” gas station. Interesting because the family who sold Southern Land Company this piece of property for development...also owns Tri Star Energy, LLC, which is better known as Twice Daily gas station! Seems fishy to me. Lastly, there is NO NEED for a gas station here! There is a MAPCO a mile down the road and a Twice Daily Gas Station 3 miles down the road.

The constituents of Westhaven appreciate your support in voting NO on the proposed plan for more housing units and a gas station. I look forward to attending the meeting being held via Zoom tomorrow.

Sincerely,

Jackie Corino

--

Jackie Corino

336-269-3592

jcorino411@gmail.com

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:55 AM
To: Dianna Tomlin
Subject: FW: Westhaven Resident Opposed to SLC Development

Planning Intake Email regarding WESTHAVEN

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

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Sincerely,

Jackie Corino

--

Jackie Corino

336-269-3592

jcorino411@gmail.com

Dianna Tomlin

From: John E. Walker <johnewalker3@gmail.com>
Sent: Tuesday, May 26, 2020 3:18 PM
To: Dianna Tomlin; Amy Diaz-Barriga; danamclendon@mac.com
Cc: Ken Moore; bev@aldermanburger.com; Scott Speedy; Margaret Martin; Clyde Barnhill; bransfordpearl@aol.com; annpetersen@comcast.net; Brandy Blanton
Subject: Expansion of Westhaven by Southern Land Co. and Boyd Mill Avenue entrance/exit 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.

Ms. Tomlin and Ms. Diaz-Barriga,
Please see that the message below is provided and read to the BOMA at the virtual PUBLIC MEETING this week. Thank you.
John Walker

Board of Mayor and Alderman (BOMA),

On behalf of the homeowners of Cornerstone Subdivision, we do not need another seven hundred plus units built by Southern Land at this proposed location off Boyd Mill Avenue and New Hwy. 96, which would greatly increase traffic on Carlisle Lane.

We have continued to see increased levels of traffic on Carlisle Lane, the entrance street to our subdivision, which is already a main cut-through street to Del Rio Pike.

If Southern Land is granted approval to construct an entrance and exit to the newly proposed housing expansion area of Westhaven using Boyd Mill Avenue, it will be a traffic disaster. Boyd Mill Avenue is a narrow and winding road already and is not the safest to travel upon. Adding this new entry and exit point will make this a constant area of traffic backup at the traffic light at New Highway 96 and Carlisle Lane. Boyd Mill Avenue was not built to handle the existing load of cars and other vehicles, and the situation will only worsen if Westhaven expands again using Boyd Mill Avenue as an entry and exit point.

While I acknowledge the entrance and exit lanes for the eventual Mack Hatcher extension will help, homeowners of this new Westhaven proposed expansion area are not likely to want to take the extra time and effort to access the new Mack Hatcher entrance ramps by traveling further down New Highway 96, if they think they can exit off on to Boyd Mill Avenue and then pick up the Mack Hatcher extension by driving across Carlisle Lane. Westhaven residents should be forced to use a new traffic light on New Highway 96 leading to the entrance on to the Mack Hatcher extension.

I have seen the traffic greatly increase on Carlisle Lane over the years, as new subdivisions have been added (Blossom Park, Richland Close, and now Cardel Village coming soon). It has already become difficult to navigate entering and exiting Cornerstone subdivision on to Carlisle Lane, due to increased traffic, including construction vehicles, using Carlisle Lane as a cut-through to Del Rio Pike. This also makes it dangerous for children and adults waiting for school buses, and the many people exercising or riding bicycles along Carlisle Lane and Del Rio Pike.

Board of Mayor and Alderman, please review existing comments posted on this subject as submitted and on social media, realizing that the existing homeowners are genuinely concerned about this as a matter of impact on home values, traffic flow, safety, and unnecessary further development.

We ask that this new proposed addition to Westhaven at that location be denied and that no entrance/exit be installed at Boyd Mill Avenue.

John Walker
President
Cornerstone Subdivision HOA
(615) 945-7232
Johnewalker3@gmail.com

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:28 PM
To: Dianna Tomlin
Subject: Fwd: Overcrowding narrow streets and common spaces

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 my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Date: May 27, 2020 at 12:24:18 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: FW: Overcrowding narrow streets and common spaces

Planning Intake Email regarding WESTHAVEN

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: Megan Cowden <megancowden@gmail.com>
Sent: Tuesday, May 26, 2020 9:58 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Overcrowding narrow streets and common spaces

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.

This email is to express my opposition to Southern Land's proposal for additional property development to the east of Westhaven's current project limits.

The streets inside the Westhaven neighborhood are overcrowded already. Fire trucks have difficulty accessing certain streets. There is no parking available. The residence club cannot support more homeowners, their reservations of common space, bodies in the recreation and gym spaces, etc. In this new world where it is safe and wise to distance from others during normal course of business, this proposal is ludicrous.
No more residential housing can be supported!

Where would that many people fit in our special neighborhood? This would put an end to our neighborhood-wide activities due to the inability for any space to include that number of people. No more fireworks displays, no more Memorial Day parties open to everyone in the neighborhood, no more summer concerts. This would simply be the end to so many things that make Westhaven special.

Sincerely,
Megan Cowden
Championship Blvd

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:27 PM
To: Dianna Tomlin
Subject: Fwd: Westhaven Density and HYW 96 Traffic study

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 my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Date: May 27, 2020 at 12:22:08 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: **FW: Westhaven Density and HYW 96 Traffic study**

Planning Intake Email regarding WESTHAVEN

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: Karen Crook <karenlw89@gmail.com>
Sent: Tuesday, May 26, 2020 8:00 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven Density and HYW 96 Traffic study

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 Planning Commission:

I am deeply concerned about the results of the HWY 96 traffic study showing a drastic increase in cars on the road in this already heavily trafficked area.

The increase in traffic in Westhaven, a neighborhood with a large population of children, many of whom who ride bicycles, is unacceptable. There are already too many vehicles associated with ongoing construction combined with normal traffic of residents and visitors to the neighborhood.

I ask you to turn down proposals which increase the density within Westhaven which if not defeated, will result in 16,344 new vehicular trips per day.

When is enough, enough? For this Westhaven resident this is enough. The increased density proposed will lead to the loss of property value, increased pressure on already over crowded amenities and increased traffic levels that are unsafe and untenable.

Please support the community by saying no to this unreasonable and unsafe density increase, and uphold standards which make Franklin neighborhoods desirable and safe communities in which to live.

Thank you.

Karen Leslie Crook
602 Stonewater Blvd
Franklin, TN 37064

Sent from my iPhone

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:40 PM
To: Dianna Tomlin
Subject: FW: 5/28 Franklin Planning Commission - Agenda Items 5 & 6 (Ordinance 2019-57 & Resolution 2019-130) Westhaven PUD Revision and Rezoning Applications

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: Will Crunk <wwcrunk21@gmail.com>
Sent: Thursday, May 28, 2020 2:16 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: 5/28 Franklin Planning Commission - Agenda Items 5 & 6 (Ordinance 2019-57 & Resolution 2019-130) Westhaven PUD Revision and Rezoning Applications

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 Commissioners,

My wife and I have lived in Westhaven for 1.5 years and both grew up in Franklin. As we've seen Franklin grow, we fully realize that development has been a key reason for the increase standard of living Franklin has enjoyed. These development fees help pay for much needed infrastructure, parks and other aspects that the city itself would have trouble doing without increasing property taxes to do so.

With development being an important need to help the city continue to grow and function, the subject expansion of Westhaven we both feel is a good, responsible use of the subject land. The proposed plan through reducing the requested commercial space and providing for independent living units, reduces the amount of traffic that was both previously approved and could be applied for on the additional land being included in the PUD.

We've also seen a number of online posts concerned about the proximity of the proposed gas station to the school. As parents of a child that will start school well after the gas station is likely to be constructed, we looked into the EPA and other publications being reference. The EPA publication referenced is a guide for selecting sites for schools and in it references that any gas station within ~1,000 ft should be evaluated as to the risk of pollution both air and soil contamination. It qualifies that statement by the below note on the right of the clipped section from the publication.

more important it is to gain an early understanding of the potential risks that may be associated with that hazard. Exhibit 6 is intended to be used in conjunction with the example [Environmental Review Process](#) (see Section 5) and with [Evaluating Impacts of Nearby Sources of Air Pollution](#) (see Section 6).

Screening perimeters can help the LEA and SSC quickly identify activities or features on or in the area surrounding a prospective school location that have the potential to pose a hazard to students and staff and warrant further evaluation. These include a wide range of potential ongoing

recommends that potential hazards should be identified and considered for additional study.

NOTE: Screening distances are intended to identify potential land uses near candidate school locations that warrant further consideration rather than to identify land uses that may be incompatible with the location of schools. Screening distances, alone, may not be predictive of the actual potential for a source located within that distance to present an environmental or health hazard. Potential hazards associated with candidate school locations should be evaluated as part of the site screening and evaluation process.

Error! Filename not specified.

As the school is approximately 1,200 ft away, we both don't have an issue with the location of the gas station.

Please vote yes for this application.

Thanks for your time,

Will & Barbara Patrick Crunk



Virus-free. www.avg.com

Dianna Tomlin

From: betty cunningham <bjc02@comcast.net>
Sent: Tuesday, May 26, 2020 10:56 AM
To: Dianna Tomlin
Cc: betty cunningham
Subject: Westhaven 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.

Dianna Tomlin, City Planner,

Please do not allow the Westhaven proposed building of 766 residential units with access to Boyd Mill and Carlisle Lane. I am a resident of Cornerstone and have seen the traffic increase with the current building going on off Carlisle Lane and Del Rio. Traffic has increased to dangerous levels with bicycles, cars, large dump and other construction vehicles. These roads are two lane and not meant for large volumes of traffic. Please do not make our neighborhood less desirable.

Betty Cunningham
402 Cornerstone Way
Franklin, Tn 37064

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:35 PM
To: Dianna Tomlin
Subject: FW: No more additions to Westhaven

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: Lynn D'Amico <lynnhdamico@gmail.com>
Sent: Thursday, May 28, 2020 11:51 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: No more additions to Westhaven

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 schools are full, traffic is bad as it is. NO MORE Westhaven expansion.

Sent from my iPhone, please excuse typos and brevity

Dianna Tomlin

From: Fdaniell1 . <fdaniell.22579@gmail.com>
Sent: Friday, May 22, 2020 10:44 AM
To: Amy Diaz-Barriga; Dianna Tomlin; ken.moore@franklintngov.com; bev@aldermanburger.com; Dana McLendon; Scott Speedy; Margaret Martin; Clyde Barnhill; bransfordpearl@aol.com; annpetersen@comcast.net; Brandy Blanton
Subject: Rezoning request for the corner of Hwy 96 and Boyd Mill Rd

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 Municipal Commission,

I am writing you regarding the zoning request by Southern Land for the above property. I attended the community listening session held by Southern Land last October. While I am in favor of the proposed land use I do so with one single objection. The roadways proposed included an outlet onto Boyd Mill Rd in addition to outlets on the new Mach Hatcher and Hwy 96. I vigorously object to the outlet on Boyd Mill Rd for the following reasons:

- 1) the outlet is very close to a blind curve, setting up a high risk for serious accidents.
- 2) Boyd Mill Rd, while frequently represented as a major access road is clearly incapable of handling additional traffic flow.
- 3) with access on both Hwy 96 and the new Mach Hatcher I see no need for this third access point.

I ask that you insist that Southern Land remove access to Boyd Mill from their plans before granting approval for this application.

With kind regards,

--

Fred Daniell

1623 Cooper Creek Ln, Franklin, TN 37064

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:35 PM
To: Dianna Tomlin
Subject: FW: No more additions to Westhaven

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: Lynn D'Amico <lynnhdamico@gmail.com>
Sent: Thursday, May 28, 2020 11:51 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: No more additions to Westhaven

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 schools are full, traffic is bad as it is. NO MORE Westhaven expansion.

Sent from my iPhone, please excuse typos and brevity

Dianna Tomlin

From: Fdaniell1 . <fdaniell.22579@gmail.com>
Sent: Friday, May 22, 2020 10:44 AM
To: Amy Diaz-Barriga; Dianna Tomlin; ken.moore@franklntngov.com; bev@aldermanburger.com; Dana McLendon; Scott Speedy; Margaret Martin; Clyde Barnhill; bransfordpearl@aol.com; annpetersen@comcast.net; Brandy Blanton
Subject: Rezoning request for the corner of Hwy 96 and Boyd Mill Rd

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 Municipal Commission,

I am writing you regarding the zoning request by Southern Land for the above property. I attended the community listening session held by Southern Land last October. While I am in favor of the proposed land use I do so with one single objection. The roadways proposed included an outlet onto Boyd Mill Rd in addition to outlets on the new Mach Hatcher and Hwy 96. I vigorously object to the outlet on Boyd Mill Rd for the following reasons:

- 1) the outlet is very close to a blind curve, setting up a high risk for serious accidents.
- 2) Boyd Mill Rd, while frequently represented as a major access road is clearly incapable of handling additional traffic flow.
- 3) with access on both Hwy 96 and the new Mach Hatcher I see no need for this third access point.

I ask that you insist that Southern Land remove access to Boyd Mill from their plans before granting approval for this application.

With kind regards,

--

Fred Daniell

1623 Cooper Creek Ln, Franklin, TN 37064

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:04 AM
To: Dianna Tomlin
Subject: FW: Increased Density of Westhaven Community

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: brendadavis642@gmail.com <brendadavis642@gmail.com>
Sent: Thursday, May 28, 2020 9:54 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Increased Density of Westhaven Community

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.

When I purchased my home in Westhaven in 2012, there was a plan for 1250 homes. That number has been raised several times since then and we are quickly becoming overcrowded. Traffic frequently backs up at both the main exit and the Front Street exit. This new proposal for over 3,000 homes estimates over 16,000 individual trips per day, not to mention the additional traffic from non-residents coming and going to the proposed gas station.

I live on Townsend Blvd. directly across from the Elementary School and, even now, I try to avoid coming or going during the time students are being dropped off or picked up at school because of the traffic backup. I shudder to think of the logjam that would be caused on Townsend and connecting streets by the increased traffic.

I chose to live here because I want to be in a quiet, comfortable neighborhood. If approved, the proposed plan will make that impossible. This is a bad proposal for everyone in Westhaven except the developers.

Please do not approve this proposal!

Brenda Davis
1706 Townsend Blvd.

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:57 AM
To: Dianna Tomlin
Subject: FW: Westhaven challenges

Planning Intake Email regarding WESTHAVEN

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: Paige Dixon <xocheers@icloud.com>
Sent: Wednesday, May 27, 2020 7:04 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Westhaven challenges

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 new resident of Westhaven it is with distress and disappointment to now learn of the impending plans for this neighborhood. I am expressing my concerns over the traffic studies, the gas station (no way and not needed), the overbuilding, the overuse of already limited amenities--all of which are devaluing to our community.

Please consider the residents.

I am not against making what we already have better, but bigger is not the answer. This is a quiet, "somewhat" safe neighborhood (thieves pilfer in the evenings I have discoverer). More people will bring more access to all of us, making us more vulnerable.

Safety issues, health issues, traffic issues, too many people issues. I moved here for peace. The current residents should have a voice. We have invested a lot of \$\$\$\$ to live here only to now have it put at risk not to mention also limiting the enjoyment of our neighborhood and homes.

Thank you for hearing my concerns.

Paige Dixon

Sent from my iPhone

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:58 PM
To: Dianna Tomlin
Subject: FW: Westhaven plan - too much traffic

LAST 1 OF 2

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: Scott Drennan <wsdrennan@gmail.com>
Sent: Thursday, May 28, 2020 2:46 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Westhaven plan - too much traffic

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,

As a resident with children, the idea of another 16,000 cars seems far outside the original intent of what was approved. While some development on the undeveloped portion toward Boyd Mill does make sense, the addition of density to the already developed portion of westhaven, specifically back by the golf course seems unnecessary. This seems to benefit only the developer at the expense of residents. Our streets just can't handle that increase safely in my opinion (again as a dad of little kids).

Scott

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:52 AM
To: Dianna Tomlin
Subject: FW: NO Increased Density

Planning Intake Email regarding WESTHAVEN

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: Nancy Farris <drnancyfarris@gmail.com>
Sent: Wednesday, May 27, 2020 3:18 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: NO Increased Density

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 Planners,

I am writing to ask for your careful consideration to oppose SouthernLand's proposal to increase density and add a gas station to Westhaven. When we purchased our home we were given information that directly conflicts with these changes. The bait and switch strategy is unethical. This effects our home.

Please oppose SouthernLands increases.

Thank you,

Dr. Nancy Farris
Sent from my iPad

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 3:06 PM
To: Dianna Tomlin
Subject: Fwd: Westhaven PUD-COF 7133
Attachments: Westhaven PUD -COF 7133 Ordinance 2019-57.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.

Sent from my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Date: May 27, 2020 at 2:37:27 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: **FW: Westhaven PUD-COF 7133**

Planning Intake email regarding WESTHAVEN

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: Marisa Fernandez <marquefern@hotmail.com>
Sent: Wednesday, May 27, 2020 1:37 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven PUD-COF 7133

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.

May 27, 2020

City of Franklin Planning and Sustainability Department

Franklin Municipal Planning Commission

109 3rd Avenue South, Suite 135,

Franklin, TN 37064

Re: Rezoning (1711 New Hwy 96) and revision to Westhaven PUD

Dear Commissioners:

I'm writing to you about the proposed revision to the development plan for Westhaven.

As a resident of the Westhaven community, I am NOT supportive of this proposed change to the original PUD development plan. Specifically, I'm opposed to the proposed gas station/convenience store, as it raises my concern about my safety and well-being along with that of the more vulnerable members of the Westhaven community - senior citizens and children.

The attached presentation provides additional context.

I respectfully request you to NOT grant this revision, to help us safeguard and protect our community, and to encourage Southern Land to work with the community to develop a better use of this property.

Sincerely,

Marisa Fernandez
Franklin, TN 37064

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:27 PM
To: Dianna Tomlin
Subject: Fwd: Westhaven Concept Plan

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 my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Date: May 27, 2020 at 12:22:45 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: FW: Westhaven Concept Plan

Planning Intake Email regarding WESTHAVEN

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: John Fraser <johndavisfraser@gmail.com>
Sent: Tuesday, May 26, 2020 4:01 PM
To: Planning Intake <planningintake@franklintn.gov>
Cc: Marcia Fraser <marciafraser@gmail.com>
Subject: Westhaven Concept Plan

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, May 28.

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

Sent from my iPhone

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:34 PM
To: Dianna Tomlin
Subject: FW: Southernland Proposal

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: Jennifer Freeman <jenfreeman315@gmail.com>
Sent: Thursday, May 28, 2020 11:18 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Southernland 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.

Planning Commission,

I am a seven year resident of Westhaven and I am opposed against SLC proposal to add 766 new residents and rezoning for a gas station.

The traffic study shows an additional 16,000 vehicle trips on Townsend will be added to this increase in density which is far too dangerous as these vehicles will be passing past an elementary school. As far as the gas station it is unneeded and unwanted by a vast majority of residents. We have a gas station one mile down the road and 20 in a five mile radius. There are health concerns, traffic concerns, and a decrease in potential property values associated with the proposed gas station and the vast majority of residents are opposed. Please vote against this proposal this evening. Thank you!

Jennifer Freeman

--

Jennifer Freeman
jenfreeman315@gmail.com

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:04 AM
To: Dianna Tomlin
Subject: FW: Westhaven Developers Proposal

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 Goodwin <rgoodwin68@att.net>
Sent: Thursday, May 28, 2020 9:21 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Westhaven Developers 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.

I would remind the planners that they have not been put in place to approve anything the Westhaven developers come up with. Thus far most everything they want has been readily approved. Planners should not only be concerned with tax base growth, which is what this is all about, but also have a responsibility for quality of life in this city and county. Westhaven is quite large; has direct access to Highway 96 at multiple intersections and are soon to have Mack Hatcher direct access. Just because Westhaven developers desire more and more space and access doesn't mean it should be done on the backs of their neighbors and their way of life. Man up and turn this proposal down. In fact, I call on Westhaven developers to withdraw this request in its current form in deference to its neighbors. Neighborhoods and country roads are the feature attraction of an idyllic way of life that we enjoy. Don't be a party to its demise through greed for ever increasing profits and taxes." Dick and June Goodwin

Sent from my iPhone

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:54 AM
To: Dianna Tomlin
Subject: FW: Gas Station - Westhaven NO

Planning Intake Email regarding WESTHAVEN

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: Neil Graver <graver.neil@gmail.com>
Sent: Wednesday, May 27, 2020 4:15 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Gas Station - Westhaven NO

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 a parent and concerned resident of Westhaven in Franklin TN. I oppose the gas station in the neighborhood as it's far too close to the electric plant, residents and the school.

Also, the lack of full transparency between Southernland Company and the HOA is disturbing specifically, the lack of budget detail and transfer of funds between the neighborhood HOA and other SouthernLand entities.

Please stop the sprawl, including the gas station.

Thank you,

Neil Graver
412 Ripley Lane 37064

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:39 PM
To: Dianna Tomlin
Subject: FW: Westhaven Construction

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 Turner <christur@gmail.com>
Sent: Thursday, May 28, 2020 1:41 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Westhaven Construction

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, for the love of all that is right, PLEASE give us some relief from the endless construction and the stacking of houses on EVERY square inch of our good city that is rapidly becoming the worst version of itself.

The traffic study indicates an additional 16,344 vehicles added to the stretch along HWY 96 near Boyd Mill and Westhaven. What about the additional houses being crammed in along Boyd Mill near Downs? And what about the additional houses so hideously being stacked along Carlisle at Old Charlotte. Then what about all the development that will go in along Mack Hatcher between Del Rio and HWY 96? Everyone knows that will be overdeveloped shortly after that extension completed if not before. It is certain we'll continue to be told in the future that the resulting traffic clog will be manageable. Isn't it ironic that we never hear of a development not coming to fruition because a development board determined it would burden residents?

Where is the relief? Has the greed fueled by area development so consumed those who lead our city that they've sold the city's soul to wedge one more high-priced, zero-lot subdivision on any/every available square inch?

Think about the amount of traffic you have already added to Franklin in the past two years. The ridiculously unattractive development at the corner of Mack Hatcher and Franklin Rd. The excessive development around the hotel in downtown. The endless construction of Westhaven. The additional houses on Carlisle. And there is no end in sight. It should not take 20-25 minutes to drive from Franklin Green to Cool Springs. It's certain that 16,000-plus cars and multiplying will only make that worse.

I fully recognize that submitting this letter of protestation is a futile attempt to convince leaders who have already made this decision to care more about our collective quality of life than the wealth a few will pocket at our expense. It is certain that the planning commission and city leaders have already determined the next several waves of construction for years to come. Soliciting feedback from residents is a necessary formality along the journey of using the present desirability of Franklin to create something less desirable.

For the benefit of all of us, please, stop the madness. Let Franklin have some space to breath.

Chris Turner
Franklin Green

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:25 PM
To: Dianna Tomlin
Subject: Fwd: Proposed Development at Mack Hatcher and New Hwy 96

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 my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Date: May 27, 2020 at 12:19:04 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: FW: Proposed Development at Mack Hatcher and New Hwy 96

Planning Intake Email regarding WESTHAVEN

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: H. L. Hackney <hl.hackney@yahoo.com>
Sent: Wednesday, May 27, 2020 6:05 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Proposed Development at Mack Hatcher and New Hwy 96

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.

Sirs: Southern Land Company has proposed a small country store & filling station at Mack Hatcher and New Hwy 96. I write in support of Souther Land's proposal as I

believe the vast majority of nearby residents would benefit from the convenience of a filling station and small country store.

I've observed gas prices at the nearby filling station at Downs Boulevard and New 96 and their price for gas is ALWAYS \$.30 to \$.50 higher than other filling stations. I avoid going to this store and believe they could use some competition for the sake of Westhaven residents.

Also, the proposed development is more accessible for most Westhaven residents who are going to or from work. The proposed site keeps traffic from the Downs Boulevard and downtown Franklin area.

Southern Land, in my opinion, operates with the highest standards for construction and what I call "environmental sensitivity". Westhaven contains significant "green spaces" and this is not by accident. Westhaven is a shining example of this company's ability to deliver on its commitment to the residents and the environment.

Finally, I've observed this company's product and I'm confident their past performance is a good predictor of their ability to develop this project.

Please feel free to call me, if necessary.

Regards,

H. L. Hackney
118 Front Street
Unit # 101
Franklin, TN. 37064
423-667-0620

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:01 AM
To: Dianna Tomlin
Subject: FW: Westhaven Density - An honest perspective from a resident

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: B Hahn <brinthahn@hotmail.com>
Sent: Thursday, May 28, 2020 5:37 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Westhaven Density - An honest perspective from a resident

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 Commission,

I am opposed to the increased density in Westhaven. Before writing this email, I considered all of the ways I could make my case. What clever, persuasive argument could I make? I decided to take an entirely different approach. I am going to tell you a story instead – the story of how my wife and I accidentally ended up in Westhaven while moving to Tennessee from Florida in 2018, and why that experience is particularly relevant to this discussion.

We had originally planned to purchase a home farther out in Franklin off Peytonsville Road. After renting the house for a week prior to closing, we ultimately decided against purchasing that home, and now had no place to live. Were we going to rent temporarily? How we were going to find a home on such short notice? All of our things were in storage – it was a frustrating time in our lives. I was convinced what we were looking for did not exist. We wanted the look and feel of the country, but also a sense of community and interaction - two things that are almost always mutually exclusive.

Successfully combining two concepts that are so often at odds with one another takes skill, finesse – and sometimes luck. We have all seen many failed attempts at master planned communities.

Back to our predicament. My wife and I looked at apartments, town homes, and various neighborhoods everywhere from downtown Nashville to Franklin, and nothing seemed special to us. Believing we were out of options; my wife sat down and made a list of Franklin developments we had not seen yet.

We visited the first two and were disappointed to discover they looked and felt like every other product out there...then came number three on the list. It was Westhaven. I had no idea what Westhaven was – it was just an address on a digital list in my wife's phone...until we arrived. Nearly two years later, we still have vivid memories of driving into Westhaven for the first time. Within one minute of turning onto Westhaven Blvd, then down State and Championship, we knew we had found it. This was going to be our home. Hats off to Southern Land for their execution of what is currently a remarkable achievement.

If you think Westhaven can undergo changes in perpetuity and still offer the feeling we experienced that day - you are wrong.

I assure you that experience is not only rare but fragile, and its existence depends solely on those willing to protect it. Drastically increasing the size of Westhaven will, for all of the reasons you have probably read in other emails, jeopardize the quaint, picturesque neighborhood we call home. It will affect home values, traffic, and compromise our ability to enjoy community events that can only accommodate so many people. The lasting first impression Westhaven had on us would cease to exist while driving into a sprawling monstrosity tantamount to a small city within a city. There is a tipping point – and odds are that tipping point will be reached if Westhaven is expanded dramatically.

Putting 3,500 homes (or any significant expansion) in Westhaven will unalterably change it. It will no longer be revered as the quintessential example of how residential development should be done. It would be a shame if Franklin and Southern Land were to let that happen. One thing is for certain – Westhaven *will* be an example one way or another. Let's make sure it's not a cautionary tale.

Sincerely,

Brint Hahn

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:59 AM
To: Dianna Tomlin
Subject: FW: Westhaven Expansion

Planning Intake Email regarding WESTHAVEN

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: Susan Harrison <susandotyharrison@gmail.com>
Sent: Wednesday, May 27, 2020 11:38 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Westhaven Expansion

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 bought in Westhaven 3 years ago due to the community atmosphere it provided. I am concerned with the new homes proposed to be added to our community and the traffic coming from Mack Hatcher. I oppose the expansion plan to add additional homes to the community, as well as the gas station being proposed. I am concerned about the traffic and health issues associated with the plan.

Sent from my iPhone

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 9:41 AM
To: Dianna Tomlin
Subject: FW: No Gas Station in Westhaven!

Planning Intake re: Westhaven

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: Janet Haworth <janethaworth1@yahoo.com>
Sent: Thursday, May 28, 2020 12:07 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: No Gas Station in Westhaven!

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 Planning Committee,

In light of your upcoming planned vote I would like to express my extreme opposition to a gas station in the Westhaven community. First, we have a gas station within a few short blocks of the neighborhood which is more than adequate. Second, it does not improve the appearance of the community and likely diminishes it along with home values near the gas station- who would want to purchase a beautiful, high end home within reach of a gas station?? Finally, and most importantly, the proximity of the planned gas station to the school and to families living within 1/2 mile raises substantial concern for pollution, emissions, vapors, and the health risks that come with these contaminants.

I implore you to weigh financial benefit against the multitude of negatives a gas station will bring to our lovely community. Gas stations belong on the main roads away from housing and schools. Thank you so much for your consideration.

Janet Haworth

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:58 AM
To: Dianna Tomlin
Subject: FW: SLC/Westhaven proposal

Planning Intake Email regarding WESTHAVEN

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: Pamela Hennebery <pshennebery@yahoo.com>
Sent: Wednesday, May 27, 2020 9:19 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: SLC/Westhaven 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.

To the City of Franklin,

I am very concerned with the large increase in density that Southern Land Corporation is proposing for their Westhaven development and OPPOSE the proposal. The impact on traffic, schools, fire & police services, parks & recreation, as well as the environment are overwhelming with the change to their current development plan.

Traffic

Boyd Mill Pike is not even wide enough for 2 cars to travel down and SLC is proposing adding more houses that would empty enormous amounts of traffic on a road that is not built to handle the traffic. It's a scenic road. Also, in no shape or form should SLC get approval to build an additional 12 houses on the golf course side of the road that flow directly onto essentially a 1 lane road, nor should it have hundreds of homeowners driving up and down it to get to their homes. Please preserve the county and scenic roads by not ruining them with unnecessary traffic a large development.

TN-96 cannot accommodate the amount of traffic proposed. There are currently no traffic lights to turn into Westhaven. We have had several accidents at each intersection into Westhaven and the proposed traffic light at Westhaven Blvd & TN-96 has been continually delayed by the City of Franklin. Ask your traffic engineers or the police department how many accidents occur at the Westhaven entrances. Ask the school board about the school bus involved in an accident at the

Front Street entrance that caused Williamson County school board to re-route all of their school buses into the Westhaven Blvd. entrance for every school they serve that enters our neighborhood. And still...we have no traffic light with narrow crowded roads. Not only do more houses increase the already existing traffic problem, it also increases the likelihood of more traffic accidents and possible fatalities.

Parks & Recreation

Southern Land is not adequately providing for green space and park amenities for their residents. For example, I was promised a green space with passive amenities such as a walking path, benches, plants and flowers at green space across the street from my house on Keats Street. What I finally got....after a petition, numerous letters and emails, and a few phone calls was grass and 3 trees. Nothing else, but empty promises. Because SLC refuses to build additional parks or provide green space, this higher density means more people that will place a further strain on parks within the City of Franklin. Is the City prepared to build more parks for all the new residents? Southern Land Company will not providing the needed green space and parks, and what they are promising in their proposed plan is so many years down the road it will be useless to most current residents. If you are at all considering this, SLC needs to be providing the parks and recreation and they are not so it falls back on the City to supply. .

Police

Are the police and fire departments able to handle the additional strain placed on their departments with the proposed increase in density? We are blessed to have a fire station located within the boundaries of Westhaven, however we are not the only residents this stations serves. We the current station be able to provide services for all the new residents and other parts of west Franklin?

Fire

As for police, we rarely have a police presence in Westhaven. I have emailed and called many times about the speeding that occurs during school opening and closing times which is quite a dangerous situation. I am always given the same response by the police department....we don't have enough officers to regularly patrol. So will there be enough officers to serve and protect all these new residents?

Environment

I am against the development any closer to the stream of water that flows on the eastern side of Westhaven and directly feeds into the Harpeth River. The City should protecting our waterways and having developers build adequate buffer zones, not placing a gas station and single and multi-family houses so vitally close to the stream. The thought of a gas station so close to this stream seems preposterous. What type of buffering will be provided? Have contingency plans been made in case of a spill? This has big impacts on the entire Harpeth River watershed....both human and wildlife alike that we should be protecting, not destroying.

While I understand that both consumer choices and the economy help dictate what developers and builders want to offer, but that does not mean they are guaranteed approval from our local leaders. They should not be given the green light so that we as a city can increase our tax base. In fact, the increased density is actually a huge reason that the City Council should reconsider the proposal. I firmly believe SLC has not done a proper job mitigating the increase in density with the needs to not impact the City of Franklin's roads, schools, fire, police, parks, or environment. Please force them to put in road improvements, to provide more parks, more green space, move development from a watershed, not put a strain on our schools, fire, and police. This is too huge of an increase in density. Please do not approve SLC changes.

Thank you.

Sincerely,
Pamela S. Hennebery
8036 Keats Street
Franklin, TN 37064

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:27 PM
To: Dianna Tomlin
Subject: Fwd: Vote No! to the gas station in Westhaven

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 my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Date: May 27, 2020 at 12:22:06 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: FW: Vote No! to the gas station in Westhaven

Planning Intake Email regarding WESTHAVEN

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: Sonya Herrington <sonyaherrington@comcast.net>
Sent: Tuesday, May 26, 2020 8:33 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Vote No! to the gas station in Westhaven

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.

I am sending this email to voice my opinion about having a gas station inside the neighborhood in which I have lived for the past five years. I beg you to vote against an addition of a gas station!

First and foremost I just don't believe that it is needed or necessary. And I have searched trying to find any other neighborhood that has a gas station embedded inside of it, but I don't see that happening anywhere else in Franklin. In Berry Farms, the gas station is far removed from the homes, nowhere near as close as this proposed gas station in Westhaven. I shutter to think what this does for property values of those closest to the proposed location as well as my own property values.

Secondly, the environmental impact. I'm not even sure if we know what the environmental impact will be for those people closest to the proposed location (including the proposed houses to be built close to the proposed gas station location). And being close to the school is also a major concern for me. While Franklin is growing, the reason people come here is for the small town feel. That we collectively take care of each other. Why would you even consider putting anyone at risk by placing a gas station this close to houses and school?

Next, the traffic situation. This gas station will pull people from Mac Hatcher directly into my neighborhood. So, so many people. These are neighborhood streets that my children ride their bikes on, walk the sidewalks, and generally feel safe. But once you open our neighborhood up to the amount of people that will be funneled through a gas station, we lose that safety feature that we paid a high dollar to attain. Let's just get real about this, we paid a premium to live in this neighborhood. We did not pay that premium to be staring down a gas station!

In addition to all of this, I would recommend you have Southern Land look at moving the proposal to place the gas station somewhere else. Possibly the land they own across Hwy 96. It will still pull the people in from MacK Hatcher to make purchases; however, it will have far less impact on those of us who purchased our homes prior to them making this bad decision to place a gas station in our literal backyards.

Thank you for your time,
Sonya Herrington
9027 Keats St
Franklin, TN 37064
615-473-4334
sonyaherrington@comcast.net

Sent from my iPhone

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:58 AM
To: Dianna Tomlin
Subject: FW: 766 more residents in Westhaven?!

Planning Intake Email regarding WESTHAVEN

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: FREDRICK ARNOLD <holly_fred@comcast.net>
Sent: Wednesday, May 27, 2020 11:17 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: 766 more residents in Westhaven?!

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,

How can this be? There is no traffic light at either intersection to turn into or out of Westhaven. It is extremely dangerous!
We thought construction was to be halted until a traffic signal was installed. What happened to the plan? And four new condo buildings have popped up on a man made landfill in front of the lake! This is the cart before the horse! Please get this situation fixed BEFORE more development!
And Please don't allow a new road through our iconic Gentrys Farm!

Town and Country Plan, Please!!!

Thank you,
Holly and Fred Arnold

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:39 PM
To: Dianna Tomlin
Subject: FW: "Franklin, my dear..."

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: Amy Biagini <a.biagini@comcast.net>
Sent: Thursday, May 28, 2020 2:13 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: "Franklin, my dear..."

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.

Developers are greedy, their motives a sham They say "Franklin my dear, we don't give a damn"

The traffic horrendous, every day a logjam They say "Franklin my dear, we don't give a damn"

Tourists love Franklin, but not traffic - they'll scam But we hear "Franklin my dear, we don't give a damn"

Our quaint town will be gone, houses they'll cram They say "Franklin my dear, we don't give a damn"

We look at their maps, their fancy diagrams It's obvious...
Franklin, they don't give a damn!!

Amy Biagini
Founders Pointe

Dianna Tomlin

From: Bruce Johnson <bruce.johnson@pahc.com>
Sent: Tuesday, May 26, 2020 11:12 AM
To: Dianna Tomlin
Subject: Public Notice Input for Rezoning Westhaven new [property
Importance: High

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 homeowners in Carlisle Subdivision, we have a sincere interest in any activity that has undue pressure or effect on Carlisle Lane. This proposed rezoning for future housing with a road onto Boyd Mill, that will change traffic volume on Carlisle Lane traveling to the new Mack Hatcher intersection, will cause such undue pressure. Carlisle Lane is not built to handle this increased pressure with its curves and signage.

As always traffic creates noise, unsafe entrances and exiting, unwanted traffic in the neighbor if follow a car thru the gates, etc.

The alternative is forcing that traffic onto the new Mack Hatcher intersection under construction on New 96 West. However construction timing is then an issue.

I respect the Board's dilemma and need for creative decisions. In this case however, simple prudence on waiting until other options are available may offer the safest and most effective answer.

Bruce and Kris Johnson
1601 Cooper Creek Lane

A. Bruce Johnson, PhD | Corporate Vice President, Business Development
Phibro Animal Health Corporation
Glenpointe Centre East, 3rd Floor | 300 Frank W. Burr Blvd., Ste. 21 | Teaneck, NJ 07666

Direct: +1.201 329 7683 | Mobile: +1.201 249 4319
bruce.johnson@pahc.com | www.pahc.com



Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:58 AM
To: Dianna Tomlin
Subject: FW: Westhaven

Planning Intake Email regarding WESTHAVEN

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: duane jones <hduane@icloud.com>
Sent: Wednesday, May 27, 2020 10:06 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Westhaven

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.

700 additional residential units equates to approximately 2-cars per household or an increase of 1,400 cars to the neighborhood. As it stands now, parking is just about non-existent in the Front Street retail area of Westhaven. How is adding 1,400 plus cars to the neighborhood going to solve the parking problem. We are against an increase of density to Westhaven.

Very best,
Duane Jones
Westhaven Resident
9021 Keats St

Note to all: This email was drafted from my iPhone or iPad. Both seem to have a mind of their own when it comes to typos after the fact. Please excuse any grammatical errors, misspellings or confusing comments. Thanks.

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:04 AM
To: Dianna Tomlin
Subject: FW: SLC Proposed Plan

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: Scott Jones <sjones@aemgrp.com>
Sent: Thursday, May 28, 2020 9:29 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: SLC Proposed Plan

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'm in favor of the proposed increase in homes, support the addition of the gas station, and the overall plan that SLC is proposing. I trust SLC to do great work and confident they will continue enhancing the Westhaven community as they have for many years in Franklin / Williamson County.

Regards,

Scott Jones

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:48 AM
To: Dianna Tomlin
Subject: FW: Vote NO! On the Westhaven Gas Station

Planning Intake Email regarding WESTHAVEN

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: Jessica Jernigan Kelly <jessicaleigh72@yahoo.com>
Sent: Wednesday, May 27, 2020 2:41 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Vote NO! On the Westhaven Gas Station

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 Care Takers of Franklin,

I am writing to you as a very concerned parent of the Westhaven Community. My husband and I moved our family to Franklin TN just last summer from New Jersey. We are incredibly happy to be here! Our decision to move to the sweet community of Franklin was deeply rooted in settling in a part of the country we could enjoy that would be different from the very crowded and over developed state we grew up in.

We have 3 children who attend Pearre Creek Elementary school. When I learned of the placement of the proposed gas station I became concerned. I have spent many weeks researching an abundance of information available regarding Gas stations, children, and schools. It is very clear that the three do not go together. We are currently living in a world where health is on the decline and childhood cancers are sky rocketing. It is within our grasp to help in this epidemic because we know through vigorous scientific study that nearly 90% of cancers develop from ENVIRONMENTAL exposures~ and are not genetic. There is a moment in history, today, where you might act in a way to preserve the health of many children...and what will be lost? Another gas station.

I will share two links below which sum up my concerns. The EPA has a list of guidelines regarding a schools proximity to various environmental hazards. See page 57 on Air Pollution, and page 67 on Gas Stations. Schools shall not be with in 1000ft of a Gas Station. This proposed gas station will be about 1200 feet from Pearre Creek Elementary school. Is this acceptable to us for our children? Is the air quality better just 200 ft away?

Please vote NO, Oppose the gas station in Westhaven. There is a gas station just 1 MILE from the proposed site. Another is not necessary.

Thank you for considering the interest of the families and children who live in the community you have been asked to care for...and not another business interest.

https://www.epa.gov/sites/production/files/2015-06/documents/school_siting_guidelines-2.pdf

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3222489>

Sincerely,

Jessica Kelly
908.963.0715
Keats St

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:40 PM
To: Dianna Tomlin
Subject: FW: Westhaven expansion

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 Knotts <knotts.chris@gmail.com>
Sent: Thursday, May 28, 2020 2:33 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Westhaven expansion

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 Christopher Knotts. My wife, Betsy and our two young children moved to Franklin seven years ago from Austin. We bought in Spencer Hall initially but after driving all around and considering other neighborhoods, decided to move to Westhaven three years ago. We loved it and still do but we, and many of our neighbors, are seriously concerned with the proposed changes to the initial Westhaven plan.

I know you're probably getting a lot of emails about Southern Land and their unending greed. I'm sure you're aware of the stress the additional units would place on the amenities here in Westhaven, as well as the additional traffic.

Growth is unavoidable. No one here thinks all the farms and open land will remain that way forever. It's just that we were all sold on an idea, a way of life here and SL is going to make this place so huge that the original vision is lost.

Thanks for taking the time to read this.

Sincerely,
Christopher Knotts

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:36 PM
To: Dianna Tomlin
Subject: FW: Consideration of Ordinance 2019-57

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: Dan Kraus <dan.kraus@churchillmortgage.com>
Sent: Thursday, May 28, 2020 12:34 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Consideration of Ordinance 2019-57

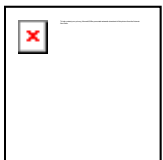
ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Board of Mayor and Aldermen,

I'm writing in support of rezoning the corner of Hwy 96 W and Boyd Mill Rd with SLC as the developer. West Haven has proved to be a wonderful asset to the beauty and vibe that runs deep in Franklin. As Mack Hatcher continues to evolve, the surrounding land if developed will offer more vibrancy and economic impact to the local surrounding community. As a previous resident of Westhaven and still current owner of housing in the community, I've seen how Westhaven has influenced building style, neighborhood amenities and a feeling of community in other neighborhoods throughout the county.

I ask that you vote yes to this rezoning to continue the vision that is Westhaven.

Thank you for your consideration!



Dan Kraus - NMLS# 40222
Sr. Home Loan Specialist



CHURCHILL MORTGAGE | Call, text and fax:

1749 Mallory Lane | Suite 100
Brentwood, TN 37027

(615) 767-5208

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Churchill Mortgage Corporation (NMLS ID 1591)



Daniel J Kraus NMLS ID: 40222; Company NMLS ID: 1591 (www.nmlsconsumeraccess.org); AL-50034 ; CT-LO-40222 ; FL-LO56902; GA-48441; KS-LO.0032594, Kansas Licensed Mortgage Company; KY-21911; MA-MLO40222; MS-40222; OK-MLO02459; TN-105626; 761 Old Hickory Blvd. Ste 400, Brentwood, TN 37027 Tel: 888-562-6200; All other states, Churchill Mortgage Corporation

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If this email contains information regarding rate, payment and costs, your actual rate, payment and costs could be higher. Get an official Loan Estimate before choosing a loan.

CMCDisclaimer

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 3:06 PM
To: Dianna Tomlin
Subject: Fwd: Westhaven Concept Plan

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 my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklin.tn.gov>
Date: May 27, 2020 at 2:37:36 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: FW: Westhaven Concept Plan

Planning Intake email regarding WESTHAVEN

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: Mark Lammi <Mark.Lammi@southernland.com>
Sent: Wednesday, May 27, 2020 1:39 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Westhaven Concept Plan

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 and thank you for the opportunity to share my thoughts on the Westhaven Concept Plan. Although I have only been at Westhaven and a resident of Franklin for just over two years, I have been involved in private club operations at large master plan communities for

over 15 years. I was fortunate to be a part of one of the largest and most respected developments in the country during my time at Reynolds Lake Oconee, and it is clear to me Southern Land Company has created a concept that is on par with Reynolds in regards to the quality and thoughtfulness of the master planning. This updated concept plan is a continuation of this thoughtfulness as it clearly addresses the needs of the future resident, as well as the future of the current resident. The introduction of a facility for our senior residents means those who have decided they want more assistance in the twilight of their lives do not need to leave the community they love. The addition of new amenities will allow not only add convenience for the residents of Westhaven but also those who live in other areas of west Franklin who will use the new Mack Hatcher extension. I believe strongly the updates to this concept plan will allow Southern Land Company to maintain their commitment to a fully sustained community while adjusting to the needs of both the current and future resident. Thank you for your time and consideration.

Respectfully Submitted,

Mark A. Lammi, PGA MP | PGA General Manager
Westhaven Golf Club / A Southern Land Company
4000 Golf Club Lane | Franklin, TN 37064
| **O** | 615-224-2991 | **M** | 417-230-6795
| **E** | mark.lammi@southernland.com

www.golfwesthaven.com

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Top Workplaces 2015, 2016 – The Tennessean

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Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:03 AM
To: Dianna Tomlin
Subject: FW: Planning Commission

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: KEITH LANDRY <keithland@comcast.net>
Sent: Thursday, May 28, 2020 8:28 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Planning Commission

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 want to express my appreciation for the work by Southern Land Company for constantly improving this beautiful community of Westhaven with beautiful amenities and plans to keep improving, including the gas station and proposed increase of homes (which increases the value of my home). They have my approval to continuing the great work.

Thanks SLC!
Keith Landry

Recd S/K8
8:55am
ECE

TO:

City of Franklin Planning and Sustainability Department
109 3rd Avenue South
Franklin, TN 37064

FROM:

David and Michele Stephens
1644 Townsend Boulevard
Franklin, TN 37064

Also owners at:

1038 Meandering Way
Franklin, TN 37067

TOPIC: Development Plan Revision/Rezoning of Westhaven as proposed by Southern Land Company LLC.

As residents of one of the South's finest cities, we thank the City of Franklin for managing our growth thoughtfully in a way that preserves the charm for which we are known.

As you consider this proposal, we call to your attention several key points regarding the proposed gas station at the corner of Mack Hatcher and Townsend BLVD (main residential road leading to the Residence Center).

Please note citations added at end of document.

Areas of concern in this proposal:

NO NEED FOR STATION

There is a MAPCO station just over one mile from Westhaven and a Twice Dailey station at 11th and 96 (2.33 miles).¹ Most people in the world would love to live this close to a gas station and Westhaven is close to 2! Consider other neighborhoods in Franklin – how close is the closest station to Laurelbrook (1.6 miles)? How close to Avalon (1.77 miles) or The Grove (5.8 miles)?

Would YOU pay \$750,000+ for a home that is 500 feet away from a gas station?

Often you will hear planners, aldermen and SLC folk say: "Yeah, people will gas up, then get on Mack Hatcher – there aren't any other stations on Mack Hatcher."

The ONLY reason these people repeat these exact words is because it's been repeated by Southern Land, over and over – however - it is NOT true!

Consider:

- The Mapco at the corner of Hillsboro Road and Mack Hatcher

¹ Google Earth images

- If continuing on to the interstate, there are 2 Shell Stations (Twice Daileys) and a Tiger Market on Cool Springs Boulevard before getting to Mallory Lane.

PLACEMENT of GAS STATION

Alderman Bev Burger said, *"The position and design of this station will be an important discussion for Westhaven residents."* We have confidence the design will be attractive, however, that does not disguise the fact it's a blight to the neighborhood, brings potential safety issues and will bring light pollution to our dark skies. It does NOT match the look and feel for our neighborhood, one of the main entrances into the neighborhood.

There is no other neighborhood in Franklin with a gas station IN the neighborhood.

- Berry Farms – often cited as a precedent, yet the Twice Daily on the residential side is .6 miles (2324 feet) away from any residential.² The proposed station location in Westhaven will be immediately adjacent to condos and townhomes (as well as single family dwellings on Townsend, Fitzgerald, Porter and Keats, all of which are within 500 feet.³)
- Mapco on 96 – behind a 55+ community, while close in proximity, it is not physically IN their neighborhood. One of the people in engineering told me this location was grandfathered in.

SUMMARY: Gas stations belong on main highways and arteries where they can serve a lot of people and not within sight of \$750,000+ homes.

SAFETY

1. The risk of childhood cancers, specifically leukemia increases the closer you live to a gas station. "If the mother lives within 1 mile of a gas station, her child is more likely to have brain cancer."⁴
2. More benzene is emitted via vent pipes than originally thought. Benzene is related to breast cancer.
3. To quote Nashville Fire Chief, Travis Ford: *"Nothing good ever happens at a gas station."*

In Franklin, there are no 'set-back' regulations for gas stations, perhaps there should be?

Pearre Creek Elementary is 1314 feet from the gas station.⁵ Should there be a spill, does WCS have an evacuation plan? Remote possibility? Perhaps, yet each year, there are 5000 gas station fires – that's 1 for every 13 gas stations.⁶ It could happen!

Currently our middle schoolers run in packs throughout the neighborhood. This station WILL be a mecca to them. Research shows teens who are exposed to cigarette ads are more likely to smoke/vape.⁷ Human trafficking is often associated with gas stations. This station is situated too close to the school!

Does anyone in city government really want these potential dangers to be their legacy?...introducing a health and safety risk due by placing a gas station immediately next to residential? Area voters will remember this at the next election.

² Google Earth image 1

³ Google Earth image 2

⁴ National Institutes of Health article

⁵ Google Earth Image

⁶ Hud.gov link

⁷ Vaping link

PROPERTY VALUES

1. There is a home at 1663 Townsend BLVD that has been on the market since **September of 2019**. At 3395 SF, it started at \$763,900 and has consistently reduced to today's price of \$725,000. Those viewing the home can be heard (on Ring doorbell recordings) saying: *"There's where Mack Hatcher will go and there's where the gas station will be."* This is influencing potential buyers and reducing property values.
2. With the increased density – swapping the 20% cottage lots with 80% estate lots has a negative impact as well. Those in estate lots are not keen on the increased density and the lower priced homes in their area.
3. The LOOK and FEEL of the new Townsend entrance into the neighborhood will be markedly different, with a gas station and will reduce the appeal of homes near that entrance.
4. What happens when the condos and townhomes planned for the W parcel near Mack Hatcher do not sell because of the various risks (including a power station across the street). Will that drag down values for other properties just blocks away?

With all of these risks at hand, then the only benefit is convenience (and profit to the developer and gas station owners).

Placing a commode by your bedside might be convenient, but that doesn't make it a good idea!

We thank you for your thoughtful consideration of these comments.

While laws and codes exist to protect the integrity of our city and community – it doesn't mean they are COMPLETE. Over time, regulations are added as risks are discovered. PLEASE consider the vast, negative implications of this proposal.

Respectfully,

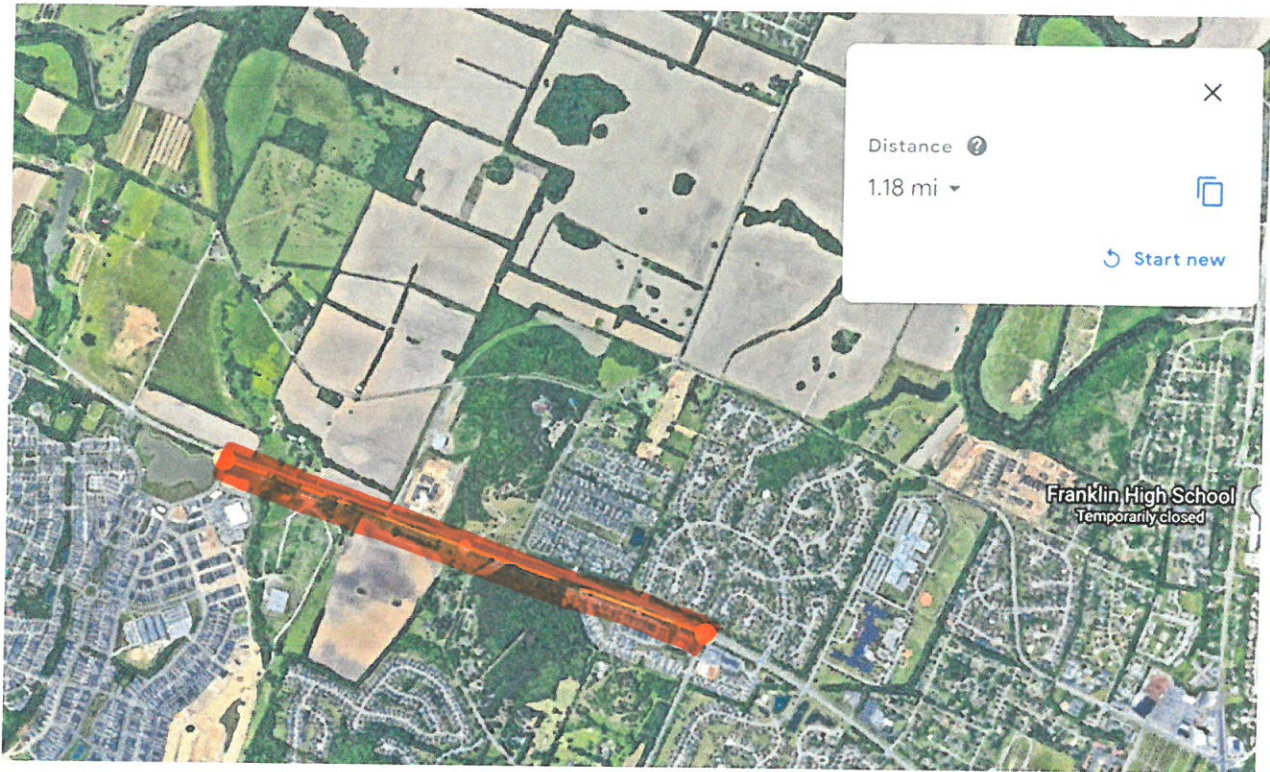


David and Michele Stephens

The next pages are citations for points made above. While we expect progress in Franklin and growth is unavoidable, placing a gas station IN the neighborhood should NOT be a part of this plan.

CITATIONS

1 – Google Earth Images for: MAPCO on New Highway 96 West. From entrance of WH to MAPCO – 1.18 Miles.



1 (cont) Google Earth Image of distance between Westhaven and MAPCO at New Highway 96 West.



CITATIONS



2 – Google Earth Image – Berry Farms. Twice Daily's is 2324 Feet from the gas station, and buffered by landscaping, and multiple businesses and retail.



3 – National Institutes of Health Article on Child-hood Cancers
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3222489/>

CITATIONS

3 Cont.

Risk of childhood cancer was examined in relation to residential proximity to other sources of contaminants, including industries reporting under the US Toxic Release Inventory, petrochemical plants, **gas stations**, repair garages, nuclear power plants, and landfill sites and hazardous waste sites. Increased risk of childhood leukemia was found with residential addresses near **gas stations**, ^{44,60,63} repair garages, ⁶⁰ and nuclear power plants. ^{46,59} Children whose mothers lived near industries covered under the Toxic Release Inventory during pregnancy were more likely to have brain cancer, especially if the mother lived within 1 mile of a facility with carcinogen emissions. ⁴²

TABLE 2

Studies of Residential Proximity to Potential Environmental Hazards and Childhood Cancer

Italy ⁴³	case-control study; Varese Province	leukemia cases diagnosed 1978–1997	Exposure: distances of childhood addresses at time of diagnosis from highly trafficked roads; traffic densities in surrounding area; estimation of benzene concentrations with Gaussian diffusion model	benzene concentrations were not expected to reach traffic emissions ($<0.1 \text{ ug m}^{-3}$ benzene as estimated by the model), risk of leukemia with benzene concentration $>10 \text{ ug m}^{-3}$ (OR = 3.91; 95% CI = 1.36, 11.27)
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Limitations: Potential for residual confounding from unmeasured confounders (parental occupation) and imperfect measurement (socioeconomic status assigned on the basis of municipality of residence), used addresses at time of diagnosis to assign exposure

Harrison, 1999, United Kingdom ⁴⁴	Population-based case-control and retrospective cohort study designs, West Midlands	Childhood leukemia cases diagnosed between 1990 and 1994	Gas stations and roads: Exposure defined as an address at the time of diagnosis $\leq 100 \text{ m}$ from gas station or a zone 100 m from a main road	Findings ^a : From case-control study, ORs = 1.61 (95% CI = 0.90, 2.87) and 1.99 (95% CI = 0.73, 5.43) for living $\leq 100 \text{ m}$ of a main road or gas station, respectively; incidence ratios from cohort analysis = 1.16 (95% CI = 0.74, 1.72) for proximity to roads and 1.48 (95% CI = 0.65, 2.93) for proximity to gas stations .
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Limitations: Risk estimates not adjusted for age or gender and addresses at time of diagnosis used to assign exposure.

CITATIONS

Weng, 2009, Taiwan ⁶³	Population-based case-control study of all deaths	Leukemia deaths in children aged <15 y, 1996–2006	Gas stations: Gas station density in municipalities in which the residents lived at the time of death	Findings ^a : AOR = 1.91 (95% CI = 1.29, 2.82) for leukemia (death) associated with living in municipalities with the highest gas station density; a significant trend was noted between increasing gas station density and risk of death from childhood leukemia. Limitations: Used deaths instead of incident cases of leukemia; exposure classification restricted to municipality of residence at death; gas station density metric based on 2008 data, which might have introduced exposure misclassification; potential for residual confounding.
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4 – Vent Pipe Emissions Study

Science of the Total Environment 650 (2019) 2239–2250



Contents lists available at ScienceDirect

Science of the Total Environment

journal homepage: www.elsevier.com/locate/scitotenv

Vent pipe emissions from storage tanks at gas stations: Implications for setback distances

Markus Hilpert^{a,*}, Ana Maria Rule^b, Bernat Adria-Mora^a, Tedmund Tiberi^c

^a Department of Environmental Health Sciences, Mailman School of Public Health, Columbia University, New York, NY 10032, United States of America

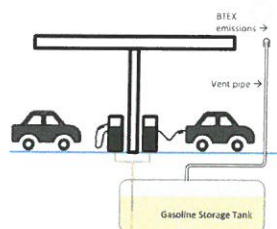
^b Department of Environmental Health and Engineering, Johns Hopkins Bloomberg School of Public Health, Baltimore, MD 21205, United States of America

^c ARID Technologies, Inc., Wheaton, IL 60187, United States of America

HIGHLIGHTS

- At gas stations, fuel vapors are released from storage tanks through vent pipes.
- We measured vent pipe flow rates and tank pressure at high temporal resolution.
- Vent emission factors were >10 times higher than previous estimates.
- Modeling was used to examine exceedance of benzene short-term exposure limits.

GRAPHICAL ABSTRACT



CITATIONS

5 – Google Earth Image – Pearre Creek Elementary Distance to proposed Gas Station



6 – Hud.gov link and Fire Protection Protocols for Gas Station fires and spills.

<https://www.hud.gov/sites/documents/STATIONS.PDF>



ERG 2016		Pot
GUIDE 127		
FLAMMABLE LIQUIDS (WATER-MISCIBLE)		
POTENTIAL HAZARDS		
FIRE OR EXPLOSION		
• HIGHLY FLAMMABLE: Will be easily ignited by heat, sparks or flames. • Vapors may form explosive mixtures with air. • Vapors may travel to source of ignition and flash back. • Most vapors are heavier than air. They will spread along ground and collect in low or confined areas (sewers, basements, tanks). • Vapor explosion hazard indoors, outdoors or in sewers. • Those substances designated with a (P) may polymerize explosively when heated or involved in a fire. • Runoff to sewer may create fire or explosion hazard. • Containers may explode when heated. • Many liquids are lighter than water.		
HEALTH		
• Inhalation or contact with material may irritate or burn skin and eyes. • Fire may produce irritating, corrosive and/or toxic gases. • Vapors may cause dizziness or suffocation. • Runoff from fire control may cause pollution.		
PUBLIC SAFETY		
• CALL EMERGENCY RESPONSE Telephone Number on Shipping Paper first. If Shipping Paper available or no answer, refer to appropriate telephone number listed on the inside back cover. • As an immediate precautionary measure, isolate spill or leak area for at least 50 meters (150 feet) in all directions. • Keep unauthorized personnel away. • Stay upwind, uphill and/or upstream. • Ventilate closed spaces before entering.		
PROTECTIVE CLOTHING		
• Wear positive pressure self-contained breathing apparatus (SCBA). • Structural firefighters' protective clothing will only provide limited protection.		
EVACUATION		
Large Spill		
• Consider initial downwind evacuation for at least 300 meters (1000 feet).		
Fire		
• If tank, rail car or tank truck is involved in a fire, ISOLATE for 800 meters (1/2 mile) in all directions; if consider initial evacuation for 800 meters (1/2 mile) in all directions.		

CITATIONS

7 - Teen Smoking and Vaping

<https://www.aappublications.org/news/2019/08/26/ecigarettemarketing082619>

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:57 AM
To: Dianna Tomlin
Subject: FW: Westhaven expansion

Planning Intake Email regarding WESTHAVEN

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: William Little <wrlittle3806@gmail.com>
Sent: Wednesday, May 27, 2020 7:42 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Westhaven expansion

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 just read about Southern Land Company's request to add 766 residences to the undeveloped area of Westhaven. My understanding is that recent traffic studies show that could add 16,344 vehicle trips/day within Westhaven alone. With the Mack Hatcher extension also passing through that area I believe traffic will be a nightmare.

I do not live in Westhaven, thank goodness, but live about 4 miles west of there on Highway 96 West. When we moved to our home in 1996, it took about 5-10 minutes to get from our house to downtown Franklin. It now takes 15-20 minutes to make the same trip. We had to pass through one caution light at Highway 96 and Old Hillsboro Road. We now go through 5 red lights to make the same trip. If the requested number of new homes, with additional cars, traffic and red lights, is approved, the amount of time to make the ~6 trip mile will trip take even longer. At that point I probably will start going to Bellevue to shop just avoid that traffic hell.

The Southern Land Company needs to build a real Town Center as promised to early buyers in the development. The current "Town Center" is a bad joke. The Town Center at Berry Farms, although

on a much smaller scale is much nicer than Westhaven's. I have seen several planned development across the south with better amenities, a few larger than Westhaven. One example is Rivers Bend in Lafayette, LA. Google it.

The Southern Land Company has shown they are all about greed and making the most money possible from every plot of space available. Example: they filled in part of their small lake to build on. Hopefully you, the members of the planning commission will do the right thing and ask the SLC to honor its promise to the earliest residents of Westhaven, to build a real Town Center and also consider the quality of life of all the people that love(d) Franklin.

William Little

Dianna Tomlin

From: Gideon Long <topperlong@gmail.com>
Sent: Wednesday, May 27, 2020 4:06 PM
To: Planning Intake; Dianna Tomlin; amy.diaz-barringa@franklintn.gov; danamclendon@mac.com
Subject: Southern Land Highway 96 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 live at 1808 Thornbrook Lane in Carlisle and are requesting that you not approve the subject proposal. The traffic on HWY 96, Carlisle Lane, Boyd Mill Road, and Del Rio is already heavy and increasing and, when the Mack Hatcher extension to Del Rio is complete, the traffic will significantly increase again. Approving 766 additional residences and adding 16,344 trips/day to this area will create a nightmare that will impact every aspect of the lives of the people who live anywhere near the new development.

Please consider if you would want to live in this area after the 766 residences and over 16,000 trips per day are added as a result of approval of this proposal. Thank for you attention to our request and for hopefully disapproving the proposed project.

Gideon and Carole Long
850-974-4123

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:54 AM
To: Dianna Tomlin
Subject: FW: Southern Land Highway 96 Proposal

Planning Intake Email regarding WESTHAVEN

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: Gideon Long <topperlong@gmail.com>
Sent: Wednesday, May 27, 2020 4:06 PM
To: Planning Intake <planningintake@franklintn.gov>; Dianna Tomlin <dianna.tomlin@franklintn.gov>; amy.diaz-barriga@franklintn.gov; danamclendon@mac.com
Subject: Southern Land Highway 96 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 live at 1808 Thornbrook Lane in Carlisle and are requesting that you not approve the subject proposal. The traffic on HWY 96, Carlisle Lane, Boyd Mill Road, and Del Rio is already heavy and increasing and, when the Mack Hatcher extension to Del Rio is complete, the traffic will significantly increase again. Approving 766 additional residences and adding 16,344 trips/day to this area will create a nightmare that will impact every aspect of the lives of the people who live anywhere near the new development.

Please consider if you would want to live in this area after the 766 residences and over 16,000 trips per day are added as a result of approval of this proposal. Thank for you attention to our request and for hopefully disapproving the proposed project.

Gideon and Carole Long
850-974-4123

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:30 PM
To: Dianna Tomlin
Subject: Fwd: Westhaven PUD Plans

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 my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Date: May 27, 2020 at 12:26:01 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: FW: Westhaven PUD Plans

Planning Intake Email regarding WESTHAVEN

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: Matt Magallanes <matt.magallanes@williamsoneeducation.org>
Sent: Wednesday, May 27, 2020 12:06 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven PUD Plans

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 Commission:

I have lived in Westhaven for 15 years, and am loyal to both the community and the City of Franklin. Planning Commission work is critical to the future of our communities and is an overlooked component of why Franklin has become one of the country's best places to live. During Planning's months of work with Southern Land Company's planners, engineers, traffic study consultants, and others, you have adhered to the core principals of the Envision Franklin Plan. The proposed development in front of you has been shaped into a plan that should be approved with your final recommendations.

Reasonable people know that the land to the east of Westhaven and also on the north side of 96 will be developed by somebody. Choosing the current plan that extends the unique beauty and quality of Westhaven is the best alternative one could hope for. The City of Franklin has consistently reported that housing for elderly residents is needed. This is a major part of the plan. Southern Land has earned an international reputation for creating beautiful spaces, and they also fund what are essentially public parks at no cost to the City. Many setbacks, parks, trails, buffers, and open spaces are in the current expansion plan.

Traffic patterns will dramatically change due to Mack Hatcher opening soon. Thoughtful general store design and a small filling station at the location at 96 will be a nice amenity and reduce traffic through the FSSD school zones and into town. You have approved many successful service stations of a much larger scale that border residential housing throughout Franklin, including the MAPCO just to the east. I have learned to trust the quality of our planning commission and your commitment to safety. I trust you as the authority on the safety and location of a filling station at the proposed location. Please approve the station using your already-proven health and safety guidelines.

Thank you for your consideration.

Sincerely,

Matthew D. Magallanes

514 Ardmore Place

Franklin, TN 37064

Personal Work Phone: 615-778-3939

Matthew D. Magallanes

Chairman

Education Foundation for Williamson County, LLC

118 Front Street, Suite 116-Box 76

Franklin, TN 37064

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:38 PM
To: Dianna Tomlin
Subject: FW: Support for Revised Westhaven Master Plan

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: MARK MCCUTCHEON <mark.mccutcheon@comcast.net>
Sent: Thursday, May 28, 2020 12:41 PM
To: Planning Intake <planningintake@franklintn.gov>
Cc: Margaret Martin <margaret.martin@franklintn.gov>
Subject: Support for Revised Westhaven Master Plan

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 Elected Officials,

We are writing today in support of the revised Westhaven Master Plan. The first time we saw what is now Westhaven was almost 20 years ago when it was open land. We were the 7th family to take a leap of faith and build a home in what was nothing more than a vision at the time. Since then, the commitment to thoughtful design, in all aspects of the community, has made it a great place for our family to call home. We welcome the additional enhancements of the athletic fields, smaller homes geared to retirees and the market/gas station.

In addition, it will insure that the high standards that we have become accustomed from Southern Land will be continued.

Sincerely,

Mark & Karen McCutcheon

1900 Townsend Blvd

Franklin TN 37064

615-394-7782

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:26 PM
To: Dianna Tomlin
Subject: Fwd: No Gas Station Please

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 my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklin.tn.gov>
Date: May 27, 2020 at 12:19:16 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: FW: No Gas Station Please

Planning Intake Email regarding WESTHAVEN

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: Carmen McKinley <clmckinley@sbcglobal.net>
Sent: Wednesday, May 27, 2020 5:46 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: No Gas Station Please

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 Westhaven and it is a wonderful subdivision. We do not need a gas station at the entrance of it. The Mack Hacker extension is one thing entirely, a multi-pump convenience store is another.

Please do not approve.

Thank you!
Carmen McKinley

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:53 AM
To: Dianna Tomlin
Subject: FW: Gas station in westhaven

Planning Intake Email regarding WESTHAVEN

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: Melissa <indianagirl30@hotmail.com>
Sent: Wednesday, May 27, 2020 4:02 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Gas station in westhaven

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,

I'm a mom with kids At Pearre Creek, I so upset that a gas station is needed in our neighborhood. We have a gas station 1.5 miles down the road, there is no need to add another one near our school, it's honestly not that difficult to drive one mile down the road!!

This is not a necessity and only reason for this gas station is pure profit.

Please consider my email and understand we don't need a gas station here in WestHaven.

Sincerely,

A concerted mother

Sent from my iPhone

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:56 AM
To: Dianna Tomlin
Subject: FW: Westhaven Concept Plan Amendment

Planning Intake Email regarding WESTHAVEN

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: Dan Mills <dmills420@gmail.com>
Sent: Wednesday, May 27, 2020 5:14 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Westhaven Concept Plan 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.

I am a 5+ year resident of Westhaven and live in a villa on Ardmore Place. I am active in the community and Westhaven Golf Club. I serve as the Townhome representative on the Westhaven HOA Board.

I have thoroughly reviewed the amendments proposed by Southern Land to the Westhaven Concept Plan, attended two information sessions, and fully support the plan as currently presented. Southern Land has developed an outstanding community and I am proud to live here and proud that Westhaven is part of the City of Franklin.

Thank you.

Dan Mills

Daniel J Mills
502 Ardmore Place
Franklin, TN 37064
201-264-9346

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 3:05 PM
To: Dianna Tomlin
Subject: Fwd: Westhaven / widening 96

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 my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Date: May 27, 2020 at 2:38:02 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: FW: Westhaven / widening 96

Planning Intake email regarding WESTHAVEN

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: Piro Mittig <pmittig@gmail.com>
Sent: Wednesday, May 27, 2020 1:58 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven / widening 96

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 concerned about the ever present sprawl of Westhaven, it is taking over Franklin.
And now there are plans to widen 96? This will certainly kill what is left of Franklin.
I know development is necessary, let's try to manage it responsibly please.
Piro Mittig

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:56 AM
To: Dianna Tomlin
Subject: FW: Westhaven Expansion

Planning Intake Email regarding WESTHAVEN

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: KK Moore <kkmoore22@gmail.com>
Sent: Wednesday, May 27, 2020 5:31 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Westhaven Expansion

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 wanted to respectfully voice my concern as I hear about the significant increase in homes in Westhaven as well as the proposed gas station. Please reconsider so that we current homeowners can continue to enjoy the amenities and current property values that will undoubtedly be compromised.

Thanks in advance,
KK Moore

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:27 PM
To: Dianna Tomlin
Subject: Fwd: Resolutions 2019-130 and 2019-57

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 my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Date: May 27, 2020 at 12:22:12 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: FW: Resolutions 2019-130 and 2019-57

Planning Intake Email regarding WESTHAVEN

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: Dale <dbmowry@gmail.com>
Sent: Tuesday, May 26, 2020 8:00 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Resolutions 2019-130 and 2019-57

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 Planning Commission,

This letter is written to request the commission defer from recommending approval of Resolutions 2019-130 and 2019-57 as currently written to the Board of Mayor and Aldermen. These ordinances, as you know, include a request by Southern Land Company to include a gas station/convenience store in the residential district, and to increase the density of homes in the PUD from 2750 homes to 3516 homes. I have read the documents on the Planning Commission web page. It appears that the request has been thoroughly considered in light of "Envision Franklin", traffic on Boyd's Mill Road, general public infrastructure impacts, etc. I note that there is no comment on or assessment of the impact to the residential environment for existing residents, who purchased homes under previous, albeit "subject to revision", development concept plans.

There is a substantive body of current residents who have concerns about the addition of the convenience store with gas station to the residential community. These concerns have been voiced at Southern Land's informative, professional, and well-conducted community meetings in late 2019, and in resident conversations since then. These compelling concerns center around several key areas:

- **Environmental:** The presence of benzene and fuel products with attendant odors, as well as noise from patrons' vehicles and storage tank refilling in proximity to residential units, the adjacent creek, and Pearre Creek Elementary School.
- **Safety:** Proximity of flammable fuel to the existing electrical distribution station and added vehicular congestion in the residential area and near the elementary school inconsistent with the concept of Westhaven as a pedestrian-friendly, bikeable residential community.
- **Responsibility:** Resolution of required actions for the facility and underground fuel storage tanks should the business not succeed
- **Readily Available Alternatives:** There are approximately 12 gas stations within 5 miles, one approximately 1.4 miles from the residential area. There is a full-service Kroger grocery store within 2 blocks of the proposed location, and a Walgreen's and Mapco convenience store also approximately 1.4 miles away. Neither convenience nor necessity would seem to be reasons to alter the development concept to permit the gas station/convenience store.
- **Proximity to Mack Hatcher Parkway:** There are no gas stations along Mack Hatcher or at any intersections through the entirety of its current route that are of equivalent proximity to the road or residential areas as the gas station requested. This would seem to have been a carefully planned avoidance of congestion and irregular traffic flow to ensure public safety.

The concerns above appear not to be countered with compelling reasons to undertake the risks and degradation of the residential environment noted. Until such compelling reasons to approve this part of the change to the development plan exist or are presented it would appear not to be in the public interest to approve the presence of a gas station.

Separately, I understand that a traffic study has been done that indicates the proposed increase in the size of the PUD to 3516 homes would generate approximately 16,300 new vehicular trips a day to and from the community. If this is the case, I would request a requirement for specific, reasonable measures to discourage excessive speed and encourage safe driving, both of which are already concerns in the community. These measures could include a review of the street plan in the PUD to make revisions to include speed limit adjustments, no parking restrictions to allow improved access for emergency vehicles, and increased stop signs and/or speed humps to more effectively insure the safety of bike riders, pedestrians and children in the existing residential area and the newly proposed expansion.

Thank you for your work to insure the development of Franklin as a city of exemplary quality of life and safe, family-friendly residential environments.

Respectfully,

Dale Mowry

Westhaven Resident

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 3:06 PM
To: Dianna Tomlin
Subject: Fwd: Concern over increased density of housing in Westhaven

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 my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Date: May 27, 2020 at 2:36:49 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: FW: Concern over increased density of housing in Westhaven

Planning Intake email regarding WESTHAVEN

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: SUE NIEDRICH <sniedrich@comcast.net>
Sent: Wednesday, May 27, 2020 12:59 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Concern over increased density of housing in Westhaven

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 am a resident of Westhaven and would like to voice concern over the increased density of homes planned for Westhaven. I am especially concerned over the # of smaller tract (vs custom-built, higher-end) homes and tighter lot sizes proposed for the west-side, which will result in increased traffic on Stonewater Blvd and decrease my current property value. Without another exit point (should be one added by the golf course road) for this increased traffic, my work-from-home situation will be adversely disrupted. The blasting alone was quite disruptive, and now the increased number of construction vehicles, noise, and traffic will add to this issue.

Please ask Southern Land to decrease the # of planned homes and keep the minimum lot sizes higher to not compromise the existing homeowners quality of life and property values. Most of my neighbors have moved here from Illinois or California and this trend will continue IF there is an adequate selection of new homes that are in the upper-end, custom range with at least two bedrooms/office on the first floor. They will not be moving here to select from homes piled on top of each other, with added traffic in the development and built by lower-end, non-custom builders.

Thank you,
Sue Niedrich
818 Stonewater Blvd.

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:57 AM
To: Dianna Tomlin
Subject: FW: Westhaven Growth Expansion Proposal

Planning Intake Email regarding WESTHAVEN

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: Richard Niedrich <rniedrich@comcast.net>
Sent: Wednesday, May 27, 2020 6:01 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Westhaven Growth Expansion 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 Members of the Franklin Plan Commission,

I am writing to voice my opposition to Southern Land's proposal to amend and expand their current development plan for Westhaven.

I oppose this proposal because of the increase in housing units/density that is being planned, and specifically because of the gas station that is included.

I realize that you are receiving a lot of mail on this issue, so I will keep my rationale for opposing this proposal brief.

1. While Westhaven was designed with a certain closeness or intimacy in its neighborhoods, one of the most frequent complaints from residents, currently, concerns driving and parking related issues. The streets are rather tight here, and substantial volumes of pedestrian and vehicular movements result in ongoing conflicts, complaints and concerns for safety. Hundreds of additional vehicle passes per day, anticipated as a result of the proposed density increase, is going to make this situation much worse!

2. The gas station being proposed is out of character for this development and is not needed, with others in close proximity on Highway 96. If this gas station is built I will not use it. I purchase my gas at Costco. If Costco closed tomorrow, I would find somewhere else to buy gasoline, but it would never be at the proposed Westhaven gas station. My reasoning for this is that I feel it would be a bad neighbor policy. I know some Westhaven residents living in

proximity to the site will be negatively impacted. I know how I would feel if a decision was suddenly made to build a gas station that close to my house.

Lastly, I spent 34 years working in municipal government and I know that unhappy residents can become a drain on municipal services. This is a bad idea folks. I hope you are thinking long and hard about it.

Sincerely,

Richard Niedrich
818 Stonewater Blvd.

847-344-5731

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:26 PM
To: Dianna Tomlin
Subject: Fwd: Expanding Westhaven? No!

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 my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklin.tn.gov>
Date: May 27, 2020 at 12:20:49 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: FW: Expanding Westhaven? No!

Planning Intake Email regarding WESTHAVEN

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: Jennifer Vanden Oever <jennifer@cachet1.com>
Sent: Wednesday, May 27, 2020 3:41 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Expanding Westhaven? No!

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 WH for ten years I am so disappointed in the over build of the area.(The front lake being the biggest disappointment and eye soar to date.) This is NOT WHAT I BOUGHT INTO! Please stop over

building (and setting dynamite so you can continue to mess up my homes foundation). There will be so much traffic we won't be able to get in and out of our own community or down 96 just a few miles away.

The charm of our neighborhood will be replaced with over crowded streets with cars and too many people. Please do not ADD to our neighborhood!!! I have been living in some form of construction since I moved here ten years ago. Stop! Also, PLEASE DO NOT ADD a gas station. We don't need it in our community and near MY HOUSE! We have BP just a mile away and a Shell station a few miles away. We don't need it!!! I would still go to Costco anyway for the low price of gas. Also, I don't want to see the lights of a gas station on all night near my house to light up the sky not too mention the wrong place for teens to hangout because it's close to home. Don't even offer it please!

Please STOP over building Westhaven and all around us!!! It's too much!!! And not what I bought into ten years ago.

Jennifer Vanden Oever
310-704-8372

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:24 PM
To: Dianna Tomlin
Subject: Fwd: Proposed Future Development in Westhaven

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 my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Date: May 27, 2020 at 12:18:49 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: FW: Proposed Future Development in Westhaven

Planning Intake Email regarding WESTHAVEN

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: JANE ORMAN <jeorman8@comcast.net>
Sent: Wednesday, May 27, 2020 10:08 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Proposed Future Development in Westhaven

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.

15 years ago my family and I moved to Franklin from Chattanooga. We fell in love with Franklin (of course). We became enchanted by the Westhaven

Community concept and knew we couldn't live anywhere else. We loved the Southern Land Company's concepts for planned future expansions then and we still support them. We have waited patiently for the leg of Mack Hatcher to come to us. It seems fitting that the Southern Land Company should be allowed to develop that parcel of land to maintain the cohesive design and architectural integrity of the Westhaven Community and the City's high developmental standards. Please consider continuing your partnership with the Southern Land Company. Thank you, Jane Orman.

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:04 AM
To: Dianna Tomlin
Subject: FW: Westhaven

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: Rob Parrish <robparrish7@gmail.com>
Sent: Thursday, May 28, 2020 9:55 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Westhaven

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.

Regarding your consideration of adding a gas station, as a 16 year resident of Westhaven I would appreciate your voting this proposal down for two reasons.

The first is that it is a duplication of services already provided a mile up 96 by Mapco/BP. Secondly, with the access from Mack Hatcher and the proximity to Pearre Creek Elementary, the increased traffic count by the school is concerning. With Pearre Creek being a school with higher than average pedestrian traffic, then adding to the car volume just increases the likelihood of injury to a child.

Thanks,

Rob Parrish
222 Prospect Avenue
Franklin, TN 37064
615.400.1604

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:02 AM
To: Dianna Tomlin
Subject: FW: Westhaven

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 Pick <davidcpick@gmail.com>
Sent: Thursday, May 28, 2020 7:39 AM
To: Planning Intake <planningintake@franklintn.gov>
Cc: Ken Moore <ken.moore@franklintn.gov>; Margaret Martin <margaret.martin@franklintn.gov>; Dana McLendon <danamclendon@mac.com>; Clyde Barnhill <clyde.barnhill@franklintn.gov>; annpetersen@franklintn.gov; Pearl Bransford <pearl.bransford@franklintn.gov>; Brandy Blanton <brandy.blanton@franklintn.gov>; Scott Speedy <scott.speedy@franklintn.gov>; michael.hathaway@comcast.net; roger.lindsay@nashville.gov; Scott Harrison <scott.harrison@franklintn.gov>; Michael Orr <michael.orr@franklintn.gov>; bev@aldermanburger.com; annpetersen@comcast.net
Subject: Westhaven

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

Since my wife and I arrived here from the UK in February last year, we have been enjoyed a warm welcome from the exceptionally friendly community that is Westhaven.

We have also witnessed the manner in which Southern Land is fast eroding the landscape and qualities that form the fabric of this community.

On December 9th last year, I wrote to the Mayor and Aldermen a letter which remains highly pertinent today:

"A few weeks ago, I attended a so-called 'informational' event arranged by the Southern Land Company ('SLC'). I was astounded by the lack of detailed information provided in advance and the arrogance of the individual giving the presentation. Since that event, I have been struck by the cynical, insensitive bullying with which SLC is intending to transform this estate purely for its own commercial purposes.

You will have heard from Westhaven residents far more qualified than me to provide research data, historical perspective and knowledge of health and safety issues, as well as experience of planning regulations. Nevertheless, I would be grateful if you will record my strongest objections to the following:

A gas station – affording concerns of safety, health risks, environmental damage, light pollution and commercial viability. There are numerous gas stations already within a close radius of Westhaven. The fact is that it is not needed by anyone here, and (as I understand it) nobody has been left stranded with an empty gas tank in these streets. When it fails (as it surely will), the remaining infrastructure will be too impractical and costly to repurpose, thereby leaving an indelible scar in the Franklin vicinity.

New housing density – we have been informed that, up to now, the proportion of large homes to smaller dwellings has been a ratio of 80:20. Apparently, the SLC intend to reverse that ratio in future. We've been given no rationale for that radical switch. It will cause traffic congestion on the roads here, the already-crowded amenities will become unusable and the streets of Westhaven, as an already increasingly attractive magnet for petty crime, will become dangerous for children and the elderly. Sadly, it hasn't been possible to trust SLC's promises. All of the new amenities they have offered to justify earlier population growth (a new pool complex, for example) have not been forthcoming.

Construction activity – we have been hearing dynamite blasting seven days of the week. There is quantitative evidence that SLC are directly responsible for the dangerously increasing levels of Radon being measured in Westhaven homes. Further, in recent days, SLC have begun driving cement-laden trucks down the narrowest of residential streets, putting everyone's safety at risk, especially young children accustomed to taking their cycles and roller skates down these quiet avenues. These trucks simply cannot stop or swerve to avoid causing potentially deadly harm. But this is merely the latest example of SLC's monstrous attitude to this community.

I trust that the severity of the above and other issues arising from SLC's plans will persuade you that SLC's priorities have nothing whatsoever to do with the values (whether they be tangible or intangible) of the Westhaven estate, but only SLC's returns to its shareholders, and that the company will ruthlessly pursue their objectives by fair means or foul."

I received just one acknowledgment: from the Mayor.

In the past week, knowing that you will be considering Southern Land's new plans, I wrote again to the Mayor and to all of the Aldermen individually by hand-delivered hard copy letters to the City of Franklin office address. Again, just one acknowledgement, of course from the Mayor.

By now, it was dawning on me that there may be something sinister in the fact that these 'representatives' would prefer not to be disturbed if they're obliged to examine the honesty, integrity and ethics of Southern Land. So I wrote an email on Tuesday this week, and here's a relevant extract: "I trust that you, the Aldermen and the Planners will be scrupulous in their due diligence. I believe it is incumbent on all of you to disclose any vested interests or conflicts of interest and accordingly to be recused; this will avoid any possibility that your decisions will be challenged."

Only one individual addressed the issue by writing to assure me that he has no conflict of interest: Alderman Dana McLendon.

What can we assume from this? At best, most of the Aldermen of Franklin are complacent. At worst, they cannot be trusted to make decisions in the best interests of this City. I very much hope such conclusions are misplaced.

Yours,

David Pick
+1 615-506-0257
+44 (0)7785-225577

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:51 AM
To: Dianna Tomlin
Subject: FW: Please, please vote NO!

Planning Intake Email regarding WESTHAVEN

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: Tami Polak <tami.polak@gmail.com>
Sent: Wednesday, May 27, 2020 3:04 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Please, please vote NO!

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 writing as a concerned parent of two beautiful children, Addie Mae 8yrs and Bryce 2yrs. We reside in Westhaven and after doing much research on the proposed gas station I am alarmed at how close it will be to our children's school, Pearre Creek Elementary. There are countless scientific studies showing that this will be an absolute risk to our community and children. This isn't going to solve an absolute need as there is a gas station just 1 mile down the road already. Please take this opportunity to ensure the health and safety of our children by voting NO! Parents already have so many new and scary things to plan for and worry about. The risk that this gas station will bring to our community is highly upsetting.

Thank you for your time,
Tami Polak

1007 Oleander Street
Franklin TN 37064



C:615-517-4955

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:58 PM
To: Dianna Tomlin
Subject: FW: Westhaven expansion

LAST 2 OF 2

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: Ramona Hahn <mona5485@gmail.com>
Sent: Thursday, May 28, 2020 2:56 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Westhaven expansion

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'm writing this email in opposition of Westhaven expanding and the gas station addition.

Westhaven has been an oasis of a community while also still providing the small town feel of Franklin. When my husband drove in here initially we knew we had to live here. All the things we love about Westhaven will be lost with the expansion and it will just be a big subdivision instead of the close knit community we currently love. The events that are held in here will no longer be able to happen and the traffic will be unbearable.

We really hope Franklin listens to its residents and not pass this extension.

Thank you,
Concerned resident, Ramona Hahn

Sent from my iPhone

May 16, 2020

City of Franklin Planning and Sustainability Department
109 3rd Avenue South
Franklin, TN 37064

Subject: Westhaven Rezoning Plan

I object to the amount of commercial entitlements being removed from the existing Westhaven Zoning Plan. Suddenly the Southern Land Company wishes to deviate from its premise and promise of Westhaven as a "community" and make it just another sub-division.

But my main objection is the proposed gas station in Westhaven. I have enclosed an article from ScienceDaily that outlines the hazards inherent with a gas station. I implore all to read this. Why it would even be needed is puzzling – there are two gas stations within 2-1/4 miles of Westhaven. Is this solely for profit for Southern Land and zero consideration of Westhaven residents and, more importantly, our atmosphere?

Please do not approve this proposal.

A handwritten signature in cursive script that reads "Judith A. Swartz". The signature is written in dark ink and is positioned above the printed name.

Judith A. Swartz
Westhaven resident

1 Attachment

Gasoline vapors contain a number of toxic chemicals, notably benzene, a carcinogen.

The researchers attached gas flow meters to venting pipes at two large gas stations in the Midwest and Northwest and took measurements over a three-week period. They report average daily evaporative losses of 7 and 3 gallons of liquid gasoline, respectively, or 1.4 pounds and 1.7 pounds per 1,000 gallons dispensed at the pump. By comparison, the California Air Pollution Control Officers Association (CAPCOA) used an estimate of 0.11 pounds per 1,000 gallons. Based on CAPCOA emission estimates, the California Air Resources Board (CARB) determined their setback regulation of 300 feet (91 meters) from large gas stations. Similar laws exist in many, but not all states and localities. In urban areas like New York City, some gas stations are located directly adjacent to apartment buildings.

The study also simulated how the fuel vapor was carried in the air to assess the potential for short- and medium-term benzene exposures, comparing their measurements to three established thresholds. The California Office of Environmental Health Hazard Assessment one-hour Reference Exposure Level (REL) for benzene -- defined as a continuous hour of exposure to the chemical -- was exceeded at both gas stations at distances greater than 50 meters. At the Midwest gas station, REL was exceeded on two different days at distances greater than 50 meters, and once as far as 160 meters. The Agency for Toxic Substances and Disease Registry's Minimal Risk Level (MRL) for benzene exposure over a period between two weeks and a year was exceeded within 7 or 8 meters of the two gas stations. A less stringent measure used for short-term exposures of first responders, the American Industrial Hygiene Association's Emergency Response Planning Guidelines (ERPG), was not exceeded.

"We found evidence that much more benzene is released by gas stations than previously thought. In addition, even during a relatively short study period, we saw a number of instances in which people could be exposed to the chemical at locations beyond the setback distance of 300 feet," said first author Markus Hilpert, PhD, associate professor of Environmental Health Sciences at the Columbia Mailman School. "Officials should reconsider their regulations based on these data with particular attention to the possibility of short spikes in emissions resulting from regular operations or improper procedures related to fuel deliveries and the use of pollution prevention technology."

In previous work, Hilpert and colleagues documented the release of gasoline as fuel is stored and transferred between tanker trucks, storage tanks, and vehicle tanks, and how these spills can contaminate the surrounding environment. Next, the researchers will explore additional short-term measures of vapor spread to determine the bounds of safe setbacks.

Co-authors of the new study include Ana Maria Rule at Johns Hopkins, Bernat Adria-Mora formerly at Columbia, and Tedmund Tiberi at ARID Technologies, Inc. In a competing interest statement, the authors note that Tiberi directs a company that develops technologies for reducing fuel emissions from gasoline-handling operations. The research is supported by a grant from the National Institutes of Health (ES000080).

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:34 PM
To: Dianna Tomlin
Subject: FW: Development Plan Revision/Rezoning - resident 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: Jessica Robb <jessica.hart51@gmail.com>
Sent: Thursday, May 28, 2020 11:44 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Development Plan Revision/Rezoning - resident 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.

City of Franklin Planning and Sustainability Department:

I am a current homeowner in the Westhaven community and am writing to express concern regarding the proposed Development Plan Revision/Rezoning for the Westhaven property located on New Hwy 96 W.

As a current resident, I have significant concerns regarding the reduction of commercial space to allow for the additional residential units. The retail space within the community is a significant benefit to residents and provides the type of "all inclusive" community feel that is from many perspectives the goal of the neighborhood. Decreasing the planned commercial space will reduce variety and offerings available to residents within the community that we originally anticipated having when we made the decision to purchase here.

Also, adding an additional 766 units will only serve to increase residential traffic and construction traffic, which has become significant to the point of exhaustion. There is construction traffic and noise consistently going on around the neighborhood and adding more units will not only increase the amount of construction traffic, but prolong the amount of time that residents will have to listen to construction trucks lumbering up and down what should be residential streets.

Your consideration of these concerns is appreciated.

Best regards,

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:48 AM
To: Dianna Tomlin
Subject: FW: Concerns about growth of Westhaven

Planning Intake Email regarding WESTHAVEN

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: Jeremy Robb <jeremy_robb@hotmail.com>
Sent: Wednesday, May 27, 2020 3:02 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Cc: Jessica Hart <jessica.hart51@gmail.com>
Subject: Concerns about growth of Westhaven

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,

My name is Jeremy Robb and I live on Stonewater Blvd in Westhaven. My wife is copied on this email.

While I love Westhaven and the community, there seems to be a 'moving target' as to how large this development will be. Although I have lived here for just over a year, I have been visiting friends in the neighborhood for over 7 years and have seen it grow.

I have significant concerns about the amount of construction traffic in the neighborhood and how it is enforced. There is no longer any way for large construction vehicles to enter into the space behind the west side of the community, and some of the dump trucks that come and go down Boyd Mill do so at alarming speeds (I speak as both a driver and a cyclist). How can the development be allowed to utilize homeowners' main roads as access roads with giant equipment vehicles? There are numerous bikers, walkers, and residential drivers around at all hours of the day. One day I had a small vehicle parked in front of my house - which I am allowed to do - and the commercial vehicle was so large they had to knock on my door and demand that I move my car as they couldn't get around.

Where is the community planning in this? How large will the development be allowed to become without offering other outlets for roads and traffic? Each time the community is allowed to 'increase' density due to

changes in 'market demand' nothing is done to existing infrastructure. So, by default, the existing roads that were designed to handle a certain amount of vehicles become ever more congested.

Westhaven is a great community - and clearly there are plenty of people that want to live here. But there must be a plan that not only addresses concerns of the development company and new home owners, but also the ones that are already here.

Regards,
Jeremy Robb
633 Stonewater Blvd Franklin TN 37069

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Tuesday, May 26, 2020 12:34 PM
To: Dianna Tomlin
Subject: FW: Southern Land/Boyd Mill & 96

Follow Up Flag: Follow up
Flag Status: Flagged

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: Martha Rudman <newtonmiz@aol.com>
Sent: Sunday, May 24, 2020 5:14 PM
To: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Subject: Southern Land/Boyd Mill & 96

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 Ms. Diaz-Barriga,

I feel obliged to say NO to Southern Land/Westhaven's re-zoning request.

700+ new dwellings in the area of Boyd Mill and 96. Mack Hatcher bringing in more traffic!!! Each dwelling will certainly have more than 1 car!!

Boyd Mill/Carlisle 2 small roads not meant for even the traffic they have now!! Where is the traffic count that I understood was to be done (mentioned at the Oct. meeting at Pearre Creek)

Cordially,
Martha Rudman
Carlisle
newtonmiz@aol.com

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:02 AM
To: Dianna Tomlin
Subject: FW: Stop Westhaven growth

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 Russell <nancygrussell@icloud.com>
Sent: Thursday, May 28, 2020 7:26 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Stop Westhaven growth

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 let you know about my opposition to the proposal by Southern Land Company to increase the number of residential units that it builds in Westhaven. Even with the Mack Hatcher expansion and the widening of Hwy 96, the increased traffic from these over 700 new units will cause undue amounts of congestion. The infrastructure going through downtown Franklin cannot handle this much traffic, and the new Mack Hatcher won't totally relieve it either. I realize that Southern Land Company is a for profit entity, but I would bet you that most of the current Westhaven residents don't want more houses, congestion, and population density in that neighborhood either. As a county resident that has to drive from the western part of the county to the Arrington area for work daily, the increased traffic congestion due to expansion would be very problematic.

Thank you for all that you do for the city and surrounding areas, and thank you for your consideration of this issue.

Sincerely,
Andy Russell

Sent from my iPad

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:54 AM
To: Dianna Tomlin
Subject: FW: Westhaven Development

Planning Intake Email regarding WESTHAVEN

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: Sandy Schlicht <sandy.schlicht95@gmail.com>
Sent: Wednesday, May 27, 2020 4:33 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Westhaven 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.

To Whom It May Concern,

My husband, Jerry Alldredge, and I retired in CO and moved to TN to be closer to kids and grandkids. Both our son and our daughter and their families live in Westhaven. So this is where we landed. It was a good choice. However, we are very concerned with the direction the developer of Westhaven has decided to take. Southern Land has created a beautiful development with small town flavor. The development is located in the country. However, it is also close to all the amenities offered by big city living: entertainment, shopping and diverse restaurants. If Southern Land's proposal is approved, all that will change. The density of new housing will create too much traffic, too many people, too much demand on streets, local businesses, our school, our existing amenities, etc. This proposal needs to be declined.

Thank you for your consideration.

With best regards,
Sandy Schlicht

Dianna Tomlin

From: Raymond Schmidt <raymondschmidt7702@comcast.net>
Sent: Wednesday, May 27, 2020 1:35 PM
To: Dianna Tomlin
Cc: 'Mayor Ken Moore'; Amy Diaz-Barriga; Margaret Martin; 'Ann Petersen'
Subject: Land Use Planning for 1711 New Highway 96 W

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 City Planner Dianna Tomlin:

Construction of dense residential units on the subject Jewell property near Westhaven came up in recent times during a BOMA meeting deciding on a retirement home in a community along Highway 96 East. An Alderman noted that this future project would again raise questions about traffic, privacy, and pressure on our Franklin quality of life. Construction of the proposed east Franklin retirement home was not approved. Homeowner and residential community objections to that proposal apply to the 1711 New Highway 96 W project as well. Please also consider the following specific community effects of this use of the Jewell property:

- 1) Boyd Mill Avenue cannot handle the additional 1,000+ vehicles that construction would impose on the area.** Budget expenditures to make it a major secondary road would cost Franklin taxpayers far more than any realizable benefit to the neighborhood and surrounding communities. Maintenance costs would be perpetuated into the future, especially troubling at this time when revenues are significantly lower.
- 2) Carlisle Lane will become even a more frequently abused shortcut to the Mack Hatcher extension, which presents insurmountable challenges to its remediation.** The entrances/exits to Carlisle, Cornerstone, and CarDel communities already pour residents onto this two-lane road within about 100 yards of each other. Traffic volume studies would not reveal that vehicles headed south typically accelerate and tailgate in order to reach the 96 West traffic signal before it changes to red. Widening Carlisle Lane would pose problems of its own, and installing traffic lights for the three communities would frustrate local and pass-through drivers alike. A wider road might not prevent accidents or reduce property damage. The quarter-mile “S” curve from Old Charlotte Pike north to Del Rio Pike further complicates traffic engineering solutions, even if the fourth Richland Close community and an adjacent single-family home remain slow to develop. Of course, Blossom Park around the corner also contributes to the volume of vehicles moving through this short stretch of road.
- 3) Multiplying the number of vehicles on Carlisle Lane will also lead to widening of Del Rio Pike, both northward and eastward from their intersection.** This is foreseeable in the near future, along with the necessity to add to a construction and maintenance budget already straining to meet needs.
- 4) Providing other adequate public facilities, utilities, and services for the 766 residential units is an issue that requires informed planning and reassurances to residents.** The more the city allows additions to the infrastructure, the more it needs to maintain water, sewer, gas, electricity, police and fire protection, schools, medical facilities, refuse and recycling collection, and public transportation. On top of these considerations, more private businesses such as grocery stores, gasoline stations, and restaurants must to be anticipated and addressed.

These are familiar concerns to cities that are growing, and reactions by taxpayers may encompass a wide range of views. My concerns are based on experience living for a number of decades in Bethesda, Maryland—part of Montgomery County, located north and west of Washington, DC. The county population doubled from 500,000 to one million during that time, so we confronted these matters every year. I served 30+ years as head of my citizens association of some 500 homes in an area bordered by the Interstate and its spur and the Washington Beltway. For five years I participated as a residential representative on an advisory committee that helped update the master plan for a large portion of the county. No one supported every decision of the county council, but everyone affected had an opportunity to present their views. I appreciate your consideration of mine. Thank you.

Raymond P. Schmidt, Cornerstone Circle

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:02 AM
To: Dianna Tomlin
Subject: FW: Concerned

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: Jennifer Scoggins <jennifer.scoggins@comcast.net>
Sent: Thursday, May 28, 2020 7:27 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Concerned

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,

I've lived in Franklin for almost 20 years, and in Westhaven for 10. I love this community, but I am GREATLY concerned that you are considering allowing HUNDREDS of new homes to be built. I understand the need to change the "original" plot and plan for the Westhaven neighborhood, but guys - it has been revised again and again and again.

And this is a HUGE new expansion. The 400 page traffic study is alarming. The lack of traffic over the last months has lulled us into forgetting what a jam up nightmare we live in out here. The traffic out 96 has caused us to considering moving from this neighborhood.

I understand the need for growth, but I am counting on you to require it to be slow, thoughtful and planned. This current proposal sounds like a nightmare.

I am respectfully asking you to not approve this specific proposed plan. It's too much new building and development for this subdivision.

Dianna Tomlin

From: Susan Seifert <susanmseifert@gmail.com>
Sent: Wednesday, May 27, 2020 5:19 PM
To: Dianna Tomlin
Subject: Westhaven subdivision

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.

A big no on the Westhaven subdivision increase. I just bought a home two years ago in that time the increase in traffic on Carlisle has created way more traffic and being our home is next to the road way more traffic. Even with Mack Hatcher opening it will mean an increase of over 16,000 cars. Many will cut through Del Rio to Carlisle this will negatively affect our property values. Enough!

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:29 PM
To: Dianna Tomlin
Subject: Fwd: Rezoning behind Home Depot off of Royal Oaks

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 my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Date: May 27, 2020 at 12:24:44 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: FW: Rezoning behind Home Depot off of Royal Oaks

Planning Intake Email regarding VINTAGE WATSON GLEN

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: Victoria Shofner <vrshofner1@gmail.com>
Sent: Wednesday, May 27, 2020 11:23 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Rezoning behind Home Depot off of Royal Oaks

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 resident of Franklin that lives in the Dallas Downs neighborhood. The traffic going down Royal Oak is already abysmal. Adding a high density residential area would only compound the issue. Mack Hatcher is only two-laned on that side of Franklin also and traffic already backs up from Royal Oaks to Lewisburg Pike because of that congestion. Please rethink allowing higher density use of

that parcel until the existing roads can handle said population.

Sincerely,
Victoria R. Shofner
181 Middleboro Circle
Franklin, TN 37064

Sent from my iPhone

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:36 PM
To: Dianna Tomlin
Subject: FW: Westhaven addition

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: Heather Soriano <heathersoriano@aol.com>
Sent: Thursday, May 28, 2020 12:11 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Westhaven addition

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 against the proposed addition of more than 700 homes and a gas station in Westhaven. Our community is already stressed with additional traffic, and I feel that these additions will push residents away from the reasons we wanted to live here to begin with. The charm of Westhaven is the feeling of a small town with wonderful amenities, and an easy pace of life. To add thousands of cars per day as well as the element of a gas station is not the atmosphere we want. People say that you don't care about this community, and that you're just greedy. I hope that you look at the big picture as a human and as someone who values family life instead of just the dollar signs. I hope you prove everyone wrong.

Sincerely,
Heather Soriano

Sent from my iPhone

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:55 AM
To: Dianna Tomlin
Subject: FW: Westhaven new residences meeting

Planning Intake Email regarding WESTHAVEN

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: Wednesday, May 27, 2020 4:38 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Westhaven new residences 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.

I live in Carlisle subdivision on Carlisle lane and next to the road..even with Mack Hatcher to be developed this will create a horrible increase of traffic and with more traffic comes more noise and all kinds of problems. We need to quit ruining neighborhoods that we invested in..for more and more expansion this will create a loss if income for many of us due to the noise and traffic problems..this could be over 16 000 cars..too much. My vote is a BIG NO.

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:26 PM
To: Dianna Tomlin
Subject: Fwd: Westhaven Rezoning (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.*

Sent from my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Date: May 27, 2020 at 12:21:24 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: FW: Westhaven Rezoning (Revision 5)

Planning Intake Email regarding WESTHAVEN

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: Kristi Strei <akstrei@msn.com>
Sent: Tuesday, May 26, 2020 11:01 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven Rezoning (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.*

City of Franklin Planning and Sustainability Department

We are writing to voice our opposition to Westhaven PUD Subdivision, Rezoning (Revision 5). We understand that the rezoning request is for 7.27 acres, but it also gives Southern Land latitude to include a gas/fuel station in the master plan. Page 43 of the 203-page information packet for the meeting shows the addition of the gas/fuel station in the revised plan dated April 2, 2020. When Southern Land first presented their plan to residents in late 2019, the inclusion of the gas station was, and still is met with overwhelming opposition. Southern Land acknowledged that the original plan for the development never specifically called out a gas station, nor has one been part of any community plan before last year. The plan was scheduled to be presented in January of this year but based upon the negative feedback and the need to revise many aspects of the plan due to planning commission feedback, the presentation was postponed. Our opposition centers around two points – the perceived need and “convenience” by Southern Land for a gas station and the associated health risks and environmental dangers at that location. Please question the motive of Southern Land to include a gas station where one is not needed as well as the business case to include a gas station where traffic currently and, in the future, make access cumbersome.

Our home is on the Eastern side of the Westhaven development and we see the construction activity daily. For a point of reference, we are 1.7 miles from the Mapco at Highway 96 and Downs Boulevard. The drive currently takes four minutes and when the current Mack Hatcher construction is completed, it will take even less time. In addition to Mapco, a quick search on Google shows there are 16 other gas stations within 6.6 miles of our home. Gas stations are not a destination, but are a stop when going from point A to point B. Any resident in the Western part of Franklin has found a gas station without any issue for many years. The gas station could also sell food and beverage items which are available at other businesses in Westhaven today. The businesses do not flourish, but simply survive. COVID-19 has created more closures. A gas station would make survival of some businesses insurmountable. From a business standpoint, one is simply unnecessary.

The more alarming part of the proposal is the apparent lack of foresight by Southern Land when proposing this location. There is an active stream that is located 600 feet from the proposed property. Gasoline can runoff very easily and find its way into the stream, thus polluting the water. Additionally, gasoline contains benzene which is a known carcinogen. As you are aware, this is very toxic. The Department of Health and Human Services has determined that benzene causes cancer, specifically blood cancers, in humans. <https://emergency.cdc.gov/agent/benzene/basics/facts.asp> Vapor carrying benzene can travel easily, and with residential and a proposed pool right next this location, it is a recipe for disaster. The plan presented last year included a pool near the proposed gas station. Current maps on the Westhaven website show the pool has been eliminated. Is this a coincidence or has Southern Land simply acknowledged their mistake and eliminated the pool instead of the gas station? More importantly is the fact that Pearre Creek Elementary School is located less than one half mile from the proposed location. There is no amount of venting and precaution that can guarantee the harmful effects of benzene will not have long term effects on the 700+ children and educators who are there ten months a

year. The adverse health effects of benzene exposure are significantly amplified in the younger population at a time when rapid development is ongoing. <https://www.cancer.org/cancer/cancer-causes/benzene.html>

We have two children who attend Pearre Creek Elementary School, and research and studies show there is no level of benzene that is safe with long term exposure. We are concerned for the long-term health effects this proposed gas station will have on our neighborhood residents, as well as, the children and staff that attend Pearre Creek Elementary School. Please consider the facts when reviewing Southern Land's proposal and question the need and location of the proposed gas station. When we purchased our home three years ago, we did not buy into a gas station being in the neighborhood. Southern Land has no accountability to the homeowners here and we have no vote or say in what they do. Placing a gas station in our neighborhood which brings long term exposure of benzene (a known carcinogen) near an elementary school and residents, and potential high impact vapor fires is not worth the risk. Do the 'right thing', the moral thing, and say 'NO' to a gas station. Financial gain and perceived convenience should not be a bigger priority than the health and wellbeing of our neighborhood and children. No one should want their name associated with approving this when the warning signs are present. A gas station is not needed, nor is the location the proper place. I look forward to hearing your point of view and comments.

Regards,

Adam and Kristi Strei

8024 Keats St.

Franklin, TN 37064

akstrei@msn.com

Dianna Tomlin

From: Bill Sumners <billsumners@gmail.com>
Sent: Friday, May 22, 2020 1:24 PM
To: Dianna Tomlin
Subject: Southern Land 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.

Mayor, Aldermen, and Planning staff:

I am contacting you related to the changes that Southern Land is proposing for the Jewell property on New 96 West. I understand this change is to alter the development of this property from commercial to residential and the construction of 766 residential units. We live in the Carlisle subdivision and are strongly opposed to this action at this time. The reasons for our opposition are listed below.

1. This addition of so many housing units would add extreme traffic to an already inadequate road system. In particular, Boyd Mill Avenue and Carlisle Lane. This development should not take place until improvements are made to these two roads. Also the completion of the Mack Hatcher southwest section should precede this residential development.
2. We believe that Southern Land should keep to their original commercial plans for this property. Again, even commercial development should come after highway development.
3. This development should come only after completion of sidewalk development to downtown Franklin. This would allow non-automobile access to the downtown area. We believe this would be a significant factor in reducing traffic in this area and give people the chance to take a nice walk to town.
4. We are concerned about the impact of such development on the historic Centennial Home on 96 West. I hope that the impact on this historic home will factor into any new development of this property.

We know some development is inevitable, but it should be done wisely and carefully. We have lived in Williamson County for 37 years and 15 years in Carlisle. We enjoy living in Carlisle and being a part of the Franklin community. The changed plans of Southern Land will not improve our city.

Donna and Bill Sumners

1408 Primrose Lane, Franklin, TN

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:03 AM
To: Dianna Tomlin
Subject: FW: Southern Land 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: Jeanne <j10brink@aol.com>
Sent: Thursday, May 28, 2020 9:17 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Southern Land 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 am a resident of Westhaven, have been for 6 years. I have watched this neighborhood grow at a tremendous rate. It is now difficult to drive through Front Street....can be very difficult at times. We are all awaiting some horrible accident with a car and a pedestrian or a person riding their bike.....especially children...and it will happen.

I am extremely opposed to this new development proposed by Southern Land.....they have made plenty of money, crammed houses in here, skinny roads that are hard to navigate...so they have more land to build more and make more money. They are not even done with their current build out.

It is enough.....the proposed new build by Southern Land is not wanted, will make Front Street impossible, and yes many accidents will occur.

Thank you for your attention

Jeanne TenBrink

Sent from my iPad

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:28 PM
To: Dianna Tomlin
Subject: Fwd: Westhaven Development and Overall Area Development Concern Voicing

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 my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Date: May 27, 2020 at 12:22:50 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: FW: Westhaven Development and Overall Area Development Concern Voicing

Planning Intake Email regarding WESTHAVEN

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: Rob Tiede <rob_tiede@yahoo.com>
Sent: Tuesday, May 26, 2020 3:49 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven Development and Overall Area Development Concern Voicing

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 Tennessee, Franklin and Westhaven, I am a Conservative Republican, Christian and Patriot and have deep concerns as it relates to the growth and development. While a modicum under professional control and strategic, thoughtful planning is widely recognized as beneficial, other growth

and development can be clearly construed as severely detrimental to way and quality of life with the adverse impact being felt painfully far and wide for the long term as it is irreversible in scope and nature. Our culture is eroding due to a massive influx of population and I would urge a wise marriage between economics, amenities with controlled, thoughtful and strategic growth and development only in phases and a greater focus put on beautification, re-development and gentrification of other locations within our community as opposed to vast swaths of farmland and other green spaces being gobbled up for the sole purpose of massive, rapid and low quality development structures. To stay true to Tennessee legacy, heritage, culture and traditions, while ever evolving thoughtfully and cautiously with strategic intent and content is my viewpoint. This is about steps, moderation, compromise and balance, not development fervor where as I also believe in low property taxes / cost of living and maintaining stable and appreciable property value, all the while with attributes such as high property standards under codes and ordinances, friendly neighbors, good schools, low crime, safe streets, successful local businesses, focus on church and charity in community, manageable public services and so forth resulting in an overall high quality of life.

Thank you. Sincerely, Rob Tiede

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:38 PM
To: Dianna Tomlin
Subject: FW: Westhaven proposal to add over 700 more residential homes

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: Donna Fister <dkfister@bellsouth.net>
Sent: Thursday, May 28, 2020 1:39 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Fw: Westhaven proposal to add over 700 more residential homes

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 wanted to voice my concerns over the addition of more residential homes in the area that is being proposed by Southern Land. I bought my home over 3 years ago and I reviewed potential future development and it included a lot more retail development and far less residential property than what is being proposed. I bought my home wanting a place I could work, shop, and play and what is being proposed definitely reduces that ability in the future. The traffic study that shows an additional 16,000 vehicle trips will definitely diminish the joy of living here. It has already become a lot more dense and it definitely takes away from the value of living this far out from city life. If I had wanted a city life atmosphere, I would have bought in a more convenient location. To have to battle traffic every day to get somewhere and living so out of the way from the everyday conveniences is a combination for disaster and I ask that you consider turning down this proposal.

I appreciate the time you have taken to read my thoughts on this matter.

Thank you,

Donna K. Waits
1949 Championship Blvd.
Franklin, TN 37064
615-973-8185

dkfister@bellsouth.net

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:39 PM
To: Dianna Tomlin
Subject: FW: "Franklin, my dear..."

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: Amy Biagini <a.biagini@comcast.net>
Sent: Thursday, May 28, 2020 2:13 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: "Franklin, my dear..."

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.

Developers are greedy, their motives a sham They say "Franklin my dear, we don't give a damn"

The traffic horrendous, every day a logjam They say "Franklin my dear, we don't give a damn"

Tourists love Franklin, but not traffic - they'll scam But we hear "Franklin my dear, we don't give a damn"

Our quaint town will be gone, houses they'll cram They say "Franklin my dear, we don't give a damn"

We look at their maps, their fancy diagrams It's obvious...
Franklin, they don't give a damn!!

Amy Biagini
Founders Pointe

Richard and Faye Sturm
3125 Tristan Drive
Franklin, TN. 37064

City of Franklin Planning & Sustainability Dept.
109 3rd Avenue South
Franklin, TN. 37064

RE: WESTHAVEN DEVELOPMENT PLAN

Today we received the Public Notice for the rezoning of 1711 New Hwy 96 to be incorporated into the Westhaven PUD. We thank everyone involved for the notice and appreciate the opportunity to submit comments with respect to the rezoning.

The notice is stating that 766 residential units would be added which means there would be approximately 1,532 added cars for this addition. That may be OK if exits would be onto Hwy 96 but I doubt that is even possible. There is no possible way Boyd Mill can handle that traffic with the present road conditions. There are many bikers using that street and it already has been very annoying. I understand bikers have a right to be on the street, but there are yellow lines going both directions from Hwy 96 all the way to the Franklin Green entrance. You cannot sway out or pass, the road is curvy and hilly and you cannot see what would be coming. At present we end up following a biker going 10 miles an hour for the entire stretch from Hwy 96 to the Franklin Green entrance.

I know Southern Land wants to make every possible use of land but at our expense. It creates congestion and turmoil for the neighborhood that is a gem.

This piece of property is so beautiful, I can see a couple of nice single family homes located there, but 1,532 cars on Boyd Mill is crazy.

Thank you for listening, we will be at the meeting to see if any other ideas come forward.

Kind regards,

Faye and Richard Sturm

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Tuesday, May 26, 2020 11:17 AM
To: Dianna Tomlin
Subject: FW: Westhaven 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: betty cunningham <bjc02@comcast.net>
Sent: Tuesday, May 26, 2020 10:58 AM
To: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Subject: Westhaven 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.

Amy Barriga, Planning Supervisor,

Please do not allow the Westhaven proposed building of 766 residential units with access to Boyd Mill and Carlisle Lane. I am a resident of Cornerstone and have seen the traffic increase with the current building going on off Carlisle Lane and Del Rio. Traffic has increased to dangerous levels with bicycles, cars, large dump and other construction vehicles. These roads are two lane with curves and not meant for large volumes of traffic. Please do not make our neighborhood less desirable.

Betty Cunningham
402 Cornerstone Way
Franklin, Tn 37064

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:01 AM
To: Dianna Tomlin
Subject: FW: Comments on Southern Land's revised plan 5 for Westhaven

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: Cindy Whitt <cindywhitt@icloud.com>
Sent: Thursday, May 28, 2020 6:43 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Comments on Southern Land's revised plan 5 for Westhaven

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 Municipal Planning Commission,
>
> I am sure many people will express concerns about traffic and its impact on the quality of human lives as a result of the increased density. These are real concerns, but I want to address what concerns me the most about this: the loss of community and connectivity. I have lived in Westhaven since 2007 and have watched as the development has become larger and denser and gotten further away from the vision of the community.
>
> The vision of Westhaven was a walkable community with green space and commercial development which allowed for residents to be connected to each other. They claimed to be leaders in this new residential development movement. The reality of Westhaven vastly differs from this vision mostly due to increased density, lack of green space and inadequate amenities for residents. The results of these changes are constantly complaining and unpleasant people as they have not been given what they were promised. Just one visit to the Westhaven Facebook page will show how deeply seated and freely voiced these feelings are. Southern Land will say they are providing people what they want and have changed to adapt to the market demands. This is not leadership or vision and I know we can do better as a city than to continue to erode what was good about Franklin and Westhaven. Please carefully consider the concerns you will hear from Franklin residents before you approve these requests.
>
> Thank you,
>

> Cindy Whitt
> 305 White Moss Place
> Franklin, TN 37064
>
> Also please confirm that you received this message and it will be part of the record.
> Sent from my iPhone

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:53 AM
To: Dianna Tomlin
Subject: FW: Southern Land Gas Station Proposal

Planning Intake Email regarding WESTHAVEN

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: Tanya Wierschke <tleewierschke@yahoo.com>
Sent: Wednesday, May 27, 2020 3:55 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Southern Land Gas Station 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.

Good Afternoon

The purpose of this email is to express my families concerns in regards to the building of a gas station located near The Westhaven community (Townsend Blvd) proposed by Southern Land Company. I own my home and reside in Westhaven and me and my family are completely against the building of this gas station. We have children that attend school at Pearre Creek, inside our community, and have every desire to keep our children safe from any known and unknown risks associated with the close proximity of a gas station so close to where we live, work and play. All of the research shared by the EPA has shown evidence of increased cancer risks to children within this proximity to a gas station. We bought in this neighborhood (a very high premium in comparison to the rest of Franklin) to give our children the ability to grow up in what we felt as a safe and family friendly environment. Not only the cancer risk, it also brings its unique challenges to additional traffic in and around the neighborhood and also additional crime, theft, etc.

For me and my family it's a STRONG NO to add the gas station to our area especially considering there is already a gas station about 1 mile away. It's absolutely unnecessary and will significantly impact our families quality of life that we paid a steep price for and this was never mentioned to us when we purchased our home. We moved to this area because of the tranquility and peacefulness - it appears Southern Land is just being greedy and trying to make maximum profit on every blade of grass.

Hope you will put me and my families peace over that of a money hungry move.

Best regards,

Tanya Wierschke

From: [GARY DETTLOFF](#)
To: [Planning Intake](#)
Subject: comment on Westhaven proposal of building expansion
Date: Thursday, May 28, 2020 4:40:38 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.

To Franklin Planning Commission and Franklin Town Council

Your Honors

Permit me to express my heartfelt concerns over the proposal to expand construction in our Westhaven by over 40%. My family and I first read about Westhaven in the Sunday Tennessean in 2004. We made the hike all the way across town and into the "country" to find a large realtor office and a few townhomes along State Blvd, and a few homes among the trees proceeding south on Pearl. In the office there was a map and some salespeople. Six years later we bought one of those townhomes, and 8 years after that, we bought a new home on one of the "last" streets available.

Our children and grandchildren are all Franklin residents along with us. We love it here. All 14 of us. We work here. Attend school here. We have many friends and fellow church-goers in Westhaven itself. We do volunteer work all around the neighborhood, from trash pickup to guarding crossings during parade events. I have played guitar and led singing for several community Christmas events. We have contributed to the operational support of the fire station, and attended events at the elementary school as well as the grand lawn and Animalia. We are all good citizens, and good contributors to the life of our community. That includes Franklin, as well as Westhaven. We don't want to lose that. But I fear we might.

Construction traffic poses non-stop danger to children and pets. And a noisome disturbance to all of us living here. It's not just the trucks. Explosions rock our homes regularly enough. This proposed expansion threatens to increase these problems and rob us all of peace and safety for years to come. It also proposes far more crowding and danger than Southern Land admitted to when they sold us our share of "Disneyland" in TN. Our property values are being diluted. As taxpaying citizens owning 4 homes in Franklin, we urge you help us. Save us from this pillage and danger. Save our Franklin community from overtaxing our police and fire departments. Enough is enough. Do not permit the expansions proposed.

Thanks for your consideration. We await your responsive decision.

GARY R. DETTLOFF, J.D.
615-631-3300

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From: [tara baldwin](#)
To: [Planning Intake](#)
Subject: Follow-up Westhaven
Date: Thursday, May 28, 2020 4:42:03 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.

Residents of Westhaven have all manner of ideas for the space SLC is proposing a gas station. Many of those ideas would be a tremendous benefit to the neighborhood, such as a dog park; retail for an ice cream shop, sandwich shop, smoothie place; sports courts; or ampitheater to list a few. The SLC representative said at a neighborhood meeting that a gas station has been proposed since inception and they are following through with their original plan. Yet they will update their plan to add significantly more homes taxing the already limited amenities provided and decreasing available retail space. They have shown that they do not care to listen to residents and were holding meetings solely to appease BOMA and the planning commission. Please vote no for a gas station which is not only unnecessary, but unwelcome and hazardous, and no for increased density. Send a message to SLC that the beauty of this part of Franklin is paramount.

Thank you. Tara Baldwin
Westhaven resident

Sent from Tara's phone

From: [Greg Hughes](#)
To: [Planning Intake](#)
Subject: FW: Objection to Southern Land's Westhaven Rezoning Request
Date: Thursday, May 28, 2020 3:33:17 PM
Attachments: [RGHughes Franklin Planning Commission Letter of Objection to Southern Land Developmmment 05-25-2020.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.

Dear Members of the Franklin Municipal Planning Commission:

I pray you will take a few minutes to read the attached letter objecting to Southern Land building a Gas Station in close proximity to an Elementary School and give the questions I ask strong consideration before you make a precedent setting decision. Thank you for your time and thoughtful consideration and your service on behalf of all Franklin residents.

Kind regards,

R. Greg Hughes

+1.865.207.3451 (mobile)



This email has been checked for viruses by Avast antivirus software.
www.avast.com

From: [Karen Peterson](#)
To: [Planning Intake](#)
Subject: Gas station and Westhaven expansion!
Date: Thursday, May 28, 2020 4:17:13 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.

To Whom it may concern:

First and foremost I Do Not vote to put a Gas Station in Westhaven. The plan for the Gas Station is too close to the Elementary school and the entrance of Mack Hatcher coming in on Townsend! There is already too much traffic in this area and the have a gas station I feel will bring in people looking around the neighborhood who do not live here. I think it will create more crime and accidents in our neighborhood! We love our neighborhood and would like to keep it the place it was meant to be, a friendly place we feel safe in that has a community feeling!

I also don't agree with too much more expansion, for now it's okay and was decided a long time ago these expansions were to take place, but to add more on to that will make this neighborhood feel very different!

Please consider us, who live here everyday, we have young children and Senior citizens living here and we would like to feel safe and enjoy our life here. Why interrupt this!!

Regards, Karen Peterson

From: [RICHARD RUSTJR](#)
To: [Planning Intake](#)
Subject: Planning Commission - Westhaven
Date: Thursday, May 28, 2020 3:55:20 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:

My wife and I have lived in Westhaven for six years. We fully support Southern Land's plans for the additional residences, especially those intended for seniors. We also trust that the proposed gas station will be an asset to the community and will be of an architectural design which will be harmonious with the already cohesive style of Westhaven.

Richard and Ellen Rust
1200 Porter Street — Westhaven

From: [SARA T MORRIS](#)
To: [Planning Intake](#)
Subject: Please Read - Objection to Southern Land Westhaven Rezoning request
Date: Thursday, May 28, 2020 3:34:12 PM
Attachments: [Sara Morris Letter to Franklin Planning Commission Objecting to Southern Land Developmment 05-25-2020.docx](#)
[signature_beautycounter_logo.png](#)
[signature_instagram.png](#)
[signature_pinterest.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.

Dear Members of the Franklin Municipal Planning Commission:

Please find attached a letter of objection to the Southern Land's Westhaven Rezoning request. Please read and give my points strong, thoughtful consideration. Thank you!

Sincere Regards,

Sara Morris

BEAUTYCOUNTER

Sally Sara Morris

Executive Director

901.283.7272 | saramorris@me.com
beautycounter.com/sallysaramorris

Our mission is to get safe products in the hands of everyone.



From: [cat wilson](#)
To: [Planning Intake](#)
Subject: Southern Lands Proposal of expanding Westhaven
Date: Thursday, May 28, 2020 3:12:03 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.

To whom it may concern,

I never send anything in like this and as a native of Franklin have seen lots of growth that I believe has been beneficial to our special city.

That being said, when I first heard of the proposal for Westhaven all those years ago I felt it was large at the time. Now having been a resident here in the neighborhood for the last several years I realize it was a special vision and is home to so many that have grown up here, or moved from all over the country.

I am now, however, appalled at the greed that is now threatening the original proposal and using way more land than than originally requested along with building a gas station. We use the one a mile down the road and it's not interfering with our neighborhood like this one threatens too.

SLC is taking advantage of the city planning which has already let it expand, but this proposal has gone too far. We simply don't have the amenities or capacity to accommodate all these extra units and there is no reason for a gas station to be placed so close to peoples' homes and an elementary school.

Please find it in your hearts to protect our special city and say no to this greedy proposal that is in no one but the developers interest.

Thanks for your time,

Cat Aquino

Sent from my iPhone

From: [Cynthia Townsend](#)
To: [Planning Intake](#)
Subject: Westhaven & SLC development
Date: Thursday, May 28, 2020 3:56:32 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 day Mayor, Alderman, & Planning Commissioners,

I have lived in Westhaven for 10 years. All the new, planned development by Southern Land Company will be detrimental to the character & atmosphere of Westhaven & the western Franklin area.

Please take into consideration the quality of life & landscape for this area.

- More density is not needed. There is an abundance of homes already with more being built each day. Most residents love the 'open country feel' that is now present.

- Traffic is already dense as well. With the school, narrow streets, no parking, unsafe streets...more cars will add even more unsafe streets, not to mention the infrastructure can not handle it & air quality will be worse.

- The planned gas station is not needed since there are several within 2 miles. It will be a health hazard from emissions & spills plus too close to homes & an elementary school.

—Larger lots, less density, more green space, a park, walking trails, & playground would look much better & all are needed. With the amount of people & homes now & in already approved plans, more amenities are much needed.

Please take these items into consideration for the current residents in this area who love Franklin as it is & for the future of our children. We do not want Franklin to lose its charm from overbuilding & overcrowding!

Thank you,

Cynthia Townsend

p



File #: 20-0570

DATE: April 7, 2020
TO: Franklin Municipal Planning Commission
FROM: Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Dianna Tomlin, Principal Planner

SUBJECT:

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.

PURPOSE:

Project Information

COF Project Number: 7133

Applicant: Southern Land Company, LLC, Richard Burge

Owner: 96 West Holdings, LLC, Brian Sewell

BACKGROUND/STAFF COMMENTS:

This development plan revision is consistent with Envision Franklin and maintains the vision of the original concept for the Westhaven development. The area is in Envision Franklin Design Concepts of Mixed Residential and Neighborhood Mixed Use.

The Mixed Residential design concept contains residential neighborhoods with a combination of single family dwellings, big houses, duplexes and townhomes. The defined character across this design concept may vary by neighborhood, but new development should transition from existing development patterns in adjacent neighborhoods. The Neighborhood Mixed Use design concept provides a diverse mix of high activity uses with a connected and walkable block layout. These centers and corridors should have coordinated development patterns at a pedestrian scale, with high quality architecture, plazas, sidewalks, and pedestrian and bicycle amenities to activate the street and connect these gathering places to the residential neighborhoods they support.

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. 178,902 commercial square feet currently exist, leaving 71,098 for future commercial development. Residential dwelling units go from 2,750 residential units to 3,516 residential units. An additional 7 acres are being added to the project area from the previous approved development plan.

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

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 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 Pattern book governing Westhaven has been updated and is included as an attachment to this report. It updates the pattern book to specifically identify neighborhood market with gas pumps as an approved use and to provide architectural requirements for that type use similar to other structures throughout Westhaven. The pattern book identifies the use of gas pumps as secondary and required to be at the side or rear of the building.

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.

PROCEDURAL REQUIREMENTS:

1. The applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>). All revisions to the approved plans shall be "clouded." 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.

FINANCIAL IMPACT:

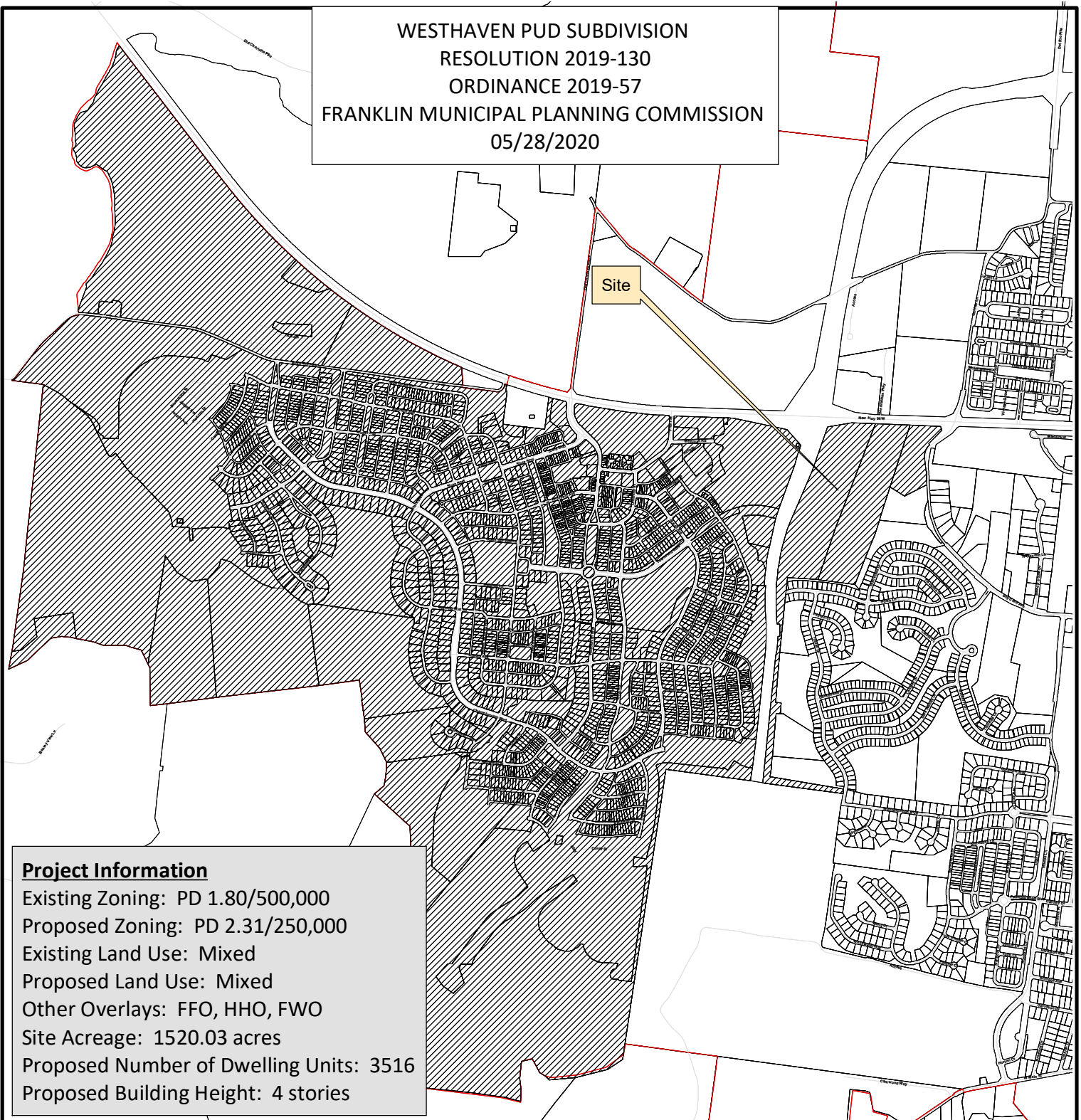
unknown

RECOMMENDATION:

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

See attached sheets for Conditions of Approval.

WESTHAVEN PUD SUBDIVISION
 RESOLUTION 2019-130
 ORDINANCE 2019-57
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 05/28/2020



Project Information

Existing Zoning: PD 1.80/500,000
 Proposed Zoning: PD 2.31/250,000
 Existing Land Use: Mixed
 Proposed Land Use: Mixed
 Other Overlays: FFO, HHO, FWO
 Site Acreage: 1520.03 acres
 Proposed Number of Dwelling Units: 3516
 Proposed Building Height: 4 stories

- | | |
|--|---------------------------------------|
| Westhaven PUD Subdivision, Revision 5 | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



0 500 1,000 2,000 3,000 4,000
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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

WHEREAS, the Planned Unit Development (PUD) process is a review procedure that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

- (a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
- (b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
- (c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;
- (d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
- (e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by the Board of Mayor and Aldermen (BOMA) after a public hearing and a recommendation by the Franklin Municipal Planning Commission (FMPC).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the legal description of the property included in the Development Plan, as amended, is as follows:

PREMISES CONSIDERED	
Map-Parcel	Acres
64 28,28.02,12,23.01, 23.02,25.02 Map 77 1,1.01,1.02, 1.03,10.4 Map 64O A-G Map 77B A-G	1513.91
Map 64, 28.02	7.27
Total	1520.03

SECTION II: That the attached Location Map and Survey shall serve the purpose of further delimiting the geographical boundaries as described by this Resolution.

SECTION III: That the overall entitlements, as amended, for the Westhaven PUD Subdivision are as follows:

Entitlements	Westhaven
Base Zone District	PD (2.3, 250,000)
Other Zoning Overlays	FFO, FWO, HHO
Number of Dwelling Units	3516
Number of Nonresidential Square Footage	250,000
Open Space Requirements	770.04
Original Development Plan Approval	Ordinance No. 2001-11 Date of approval: 6/19/2001
Revision Number	5

SECTION IV: That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

SECTION V. That this Resolution shall take effect from and after its passage on its first and final reading, the health, safety, and welfare of the citizens requiring it.

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Sauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:

10/8/2019

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:

12/12/2019

NEIGHBORHOOD MEETING:

10/17/2019

PLANNING COMMISSION RECOMMENDED APPROVAL:

PUBLIC HEARING AND BOMA APPROVAL:

WESTHAVEN PUD SUBDIVISION
RESOLUTION 2019-130
ORDINANCE 2019-57
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/23/2020

Site

Project Information

Existing Zoning: SD-X 2.87/500,000

Proposed Zoning: SD-X 2.31/250,000

Existing Land Use: Mixed

Proposed Land Use: Mixed

Character Area: WHCO-1, WHCO-2

Development Standard: Traditional

Other Overlays: FFO, HHO, FWO

Site Acreage: 1520.03 acres

Proposed Number of Dwelling Units: 3516

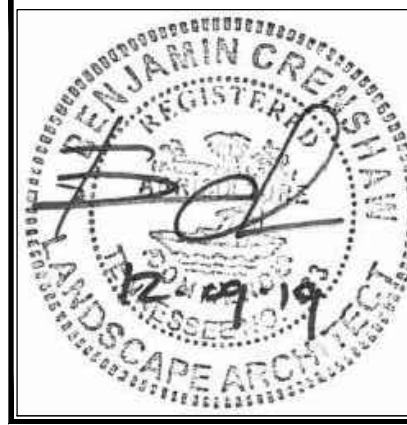
Proposed Building Height: 4 stories

- | | |
|--|---------------------------------------|
| Westhaven PUD Subdivision, Revision 5 | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
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| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
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| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



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Feet

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WESTHAVEN
CONCEPT PLAN - REVISION 5 MAJOR MODIFICATIONS
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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DATE: 12/09/2019

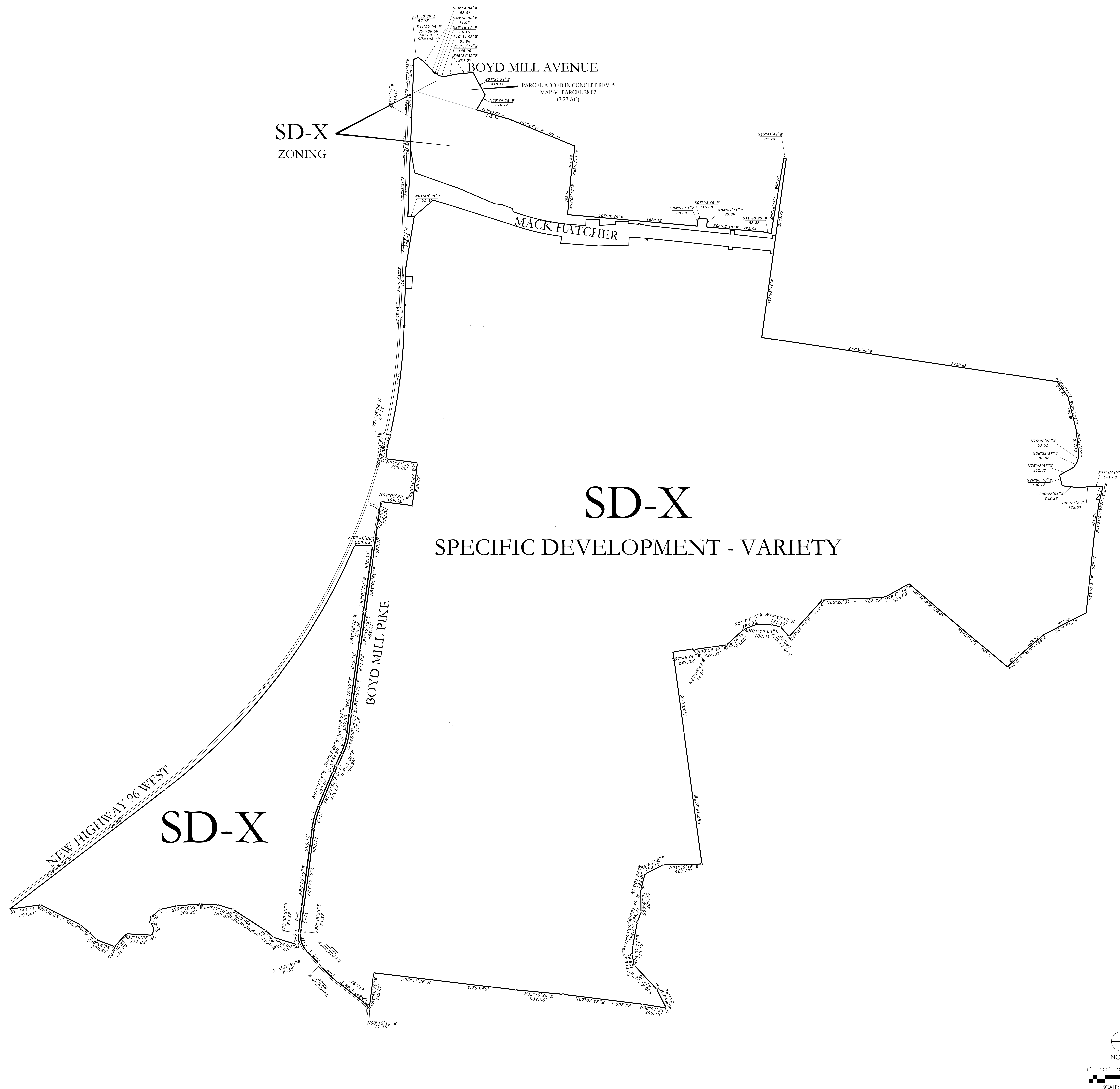
IOB #: 284000

PROJECT #: COF

SD-X ZONING DISTRICT
BOUNDARY PLAN

SHEET NO.

CP-6



CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

Boyd Mill

General Issues

99. Boyd Mill

jimmy.wiseman@franklinton.gov

The traffic study states the following:

"The section of Boyd Mill Avenue just south of its intersection with Highway 96 has an existing curve that is signed for 20 mph. Proposed Site Access C is planned provide a connection to the Eastern Property of the project site via Boyd Mill Avenue. The approximate location of Site Access C is shown in Figure 7. As shown, the site access will be located approximately 280 feet south of the middle of the existing curve in Boyd Mill Avenue. Based on the proposed location of Site Access C and the current speed limit of 30 mph, it appears that adequate sight distance (200 feet for stopping sight distance and 335 feet for intersection sight distance) will be available for traffic turning from Site Access C onto Boyd Mill Avenue.

Because the curve requires a reduction in speed below the 30 mph speed limit it would be ideal to realign Boyd Mill Avenue in order to straighten the road and eliminate the curve. However, this would require a significant shift of the roadway to the east which would require additional right-of-way on the east side of the current alignment of Boyd Mill Pike and would be a substantial roadway construction project. It is recommended that this realignment be considered if the property on the east side of Boyd Mill Avenue is redeveloped in the future or as a future capital project for the City of Franklin."

The City of Franklin requires the frontage improvements to Boyd Mill Ave upon connection by the developer. This requires bringing the road up to collector standards including the following:

- 35 mph design speed for both vertical and horizontal alignments
- 12 travel and turn lanes (left turn lanes are required on minor collector roadways)
- Curb and gutter on both sides
- Bike lanes on both sides
- 6' grass strip on both sides
- 6' sidewalk on both sides

17 BOYD MILL AVENUE HIGHWAY 96 WEST (SR-96W) TO FRANKLIN GREEN PARKWAY

Boyd Mill Avenue is a major collector that needs to be upgraded to City standards. The upgrade will occur from Highway 96 West (SR-96W) and Franklin Green Parkway. Boyd Mill is a key residential roadway that moves residents from their neighborhood to Highway 96 so they can access the larger network and get through the City or to the interstate. The 2015 LOS is C. The 2040 LOS after improvements changes the LOS to B.



PROJECT OVERVIEW	
OVERALL COST:	\$3,300,000
TIME FRAME:	Short
PROJECT DRIVER:	City of Franklin

PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Collector
SEGMENT LENGTH:	0.48 miles
EXISTING LANES:	2
PROPOSED LANES:	2
PROPOSED RIGHT OF WAY:	79 feet

PROJECT SPECIFICS	
LANE WIDTH:	12 feet
MEDIAN:	No
CURB & GUTTER:	Yes
PARKING:	No
PEDESTRIAN FACILITY:	Sidewalk (East and West Side)
BICYCLE FACILITY:	Bike-lane (East and West Side)
TRANSIT FACILITY:	No

126

CONNECT FRANKLIN: A Comprehensive Transportation Network Plan

The developer may request a road impact offset agreement for the fees being paid by this development to design and construct this roadway. The agreement must be presented to the Board of Mayor and Aldermen in conjunction with this development plan.

The construction of Boyd Mill shall occur in conjunction with the development of the adjacent parcel.

Engineering - Development Plan Checklist

General Issues

59. B. General Information

- jimmy.wiseman@franklintn.gov A meeting was held on 5-18-20 to discuss the Traffic Impact Study and the required improvements in addition to the improvements on Boyd Mill.
- A traffic signal at Stonewater Blvd and SR 96 should be installed at approximately 25% buildout of proposed Western Property development. When installed, the traffic signal should include protected/permissive left-turn signal phasing for the westbound approach of Highway 96. The traffic signal should also include a right-turn overlap for the northbound approach of Stonewater Boulevard.
 - At SR 96 @ Mack Hatcher, install an additional eastbound left on Hwy 96. The City will coordinate with TDOT and attempt to incorporate this into the current construction of the intersection.
 - Install a southbound left on Mack Hatcher at the Townsend Boulevard/Access A intersection. The City will coordinate with TDOT and attempt to incorporate this into the construction of the intersection.

Parks

General Issues

40. Parkland Impact Fee

kevinl@franklintn.gov

A parkland note must be added to one of the site data charts or in a clouded area.

ADD-

Parkland Note:

766 units x \$4,304=\$3,296,864

25% of the total shall be due at the final plat which includes the 2751 dwelling unit plus pro rated permit amount with in the plat for what units are being delivered in the first plat.

Parkland Impact fees are being requested through Parkland Impact Agreement.

The Parkland Impact Agreement has been received and is under review at this time 5-12-20.

Planning

General Issues

105. Provide detail

dianna.tomlin@franklintn.gov Applicant shall state the number of residential units shown on the plan presented.

NOTE:

PROPOSED ENTITLEMENT TOTALS ARE NOTING MAXIMUM BUILD-OUT POTENTIAL.
THE DEVELOPMENT PLAN BEING PROVIDED DOES NOT SHOW A FULL BUILD-OUT
OF THESE ENTITLEMENTS.

106. Advisory

dianna.tomlin@franklintn.gov Detached garages will be required to meet the applicable standards established in the zoning ordinance under which this project is reviewed. Details will be examined at Site Plan review.

Water/Sewer

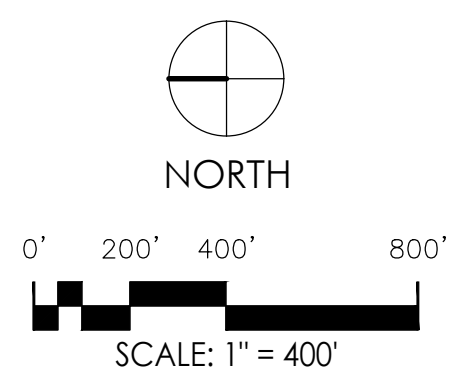
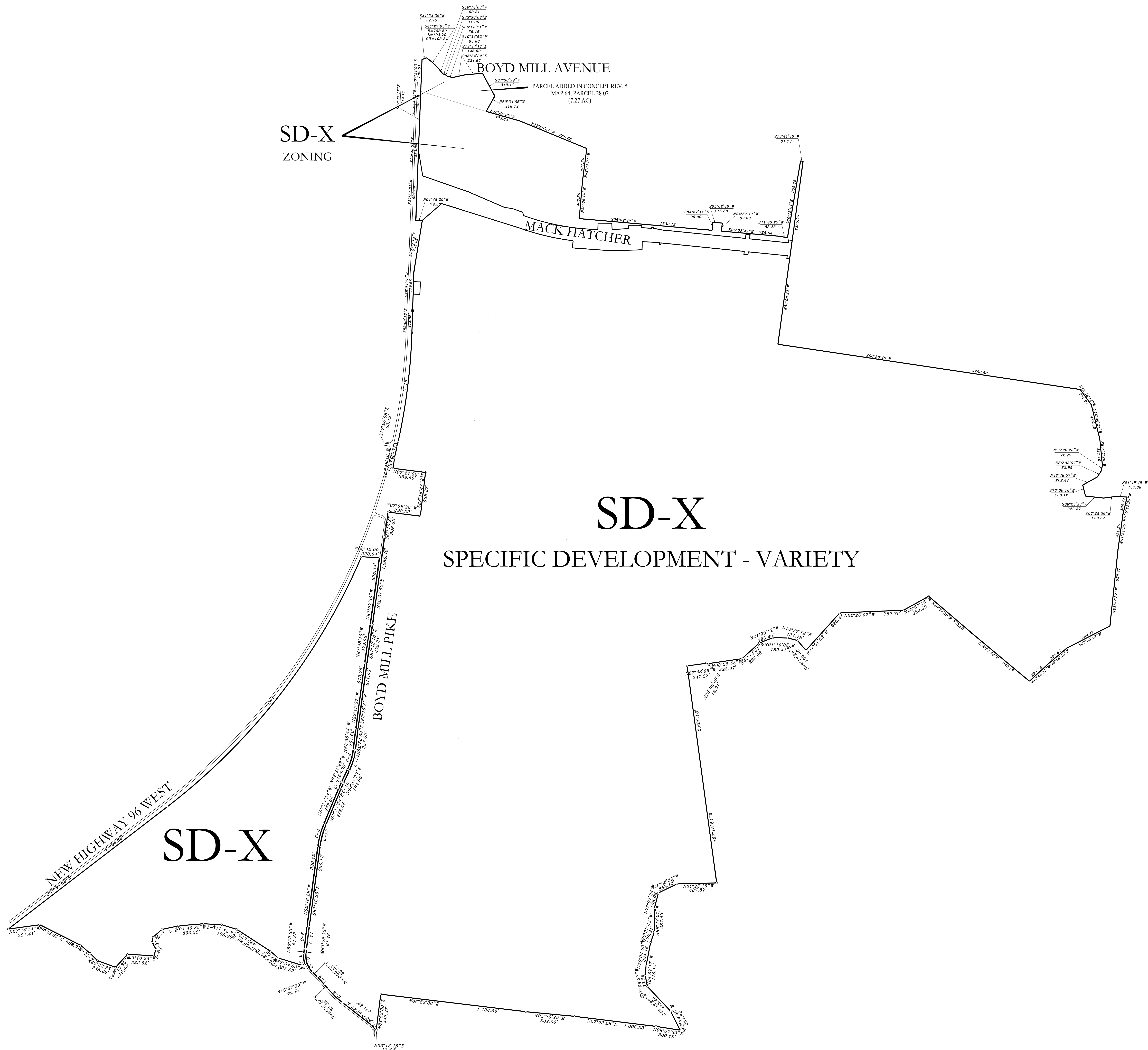
General Issues

49. Sanitary sewer

It is understood that the applicant is currently engaged in sanitary sewer analyses for Westhaven. The Water Management Department is aware of the progress of these studies and await the results.

The owner/developer should be advised that obtaining approval of this development plan revision before the studies are completed and before required infrastructure improvements are identified will require the owner/developer to accept full financial responsibility for the cost of any infrastructure upgrades identified by the sewer studies and agreed to by the City of Franklin.

After the development plan revision has been approved and after identification of sanitary sewer upgrades required, the owner/developer can make a request to the Board of Mayor and Aldermen for the city to participate in the cost of the upgrades, if Westhaven is not the sole contributor to the capacity issues. At such time, a resolution would have to be brought forth to the Board of Mayor and Aldermen requesting the city partner with Westhaven to some extent on the upgrades. Thus, approval of this development plan prior to completion of the sanitary sewer studies is at the risk of the owner/developer.



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SD-X ZONING DISTRICT
BOUNDARY PLAN

GENERAL

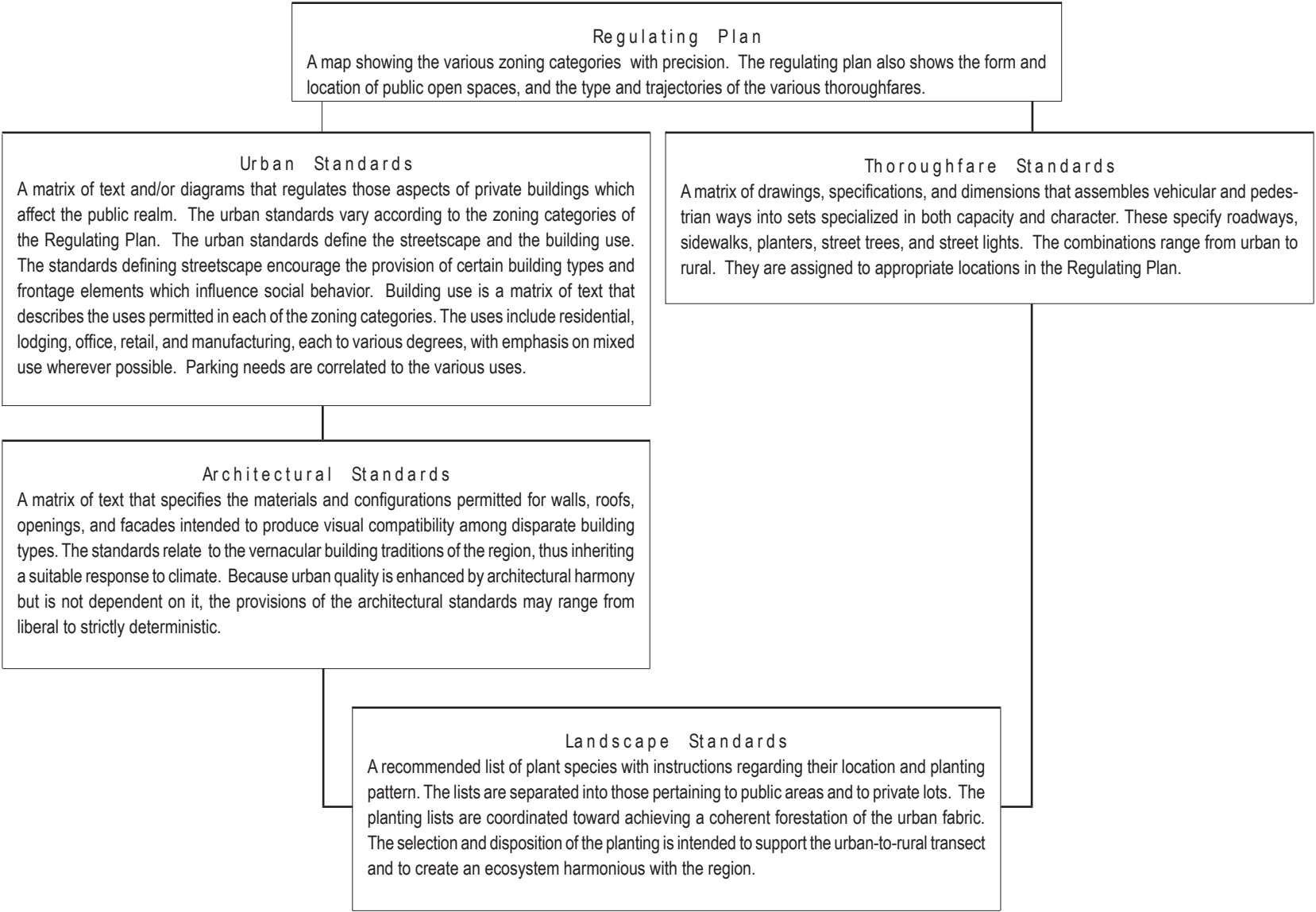
This Code is conceived and administered to guide the building of Westhaven within the municipality of Franklin. The Code assures that all new buildings are harmonious with each other and within the language of the traditional architecture of the state. The Code further assures that the community adheres to a neighborhood structure having the following characteristics:

- The neighborhoods are limited in size by a five-seven minute walking distance from edge to center.
- Residences, shops, workplaces, and civic buildings are included in close proximity.
- A variety of thoroughfares serve the needs of the pedestrian and the automobile equitably.
- Public open spaces in the form of squares and parks provide places for informal social activity and recreation.
- Building frontages in disciplined alignment define the public space.
- Civic buildings reinforce the identity of the community providing places for purposeful assembly.

The Code is legally binding by contract with the Zoning Ordinance for the City of Franklin as a condition of the purchase of land within the community. It is administered by Westhaven's Design Review Committee.

In matters of urban structure, the provisions of the Code shall take precedence over the Zoning Ordinance for the City of Franklin. In matters of health and safety, the Zoning Ordinance for the City of Franklin shall take precedence over the provisions of this Code.

The westhaven code *consists of five documents to be used in conjunction:*

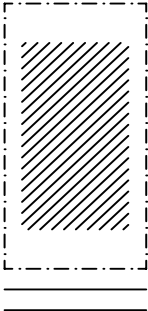
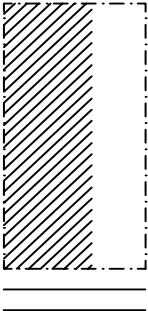
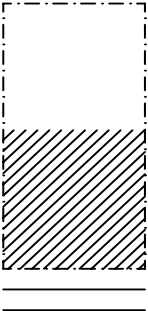
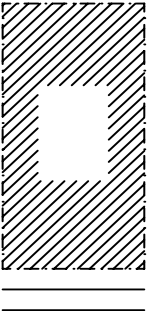


		VILLA	HOUSE	COTTAGE	SIDEYARD HOUSE	COURTYARD HOUSE	TOWNHOUSE	APARTMENT BUILDING	FLEXHOUSE	COMMERCIAL BUILDING
TRANSECT	T5									YES
	T4									
	T3									
T1 NONE: Except buildings for agriculture or recreational use.		• Villa: an edge yard residential building type. A single-family dwelling on a very large separate lot of rural character, often supplemented with an ancillary building. May include an accessory dwelling contiguous to the house or detached within an ancillary building. See p. 26. Syn.: Estate House Variant: Double House, Bed & Breakfast	• House: an edge yard residential building type. A single-family dwelling on a larger lot, possibly shared with an ancillary building to the rear yard. May include an accessory dwelling contiguous to the house or detached within an ancillary building. See p. 26. Variant: Double House, Duplex, Bed & Breakfast	• Cottage: an edge yard residential building type. A single-family dwelling, smaller than a house, on a separate lot or sharing a lot with other cottages as a court. May include an accessory dwelling contiguous to the house or detached within an ancillary building. See p. 26.	• Sideyard House: a sideyard residential building type. A single-family dwelling which occupies one side of the lot, with the primary yard to the other side. The yard can be quite private. The side yard on the street frontage causes this building type to appear freestanding. This type permits systematic climatic orientation. May include an accessory dwelling contiguous to the house or detached within an ancillary building. See p. 26. Variant: Double House, Duplex	• Courtyard House: a courtyard residential building type which surrounds one or more private yards. This is a most resilient type as it is able to shield the private open space from a public realm of great intensity. This type is common in hot climates, but its general attributes are useful everywhere. The security provided by the surrounded the yard is useful for crime-prone sectors. May include an accessory dwelling contiguous to the house or detached within an ancillary building. See p. 26. Variant: Double House	• Townhouse: a rear yard residential building type. A single family dwelling with common walls on the side lot lines, the facades reading as a continuous streetwall. Townhouses are the highest density type able to provide private yards and fee-simple ownership. A set of Townhouses creates yards with adequate privacy only when equipped with backbuildings, always served by alleys. May include an accessory dwelling contiguous to the house or detached within an ancillary building. See p. 26. Syn.: Rowhouse, Terrace House	• Apartment Building: a rear yard residential building type accommodating multiple dwellings disposed above and beside each other, sharing a common entry. Apartment buildings may be perimeter blocks, urban villas, and forecourt yard apartments, the latter two are usually compatible with houses.	• Flex Building: a rear yard, flexible commercial building type with dwellings above. Common walls are permitted on the side lot lines. Flexhouses may be located at mandatory retail frontages. They are usually confined to center and core zones, always served by alleys. Ground level space may have residential dwellings until conversion to a non-residential use. Syn.: Live-Work Unit, Corner Store, Shop-front. Variant: Loft Building, Inn/Hotel	• Commercial Office Building: a rear yard, flexible commercial building type. Common walls are permitted on the side lot lines. Commercial buildings are among the largest urban types as they must accommodate the floorplates of the modern workplace. They are usually confined to Center and Core Zones, and typically served by alleys. Syn.: Store, Restaurant, Flex Building, Office Building. Variant: Theater

APPLICABLE CITY ZONING DISTRICT

• **Type:** an artifact intended for a specific use, having become a carrier of meaning through familiarity. A type is defined by certain constants; with buildings, these are three: function, disposition, and configuration. These constants result in a predictable socioeconomic performance. For example, a townhouse provides a relatively affordable dwelling place while creating urban character.

Building types are most easily defined by their various relationships to their lots, expressed as the residual yard. There are four general categories of building types: Edge Yard, Side Yard, Rear Yard, and Court Yard. These types are able to accommodate all the common residential and commercial programs. The specialized category is expected to accommodate exceptional types in Districts.

R U R A L I I I I I I I I I I T R A N S E C T I I I I I I I I I I U R B A N				
T1 RURAL				
T3 SUBURBAN				
T4 GENERAL URBAN				
	T5 URBAN CENTER			
				TSD SPECIAL DISTRICT
				
• Edge Yard: a building that occupies the center of its lot with setbacks on all sides. It is the least urban of types; the front yard sets it back from the frontage, while the open side yard weakens the spatial definition of the enfronting space. It is usually assigned to Suburban and Rural Zones. The front yard is intended to be semi-public and visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well-placed ancillary building.	• Side Yard: a building that occupies one side of the lot with the primary open space to the other side. The visual opening of the side yard on the street frontage causes this building type to appear freestanding, so that it may be interspersed with edge yard buildings in General Zones. The shallow front setback, when completed by a streetwall coplanar with the facade also permits its use in Center Zones. The side yard can be quite private. <i>Syn.: zero lot line</i>	• Rear Yard: a building that occupies the full frontage of its lot, eliminating most side yards and leaving the rear portion as a large yard. This is a very urban type appropriate for Center and Core Zones. The building facade steadily defines the edge of the public space while the rear elevation may be articulated for functional purposes. In its residential form, this type is represented by the townhouse with a backbuilding and outbuilding creating a private yard. In its commercial form, the rear yard accommodates substantial parking.	• Court Yard: a building that occupies the boundaries of its lot while internally defining one or more private patios. This is the most urban of types as it is able to shield the private realm from all sides. This type is common in hot climates, but is useful everywhere. Because of its ability to accommodate incompatible activities in close proximity, it is recommended for workshops, lodging, and schools. The high security provided by the boundary definition is useful for crime-prone urban cores.	• Specialized: this building is one not subject to typological categorization. Buildings dedicated to manufacturing and transportation, such as factories or airports, are often distorted by the trajectories of machines. Civic buildings, which must express the aspirations of institutions may also be exempt from the discipline of type. Certain communal residential types, such as hospitals and co-housing, may evolve unprecedented types. Such specialized buildings, where not envisioned by code may be permitted by exception in special districts.

BUILDING TYPE	
◀ R U R A L	

EXCLUSIVELY RESIDENTIAL BUILDINGS

- **Apartment House:** multiple-unit building with apartments vertically arranged and with parking located behind or below the building. Units may be for rental or for sale in condominium or cooperative ownership. Target market: a mix of singles, couples, compact families, empty-nesters and retirees.

Variant: **lobby apartment building:** units enter off “stair lobby,” with two to four units per floor (four to five units per building). *Syn.:* **Mansion Apartment Building.**

Variant: corridor apartment building: units enter off double-loaded corridor, with six or more units per floor. Syn.: **Courtyard Apartment Building.**

Variant: double decker: two-unit buildings with one unit located directly above the other. Units may be one of the following: one unit owner-occupied, second unit rental; both units rental; both units condominium ownership. Target market: multi-generational families, first-time buyers. **Syn.: Flat Over Flat, Two-Flat, Flat Over Townhouse, Terrace Townhouse.**

- **Townhouse:** buildings with two-or-more-units, located side by side, with or without an ancillary building, either as a detached ancillary building or an attached backbuilding to the rear. The ancillary buildings can be used as garages, accessory dwellings, or garages with accessory dwellings on the second story. Units may be for rent or for sale, either fee simple or condominium/cooperative ownership. target market: singles, couples, compact families, empty-nesters and retirees. *Syn.: Rowhouse*
- **Duplex:** two or three units sharing a lot, each with its yard. At corner locations, each duplex can have its own entry frontage. Owner-occupied investment potential. Target market: singles, couples, compact families, empty-nesters and retirees, multi-generational households. *Syn.: Double/Triple, Twin/Triplet, Mother/Daughter.*
- **Greenfronting Townhouse:** three or more units, on small lots, with the addition of a shared enfronting square, green, or close. A variant to the open space is a shared area within the inner block, usually a playground in condominium ownership. Target market: singles, couples, compact families, empty-nesters and retirees.
- **Co-housing:** 12 to 24 units on small lots. Townhouses or apartment configuration with the addition of shared common areas, ranging from open space and play areas to community

kitchen and dining room in condominium ownership. Target market: singles, couples, compact families, empty-nesters and retirees, multi-generational households.

- **Detached House:** a freestanding building, with or without an ancillary building, that may be a detached ancillary building or an attached backbuilding to the rear. The ancillary buildings can be used as garages, ancillary rental units, or garages with apartments on the second story. Detached houses are typically for sale, usually fee simple, occasionally condominium/cooperative ownership, infrequently rental. Target market: mostly families, some empty-nesters and retirees.
 - **Bungalow Court:** several small detached houses, each with its own yard, located in depth from the street in clusters of four to eight along a close. The houses share a common walkway and sometimes also a common parking pad in condominium ownership. Target market: compact families, empty-nesters and retirees.
 - **Walking Court:** several detached houses, each with its own rear yard, fronting a pocket park in condominium ownership. Target market: families, empty-nesters and retirees.
-
- **Inn:** a small hostelry containing less than 10 rooms. The inn is not required to have restaurants or other costly services as the rest of the neighborhood would provide them in seamless proximity.

PRIMARILY RESIDENTIAL BUILDINGS

- **Flex Apartment House:** multiple-unit buildings with the first story available as commercial space, either leased independently or in conjunction with the apartments above (via internal stairs). Units may be for rent or for sale in condominium or cooperative ownership. Target market: younger singles and couples; some empty-nesters and retirees.

- **Loft Building:** multiple-unit buildings with units available for either residential or commercial use. The ceilings must be high to permit a greater distance from windows required in commercial units. Units may be for rent or for sale in condominium or cooperative ownership. Target market: younger singles and couples.

- **Flex Townhouse:** townhouse with the first story available as a commercial space, either independently leased or in conjunction with the residential unit above. The rear alley or parking lot accommodates the additional parking requirement. *Syn.: Live-Work Unit.* Target market: younger singles and couples, compact families.

- **Flex House:** single-family house or townhouse with the front of the building available as a commercial space or as an ancillary rental unit. The rear alley accommodates the additional parking requirement. Target market: singles, couples, families. *Syn.: Live-Work Unit.*

- **Hotel:** a building containing between 30 and 80 rooms. A hotel may provide restaurants or other services.

PRIMARILY NON-RESIDENTIAL BUILDINGS

- **Mansion:** a building similar in appearance to a large single-family detached house, regulated in form but flexible in use. The building is able to accommodate a wide variety of uses, including apartments for rent or sale, single-room occupancy (boarding house), bed and breakfast inn, small professional offices, ground-floor retail or restaurant. Units may be for rent or sale, condominium/cooperative ownership. Target market: singles, couples, empty-nesters and retirees.
Syn.: Manor, Urban Villa

- **Neighborhood Store:** the equivalent of the local convenience store except that most of the parking is located to the **side or** rear of the building and a residential unit can be located above. The neighborhood store **can be** the principal amenity of a TND, the equivalent of the clubhouse in a suburban development. *Syn.:* **Corner Store**

- **Main Street Shops:** the equivalent of the ULI convenience center, providing for the sale of personal services (dry cleaning, barber shop, shoe repair) and convenience goods (food, drugs and sundries). Main street shops are not anchored by a supermarket but by other type of personal/convenience retail such as a minimarket. Typical gross leasable area is approximately 20,000 square feet.

- **Town Center Shops:** the equivalent of the ULI neighborhood center, providing for the sale of convenience goods, personal services, and eating establishments, for the day-to-day needs of the immediate neighborhoods. The supermarket is the principal tenant. Typical gross leasable area is approximately 30,000 to 100,000 square feet.

- **Shopping District:** the equivalent of the ULI regional center, providing general merchandise (apparel, books, home furnishings), a range of services, recreational facilities (such as a multiplex cinema) as well as restaurants. The Shopping District can be anchored by one or two full-line department stores of not less than 75,000 square feet, although cinemas or smaller national retailers can be anchors as well. Typical gross leasable area range from 300,000 to 850,000 square feet.

- **Office Building:** building for use in the provision of services exclusive of manufacturing. An office building should enfront a mixed-use thoroughfare rather than lie within a specialized office park. Parking is relegated to the rear of the building. The office building should be seamlessly connected to other, supportive, building types.

- **Gas/Fuel Station:** the equivalent of a local convenience store that also provides fuel services. Parking and gas pumps with a canopy can be located to the side or rear of the building. Additional landscaping may be provided to help screen any parking, loading, or pump service areas from the street.

- **Flex Warehouse:** a small-scale storage building available for manufacturing. Offices within the building should enfront the street. Loading is accomplished behind the building.

Source: Zimmerman/Volk Associates

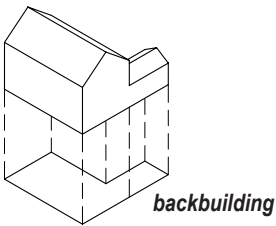
- **Boarding House:** a residential building not larger than a house having one or several bedrooms available for long-term letting. Cooking facilities are communal.
- **Inn:** a residential building compatible in scale with a single-family house having one or several bedrooms available for short-term letting. Cooking facilities are communal.
- **Hostel:** a residential building larger than a house which may accommodate the following programs: single-room occupancy, commune, hospice, managed care, group home, and transitional housing. Hostels, when introduced to the neighborhood structure, should be subject to binding agreements and periodic inspections.
- **Hotel:** a large residential building having bedrooms and common rooms available for short term letting.

- **Warehouse:** a commercial building type being primarily a single-story loft likely to be used for manufacturing or storage. Rear and side yards, if provided, must be masked by landscaping, decorative fencing or walls. Warehouses may be located at the Center Zones or segregated to districts, depending on the extent of noxious emanations. Warehouses are always served by alleys which must be especially wide to accommodate trailer trucks. *Syn.:* **workshop, industrial building, flex building**
- **Parking Deck:** a specialized building type dedicated to accommodate parking in quantity by vertical stacking. Parking decks are usually only required at Core Zones. This building type may be destructive to pedestrian quality and should therefore be assigned to the B streets in a tartan grid, masked by liner buildings, or provided with retail frontage at the ground level. *Syn.:* **parking garage, parking structure, structured parking, parking ramp**

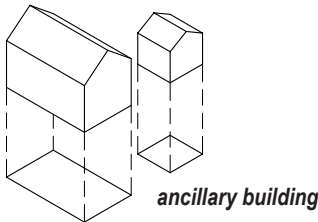
- **Co-housing:** a model of community which directly associates a limited number of dwellings with certain jointly owned communal facilities, including a dining room. A co-housing site plan usually creates a pedestrian campus independent of frontages. Parking is not located building side in order to encourage social interaction by pedestrian trajectory.
- **Studio:** the smallest type of apartment, one that does not have a separate bedroom. *Syn.:* **Efficiency**
- **Loft:** a high-ceilinged and well-lit dwelling with few partitions reaching the ceiling. A loft building increases ceiling height as a trade-off for increasing depth. Such buildings would otherwise be unsuitable for residential use.
- **Apartment:** A dwelling not coinciding with its own lot but sharing a building with other dwellings.
- **Expandable Housing:** a dwelling which is capable of evolving in size in response to need. An expandable building must be constructed of normative material which is perennially available (in open stock), and the configuration must be sufficiently simple to be able to receive additions. Many modernist style buildings are too specialized in material form and detail to easily support change. To this end, architectural regulations should require normative material. *Syn.:* **Grow House**
See: Back Building *Source: Stuart Brandt*

- **Clubhouse:** premises dedicated to the activities and purposes of private, not-for-profit communal organizations. Clubhouses qualify for locations on public and civic tracts.
- **Meeting Hall:** premises, usually located at the Center Zone, designed for common assembly. A meeting hall should contain at least one room having an area of 4 sq ft per each dwelling of the neighborhood it serves. This building may be temporarily used as the sales and administrative offices of a development during the construction phase. Provision of a meeting hall is a requirement of a TND Ordinance. *See: community council*

- **Main Building:** the principal building on a lot, disposed to provide the facade on the frontage, in distinction to the back building and the outbuilding which are ancillary in use and form and usually to the rear of the lot. *Syn.:* **Principal Building**
- **Backbuilding:** an ancillary segment of building extending from a principal building into a rear yard. A properly designed backbuilding is disposed to increase the privacy of the backyard by masking neighboring buildings. It is ideally one story to avoid blocking sunlight to the yard. A back building may connect the principal building to an outbuilding.



- **Ancillary Building:** a secondary building associated with a principal building by ownership and shared lot. An outbuilding may be rented for residential use but not sold separately. It is usually disposed adjacent to the rear lot line, and it is subject to specific limits of size and use to prevent overloading of the infrastructure. Typical limits are two stories with a maximum lot coverage of 650 sq ft (which is the footprint of two or three cars within a garage below). *Syn.:* **Accessory Building, Out Building, Backyard Cottage, Detached Garage,**



- **Accessory Dwelling:** a secondary residential unit that with a principal one, shares ownership, site and utilities. An ancillary dwelling can be within the principal building or within an ancillary building, usually above a garage. Ancillary units are of great social benefit as they are usually both affordable and interspersed with market-rate units. Conventional suburban practice forbids ancillary dwelling, categorically fearing an overload of parking, traffic and consumption of sewage capacity. Legitimate concern should arise if the ancillary dwelling is developed as a full multi-bedroom unit, creating the equivalent of a duplex. This risk can be eliminated by controlling the size of the unit to no more than 450 sq. ft. so that it can house a single person or a couple but not a larger family. Accessory dwellings within ancillary buildings may be allowed to have 220 volt electrical service with the approval of the Westhaven Design Review Committee. *Syn.:* **Ancillary Apartment, Garage Apartment, Granny Flat, Guest House**

- **Building:** a man-made structure, fixed in place, with the potential of human entrance and inhabitation. Buildings, not thoroughfares, are the primary element of town planning. Buildings are subject to variations in function, disposition, and configuration.
- **Function, Disposition & Configuration:** the primary determinants of building typology, contributing the variants necessary to create a neighborhood.
 1. **Function:** the possible uses permitted within a building and its lot. Codes sometimes specify restrictions to the entry level or the ancillary building.
 2. **Disposition:** the placement of a building on its lot. Placement is determined by dimensional setback or build-to requirements measured from the lot boundary lines.
 3. **Configuration:** the three-dimensional form of a building, including its tectonic language. Configuration includes the form and materials of roofs, walls, openings, and other elements.
- **Typology:** the process of creation, selection and transformation of type as follows:
 1. **Archetype:** the platonic ideal, *e.g. the generic urban dwelling providing a habitable private realm while defining public realm.*
 2. **Prototype:** the first example to be created or perfected, *e.g. the 18th century London terrace house with a rear mews.*
 3. **Type:** the prototype appropriated and transformed through a process of emulation, *e.g. the Philadelphia rowhouse enfronting a mixed-use street, with a walled yard and an alley to the rear.*
 4. **Stereotype:** the misuse or misunderstanding of a type, which thereby undermines its function and meaning, *e.g. the suburban townhome with its front on a parking lot and an open lawn at the rear.*
- **Emulation:** the process of design by which a model or prototype is identified, modified, and utilized. The process assures performance similar to that of the model. Although vulnerable to the selection of an unsuitable model, the process of emulation is always more dependable than the process of invention.
- **Pastiche:** a creative work made up of selections from various prior works (*Webster's*). A descriptive term, considered pejorative, commonly applied to the New Urbanism.

• **School:** a civic building, dedicated to formal, ongoing education. For the purposes of town planning, schools come in four broad categories. Each has a specific place within the neighborhood structure.

1. Child Care Center: premises that serve for the daytime care of children below school age. Child care centers may be located anywhere within the neighborhood structure so long as the heavy drop-off requirements are accommodated. The associated play yards may be placed at center block locations, away from traffic.

2. Primary School: serves young children and contributes important meeting facilities to the neighborhood. Primary schools should be seamlessly integrated with the neighborhood structure as they serve a segment that does not drive. The influential educator John Dewey placed such schools at the very center of the social cohesion of a community, and Henry Wright’s diagram of the Neighborhood Unit places an elementary school at the physical center of the neighborhood. Contemporary market research (*American Lives*) rates the elementary school as the most desirable of amenities, not only for children but for the general utility of its larger rooms and sports fields. It is therefore important that a civic site be reserved for a private or public elementary school. However, contrary to the recommendation of the neighborhood unit, this site should not be at the center but at the edge. There are two reasons for this. One is that current playing fields are large enough to impede pedestrian continuity to

the neighborhood center from the areas beyond, which are in their shadow. Another is that the population within a single neighborhood tends to age as a cohort, creating a variable need for classrooms. A school at the edge, shared by several neighborhoods, will tend to even out the generational needs.

3. High School: serves teenagers, a demographic segment with social behavior patterns considered by some to be noxious. Proximity to a high school tends to degrade the value of housing. This, with high parking requirements, justifies the segregation of high schools from the neighborhood structure.

4. College: serves older students, a segment considered to have acceptable patterns of social behavior. Colleges, therefore, need not be segregated from the neighborhood structure. There are two models. One intersperses college facilities among neighborhood buildings, sharing the thoroughfare system. Another places college buildings within a separate campus, which may be as specialized as a district but seamlessly attached to a neighborhood, as a college is always an important cultural and economic asset to a community.

See: **campus**

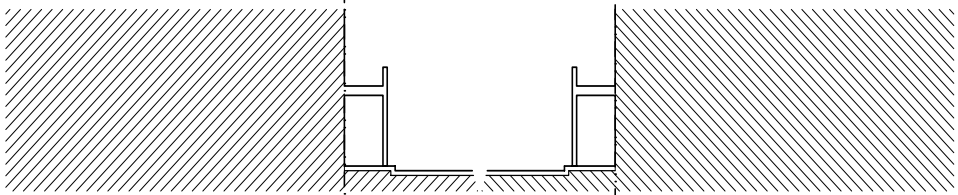
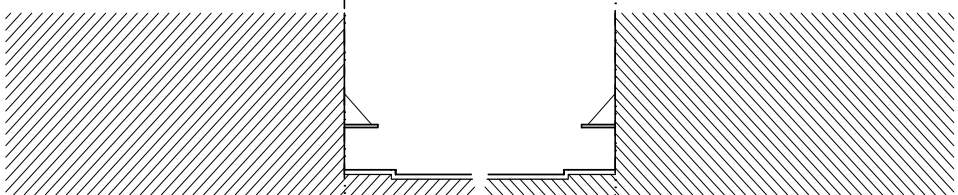
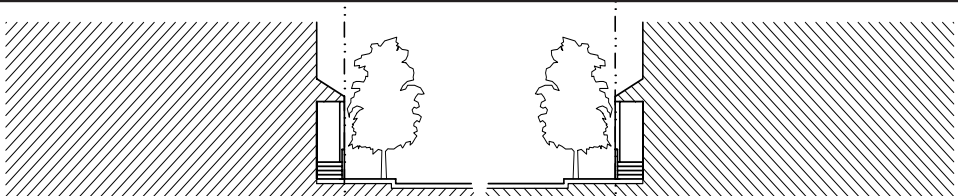
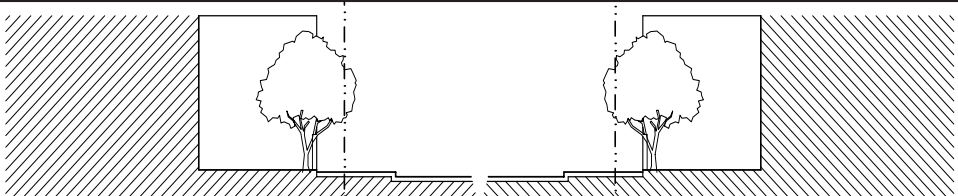
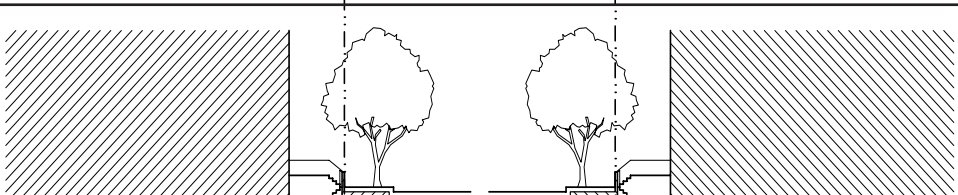
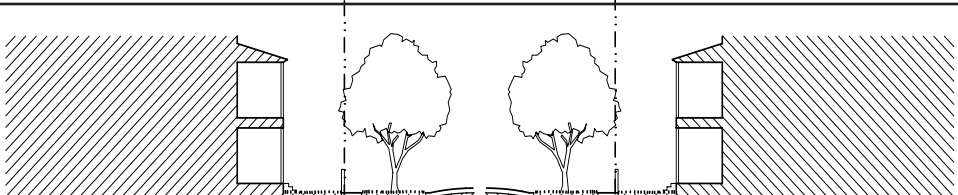
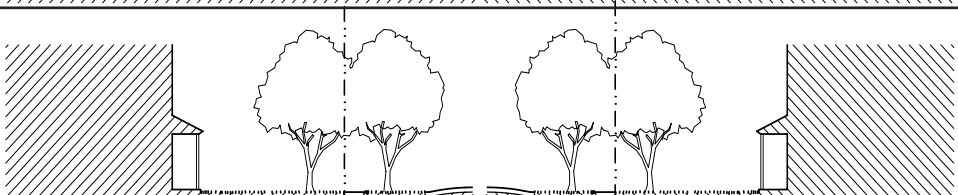
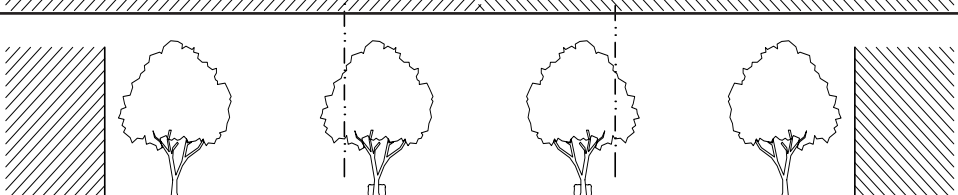
- **Ambulatory:** a courtyard defined by an arcade along its edges. An ambulatory, unlike a courtyard or a patio may be independent of a building. An ambulatory defines an exterior room able to shield an open space from a noxious environment.
- **Peristyle:** a colonnade that rings a patio or courtyard. While it is not necessary to have colonnades on all sides of a patio, their total absence will doom a patio. To neglect the porosity of at least one of its defining edges seems to be necessary to habitability; this is particularly true when the dimensions are small.

- **Belvedere:** an elevated structure intended to provide a long-distance view. A belvedere may be a pavilion within an open space or a portion of a building. Codes enabling belvederes will give access to a view (such as a waterfront) to buildings behind the front echelon. A belvedere can add substantial value to the full depth of a community. *Source: Italian “beautiful to see.”*
- **Pavilion:** a civic building type of undefined use. A pavilion is usually an open-sided, roofed structure, freestanding within an open space. *Syn.: Gazebo*
- **Kiosk:** a small enclosable, movable building available for small-scale retail. A kiosk, being inexpensive, is an excellent business incubator. It is useful for periodic events such as festivals, as well as a remedial device to enliven a public place.
- **Pergola:** a linear pavilion with the roof as an open trellis supporting climbing plants. Pergolas are one of the most economical of the ornamental civic buildings.
- **Gateway:** an urban element which marks the entrance or the threshold of a sector or a district; one of the elements useful to orientation within the urban fabric. Gateways are misused in CSD practice to segregate housing by market segment. They are rare in TND practice which values centers over edges. *Source: Kevin Lynch*

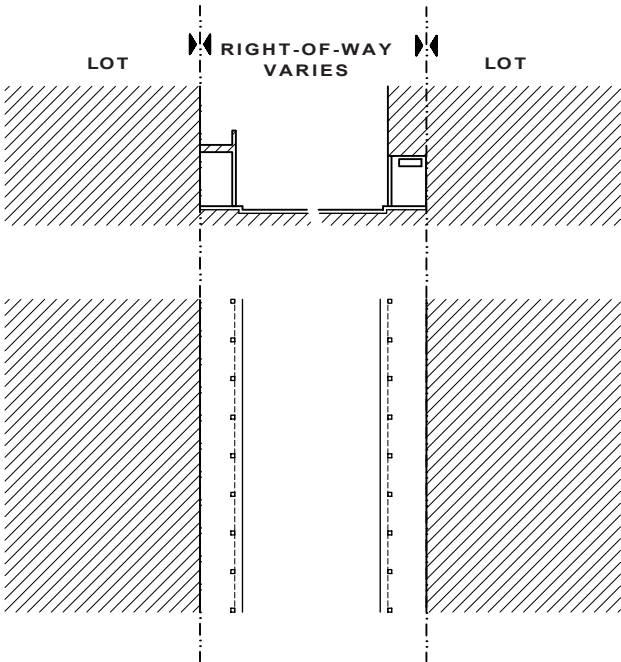
- **Single House:** a sideyard residential building type. A single family dwelling with one wall on the directly side lot line. A single house creates a larger and more private side yard than does a detached house. *Syn.: Zero Lot Line House, Sideyard House*
- **Double House:** a sideyard multiple residential type. A pair of dwellings are attached side by side to create a building which reads like a house. This type shares a common wall on a side lot line. Each dwelling is the equivalent of a sideyard house. A row of double houses combines sideyards visually larger than those of single houses.
- **Duplex:** an edgeyard multiple residential type. A pair of dwellings, side by side or one above the other to create a building which reads like a house. This type is particularly suitable to corner lots, where one entrance may face the frontage and another the flankage, thus assigning to each dwelling a private front yard.
- **Triple-Decker:** an edgeyard multiple residential building type. A small apartment building of three dwellings stacked one above the other, creating a building which reads like a house. Three stories is the maximum acceptable height for a walk-up apartment building in North America. *Syn.: Triplex*
- **Courtyard Building:** a courtyard building type with the potential of common walls on all the lot lines and the yard at the center. Patio buildings provide yards (courtyards) of utmost privacy as building or high walls surround all sides. The courtyard efficiently consolidates all the yards which are distributed along the periphery in house and cottage types. Patio buildings are intrinsically more securable than other types and are therefore recommended for urban reserlement. *Syn.: patio building*

• **Frontage:** the privately held layer between the facade of a building and the lot line. The variables of frontage are the dimensional depth of the front yard and the combination of architectural elements such as fences, stoops, porches, and colonnades. See: **streetscape**

The combination of the private frontage, the public streetscape and the types of thoroughfare defines the character of the majority of the public realm. The combination of elements constitutes the layer between the private realm of buildings. It ranges in character from urban to rural as a function of the composition of their elements. These elements influence social behavior.

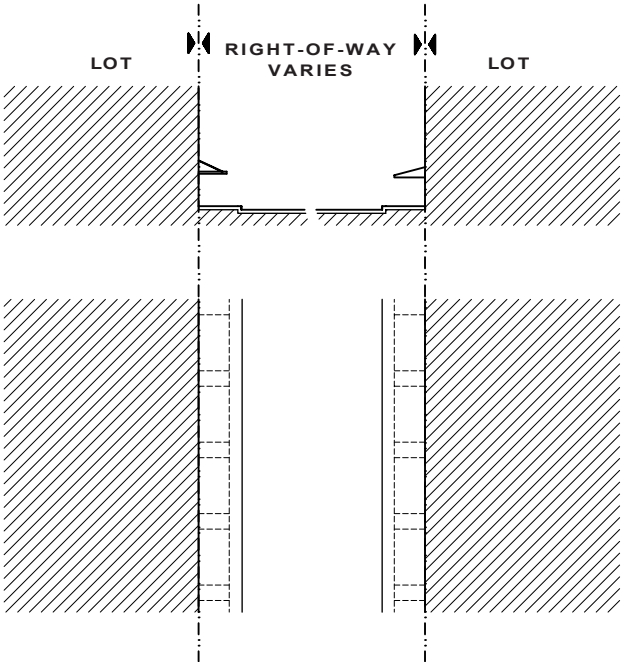
• Gallery & Arcade: a facade of a building or an attached colonnade. The building overlaps the sidewalk above while the ground story remains set back at the lot line. This type is indicated for retail use, but only when the sidewalk is fully absorbed within the arcade so that a pedestrian cannot bypass it. An easement for private use of the right-of-way is usually required. To be useful, the arcade should be no less than 12 ft wide.		T6 URBAN CORE					
• Shopfront & Awning: a facade is aligned close to the frontage line with the entrance at sidewalk grade. This type is conventional for retail frontage. It is commonly equipped with cantilevered shed roof or an awning. The absence of a raised ground story precludes residential use on the ground floor, although this use is appropriate above.		T5 URBAN CENTER					
• Stoop: a facade is aligned close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows. This type is suitable for ground-floor residential uses at short setbacks with rowhouses and apartment buildings.		T4 GENERAL URBAN					
• Forecourt: a facade is aligned close to the frontage line with a portion of it set back. The forecourt created is suitable for gardens, vehicular drop offs, and utility off loading. This type should be used sparingly and in conjunction with the two frontage types above, as a continuous excessive setback is boring and unsafe for pedestrians. Trees within the forecourts should be placed to have their canopies overhanging the sidewalks.							
• Dooryard & Light Court: a facade is set back from the frontage line with an elevated garden or terrace, or a sunken light court. This type can effectively buffer residential quarters from the sidewalk, while removing the private yard from public encroachment.							
• Porch & Fence: a facade is set back from the frontage line with an encroaching porch appended. The porch should be within a conversational distance of the sidewalk, while a fence at the frontage line maintains the demarcation of the yard.		T3 SUB-URBAN					
• Common Lawn: a facade set back substantially from the frontage line. The front yard thus created should be visually continuous with adjacent yards. The ideal is to simulate buildings sitting in a common rural landscape. A front porch is not warranted, as social interaction from the enfronting thoroughfare is unlikely at such a distance. Common Lawns are suitable frontages for higher speed thoroughfares, as the large setback provides a buffer from the traffic.		T1-T2 RURAL					
• Slip Lane: a facade no more than 80 ft from the right-of-way. Parking is placed within the first layer. Private sidewalks are provided between the public sidewalk and the building entrances. The parking and private sidewalk system are landscaped to provide shade and shelter and a streetwall buffer.							D DISTRICT

Gallery & Arcade



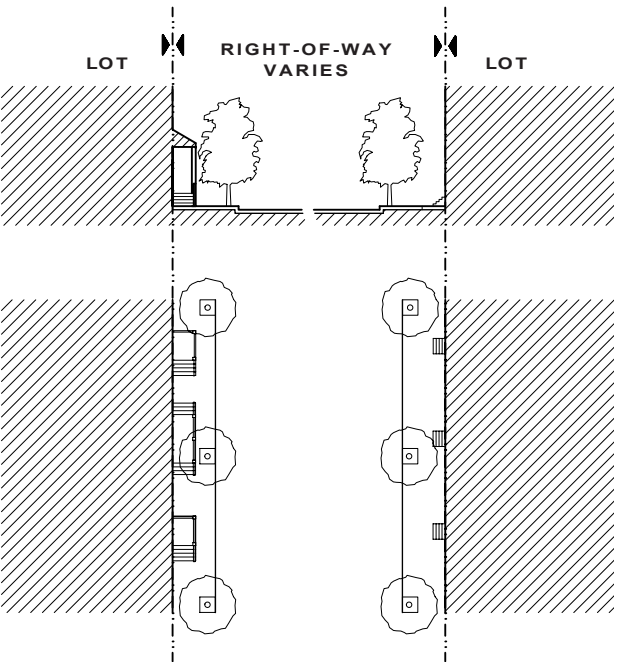
A facade of a building or an attached colonnade. The building overlaps the sidewalk above while the ground story remains set back at the lot line. This type is indicated for retail use, but only when the sidewalk is fully absorbed within the arcade so that a pedestrian cannot bypass it. An easement for private use of the right-of-way is usually required.

Shopfront & Awning



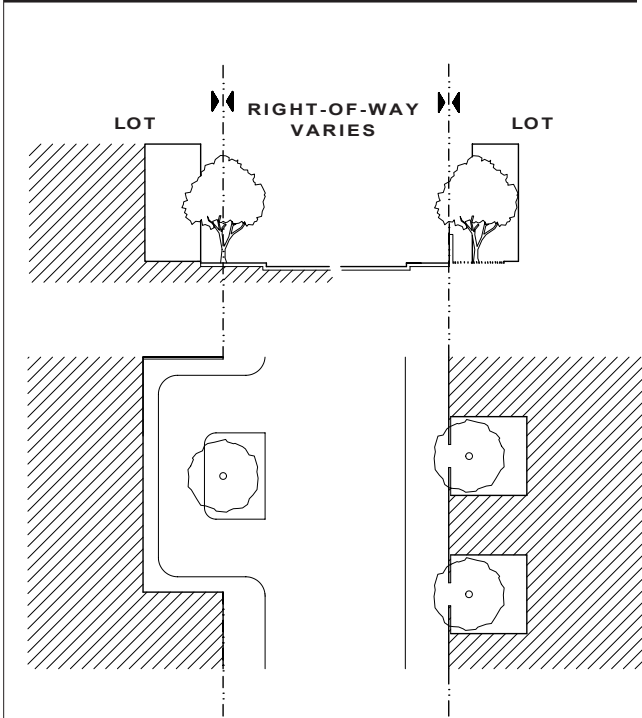
A facade is aligned close to the frontage line with the entrance at sidewalk grade. This type is conventional for retail frontage. It is commonly equipped with cantilevered shed roof or an awning. The absence of a raised ground story precludes residential use on the ground floor, although this use is appropriate above.

Stoop



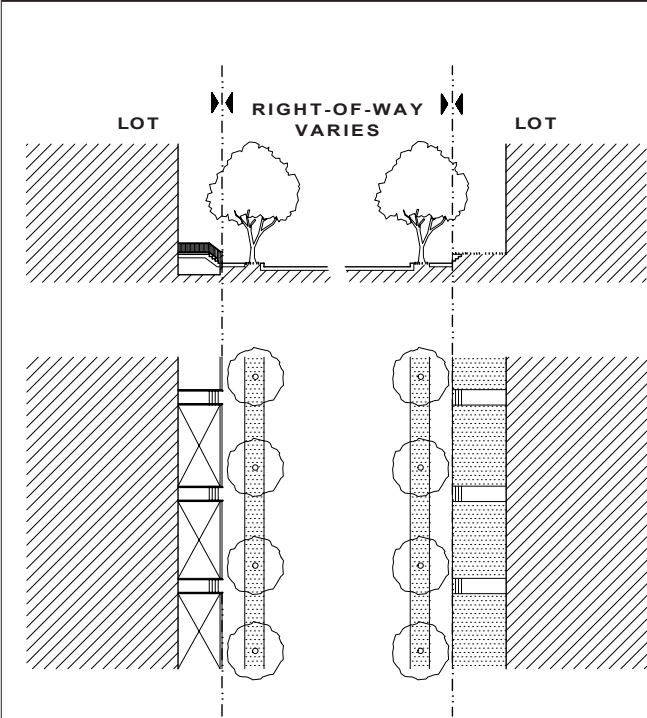
A facade is aligned close to the frontage line with the ground story elevated from the sidewalk securing privacy for the windows. This type is suitable for ground floor residential uses at short setbacks with rowhouses and apartment buildings. An easement may be necessary to accommodate the encroaching stoop. This type may be interspersed with the Shopfront.

Forecourt



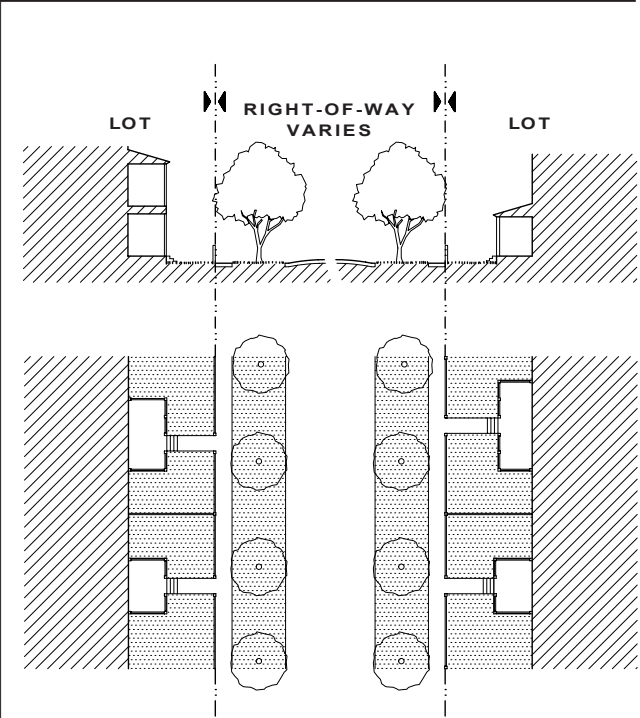
A facade is aligned close to the frontage line and a portion of it is set back. The forecourt thus created is suitable for gardens, vehicular drop-offs, and utility off-loading. This type should be used sparingly and in conjunction with the two frontage types above, as a continuous excessive setback is boring and unsafe for pedestrians. Trees within the forecourts should be placed to have their canopies overhanging the sidewalks.

Dooryard & Light Court



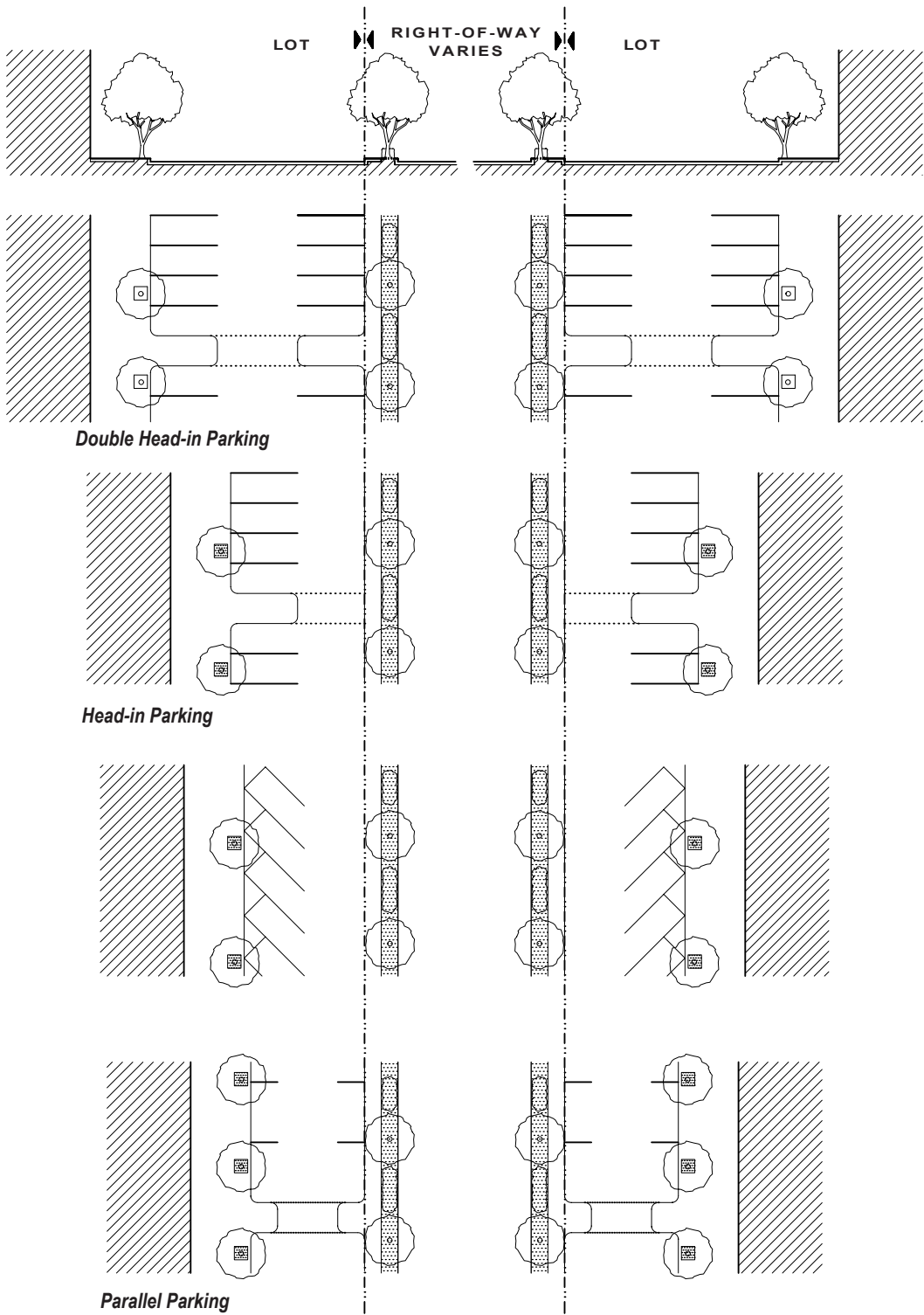
A facade is set back from the frontage line with an elevated garden or terrace, or a sunken light court, in between. This type can effectively buffer residential quarters from the sidewalk, while removing the private yard from public encroachment. Terrace suitable for restaurants and cafes as the eye level of the sitter is level with that of the passerby standing. The light court can give light and access to a basement.

Porch & Fence



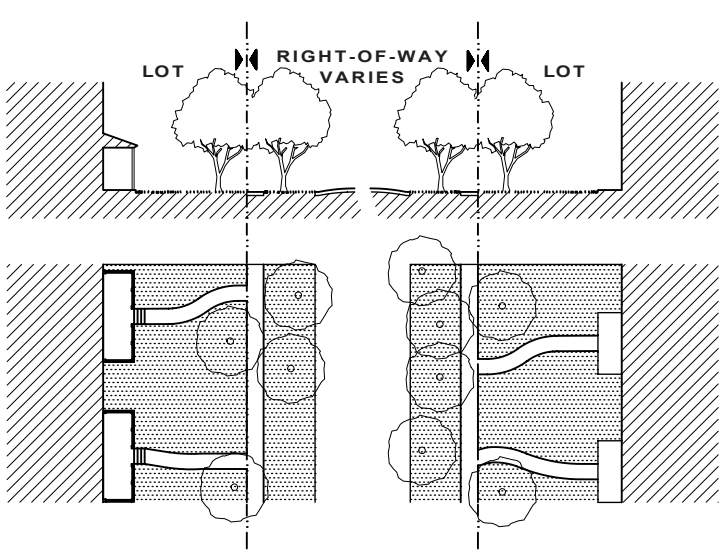
A facade is set back from the frontage line with an encroaching porch appended. The porch should be within a conversational distance of the sidewalk while a fence at the frontage line maintains the demarcation of the yard. There is a great variety of porches.

Slip Lane



A facade no more than 80 ft from the right-of-way. Parking is placed within the first layer. Private sidewalks are provided between the public sidewalk and the building entrances, and between connecting buildings. The parking and private sidewalk system are landscaped to provide shade and shelter and a streetwall buffer. Appropriate transit stops could be provided (if applicable) along the frontages, directly linked to the private sidewalk system.

Common Lawns



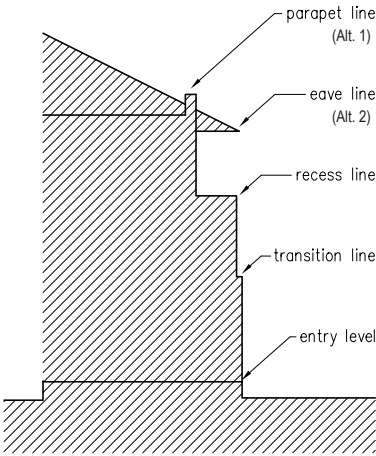
A facade set back substantially from the frontage line. The front yard thus created should be visually continuous with adjacent yards. The ideal is to simulate buildings sitting in a common rural landscape. A front porch is not warranted, as social interaction from the enfronting thoroughfare is unlikely at such a distance. Common Lawns are suitable frontages for higher speed thoroughfares, as the large setback provides a buffer from the traffic.

- **Frontage:** that layer of a lot between the *facade* and the *lot line* that enfronts a public open space or a thoroughfare. Those elements of building and landscape which are within a *frontage* are held to a specific standard by the Urban Code.. The variables of private *frontage* are the dimensional depth of the *setback* and the combination of architectural elements such as fences, stoops, porches, and galleries. These elements influence social behavior in the public realm. Syn.: Front Facade Zone Source: UDA
- **Frontage Width:** the measure of the lot line that coincides with the right-of-way of a thoroughfare. In a corner condition, the frontage width is measured at the more important of the two thoroughfares. Urban Regulations specify a minimum percentage of frontage width which must be built upon by a façade or streetwall. This device controls the degree of spatial definition of a thoroughfare. The percentage increases towards the more urban end of the transect.
- **Retail Frontage:** certain frontage lines designated for mandatory retail on the regulating plan. These facades are subject to special adaptation for retail use at the ground story.
- **Arcade Frontage:** certain frontage lines designated for mandatory arcade on the ground story. The arcade width is measured as a percentage of the lot width. The depth is measured back from the building facade. The height is measured from the sidewalk to the ceiling of the arcade.
- **Pedestrian Frontage:** the experience of the pedestrian as determined by the buildings alongside. Pedestrians respond in a variety of ways to the experience of passing by specific ground-floor frontages. The most likely to please pedestrians are storefronts, followed by porches, fenestrated walls, and deep landscaped yards. All of these are appropriate and should be enabled by code. The frontages most repellent to pedestrians are, in order of bad to worse: garage doors, blank walls, open parking lots, unbuffered parking structures, under-building parking, and open service areas. These should be minimized by code or relegated to B-streets. See: **tertan grid, triage**

- **Alignment:** the condition of building facades cooperating to define open space in much the same way as walls define a room. An excessive number of appendages such as porches, balconies, bay windows, and loggias may obliterate the primary surface of the facade, destroying the alignment.
- **Setback:** the mandatory minimum or maximum distance between a frontage line and a facade, or the distance between a lot line and an elevation. Open porches, balconies, overhangs, and ramps are usually exempt from the setback requirements.
- **Build-To-Line:** a line appearing graphically on the regulating plan or stated as a setback dimension, along which a facade must be placed, usually a designated minimum of the lot width. A build-to-line is a more precise tool than a setback or a frontage line as it permits the definition of variable setback for courts, chaffers, etc.
- **Front Setback:** the distance between a frontage line and a facade. This distance is given as a minimum or as a requirement (a build-to line). Open porches, balconies, stoops, chimneys, and bay windows are permitted to encroach into the front setback.
- **Side Setback:** the distance between the side lot line and an elevation of the building with the exception of roof overhangs. This distance is given as a minimum. Open porches are not permitted to encroach on the side setback.
- **Rear Setback:** the distance between the rear lot line and any portion of a principal building. This distance is given as a minimum. A back building and an outbuilding are permitted to encroach the rear setback.
- **Yard:** the portions of a lot which, following the prescriptions of the urban regulations, remain free of structures, except that streetwalls, porches, terraces, and decks may be specifically permitted to encroach upon them.
- **Lot Coverage:** the maximum area of a lot which may be occupied by a structure. Lot coverage is expressed as a ratio. Arcades, open porches, decks, terraces, and stoops are excluded from the calculations.

- **Building Height:** the height of a building measured in stories. For the purposes of calculation, the maximum height off a story shall be 14 ft clear. Basements raised less than 4 ft and attics inhabited within the sloped roof shall not count against the height limit. The limit to the vertical extent of a building. The building height may be prescribed as a maximum number of stories or as a dimension from the sidewalk grade to a point on the facade (such as the ceiling of an arcade, a cornice line or an eave line.) The height limit shall not apply to masts, belfries, clock towers, cupolas, chimneys, machine rooms, or similar structures. Towers, defined as portions of buildings with a lot coverage of less than 250 sq ft shall not be subject to the height limit. Building height may be determined by an assigned unit of measurement (e.g. 45 ft), or by a designated number of floors. The former technique is more precise if the intention is to achieve a shared cornice line in the manner of Washington. The disadvantage of the method is the propensity to pack as many floors as possible within the designated measure, thereby lowering the interior ceilings. When measuring numerically, under no circumstance should the height be measured to the highest point of the pitch of the roof as this tends to lower the pitch and to flatten the building. The latter technique of designating the number of stories encourages ceiling heights to be variable and indeed higher. The resultant streetscape is inevitably quite varied as seldom do two buildings reach exactly the same point on their heights. Determination of building height should follow various criteria: 1. The desired height/width ratio of enfronting public space.

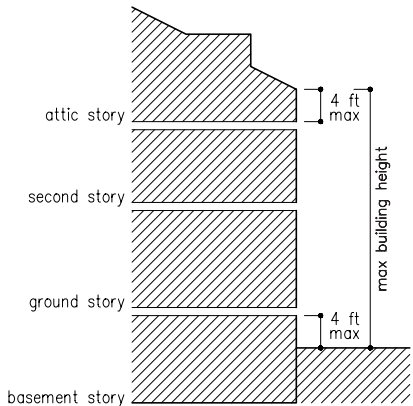
2. The general density floor area ratio (FAR) intended, although the controlling factor is usually the provision of parking. Building height, when measured in stories, should exclude the raised basement and the habitable attic for maximum story calculation. These elements are visually positive and increase density but do not appreciably affect the visual size of buildings.
- **Special Building Heights:** the minimums and maximums marked along each frontage line on the Regulating Plan. Those heights so marked are exceptions to the general prescriptions given by the Urban Standards.



Elements of Building Height

- **Cornice Line:** an element of architectural expression approximately at the top of a flat-roof building. The cornice completes the composition of the urban building in conjunction with the expressed base which is toward the bottom. The cornice, unlike the coping or the eave, is a visual and not a utilitarian device.
- **Recess Line:** a line prescribed for the full width of a facade, above which the facade is set back a minimum distance. The distance must be such that the recess line, and not the overall building height, effectively defines the enclosure of the enfronting public space. Its height on the facade may be determined by the desired height-to-width ratio of the enfronting space. The recess line permits greater overall building height than would be otherwise determined by desired density or access to view.
- **Parapet Line:** the highest point on the facade of a flat roof building. **Eave Line:** the highest point of juncture between a facade and the pitched roof of a building, particularly one that overhangs. The eave line, like the parapet, is a designated location for the measure of building height.
- **Transition Line:** a line prescribed for the major part of the width of a facade, expressed by a variation of material or by a limited projection such as a molding or a balcony. The transition line divides the facade, permitting shopfronts and signage to vary over time without destroying the overall composition of the facade.
- **Entry Level:** the maximum or minimum vertical dimension from the sidewalk level measured from the midpoint of the lot frontage to the entry floor of a building. Garages and outbuildings are exempt from this requirement.

- **Story Height:** a habitable level within a building serving



Definition of Building Height

- to define the building height. The floor to ceiling height shall be limited to 14 ft to preclude the insertion of mezzanines. Basements that emerge less than 4 ft from grade or attics not exceeding 4 ft at the kickwall shall not constitute an additional story.
- **Porch, Arcade, or Balcony Height:** the maximum or minimum distance from the sidewalk at the midpoint of the lot frontage to the ceiling of a porch, arcade, or base of a balcony.
 - **Streetedge Height:** the permissible range of distances from the sidewalk at the midpoint of the lot frontage to the top of a fence or streetscape.
 - **Streetedge:** a masking structure stretching along the frontage line or coplanar with the facade, designed to remedy a gap of spatial definition or to mask parking. A streetedge shall consist of one or a combination of the following: a solid masonry wall, matching the finish of the principal structure; a fence not less than 50% opaque; or a dense hedge.
 - **Street Wall:** a solid masonry wall, independent of a building, located along a frontage line. A street wall defines the public streetscape in the absence of the building façade to mask parking or noxious use. Street walls are usually built of materials matching the building on the site. In crime-prone urban sectors, the height of the streetwall should be controlled to a maximum of 4.5 ft or be permeated by a metal grille. Tall streetwalls may be made acceptable to the principles of pedestrian continuity by the provision of niches, trellises and planting. See: **fence**

- **Pedestrian Continuity:** pedestrian trajectories that fulfill most of the following requirements:
 1. the trajectory must have a destination, and that destination should be useful or in some way rewarding;
 2. the destination should be accessible within a pedestrian shed, or it may consist of a concatenation of such increments;
 3. the trajectory should be logical, continuous, and provided with shortcuts wherever possible;
 4. the trajectory should be along frontages and streetscapes that are spatially defined and interesting, avoiding parking lots. Continuous landscaping is not an adequate frontage;
 5. the trajectory should be temperate, shaded when hot and wind-shielded when cold;
 6. the trajectory should be shielded from traffic by parked cars;
 7. the trajectory should be safe, overlooked by windows. Paths through greenways are often perceived to be unsafe.
- **Station:** a designed point for viewing along a promenade. *Syn.: Vantage Point*
- **Promenade:** a controlled pedestrian sequence designed to be aesthetic, as opposed to an itinerary, which is a controlled sequence without such ambition. A promenade is usually a sequence within a park, sometimes along a waterfront. A promenade within a building is a marche. *Source: from the French, a walk without utilitarian purpose.*

- **Frontage Line:** those lot lines that coincide with a right-of-way or a public place. Facades around frontage lines define the public realm and are therefore more highly regulated than elevations that coincide with regular lot lines. Frontage lines are assigned only along thoroughfares that are required to provide an excellent pedestrian experience (A-grid). Other thoroughfares assumed to be assigned to secondary or support functions are exempted from the frontage requirements (B-grid). Such streets are intended for open parking lots, unmasked parking decks, drive-throughs and hermetic building fronts, when these are inevitable.
- **Lot Line:** the boundaries that legally and geometrically demarcate the edges of parcels held in private ownership and intended primarily for the construction of buildings. Such lines appear graphically on the Regulating Plan for coding purposes. Codes reference lot lines as the baselines for measuring setbacks.
- **Tract Line:** the boundaries of parcels held for common use. These tracts are intended for the construction of civic buildings, or for development as open space as Plazas, Squares, Parks or Greens. Tracts are to be held, developed, and maintained by the municipal government, or a civic organization.

- **Lot:** a separately platted subdivision of land held privately, usually intended for the purposes of building.
- **Tract:** a separately platted subdivision of land held in common, usually a right-of-way or a public open space.

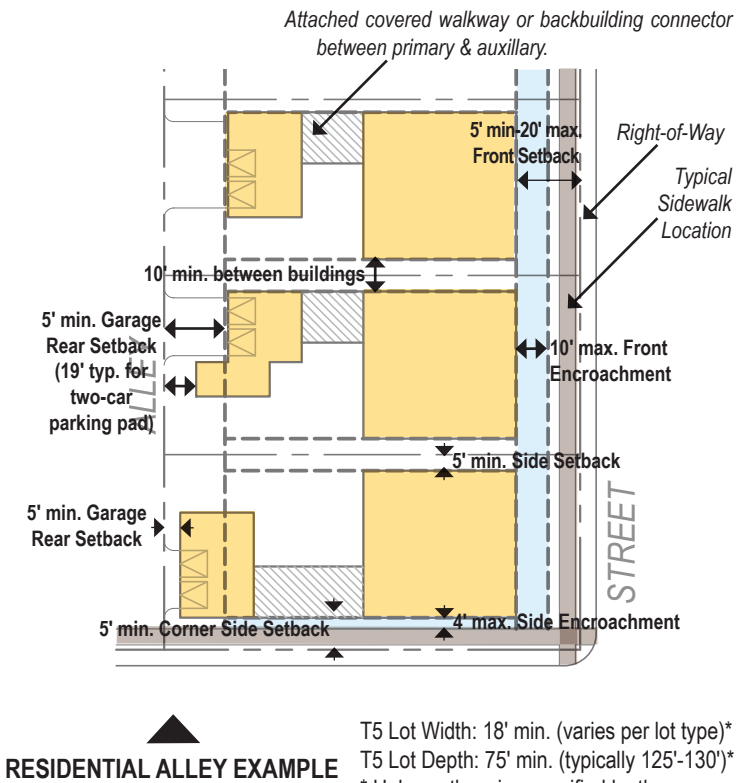
- **Lot Width:** the dimension of the frontage line (the lot boundary that coincides with the principal enfronting thoroughfare). The lot width includes the flankage along the side of a corner lot.
- **Porch Width:** the required minimum dimension of a porch or arcade measured as a percentage of the lot width.
- **Porch Depth:** the required minimum dimension of a porch or arcade measured from the facade toward the frontage line.

- **Elevation:** the surface of a building around its perimeter. Elevations are subject to setback and height restrictions.
- **Facade:** the elevations of a building usually set parallel to a frontage line. Facades define the public space and are subject to requirements additional to those of elevations such as architectural standards, assigned frontage types and height restrictions.

TRANSECT ZONE: T5 - URBAN CENTER
BUILDING TYPES: COMMERCIAL BUILDING, APARTMENT BUILDING, FLEXHOUSES, TOWNHOUSE, SIDEYARD HOUSES

BUILDING PLACEMENT

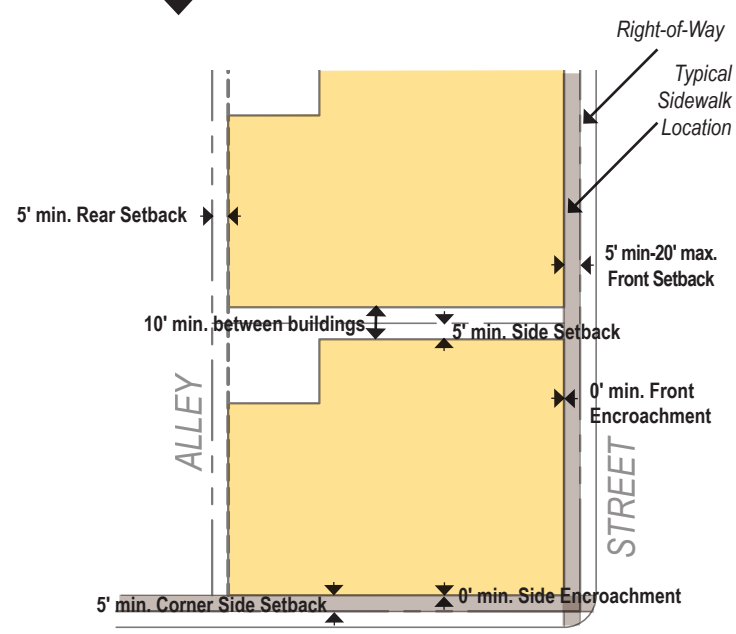
- 1. Lot lines enfronting thoroughfares or open spaces are designated frontage lines and subject to special code requirements. At corner lots, one of the two frontage lines shall be designated the primary one.
- 2. Buildings shall have facades along frontage lines and elevations along lot lines.
- 3. The facades and elevations of a building shall be distanced from the frontage and lot lines as shown in the diagram unless otherwise specified by the WDRC.
- 4. Facades shall be set parallel to straight frontage lines, and parallel to the chord if broken or curved unless specified by the WDRC. Elevations may deviate from the trajectory of the lot lines.
- 5. Unless otherwise specified by the WDRC, facades shall extend a minimum of 70% of the length of the frontage line. Where the facade is absent a decorative fence/wall, landscaping, mass planting or hedge shall be provided along the frontage line or the facade line.
- 6. Facades at corner lots shall hold clear a view triangle taken 12 feet from the intersection of the frontage lines.
- 7. Unless otherwise specified by the Westhaven Design Review Committee lot coverage for all buildings shall be a maximum of 80%. Unless otherwise specified by the WDRC lot coverage for an outbuilding shall not exceed 625 sq. ft. Arcades and open porches do not count towards lot coverage.



BUILDING ELEMENTS

- 1. Porches, stoops, chimneys, bay windows and balconies may encroach into the front yard and side street setbacks as shown in the diagram (see "Front" or "Side Encroachment"). Unless otherwise specified by the Westhaven Design Review Committee each building requires at least a balcony, a stoop or an arcade built along a minimum of 60% of the length of the principal frontage. Chimneys may encroach up to 1'-0" from the property line within the sideyard setbacks. Where chimneys encroach into the sideyard setback, the minimum separation between dwellings shall be reduced by the distance of the encroachment only at the width of the chimney. The remainder of the side yard setback shall be the minimum as shown in the diagram. Chimneys that encroach closer than 5'-0" to a property line must meet City fire rating requirements.
- 2. Facades may show no more than 4 outside corners to the principal frontage. Corners created by open porches are exempted from this limit.
- 3. An upper story may encroach up to 1.5 ft. into the setbacks.
- 4. Balconies shall extend no more than 3 ft. depth beyond the facade, unless otherwise approved by the WDRC. Porches on facades shall be a minimum of 8 ft. in useable depth (6.5 ft. min. for Townhouse lots and lots 38' and less) and can encroach unless otherwise approved by the WDRC.
- 5. A single- or two-story ancillary building (if provided for) shall be built as shown in the diagram.

COMMERCIAL / MIXED USE ALLEY EXAMPLE

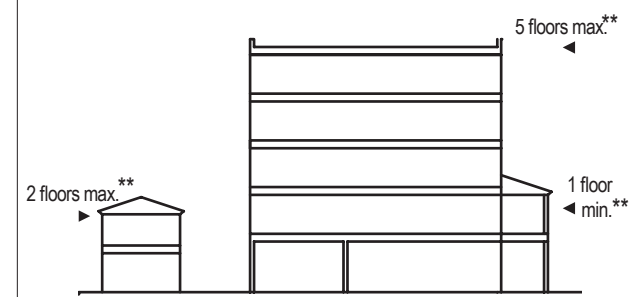


GENERAL NOTES:

These provisions may be superseded by specific notations on the Detailed Regulating Plan that may include mandatory build-to lines, mandatory retail frontages, mandatory arcade frontages, terminated vista locations, recommended tower locations and parking reserve areas.

BUILDING HEIGHT

- 1. The maximum overall building height shall be measured in number of stories, each story not to exceed 14 ft. clear.
- 2. The heights of building elements shall be measured from sidewalk grade taken anywhere along the principal frontage line.
- 3. Stoop or porch floor shall be at +1.5 ft. min. above grade unless otherwise specified by the WDRC.
- 4. A portion of the building with lot coverage no greater than 240 sq. ft. may exceed the height limit with approval from the Westhaven Design Review Committee.
- 5. Garden/decorative walls, landscaping and fences at frontage lines shall be between +2.5 and +3.5 ft. in height (except for piers and posts) or as specified by the Westhaven Design Review Committee.
- 6. Garden/decorative walls, landscaping, hedge and fences at and behind the front facade line shall be at +6 ft. max. or as specified by the Westhaven Design Review Committee.



BUILDING USE

Residential: The number of dwellings is limited by the requirement of 1.5 assigned parking spaces for each dwelling, a ratio which may be reduced according to the shared parking standard (e.g.: apartment buildings & rowhouses).

Lodging: The number of bedrooms available for lodging is limited by the requirement of one assigned parking space for each bedroom, a ratio which may be reduced according to the shared parking standards. Food service may be provided at all times (e.g.: boarding house or hotel).

Office: The area available for office use is limited by the requirement of one assigned parking space for each 400 sq ft of gross office space, a ratio which may be reduced according to the shared parking standards (e.g.: corporate office).

Retail: The area available for retail use is limited by the requirement of one assigned parking space for each 250 sq ft of gross retail space, a ratio which may be reduced according to the shared parking standards (e.g.: shopfront, store).

Civic: Civic uses are conditional by approval of the Franklin Municipal Planning Commission (e.g.: church, fire station public or private school, library).

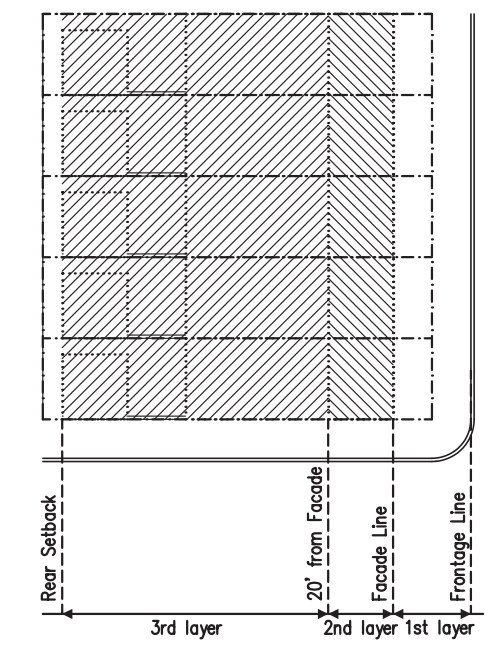
The area available for civic use is limited by the parking requirements of the City of Franklin Zoning Ordinance which may be reduced according to shared parking standards.

SHARED PARKING STANDARDS

Refer to RPM Transportation Consultants, LLC's Shared Parking Study.

PARKING PLACEMENT

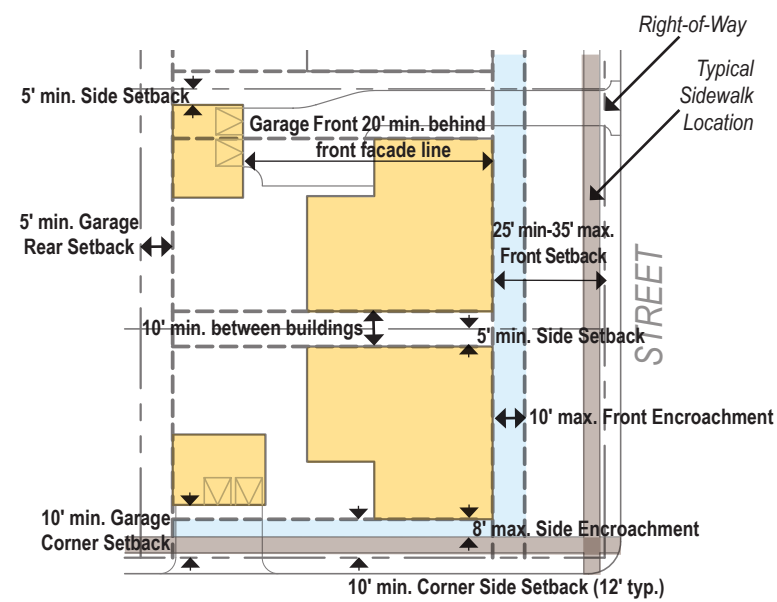
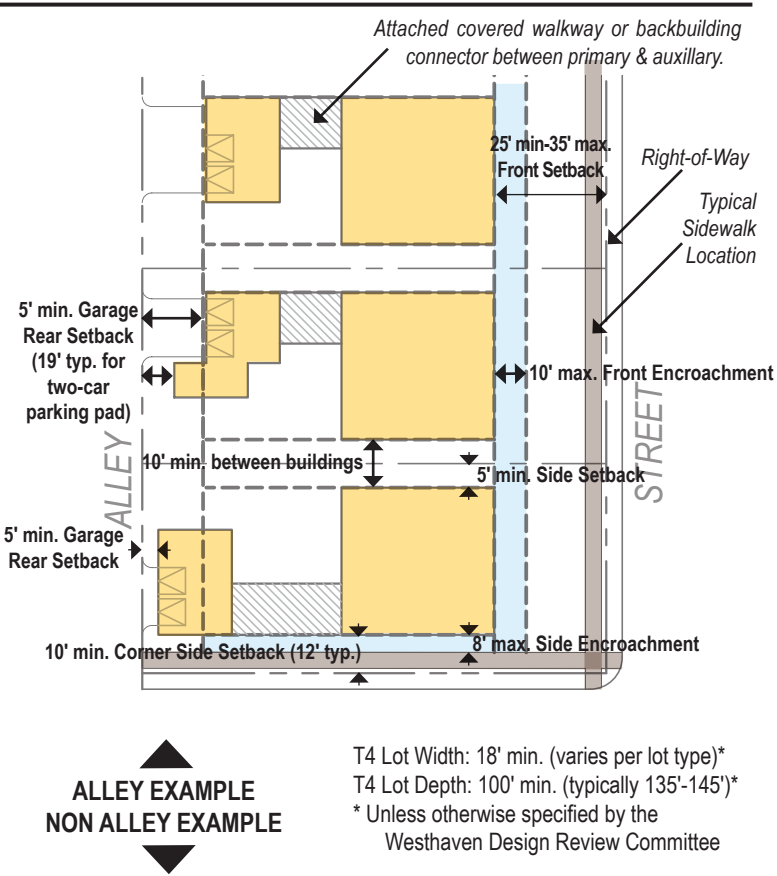
- 1. The number of parking places provided shall be as required by the Building Use.
- 2. The first layer is the area between the frontage line and the facade. The second layer is the area between the facade and a line 20 ft. behind. The third layer is the remainder of the lot.
- 3. Both on-street and off-street parking shall count towards the fulfillment of the parking requirement. The on-street parking shall be provided along the frontage corresponding to the lot.
- 4. The required off-street parking shall be placed within the second and third layer as shown in the diagram. The second layer of parking may occur beside a building.
- 5. Parking shall be accessed from an alley or driveway.
- 6. Trash containers shall typically be located within the second or third layer shown in the diagram. Final placement of trash containers must be approved by the Westhaven Design Review Committee.



TRANSECT ZONE: T4 - GENERAL URBAN
BUILDING TYPES: APARTMENT BUILDING, TOWNHOUSE, COURTYARD APARTMENT, COURTYARD HOUSE, SIDEYARD HOUSE, COTTAGE, HOUSE

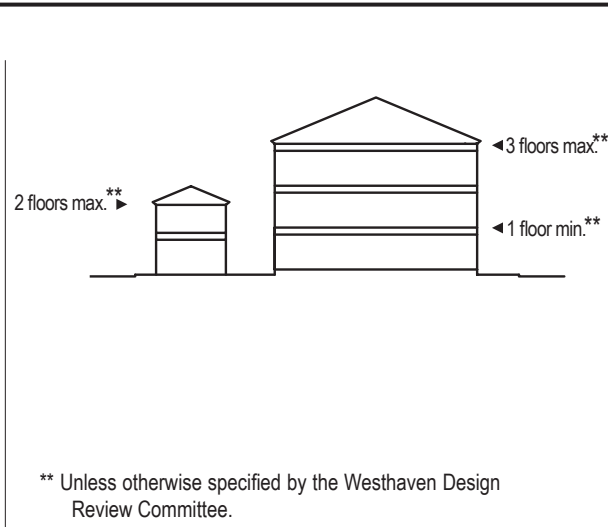
- BUILDING PLACEMENT**
1. Lot lines enfronting thoroughfares or open spaces are designated frontage lines and subject to special code requirements. At corner lots, one of the two frontage lines shall be designated the primary one.
 2. Buildings shall have facades along frontage lines and elevations along lot lines.
 3. The facades and elevations of a building shall be distanced from the frontage and lot lines as shown in the diagram unless otherwise specified by the WDRC as noted.
 4. Unless otherwise specified by the WDRC facades shall be set parallel to straight frontage lines, and parallel to the chord if broken or curved. Elevations may deviate from the trajectory of the lot lines.
 5. Unless otherwise specified by the WDRC facades shall extend a minimum of 40% of the length of the frontage line. Where the facade is absent a hedge, fence, decorative wall or mass planting shall be provided along the frontage line or the facade line.
 6. Facades at corner lots shall hold clear a view triangle taken 12' from the intersection of the frontage lines.
 7. Unless approved by the WDRC lot coverage for all buildings shall be a maximum of 65%. Lot coverage for an ancillary building shall not exceed 625 sq. ft. Arcades and open porches do not count towards lot coverage.
 8. The side setbacks shall be 0 ft. in case of rowhouses or sideyard houses unless otherwise specified by the Westhaven Design Review Committee.

- BUILDING ELEMENTS**
1. Porches, stoops, chimneys, bay windows and balconies may encroach into the front yard and side street setbacks as shown in the diagram (see "Front" or "Side Encroachment"). Unless otherwise specified by the WDRC each building requires at least a porch or a balcony built along a minimum of 40% of the length of the principal frontage; in the event that the house does not have a porch, a stoop, terrace or portico must be present. Chimneys may encroach up to 1'-0" from the property line within the sideyard setbacks. Where chimneys encroach into the sideyard setback, the minimum separation between dwellings shall be reduced by the distance of the encroachment only at the width of the chimney. The remainder of the side yard setback shall be the minimum as shown in the diagram. Chimneys that encroach closer than 5'-0" to a property line must meet City fire rating requirements.
 2. Facades may show no more than 6 outside corners to the principal frontage. Corners created by open porches are exempted from this limit.
 3. An upper story may encroach up to 1.5 ft. into the front and rear yard setbacks.
 4. A fence, decorative garden wall, landscaping or hedge shall be built on the frontage lines.
 5. Balconies shall extend no more than 3 ft. in depth beyond the facade, unless otherwise specified by the WDRC. Porches on facades shall be a minimum of 8 ft. in usable depth (6.5 ft. min. for Townhouse lots and lots 38' and less) and can encroach unless otherwise approved by the WDRC.
 6. A single- or two-story ancillary building may connect by a covered walkway with no walls to the principal building as shown in the diagram.

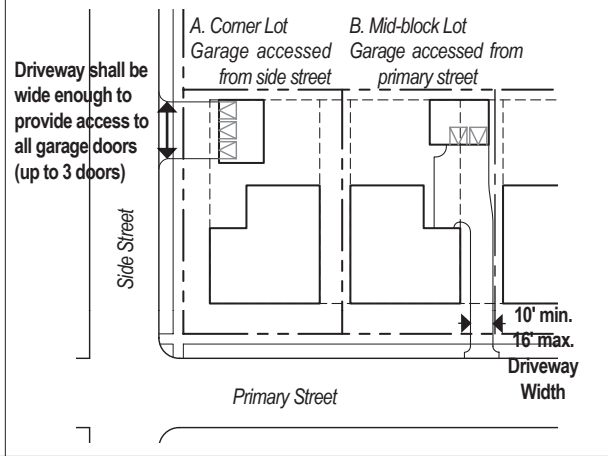


GENERAL NOTES:
These provisions may be superseded by specific notations on the Detailed Regulating Plan that may include mandatory build-to lines, mandatory retail frontages, mandatory arcade frontages, terminated vista locations, recommended tower locations and parking reserve areas.

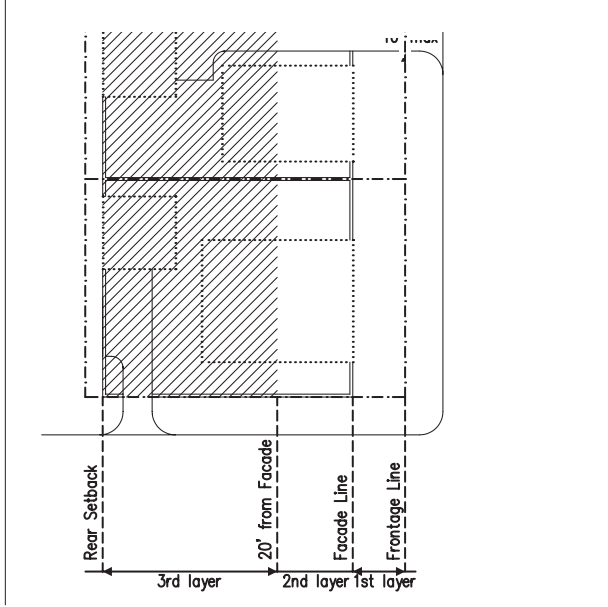
- BUILDING HEIGHT**
1. The maximum overall building height shall be measured in number of stories, each story not to exceed 14 ft. clear.
 2. The heights of building elements shall be measured from sidewalk grade taken anywhere along the principal frontage line.
 3. Porch floor shall be at +1.5 ft. min. above grade unless otherwise approved by the WDRC.
 4. A portion of the building with lot coverage no greater than 240 sq. ft. may exceed the height limit with approval from the WDRC.
 5. Landscaping, hedges, fences and decorative garden walls at frontage lines shall be between +2.5 and +3.5 ft. in height (except piers and posts) or as specified by the WDRC.
 6. Landscaping, hedges, fences and decorative garden walls at and behind the front facade line shall be at +8 ft. max. unless otherwise specified by the WDRC.



- DRIVEWAY CONFIGURATION**
1. Residential driveways shall be a minimum of ten (10') feet in width (see "B. Midblock Lot" at right)
 2. Residential driveways shall be a maximum of sixteen (16') in width (see "B. Midblock Lot" at right). An exception shall be made for garages accessed from a side street as in the example at right (A. Corner Lot).
 3. Side-accessed garages shall have driveways wide enough to provide direct access from the curb to no more than three garage doors.



- PARKING PLACEMENT**
1. The number of parking places provided shall be as required by the Building Use.
 2. The first layer is the area between the frontage line and the facade. The second layer is the area between the facade and a line 20 ft. behind. The third layer is the remainder of the lot.
 3. Both on-street and off-street parking shall count towards the fulfillment of the parking requirement. The on-street parking shall be provided along the frontage corresponding to the lot.
 4. The required off-street parking shall be placed only within the third layer as shown in the diagram in every case.
 5. Parking shall be accessed only from the rear when a lane is provided. Parking shall be accessed from the front or side only when rear lane is not provided.
 6. Trash containers shall be located within the third layer shown in the diagram. Final placement of trash containers must be approved by the Westhaven Design Review Committee.



BUILDING USE

Residential: The number of dwellings is limited by the requirement of 2 assigned exterior, off-street parking spaces for the principal dwelling unit for a detached house. The number of attached dwellings is limited by the requirements of 1.5 assigned parking spaces for each dwelling, a ratio which may be reduced according to the shared parking standard (e.g.: apartment buildings & rowhouses).

Lodging: The number of bedrooms available for lodging is limited by the requirement of one assigned parking space for each bedroom, in addition to the parking requirement for each dwelling. Food service may be provided only before 11 am (e.g.: bed & breakfast inn).

Office: The area available for home office use is limited to the first story of the principal building and/or to the ancillary building, and by the requirement of one assigned parking space for each 250 sq ft, in addition to the parking requirement for each dwelling (e.g.: home office).

Retail: Retail use is forbidden within residential buildings in the general urban zone.

Civic: Civic uses are conditional by approval of the Franklin Municipal Planning Commission (e.g.: church, fire station school, library).

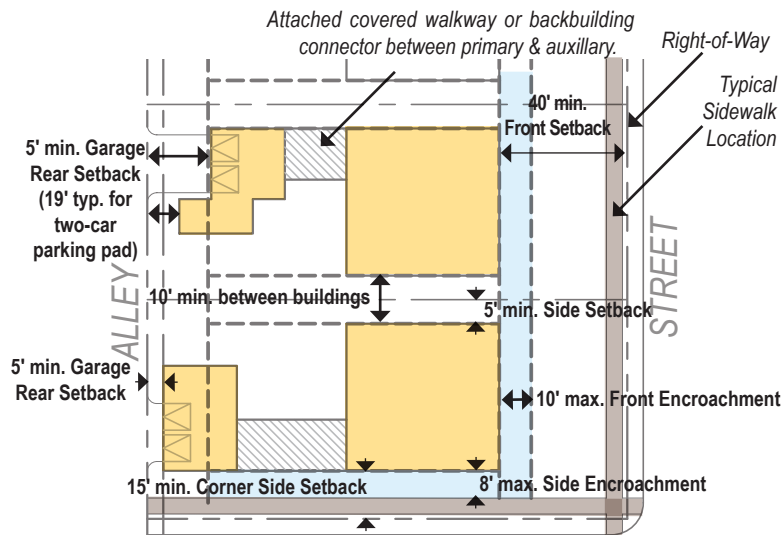
The area available for civic use is limited by the parking requirements of the City of Franklin Zoning Ordinance which may be reduced according to shared parking standards.

SHARED PARKING STANDARDS
Refer to RPM Transportation Consultants, LLC's Shared Parking Study.

TRANSECT ZONE: T3 - SUB-URBAN
BUILDING TYPES: HOUSE, COTTAGE, SIDEYARD HOUSE

BUILDING PLACEMENT

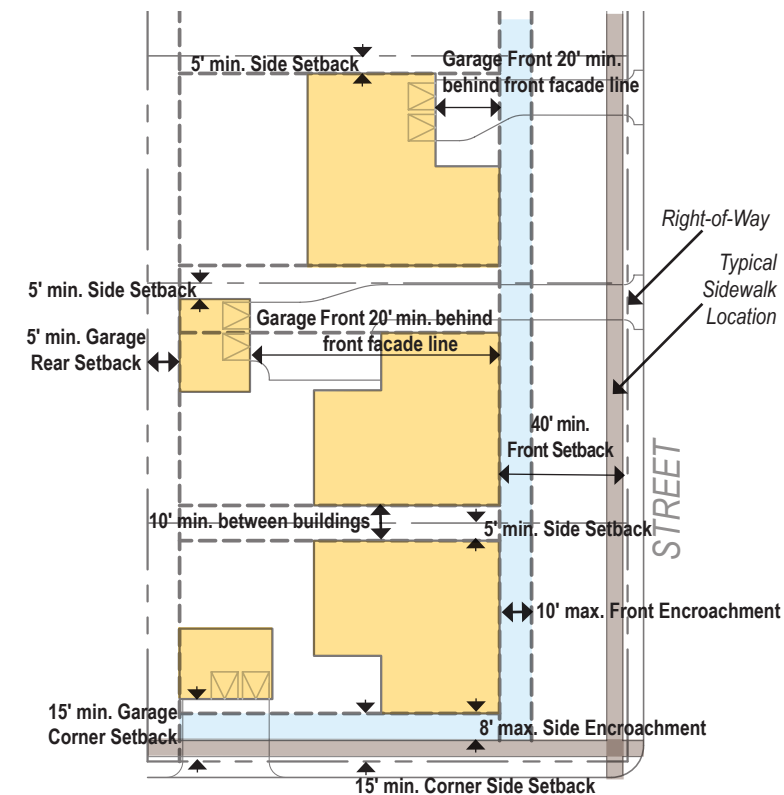
- 1. Lot lines enfronting thoroughfares or open spaces are designated frontage lines and subject to special code requirements. At corner lots, one of the two frontage lines shall be designated the primary one.
- 2. Buildings shall have facades along frontage lines and elevations along lot lines.
- 3. The facades and elevations of a building shall be distanced from the frontage and lot lines as shown in the diagram unless otherwise specified by the WDRC.
- 4. Facades shall be set parallel to straight frontage lines, and parallel to the chord if broken or curved unless otherwise specified by the WDRC. Elevations may deviate from the trajectory of the lot lines.
- 5. Unless otherwise specified by the WDRC facades shall extend a minimum of 20% of the length of the frontage line. Where the facade is absent a decorative wall/fence, landscaping, mass planting or hedge may be provided along the frontage line or the facade line.
- 6. Facades at corner lots shall hold clear a view triangle taken 12 feet from the intersection of the frontage lines.
- 7. Unless otherwise specified by the WDRC lot coverage for all buildings shall be a maximum of 65%. Unless otherwise specified by the WDRC lot coverage for an ancillary building shall not exceed 625 sq. ft. Arcades and open porches do not count towards lot coverage.



T3 Lot Width: 38' min. (varies per lot type)*
T3 Lot Depth: 100' min. (typically 150'+)*
* Unless otherwise specified by the Westhaven Design Review Committee

BUILDING ELEMENTS

- 1. Porches, stoops, chimneys, bay windows and balconies may encroach into the front yard and side street setbacks as shown in the diagram (see "Front" or "Side Encroachment"). Unless otherwise specified by the WDRC each building requires at least a porch or a balcony built along a minimum of 40% of the length of the principal frontage; in the event that the house does not have a porch, a stoop, terrace or portico must be present. Chimneys may encroach up to 1'-0" from the property line within the sideyard setbacks. Where chimneys encroach into the sideyard setback, the minimum separation between dwellings shall be reduced by the distance of the encroachment only at the width of the chimney. The remainder of the side yard setback shall be the minimum as shown in the diagram. Chimneys that encroach closer than 5'-0" to a property line must meet City fire rating requirements.
- 2. Facades may show no more than 6 outside corners to the principal frontage. Corners created by open porches are exempted from this limit.
- 3. An upper story may encroach up to 1.5 ft. into the front and rear yard setbacks.
- 4. A fence, decorative garden wall, landscaping or hedge shall be built on the frontage lines.
- 5. Balconies shall extend no more than 3ft. in depth beyond the facade, unless otherwise specified by the Westhaven Design Review Committee. Porches on facades shall be a minimum of 8 ft. in usable depth and can encroach unless otherwise approved by the WDRC.
- 6. A single- or two-story ancillary building may connect by a covered walkway with no walls to the principal building as shown in the diagram.

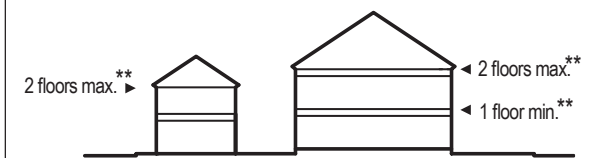


GENERAL NOTES:

These provisions may be superseded by specific notations on the Detailed Regulating Plan that may include mandatory build-to lines, mandatory retail frontages, mandatory arcade frontages, terminated vista locations, recommended tower locations and parking reserve areas.

BUILDING HEIGHT

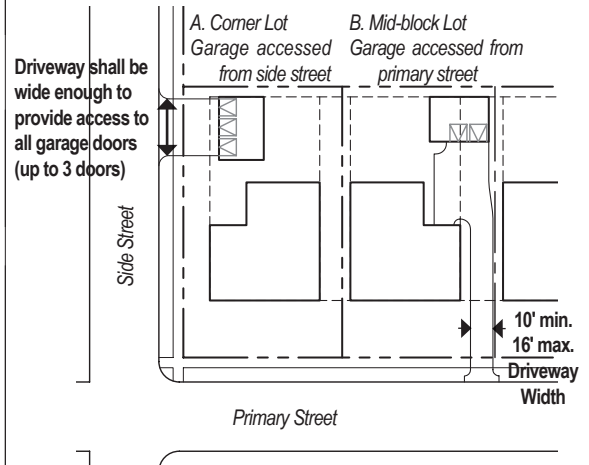
- 1. The maximum overall building height shall be measured in number of stories, each story not to exceed 14 ft. clear.
- 2. The heights of building elements shall be measured from sidewalk grade taken anywhere along the principal frontage line.
- 3. Porch floor shall be at +24 in. min.(30" min. on Boulevard lots) above grade unless otherwise specified by the WDRC.
- 4. A portion of the building with lot coverage no greater than 240 sq. ft. may exceed the height limit with approval of the Westhaven Design Review Committee.
- 5. Decorative walls/fences, landscaping and hedges at frontage lines shall be between +2.5 and +3.5 ft. in height (except piers and posts) or as specified by the WDRC.
- 6. Landscaping, fences and garden walls at and behind the front facade line shall be at +6 ft. max. or as specified by the Westhaven Design Review Committee.



** Unless otherwise specified by the Westhaven Design Review Committee. (not including basement)

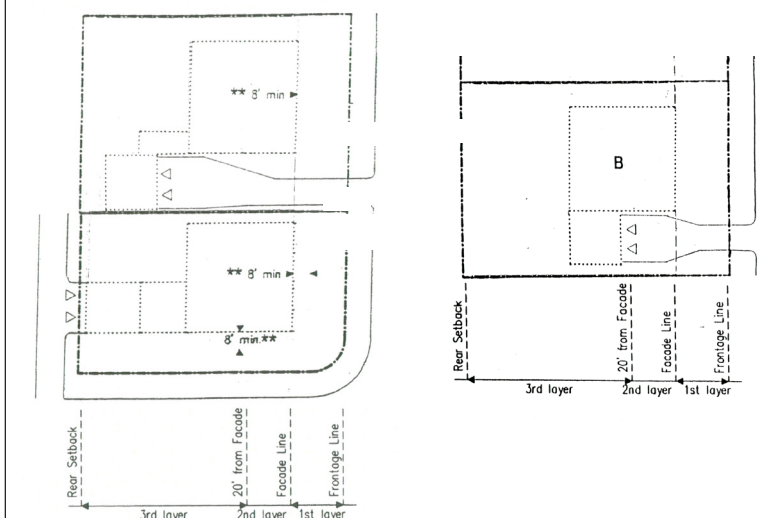
DRIVEWAY CONFIGURATION

- 1. Residential driveways shall be a minimum of ten (10') feet in width (see "B. Midblock Lot" at right)
- 2. Residential driveways shall be a maximum of sixteen (16') in width (see "B. Midblock Lot" at right). An exception shall be made for garages accessed from a side street as in the example at right (A. Corner Lot).
- 3. Side-accessed garages shall have driveways wide enough to provide direct access from the curb to no more than three garage doors.



PARKING PLACEMENT

- 1. The number of parking places provided shall be as required by the Building Use.
- 2. The first layer is the area between the frontage line and the facade. The second layer is the area between the facade and a line 20 ft. behind. The third layer is the remainder of the lot.
- 3. Only on-street parking shall count towards the fulfillment of the parking requirement. Also, on-street parking shall be provided along the frontage corresponding to the lot.
- 4. Parking shall be accessed only from a service lane when a lane is provided. Parking shall be accessed from the front or side street only when a rear lane is not provided as shown on the diagram.
- 5. The required off-street parking shall be placed within the first or third layer as shown in the diagram.
- 6. Garage Parking is not permitted in the second layer.



BUILDING USE

Residential: The number of dwellings is restricted to one principal dwelling and one accessory apartment, and by the requirement of two assigned parking spaces for the principal dwelling and one for the accessory apartment. Both dwellings shall be under single ownership, sharing a single set of utility connections. Exclusive of stairwells, the habitable area of the accessory apartment shall not exceed 450 sq ft.

Lodging: The number of bedrooms available for lodging is restricted to one within an ancillary building. These shall be of one assigned parking space for the leasable bedroom in addition to a parking requirement of two spaces for the principal dwelling.

Office: The area available for home office use is restricted to the first floor of the ancillary building, and by the requirement of one assigned parking space for each 250 sq ft, in addition to the parking requirement for each dwelling.

Retail: Retail use is forbidden within residential buildings in the Sub-Urban Zone.

Civic: Civic uses are conditional by approval of the Franklin Municipal Planning Commission (e.g.: church, fire station, public or private school, public or private recreational facility, library).

SHARED PARKING STANDARDS

Refer to RPM Transportation Consultants, LLC's Shared Parking Study.

Richard and Faye Sturm
3125 Tristan Drive
Franklin, TN. 37064

City of Franklin Planning & Sustainability Dept.
109 3rd Avenue South
Franklin, TN. 37064

RE: WESTHAVEN DEVELOPMENT PLAN

Today we received the Public Notice for the rezoning of 1711 New Hwy 96 to be incorporated into the Westhaven PUD. We thank everyone involved for the notice and appreciate the opportunity to submit comments with respect to the rezoning.

The notice is stating that 766 residential units would be added which means there would be approximately 1,532 added cars for this addition. That may be OK if exits would be onto Hwy 96 but I doubt that is even possible. There is no possible way Boyd Mill can handle that traffic with the present road conditions. There are many bikers using that street and it already has been very annoying. I understand bikers have a right to be on the street, but there are yellow lines going both directions from Hwy 96 all the way to the Franklin Green entrance. You cannot sway out or pass, the road is curvy and hilly and you cannot see what would be coming. At present we end up following a biker going 10 miles an hour for the entire stretch from Hwy 96 to the Franklin Green entrance.

I know Southern Land wants to make every possible use of land but at our expense. It creates congestion and turmoil for the neighborhood that is a gem.

This piece of property is so beautiful, I can see a couple of nice single family homes located there, but 1,532 cars on Boyd Mill is crazy.

Thank you for listening, we will be at the meeting to see if any other ideas come forward.

Kind regards,

Faye and Richard Sturm

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:55 AM
To: Dianna Tomlin
Subject: FW: support for the proposed Westhaven expansion plan

Planning Intake Email regarding WESTHAVEN

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: Andrea Arnold <andreaarnold01@gmail.com>
Sent: Wednesday, May 27, 2020 4:52 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: support for the proposed Westhaven expansion plan

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 you in support of Southern Land's planning development rezoning plan which will be discussed with public comment this week.

My husband and I and our three children have lived in Franklin for 14 years, first in Franklin Green and now in Westhaven. I feel we have a unique perspective to view this plan with understanding from residents in each neighborhood. I take exception to some of the hyperbolic reactions that this development plan has raised, including claims that this plan, specifically the gas station, will result in increased light pollution, criminal activity and high environmental risks.

Some 'pros' of this plan from a resident who lives on the east side of Westhaven (Fitzgerald St.) and would have this greatly impact my property. I work a traditional job and having another entrance/exit to the neighborhood (particularly one that connects to Mack Hatcher) would be wonderfully convenient and great for resale. The development currently has three entrances and the amount of homes demands more. The gas station would provide an additional convenience for commuters, but also provide a nice 'quick stop' retail option. Southern Land has proven by their history that whatever they build will be in line with the design of the neighborhood. I'm sure it will be a nicely designed store, even with it being a basic convenient store. There was a complaint that the plan would add more density to the neighborhood. A developer has a right to develop on the land based on the market - Westhaven is a very desirable

neighborhood and it only makes sense for more homes. Also, again, history has shown that SL has designed the neighborhood with great duty of care for green space and landscaping. I'm confident these elements will be added to the new plan. When I lived in Franklin Green, it was always a desire for the two neighborhoods to be connected in some manner that didn't involve Hwy 96. It would be a wonderful element for many involved - neighbors to connect, children who attend Pearre Creek from both neighborhoods could ride bikes to each others homes, Franklin Green kids may even be able to ride bikes to PCES (a feature that has been long desired since the school opened), and this convenience would add more customers for the retail in the WH neighborhood.

Overall, I think this plan is sound and want to add my voice of support. Thank you in advance for considering my opinion. And thank you for serving our community.

Andrea Arnold
233 Fitzgerald St.

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:28 PM
To: Dianna Tomlin
Subject: Fwd: Amendment to Westhaven Development Plan - public comment

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 my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Date: May 27, 2020 at 12:24:23 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: FW: Amendment to Westhaven Development Plan - public comment

Planning Intake Email regarding WESTHAVEN

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 Arthur <jarthur1945@gmail.com>
Sent: Monday, May 25, 2020 4:29 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Amendment to Westhaven Development Plan - public comment

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.

This email is submitted pursuant to public instruction with the expectation it will be read aloud at the meeting of the Franklin Planning Commission on May 28, 2020 at the appropriate time. Please confirm its receipt.

To: Members of the Franklin Planning Commission

From: James F. Arthur, III, 1399 Westhaven Blvd., Franklin, TN 37064

Re: Amendment to Westhaven Development Plan

I have been a homeowner in Westhaven and a taxpayer and registered voter in Franklin since July 2012.

I summarize the main thrust of proposed amendments to the Westhaven Development Plan as follows:

1. A substantial increase in the density of undeveloped residential property within the current boundaries of Westhaven.
2. The annexation of 55 acres adjacent to Westhaven and development as high-density residential property and commercial property, particularly a convenience store and gas station.

The investors in Westhaven Partners LLC, like just about every other real estate developer, hit a rough patch between 2008 and 2012, so it is understandable that they now want to squeeze every last dime of profit out of every last square inch of dirt in Westhaven, but that is not the standard by which this application should be judged, is it? It is my understanding, however imperfect, that, in order to grant the application, the Planning Commission must find some element of necessity arising from unforeseen changes in circumstances, or that the amendments serve some public interest and impose no detriment on affected property owners. If I am correct, the application fails to meet any standard for its approval. I object to the proposed amendments for the following reasons:

a. The Development Plan for Westhaven was originally sold as creating a unique, *walkable* community. A community divided by a controlled access parkway is not exactly walkable, sprintable maybe.

b. The proposed development of the 55-acre Jewell Property is being sold as an “aging-in-place” amenity for Westhaven, which is just so much marketing twaddle. In the first place, there is already a high-end senior living facility directly across the street, so there is no need for such an “amenity” for Westhaven. This is just a ploy to obtain high-density residential zoning and, unless there are strict

occupancy standards limiting it to “seniors” strictly enforced, it will become just “that low-rent district across Mack Hatcher.”

c. Southern Land Co.’s (SLC) response to criticism that adding another 400 residences on the Jewell Property will crush the already overburdened recreational facilities in Westhaven proper is that “they will have their own amenities.” How’s that going to work? Check points along Mack Hatcher? Just trouble and bad blood waiting to happen.

d. The proposed gas station and convenience store inside this neighborhood is an absurdity and an abomination. Would you approve a gas station and convenience store in the middle of Fieldstone Farms? Would you approve one on New Highway 96 between Front Street and Downs Blvd.? Westhaven homeowners most directly affected by proximity to the proposed gas station and convenience store have a number of persuasive arguments against this particular proposal, although I acknowledge that we have our share of nitwits too lazy to drive another 90 seconds to Mapco to pay the highest gas prices in Franklin who seem to like the idea. There is no need for a “convenience” store within spitting distance of a Kroger.

e. SLC proposes to flip the density on unfinished residential sections on the west side of Westhaven proper from 80% “driveway load”/20% “alley load” to the reverse, 80% alley load/20% driveway load. This will add over 300 more residences (largely shotgun houses) and potentially 600 more cars) to Westhaven proper. The best way of looking at this is as a buildout primarily directed to the the lowest price point, a considerable detriment to those who have already purchased at a higher price point in reliance on the promise that the balance of the development would be developed mostly with residences costing as much or more than theirs, thereby preserving their property values.

f. Westhaven proper is landlocked and has only three points of ingress and egress (not counting Mack Hatcher), all on New Highway 96. Travelled New Highway 96 at rush hour lately, even on the heels of COVID19? Even at the currently approved density, we still have a potential for 1000+ additional cars at buildout, and SLC wants to dump another 600 more on top of that. We are already dealing with traffic congestion on a daily basis, and although it may be mitigated somewhat by the new traffic light at Westhaven Blvd., it is still only going to get worse.

g. The more or less wonderful recreational facilities in Westhaven proper have been strained for years. On holiday weekends, the resort pool at the Residents Club is like Coney Island on the hottest day of the year, weekdays are not a whole lot better, and it has been that way for the last six or seven years. The “New Pool” at the Golf Club, presently under construction, was “ready to break ground” when I bought my house in 2012 and paid a \$2,500 surcharge at closing to fund its construction. Sort of like Mack Hatcher, except I had to put down a deposit.

h. Finally, I suggest that present homeowners, who purchased under a Development Plan providing for a finite number of lots and providing for relinquishment of control of the HOA by SLC to actual homeowners when a certain percentage of those were sold have a vested interest, enforceable at equity or at law, which prevents SLC from moving the goalposts – as it now seeks to do. The HOA is important. At present, it is sort of an opaque, benevolent dictatorship that keeps the grass cut and the hedges trimmed and graciously “hears” our concerns before blowing them off entirely. The only entities that presently have a duty likely to be discharged to protect the interests of actual homeowners in Westhaven, who pay taxes and vote, is the Franklin Planning Commission and the Board of Mayor and Aldermen.

The proposed amendments to the Development Plan are necessary to nothing other than increasing the profits of Westhaven Partners LLC, benefit neither the public nor homeowners in Westhaven, and create real detriments to the latter. Please vote NO.

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:03 AM
To: Dianna Tomlin
Subject: FW: WH expansion

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: Lana Baker <lane.n.baker@gmail.com>
Sent: Thursday, May 28, 2020 8:47 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: WH expansion

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,

As a resident of Westhaven, I wanted a voice To the proposed rezoning to our community. I am not in favor of further development. The entire community is under construction! My main concern are the schools involved. There is no room for growth with our current school situation. Hillsboro School is already 30 plus kids, independence high school is busting at the seams. With out schools being built to support The growth I will be opposed to any further building.

Lana Baker

Sent from my iPhone

Sent from my iPhone

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:26 PM
To: Dianna Tomlin
Subject: Fwd: Development Plan Revision for Westhaven

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 my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Date: May 27, 2020 at 12:22:00 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: FW: Development Plan Revision for Westhaven

Planning Intake Email regarding WESTHAVEN

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: tara baldwin <tarabaldwin@hotmail.com>
Sent: Tuesday, May 26, 2020 8:41 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Development Plan Revision for Westhaven

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. Thank you for taking emails since the session will not be in person. I have lived in the Nashville/Franklin area since moving here with my mother in 1978. I have seen lots of growth. Sadly, for the area as a whole, not all of it has been good.

I would like to express my opposition to a gas station inside the neighborhood boundary of Westhaven and very close to Pearre Creek Elementary. This Fall I attended a meeting where SouthernLand Company explained their proposal of a gas station at the corner of Mack Hatcher extension and Townsend Blvd. I personally reviewed the gas stations in close proximity to Westhaven and the numbers are quite staggering. According to the GasBuddy app, there are **12** gas stations WITHIN 5 miles of Westhaven. There are 16 gas stations within 6 miles, 27 within 7 miles, 36 within 8 miles, and 43 within 10 miles which more than triples the available stations with only 5 more miles. There is no shortage of places residents can gas up in every direction, and none are in a neighborhood. Having a gas station under 1500 ft from an elementary school and a MTEC substation poses numerous risks. Surely this is not a precedent we want to start for Franklin. Please vote no on allowing a gas station inside the Westhaven neighborhood and within a potentially risky distance from an elementary school.

During that same meeting, SLC proposed a change of density including the addition of several acres of development east of the current community and Mack Hatcher Extension. In an effort of compromise, I would encourage SLC in building their proposed 450 Senior Living units on that property with their own amenities. I do, however, object to such a drastic change of density to the areas that are left in the current Westhaven boundary. There appears to be a domino-type effect happening of higher priced smaller homes which create parking issues which then lead to emergency vehicle problems accessing streets and homes as stated to residents from the local fire Dept. SLC makes a lovely product; we've followed them since 2002, and as with other developments, the beauty and functionality of the community seem to be compromised as the end of the space nears. If nothing else, SLC should reconsider their plan after these past few months. There is much speculation that many companies will allow work from home at least on a part time basis, and that will indeed impact the size of homes people will be wanting. I know you are also fully aware of the school overcrowding issues of the county. The Community Impact NewsPaper reported Hillsboro Middle School to be over capacity by 150 students now and 163 next school year. That's 151% over capacity according to statistics from the aforementioned article. As a parent of a child with learning challenges in WCS, I see my child continually falling through the cracks due to these larger class sizes and the subsequent taxation of the teachers and staff in dealing with this very real issue. It will only take an addition of 247 students to again put the new and improved Independence High School at capacity. The age-defined Senior Living facility, as mentioned by SLC, does not impact school overcrowding issues like an additional 366 homes in the current boundaries of Westhaven would. Please vote "NO" for this increased density.

Thank you for your time and your commitment to Franklin.
Tara Baldwin
1553 Fleetwood Dr
Franklin, TN 37064

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:26 PM
To: Dianna Tomlin
Subject: Fwd: Development plan revision for Westhaven

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 my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Date: May 27, 2020 at 12:21:52 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: FW: Development plan revision for Westhaven

Planning Intake Email regarding WESTHAVEN

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 Baldwin <brent_baldwin@yahoo.com>
Sent: Tuesday, May 26, 2020 9:29 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Development plan revision for Westhaven

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 Sir/Madame,

I am writing to voice my concerns over a proposal by Southern Land Company to place a gas station and convenience market within my neighborhood, Westhaven. I am also very concerned with proposed changes in lot density. I want to reach out directly to the board to express my opposition and enumerate a few of the reasons.

A major concern for the gas station is neighborhood safety. A gas station is a serious source of noxious chemicals (toluene, CFCs, benzene). Placing such a source within close proximity to homes and an elementary school surely is a poor choice. It is also a fire hazard. The evacuation zone around a gas station fire would encompass the entire east end of the neighborhood. There is a reason gas stations are not typically located in residential areas.

There is a well known and documented negative impact on property values for homes near a gas station and convenience market. The homes in this neighborhood are expensive and it is not fair to the home owners for the developer to negatively impact the home values after charging a premium in the first place.

I would also like to voice my concern over the proposed neighborhood density changes currently sought by the developer. I realize a majority of the increase in density may be attributable to an age restricted development (senior living), however, there is also a significant change being proposed for increasing the density of homesites in the remainder of the existing neighborhood. More people, more kids to crowd our already crowded public school system. More cars with less parking space available (already a concern in large portions of the neighborhood). Emergency vehicles can barely navigate some portions of the neighborhood because of street parking.

In summary, I'm concerned that Southern Land Company has pushed the original plan and intentions of this community to the breaking point. There are 1700 home owners in the current neighborhood that have payed a premium to be in this neighborhood. SLC seems to be trying to change the rules to maximize profits over the integrity of the original plans and stated intentions of the development. Please vote no to the proposed gas station and change in lot density.

Thank you,

Brent Baldwin
1720 Championship Blvd
Franklin, TN 37064

[Sent from Yahoo Mail on Android](#)

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:01 AM
To: Dianna Tomlin
Subject: FW: Vote against Westhaven expansion

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: Tony Bassano <tbassano@icloud.com>
Sent: Thursday, May 28, 2020 6:05 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Vote against Westhaven expansion

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 lived in Founders Point for 20 years, and have seen the problems with traffic coming from Westhaven and Fairview has caused ! We have no light, or even a middle turn lane to pull out onto 96! It can take 5 mins to pull out, and is very dangerous. Guess someone has to be killed before anything is done about it! Development and growth in this area MUST be checked before we wind up like Spring Hill, or even worse, like the suburbs of Atlanta . City Planners should be ashamed of what they've done to Franklin. There's even been talk that someone is trying to buy out Gentry's farm and put another development there? When will it STOP?

I believe before any new development in the city of Franklin is approved, all citizens should be able to go to our polls and vote on it.

Tony Bassano
Tbassano@icloud.com

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 12:13 PM
To: Dianna Tomlin
Subject: Fwd: SLC proposed gas station

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 my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Date: May 27, 2020 at 12:07:17 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: **FW: SLC proposed gas station**

Planning Intake Email regarding WESTHAVEN

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: Anne <a.beaumont@earthlink.net>
Sent: Wednesday, May 27, 2020 11:00 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: SLC proposed gas station

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,

We live In Westhaven on Eliot rd. We have lived in Westhaven for the past 6 years.
The past year or so, Southern Land has been noticeably slipping in their ability to oversee and handle

issues regarding increased development. Construction traffic, street maintenance, excessive dust and trash are some of the daily issues in the neighborhood.

We are opposed to the proposed gas station inside the neighborhood. The residents are already dealing with quality of life issues that the developers are not improving in any way.

Also, the proximity to the elementary school is of huge concern for the health and safety of the children.

Thank you for your time.

Anne Beaumont

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:52 AM
To: Dianna Tomlin
Subject: FW: Westhaven Development presented by Southern Land on 5/28/20

Planning Intake Email regarding WESTHAVEN

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: Patricia Boland <polopatti101@gmail.com>
Sent: Wednesday, May 27, 2020 3:16 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Westhaven Development presented by Southern Land on 5/28/20

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.

The newly released traffic report states that approximately 16,344 new vehicular trips per day in Westhaven will be generated once the build out of homes is completed by Southern Land. Have you taken this into consideration and how it will impact the roads and traffic flow? We live in a beautiful country-like setting living off of New Highway 96 but the congestion already exists in this area of Franklin. Have you personally experienced trying to get out of Westhaven in the morning? Why does the City of Franklin want to certify this western part of Franklin? Builders around here proudly advertise Franklin schools but they are not held accountable to put money into the infrastructure due to all the housing they bring into an area and the traffic jams that arise because of it.

This is not right. Please vote with your conscience. This will degrade the quality and tranquility of country-like living we experience here in beautiful Franklin.

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:39 PM
To: Dianna Tomlin
Subject: FW: "Franklin, my dear..."

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: Amy Biagini <a.biagini@comcast.net>
Sent: Thursday, May 28, 2020 2:13 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: "Franklin, my dear..."

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.

Developers are greedy, their motives a sham They say "Franklin my dear, we don't give a damn"

The traffic horrendous, every day a logjam They say "Franklin my dear, we don't give a damn"

Tourists love Franklin, but not traffic - they'll scam But we hear "Franklin my dear, we don't give a damn"

Our quaint town will be gone, houses they'll cram They say "Franklin my dear, we don't give a damn"

We look at their maps, their fancy diagrams It's obvious...
Franklin, they don't give a damn!!

Amy Biagini
Founders Pointe

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:39 PM
To: Dianna Tomlin
Subject: FW: "Franklin, my dear..."

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: Amy Biagini <a.biagini@comcast.net>
Sent: Thursday, May 28, 2020 2:13 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: "Franklin, my dear..."

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.

Developers are greedy, their motives a sham They say "Franklin my dear, we don't give a damn"

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Tourists love Franklin, but not traffic - they'll scam But we hear "Franklin my dear, we don't give a damn"

Our quaint town will be gone, houses they'll cram They say "Franklin my dear, we don't give a damn"

We look at their maps, their fancy diagrams It's obvious...
Franklin, they don't give a damn!!

Amy Biagini
Founders Pointe

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:34 PM
To: Dianna Tomlin
Subject: FW: Proposed Gas Station next to Westhaven

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: Bryce Bruner <bhbruner@gmail.com>
Sent: Thursday, May 28, 2020 11:15 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Proposed Gas Station next to Westhaven

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 live at 1302 Porter St near Pearre Creek Elementary and the proposed gas station. I'm concerned and suggest the city deny / decline the proposal to rezone and allow a gas station to be built at the proposed site. There are multiple reasons:

- 1) The health of my family and others in the area (we have two young children)
- 2) When we purchased our house (most expensive thing people buy in their lives), there were no plans to have a gas station built so close. Otherwise we would have looked in a different part of the neighborhood, now I have to rely on others to determine whether or not I'm exposing myself and my family to harmful substances. We shouldn't have adverse environmental factors thrust upon us when we don't have the ability to easily pickup our lives and move without extraordinary costs and effort.
- 2) The health impact to the children attending Pearre Creek
- 3) The safety and social aspects of having a gas station so close to an Elementary school which has an opportunity to increase crime in the area
- 4) Additional traffic to the area without proper infrastructure to support

Thank you,
Bryce Bruner
224-456-9165

Dianna Tomlin

From: nzclark@aol.com
Sent: Thursday, May 28, 2020 8:24 AM
To: Dianna Tomlin; Amy Diaz-Barriga
Subject: Public Comment for tonight's planning 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.

Ms Tomlin and Diaz-Barriga

We (Richard and Tania Clark) wish to stringently oppose the development and rezoning of the 7.27 acres at 1711 New Hwy 96 W as part of the Westhaven PUD. Our opposition to this development is primarily focused on the proposed access road onto Boyd Mill Ave:

- There is presently a very high volume of traffic on Boyd Mill Ave and this proposed massive 750+ residential/mixed use development will add a significant number of vehicles to include heavy construction vehicles and new commuters to an already over burdened and increasingly dangerous roadway.
- Boyd Mill Ave is continually backed up with traffic, only easing up on week day 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 vehicles crashing through the fence at 1711 New Hwy 96 W and hitting a tree on our property at 3270 Boyd Mill Ave
- 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 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, will lead to significant frustration and hazards to all citizens including children, that live along and utilize Boyd Mill Ave.
- 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 request 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 and New Hwy 96 W already laid out in the plan.

Richard and Tania Clark

Dianna Tomlin

From: nzclark@aol.com
Sent: Tuesday, May 26, 2020 12:54 PM
To: Dianna Tomlin
Subject: Westhaven Development

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Dianna

In reference to the planning commissions virtual meeting this coming Thursday; where can I find a plat of the planned subdivision to include proposed access road entry to Boyd Mill Ave in advance of the meeting in order to review, many thanks

Richard and Tania Clark, 3270 Boyd Mill Ave

Dianna Tomlin

From: nzclark@aol.com
Sent: Thursday, May 28, 2020 10:12 AM
To: Dianna Tomlin; Amy Diaz-Barriga
Subject: Re: Public Comment for tonight's planning 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.

These comments are for resolution 2019-130

thanks

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

To: dianna.tomlin@franklintn.gov <dianna.tomlin@franklintn.gov>; amy.diaz-barriga@franklintn.gov <amy.diaz-barriga@franklintn.gov>
Sent: Thu, May 28, 2020 8:24 am
Subject: Public Comment for tonight's planning meeting

Ms Tomlin and Diaz-Barriga

We (Richard and Tania Clark) wish to stringently oppose the development and rezoning of the 7.27 acres at 1711 New Hwy 96 W as part of the Westhaven PUD. Our opposition to this development is primarily focused on the proposed access road onto Boyd Mill Ave:

- There is presently a very high volume of traffic on Boyd Mill Ave and this proposed massive 750+ residential/mixed use development will add a significant number of vehicles to include heavy construction vehicles and new commuters to an already over burdened and increasingly dangerous roadway.
- Boyd Mill Ave is continually backed up with traffic, only easing up on week day 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 vehicles crashing through the fence at 1711 New Hwy 96 W and hitting a tree on our property at 3270 Boyd Mill Ave
- 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 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, will lead to

significant frustration and hazards to all citizens including children, that live along and utilize Boyd Mill Ave.

- 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 request 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 and New Hwy 96 W already laid out in the plan.

Richard and Tania Clark

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:55 AM
To: Dianna Tomlin
Subject: FW: Westhaven Resident Opposed to SLC Development

Planning Intake Email regarding WESTHAVEN

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: Jacqueline Corino <jcorino411@gmail.com>
Sent: Wednesday, May 27, 2020 4:41 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Westhaven Resident Opposed to SLC 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.

Franklin Planning Committee,

I am writing to express my concerns over the recent land development proposal *change* being brought forth by Southern Land Company in the Westhaven subdivision. Please hear my thoughts as they are my own words and I am deeply concerned for the well being of my fellow constituents, children, and our environment. It is a known fact that Margaret Martin has received financial campaign contributions from Tim Downey, CEO of Southern Land Company, and we ask that she recuse herself from any voting related to this matter, should her input be needed.

1.) **Increased home density.** Early residents of the neighborhood were told the housing cap would be approximately 1,250 units. Then it changed to 2,000 units. Now, the plan is to have over 3,400 units! This is perhaps the most disturbing part of the plan as Southern Land Company has done a complete 180. SLC keeps eating away at the available land in order to keep raking in profits. As homeowners, our hands are tied as we do not have control over the HOA. Southern Land holds every seat on the HOA board, except for one. We are allowed to have one resident on the HOA board, but they are NOT allowed to vote! How is this a Homeowners Association? At a recent planning meeting, SLC said they didn't expect the residents to have control of the HOA for another 12 years based on their plans for future builds! Originally, the homes were to be 80/20, now they are going to be 20/80. Recently, a good amount of these "shotgun style" homes that SLC is churning out are simply being turned into rental homes. This is NOT good for property values of homes in close proximity. More homes on smaller lots means more people crammed into Westhaven and more cars/traffic (as identified by the

recent traffic study that was conducted). There have been multiple occasions recently where emergency personnel (the Westhaven Fire Department) have had a difficult time navigating through streets of Westhaven during an emergency call as they are lined with parked cars. The increase in home density is also going to have a negative impact on the amenities in the neighborhood (clubhouse facilities, workout facilities, pool, etc). They are overcrowded now and it will continue to get worse. Not to mention the increase in wear and tear on the existing facilities. Did you know there are **only** 6 swings in the entire neighborhood for the children to use? **SIX**. When SLC is pressed on this issue of overcrowding the amenities, they deflect it by coming up with a pretty drawing of a future planned pool. The recent addition of a “small workout facility” on Front Street with no parking lot was clearly not thought out. Where on earth are people supposed to park to access this facility? It is not within walking distance for the majority of the neighborhood. To use this facility, I would need to park in the Kroger parking lot and walk across the street...which has only one (marked) pedestrian crossing area. Speeding down Front Street is a known issue by the FPD and I often feel unsafe attempting to cross the street there. When will this construction come to an end?! We are growing tired of seeing dump trucks and tractor trailers barrel noisily down our streets ALL DAY LONG.

2.) Increased traffic through the neighborhood, especially near Pearre Creek Elementary School, which is “ground zero” for the majority of the additional homes. I am extremely concerned about the safety of the children who walk and bike to school (which there are quite a few). There is also no crossing guard for the children in this area, deepening my concern. This past school year, the Principal sent out an email/memo to parents reminding them to not drop students off in the lower part of Townsend specifically because there was no crossing guard. I urge you to do your own research and visit Pearre Creek Elementary School during morning drop off and afternoon pick up to observe the traffic from both motor vehicles and pedestrians. Also, what about the air pollution generated by the increase in cars on the roads near the Elementary School. Our children and their developing lungs deserve better than this. Aside from the traffic near the school, The road in front of Westhaven known as Speedway 96 has already become a traffic hazard. How many more traffic incidents (wrecks that involve bodily injury) will have to take place before we get a traffic light installed? We have been told one is coming, but the installation date keeps getting pushed back. Trying to turn out of the neighborhood in the morning takes forever. Traffic builds up on Front Street, blocking the entrance to the Fire Station.

3.) The unnecessary addition of a gas station in close proximity to residential dwellings and Pearre Creek Elementary School. If the “vision” of the proposed gas station is that people who live in Westhaven will gas up at the “local” gas station before going to work in Nashville (or elsewhere), then you obviously haven’t been to Townsend Ave in the morning during school drop off time. I avoid this area like the plague! Multiple, credible, studies conducted by the EPA have demonstrated that living in close proximity to a gas station can have a severe, negative impact on health. What if there is a fuel leak at the gas station? What if there is a fire? Does the Elementary School have an emergency/hazmat plan in place for this? Will the gas station sell alcohol and tobacco products? This has no place being near a school! We have been told the gas station will specifically be a “Twice Daily” gas station. Interesting because the family who sold Southern Land Company this piece of property for development...also owns Tri Star Energy, LLC, which is better known as Twice Daily gas station! Seems fishy to me. Lastly, there is NO NEED for a gas station here! There is a MAPCO a mile down the road and a Twice Daily Gas Station 3 miles down the road.

The constituents of Westhaven appreciate your support in voting NO on the proposed plan for more housing units and a gas station. I look forward to attending the meeting being held via Zoom tomorrow.

Sincerely,

Jackie Corino

--

Jackie Corino

336-269-3592

jcorino411@gmail.com

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:55 AM
To: Dianna Tomlin
Subject: FW: Westhaven Resident Opposed to SLC Development

Planning Intake Email regarding WESTHAVEN

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: Jacqueline Corino <jcorino411@gmail.com>
Sent: Wednesday, May 27, 2020 4:41 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Westhaven Resident Opposed to SLC 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.

Franklin Planning Committee,

I am writing to express my concerns over the recent land development proposal *change* being brought forth by Southern Land Company in the Westhaven subdivision. Please hear my thoughts as they are my own words and I am deeply concerned for the well being of my fellow constituents, children, and our environment. It is a known fact that Margaret Martin has received financial campaign contributions from Tim Downey, CEO of Southern Land Company, and we ask that she recuse herself from any voting related to this matter, should her input be needed.

1.) **Increased home density.** Early residents of the neighborhood were told the housing cap would be approximately 1,250 units. Then it changed to 2,000 units. Now, the plan is to have over 3,400 units! This is perhaps the most disturbing part of the plan as Southern Land Company has done a complete 180. SLC keeps eating away at the available land in order to keep raking in profits. As homeowners, our hands are tied as we do not have control over the HOA. Southern Land holds every seat on the HOA board, except for one. We are allowed to have one resident on the HOA board, but they are NOT allowed to vote! How is this a Homeowners Association? At a recent planning meeting, SLC said they didn't expect the residents to have control of the HOA for another 12 years based on their plans for future builds! Originally, the homes were to be 80/20, now they are going to be 20/80. Recently, a good amount of these "shotgun style" homes that SLC is churning out are simply being turned into rental homes. This is NOT good for property values of homes in close proximity. More homes on smaller lots means more people crammed into Westhaven and more cars/traffic (as identified by the

recent traffic study that was conducted). There have been multiple occasions recently where emergency personnel (the Westhaven Fire Department) have had a difficult time navigating through streets of Westhaven during an emergency call as they are lined with parked cars. The increase in home density is also going to have a negative impact on the amenities in the neighborhood (clubhouse facilities, workout facilities, pool, etc). They are overcrowded now and it will continue to get worse. Not to mention the increase in wear and tear on the existing facilities. Did you know there are **only** 6 swings in the entire neighborhood for the children to use? **SIX**. When SLC is pressed on this issue of overcrowding the amenities, they deflect it by coming up with a pretty drawing of a future planned pool. The recent addition of a “small workout facility” on Front Street with no parking lot was clearly not thought out. Where on earth are people supposed to park to access this facility? It is not within walking distance for the majority of the neighborhood. To use this facility, I would need to park in the Kroger parking lot and walk across the street...which has only one (marked) pedestrian crossing area. Speeding down Front Street is a known issue by the FPD and I often feel unsafe attempting to cross the street there. When will this construction come to an end?! We are growing tired of seeing dump trucks and tractor trailers barrel noisily down our streets ALL DAY LONG.

2.) Increased traffic through the neighborhood, especially near Pearre Creek Elementary School, which is “ground zero” for the majority of the additional homes. I am extremely concerned about the safety of the children who walk and bike to school (which there are quite a few). There is also no crossing guard for the children in this area, deepening my concern. This past school year, the Principal sent out an email/memo to parents reminding them to not drop students off in the lower part of Townsend specifically because there was no crossing guard. I urge you to do your own research and visit Pearre Creek Elementary School during morning drop off and afternoon pick up to observe the traffic from both motor vehicles and pedestrians. Also, what about the air pollution generated by the increase in cars on the roads near the Elementary School. Our children and their developing lungs deserve better than this. Aside from the traffic near the school, The road in front of Westhaven known as Speedway 96 has already become a traffic hazard. How many more traffic incidents (wrecks that involve bodily injury) will have to take place before we get a traffic light installed? We have been told one is coming, but the installation date keeps getting pushed back. Trying to turn out of the neighborhood in the morning takes forever. Traffic builds up on Front Street, blocking the entrance to the Fire Station.

3.) The unnecessary addition of a gas station in close proximity to residential dwellings and Pearre Creek Elementary School. If the “vision” of the proposed gas station is that people who live in Westhaven will gas up at the “local” gas station before going to work in Nashville (or elsewhere), then you obviously haven’t been to Townsend Ave in the morning during school drop off time. I avoid this area like the plague! Multiple, credible, studies conducted by the EPA have demonstrated that living in close proximity to a gas station can have a severe, negative impact on health. What if there is a fuel leak at the gas station? What if there is a fire? Does the Elementary School have an emergency/hazmat plan in place for this? Will the gas station sell alcohol and tobacco products? This has no place being near a school! We have been told the gas station will specifically be a “Twice Daily” gas station. Interesting because the family who sold Southern Land Company this piece of property for development...also owns Tri Star Energy, LLC, which is better known as Twice Daily gas station! Seems fishy to me. Lastly, there is NO NEED for a gas station here! There is a MAPCO a mile down the road and a Twice Daily Gas Station 3 miles down the road.

The constituents of Westhaven appreciate your support in voting NO on the proposed plan for more housing units and a gas station. I look forward to attending the meeting being held via Zoom tomorrow.

Sincerely,

Jackie Corino

--

Jackie Corino

336-269-3592

jcorino411@gmail.com

Dianna Tomlin

From: John E. Walker <johnnewalker3@gmail.com>
Sent: Tuesday, May 26, 2020 3:18 PM
To: Dianna Tomlin; Amy Diaz-Barriga; danamclendon@mac.com
Cc: Ken Moore; bev@aldermanburger.com; Scott Speedy; Margaret Martin; Clyde Barnhill; bransfordpearl@aol.com; annpetersen@comcast.net; Brandy Blanton
Subject: Expansion of Westhaven by Southern Land Co. and Boyd Mill Avenue entrance/exit 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.

Ms. Tomlin and Ms. Diaz-Barriga,
Please see that the message below is provided and read to the BOMA at the virtual PUBLIC MEETING this week. Thank you.
John Walker

Board of Mayor and Alderman (BOMA),

On behalf of the homeowners of Cornerstone Subdivision, we do not need another seven hundred plus units built by Southern Land at this proposed location off Boyd Mill Avenue and New Hwy. 96, which would greatly increase traffic on Carlisle Lane.

We have continued to see increased levels of traffic on Carlisle Lane, the entrance street to our subdivision, which is already a main cut-through street to Del Rio Pike.

If Southern Land is granted approval to construct an entrance and exit to the newly proposed housing expansion area of Westhaven using Boyd Mill Avenue, it will be a traffic disaster. Boyd Mill Avenue is a narrow and winding road already and is not the safest to travel upon. Adding this new entry and exit point will make this a constant area of traffic backup at the traffic light at New Highway 96 and Carlisle Lane. Boyd Mill Avenue was not built to handle the existing load of cars and other vehicles, and the situation will only worsen if Westhaven expands again using Boyd Mill Avenue as an entry and exit point.

While I acknowledge the entrance and exit lanes for the eventual Mack Hatcher extension will help, homeowners of this new Westhaven proposed expansion area are not likely to want to take the extra time and effort to access the new Mack Hatcher entrance ramps by traveling further down New Highway 96, if they think they can exit off on to Boyd Mill Avenue and then pick up the Mack Hatcher extension by driving across Carlisle Lane. Westhaven residents should be forced to use a new traffic light on New Highway 96 leading to the entrance on to the Mack Hatcher extension.

I have seen the traffic greatly increase on Carlisle Lane over the years, as new subdivisions have been added (Blossom Park, Richland Close, and now Cardel Village coming soon). It has already become difficult to navigate entering and exiting Cornerstone subdivision on to Carlisle Lane, due to increased traffic, including construction vehicles, using Carlisle Lane as a cut-through to Del Rio Pike. This also makes it dangerous for children and adults waiting for school buses, and the many people exercising or riding bicycles along Carlisle Lane and Del Rio Pike.

Board of Mayor and Alderman, please review existing comments posted on this subject as submitted and on social media, realizing that the existing homeowners are genuinely concerned about this as a matter of impact on home values, traffic flow, safety, and unnecessary further development.

We ask that this new proposed addition to Westhaven at that location be denied and that no entrance/exit be installed at Boyd Mill Avenue.

John Walker
President
Cornerstone Subdivision HOA
(615) 945-7232
Johnewalker3@gmail.com

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:28 PM
To: Dianna Tomlin
Subject: Fwd: Overcrowding narrow streets and common spaces

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 my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Date: May 27, 2020 at 12:24:18 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: FW: Overcrowding narrow streets and common spaces

Planning Intake Email regarding WESTHAVEN

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: Megan Cowden <megancowden@gmail.com>
Sent: Tuesday, May 26, 2020 9:58 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Overcrowding narrow streets and common spaces

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.

This email is to express my opposition to Southern Land's proposal for additional property development to the east of Westhaven's current project limits.

The streets inside the Westhaven neighborhood are overcrowded already. Fire trucks have difficulty accessing certain streets. There is no parking available. The residence club cannot support more homeowners, their reservations of common space, bodies in the recreation and gym spaces, etc. In this new world where it is safe and wise to distance from others during normal course of business, this proposal is ludicrous.
No more residential housing can be supported!

Where would that many people fit in our special neighborhood? This would put an end to our neighborhood-wide activities due to the inability for any space to include that number of people. No more fireworks displays, no more Memorial Day parties open to everyone in the neighborhood, no more summer concerts. This would simply be the end to so many things that make Westhaven special.

Sincerely,
Megan Cowden
Championship Blvd

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:27 PM
To: Dianna Tomlin
Subject: Fwd: Westhaven Density and HYW 96 Traffic study

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 my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Date: May 27, 2020 at 12:22:08 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: **FW: Westhaven Density and HYW 96 Traffic study**

Planning Intake Email regarding WESTHAVEN

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: Karen Crook <karenlw89@gmail.com>
Sent: Tuesday, May 26, 2020 8:00 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven Density and HYW 96 Traffic study

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 Planning Commission:

I am deeply concerned about the results of the HWY 96 traffic study showing a drastic increase in cars on the road in this already heavily trafficked area.

The increase in traffic in Westhaven, a neighborhood with a large population of children, many of whom who ride bicycles, is unacceptable. There are already too many vehicles associated with ongoing construction combined with normal traffic of residents and visitors to the neighborhood.

I ask you to turn down proposals which increase the density within Westhaven which if not defeated, will result in 16,344 new vehicular trips per day.

When is enough, enough? For this Westhaven resident this is enough. The increased density proposed will lead to the loss of property value, increased pressure on already over crowded amenities and increased traffic levels that are unsafe and untenable.

Please support the community by saying no to this unreasonable and unsafe density increase, and uphold standards which make Franklin neighborhoods desirable and safe communities in which to live.

Thank you.

Karen Leslie Crook
602 Stonewater Blvd
Franklin, TN 37064

Sent from my iPhone

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:40 PM
To: Dianna Tomlin
Subject: FW: 5/28 Franklin Planning Commission - Agenda Items 5 & 6 (Ordinance 2019-57 & Resolution 2019-130) Westhaven PUD Revision and Rezoning Applications

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: Will Crunk <wwcrunk21@gmail.com>
Sent: Thursday, May 28, 2020 2:16 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: 5/28 Franklin Planning Commission - Agenda Items 5 & 6 (Ordinance 2019-57 & Resolution 2019-130) Westhaven PUD Revision and Rezoning Applications

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 Commissioners,

My wife and I have lived in Westhaven for 1.5 years and both grew up in Franklin. As we've seen Franklin grow, we fully realize that development has been a key reason for the increase standard of living Franklin has enjoyed. These development fees help pay for much needed infrastructure, parks and other aspects that the city itself would have trouble doing without increasing property taxes to do so.

With development being an important need to help the city continue to grow and function, the subject expansion of Westhaven we both feel is a good, responsible use of the subject land. The proposed plan through reducing the requested commercial space and providing for independent living units, reduces the amount of traffic that was both previously approved and could be applied for on the additional land being included in the PUD.

We've also seen a number of online posts concerned about the proximity of the proposed gas station to the school. As parents of a child that will start school well after the gas station is likely to be constructed, we looked into the EPA and other publications being reference. The EPA publication referenced is a guide for selecting sites for schools and in it references that any gas station within ~1,000 ft should be evaluated as to the risk of pollution both air and soil contamination. It qualifies that statement by the below note on the right of the clipped section from the publication.

more important it is to gain an early understanding of the potential risks that may be associated with that hazard. Exhibit 6 is intended to be used in conjunction with the example [Environmental Review Process](#) (see Section 5) and with [Evaluating Impacts of Nearby Sources of Air Pollution](#) (see Section 6).

Screening perimeters can help the LEA and SSC quickly identify activities or features on or in the area surrounding a prospective school location that have the potential to pose a hazard to students and staff and warrant further evaluation. These include a wide range of potential ongoing

recommends that potential hazards should be identified and considered for additional study.

NOTE: Screening distances are intended to identify potential land uses near candidate school locations that warrant further consideration rather than to identify land uses that may be incompatible with the location of schools. Screening distances, alone, may not be predictive of the actual potential for a source located within that distance to present an environmental or health hazard. Potential hazards associated with candidate school locations should be evaluated as part of the site screening and evaluation process.

Error! Filename not specified.

As the school is approximately 1,200 ft away, we both don't have an issue with the location of the gas station.

Please vote yes for this application.

Thanks for your time,

Will & Barbara Patrick Crunk



Virus-free. www.avg.com

Dianna Tomlin

From: betty cunningham <bjc02@comcast.net>
Sent: Tuesday, May 26, 2020 10:56 AM
To: Dianna Tomlin
Cc: betty cunningham
Subject: Westhaven 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.

Dianna Tomlin, City Planner,

Please do not allow the Westhaven proposed building of 766 residential units with access to Boyd Mill and Carlisle Lane. I am a resident of Cornerstone and have seen the traffic increase with the current building going on off Carlisle Lane and Del Rio. Traffic has increased to dangerous levels with bicycles, cars, large dump and other construction vehicles. These roads are two lane and not meant for large volumes of traffic. Please do not make our neighborhood less desirable.

Betty Cunningham
402 Cornerstone Way
Franklin, Tn 37064

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:35 PM
To: Dianna Tomlin
Subject: FW: No more additions to Westhaven

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: Lynn D'Amico <lynnhdamico@gmail.com>
Sent: Thursday, May 28, 2020 11:51 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: No more additions to Westhaven

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 schools are full, traffic is bad as it is. NO MORE Westhaven expansion.

Sent from my iPhone, please excuse typos and brevity

Dianna Tomlin

From: Fdaniell1 . <fdaniell.22579@gmail.com>
Sent: Friday, May 22, 2020 10:44 AM
To: Amy Diaz-Barriga; Dianna Tomlin; ken.moore@franklintngov.com; bev@aldermanburger.com; Dana McLendon; Scott Speedy; Margaret Martin; Clyde Barnhill; bransfordpearl@aol.com; annpetersen@comcast.net; Brandy Blanton
Subject: Rezoning request for the corner of Hwy 96 and Boyd Mill Rd

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 Municipal Commission,

I am writing you regarding the zoning request by Southern Land for the above property. I attended the community listening session held by Southern Land last October. While I am in favor of the proposed land use I do so with one single objection. The roadways proposed included an outlet onto Boyd Mill Rd in addition to outlets on the new Mach Hatcher and Hwy 96. I vigorously object to the outlet on Boyd Mill Rd for the following reasons:

- 1) the outlet is very close to a blind curve, setting up a high risk for serious accidents.
- 2) Boyd Mill Rd, while frequently represented as a major access road is clearly incapable of handling additional traffic flow.
- 3) with access on both Hwy 96 and the new Mach Hatcher I see no need for this third access point.

I ask that you insist that Southern Land remove access to Boyd Mill from their plans before granting approval for this application.

With kind regards,

--

Fred Daniell

1623 Cooper Creek Ln, Franklin, TN 37064

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:35 PM
To: Dianna Tomlin
Subject: FW: No more additions to Westhaven

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: Lynn D'Amico <lynnhdamico@gmail.com>
Sent: Thursday, May 28, 2020 11:51 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: No more additions to Westhaven

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Our schools are full, traffic is bad as it is. NO MORE Westhaven expansion.

Sent from my iPhone, please excuse typos and brevity

Dianna Tomlin

From: Fdaniell1 . <fdaniell.22579@gmail.com>
Sent: Friday, May 22, 2020 10:44 AM
To: Amy Diaz-Barriga; Dianna Tomlin; ken.moore@franklintngov.com; bev@aldermanburger.com; Dana McLendon; Scott Speedy; Margaret Martin; Clyde Barnhill; bransfordpearl@aol.com; annpetersen@comcast.net; Brandy Blanton
Subject: Rezoning request for the corner of Hwy 96 and Boyd Mill Rd

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Dear Franklin Municipal Commission,

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- 1) the outlet is very close to a blind curve, setting up a high risk for serious accidents.
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I ask that you insist that Southern Land remove access to Boyd Mill from their plans before granting approval for this application.

With kind regards,

--

Fred Daniell

1623 Cooper Creek Ln, Franklin, TN 37064

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:04 AM
To: Dianna Tomlin
Subject: FW: Increased Density of Westhaven Community

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: brendadavis642@gmail.com <brendadavis642@gmail.com>
Sent: Thursday, May 28, 2020 9:54 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Increased Density of Westhaven Community

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.

When I purchased my home in Westhaven in 2012, there was a plan for 1250 homes. That number has been raised several times since then and we are quickly becoming overcrowded. Traffic frequently backs up at both the main exit and the Front Street exit. This new proposal for over 3,000 homes estimates over 16,000 individual trips per day, not to mention the additional traffic from non-residents coming and going to the proposed gas station.

I live on Townsend Blvd. directly across from the Elementary School and, even now, I try to avoid coming or going during the time students are being dropped off or picked up at school because of the traffic backup. I shudder to think of the logjam that would be caused on Townsend and connecting streets by the increased traffic.

I chose to live here because I want to be in a quiet, comfortable neighborhood. If approved, the proposed plan will make that impossible. This is a bad proposal for everyone in Westhaven except the developers.

Please do not approve this proposal!

Brenda Davis
1706 Townsend Blvd.

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:57 AM
To: Dianna Tomlin
Subject: FW: Westhaven challenges

Planning Intake Email regarding WESTHAVEN

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: Paige Dixon <xocheers@icloud.com>
Sent: Wednesday, May 27, 2020 7:04 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Westhaven challenges

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 new resident of Westhaven it is with distress and disappointment to now learn of the impending plans for this neighborhood. I am expressing my concerns over the traffic studies, the gas station (no way and not needed), the overbuilding, the overuse of already limited amenities--all of which are devaluing to our community.

Please consider the residents.

I am not against making what we already have better, but bigger is not the answer. This is a quiet, "somewhat" safe neighborhood (thieves pilfer in the evenings I have discoverer). More people will bring more access to all of us, making us more vulnerable.

Safety issues, health issues, traffic issues, too many people issues. I moved here for peace. The current residents should have a voice. We have invested a lot of \$\$\$\$ to live here only to now have it put at risk not to mention also limiting the enjoyment of our neighborhood and homes.

Thank you for hearing my concerns.

Paige Dixon

Sent from my iPhone

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:58 PM
To: Dianna Tomlin
Subject: FW: Westhaven plan - too much traffic

LAST 1 OF 2

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: Scott Drennan <wsdrennan@gmail.com>
Sent: Thursday, May 28, 2020 2:46 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Westhaven plan - too much traffic

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,

As a resident with children, the idea of another 16,000 cars seems far outside the original intent of what was approved. While some development on the undeveloped portion toward Boyd Mill does make sense, the addition of density to the already developed portion of westhaven, specifically back by the golf course seems unnecessary. This seems to benefit only the developer at the expense of residents. Our streets just can't handle that increase safely in my opinion (again as a dad of little kids).

Scott

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:52 AM
To: Dianna Tomlin
Subject: FW: NO Increased Density

Planning Intake Email regarding WESTHAVEN

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: Nancy Farris <drnancyfarris@gmail.com>
Sent: Wednesday, May 27, 2020 3:18 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: NO Increased Density

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 Planners,

I am writing to ask for your careful consideration to oppose SouthernLand's proposal to increase density and add a gas station to Westhaven. When we purchased our home we were given information that directly conflicts with these changes. The bait and switch strategy is unethical. This effects our home.

Please oppose SouthernLands increases.

Thank you,

Dr. Nancy Farris
Sent from my iPad

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 3:06 PM
To: Dianna Tomlin
Subject: Fwd: Westhaven PUD-COF 7133
Attachments: Westhaven PUD -COF 7133 Ordinance 2019-57.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.

Sent from my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Date: May 27, 2020 at 2:37:27 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: FW: Westhaven PUD-COF 7133

Planning Intake email regarding WESTHAVEN

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: Marisa Fernandez <marquefern@hotmail.com>
Sent: Wednesday, May 27, 2020 1:37 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven PUD-COF 7133

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.

May 27, 2020

City of Franklin Planning and Sustainability Department

Franklin Municipal Planning Commission

109 3rd Avenue South, Suite 135,

Franklin, TN 37064

Re: Rezoning (1711 New Hwy 96) and revision to Westhaven PUD

Dear Commissioners:

I'm writing to you about the proposed revision to the development plan for Westhaven.

As a resident of the Westhaven community, I am NOT supportive of this proposed change to the original PUD development plan. Specifically, I'm opposed to the proposed gas station/convenience store, as it raises my concern about my safety and well-being along with that of the more vulnerable members of the Westhaven community - senior citizens and children.

The attached presentation provides additional context.

I respectfully request you to NOT grant this revision, to help us safeguard and protect our community, and to encourage Southern Land to work with the community to develop a better use of this property.

Sincerely,

Marisa Fernandez
Franklin, TN 37064

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:27 PM
To: Dianna Tomlin
Subject: Fwd: Westhaven Concept Plan

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 my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Date: May 27, 2020 at 12:22:45 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: **FW: Westhaven Concept Plan**

Planning Intake Email regarding WESTHAVEN

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: John Fraser <johndavisfraser@gmail.com>
Sent: Tuesday, May 26, 2020 4:01 PM
To: Planning Intake <planningintake@franklintn.gov>
Cc: Marcia Fraser <marciafraser@gmail.com>
Subject: Westhaven Concept Plan

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, May 28.

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

Sent from my iPhone

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:34 PM
To: Dianna Tomlin
Subject: FW: Southernland Proposal

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: Jennifer Freeman <jenfreeman315@gmail.com>
Sent: Thursday, May 28, 2020 11:18 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Southernland 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.

Planning Commission,

I am a seven year resident of Westhaven and I am opposed against SLC proposal to add 766 new residents and rezoning for a gas station.

The traffic study shows an additional 16,000 vehicle trips on Townsend will be added to this increase in density which is far too dangerous as these vehicles will be passing past an elementary school. As far as the gas station it is unneeded and unwanted by a vast majority of residents. We have a gas station one mile down the road and 20 in a five mile radius. There are health concerns, traffic concerns, and a decrease in potential property values associated with the proposed gas station and the vast majority of residents are opposed. Please vote against this proposal this evening. Thank you!

Jennifer Freeman

--

Jennifer Freeman
jenfreeman315@gmail.com

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:04 AM
To: Dianna Tomlin
Subject: FW: Westhaven Developers Proposal

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 Goodwin <rgoodwin68@att.net>
Sent: Thursday, May 28, 2020 9:21 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Westhaven Developers 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.

I would remind the planners that they have not been put in place to approve anything the Westhaven developers come up with. Thus far most everything they want has been readily approved. Planners should not only be concerned with tax base growth, which is what this is all about, but also have a responsibility for quality of life in this city and county. Westhaven is quite large; has direct access to Highway 96 at multiple intersections and are soon to have Mack Hatcher direct access. Just because Westhaven developers desire more and more space and access doesn't mean it should be done on the backs of their neighbors and their way of life. Man up and turn this proposal down. In fact, I call on Westhaven developers to withdraw this request in its current form in deference to its neighbors. Neighborhoods and country roads are the feature attraction of an idyllic way of life that we enjoy. Don't be a party to its demise through greed for ever increasing profits and taxes." Dick and June Goodwin

Sent from my iPhone

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:54 AM
To: Dianna Tomlin
Subject: FW: Gas Station - Westhaven NO

Planning Intake Email regarding WESTHAVEN

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: Neil Graver <graver.neil@gmail.com>
Sent: Wednesday, May 27, 2020 4:15 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Gas Station - Westhaven NO

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 a parent and concerned resident of Westhaven in Franklin TN. I oppose the gas station in the neighborhood as it's far too close to the electric plant, residents and the school.

Also, the lack of full transparency between Southernland Company and the HOA is disturbing specifically, the lack of budget detail and transfer of funds between the neighborhood HOA and other SouthernLand entities.

Please stop the sprawl, including the gas station.

Thank you,

Neil Graver
412 Ripley Lane 37064

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:39 PM
To: Dianna Tomlin
Subject: FW: Westhaven Construction

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 Turner <christur@gmail.com>
Sent: Thursday, May 28, 2020 1:41 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Westhaven Construction

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, for the love of all that is right, PLEASE give us some relief from the endless construction and the stacking of houses on EVERY square inch of our good city that is rapidly becoming the worst version of itself.

The traffic study indicates an additional 16,344 vehicles added to the stretch along HWY 96 near Boyd Mill and Westhaven. What about the additional houses being crammed in along Boyd Mill near Downs? And what about the additional houses so hideously being stacked along Carlisle at Old Charlotte. Then what about all the development that will go in along Mack Hatcher between Del Rio and HWY 96? Everyone knows that will be overdeveloped shortly after that extension completed if not before. It is certain we'll continue to be told in the future that the resulting traffic clog will be manageable. Isn't it ironic that we never hear of a development not coming to fruition because a development board determined it would burden residents?

Where is the relief? Has the greed fueled by area development so consumed those who lead our city that they've sold the city's soul to wedge one more high-priced, zero-lot subdivision on any/every available square inch?

Think about the amount of traffic you have already added to Franklin in the past two years. The ridiculously unattractive development at the corner of Mack Hatcher and Franklin Rd. The excessive development around the hotel in downtown. The endless construction of Westhaven. The additional houses on Carlisle. And there is no end in sight. It should not take 20-25 minutes to drive from Franklin Green to Cool Springs. It's certain that 16,000-plus cars and multiplying will only make that worse.

I fully recognize that submitting this letter of protestation is a futile attempt to convince leaders who have already made this decision to care more about our collective quality of life than the wealth a few will pocket at our expense. It is certain that the planning commission and city leaders have already determined the next several waves of construction for years to come. Soliciting feedback from residents is a necessary formality along the journey of using the present desirability of Franklin to create something less desirable.

For the benefit of all of us, please, stop the madness. Let Franklin have some space to breath.

Chris Turner
Franklin Green

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:25 PM
To: Dianna Tomlin
Subject: Fwd: Proposed Development at Mack Hatcher and New Hwy 96

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 my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklin.tn.gov>
Date: May 27, 2020 at 12:19:04 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: FW: Proposed Development at Mack Hatcher and New Hwy 96

Planning Intake Email regarding WESTHAVEN

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: H. L. Hackney <hl.hackney@yahoo.com>
Sent: Wednesday, May 27, 2020 6:05 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Proposed Development at Mack Hatcher and New Hwy 96

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.

Sirs: Southern Land Company has proposed a small country store & filling station at Mack Hatcher and New Hwy 96. I write in support of Southern Land's proposal as I

believe the vast majority of nearby residents would benefit from the convenience of a filling station and small country store.

I've observed gas prices at the nearby filling station at Downs Boulevard and New 96 and their price for gas is ALWAYS \$.30 to \$.50 higher than other filling stations. I avoid going to this store and believe they could use some competition for the sake of Westhaven residents.

Also, the proposed development is more accessible for most Westhaven residents who are going to or from work. The proposed site keeps traffic from the Downs Boulevard and downtown Franklin area.

Southern Land, in my opinion, operates with the highest standards for construction and what I call "environmental sensitivity". Westhaven contains significant "green spaces" and this is not by accident. Westhaven is a shining example of this company's ability to deliver on its commitment to the residents and the environment.

Finally, I've observed this company's product and I'm confident their past performance is a good predictor of their ability to develop this project.

Please feel free to call me, if necessary.

Regards,

H. L. Hackney
118 Front Street
Unit # 101
Franklin, TN. 37064
423-667-0620

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:01 AM
To: Dianna Tomlin
Subject: FW: Westhaven Density - An honest perspective from a resident

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: B Hahn <brinthahn@hotmail.com>
Sent: Thursday, May 28, 2020 5:37 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Westhaven Density - An honest perspective from a resident

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 Commission,

I am opposed to the increased density in Westhaven. Before writing this email, I considered all of the ways I could make my case. What clever, persuasive argument could I make? I decided to take an entirely different approach. I am going to tell you a story instead – the story of how my wife and I accidentally ended up in Westhaven while moving to Tennessee from Florida in 2018, and why that experience is particularly relevant to this discussion.

We had originally planned to purchase a home farther out in Franklin off Peytonsville Road. After renting the house for a week prior to closing, we ultimately decided against purchasing that home, and now had no place to live. Were we going to rent temporarily? How were we going to find a home on such short notice? All of our things were in storage – it was a frustrating time in our lives. I was convinced what we were looking for did not exist. We wanted the look and feel of the country, but also a sense of community and interaction - two things that are almost always mutually exclusive.

Successfully combining two concepts that are so often at odds with one another takes skill, finesse – and sometimes luck. We have all seen many failed attempts at master planned communities.

Back to our predicament. My wife and I looked at apartments, town homes, and various neighborhoods everywhere from downtown Nashville to Franklin, and nothing seemed special to us. Believing we were out of options; my wife sat down and made a list of Franklin developments we had not seen yet.

We visited the first two and were disappointed to discover they looked and felt like every other product out there...then came number three on the list. It was Westhaven. I had no idea what Westhaven was – it was just an address on a digital list in my wife’s phone...until we arrived. Nearly two years later, we still have vivid memories of driving into Westhaven for the first time. Within one minute of turning onto Westhaven Blvd, then down State and Championship, we knew we had found it. This was going to be our home. Hats off to Southern Land for their execution of what is currently a remarkable achievement.

If you think Westhaven can undergo changes in perpetuity and still offer the feeling we experienced that day - you are wrong.

I assure you that experience is not only rare but fragile, and its existence depends solely on those willing to protect it. Drastically increasing the size of Westhaven will, for all of the reasons you have probably read in other emails, jeopardize the quaint, picturesque neighborhood we call home. It will affect home values, traffic, and compromise our ability to enjoy community events that can only accommodate so many people. The lasting first impression Westhaven had on us would cease to exist while driving into a sprawling monstrosity tantamount to a small city within a city. There is a tipping point – and odds are that tipping point will be reached if Westhaven is expanded dramatically.

Putting 3,500 homes (or any significant expansion) in Westhaven will unalterably change it. It will no longer be revered as the quintessential example of how residential development should be done. It would be a shame if Franklin and Southern Land were to let that happen. One thing is for certain – Westhaven *will* be an example one way or another. Let’s make sure it’s not a cautionary tale.

Sincerely,

Brint Hahn

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:59 AM
To: Dianna Tomlin
Subject: FW: Westhaven Expansion

Planning Intake Email regarding WESTHAVEN

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: Susan Harrison <susandotyharrison@gmail.com>
Sent: Wednesday, May 27, 2020 11:38 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Westhaven Expansion

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 bought in Westhaven 3 years ago due to the community atmosphere it provided. I am concerned with the new homes proposed to be added to our community and the traffic coming from Mack Hatcher. I oppose the expansion plan to add additional homes to the community, as well as the gas station being proposed. I am concerned about the traffic and health issues associated with the plan.

Sent from my iPhone

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 9:41 AM
To: Dianna Tomlin
Subject: FW: No Gas Station in Westhaven!

Planning Intake re: Westhaven

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: Janet Haworth <janethaworth1@yahoo.com>
Sent: Thursday, May 28, 2020 12:07 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: No Gas Station in Westhaven!

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 Planning Committee,

In light of your upcoming planned vote I would like to express my extreme opposition to a gas station in the Westhaven community. First, we have a gas station within a few short blocks of the neighborhood which is more than adequate. Second, it does not improve the appearance of the community and likely diminishes it along with home values near the gas station- who would want to purchase a beautiful, high end home within reach of a gas station?? Finally, and most importantly, the proximity of the planned gas station to the school and to families living within 1/2 mile raises substantial concern for pollution, emissions, vapors, and the health risks that come with these contaminants.

I implore you to weigh financial benefit against the multitude of negatives a gas station will bring to our lovely community. Gas stations belong on the main roads away from housing and schools. Thank you so much for your consideration.

Janet Haworth

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:58 AM
To: Dianna Tomlin
Subject: FW: SLC/Westhaven proposal

Planning Intake Email regarding WESTHAVEN

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: Pamela Hennebery <pshennebery@yahoo.com>
Sent: Wednesday, May 27, 2020 9:19 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: SLC/Westhaven 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.

To the City of Franklin,

I am very concerned with the large increase in density that Southern Land Corporation is proposing for their Westhaven development and OPPOSE the proposal. The impact on traffic, schools, fire & police services, parks & recreation, as well as the environment are overwhelming with the change to their current development plan.

Traffic

Boyd Mill Pike is not even wide enough for 2 cars to travel down and SLC is proposing adding more houses that would empty enormous amounts of traffic on a road that is not built to handle the traffic. It's a scenic road. Also, in no shape or form should SLC get approval to build an additional 12 houses on the golf course side of the road that flow directly onto essentially a 1 lane road, nor should it have hundreds of homeowners driving up and down it to get to their homes. Please preserve the county and scenic roads by not ruining them with unnecessary traffic a large development.

TN-96 cannot accommodate the amount of traffic proposed. There are currently no traffic lights to turn into Westhaven. We have had several accidents at each intersection into Westhaven and the proposed traffic light at Westhaven Blvd & TN-96 has been continually delayed by the City of Franklin. Ask your traffic engineers or the police department how many accidents occur at the Westhaven entrances. Ask the school board about the school bus involved in an accident at the

Front Street entrance that caused Williamson County school board to re-route all of their school buses into the Westhaven Blvd. entrance for every school they serve that enters our neighborhood. And still...we have no traffic light with narrow crowded roads. Not only do more houses increase the already existing traffic problem, it also increases the likelihood of more traffic accidents and possible fatalities.

Parks & Recreation

Southern Land is not adequately providing for green space and park amenities for their residents. For example, I was promised a green space with passive amenities such as a walking path, benches, plants and flowers at green space across the street from my house on Keats Street. What I finally got....after a petition, numerous letters and emails, and a few phone calls was grass and 3 trees. Nothing else, but empty promises. Because SLC refuses to build additional parks or provide green space, this higher density means more people that will place a further strain on parks within the City of Franklin. Is the City prepared to build more parks for all the new residents? Southern Land Company will not providing the needed green space and parks, and what they are promising in their proposed plan is so many years down the road it will be useless to most current residents. If you are at all considering this, SLC needs to be providing the parks and recreation and they are not so it falls back on the City to supply. .

Police

Are the police and fire departments able to handle the additional strain placed on their departments with the proposed increase in density? We are blessed to have a fire station located within the boundaries of Westhaven, however we are not the only residents this stations serves. We the current station be able to provide services for all the new residents and other parts of west Franklin?

Fire

As for police, we rarely have a police presence in Westhaven. I have emailed and called many times about the speeding that occurs during school opening and closing times which is quite a dangerous situation. I am always given the same response by the police department....we don't have enough officers to regularly patrol. So will there be enough officers to serve and protect all these new residents?

Environment

I am against the development any closer to the stream of water that flows on the eastern side of Westhaven and directly feeds into the Harpeth River. The City should protecting our waterways and having developers build adequate buffer zones, not placing a gas station and single and multi-family houses so vitally close to the stream. The thought of a gas station so close to this stream seems preposterous. What type of buffering will be provided? Have contingency plans been made in case of a spill? This has big impacts on the entire Harpeth River watershed....both human and wildlife alike that we should be protecting, not destroying.

While I understand that both consumer choices and the economy help dictate what developers and builders want to offer, but that does not mean they are guaranteed approval from our local leaders. They should not be given the green light so that we as a city can increase our tax base. In fact, the increased density is actually a huge reason that the City Council should reconsider the proposal. I firmly believe SLC has not done a proper job mitigating the increase in density with the needs to not impact the City of Franklin's roads, schools, fire, police, parks, or environment. Please force them to put in road improvements, to provide more parks, more green space, move development from a watershed, not put a strain on our schools, fire, and police. This is too huge of an increase in density. Please do not approve SLC changes.

Thank you.

Sincerely,
Pamela S. Hennebery
8036 Keats Street
Franklin, TN 37064

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:27 PM
To: Dianna Tomlin
Subject: Fwd: Vote No! to the gas station in Westhaven

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 my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Date: May 27, 2020 at 12:22:06 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: FW: Vote No! to the gas station in Westhaven

Planning Intake Email regarding WESTHAVEN

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: Sonya Herrington <sonyaherrington@comcast.net>
Sent: Tuesday, May 26, 2020 8:33 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Vote No! to the gas station in Westhaven

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.

I am sending this email to voice my opinion about having a gas station inside the neighborhood in which I have lived for the past five years. I beg you to vote against an addition of a gas station!

First and foremost I just don't believe that it is needed or necessary. And I have searched trying to find any other neighborhood that has a gas station embedded inside of it, but I don't see that happening anywhere else in Franklin. In Berry Farms, the gas station is far removed from the homes, nowhere near as close as this proposed gas station in Westhaven. I shutter to think what this does for property values of those closest to the proposed location as well as my own property values.

Secondly, the environmental impact. I'm not even sure if we know what the environmental impact will be for those people closest to the proposed location (including the proposed houses to be built close to the proposed gas station location). And being close to the school is also a major concern for me. While Franklin is growing, the reason people come here is for the small town feel. That we collectively take care of each other. Why would you even consider putting anyone at risk by placing a gas station this close to houses and school?

Next, the traffic situation. This gas station will pull people from Mac Hatcher directly into my neighborhood. So, so many people. These are neighborhood streets that my children ride their bikes on, walk the sidewalks, and generally feel safe. But once you open our neighborhood up to the amount of people that will be funneled through a gas station, we lose that safety feature that we paid a high dollar to attain. Let's just get real about this, we paid a premium to live in this neighborhood. We did not pay that premium to be staring down a gas station!

In addition to all of this, I would recommend you have Southern Land look at moving the proposal to place the gas station somewhere else. Possibly the land they own across Hwy 96. It will still pull the people in from MacK Hatcher to make purchases; however, it will have far less impact on those of us who purchased our homes prior to them making this bad decision to place a gas station in our literal backyards.

Thank you for your time,
Sonya Herrington
9027 Keats St
Franklin, TN 37064
615-473-4334
sonyaherrington@comcast.net

Sent from my iPhone

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:58 AM
To: Dianna Tomlin
Subject: FW: 766 more residents in Westhaven?!

Planning Intake Email regarding WESTHAVEN

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: FREDRICK ARNOLD <holly_fred@comcast.net>
Sent: Wednesday, May 27, 2020 11:17 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: 766 more residents in Westhaven?!

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,

How can this be? There is no traffic light at either intersection to turn into or out of Westhaven. It is extremely dangerous!
We thought construction was to be halted until a traffic signal was installed. What happened to the plan? And four new condo buildings have popped up on a man made landfill in front of the lake! This is the cart before the horse! Please get this situation fixed BEFORE more development!
And Please don't allow a new road through our iconic Gentrys Farm!

Town and Country Plan, Please!!!

Thank you,
Holly and Fred Arnold

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:39 PM
To: Dianna Tomlin
Subject: FW: "Franklin, my dear..."

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: Amy Biagini <a.biagini@comcast.net>
Sent: Thursday, May 28, 2020 2:13 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: "Franklin, my dear..."

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.

Developers are greedy, their motives a sham They say "Franklin my dear, we don't give a damn"

The traffic horrendous, every day a logjam They say "Franklin my dear, we don't give a damn"

Tourists love Franklin, but not traffic - they'll scam But we hear "Franklin my dear, we don't give a damn"

Our quaint town will be gone, houses they'll cram They say "Franklin my dear, we don't give a damn"

We look at their maps, their fancy diagrams It's obvious...
Franklin, they don't give a damn!!

Amy Biagini
Founders Pointe

Dianna Tomlin

From: Bruce Johnson <bruce.johnson@pahc.com>
Sent: Tuesday, May 26, 2020 11:12 AM
To: Dianna Tomlin
Subject: Public Notice Input for Rezoning Westhaven new [property
Importance: High

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 homeowners in Carlisle Subdivision, we have a sincere interest in any activity that has undue pressure or effect on Carlisle Lane. This proposed rezoning for future housing with a road onto Boyd Mill, that will change traffic volume on Carlisle Lane traveling to the new Mack Hatcher intersection, will cause such undue pressure. Carlisle Lane is not built to handle this increased pressure with its curves and signage.

As always traffic creates noise, unsafe entrances and exiting, unwanted traffic in the neighbor if follow a car thru the gates, etc.

The alternative is forcing that traffic onto the new Mack Hatcher intersection under construction on New 96 West. However construction timing is then an issue.

I respect the Board's dilemma and need for creative decisions. In this case however, simple prudence on waiting until other options are available may offer the safest and most effective answer.

Bruce and Kris Johnson
1601 Cooper Creek Lane

A. Bruce Johnson, PhD | Corporate Vice President, Business Development
Phibro Animal Health Corporation
Glenpointe Centre East, 3rd Floor | 300 Frank W. Burr Blvd., Ste. 21 | Teaneck, NJ 07666

Direct: +1.201 329 7683 | Mobile: +1.201 249 4319
bruce.johnson@pahc.com | www.pahc.com



Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:58 AM
To: Dianna Tomlin
Subject: FW: Westhaven

Planning Intake Email regarding WESTHAVEN

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: duane jones <hduane@icloud.com>
Sent: Wednesday, May 27, 2020 10:06 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Westhaven

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.

700 additional residential units equates to approximately 2-cars per household or an increase of 1,400 cars to the neighborhood. As it stands now, parking is just about non-existent in the Front Street retail area of Westhaven. How is adding 1,400 plus cars to the neighborhood going to solve the parking problem. We are against an increase of density to Westhaven.

Very best,
Duane Jones
Westhaven Resident
9021 Keats St

Note to all: This email was drafted from my iPhone or iPad. Both seem to have a mind of their own when it comes to typos after the fact. Please excuse any grammatical errors, misspellings or confusing comments. Thanks.

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:04 AM
To: Dianna Tomlin
Subject: FW: SLC Proposed Plan

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: Scott Jones <sjones@aemgrp.com>
Sent: Thursday, May 28, 2020 9:29 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: SLC Proposed Plan

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'm in favor of the proposed increase in homes, support the addition of the gas station, and the overall plan that SLC is proposing. I trust SLC to do great work and confident they will continue enhancing the Westhaven community as they have for many years in Franklin / Williamson County.

Regards,

Scott Jones

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:48 AM
To: Dianna Tomlin
Subject: FW: Vote NO! On the Westhaven Gas Station

Planning Intake Email regarding WESTHAVEN

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: Jessica Jernigan Kelly <jessicaleigh72@yahoo.com>
Sent: Wednesday, May 27, 2020 2:41 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Vote NO! On the Westhaven Gas Station

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 Care Takers of Franklin,

I am writing to you as a very concerned parent of the Westhaven Community. My husband and I moved our family to Franklin TN just last summer from New Jersey. We are incredibly happy to be here! Our decision to move to the sweet community of Franklin was deeply rooted in settling in a part of the country we could enjoy that would be different from the very crowded and over developed state we grew up in.

We have 3 children who attend Pearre Creek Elementary school. When I learned of the placement of the proposed gas station I became concerned. I have spent many weeks researching an abundance of information available regarding Gas stations, children, and schools. It is very clear that the three do not go together. We are currently living in a world where health is on the decline and childhood cancers are sky rocketing. It is within our grasp to help in this epidemic because we know through vigorous scientific study that nearly 90% of cancers develop from ENVIRONMENTAL exposures~ and are not genetic. There is a moment in history, today, where you might act in a way to preserve the health of many children...and what will be lost? Another gas station.

I will share two links below which sum up my concerns. The EPA has a list of guidelines regarding a schools proximity to various environmental hazards. See page 57 on Air Pollution, and page 67 on Gas Stations. Schools shall not be with in 1000ft of a Gas Station. This proposed gas station will be about 1200 feet from Pearre Creek Elementary school. Is this acceptable to us for our children? Is the air quality better just 200 ft away?

Please vote NO, Oppose the gas station in Westhaven. There is a gas station just 1 MILE from the proposed site. Another is not necessary.

Thank you for considering the interest of the families and children who live in the community you have been asked to care for...and not another business interest.

https://www.epa.gov/sites/production/files/2015-06/documents/school_siting_guidelines-2.pdf

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3222489>

Sincerely,

Jessica Kelly
908.963.0715
Keats St

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:40 PM
To: Dianna Tomlin
Subject: FW: Westhaven expansion

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 Knotts <knotts.chris@gmail.com>
Sent: Thursday, May 28, 2020 2:33 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Westhaven expansion

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 Christopher Knotts. My wife, Betsy and our two young children moved to Franklin seven years ago from Austin. We bought in Spencer Hall initially but after driving all around and considering other neighborhoods, decided to move to Westhaven three years ago. We loved it and still do but we, and many of our neighbors, are seriously concerned with the proposed changes to the initial Westhaven plan.

I know you're probably getting a lot of emails about Southern Land and their unending greed. I'm sure you're aware of the stress the additional units would place on the amenities here in Westhaven, as well as the additional traffic.

Growth is unavoidable. No one here thinks all the farms and open land will remain that way forever. It's just that we were all sold on an idea, a way of life here and SL is going to make this place so huge that the original vision is lost.

Thanks for taking the time to read this.

Sincerely,
Christopher Knotts

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:36 PM
To: Dianna Tomlin
Subject: FW: Consideration of Ordinance 2019-57

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: Dan Kraus <dan.kraus@churchillmortgage.com>
Sent: Thursday, May 28, 2020 12:34 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Consideration of Ordinance 2019-57

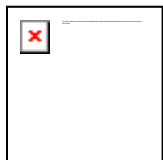
ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Board of Mayor and Aldermen,

I'm writing in support of rezoning the corner of Hwy 96 W and Boyd Mill Rd with SLC as the developer. West Haven has proved to be a wonderful asset to the beauty and vibe that runs deep in Franklin. As Mack Hatcher continues to evolve, the surrounding land if developed will offer more vibrancy and economic impact to the local surrounding community. As a previous resident of Westhaven and still current owner of housing in the community, I've seen how Westhaven has influenced building style, neighborhood amenities and a feeling of community in other neighborhoods throughout the county.

I ask that you vote yes to this rezoning to continue the vision that is Westhaven.

Thank you for your consideration!



Dan Kraus - NMLS# 40222
Sr. Home Loan Specialist



CHURCHILL MORTGAGE | Call, text and fax:

1749 Mallory Lane | Suite 100
Brentwood, TN 37027

(615) 767-5208

[website](#) | [APPLY NOW](#) | [SCHEDULE AN APPOINTMENT](#) | [blog](#) | [vCard](#) | [map](#) | [email](#)



Churchill Mortgage Corporation (NMLS ID 1591)



Daniel J Kraus NMLS ID: 40222; Company NMLS ID: 1591 (www.nmlsconsumeraccess.org); AL-50034 ; CT-LO-40222 ; FL-LO56902; GA-48441; KS-LO.0032594, Kansas Licensed Mortgage Company; KY-21911; MA-MLO40222; MS-40222; OK-MLO02459; TN-105626; 761 Old Hickory Blvd. Ste 400, Brentwood, TN 37027 Tel: 888-562-6200; All other states, Churchill Mortgage Corporation

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CMCDisclaimer

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 3:06 PM
To: Dianna Tomlin
Subject: Fwd: Westhaven Concept Plan

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 my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Date: May 27, 2020 at 2:37:36 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: FW: Westhaven Concept Plan

Planning Intake email regarding WESTHAVEN

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: Mark Lammi <Mark.Lammi@southernland.com>
Sent: Wednesday, May 27, 2020 1:39 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven Concept Plan

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 and thank you for the opportunity to share my thoughts on the Westhaven Concept Plan. Although I have only been at Westhaven and a resident of Franklin for just over two years, I have been involved in private club operations at large master plan communities for

over 15 years. I was fortunate to be a part of one of the largest and most respected developments in the country during my time at Reynolds Lake Oconee, and it is clear to me Southern Land Company has created a concept that is on par with Reynolds in regards to the quality and thoughtfulness of the master planning. This updated concept plan is a continuation of this thoughtfulness as it clearly addresses the needs of the future resident, as well as the future of the current resident. The introduction of a facility for our senior residents means those who have decided they want more assistance in the twilight of their lives do not need to leave the community they love. The addition of new amenities will allow not only add convenience for the residents of Westhaven but also those who live in other areas of west Franklin who will use the new Mack Hatcher extension. I believe strongly the updates to this concept plan will allow Southern Land Company to maintain their commitment to a fully sustained community while adjusting to the needs of both the current and future resident. Thank you for your time and consideration.

Respectfully Submitted,

Mark A. Lammi, PGA MP | PGA General Manager
Westhaven Golf Club / A Southern Land Company
4000 Golf Club Lane | Franklin, TN 37064
| **O** | 615-224-2991 | **M** | 417-230-6795
| **E** | mark.lammi@southernland.com

www.golfwesthaven.com

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Top Workplaces 2015, 2016 – The Tennessean

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Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:03 AM
To: Dianna Tomlin
Subject: FW: Planning Commission

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: KEITH LANDRY <keithland@comcast.net>
Sent: Thursday, May 28, 2020 8:28 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Planning Commission

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 want to express my appreciation for the work by Southern Land Company for constantly improving this beautiful community of Westhaven with beautiful amenities and plans to keep improving, including the gas station and proposed increase of homes (which increases the value of my home). They have my approval to continuing the great work.

Thanks SLC!
Keith Landry

Recd S/K8
8:55am
ECE

TO:

City of Franklin Planning and Sustainability Department
109 3rd Avenue South
Franklin, TN 37064

FROM:

David and Michele Stephens
1644 Townsend Boulevard
Franklin, TN 37064

Also owners at:
1038 Meandering Way
Franklin, TN 37067

TOPIC: Development Plan Revision/Rezoning of Westhaven as proposed by Southern Land Company LLC.

As residents of one of the South's finest cities, we thank the City of Franklin for managing our growth thoughtfully in a way that preserves the charm for which we are known.

As you consider this proposal, we call to your attention several key points regarding the proposed gas station at the corner of Mack Hatcher and Townsend BLVD (main residential road leading to the Residence Center).

Please note citations added at end of document.

Areas of concern in this proposal:

NO NEED FOR STATION

There is a MAPCO station just over one mile from Westhaven and a Twice Dailey station at 11th and 96 (2.33 miles).¹ Most people in the world would love to live this close to a gas station and Westhaven is close to 2! Consider other neighborhoods in Franklin – how close is the closest station to Laurelbrook (1.6 miles)? How close to Avalon (1.77 miles) or The Grove (5.8 miles)?

Would YOU pay \$750,000+ for a home that is 500 feet away from a gas station?

Often you will hear planners, aldermen and SLC folk say: "Yeah, people will gas up, then get on Mack Hatcher – there aren't any other stations on Mack Hatcher."

The ONLY reason these people repeat these exact words is because it's been repeated by Southern Land, over and over – however - it is NOT true!

Consider:

- The Mapco at the corner of Hillsboro Road and Mack Hatcher

¹ Google Earth images

- If continuing on to the interstate, there are 2 Shell Stations (Twice Daileys) and a Tiger Market on Cool Springs Boulevard before getting to Mallory Lane.

PLACEMENT of GAS STATION

Alderman Bev Burger said, *"The position and design of this station will be an important discussion for Westhaven residents."* We have confidence the design will be attractive, however, that does not disguise the fact it's a blight to the neighborhood, brings potential safety issues and will bring light pollution to our dark skies. It does NOT match the look and feel for our neighborhood, one of the main entrances into the neighborhood.

There is no other neighborhood in Franklin with a gas station IN the neighborhood.

- Berry Farms – often cited as a precedent, yet the Twice Daily on the residential side is .6 miles (2324 feet) away from any residential.² The proposed station location in Westhaven will be immediately adjacent to condos and townhomes (as well as single family dwellings on Townsend, Fitzgerald, Porter and Keats, all of which are within 500 feet.³)
- Mapco on 96 – behind a 55+ community, while close in proximity, it is not physically IN their neighborhood. One of the people in engineering told me this location was grandfathered in.

SUMMARY: Gas stations belong on main highways and arteries where they can serve a lot of people and not within sight of \$750,000+ homes.

SAFETY

1. The risk of childhood cancers, specifically leukemia increases the closer you live to a gas station. "If the mother lives within 1 mile of a gas station, her child is more likely to have brain cancer."⁴
2. More benzene is emitted via vent pipes than originally thought. Benzene is related to breast cancer.
3. To quote Nashville Fire Chief, Travis Ford: *"Nothing good ever happens at a gas station."*

In Franklin, there are no 'set-back' regulations for gas stations, perhaps there should be?

Pearre Creek Elementary is 1314 feet from the gas station.⁵ Should there be a spill, does WCS have an evacuation plan? Remote possibility? Perhaps, yet each year, there are 5000 gas station fires – that's 1 for every 13 gas stations.⁶ It could happen!

Currently our middle schoolers run in packs throughout the neighborhood. This station WILL be a mecca to them. Research shows teens who are exposed to cigarette ads are more likely to smoke/vape.⁷ Human trafficking is often associated with gas stations. This station is situated too close to the school!

Does anyone in city government really want these potential dangers to be their legacy?...introducing a health and safety risk due by placing a gas station immediately next to residential? Area voters will remember this at the next election.

² Google Earth image 1

³ Google Earth image 2

⁴ National Institutes of Health article

⁵ Google Earth Image

⁶ Hud.gov link

⁷ Vaping link

PROPERTY VALUES

1. There is a home at 1663 Townsend BLVD that has been on the market since **September of 2019**. At 3395 SF, it started at \$763,900 and has consistently reduced to today's price of \$725,000. Those viewing the home can be heard (on Ring doorbell recordings) saying: *"There's where Mack Hatcher will go and there's where the gas station will be."* This is influencing potential buyers and reducing property values.
2. With the increased density – swapping the 20% cottage lots with 80% estate lots has a negative impact as well. Those in estate lots are not keen on the increased density and the lower priced homes in their area.
3. The LOOK and FEEL of the new Townsend entrance into the neighborhood will be markedly different, with a gas station and will reduce the appeal of homes near that entrance.
4. What happens when the condos and townhomes planned for the W parcel near Mack Hatcher do not sell because of the various risks (including a power station across the street). Will that drag down values for other properties just blocks away?

With all of these risks at hand, then the only benefit is convenience (and profit to the developer and gas station owners).

Placing a commode by your bedside might be convenient, but that doesn't make it a good idea!

We thank you for your thoughtful consideration of these comments.

While laws and codes exist to protect the integrity of our city and community – it doesn't mean they are COMPLETE. Over time, regulations are added as risks are discovered. PLEASE consider the vast, negative implications of this proposal.

Respectfully,

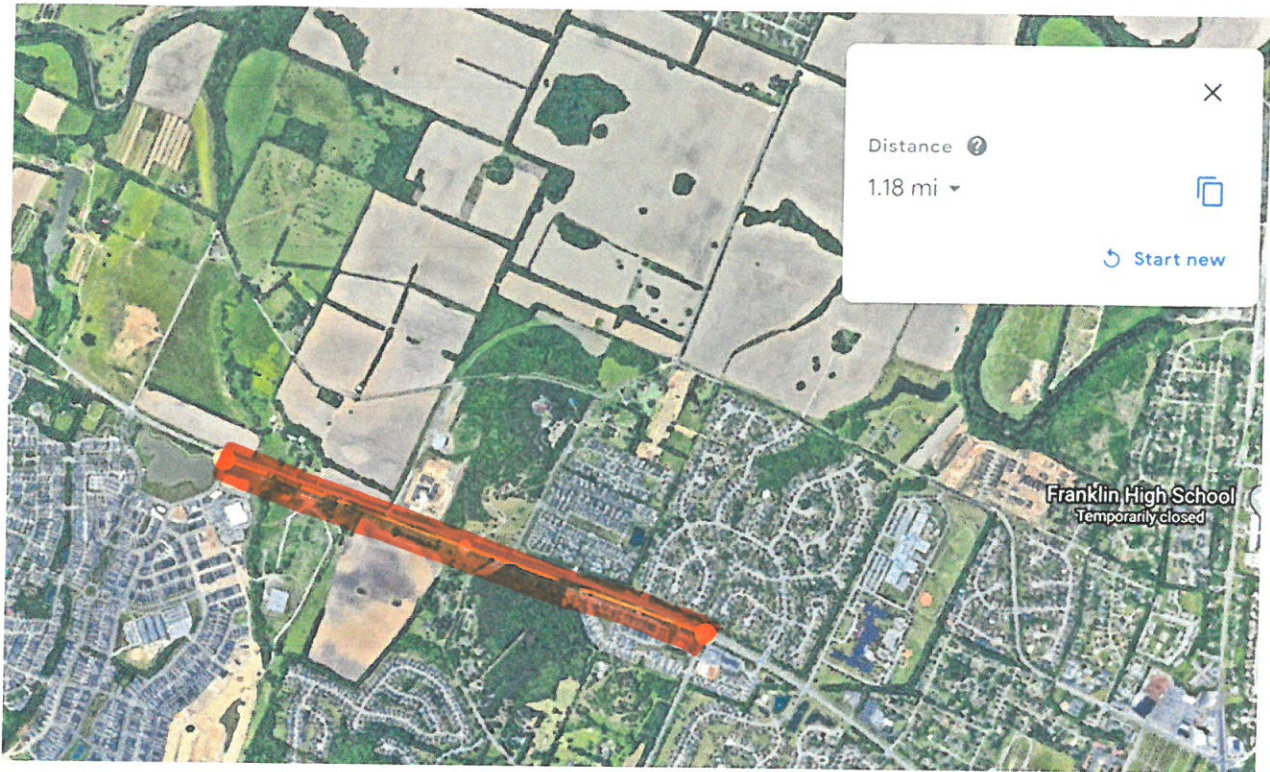


David and Michele Stephens

The next pages are citations for points made above. While we expect progress in Franklin and growth is unavoidable, placing a gas station IN the neighborhood should NOT be a part of this plan.

CITATIONS

1 – Google Earth Images for: MAPCO on New Highway 96 West. From entrance of WH to MAPCO – 1.18 Miles.



1 (cont) Google Earth Image of distance between Westhaven and MAPCO at New Highway 96 West.



CITATIONS



2 – Google Earth Image – Berry Farms. Twice Daily's is 2324 Feet from the gas station, and buffered by landscaping, and multiple businesses and retail.



3 – National Institutes of Health Article on Child-hood Cancers
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3222489/>

CITATIONS

3 Cont.

Risk of childhood cancer was examined in relation to residential proximity to other sources of contaminants, including industries reporting under the US Toxic Release Inventory, petrochemical plants, **gas stations**, repair garages, nuclear power plants, and landfill sites and hazardous waste sites. Increased risk of childhood leukemia was found with residential addresses near **gas stations**, ^{44,60,63} repair garages, ⁶⁰ and nuclear power plants. ^{46,59} Children whose mothers lived near industries covered under the Toxic Release Inventory during pregnancy were more likely to have brain cancer, especially if the mother lived within 1 mile of a facility with carcinogen emissions. ⁴²

TABLE 2

Studies of Residential Proximity to Potential Environmental Hazards and Childhood Cancer

Italy ⁴³	case-control study; Varese Province	leukemia cases diagnosed 1978–1997	Exposure: distances of childhood addresses at time of diagnosis from highly trafficked roads; traffic densities in surrounding area; estimation of benzene concentrations with Gaussian diffusion model	benzene concentrations were not expected to reach traffic emissions ($<0.1 \text{ ug m}^{-3}$ benzene as estimated by the model), risk of leukemia with benzene concentration $>10 \text{ ug m}^{-3}$ (OR = 3.91; 95% CI = 1.36, 11.27)
Harrison, 1999, United Kingdom ⁴⁴	Population-based case-control and retrospective cohort study designs, West Midlands	Childhood leukemia cases diagnosed between 1990 and 1994	Gas stations and roads: Exposure defined as an address at the time of diagnosis $\leq 100 \text{ m}$ from gas station or a zone 100 m from a main road	Findings ^a : From case-control study, ORs = 1.61 (95% CI = 0.90, 2.87) and 1.99 (95% CI = 0.73, 5.43) for living $\leq 100 \text{ m}$ of a main road or gas station, respectively; incidence ratios from cohort analysis = 1.16 (95% CI = 0.74, 1.72) for proximity to roads and 1.48 (95% CI = 0.65, 2.93) for proximity to gas stations. Limitations: Risk estimates not adjusted for age or gender and addresses at time of diagnosis used to assign exposure.

CITATIONS

Weng,
2009,
Taiwan⁶³

Population-
based case-
control study
of all deaths

Leukemia
deaths in
children aged
<15 y, 1996–
2006

Gas stations: Gas station
density in municipalities
in which the residents
lived at the time of death

Findings^a: AOR = 1.91 (95% CI =
1.29, 2.82) for leukemia (death)
associated with living in
municipalities with the highest gas
station density; a significant trend
was noted between increasing gas
station density and risk of death from
childhood leukemia.

Limitations: Used deaths instead of
incident cases of leukemia; exposure
classification restricted to
municipality of residence at death;
gas station density metric based on
2008 data, which might have
introduced exposure
misclassification; potential for
residual confounding.

4 – Vent Pipe Emissions Study

Science of the Total Environment 650 (2019) 2239–2250



Contents lists available at ScienceDirect

Science of the Total Environment

journal homepage: www.elsevier.com/locate/scitotenv

Vent pipe emissions from storage tanks at gas stations: Implications for setback distances

Markus Hilpert^{a,*}, Ana Maria Rule^b, Bernat Adria-Mora^a, Tedmund Tiberi^c

^a Department of Environmental Health Sciences, Mailman School of Public Health, Columbia University, New York, NY 10032, United States of America

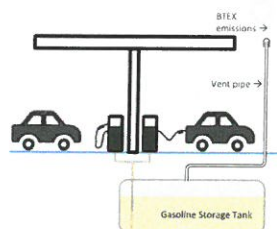
^b Department of Environmental Health and Engineering, Johns Hopkins Bloomberg School of Public Health, Baltimore, MD 21205, United States of America

^c ARID Technologies, Inc., Wheaton, IL 60187, United States of America

HIGHLIGHTS

- At gas stations, fuel vapors are released from storage tanks through vent pipes.
- We measured vent pipe flow rates and tank pressure at high temporal resolution.
- Vent emission factors were >10 times higher than previous estimates.
- Modeling was used to examine exceedance of benzene short-term exposure limits.

GRAPHICAL ABSTRACT



CITATIONS

5 – Google Earth Image – Pearre Creek Elementary Distance to proposed Gas Station



6 – Hud.gov link and Fire Protection Protocols for Gas Station fires and spills.

<https://www.hud.gov/sites/documents/STATIONS.PDF>



ERG 2016		Pet
GUIDE 127		FLAMMABLE LIQUIDS (WATER-MISCIBLE)
POTENTIAL HAZARDS		
FIRE OR EXPLOSION		
• HIGHLY FLAMMABLE: Will be easily ignited by heat, sparks or flames. • Vapors may form explosive mixtures with air. • Vapors may travel to source of ignition and flash back. • Most vapors are heavier than air. They will spread along ground and collect in low or confined areas (sewers, basements, tanks). • Vapor explosion hazard indoors, outdoors or in sewers. • Those substances designated with a (P) may polymerize explosively when heated or involved in a fire. • Runoff to sewer may create fire or explosion hazard. • Containers may explode when heated. • Many liquids are lighter than water.		
HEALTH		
• Inhalation or contact with material may irritate or burn skin and eyes. • Fire may produce irritating, corrosive and/or toxic gases. • Vapors may cause dizziness or suffocation. • Runoff from fire control may cause pollution.		
PUBLIC SAFETY		
• CALL EMERGENCY RESPONSE Telephone Number on Shipping Paper first. If Shipping Paper available or no answer, refer to appropriate telephone number listed on the inside back cover. • As an immediate precautionary measure, isolate spill or leak area for at least 50 meters (150 feet) in all directions. • Keep unauthorized personnel away. • Stay upwind, uphill and/or upstream. • Ventilate closed spaces before entering.		
PROTECTIVE CLOTHING		
• Wear positive pressure self-contained breathing apparatus (SCBA). • Structural firefighters' protective clothing will only provide limited protection.		
EVACUATION		
Large Spill		
• Consider initial downwind evacuation for at least 300 meters (1000 feet).		
Fire		
• If tank, rail car or tank truck is involved in a fire, ISOLATE for 800 meters (1/2 mile) in all directions; if consider initial evacuation for 800 meters (1/2 mile) in all directions.		

CITATIONS

7 - Teen Smoking and Vaping

<https://www.aappublications.org/news/2019/08/26/ecigarettemarketing082619>

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:57 AM
To: Dianna Tomlin
Subject: FW: Westhaven expansion

Planning Intake Email regarding WESTHAVEN

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: William Little <wrlittle3806@gmail.com>
Sent: Wednesday, May 27, 2020 7:42 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Westhaven expansion

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 just read about Southern Land Company's request to add 766 residences to the undeveloped area of Westhaven. My understanding is that recent traffic studies show that could add 16,344 vehicle trips/day within Westhaven alone. With the Mack Hatcher extension also passing through that area I believe traffic will be a nightmare.

I do not live in Westhaven, thank goodness, but live about 4 miles west of there on Highway 96 West. When we moved to our home in 1996, it took about 5-10 minutes to get from our house to downtown Franklin. It now takes 15-20 minutes to make the same trip. We had to pass through one caution light at Highway 96 and Old Hillsboro Road. We now go through 5 red lights to make the same trip. If the requested number of new homes, with additional cars, traffic and red lights, is approved, the amount of time to make the ~6 trip mile will trip take even longer. At that point I probably will start going to Bellevue to shop just avoid that traffic hell.

The Southern Land Company needs to build a real Town Center as promised to early buyers in the development. The current "Town Center" is a bad joke. The Town Center at Berry Farms, although

on a much smaller scale is much nicer than Westhaven's. I have seen several planned development across the south with better amenities, a few larger than Westhaven. One example is Rivers Bend in Lafayette, LA. Google it.

The Southern Land Company has shown they are all about greed and making the most money possible from every plot of space available. Example: they filled in part of their small lake to build on. Hopefully you, the members of the planning commission will do the right thing and ask the SLC to honor its promise to the earliest residents of Westhaven, to build a real Town Center and also consider the quality of life of all the people that love(d) Franklin.

William Little

Dianna Tomlin

From: Gideon Long <topperlong@gmail.com>
Sent: Wednesday, May 27, 2020 4:06 PM
To: Planning Intake; Dianna Tomlin; amy.diaz-barringa@franklin.tn.gov; danamclendon@mac.com
Subject: Southern Land Highway 96 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 live at 1808 Thornbrook Lane in Carlisle and are requesting that you not approve the subject proposal. The traffic on HWY 96, Carlisle Lane, Boyd Mill Road, and Del Rio is already heavy and increasing and, when the Mack Hatcher extension to Del Rio is complete, the traffic will significantly increase again. Approving 766 additional residences and adding 16,344 trips/day to this area will create a nightmare that will impact every aspect of the lives of the people who live anywhere near the new development.

Please consider if you would want to live in this area after the 766 residences and over 16,000 trips per day are added as a result of approval of this proposal. Thank for you attention to our request and for hopefully disapproving the proposed project.

Gideon and Carole Long
850-974-4123

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:54 AM
To: Dianna Tomlin
Subject: FW: Southern Land Highway 96 Proposal

Planning Intake Email regarding WESTHAVEN

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: Gideon Long <topperlong@gmail.com>
Sent: Wednesday, May 27, 2020 4:06 PM
To: Planning Intake <planningintake@franklintn.gov>; Dianna Tomlin <dianna.tomlin@franklintn.gov>; amy.diaz-barriga@franklintn.gov; danamclendon@mac.com
Subject: Southern Land Highway 96 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 live at 1808 Thornbrook Lane in Carlisle and are requesting that you not approve the subject proposal. The traffic on HWY 96, Carlisle Lane, Boyd Mill Road, and Del Rio is already heavy and increasing and, when the Mack Hatcher extension to Del Rio is complete, the traffic will significantly increase again. Approving 766 additional residences and adding 16,344 trips/day to this area will create a nightmare that will impact every aspect of the lives of the people who live anywhere near the new development.

Please consider if you would want to live in this area after the 766 residences and over 16,000 trips per day are added as a result of approval of this proposal. Thank for you attention to our request and for hopefully disapproving the proposed project.

Gideon and Carole Long
850-974-4123

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:30 PM
To: Dianna Tomlin
Subject: Fwd: Westhaven PUD Plans

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 my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Date: May 27, 2020 at 12:26:01 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: FW: Westhaven PUD Plans

Planning Intake Email regarding WESTHAVEN

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: Matt Magallanes <matt.magallanes@williamsoneeducation.org>
Sent: Wednesday, May 27, 2020 12:06 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven PUD Plans

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 Commission:

I have lived in Westhaven for 15 years, and am loyal to both the community and the City of Franklin. Planning Commission work is critical to the future of our communities and is an overlooked component of why Franklin has become one of the country's best places to live. During Planning's months of work with Southern Land Company's planners, engineers, traffic study consultants, and others, you have adhered to the core principals of the Envision Franklin Plan. The proposed development in front of you has been shaped into a plan that should be approved with your final recommendations.

Reasonable people know that the land to the east of Westhaven and also on the north side of 96 will be developed by somebody. Choosing the current plan that extends the unique beauty and quality of Westhaven is the best alternative one could hope for. The City of Franklin has consistently reported that housing for elderly residents is needed. This is a major part of the plan. Southern Land has earned an international reputation for creating beautiful spaces, and they also fund what are essentially public parks at no cost to the City. Many setbacks, parks, trails, buffers, and open spaces are in the current expansion plan.

Traffic patterns will dramatically change due to Mack Hatcher opening soon. Thoughtful general store design and a small filling station at the location at 96 will be a nice amenity and reduce traffic through the FSSD school zones and into town. You have approved many successful service stations of a much larger scale that border residential housing throughout Franklin, including the MAPCO just to the east. I have learned to trust the quality of our planning commission and your commitment to safety. I trust you as the authority on the safety and location of a filling station at the proposed location. Please approve the station using your already-proven health and safety guidelines.

Thank you for your consideration.

Sincerely,

Matthew D. Magallanes

514 Ardmore Place

Franklin, TN 37064

Personal Work Phone: 615-778-3939

Matthew D. Magallanes

Chairman

Education Foundation for Williamson County, LLC

118 Front Street, Suite 116-Box 76

Franklin, TN 37064

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:38 PM
To: Dianna Tomlin
Subject: FW: Support for Revised Westhaven Master Plan

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: MARK MCCUTCHEON <mark.mccutcheon@comcast.net>
Sent: Thursday, May 28, 2020 12:41 PM
To: Planning Intake <planningintake@franklintn.gov>
Cc: Margaret Martin <margaret.martin@franklintn.gov>
Subject: Support for Revised Westhaven Master Plan

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 Elected Officials,

We are writing today in support of the revised Westhaven Master Plan. The first time we saw what is now Westhaven was almost 20 years ago when it was open land. We were the 7th family to take a leap of faith and build a home in what was nothing more than a vision at the time. Since then, the commitment to thoughtful design, in all aspects of the community, has made it a great place for our family to call home. We welcome the additional enhancements of the athletic fields, smaller homes geared to retirees and the market/gas station.

In addition, it will insure that the high standards that we have become accustomed from Southern Land will be continued.

Sincerely,

Mark & Karen McCutcheon

1900 Townsend Blvd

Franklin TN 37064

615-394-7782

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:26 PM
To: Dianna Tomlin
Subject: Fwd: No Gas Station Please

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 my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklin.tn.gov>
Date: May 27, 2020 at 12:19:16 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: FW: No Gas Station Please

Planning Intake Email regarding WESTHAVEN

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: Carmen McKinley <clmckinley@sbcglobal.net>
Sent: Wednesday, May 27, 2020 5:46 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: No Gas Station Please

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 Westhaven and it is a wonderful subdivision. We do not need a gas station at the entrance of it. The Mack Hacker extension is one thing entirely, a multi-pump convenience store is another.

Please do not approve.

Thank you!
Carmen McKinley

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:53 AM
To: Dianna Tomlin
Subject: FW: Gas station in westhaven

Planning Intake Email regarding WESTHAVEN

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: Melissa <indianagirl30@hotmail.com>
Sent: Wednesday, May 27, 2020 4:02 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Gas station in westhaven

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,

I'm a mom with kids At Pearre Creek, I so upset that a gas station is needed in our neighborhood. We have a gas station 1.5 miles down the road, there is no need to add another one near our school, it's honestly not that difficult to drive one mile down the road!!

This is not a necessity and only reason for this gas station is pure profit.

Please consider my email and understand we don't need a gas station here in WestHaven.

Sincerely,

A concerted mother

Sent from my iPhone

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:56 AM
To: Dianna Tomlin
Subject: FW: Westhaven Concept Plan Amendment

Planning Intake Email regarding WESTHAVEN

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: Dan Mills <dmills420@gmail.com>
Sent: Wednesday, May 27, 2020 5:14 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Westhaven Concept Plan 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.

I am a 5+ year resident of Westhaven and live in a villa on Ardmore Place. I am active in the community and Westhaven Golf Club. I serve as the Townhome representative on the Westhaven HOA Board.

I have thoroughly reviewed the amendments proposed by Southern Land to the Westhaven Concept Plan, attended two information sessions, and fully support the plan as currently presented. Southern Land has developed an outstanding community and I am proud to live here and proud that Westhaven is part of the City of Franklin.

Thank you.

Dan Mills

Daniel J Mills
502 Ardmore Place
Franklin, TN 37064
201-264-9346

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 3:05 PM
To: Dianna Tomlin
Subject: Fwd: Westhaven / widening 96

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 my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Date: May 27, 2020 at 2:38:02 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: FW: Westhaven / widening 96

Planning Intake email regarding WESTHAVEN

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: Piro Mittig <pmittig@gmail.com>
Sent: Wednesday, May 27, 2020 1:58 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven / widening 96

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 concerned about the ever present sprawl of Westhaven, it is taking over Franklin.
And now there are plans to widen 96? This will certainly kill what is left of Franklin.
I know development is necessary, let's try to manage it responsibly please.
Piro Mittig

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:56 AM
To: Dianna Tomlin
Subject: FW: Westhaven Expansion

Planning Intake Email regarding WESTHAVEN

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: KK Moore <kkmoore22@gmail.com>
Sent: Wednesday, May 27, 2020 5:31 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Westhaven Expansion

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 wanted to respectfully voice my concern as I hear about the significant increase in homes in Westhaven as well as the proposed gas station. Please reconsider so that we current homeowners can continue to enjoy the amenities and current property values that will undoubtedly be compromised.

Thanks in advance,
KK Moore

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:27 PM
To: Dianna Tomlin
Subject: Fwd: Resolutions 2019-130 and 2019-57

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 my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklin.tn.gov>
Date: May 27, 2020 at 12:22:12 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: FW: Resolutions 2019-130 and 2019-57

Planning Intake Email regarding WESTHAVEN

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: Dale <dbmowry@gmail.com>
Sent: Tuesday, May 26, 2020 8:00 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Resolutions 2019-130 and 2019-57

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 Planning Commission,

This letter is written to request the commission defer from recommending approval of Resolutions 2019-130 and 2019-57 as currently written to the Board of Mayor and Aldermen. These ordinances, as you know, include a request by Southern Land Company to include a gas station/convenience store in the residential district, and to increase the density of homes in the PUD from 2750 homes to 3516 homes. I have read the documents on the Planning Commission web page. It appears that the request has been thoroughly considered in light of "Envision Franklin", traffic on Boyd's Mill Road, general public infrastructure impacts, etc. I note that there is no comment on or assessment of the impact to the residential environment for existing residents, who purchased homes under previous, albeit "subject to revision", development concept plans.

There is a substantive body of current residents who have concerns about the addition of the convenience store with gas station to the residential community. These concerns have been voiced at Southern Land's informative, professional, and well-conducted community meetings in late 2019, and in resident conversations since then. These compelling concerns center around several key areas:

- **Environmental:** The presence of benzene and fuel products with attendant odors, as well as noise from patrons' vehicles and storage tank refilling in proximity to residential units, the adjacent creek, and Pearre Creek Elementary School.
- **Safety:** Proximity of flammable fuel to the existing electrical distribution station and added vehicular congestion in the residential area and near the elementary school inconsistent with the concept of Westhaven as a pedestrian-friendly, bikeable residential community.
- **Responsibility:** Resolution of required actions for the facility and underground fuel storage tanks should the business not succeed
- **Readily Available Alternatives:** There are approximately 12 gas stations within 5 miles, one approximately 1.4 miles from the residential area. There is a full-service Kroger grocery store within 2 blocks of the proposed location, and a Walgreen's and Mapco convenience store also approximately 1.4 miles away. Neither convenience nor necessity would seem to be reasons to alter the development concept to permit the gas station/convenience store.
- **Proximity to Mack Hatcher Parkway:** There are no gas stations along Mack Hatcher or at any intersections through the entirety of its current route that are of equivalent proximity to the road or residential areas as the gas station requested. This would seem to have been a carefully planned avoidance of congestion and irregular traffic flow to ensure public safety.

The concerns above appear not to be countered with compelling reasons to undertake the risks and degradation of the residential environment noted. Until such compelling reasons to approve this part of the change to the development plan exist or are presented it would appear not to be in the public interest to approve the presence of a gas station.

Separately, I understand that a traffic study has been done that indicates the proposed increase in the size of the PUD to 3516 homes would generate approximately 16,300 new vehicular trips a day to and from the community. If this is the case, I would request a requirement for specific, reasonable measures to discourage excessive speed and encourage safe driving, both of which are already concerns in the community. These measures could include a review of the street plan in the PUD to make revisions to include speed limit adjustments, no parking restrictions to allow improved access for emergency vehicles, and increased stop signs and/or speed humps to more effectively insure the safety of bike riders, pedestrians and children in the existing residential area and the newly proposed expansion.

Thank you for your work to insure the development of Franklin as a city of exemplary quality of life and safe, family-friendly residential environments.

Respectfully,

Dale Mowry

Westhaven Resident

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 3:06 PM
To: Dianna Tomlin
Subject: Fwd: Concern over increased density of housing in Westhaven

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 my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Date: May 27, 2020 at 2:36:49 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: **FW: Concern over increased density of housing in Westhaven**

Planning Intake email regarding WESTHAVEN

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: SUE NIEDRICH <sniedrich@comcast.net>
Sent: Wednesday, May 27, 2020 12:59 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Concern over increased density of housing in Westhaven

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 am a resident of Westhaven and would like to voice concern over the increased density of homes planned for Westhaven. I am especially concerned over the # of smaller tract (vs custom-built, higher-end) homes and tighter lot sizes proposed for the west-side, which will result in increased traffic on Stonewater Blvd and decrease my current property value. Without another exit point (should be one added by the golf course road) for this increased traffic, my work-from-home situation will be adversely disrupted. The blasting alone was quite disruptive, and now the increased number of construction vehicles, noise, and traffic will add to this issue.

Please ask Southern Land to decrease the # of planned homes and keep the minimum lot sizes higher to not compromise the existing homeowners quality of life and property values. Most of my neighbors have moved here from Illinois or California and this trend will continue IF there is an adequate selection of new homes that are in the upper-end, custom range with at least two bedrooms/office on the first floor. They will not be moving here to select from homes piled on top of each other, with added traffic in the development and built by lower-end, non-custom builders.

Thank you,
Sue Niedrich
818 Stonewater Blvd.

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:57 AM
To: Dianna Tomlin
Subject: FW: Westhaven Growth Expansion Proposal

Planning Intake Email regarding WESTHAVEN

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: Richard Niedrich <rniedrich@comcast.net>
Sent: Wednesday, May 27, 2020 6:01 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Westhaven Growth Expansion 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 Members of the Franklin Plan Commission,

I am writing to voice my opposition to Southern Land's proposal to amend and expand their current development plan for Westhaven.

I oppose this proposal because of the increase in housing units/density that is being planned, and specifically because of the gas station that is included.

I realize that you are receiving a lot of mail on this issue, so I will keep my rationale for opposing this proposal brief.

1. While Westhaven was designed with a certain closeness or intimacy in its neighborhoods, one of the most frequent complaints from residents, currently, concerns driving and parking related issues. The streets are rather tight here, and substantial volumes of pedestrian and vehicular movements result in ongoing conflicts, complaints and concerns for safety. Hundreds of additional vehicle passes per day, anticipated as a result of the proposed density increase, is going to make this situation much worse!

2. The gas station being proposed is out of character for this development and is not needed, with others in close proximity on Highway 96. If this gas station is built I will not use it. I purchase my gas at Costco. If Costco closed tomorrow, I would find somewhere else to buy gasoline, but it would never be at the proposed Westhaven gas station. My reasoning for this is that I feel it would be a bad neighbor policy. I know some Westhaven residents living in

proximity to the site will be negatively impacted. I know how I would feel if a decision was suddenly made to build a gas station that close to my house.

Lastly, I spent 34 years working in municipal government and I know that unhappy residents can become a drain on municipal services. This is a bad idea folks. I hope you are thinking long and hard about it.

Sincerely,

Richard Niedrich
818 Stonewater Blvd.

847-344-5731

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:26 PM
To: Dianna Tomlin
Subject: Fwd: Expanding Westhaven? No!

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 my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklin.tn.gov>
Date: May 27, 2020 at 12:20:49 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: FW: Expanding Westhaven? No!

Planning Intake Email regarding WESTHAVEN

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: Jennifer Vanden Oever <jennifer@cachet1.com>
Sent: Wednesday, May 27, 2020 3:41 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Expanding Westhaven? No!

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 WH for ten years I am so disappointed in the over build of the area.(The front lake being the biggest disappointment and eye soar to date.) This is NOT WHAT I BOUGHT INTO! Please stop over

building (and setting dynamite so you can continue to mess up my homes foundation). There will be so much traffic we won't be able to get in and out of our own community or down 96 just a few miles away.

The charm of our neighborhood will be replaced with over crowded streets with cars and too many people. Please do not ADD to our neighborhood!!! I have been living in some form of construction since I moved here ten years ago. Stop! Also, PLEASE DO NOT ADD a gas station. We don't need it in our community and near MY HOUSE! We have BP just a mile away and a Shell station a few miles away. We don't need it!!! I would still go to Costco anyway for the low price of gas. Also, I don't want to see the lights of a gas station on all night near my house to light up the sky not too mention the wrong place for teens to hangout because it's close to home. Don't even offer it please!

Please STOP over building Westhaven and all around us!!! It's too much!!! And not what I bought into ten years ago.

Jennifer Vanden Oever
310-704-8372

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:24 PM
To: Dianna Tomlin
Subject: Fwd: Proposed Future Development in Westhaven

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 my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Date: May 27, 2020 at 12:18:49 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: FW: Proposed Future Development in Westhaven

Planning Intake Email regarding WESTHAVEN

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: JANE ORMAN <jeorman8@comcast.net>
Sent: Wednesday, May 27, 2020 10:08 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Proposed Future Development in Westhaven

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.

15 years ago my family and I moved to Franklin from Chattanooga. We fell in love with Franklin (of course). We became enchanted by the Westhaven

Community concept and knew we couldn't live anywhere else. We loved the Southern Land Company's concepts for planned future expansions then and we still support them. We have waited patiently for the leg of Mack Hatcher to come to us. It seems fitting that the Southern Land Company should be allowed to develop that parcel of land to maintain the cohesive design and architectural integrity of the Westhaven Community and the City's high developmental standards. Please consider continuing your partnership with the Southern Land Company. Thank you, Jane Orman.

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:04 AM
To: Dianna Tomlin
Subject: FW: Westhaven

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: Rob Parrish <robparrish7@gmail.com>
Sent: Thursday, May 28, 2020 9:55 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Westhaven

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.

Regarding your consideration of adding a gas station, as a 16 year resident of Westhaven I would appreciate your voting this proposal down for two reasons.

The first is that it is a duplication of services already provided a mile up 96 by Mapco/BP. Secondly, with the access from Mack Hatcher and the proximity to Pearre Creek Elementary, the increased traffic count by the school is concerning. With Pearre Creek being a school with higher than average pedestrian traffic, then adding to the car volume just increases the likelihood of injury to a child.

Thanks,

Rob Parrish
222 Prospect Avenue
Franklin, TN 37064
615.400.1604

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:02 AM
To: Dianna Tomlin
Subject: FW: Westhaven

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 Pick <davidcpick@gmail.com>
Sent: Thursday, May 28, 2020 7:39 AM
To: Planning Intake <planningintake@franklintn.gov>
Cc: Ken Moore <ken.moore@franklintn.gov>; Margaret Martin <margaret.martin@franklintn.gov>; Dana McLendon <danamclendon@mac.com>; Clyde Barnhill <clyde.barnhill@franklintn.gov>; annpetersen@franklintn.gov; Pearl Bransford <pearl.bransford@franklintn.gov>; Brandy Blanton <brandy.blanton@franklintn.gov>; Scott Speedy <scott.speedy@franklintn.gov>; michael.hathaway@comcast.net; roger.lindsay@nashville.gov; Scott Harrison <scott.harrison@franklintn.gov>; Michael Orr <michael.orr@franklintn.gov>; bev@aldermanburger.com; annpetersen@comcast.net
Subject: Westhaven

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

Since my wife and I arrived here from the UK in February last year, we have been enjoyed a warm welcome from the exceptionally friendly community that is Westhaven.

We have also witnessed the manner in which Southern Land is fast eroding the landscape and qualities that form the fabric of this community.

On December 9th last year, I wrote to the Mayor and Aldermen a letter which remains highly pertinent today:

"A few weeks ago, I attended a so-called 'informational' event arranged by the Southern Land Company ('SLC'). I was astounded by the lack of detailed information provided in advance and the arrogance of the individual giving the presentation. Since that event, I have been struck by the cynical, insensitive bullying with which SLC is intending to transform this estate purely for its own commercial purposes.

You will have heard from Westhaven residents far more qualified than me to provide research data, historical perspective and knowledge of health and safety issues, as well as experience of planning regulations. Nevertheless, I would be grateful if you will record my strongest objections to the following:

A gas station – affording concerns of safety, health risks, environmental damage, light pollution and commercial viability. There are numerous gas stations already within a close radius of Westhaven. The fact is that it is not needed by anyone here, and (as I understand it) nobody has been left stranded with an empty gas tank in these streets. When it fails (as it surely will), the remaining infrastructure will be too impractical and costly to repurpose, thereby leaving an indelible scar in the Franklin vicinity.

New housing density – we have been informed that, up to now, the proportion of large homes to smaller dwellings has been a ratio of 80:20. Apparently, the SLC intend to reverse that ratio in future. We've been given no rationale for that radical switch. It will cause traffic congestion on the roads here, the already-crowded amenities will become unusable and the streets of Westhaven, as an already increasingly attractive magnet for petty crime, will become dangerous for children and the elderly. Sadly, it hasn't been possible to trust SLC's promises. All of the new amenities they have offered to justify earlier population growth (a new pool complex, for example) have not been forthcoming.

Construction activity – we have been hearing dynamite blasting seven days of the week. There is quantitative evidence that SLC are directly responsible for the dangerously increasing levels of Radon being measured in Westhaven homes. Further, in recent days, SLC have begun driving cement-laden trucks down the narrowest of residential streets, putting everyone's safety at risk, especially young children accustomed to taking their cycles and roller skates down these quiet avenues. These trucks simply cannot stop or swerve to avoid causing potentially deadly harm. But this is merely the latest example of SLC's monstrous attitude to this community.

I trust that the severity of the above and other issues arising from SLC's plans will persuade you that SLC's priorities have nothing whatsoever to do with the values (whether they be tangible or intangible) of the Westhaven estate, but only SLC's returns to its shareholders, and that the company will ruthlessly pursue their objectives by fair means or foul."

I received just one acknowledgment: from the Mayor.

In the past week, knowing that you will be considering Southern Land's new plans, I wrote again to the Mayor and to all of the Aldermen individually by hand-delivered hard copy letters to the City of Franklin office address. Again, just one acknowledgement, of course from the Mayor.

By now, it was dawning on me that there may be something sinister in the fact that these 'representatives' would prefer not to be disturbed if they're obliged to examine the honesty, integrity and ethics of Southern Land. So I wrote an email on Tuesday this week, and here's a relevant extract: "I trust that you, the Aldermen and the Planners will be scrupulous in their due diligence. I believe it is incumbent on all of you to disclose any vested interests or conflicts of interest and accordingly to be recused; this will avoid any possibility that your decisions will be challenged."

Only one individual addressed the issue by writing to assure me that he has no conflict of interest: Alderman Dana McLendon.

What can we assume from this? At best, most of the Aldermen of Franklin are complacent. At worst, they cannot be trusted to make decisions in the best interests of this City. I very much hope such conclusions are misplaced.

Yours,

David Pick
+1 615-506-0257
+44 (0)7785-225577

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:51 AM
To: Dianna Tomlin
Subject: FW: Please, please vote NO!

Planning Intake Email regarding WESTHAVEN

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: Tami Polak <tami.polak@gmail.com>
Sent: Wednesday, May 27, 2020 3:04 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Please, please vote NO!

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 writing as a concerned parent of two beautiful children, Addie Mae 8yrs and Bryce 2yrs. We reside in Westhaven and after doing much research on the proposed gas station I am alarmed at how close it will be to our children's school, Pearre Creek Elementary. There are countless scientific studies showing that this will be an absolute risk to our community and children. This isn't going to solve an absolute need as there is a gas station just 1 mile down the road already. Please take this opportunity to ensure the health and safety of our children by voting NO! Parents already have so many new and scary things to plan for and worry about. The risk that this gas station will bring to our community is highly upsetting.

Thank you for your time,
Tami Polak

1007 Oleander Street
Franklin TN 37064



C:615-517-4955

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:58 PM
To: Dianna Tomlin
Subject: FW: Westhaven expansion

LAST 2 OF 2

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: Ramona Hahn <mona5485@gmail.com>
Sent: Thursday, May 28, 2020 2:56 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Westhaven expansion

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'm writing this email in opposition of Westhaven expanding and the gas station addition.

Westhaven has been an oasis of a community while also still providing the small town feel of Franklin. When my husband drove in here initially we knew we had to live here. All the things we love about Westhaven will be lost with the expansion and it will just be a big subdivision instead of the close knit community we currently love. The events that are held in here will no longer be able to happen and the traffic will be unbearable.

We really hope Franklin listens to its residents and not pass this extension.

Thank you,
Concerned resident, Ramona Hahn

Sent from my iPhone

May 16, 2020

City of Franklin Planning and Sustainability Department
109 3rd Avenue South
Franklin, TN 37064

Subject: Westhaven Rezoning Plan

I object to the amount of commercial entitlements being removed from the existing Westhaven Zoning Plan. Suddenly the Southern Land Company wishes to deviate from its premise and promise of Westhaven as a "community" and make it just another sub-division.

But my main objection is the proposed gas station in Westhaven. I have enclosed an article from ScienceDaily that outlines the hazards inherent with a gas station. I implore all to read this. Why it would even be needed is puzzling – there are two gas stations within 2-1/4 miles of Westhaven. Is this solely for profit for Southern Land and zero consideration of Westhaven residents and, more importantly, our atmosphere?

Please do not approve this proposal.

A handwritten signature in cursive script that reads "Judith A. Swartz". The signature is written in dark ink and is positioned above the printed name.

Judith A. Swartz
Westhaven resident

1 Attachment

Gasoline vapors contain a number of toxic chemicals, notably benzene, a carcinogen.

The researchers attached gas flow meters to venting pipes at two large gas stations in the Midwest and Northwest and took measurements over a three-week period. They report average daily evaporative losses of 7 and 3 gallons of liquid gasoline, respectively, or 1.4 pounds and 1.7 pounds per 1,000 gallons dispensed at the pump. By comparison, the California Air Pollution Control Officers Association (CAPCOA) used an estimate of 0.11 pounds per 1,000 gallons. Based on CAPCOA emission estimates, the California Air Resources Board (CARB) determined their setback regulation of 300 feet (91 meters) from large gas stations. Similar laws exist in many, but not all states and localities. In urban areas like New York City, some gas stations are located directly adjacent to apartment buildings.

The study also simulated how the fuel vapor was carried in the air to assess the potential for short- and medium-term benzene exposures, comparing their measurements to three established thresholds. The California Office of Environmental Health Hazard Assessment one-hour Reference Exposure Level (REL) for benzene -- defined as a continuous hour of exposure to the chemical -- was exceeded at both gas stations at distances greater than 50 meters. At the Midwest gas station, REL was exceeded on two different days at distances greater than 50 meters, and once as far as 160 meters. The Agency for Toxic Substances and Disease Registry's Minimal Risk Level (MRL) for benzene exposure over a period between two weeks and a year was exceeded within 7 or 8 meters of the two gas stations. A less stringent measure used for short-term exposures of first responders, the American Industrial Hygiene Association's Emergency Response Planning Guidelines (ERPG), was not exceeded.

"We found evidence that much more benzene is released by gas stations than previously thought. In addition, even during a relatively short study period, we saw a number of instances in which people could be exposed to the chemical at locations beyond the setback distance of 300 feet," said first author Markus Hilpert, PhD, associate professor of Environmental Health Sciences at the Columbia Mailman School. "Officials should reconsider their regulations based on these data with particular attention to the possibility of short spikes in emissions resulting from regular operations or improper procedures related to fuel deliveries and the use of pollution prevention technology."

In previous work, Hilpert and colleagues documented the release of gasoline as fuel is stored and transferred between tanker trucks, storage tanks, and vehicle tanks, and how these spills can contaminate the surrounding environment. Next, the researchers will explore additional short-term measures of vapor spread to determine the bounds of safe setbacks.

Co-authors of the new study include Ana Maria Rule at Johns Hopkins, Bernat Adria-Mora formerly at Columbia, and Tedmund Tiberi at ARID Technologies, Inc. In a competing interest statement, the authors note that Tiberi directs a company that develops technologies for reducing fuel emissions from gasoline-handling operations. The research is supported by a grant from the National Institutes of Health (ES000080).

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:34 PM
To: Dianna Tomlin
Subject: FW: Development Plan Revision/Rezoning - resident 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: Jessica Robb <jessica.hart51@gmail.com>
Sent: Thursday, May 28, 2020 11:44 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Development Plan Revision/Rezoning - resident 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.

City of Franklin Planning and Sustainability Department:

I am a current homeowner in the Westhaven community and am writing to express concern regarding the proposed Development Plan Revision/Rezoning for the Westhaven property located on New Hwy 96 W.

As a current resident, I have significant concerns regarding the reduction of commercial space to allow for the additional residential units. The retail space within the community is a significant benefit to residents and provides the type of "all inclusive" community feel that is from many perspectives the goal of the neighborhood. Decreasing the planned commercial space will reduce variety and offerings available to residents within the community that we originally anticipated having when we made the decision to purchase here.

Also, adding an additional 766 units will only serve to increase residential traffic and construction traffic, which has become significant to the point of exhaustion. There is construction traffic and noise consistently going on around the neighborhood and adding more units will not only increase the amount of construction traffic, but prolong the amount of time that residents will have to listen to construction trucks lumbering up and down what should be residential streets.

Your consideration of these concerns is appreciated.

Best regards,

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:48 AM
To: Dianna Tomlin
Subject: FW: Concerns about growth of Westhaven

Planning Intake Email regarding WESTHAVEN

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: Jeremy Robb <jeremy_robb@hotmail.com>
Sent: Wednesday, May 27, 2020 3:02 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Cc: Jessica Hart <jessica.hart51@gmail.com>
Subject: Concerns about growth of Westhaven

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,

My name is Jeremy Robb and I live on Stonewater Blvd in Westhaven. My wife is copied on this email.

While I love Westhaven and the community, there seems to be a 'moving target' as to how large this development will be. Although I have lived here for just over a year, I have been visiting friends in the neighborhood for over 7 years and have seen it grow.

I have significant concerns about the amount of construction traffic in the neighborhood and how it is enforced. There is no longer any way for large construction vehicles to enter into the space behind the west side of the community, and some of the dump trucks that come and go down Boyd Mill do so at alarming speeds (I speak as both a driver and a cyclist). How can the development be allowed to utilize homeowners' main roads as access roads with giant equipment vehicles? There are numerous bikers, walkers, and residential drivers around at all hours of the day. One day I had a small vehicle parked in front of my house - which I am allowed to do - and the commercial vehicle was so large they had to knock on my door and demand that I move my car as they couldn't get around.

Where is the community planning in this? How large will the development be allowed to become without offering other outlets for roads and traffic? Each time the community is allowed to 'increase' density due to

changes in 'market demand' nothing is done to existing infrastructure. So, by default, the existing roads that were designed to handle a certain amount of vehicles become ever more congested.

Westhaven is a great community - and clearly there are plenty of people that want to live here. But there must be a plan that not only addresses concerns of the development company and new home owners, but also the ones that are already here.

Regards,
Jeremy Robb
633 Stonewater Blvd Franklin TN 37069

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Tuesday, May 26, 2020 12:34 PM
To: Dianna Tomlin
Subject: FW: Southern Land/Boyd Mill & 96

Follow Up Flag: Follow up
Flag Status: Flagged

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: Martha Rudman <newtonmiz@aol.com>
Sent: Sunday, May 24, 2020 5:14 PM
To: Amy Diaz-Barriga <amy.diaz-barriga@franklinton.gov>
Subject: Southern Land/Boyd Mill & 96

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 Ms. Diaz-Barriga,

I feel obliged to say NO to Southern Land/Westhaven's re-zoning request.

700+ new dwellings in the area of Boyd Mill and 96. Mack Hatcher bringing in more traffic!!! Each dwelling will certainly have more than 1 car!!

Boyd Mill/Carlisle 2 small roads not meant for even the traffic they have now!! Where is the traffic count that I understood was to be done (mentioned at the Oct. meeting at Pearre Creek)

Cordially,
Martha Rudman
Carlisle
newtonmiz@aol.com

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:02 AM
To: Dianna Tomlin
Subject: FW: Stop Westhaven growth

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 Russell <nancygrussell@icloud.com>
Sent: Thursday, May 28, 2020 7:26 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Stop Westhaven growth

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 let you know about my opposition to the proposal by Southern Land Company to increase the number of residential units that it builds in Westhaven. Even with the Mack Hatcher expansion and the widening of Hwy 96, the increased traffic from these over 700 new units will cause undue amounts of congestion. The infrastructure going through downtown Franklin cannot handle this much traffic, and the new Mack Hatcher won't totally relieve it either. I realize that Southern Land Company is a for profit entity, but I would bet you that most of the current Westhaven residents don't want more houses, congestion, and population density in that neighborhood either. As a county resident that has to drive from the western part of the county to the Arrington area for work daily, the increased traffic congestion due to expansion would be very problematic.

Thank you for all that you do for the city and surrounding areas, and thank you for your consideration of this issue.

Sincerely,
Andy Russell

Sent from my iPad

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:54 AM
To: Dianna Tomlin
Subject: FW: Westhaven Development

Planning Intake Email regarding WESTHAVEN

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: Sandy Schlicht <sandy.schlicht95@gmail.com>
Sent: Wednesday, May 27, 2020 4:33 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven 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.

To Whom It May Concern,

My husband, Jerry Alldredge, and I retired in CO and moved to TN to be closer to kids and grandkids. Both our son and our daughter and their families live in Westhaven. So this is where we landed. It was a good choice. However, we are very concerned with the direction the developer of Westhaven has decided to take. Southern Land has created a beautiful development with small town flavor. The development is located in the country. However, it is also close to all the amenities offered by big city living: entertainment, shopping and diverse restaurants. If Southern Land's proposal is approved, all that will change. The density of new housing will create too much traffic, too many people, too much demand on streets, local businesses, our school, our existing amenities, etc. This proposal needs to be declined.

Thank you for your consideration.

With best regards,
Sandy Schlicht

Dianna Tomlin

From: Raymond Schmidt <raymondschmidt7702@comcast.net>
Sent: Wednesday, May 27, 2020 1:35 PM
To: Dianna Tomlin
Cc: 'Mayor Ken Moore'; Amy Diaz-Barriga; Margaret Martin; 'Ann Petersen'
Subject: Land Use Planning for 1711 New Highway 96 W

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 City Planner Dianna Tomlin:

Construction of dense residential units on the subject Jewell property near Westhaven came up in recent times during a BOMA meeting deciding on a retirement home in a community along Highway 96 East. An Alderman noted that this future project would again raise questions about traffic, privacy, and pressure on our Franklin quality of life. Construction of the proposed east Franklin retirement home was not approved. Homeowner and residential community objections to that proposal apply to the 1711 New Highway 96 W project as well. Please also consider the following specific community effects of this use of the Jewell property:

- 1) **Boyd Mill Avenue cannot handle the additional 1,000+ vehicles that construction would impose on the area.** Budget expenditures to make it a major secondary road would cost Franklin taxpayers far more than any realizable benefit to the neighborhood and surrounding communities. Maintenance costs would be perpetuated into the future, especially troubling at this time when revenues are significantly lower.
- 2) **Carlisle Lane will become even a more frequently abused shortcut to the Mack Hatcher extension, which presents insurmountable challenges to its remediation.** The entrances/exits to Carlisle, Cornerstone, and CarDel communities already pour residents onto this two-lane road within about 100 yards of each other. Traffic volume studies would not reveal that vehicles headed south typically accelerate and tailgate in order to reach the 96 West traffic signal before it changes to red. Widening Carlisle Lane would pose problems of its own, and installing traffic lights for the three communities would frustrate local and pass-through drivers alike. A wider road might not prevent accidents or reduce property damage. The quarter-mile “S” curve from Old Charlotte Pike north to Del Rio Pike further complicates traffic engineering solutions, even if the fourth Richland Close community and an adjacent single-family home remain slow to develop. Of course, Blossom Park around the corner also contributes to the volume of vehicles moving through this short stretch of road.
- 3) **Multiplying the number of vehicles on Carlisle Lane will also lead to widening of Del Rio Pike, both northward and eastward from their intersection.** This is foreseeable in the near future, along with the necessity to add to a construction and maintenance budget already straining to meet needs.
- 4) **Providing other adequate public facilities, utilities, and services for the 766 residential units is an issue that requires informed planning and reassurances to residents.** The more the city allows additions to the infrastructure, the more it needs to maintain water, sewer, gas, electricity, police and fire protection, schools, medical facilities, refuse and recycling collection, and public transportation. On top of these considerations, more private businesses such as grocery stores, gasoline stations, and restaurants must to be anticipated and addressed.

These are familiar concerns to cities that are growing, and reactions by taxpayers may encompass a wide range of views. My concerns are based on experience living for a number of decades in Bethesda, Maryland—part of Montgomery County, located north and west of Washington, DC. The county population doubled from 500,000 to one million during that time, so we confronted these matters every year. I served 30+ years as head of my citizens association of some 500 homes in an area bordered by the Interstate and its spur and the Washington Beltway. For five years I participated as a residential representative on an advisory committee that helped update the master plan for a large portion of the county. No one supported every decision of the county council, but everyone affected had an opportunity to present their views. I appreciate your consideration of mine. Thank you.

Raymond P. Schmidt, Cornerstone Circle

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:02 AM
To: Dianna Tomlin
Subject: FW: Concerned

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: Jennifer Scoggins <jennifer.scoggins@comcast.net>
Sent: Thursday, May 28, 2020 7:27 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Concerned

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,

I've lived in Franklin for almost 20 years, and in Westhaven for 10. I love this community, but I am GREATLY concerned that you are considering allowing HUNDREDS of new homes to be built. I understand the need to change the "original" plot and plan for the Westhaven neighborhood, but guys - it has been revised again and again and again.

And this is a HUGE new expansion. The 400 page traffic study is alarming. The lack of traffic over the last months has lulled us into forgetting what a jam up nightmare we live in out here. The traffic out 96 has caused us to considering moving from this neighborhood.

I understand the need for growth, but I am counting on you to require it to be slow, thoughtful and planned. This current proposal sounds like a nightmare.

I am respectfully asking you to not approve this specific proposed plan. It's too much new building and development for this subdivision.

Dianna Tomlin

From: Susan Seifert <susanmseifert@gmail.com>
Sent: Wednesday, May 27, 2020 5:19 PM
To: Dianna Tomlin
Subject: Westhaven subdivision

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.

A big no on the Westhaven subdivision increase. I just bought a home two years ago in that time the increase in traffic on Carlisle has created way more traffic and being our home is next to the road way more traffic. Even with Mack Hatcher opening it will mean an increase of over 16,000 cars. Many will cut through Del Rio to Carlisle this will negatively affect our property values. Enough!

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:29 PM
To: Dianna Tomlin
Subject: Fwd: Rezoning behind Home Depot off of Royal Oaks

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 my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Date: May 27, 2020 at 12:24:44 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: FW: Rezoning behind Home Depot off of Royal Oaks

Planning Intake Email regarding VINTAGE WATSON GLEN

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: Victoria Shofner <vrshofner1@gmail.com>
Sent: Wednesday, May 27, 2020 11:23 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Rezoning behind Home Depot off of Royal Oaks

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 resident of Franklin that lives in the Dallas Downs neighborhood. The traffic going down Royal Oak is already abysmal. Adding a high density residential area would only compound the issue. Mack Hatcher is only two-laned on that side of Franklin also and traffic already backs up from Royal Oaks to Lewisburg Pike because of that congestion. Please rethink allowing higher density use of

that parcel until the existing roads can handle said population.

Sincerely,
Victoria R. Shofner
181 Middleboro Circle
Franklin, TN 37064

Sent from my iPhone

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:36 PM
To: Dianna Tomlin
Subject: FW: Westhaven addition

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: Heather Soriano <heathersoriano@aol.com>
Sent: Thursday, May 28, 2020 12:11 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Westhaven addition

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 against the proposed addition of more than 700 homes and a gas station in Westhaven. Our community is already stressed with additional traffic, and I feel that these additions will push residents away from the reasons we wanted to live here to begin with. The charm of Westhaven is the feeling of a small town with wonderful amenities, and an easy pace of life. To add thousands of cars per day as well as the element of a gas station is not the atmosphere we want. People say that you don't care about this community, and that you're just greedy. I hope that you look at the big picture as a human and as someone who values family life instead of just the dollar signs. I hope you prove everyone wrong.

Sincerely,
Heather Soriano

Sent from my iPhone

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:55 AM
To: Dianna Tomlin
Subject: FW: Westhaven new residences meeting

Planning Intake Email regarding WESTHAVEN

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: Wednesday, May 27, 2020 4:38 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Westhaven new residences 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.

I live in Carlisle subdivision on Carlisle lane and next to the road..even with Mack Hatcher to be developed this will create a horrible increase of traffic and with more traffic comes more noise and all kinds of problems. We need to quit ruining neighborhoods that we invested in..for more and more expansion this will create a loss if income for many of us due to the noise and traffic problems..this could be over 16 000 cars..too much. My vote is a BIG NO.

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:26 PM
To: Dianna Tomlin
Subject: Fwd: Westhaven Rezoning (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.*

Sent from my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Date: May 27, 2020 at 12:21:24 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: FW: Westhaven Rezoning (Revision 5)

Planning Intake Email regarding WESTHAVEN

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: Kristi Strei <akstre@msn.com>
Sent: Tuesday, May 26, 2020 11:01 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven Rezoning (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.*

City of Franklin Planning and Sustainability Department

We are writing to voice our opposition to Westhaven PUD Subdivision, Rezoning (Revision 5). We understand that the rezoning request is for 7.27 acres, but it also gives Southern Land latitude to include a gas/fuel station in the master plan. Page 43 of the 203-page information packet for the meeting shows the addition of the gas/fuel station in the revised plan dated April 2, 2020. When Southern Land first presented their plan to residents in late 2019, the inclusion of the gas station was, and still is met with overwhelming opposition. Southern Land acknowledged that the original plan for the development never specifically called out a gas station, nor has one been part of any community plan before last year. The plan was scheduled to be presented in January of this year but based upon the negative feedback and the need to revise many aspects of the plan due to planning commission feedback, the presentation was postponed. Our opposition centers around two points – the perceived need and “convenience” by Southern Land for a gas station and the associated health risks and environmental dangers at that location. Please question the motive of Southern Land to include a gas station where one is not needed as well as the business case to include a gas station where traffic currently and, in the future, make access cumbersome.

Our home is on the Eastern side of the Westhaven development and we see the construction activity daily. For a point of reference, we are 1.7 miles from the Mapco at Highway 96 and Downs Boulevard. The drive currently takes four minutes and when the current Mack Hatcher construction is completed, it will take even less time. In addition to Mapco, a quick search on Google shows there are 16 other gas stations within 6.6 miles of our home. Gas stations are not a destination, but are a stop when going from point A to point B. Any resident in the Western part of Franklin has found a gas station without any issue for many years. The gas station could also sell food and beverage items which are available at other businesses in Westhaven today. The businesses do not flourish, but simply survive. COVID-19 has created more closures. A gas station would make survival of some businesses insurmountable. From a business standpoint, one is simply unnecessary.

The more alarming part of the proposal is the apparent lack of foresight by Southern Land when proposing this location. There is an active stream that is located 600 feet from the proposed property. Gasoline can runoff very easily and find its way into the stream, thus polluting the water. Additionally, gasoline contains benzene which is a known carcinogen. As you are aware, this is very toxic. The Department of Health and Human Services has determined that benzene causes cancer, specifically blood cancers, in humans. <https://emergency.cdc.gov/agent/benzene/basics/facts.asp> Vapor carrying benzene can travel easily, and with residential and a proposed pool right next this location, it is a recipe for disaster. The plan presented last year included a pool near the proposed gas station. Current maps on the Westhaven website show the pool has been eliminated. Is this a coincidence or has Southern Land simply acknowledged their mistake and eliminated the pool instead of the gas station? More importantly is the fact that Pearre Creek Elementary School is located less than one half mile from the proposed location. There is no amount of venting and precaution that can guarantee the harmful effects of benzene will not have long term effects on the 700+ children and educators who are there ten months a

year. The adverse health effects of benzene exposure are significantly amplified in the younger population at a time when rapid development is ongoing. <https://www.cancer.org/cancer/cancer-causes/benzene.html>

We have two children who attend Pearre Creek Elementary School, and research and studies show there is no level of benzene that is safe with long term exposure. We are concerned for the long-term health effects this proposed gas station will have on our neighborhood residents, as well as, the children and staff that attend Pearre Creek Elementary School. Please consider the facts when reviewing Southern Land's proposal and question the need and location of the proposed gas station. When we purchased our home three years ago, we did not buy into a gas station being in the neighborhood. Southern Land has no accountability to the homeowners here and we have no vote or say in what they do. Placing a gas station in our neighborhood which brings long term exposure of benzene (a known carcinogen) near an elementary school and residents, and potential high impact vapor fires is not worth the risk. Do the 'right thing', the moral thing, and say 'NO' to a gas station. Financial gain and perceived convenience should not be a bigger priority than the health and wellbeing of our neighborhood and children. No one should want their name associated with approving this when the warning signs are present. A gas station is not needed, nor is the location the proper place. I look forward to hearing your point of view and comments.

Regards,

Adam and Kristi Strei

8024 Keats St.

Franklin, TN 37064

akstrei@msn.com

Dianna Tomlin

From: Bill Sumners <billsumners@gmail.com>
Sent: Friday, May 22, 2020 1:24 PM
To: Dianna Tomlin
Subject: Southern Land 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.

Mayor, Aldermen, and Planning staff:

I am contacting you related to the changes that Southern Land is proposing for the Jewell property on New 96 West. I understand this change is to alter the development of this property from commercial to residential and the construction of 766 residential units. We live in the Carlisle subdivision and are strongly opposed to this action at this time. The reasons for our opposition are listed below.

1. This addition of so many housing units would add extreme traffic to an already inadequate road system. In particular, Boyd Mill Avenue and Carlisle Lane. This development should not take place until improvements are made to these two roads. Also the completion of the Mack Hatcher southwest section should precede this residential development.
2. We believe that Southern Land should keep to their original commercial plans for this property. Again, even commercial development should come after highway development.
3. This development should come only after completion of sidewalk development to downtown Franklin. This would allow non-automobile access to the downtown area. We believe this would be a significant factor in reducing traffic in this area and give people the chance to take a nice walk to town.
4. We are concerned about the impact of such development on the historic Centennial Home on 96 West. I hope that the impact on this historic home will factor into any new development of this property.

We know some development is inevitable, but it should be done wisely and carefully. We have lived in Williamson County for 37 years and 15 years in Carlisle. We enjoy living in Carlisle and being a part of the Franklin community. The changed plans of Southern Land will not improve our city.

Donna and Bill Sumners

1408 Primrose Lane, Franklin, TN

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:03 AM
To: Dianna Tomlin
Subject: FW: Southern Land 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: Jeanne <j10brink@aol.com>
Sent: Thursday, May 28, 2020 9:17 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Southern Land 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 am a resident of Westhaven, have been for 6 years. I have watched this neighborhood grow at a tremendous rate. It is now difficult to drive through Front Street....can be very difficult at times. We are all awaiting some horrible accident with a car and a pedestrian or a person riding their bike.....especially children...and it will happen.

I am extremely opposed to this new development proposed by Southern Land.....they have made plenty of money, crammed houses in here, skinny roads that are hard to navigate...so they have more land to build more and make more money. They are not even done with their current build out.

It is enough.....the proposed new build by Southern Land is not wanted, will make Front Street impossible, and yes many accidents will occur.

Thank you for your attention

Jeanne TenBrink

Sent from my iPad

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:28 PM
To: Dianna Tomlin
Subject: Fwd: Westhaven Development and Overall Area Development Concern Voicing

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 my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Date: May 27, 2020 at 12:22:50 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: FW: Westhaven Development and Overall Area Development Concern Voicing

Planning Intake Email regarding WESTHAVEN

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: Rob Tiede <rob_tiede@yahoo.com>
Sent: Tuesday, May 26, 2020 3:49 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven Development and Overall Area Development Concern Voicing

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 Tennessee, Franklin and Westhaven, I am a Conservative Republican, Christian and Patriot and have deep concerns as it relates to the growth and development. While a modicum under professional control and strategic, thoughtful planning is widely recognized as beneficial, other growth

and development can be clearly construed as severely detrimental to way and quality of life with the adverse impact being felt painfully far and wide for the long term as it is irreversible in scope and nature. Our culture is eroding due to a massive influx of population and I would urge a wise marriage between economics, amenities with controlled, thoughtful and strategic growth and development only in phases and a greater focus put on beautification, re-development and gentrification of other locations within our community as opposed to vast swaths of farmland and other green spaces being gobbled up for the sole purpose of massive, rapid and low quality development structures. To stay true to Tennessee legacy, heritage, culture and traditions, while ever evolving thoughtfully and cautiously with strategic intent and content is my viewpoint. This is about steps, moderation, compromise and balance, not development fervor where as I also believe in low property taxes / cost of living and maintaining stable and appreciable property value, all the while with attributes such as high property standards under codes and ordinances, friendly neighbors, good schools, low crime, safe streets, successful local businesses, focus on church and charity in community, manageable public services and so forth resulting in an overall high quality of life.

Thank you. Sincerely, Rob Tiede

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:38 PM
To: Dianna Tomlin
Subject: FW: Westhaven proposal to add over 700 more residential homes

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: Donna Fister <dkfister@bellsouth.net>
Sent: Thursday, May 28, 2020 1:39 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Fw: Westhaven proposal to add over 700 more residential homes

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 wanted to voice my concerns over the addition of more residential homes in the area that is being proposed by Southern Land. I bought my home over 3 years ago and I reviewed potential future development and it included a lot more retail development and far less residential property than what is being proposed. I bought my home wanting a place I could work, shop, and play and what is being proposed definitely reduces that ability in the future. The traffic study that shows an additional 16,000 vehicle trips will definitely diminish the joy of living here. It has already become a lot more dense and it definitely takes away from the value of living this far out from city life. If I had wanted a city life atmosphere, I would have bought in a more convenient location. To have to battle traffic every day to get somewhere and living so out of the way from the everyday conveniences is a combination for disaster and I ask that you consider turning down this proposal.

I appreciate the time you have taken to read my thoughts on this matter.

Thank you,

Donna K. Waits
1949 Championship Blvd.
Franklin, TN 37064
615-973-8185

dkfister@bellsouth.net

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:39 PM
To: Dianna Tomlin
Subject: FW: "Franklin, my dear..."

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: Amy Biagini <a.biagini@comcast.net>
Sent: Thursday, May 28, 2020 2:13 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: "Franklin, my dear..."

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.

Developers are greedy, their motives a sham They say "Franklin my dear, we don't give a damn"

The traffic horrendous, every day a logjam They say "Franklin my dear, we don't give a damn"

Tourists love Franklin, but not traffic - they'll scam But we hear "Franklin my dear, we don't give a damn"

Our quaint town will be gone, houses they'll cram They say "Franklin my dear, we don't give a damn"

We look at their maps, their fancy diagrams It's obvious...
Franklin, they don't give a damn!!

Amy Biagini
Founders Pointe

Richard and Faye Sturm
3125 Tristan Drive
Franklin, TN. 37064

City of Franklin Planning & Sustainability Dept.
109 3rd Avenue South
Franklin, TN. 37064

RE: WESTHAVEN DEVELOPMENT PLAN

Today we received the Public Notice for the rezoning of 1711 New Hwy 96 to be incorporated into the Westhaven PUD. We thank everyone involved for the notice and appreciate the opportunity to submit comments with respect to the rezoning.

The notice is stating that 766 residential units would be added which means there would be approximately 1,532 added cars for this addition. That may be OK if exits would be onto Hwy 96 but I doubt that is even possible. There is no possible way Boyd Mill can handle that traffic with the present road conditions. There are many bikers using that street and it already has been very annoying. I understand bikers have a right to be on the street, but there are yellow lines going both directions from Hwy 96 all the way to the Franklin Green entrance. You cannot sway out or pass, the road is curvy and hilly and you cannot see what would be coming. At present we end up following a biker going 10 miles an hour for the entire stretch from Hwy 96 to the Franklin Green entrance.

I know Southern Land wants to make every possible use of land but at our expense. It creates congestion and turmoil for the neighborhood that is a gem.

This piece of property is so beautiful, I can see a couple of nice single family homes located there, but 1,532 cars on Boyd Mill is crazy.

Thank you for listening, we will be at the meeting to see if any other ideas come forward.

Kind regards,

Faye and Richard Sturm

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Tuesday, May 26, 2020 11:17 AM
To: Dianna Tomlin
Subject: FW: Westhaven 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: betty cunningham <bjc02@comcast.net>
Sent: Tuesday, May 26, 2020 10:58 AM
To: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Subject: Westhaven 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.

Amy Barriga, Planning Supervisor,

Please do not allow the Westhaven proposed building of 766 residential units with access to Boyd Mill and Carlisle Lane. I am a resident of Cornerstone and have seen the traffic increase with the current building going on off Carlisle Lane and Del Rio. Traffic has increased to dangerous levels with bicycles, cars, large dump and other construction vehicles. These roads are two lane with curves and not meant for large volumes of traffic. Please do not make our neighborhood less desirable.

Betty Cunningham
402 Cornerstone Way
Franklin, Tn 37064

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:01 AM
To: Dianna Tomlin
Subject: FW: Comments on Southern Land's revised plan 5 for Westhaven

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: Cindy Whitt <cindywhitt@icloud.com>
Sent: Thursday, May 28, 2020 6:43 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Comments on Southern Land's revised plan 5 for Westhaven

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 Municipal Planning Commission,
>
> I am sure many people will express concerns about traffic and its impact on the quality of human lives as a result of the increased density. These are real concerns, but I want to address what concerns me the most about this: the loss of community and connectivity. I have lived in Westhaven since 2007 and have watched as the development has become larger and denser and gotten further away from the vision of the community.
>
> The vision of Westhaven was a walkable community with green space and commercial development which allowed for residents to be connected to each other. They claimed to be leaders in this new residential development movement. The reality of Westhaven vastly differs from this vision mostly due to increased density, lack of green space and inadequate amenities for residents. The results of these changes are constantly complaining and unpleasant people as they have not been given what they were promised. Just one visit to the Westhaven Facebook page will show how deeply seated and freely voiced these feelings are. Southern Land will say they are providing people what they want and have changed to adapt to the market demands. This is not leadership or vision and I know we can do better as a city than to continue to erode what was good about Franklin and Westhaven. Please carefully consider the concerns you will hear from Franklin residents before you approve these requests.
>
> Thank you,
>

> Cindy Whitt
> 305 White Moss Place
> Franklin, TN 37064
>
> Also please confirm that you received this message and it will be part of the record.
> Sent from my iPhone

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:53 AM
To: Dianna Tomlin
Subject: FW: Southern Land Gas Station Proposal

Planning Intake Email regarding WESTHAVEN

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: Tanya Wierschke <tleewierschke@yahoo.com>
Sent: Wednesday, May 27, 2020 3:55 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Southern Land Gas Station 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.

Good Afternoon

The purpose of this email is to express my families concerns in regards to the building of a gas station located near The Westhaven community (Townsend Blvd) proposed by Southern Land Company. I own my home and reside in Westhaven and me and my family are completely against the building of this gas station. We have children that attend school at Pearre Creek, inside our community, and have every desire to keep our children safe from any known and unknown risks associated with the close proximity of a gas station so close to where we live, work and play. All of the research shared by the EPA has shown evidence of increased cancer risks to children within this proximity to a gas station. We bought in this neighborhood (a very high premium in comparison to the rest of Franklin) to give our children the ability to grow up in what we felt as a safe and family friendly environment. Not only the cancer risk, it also brings its unique challenges to additional traffic in and around the neighborhood and also additional crime, theft, etc.

For me and my family it's a STRONG NO to add the gas station to our area especially considering there is already a gas station about 1 mile away. It's absolutely unnecessary and will significantly impact our families quality of life that we paid a steep price for and this was never mentioned to us when we purchased our home. We moved to this area because of the tranquility and peacefulness - it appears Southern Land is just being greedy and trying to make maximum profit on every blade of grass.

Hope you will put me and my families peace over that of a money hungry move.

Best regards,

Tanya Wierschke

From: [GARY DETTLOFF](#)
To: [Planning Intake](#)
Subject: comment on Westhaven proposal of building expansion
Date: Thursday, May 28, 2020 4:40:38 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.

To Franklin Planning Commission and Franklin Town Council

Your Honors

Permit me to express my heartfelt concerns over the proposal to expand construction in our Westhaven by over 40%. My family and I first read about Westhaven in the Sunday Tennessean in 2004. We made the hike all the way across town and into the "country" to find a large realtor office and a few townhomes along State Blvd, and a few homes among the trees proceeding south on Pearl. In the office there was a map and some salespeople. Six years later we bought one of those townhomes, and 8 years after that, we bought a new home on one of the "last" streets available.

Our children and grandchildren are all Franklin residents along with us. We love it here. All 14 of us. We work here. Attend school here. We have many friends and fellow church-goers in Westhaven itself. We do volunteer work all around the neighborhood, from trash pickup to guarding crossings during parade events. I have played guitar and led singing for several community Christmas events. We have contributed to the operational support of the fire station, and attended events at the elementary school as well as the grand lawn and Animalia. We are all good citizens, and good contributors to the life of our community. That includes Franklin, as well as Westhaven. We don't want to lose that. But I fear we might.

Construction traffic poses non-stop danger to children and pets. And a noisome disturbance to all of us living here. It's not just the trucks. Explosions rock our homes regularly enough. This proposed expansion threatens to increase these problems and rob us all of peace and safety for years to come. It also proposes far more crowding and danger than Southern Land admitted to when they sold us our share of "Disneyland" in TN. Our property values are being diluted. As taxpaying citizens owning 4 homes in Franklin, we urge you help us. Save us from this pillage and danger. Save our Franklin community from overtaxing our police and fire departments. Enough is enough. Do not permit the expansions proposed.

Thanks for your consideration. We await your responsive decision.

GARY R. DETTLOFF, J.D.
615-631-3300

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From: [tara baldwin](#)
To: [Planning Intake](#)
Subject: Follow-up Westhaven
Date: Thursday, May 28, 2020 4:42:03 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.

Residents of Westhaven have all manner of ideas for the space SLC is proposing a gas station. Many of those ideas would be a tremendous benefit to the neighborhood, such as a dog park; retail for an ice cream shop, sandwich shop, smoothie place; sports courts; or ampitheater to list a few. The SLC representative said at a neighborhood meeting that a gas station has been proposed since inception and they are following through with their original plan. Yet they will update their plan to add significantly more homes taxing the already limited amenities provided and decreasing available retail space. They have shown that they do not care to listen to residents and were holding meetings solely to appease BOMA and the planning commission. Please vote no for a gas station which is not only unnecessary, but unwelcome and hazardous, and no for increased density. Send a message to SLC that the beauty of this part of Franklin is paramount.

Thank you. Tara Baldwin
Westhaven resident

Sent from Tara's phone

From: [Greg Hughes](#)
To: [Planning Intake](#)
Subject: FW: Objection to Southern Land's Westhaven Rezoning Request
Date: Thursday, May 28, 2020 3:33:17 PM
Attachments: [RGHughes Franklin Planning Commission Letter of Objection to Southern Land Developmmment 05-25-2020.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.

Dear Members of the Franklin Municipal Planning Commission:

I pray you will take a few minutes to read the attached letter objecting to Southern Land building a Gas Station in close proximity to an Elementary School and give the questions I ask strong consideration before you make a precedent setting decision. Thank you for your time and thoughtful consideration and your service on behalf of all Franklin residents.

Kind regards,

R. Greg Hughes

+1.865.207.3451 (mobile)



This email has been checked for viruses by Avast antivirus software.
www.avast.com

From: [Karen Peterson](#)
To: [Planning Intake](#)
Subject: Gas station and Westhaven expansion!
Date: Thursday, May 28, 2020 4:17:13 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.

To Whom it may concern:

First and foremost I Do Not vote to put a Gas Station in Westhaven. The plan for the Gas Station is too close to the Elementary school and the entrance of Mack Hatcher coming in on Townsend! There is already too much traffic in this area and the have a gas station I feel will bring in people looking around the neighborhood who do not live here. I think it will create more crime and accidents in our neighborhood! We love our neighborhood and would like to keep it the place it was meant to be, a friendly place we feel safe in that has a community feeling!

I also don't agree with too much more expansion, for now it's okay and was decided a long time ago these expansions were to take place, but to add more on to that will make this neighborhood feel very different!

Please consider us, who live here everyday, we have young children and Senior citizens living here and we would like to feel safe and enjoy our life here. Why interrupt this!!

Regards, Karen Peterson

From: [RICHARD RUSTJR](#)
To: [Planning Intake](#)
Subject: Planning Commission - Westhaven
Date: Thursday, May 28, 2020 3:55:20 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:

My wife and I have lived in Westhaven for six years. We fully support Southern Land's plans for the additional residences, especially those intended for seniors. We also trust that the proposed gas station will be an asset to the community and will be of an architectural design which will be harmonious with the already cohesive style of Westhaven.

Richard and Ellen Rust
1200 Porter Street — Westhaven

From: [SARA T MORRIS](#)
To: [Planning Intake](#)
Subject: Please Read - Objection to Southern Land Westhaven Rezoning request
Date: Thursday, May 28, 2020 3:34:12 PM
Attachments: [Sara Morris Letter to Franklin Planning Commission Objecting to Southern Land Developmment 05-25-2020.docx](#)
[signature_beautycounter_logo.png](#)
[signature_instagram.png](#)
[signature_pinterest.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.

Dear Members of the Franklin Municipal Planning Commission:

Please find attached a letter of objection to the Southern Land's Westhaven Rezoning request. Please read and give my points strong, thoughtful consideration. Thank you!

Sincere Regards,

Sara Morris

BEAUTYCOUNTER

Sally Sara Morris

Executive Director

901.283.7272 | saramorris@me.com
beautycounter.com/sallysaramorris

Our mission is to get safe products in the hands of everyone.



From: [cat wilson](#)
To: [Planning Intake](#)
Subject: Southern Lands Proposal of expanding Westhaven
Date: Thursday, May 28, 2020 3:12:03 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.

To whom it may concern,

I never send anything in like this and as a native of Franklin have seen lots of growth that I believe has been beneficial to our special city.

That being said, when I first heard of the proposal for Westhaven all those years ago I felt it was large at the time. Now having been a resident here in the neighborhood for the last several years I realize it was a special vision and is home to so many that have grown up here, or moved from all over the country.

I am now, however, appalled at the greed that is now threatening the original proposal and using way more land than than originally requested along with building a gas station. We use the one a mile down the road and it's not interfering with our neighborhood like this one threatens too.

SLC is taking advantage of the city planning which has already let it expand, but this proposal has gone too far. We simply don't have the amenities or capacity to accommodate all these extra units and there is no reason for a gas station to be placed so close to peoples' homes and an elementary school.

Please find it in your hearts to protect our special city and say no to this greedy proposal that is in no one but the developers interest.

Thanks for your time,

Cat Aquino

Sent from my iPhone

From: [Cynthia Townsend](#)
To: [Planning Intake](#)
Subject: Westhaven & SLC development
Date: Thursday, May 28, 2020 3:56:32 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 day Mayor, Alderman, & Planning Commissioners,

I have lived in Westhaven for 10 years. All the new, planned development by Southern Land Company will be detrimental to the character & atmosphere of Westhaven & the western Franklin area.

Please take into consideration the quality of life & landscape for this area.

- More density is not needed. There is an abundance of homes already with more being built each day. Most residents love the 'open country feel' that is now present.

- Traffic is already dense as well. With the school, narrow streets, no parking, unsafe streets...more cars will add even more unsafe streets, not to mention the infrastructure can not handle it & air quality will be worse.

- The planned gas station is not needed since there are several within 2 miles. It will be a health hazard from emissions & spills plus too close to homes & an elementary school.

—Larger lots, less density, more green space, a park, walking trails, & playground would look much better & all are needed. With the amount of people & homes now & in already approved plans, more amenities are much needed.

Please take these items into consideration for the current residents in this area who love Franklin as it is & for the future of our children. We do not want Franklin to lose its charm from overbuilding & overcrowding!

Thank you,

Cynthia Townsend

p



File #: 20-0659

DATE: April 28, 2020
TO: Franklin Municipal Planning Commission
FROM: Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Ordinance 2020-11, An Ordinance To Rezone 49.93 Acres From Regional Commerce 12 (RC-12) District To Planned (PD 32.5/1,110,300 SF/605 Keys) District For The Property Located North Of Meridian Boulevard And West Of Carothers Parkway, Located At 9009 Carothers Parkway (East Works District PUD Subdivision).

PURPOSE:

Project Information
COF Project Number: 7238
Applicant: Scotty Bernick, Ragan Smith
Owner: LCFRE Nashville Carothers LP

BACKGROUND/STAFF COMMENTS:

The applicant is requesting to rezone the property from Regional Commerce 12 (RC12) District to Planned (PD 32.5/1,000,000/605) District to accommodate the proposed East Works District PUD Subdivision. The East Works District PUD Development Plan has been submitted concurrently with this rezoning request.

The Envision Franklin Land Use Plan places this parcel into the Regional Commerce Design Concept. Envision Franklin states that this design concept, "contains high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources." Envision Franklin also states that, "New developments should have integrated designs with coordinated access, amenities, and cohesive architecture that fits within the context of the corridor."

The existing lot contains a large office building surrounded by surface parking lots. The proposed rezoning to PD is appropriate to achieve the recommendations of the Regional Commerce Design Concept as outlined in the Envision Franklin Land Use plan and allow for the applicant to create a cohesive, integrated development that is pedestrian-oriented.

PROCEDURAL REQUIREMENTS:

1. The city's project identification number shall be included on all correspondence with any city department relative to this project.

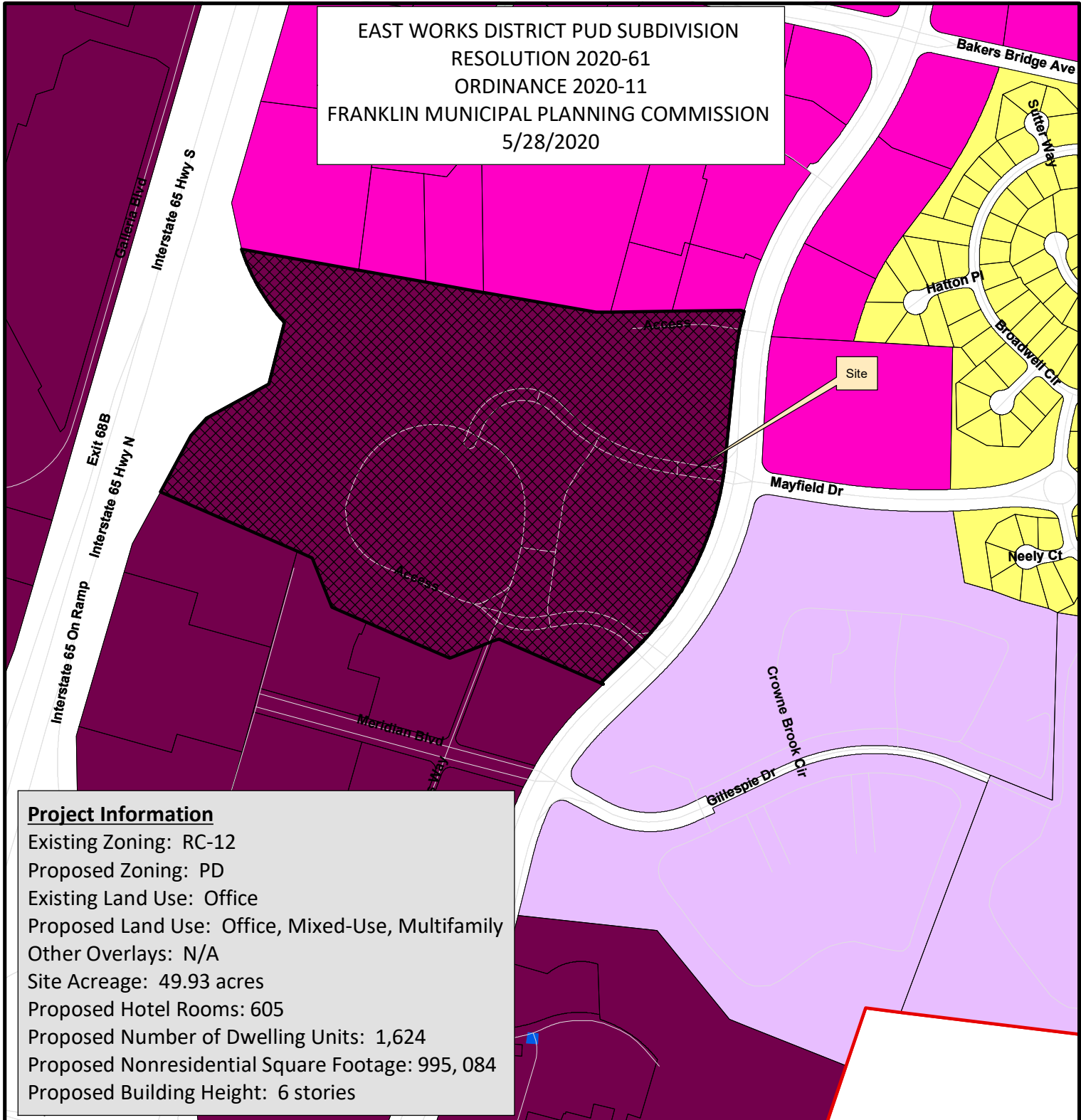
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval of Ordinance 2020-11 to the Board of Mayor and Aldermen.

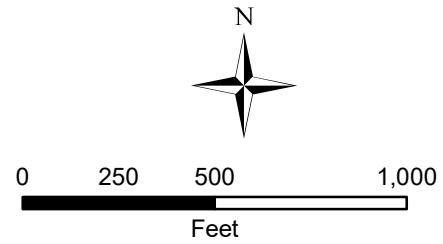
EAST WORKS DISTRICT PUD SUBDIVISION
 RESOLUTION 2020-61
 ORDINANCE 2020-11
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 5/28/2020



Project Information

Existing Zoning: RC-12
 Proposed Zoning: PD
 Existing Land Use: Office
 Proposed Land Use: Office, Mixed-Use, Multifamily
 Other Overlays: N/A
 Site Acreage: 49.93 acres
 Proposed Hotel Rooms: 605
 Proposed Number of Dwelling Units: 1,624
 Proposed Nonresidential Square Footage: 995, 084
 Proposed Building Height: 6 stories

- | | |
|--------------------------------|------------------------------------|
| East Works District PUD | 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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ORDINANCE 2020-11

AN ORDINANCE TO REZONE 49.93 ACRES FROM REGIONAL COMMERCE 12 (RC-12) DISTRICT TO PLANNED (PD 32.5/1,110,300 SF/605 KEYS) DISTRICT FOR THE PROPERTY LOCATED NORTH OF MERIDIAN BOULEVARD AND WEST OF CAROTHERS PARKWAY, LOCATED AT 9009 CAROTHERS PARKWAY (EAST WORKS DISTRICT PUD).

WHEREAS, the City of Franklin, Tennessee, encourages responsible growth and the sensible transition of land uses and densities; and

WHEREAS, the Planned District (PD) provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2020-61, approving a Planned Unit Development (PUD) Plan as required by the Franklin Zoning Ordinance; and

WHEREAS, the zoning has been reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of **Regional Commerce-12 (RC-12)** District to **Planned (PD 32.5/1,110,300 SF/605 Keys)** District:

PREMISES CONSIDERED	
Map-Parcel	Acres
53-142.00	49.93
Total	49.93

SECTION II. That the attached Location Map and Survey shall serve the purpose of further delimiting the geographical boundaries as described by this Ordinance.

SECTION III. 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 Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley

City Attorney

PLANNING COMMISSION RECOMMENDED:

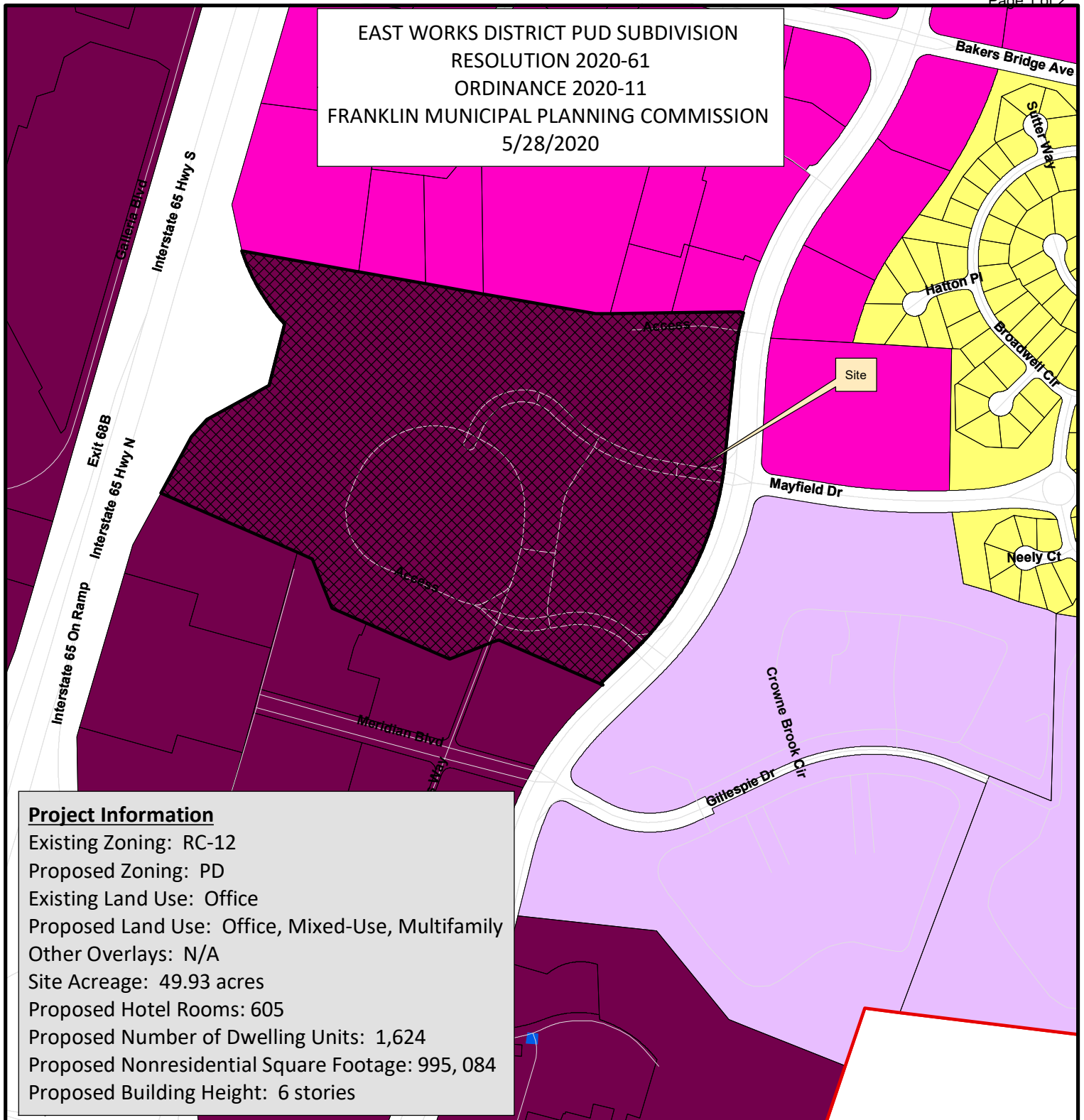
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

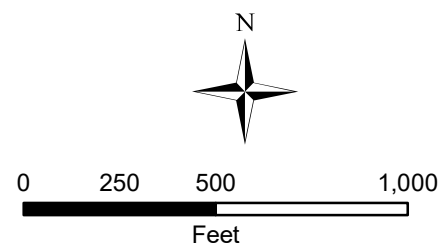
EAST WORKS DISTRICT PUD SUBDIVISION
RESOLUTION 2020-61
ORDINANCE 2020-11
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/28/2020



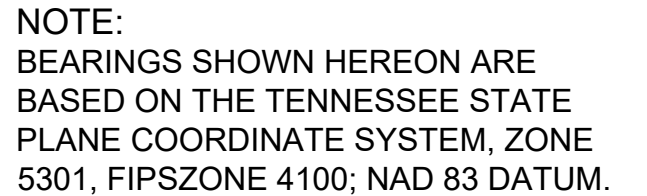
Project Information

Existing Zoning: RC-12
Proposed Zoning: PD
Existing Land Use: Office
Proposed Land Use: Office, Mixed-Use, Multifamily
Other Overlays: N/A
Site Acreage: 49.93 acres
Proposed Hotel Rooms: 605
Proposed Number of Dwelling Units: 1,624
Proposed Nonresidential Square Footage: 995, 084
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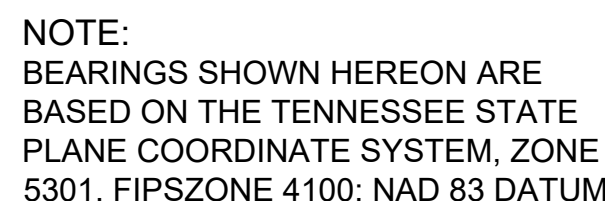


LEGEND

○(R(0))	IRON ROD (OLD)	⊗	FIRE HYDRANT
W	WATER METER	⊗	WATER VALVE
W	CATCH BASIN	○	GAS VALVE
⊗	STORM MANHOLE	⊗	GAS METER
○	SANITARY SEWER MANHOLE	TT	TELEPHONE RISER
○∞	SEWER CLEAN-OUT	—SA—	SANITARY SEWER LINE
A	SEWER VALVE	TC	TOP OF CASTING
*	LIGHT STANDARD	INV	INVERT
E	ELECTRIC BOX	RCP ===	REINFORCED CONCRETE PIPE
♿	HANDICAPPED PARKING	[FO]	FIBER OPTIC BOX
→	SIGN	→	SIGN

R.O.W.C.T.

REQUESTER'S OFFICE FOR
WILLIAMSON COUNTY, TN



EAST WORKS DISTRICT

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

C1.0



File #: 20-0660

DATE: April 28, 2020
TO: Franklin Municipal Planning Commission
FROM: Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2020-61, A Resolution Approving A Development Plan For The East Works District PUD Subdivision With 7 Modifications Of Development Standards, Relative To Multifamily Building Entrances And Signage Standards, For The Property Located North Of Meridian Boulevard And West Of Carothers Parkway, Located At 9009 Carothers Parkway.

PURPOSE:

Project Information
COF Project Number: 7239
Applicant: Scotty Bernick, Ragan Smith
Owner: LCFRE Nashville Carothers LP

BACKGROUND/STAFF COMMENTS:

The applicant has submitted a development plan for the construction of the East Works District PUD Subdivision, a multi-phase, mixed-use development located at 9009 Carothers Parkway. The applicant is proposing approximately 1,600 dwelling units consisting of multifamily and attached residential units, approximately 1,000,000 square feet of existing and proposed commercial space, and 605 hotel keys for site that is comprised of 49.96 acres. The parcel is located within the Regional Commercial Design Concept as outlined in the Envision Franklin Land Use Plan.

For the Regional Commerce Design Concept, Envision Franklin states, "Higher-intensity uses should be located closer to major thoroughfares," the proposed location between Carothers Parkway and Interstate-65 is appropriate for vehicular access to the site. The applicants are keenly aware of the potential for transit capabilities and a formal transit stop will be incorporated into the development at the site plan level.

Envision Franklin states, "Buildings should be arranged on sites so that they help to frame and define the streets, giving deliberate form to streets and sidewalk areas. Building setbacks should be minimal to create an active street environment that encourages pedestrian activity. Where internal drives are used to organize buildings and pedestrian movement, setbacks to internal drives should be minimized wherever possible."

The plan as proposed meets many of the recommendations and guiding principles of Envision

Franklin. It eliminates existing surface area parking lots by constructing new buildings with internal parking garages. The layout of the site allows for full frontage activation for most of the buildings. The proposed setbacks and street network promotes ground level activity and walkability for the entirety of the site.

"New multifamily residential is encouraged within Regional Commerce to create lively, walkable neighborhoods near restaurants, shops, grocery stores, and workplaces. First floors are encouraged to have active commercial spaces, including retail, restaurants, leasing offices, and other amenities, which should be individually accessible from the street. In locations where commercial use on the first floor is not viable, multifamily units should provide individual ground floor entrances, stoops or front porches, and pedestrian connections to the street or to a drive resembling a street. Multifamily buildings are encouraged to have urban form and be part of a connected and master-planned site."

Multifamily buildings are a major component of the East Works District PUD with approximately 1,600 dwelling units. The plan proposes a cohesive development of urban living with a variety of ground floor retail and eatery options and office space that could serve as potential work spaces for residents. The plan does incorporate some individual ground floor entrances for ground floor dwelling units as required by the Zoning Ordinance, however they have submitted a Modification of Standards request for consolidated entrances at some locations.

A parking study has been submitted with the development plan that analyzes needed parking for peak hours. The applicant has incorporated shared parking that will be phased throughout the construction of the site. The parking study calls for an approximate 40% reduction in what is required by the Zoning Ordinance.

For new development in Regional Commerce, Envision Franklin recommends, "Formal, usable open spaces, such as plazas, courtyards, and outdoor seating areas, that serve as gathering areas. These open spaces should be highly accessible and in a prominent location that encourages continued active use." The plan proposes keeping a green space with mature shade trees near the existing office building. This area serves as a communal gathering space further emphasizing the pedestrian-oriented design and in addition to the smaller pockets of green space to the interior and around the perimeter of the property.

MODIFICATION OF STANDARDS:

There are seven Modification of Standards requests with this plan.

MOS #1: Requesting to allow consolidated entrances for ground floor multifamily residential units.

The applicant is requesting to allow consolidated entrances for ground floor multifamily dwelling units, citing topographical constraints, context, and market demand. Section 6.7 of the Zoning Ordinance states, "Facades along a street or internal drive shall have individual entrances to... all ground floor dwelling units." The goal of individual ground floor entrances is have activated streets. Limiting them to the degree as this MOS states does meet the standards and does not achieve the pedestrian-oriented principle of Regional Commerce as outlined in the Envision Franklin Land Use Plan.

Staff recommends **disapproval** of MOS #1.

MOS #2: Requesting the use of irregular shapes for hanging wall signs.

The applicant is requesting to allow irregular shapes to represent items that identify the subject business for hanging and wall signs. Section 15.1.3 of the Zoning Ordinance states, "Signs shall not be irregularly shaped." Staff believes that allowing irregularly shaped hanging and wall signs would go directly against the intent of the recently updated sign regulations of the Zoning Ordinance. Additionally, it could set a precedent for other requests outside of the East Works District development.

Staff recommends **disapproval** of MOS #2.

If it is the desire of BOMA to approve this MOS request, Staff advises that the MOS be limited to hanging signs only.

MOS #3: Request to allow additional band signs, in addition to wall signs.

The applicant is requesting to allow additional band signs, one band sign per tenant, in addition to any allowed wall signage. Section 15.4 of the Zoning Ordinance limits the number of wall signs to one per main entrance per storefront on the ground floor, if no other wall sign is present on the building. Due to the urban context of this development, Staff can support the request of additional band signs of one per ground floor tenant in addition to allowed wall signs.

Staff recommends **approval** of MOS #3.

MOS #4: Request for internally illuminated canopy lighting.

The applicant is requesting to use internally illumination for canopy signage. Section 15.5 of the Zoning Ordinance allows for external illumination of canopy signage only. Staff believes that allowing internal illumination would go directly against the intent of the recently updated sign regulations of the Zoning Ordinance. Additionally, it could set a precedent for other requests outside of the East Works District development.

Staff recommends **disapproval** of MOS #4.

MOS #5: Request to increase maximum size of hanging sign to 6 square feet per side and allow internal illumination.

Section 15.10 of the Zoning Ordinance limits the size of hanging signs to three square feet per side and allows for external illumination only. The proposed sign size of 6 sq. ft. per side (12 sq. ft. total) seems too large and does not meet the intent of the signage regulations of Zoning Ordinance. Internally illuminated signage is not supported in any capacity within the Zoning Ordinance.

Staff recommends **disapproval** of MOS #5.

As a consideration, Staff could support increasing the size to 4.5 sq. ft. per side (9 sq. ft. total) as that is the current maximum for hanging signs in the local historic districts as recommended by the

MOS #6: Request to allow one vertical blade sign per frontage in addition to allowed hanging signs for ground floor tenants.

Section 15.14 of the Zoning Ordinance limits the number of vertical blade signs to 1 per building if no other hanging signs exist. With the size and scale of the proposed development, one vertical blade sign per frontage in addition to the allowed hanging signs for other tenants would be appropriate. As a condition of approval, the applicant shall provide more specific language to the MOS about allowed locations for vertical blade signs only at intersection corners and building massing changes.

Staff recommends **approval, with conditions** of MOS #6.

MOS #7: Request to allow two wall signs per building in addition to allowed band signs.

The applicant is requesting to allow two wall signs, located at the roofline of the building, in addition to the allowed band signs with only one wall sign allowed per frontage. Section 15.15 of the Zoning Ordinance limits wall sign per building facade only if no band sign exists on the building. Two wall signs located at the roofline of a mixed-use/commercial building, limit one per frontage, in addition to the wall signs could be supported given the size and scale of the proposed development. As a condition of approval, the applicant shall include in the final language that this MOS is limited to buildings of 6 stories or higher.

Staff recommends **approval, with conditions** of MOS #7.

PROJECT CONSIDERATIONS:

For building height for the subject property, Appendix G of Envision Franklin places the portion of this parcel that fronts Carothers Parkway into a recommended maximum height of 6 stories. When the Zoning Map was updated in 2019, however, it placed the entirety of this parcel into Regional Commerce base district, which allows up to 12 stories by right. Additionally, Appendix G shows the parcels to the South of the subject property within the 12 story max along Carothers Parkway. For these reasons, staff can support the proposed height range of 6 to 12 stories for the buildings that front Carothers despite the recommendations of Envision Franklin. If possible, taller buildings should be designed internal to the site.

For signage MOS requests, the visuals included with the MOS packet show examples that are representative of each specific request being made. Take into consideration that if multiple MOS requests are granted, especially with signage shape and illumination, the final approved sign may appear different than those that have been presented in the packet.

PROCEDURAL REQUIREMENTS:

1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>). All revisions to the approved plans shall be “clouded.” 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.

FINANCIAL IMPACT:

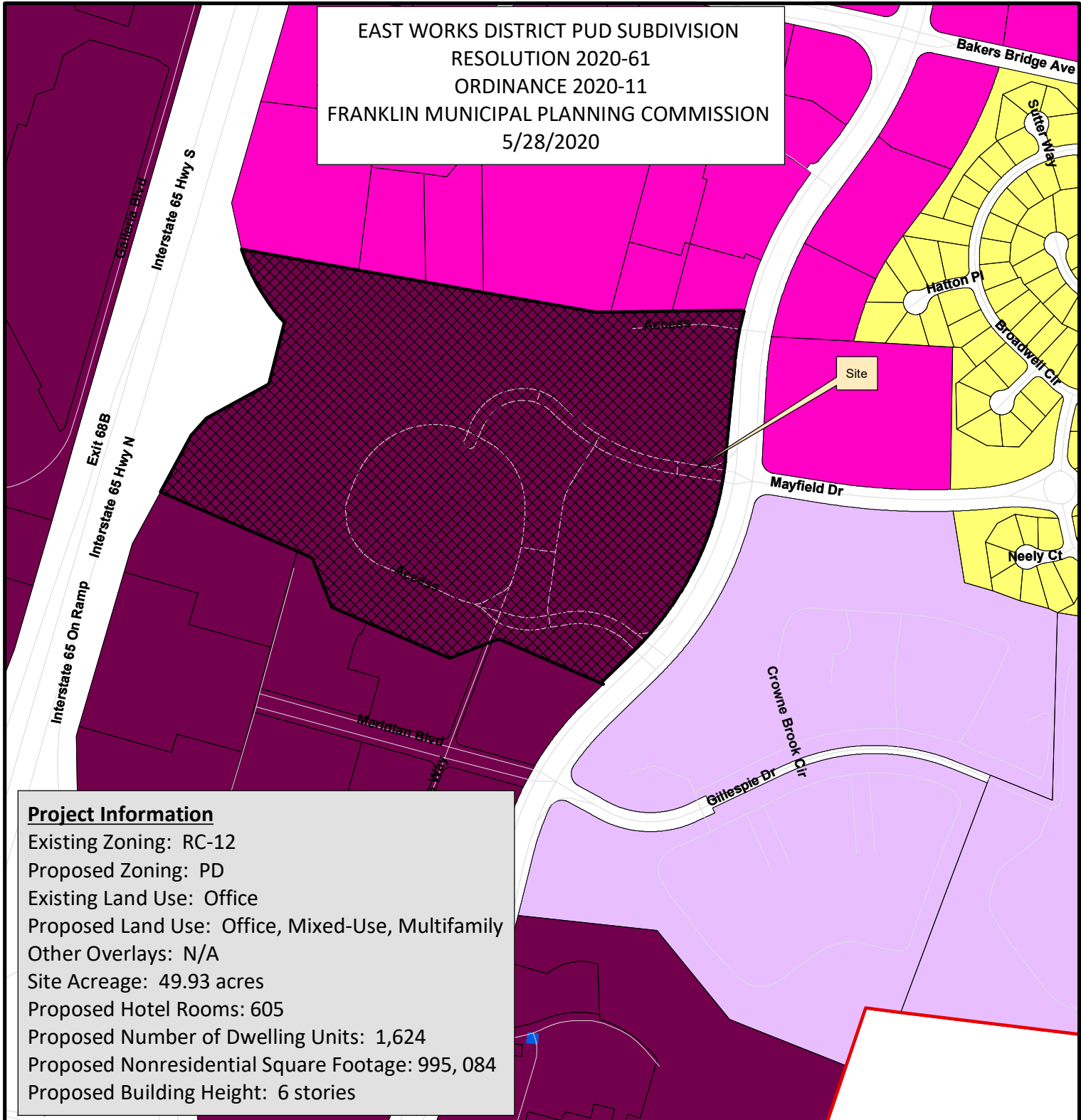
Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of Resolution 2020-61 to the Board of Mayor and Aldermen.

See attached sheets for Conditions of Approval.

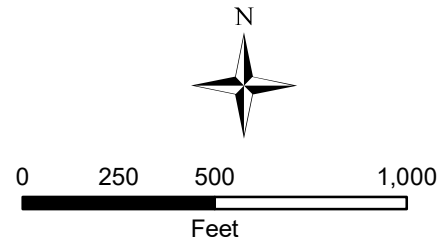
EAST WORKS DISTRICT PUD SUBDIVISION
 RESOLUTION 2020-61
 ORDINANCE 2020-11
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 5/28/2020



Project Information

Existing Zoning: RC-12
 Proposed Zoning: PD
 Existing Land Use: Office
 Proposed Land Use: Office, Mixed-Use, Multifamily
 Other Overlays: N/A
 Site Acreage: 49.93 acres
 Proposed Hotel Rooms: 605
 Proposed Number of Dwelling Units: 1,624
 Proposed Nonresidential Square Footage: 995, 084
 Proposed Building Height: 6 stories

- | | |
|--------------------------------|------------------------------------|
| East Works District PUD | CI Civic Institutional District |
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RESOLUTION 2020-61

**A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE EAST WORKS DISTRICT
PUD SUBDIVISION WITH 7 MODIFICATIONS OF DEVELOPMENT STANDARDS, RELATIVE
TO MULTIFAMILY BUILDING ENTRANCES AND SIGNAGE STANDARDS, FOR THE
PROPERTY LOCATED NORTH OF MERIDIAN BOULEVARD AND WEST OF CAROTHERS
PARKWAY, LOCATED AT 9009 CAROTHERS PARKWAY.**

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2020-11; and

WHEREAS, the Planned Unit Development (PUD) process is a review procedure that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

- (a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
- (b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
- (c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;
- (d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
- (e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by BOMA, after a public hearing and a recommendation by the Franklin Municipal Planning Commission; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by Tennessee Code Annotated § 13-4-310, as amended, the approval of the Development Plan by the BOMA will initiate a vesting period during which the development standards adopted by the City and in effect on the date of approval shall remain the standards applicable to the approved Development Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the legal description of the property included in the Development Plan is as follows:

PREMISES CONSIDERED	
Map-Parcel	Acres
53-142.00	49.93
Total	49.93

SECTION II. That the attached Location Map and Survey shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION III. That the overall entitlements for the East Works District PUD are as follows:

Entitlements	East Works District PUD
Base Zone District	RC-12
Other Zoning Overlays	N/A
Number of Dwelling Units	1,624
Number of Nonresidential Square Footage	1,110,300 SF
Number of Hotel Rooms	605
Open Space Requirements	108,745 SF
Number of Phases in Development	4

SECTION IV. That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

SECTION V. That the following Modifications of Development Standards (MOS) with the attached supplemental packet were requested and acted upon by the Board of Mayor and Aldermen, after review and recommendation by the Franklin Municipal Planning Commission:

MOS 1: Multifamily building types to have consolidated entrances. Approved: _____ Denied: _____	6.7 – Multifamily Building Type Facades along a street or internal drive shall have individual entrances to... all ground floor dwelling units. <i>Staff recommended disapproval.</i>
MOS 2: Allow signs to be shape of item that is representative of the business. Approved: _____ Denied: _____	15.1.3 - Sign Shape Signs shall not be irregularly shaped. <i>Staff recommended disapproval.</i>

MOS 3: Allow one band sign per tenant in addition to allowed wall signs. Approved: _____ Denied: _____	15.4 – Band Signs Maximum of one per storefront, if no additional wall signage. <i>Staff recommended approval.</i>
MOS 4: Allow canopy signage to be illuminated internally. Approved: _____ Denied: _____	15.5 – Canopy Signs External Illumination only. <i>Staff recommended disapproval.</i>
MOS 5: Revise maximum size per side of hanging signs to 6 sq. ft. and to allow for internal illumination. Approved: _____ Denied: _____	15.10 – Hanging Signs Maximum of 3 sq. ft. per side and only externally illuminated. <i>Staff recommended disapproval.</i>
MOS 6: Allow 1 Vertical blade signs per frontage in addition to additional hanging signs. Approved: _____ Denied: _____	15.14 – Vertical Blade Sign Maximum of one per building and only if no other hanging signs exist. <i>Staff recommended approval with conditions.</i>
MOS 7: Allow two roofline wall signs per building, limit one per frontage, in addition to allowed band signs. Approved: _____ Denied: _____	15.15 – Wall Sign Maximum of one per building if no band sign exists on the building. <i>Staff recommended approval with conditions.</i>

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2020-11, on third and final reading, the health, safety, and welfare of the citizens requiring it.

BE IT SO RESOLVED THIS THE _____ DAY OF _____, 2020.

Eric S. Stuckey
City Administrator

Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: _____ 4/7/2020 _____

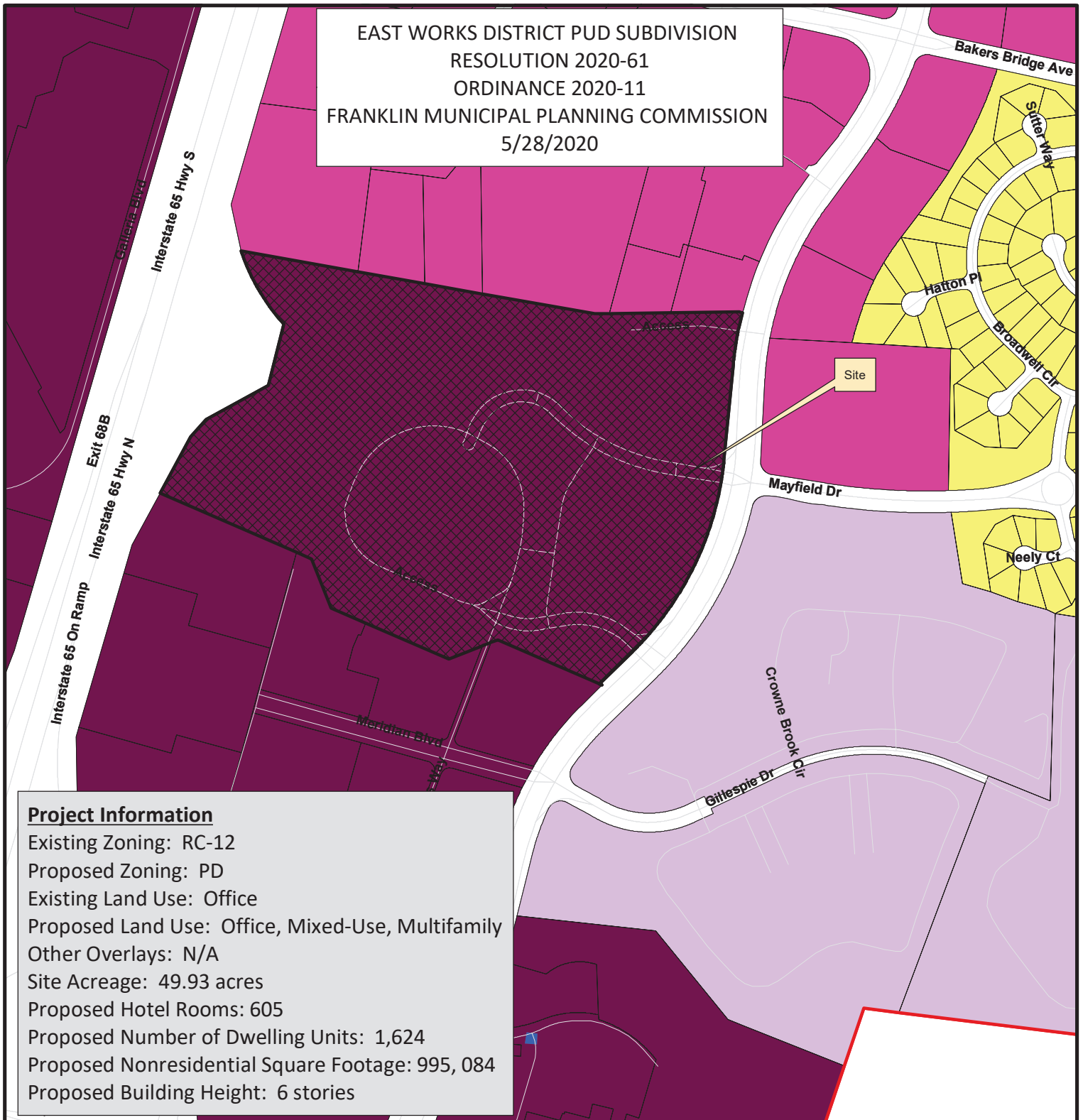
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____ 4/23/2020 _____

NEIGHBORHOOD MEETING: _____ 5/5/2020 _____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

EAST WORKS DISTRICT PUD SUBDIVISION
RESOLUTION 2020-61
ORDINANCE 2020-11
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/28/2020



Project Information

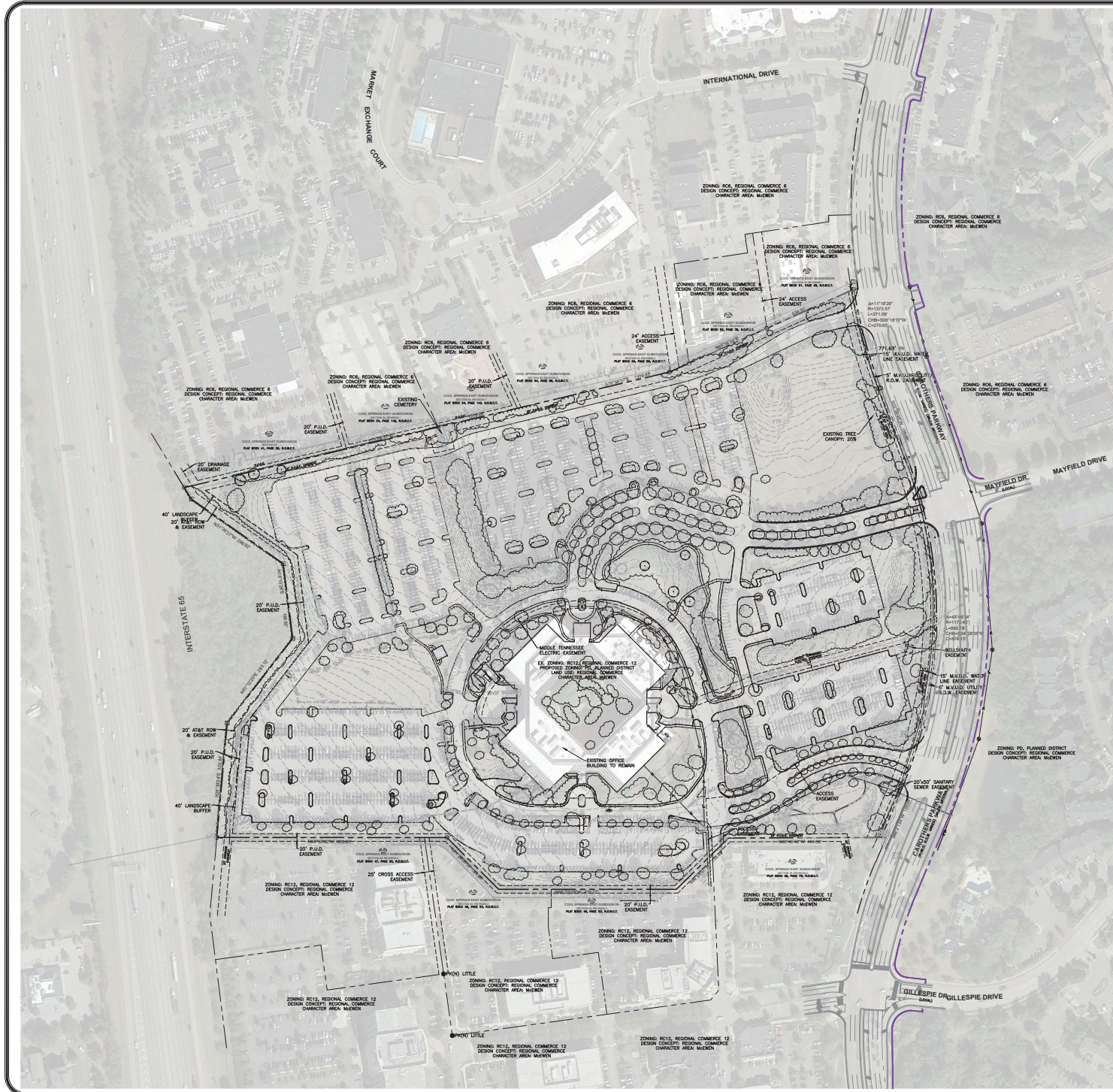
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Proposed Zoning: PD
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AG Agricultural District	NC Neighborhood Commercial
ER Estate Residential District	CC Central Commercial District
R1 Residential 1 District	DD Downtown District
R2 Residential 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



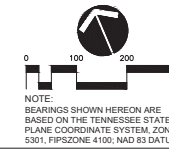
0 250 500 1,000
Feet

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 2018. All rights reserved.



SITE DATA	
SITE INFORMATION	
Project Name	East Works District
Project #	...
Subdivision	Cool Springs East, Section One, Rev. One
Lot	5
Civil District	Eighth
Address	9009 Carothers Parkway Franklin, Williamson County
Map / Parcel	053 / 142.00
Acreage / Square Footage of Site	49.929 Ac. / 2,174,907 S.F.
EXISTING TREE CANOPY	
Existing Tree Canopy S.F.	434,882 S.F.
Existing Tree Canopy Ac.	9.98 Ac.
Existing Tree Canopy %	20%
ZONING INFORMATION	
Existing Zoning	RC12 (Regional Commerce 12)
Proposed Zoning	PD (Planned District)
Overlay Zoning	N/A
Design Concept	Regional Commerce
SURVEY INFORMATION	
Boundary and topographic information taken from a survey prepared by Ragan-Smith Associates dated 12/16/2015.	
FLOOD INFORMATION	
By visual map location and graphic plotting only, this property lies within flood Zone "X", as designated on current Federal Emergency Management Agency Map No. 47187C0205P, with an effective date of September 26, 2005, which makes up a part of the National Flood Insurance Administration Report, Community No. 473026, Panel No. 5208, Suite 9, which is the current flood insurance rate map for the community in which said premises is situated. Said map defines Zone "X" under "Other Areas" as areas determined to be outside the 0.2% annual chance floodplain.	
MINERAL RIGHTS INFORMATION	
At the present time, property title reference does not reflect any mineral rights on the subject property.	

LEGEND	
IRON ROD (OLD)	FIRE HYDRANT
WATER METER	WATER VALVE
CATCH BASIN	GAS VALVE
STORM MANHOLE	TELEPHONE HOLE
SANITARY SEWER MANHOLE	SANITARY SEWER LINE
SEWER CLEAN-OUT	TOP OF CASTING
SEWER VALVE	INVERT
LIGHT STANDARD	REINFORCED CONCRETE PIPE
ELECTRIC BOX	FINER OPTIC BOX
HANDICAPPED PARKING	SIGN
SIGN	REINFORCED CONCRETE PIPE
	R.O.N.G.T.



CITY OF FRANKLIN #

EAST WORKS DISTRICT
FOR
MarketStreet™
ENTERPRISES

WK ORDER	0362
JOB NO.	12067
DESIGNED	BBERNICK
DRAWN	K. CHOI
SCALE	1" = 100'
DATE	APRIL 13, 2020
REVISIONS	

REZONING PLAN

C1.0

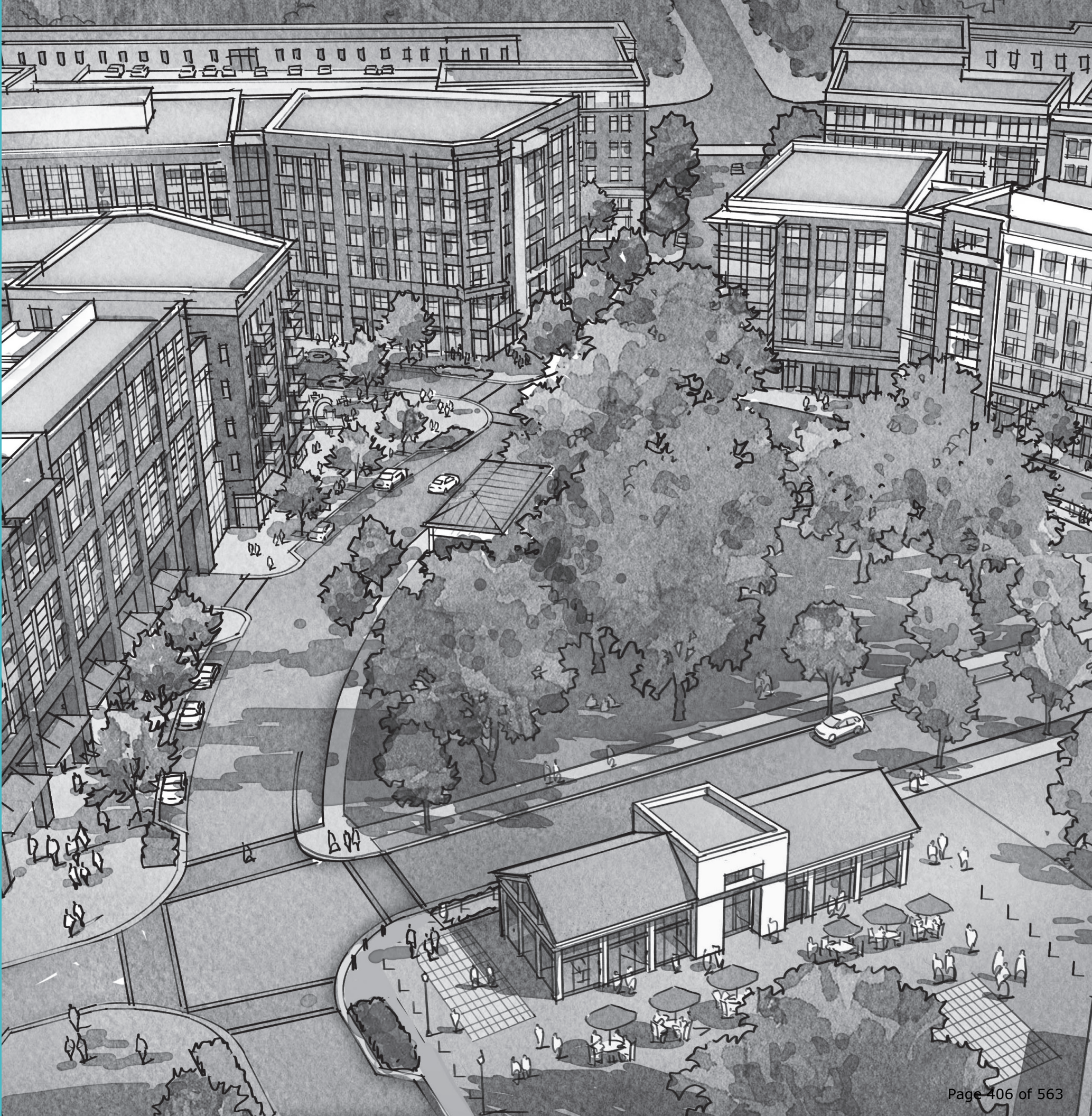
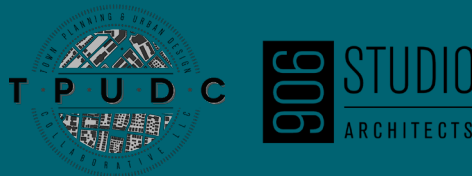
EAST WORKS DISTRICT

DEVELOPMENT PLAN APPLICATION

MODIFICATIONS OF STANDARDS
AND ILLUSTRATIVE EXHIBITS

FOR SUBMITTAL MAY 2020

THIS DOCUMENT IS NOT FOR ENTITLEMENT PURPOSES.
ALL DESIGN ELEMENTS, INCLUDING LAYOUT AND ARCHITECTURE, WILL
COMPLY WITH THE ZONING ORDINANCE AND THE DEVELOPMENT PLAN
APPLICATION SUBMITTED WITH THIS DOCUMENT.



► TABLE OF CONTENTS

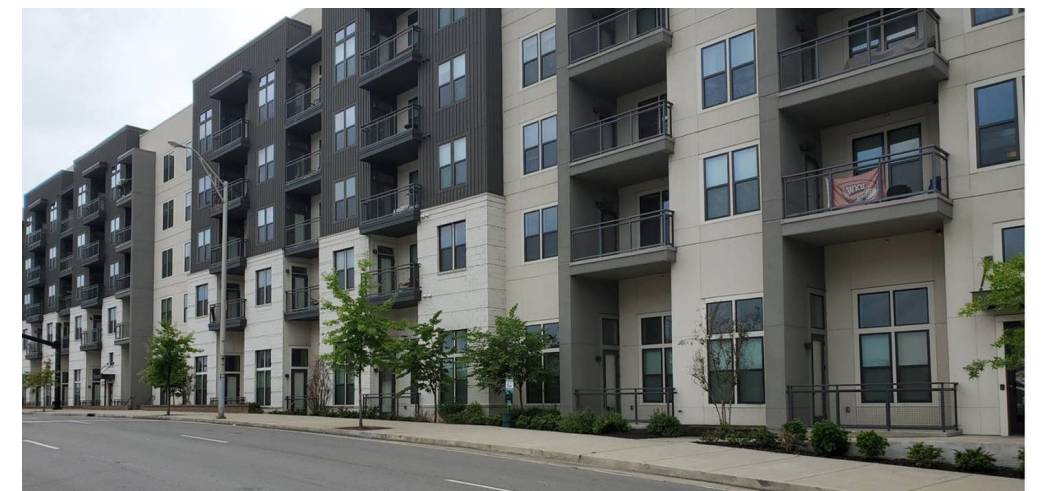
3	MODIFICATION OF STANDARDS #1 RELATED TO BUILDING ENTRANCES
5	MODIFICATION OF STANDARDS #2 RELATED TO SIGNAGE
6	MODIFICATION OF STANDARDS #3 RELATED TO SIGNAGE
7	MODIFICATION OF STANDARDS #4 RELATED TO SIGNAGE
8	MODIFICATION OF STANDARDS #5 RELATED TO SIGNAGE
9	MODIFICATION OF STANDARDS #6 RELATED TO SIGNAGE
10	MODIFICATION OF STANDARDS #7 RELATED TO SIGNAGE

► MODIFICATION OF STANDARDS #1

Section 6.7 (Building Types –Multifamily – Building Orientation and Entry - Entrances)

Revise to allow facades along a street or internal drive to have ground floor units and associated outdoor living spaces, where applicable, accessed from the interior rather than having individual entrances from the exterior, provided that the façade of the building has an entrance to publicly - accessed ground floor uses. This MOS is being requested to address topographical constraints, context, and anticipated demand for ground floor dwelling units with exterior entrances.

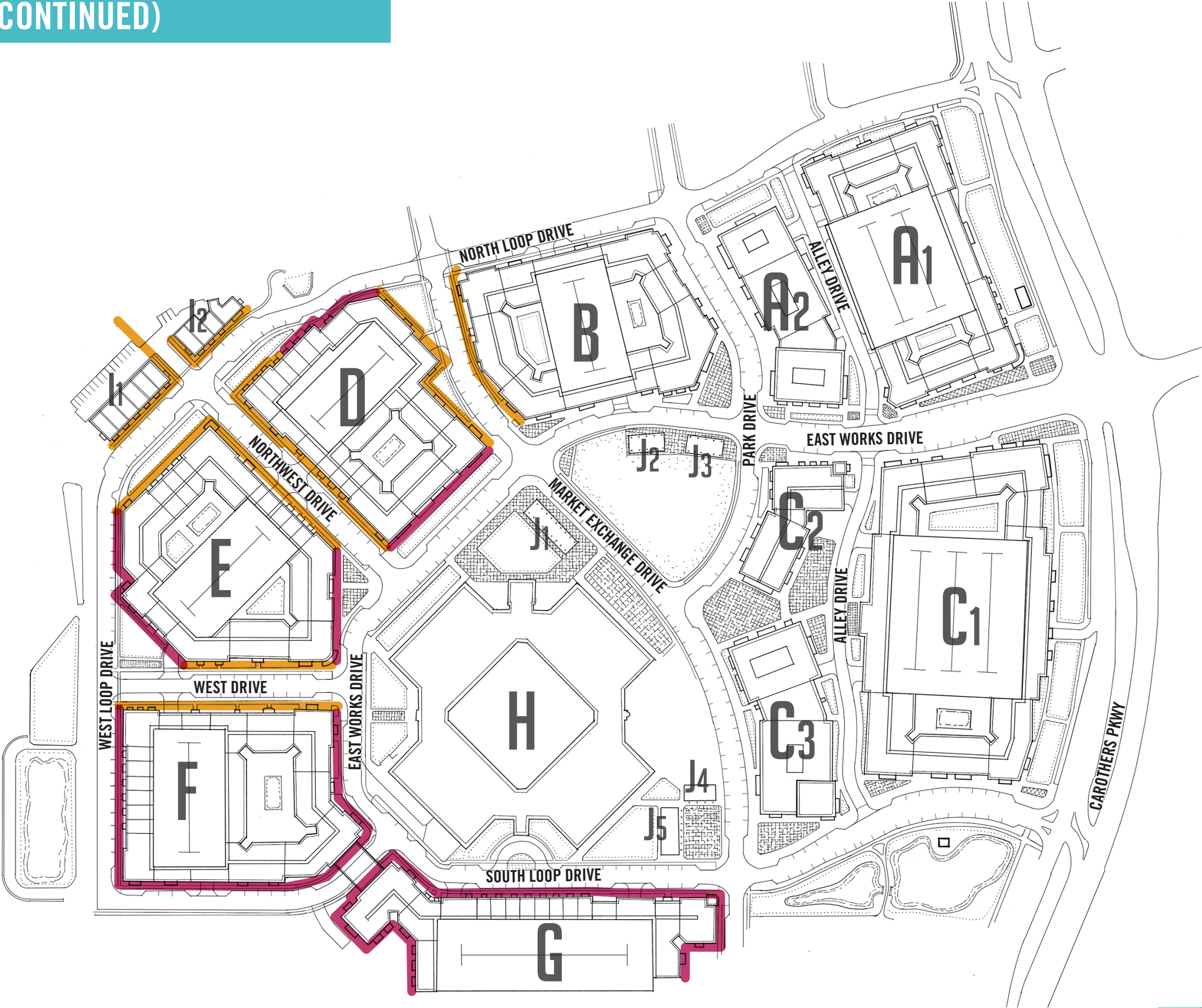
Example images of buildings using a single ground floor entrance, as well as a plan indicating potential locations where this MOS may be utilized within the project, are shown here and on the next page.



See previous page.

LEGEND

- Consolidated Entrances
- Individual Entrances



► MODIFICATION OF STANDARDS #2

Section 15.1.3 (Signs – Proportion and Shape)

Revise to allow Band or Hanging signs to be the shape of any item that is representative of the business, such as a “dog tag” for a “bootcamp” style fitness retailer. Such irregularly shaped signs shall be limited to two per frontage. This would be appropriate in the context of the project.

Example images of signs that would be permitted under this MOS are included here.

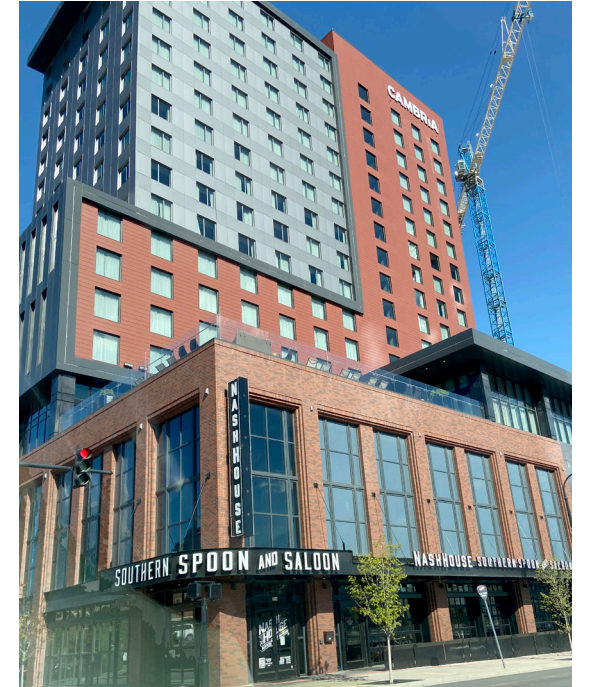


► MODIFICATION OF STANDARDS #3

Section 15.4 (Signs – Band Sign – Quantity)

Revise to allow one Band Sign per tenant per frontage located between the ground floor and the second floor, in addition to any allowed Wall Sign. This MOS is being requested to address situations where a tenant within a multiple tenant building could have a Wall Sign and each ground floor tenant space could also have a Band Sign above its storefront. This would be appropriate in the context of the project.

Example images of buildings showing this condition are included here.



► MODIFICATION OF STANDARDS #4

Section 15.5 (Signs - Canopy Sign - Lighting)

Revise to allow Canopy Signs to be illuminated externally or internally. Internal illumination of a Canopy Sign would be appropriate. Historically, Canopy Signs, such as those used for theatre marquees, have been internally illuminated. This would be appropriate in the context of the project.

Images showing internally illuminated Canopy Signs are included here.



► MODIFICATION OF STANDARDS #5

Section 15.10 (Signs - Hanging Sign - Sign Area & Lighting)

Revise to change maximum sign area to 6 square feet per side. The 3 square foot maximum sign area permitted for Hanging Signs is very small. A 6 square foot Hanging Sign would be within the customary range for this type and would be appropriate in the project. Revise to allow Hanging Signs to be illuminated externally or internally. Internal illumination of a Hanging Sign would be appropriate.

Images of Hanging Signs having an area of 6 square feet, as well as internally illuminated Hanging Signs, are included here.



► MODIFICATION OF STANDARDS #6

Section 15.14 (Signs – Vertical Blade Sign - Quantity)

Revise to allow one Vertical Blade Sign per frontage, and to allow such Vertical Blade Signs in addition to any Hanging Signs that are used for other tenants. This would be appropriate in the context of the project.

Images of multiple Vertical Blade Signs on a building, as well as Vertical Blade Signs being used on buildings with Hanging Signs are included here.



► MODIFICATION OF STANDARDS #7

Section 15.15 (Signs – Wall Sign – Quantity)

Revise to allow two Wall Signs located at a building's roofline per building and no more than one such Wall Sign per frontage and to allow such Wall Signs in addition to any allowed Band Signs. This would be appropriate in the context of the project. This MOS is being requested to address the reciprocal situation to that described in MOS No. 7 above, where a tenant within a multiple tenant building would have a roofline Wall Sign and each ground floor tenant space could also have a Band Sign at its entrance. This would be appropriate in the context of the project.

Example images of buildings showing this condition are included here.



EAST WORKS DISTRICT

CONDITIONS OF APPROVAL:

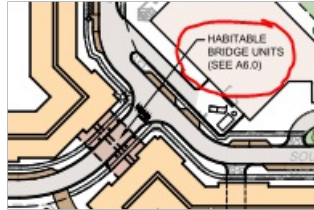
Open Issues: 20 These issues are currently being filtered

Engineering - Development Plan Checklist

General Issues

15. Label

joe.marlo@franklinton.gov Applicant shall revise notes on C2.0, C2.1 and potentially other sheets to refer to connectors instead of habitable units.



16. Sidewalks

joe.marlo@franklinton.gov Comment shall remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.**

At the Site Plan stage, Applicant shall incorporate all elements noted in the COF Staff response to the Modification of Engineering Standards into the project.

20. ADA On-Street Parking

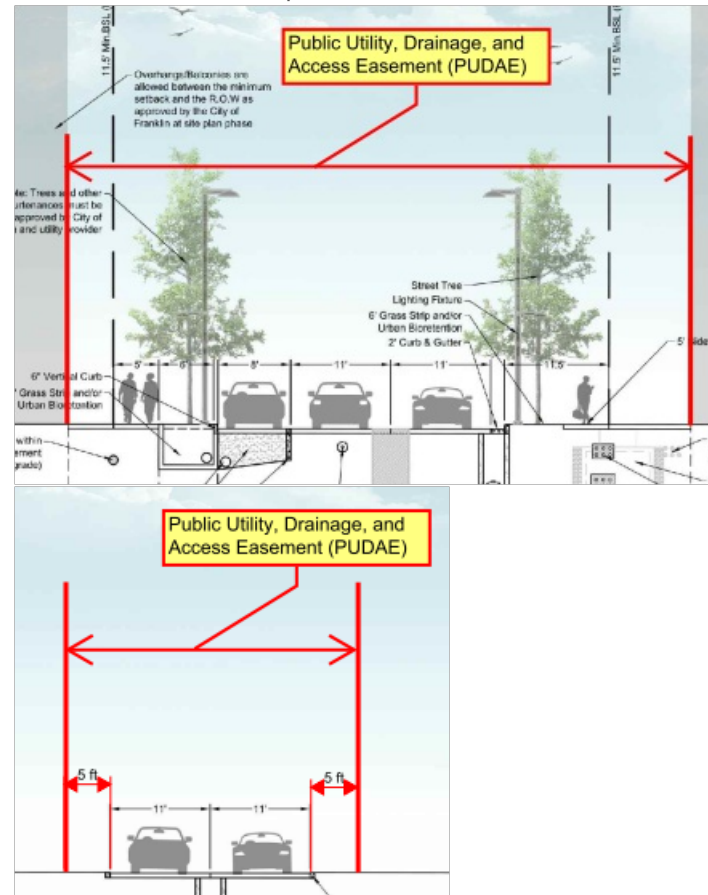
joe.marlo@franklinton.gov Comment shall remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.**

At the Site Plan stage, the Applicant shall provide ADA on-street parallel parking spaces meeting the the quantity required in United States Access Board Section R214. A 5'-0" access aisle adjacent to the curb shall be provided in each ADA on-street parallel parking space exclusive of the 8'-0" minimum parking width. Minimum 45 degree curb flares promoting vehicular entry/exit shall be provided at each end of the space exclusive of the 22'-0" stall length to accommodate parking against the curb line.

51. ROW

Applicant shall provide a Public Utility, Drainage, and Access Easement (PUDAE) extending to the outside edges of sidewalks on all internal drives, including on all cross sections shown on Sheet C4.2. At alleys with no sidewalks, Applicant shall show a PUDAE extending to 5'-0" beyond outside edges of the driving surface.

For reference, see examples below:



70. Northern Connection to Market Exchange

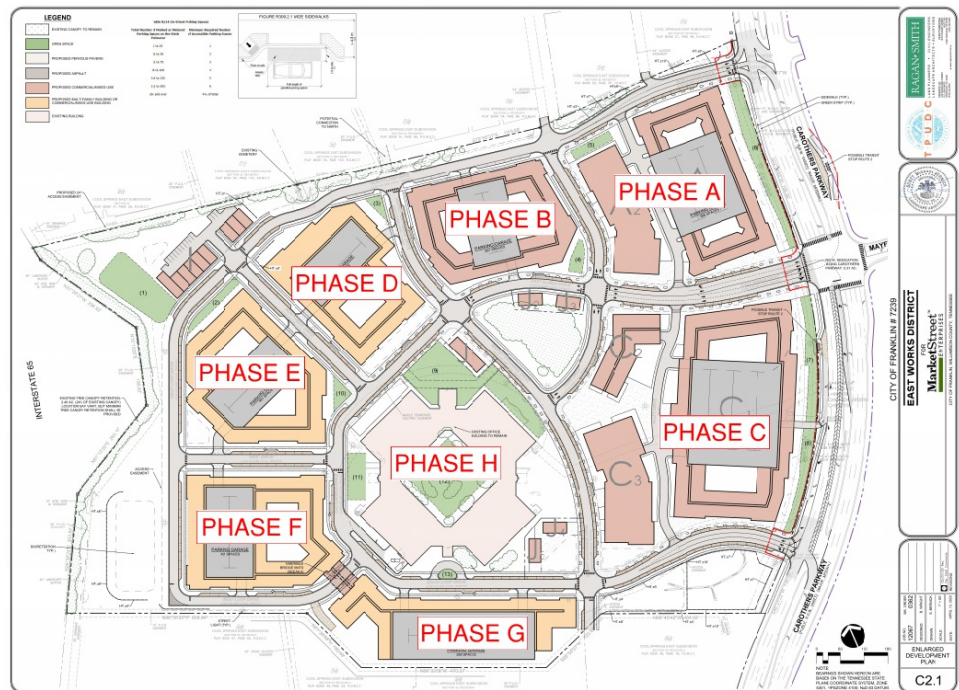
jimmy.wiseman@franklin.tn.gov This comment shall remain open as a reminder to Staff and the Applicant.

The applicant shall pursue discussions with the property owner to the north for the connector road to Market Exchange. It was identified in the TIA that this would provide an overall benefit to the project as well as the region from a traffic distribution perspective.

101. Offsite Improvements

The offsite improvements shall be phased as follows:

- Design and survey for all improvements shall be completed with Phase A
- Construction of the improvements at Mayfield Drive @ Carothers Parkway shall be completed with Phase B
- Construction of the improvements at Cool Springs Boulevard and Carothers Parkway and Cool Springs Boulevard and I-65 shall be completed with Phase D
- Construction of the improvements at Bakers Bridge Ave and Carothers Parkway shall be completed with Phase F



102. Transit Stops

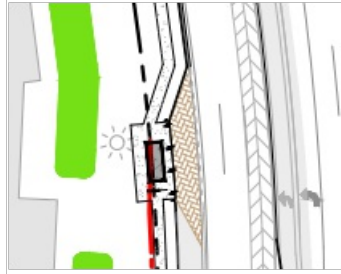
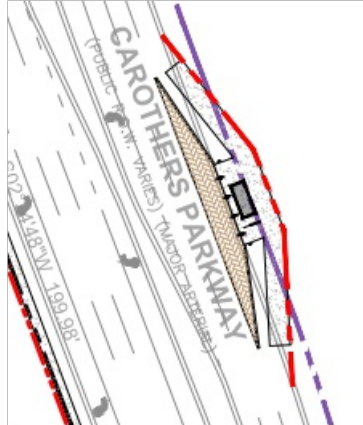
Comment shall remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.**

At the Site Plan Stage, Applicant shall locate the Transit Stops on Carothers Parkway per the direction of the City of Franklin Traffic Engineer (Adam Moser) and the Transportation Management Association (TMA), and shall provide Autoturn exhibits demonstrating the ability of transit buses (S-40) to unobstructedly access the stops.

103. Transit Stops

joe.marlo@franklin.tn.gov The following is a newcomment based on new information shown.

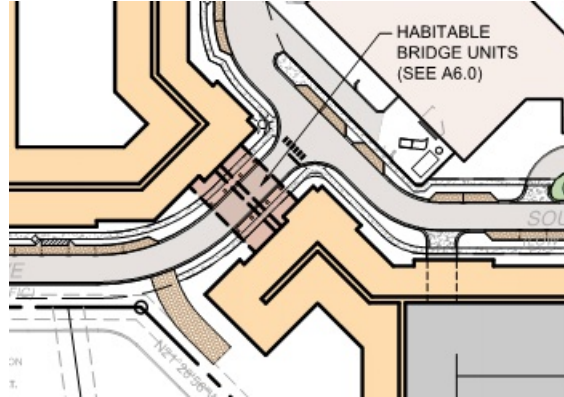
Applicant shall remove pavers from the Transit Stops in ROW. (C3.1).



104. Right Turn Lane

lance.fittro@franklinton.gov The previous comment, "Per the presentation given to the BOMA and FMPC on 4/23, the proposed "bridge units" have been reconsidered and are now intended to be a pedestrian connector spanning the roadway rather than residential living units. Please depict them as such on the Development Plan to clarify this intent as presented." has received a response from the applicant of, "The bridge units have been modified to be a connector and not include any living units."

However, the "bridge units" are specifically identified as habitable on sheet C2.0:



Private ownership of living units or commercial square footage which encroach into or over public ROW is not permitted. Encroachments of pedestrian bridges, signage, canopies and other appurtenances for the private development into or over the public ROW are considered on a case-by-case basis, and may require specific action by the BOMA to permit their construction within the public ROW.

Depiction of any encroachment into or over the public ROW on the Development Plan shall not be construed as an entitlement where the BOMA has not specifically granted permission to construct the encroachment.

Per separate condition of approval and the applicant's acknowledgement of the condition (review comment #51), all streets and drive aisles within the development are to be privately owned and maintained. Applicant shall be aware that building permit requirements such as construction types, fire wall ratings, ventilation, etc will be assessed at the time of building permit submittal, including those for any structures cantilevered over or spanning private streets and drive aisles, and may have specific requirements related to their orientation with respect to vehicular use areas. Depictions and statements of intended construction types and methods on the Development Plan such as those indicated on Sheet A6.0 shall not be construed as an entitlement to be exercised with future building permit submittals.

Fire-Planning

General Issues

74. Access

curt.edelmann@franklinton.gov I will hold this issue open to review again at site plan.

I would like the developer to consider installing residential sprinklers. If sprinklers were installed, I would waive the requirement for the turn-around. I also need to consider that the townhomes are located in the far corner of a very compact and possibly congested development.

Parks

General Issues

47. Parkland Impact Fee

kevinl@franklintn.gov Parks has received the Parkland Impact Agreement.

Planning

General Issues

86. Modification of Standards

joseph.bryan@franklintn.gov MOS #1: Individual Entrances for Ground Floor Residential Units

The diagram in the packet is a bit misleading as it includes buildings with ground floor uses. In your request, be specific to Multifamily buildings as Mixed Use Buildings are allowed to have consolidated entrances for residential units. The goal of individual ground floor entrances is have activated streets. Limiting them to this degree does not achieve that principle as outlined in the Envision Franklin Land Use Plan for the Regional Commerce Design Concept. Please provide more information with the request in regards to specific locations where individual entrances may not be warranted, i.e. along secondary streets, property boundaries, etc.

In addition, the visual examples in the packet show buildings with ground floor uses. Please show examples with residential units on the ground floor that do not have individual entrances. Or provide specific examples with hyperlinks.

[Edited By Joseph Bryan]

joseph.bryan@franklintn.gov The revised language for MOS #1 is still vague on specific locations and instances where the request to consolidate ground floor entrances is being proposed. The goal of individual ground floor entrances is have activated streets. Limiting them to this degree does not achieve that principle as outlined in the Envision Franklin Land Use Plan for the Regional Commerce Design Concept.

Staff recommends disapproval of MOS #1.

[Edited By Joseph Bryan]

89. Modification of Standards

joseph.bryan@franklintn.gov MOS #2: Sign Shape

The sign section of the Zoning Ordinance received significant attention and changes during the recent Ordinance update. Our Zoning Administrators have previously allowed motif signs with more dimensions and depth to be allowed provided the irregular shape was surrounded by a standard, geometric shape that still met the ZO requirements, which could be a potential option here.

If the applicant wishes to proceed with the request for irregular shaped sign they must be limited to hanging signs only.

[Edited By Joseph Bryan]

joseph.bryan@franklintn.gov Staff believes that allowing motif or irregularly shaped hanging and wall signs would go directly against the intent of the recently updated sign regulations of the Zoning Ordinance. If it is the desire of BOMA to approve this MOS request, Staff advises that the MOS be limited to hanging signs only.

Staff recommends disapproval of MOS #2.

90. Modification of Standards

joseph.bryan@franklintn.gov MOS #3: Band Signs

Due to the urban context of this development, Staff can support the request of additional band signs per ground floor tenant but include language specific to location of signs that matches the requirements of the ZO. Also provide better examples of band signs that better match those in the Franklin Zoning Ordinance.
[Edited By Joseph Bryan]

joseph.bryan@franklintn.gov Due to the urban context of this development, Staff can support the request of additional band signs of one per ground floor tenant.

Staff recommends approval of MOS #3.

91. Modification of Standards

joseph.bryan@franklintn.gov MOS #4: Canopy lighting

Staff is unable to support this request.
[Edited By Joseph Bryan]

joseph.bryan@franklintn.gov Internally illuminated signage is not supported in any capacity within the Zoning Ordinance.

Staff recommends disapproval of MOS #4.
[Edited By Joseph Bryan]

92. Modification of Standards

joseph.bryan@franklintn.gov MOS #5: Hanging Signs

Size:

Additional information is requested for this MOS. Provide visual examples of how a 6 feet hanging sign looks when next entrances and fenestration of a building. Additional square footage may be appropriate given the scale of the buildings and development but more visual context is needed. A size of 4.5 square feet per side could be supported by staff as that is the maximum size recommended by the Franklin Historic District Design Guidelines.

Internal Illumination:

Staff could not support hanging signs being internally illuminated.
[Edited By Joseph Bryan]

joseph.bryan@franklintn.gov The proposed sign size of 6 sq. ft. per side (12 sq. ft. total) seems too large and does not meet the intent of the signage regulations of Zoning Ordinance. Internally illuminated signage is not supported in any capacity within the Zoning Ordinance.

As a project consideration, Staff could support increasing the size to 4.5 sq. ft. per side (9 sq. ft. total) as that is the current maximum for hanging signs in the local historic districts as recommended by the Franklin Historic District Design Guidelines.

Staff recommends disapproval of MOS #5.

93. Modification of Standards

joseph.bryan@franklintn.gov MOS #6: Blade Signs

This would be a significant change to the sign ordinance, however given the size and scale of the buildings and development, a modification for the number of vertical blade signs may be appropriate, however more specificity is needed. A maximum of two blade signs per frontage may be possible as long as the regulations regarding size and location are maintained.

[Edited By Joseph Bryan]

joseph.bryan@franklintn.gov With the size and scale of the proposed development, one vertical blade sign per frontage in addition to the allowed hanging signs for other tenants would be appropriate. Applicant shall provide more specific language about allowed locations for vertical blade signs at intersection corners and building massing changes.

Staff recommends approval, with conditions of MOS #6.

94. Modification of Standards

joseph.bryan@franklintn.gov MOS #7: Wall signs

Is this request specifically for wall signs on towers or higher floors than the street level uses, as depicted in the visuals? Additional information is needed for this request. Given the context and scale of the proposed, wall signs on the top floor of the building could be supported, in addition to ground floor band signs, for buildings six stories or taller, with a maximum of two wall signs per building and no more than one per facade.

[Edited By Joseph Bryan]

joseph.bryan@franklintn.gov Two wall signs located at the roofline of a mixed-use/commercial building, limit one per frontage, in addition to the wall signs could be supported given the size and scale of the proposed development. Applicant shall include in the final language that the MOS is limited to buildings of 6 stories or higher.

Staff recommends approval, with conditions of MOS #7.

Water/Sewer

General Issues

49. Sanitary sewer

ben.mcneil@franklin.tn.gov In addition to the note below, the applicant shall be aware that where proposed pervious pavers are adjacent to the proposed sanitary sewer mains and easement, a engineered structural wall shall separate the pavers from the sanitary easements. The extents of the wall design shall be submitted with each section or phase of the development and approved by Franklin Engineering and Water management. All walls shall generally be located outside of the sanitary easements and shall provide a minimum 1.5' horizontal to 1' vertical clearance from the toe of the wall to the invert of the sewer.

The wall is to keep pavers and stone base materials from entering the sewer trench as well as protecting the paver installations from damage during COF excavation and maintenance of the sanitary sewer main within the easement.

In order to remove this requirement, the pavers shall be relocated from adjacent the sewer easements.

The applicant shall be aware that there shall be no pavers/ storm water features adjacent to proposed sanitary sewer or within 10' of the centerline of the sanitary sewer. Sanitary sewer service lines extending into sites, shall not have pavers within 10' of the service as well.

If this cannot be achieved at site plan, the applicant must revise the storm water/ paver features to allow proper sanitary sewer service, maintenance to sewer and future replacement of lines.

EAST WORKS DISTRICT

OWNER
LCFRE NASHVILLE CAROTHERS, L.P.
100 WAUGH STE 600
HOUSTON, TX 77007
(713) 533-5860

DEVELOPER
KYLE McGAVIN
MARKETSTREET ENTERPRISES
124 12TH AVE S, SUITE 600
NASHVILLE, TN 37203
(615) 846-4910
KMCGAVIN@MARKETEQUITIES.COM

CIVIL
CALEB THORNE, P.E.
RAGAN-SMITH-ASSOCIATES, INC.
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(615) 244-8591
CTHORNE@RAGANSMITH.COM

LANDSCAPE ARCHITECTURE
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315 WOODLAND STREET
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LAND PLANNING & URBAN DESIGN
BRIAN WRIGHT
TOWN PLANNING & URBAN DESIGN COLLABORATIVE
1027 WESTHAVEN BOULEVARD
FRANKLIN, TN 37064
(615) 948-8702
BRIAN@TPUDC.COM

MIKE HATHAWAY
906 STUDIOS
143 FIFTH AVENUE SOUTH
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(615) 988-9065
MIKE.HATHAWAY@906STUDIOS.COM

BRANDON DAVIS
POOLE & POOLE ARCHITECTURE
1013 8TH AVE S, SUITE B
NASHVILLE, TN 37203
(615) 922-6190
BDAVIS@2PA.NET

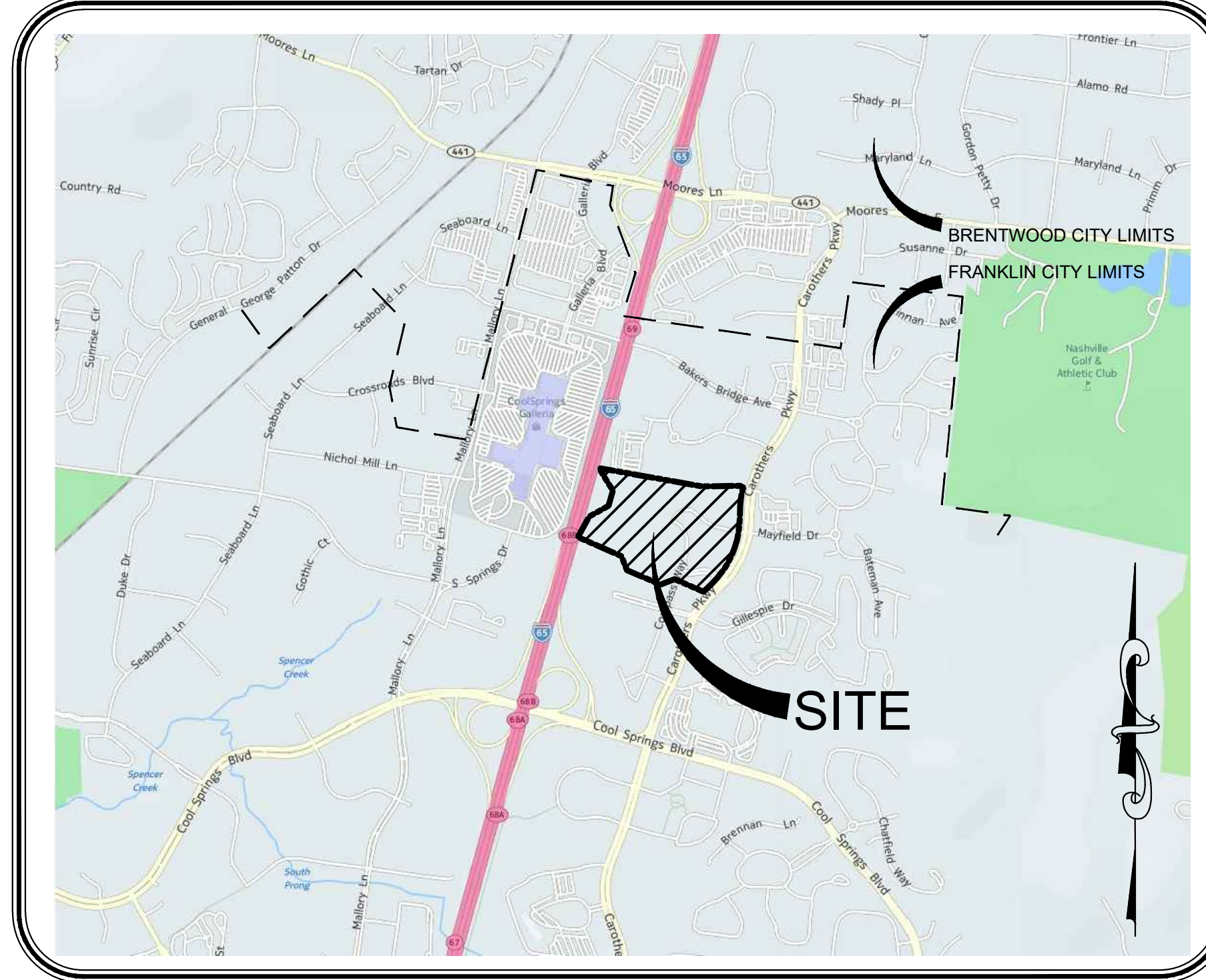
ERIC KLOTZ
ESa ARCHITECTS
1033 DEMONBREUN STREET, SUITE 800
NASHVILLE, TN 37203
(615) 329-9445
ERICK@ESARCH.COM

<u>SHEET</u>	<u>DESCRIPTION</u>
C0.0	COVER SHEET
C0.1	ILLUSTRATIVE MASTER PLAN

CIVIL PLANS	
C1.0	OVERALL EXISTING CONDITIONS PLAN OVERALL
C2.0	DEVELOPMENT PLAN
C2.1	ENLARGED DEVELOPMENT PLAN
C2.2	OVERALL FUTURE IGP PLAN
C2.3	ENLARGED FUTURE IGP PLAN
C2.4	ENLARGED FUTURE IGP PLAN
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C3.1	OVERALL STORMWATER PLAN
C4.0	OVERALL R.O.W. & ACCESS PLAN
C4.1	SINGLE UNIT TRUCK MOVEMENT PLAN
C4.2	TYPICAL CROSS SECTIONS
C5.0	OVERALL UTILITY PLAN
C6.0	CONCEPTUAL STORMWATER PHASING PLAN
C6.1	CONCEPTUAL UTILITY PHASING PLAN
C6.2	CONCEPTUAL PHASING PLAN
C7.1	PARKLAND DEDICATION
C7.2	ROADWAY OFFSET PLAN

L1.0 TREE PRESERVATION PLAN

ARCHITECTURAL PLANS	
A1.0	CONCEPTUAL PERSPECTIVE
A2.0	CONCEPTUAL PERSPECTIVE
A3.0	CONCEPTUAL PERSPECTIVE
A4.0	CONCEPTUAL PERSPECTIVE
A5.0	CONCEPTUAL PERSPECTIVE
A6.0	SCHEMATIC BRIDGE UNIT EXHIBIT



CAROTHERS I

9009 CAROTHERS PARKWAY
COOL SPRINGS EAST SUBDIVISION, SECTION 1, REVISION 1, LOT 5
TAX MAP 53, PARCEL 142.00
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



The following are Modifications of Standards ("MOS") requested for the East Works District PUD:

Revise to allow facades along a street or internal drive to have ground floor units and associated outdoor living spaces, where applicable, accessed from the interior rather than having individual entrances from the exterior, provided that the facade of the building has an entrance to publicly-accessed ground floor units. This MOS is being requested to address topographical constraints, context, and the limited density of the project, as well as the context of the project. Example images of buildings using a single ground floor entrance, as well as a plan indicating potential locations where this MOS may be utilized within the project, are being provided separately.

2. Section 15.1.3 (Signs - Proportion and Shape)

Revise to allow Band and Hanging signs to be the shape of any item that is representative of the business, such as a "dog tag" for a "bootscamp" style fitness retailer. Such irregularly shaped signs shall be limited to two-dimensional hanging signs, and shall be in the context of the project. Example images of signs that would be permitted under this MOS are being provided separately.

3. Section 15.4 (Signs - Band Sign - Quantity)

Revise to allow one Band Sign per tenant per frontage located between the ground floor and the second floor, in addition to any allowed Wall Sign. This MOS is being requested to address situations where a tenant within a multiple tenant building could have a Wall Sign and each ground floor tenant space could also have a Band Sign. This MOS would be appropriate in the context of the project. Example images of buildings showing this condition are being provided separately.

4. Section 15.5 (Signs - Canopy Sign - Lighting)

Revise to allow Canopy Signs to be illuminated externally or internally. Internal illumination of a Canopy Sign would be appropriate. Historically, Canopy Signs, such as those used for theatre marquees, have been internally illuminated. This would be appropriate in the context of the project. Images showing internally illuminated Canopy Signs are being provided separately.

5. Section 15.10 (Signs - Hanging Sign - Sign Area & Lighting)

Revise to change maximum sign area to 6 square feet per side. The 3 square foot maximum sign area for Hanging Signs would be appropriate in the context of the project. The 6 square foot Hanging Sign would be within the maximum range for this type and would be appropriate in the project. Revise to allow Hanging Signs to be illuminated externally or internally. Internal illumination of a Hanging Sign would be appropriate. Images of Hanging Signs having an area of 6 square feet, as well as internally illuminated Hanging Signs, are being provided separately.

6. Section 15.14 (Signs - Vertical Blade Sign - Quantity)

Revise to allow one Vertical Blade Sign per frontage, and to allow such Vertical Blade Signs in addition to any Hanging Signs that are used for other tenants. This would be appropriate in the context of the project. Images of multiple Vertical Blade Signs on a building, as well as Vertical Blade Signs being used on buildings with Hanging Signs are being provided separately.

7. Section 15.15 (Signs - Wall Sign - Quantity)

Revise to allow two Wall Signs located at a building's rooftop per building and no more than one such sign per frontage, and one Wall Sign in addition to any allowed Band Signs. This would be appropriate in the context of the project. This MOS is being requested to address the reciprocal situation to that described in MOS No. 7 above, where a tenant within a multiple tenant building would have a rooftop Wall Sign and each ground floor tenant space could also have a Band Sign at its frontage. This would be appropriate in the context of the project. Example images of buildings showing this condition are being provided separately.

Parkland Impact Fee Offset Request: \$4,129,232.50 of \$6,989,969 (See C7.1)
Roadway Impact Fee Offset Request: \$9,199,521.00 (See C7.2)

Comprehensive review of roadway, stormwater, and utility elements by City of Franklin staff will occur at the site plan stage. Project entitlements approved with this development plan do not constitute approval of the roadway, stormwater, and utility elements shown on the development plan. If, upon application of City of Franklin street, stormwater, and utility standards at the site plan stage, the applicant cannot achieve the maximum approved entitlements, the applicant shall be confined to the entitlements achievable from the application of said standards.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE SYSTEM,
ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

CITY OF FRANKLIN # 7239

EAST WORKS DISTRICT

FOR
MarketStreet™
ENTERPRISES

CITY OF FRANKLIN WILLIAMSON COUNTY TENNESSEE

COVER SHEET

C0.0



- 1 EXISTING CAROTHERS BUILDING
- 2 OFFICE OR MIXED USE
- 3 RETAIL FRONTAGE
- 4 MULTI-FAMILY OR MIXED USE
- 5 BOUTIQUE HOTEL
- 6 PARKING STRUCTURES
- 7 CIVIC GREEN
- 8 CIVIC PLAZA
- 9 STORMWATER BASIN
- 10 EXISTING CEMETERY
- 11 ROWHOUSES
- 12 "JEWEL BOX" BUILDINGS
- 13 OVER-STREET CONNECTOR
- 14 TRANSIT STOP
- S SERVICE AREAS

NOTE: This page provides a conceptual illustrative plan of how the site may be developed in accordance with the Project Development Plan. Specific plans will be provided during the Site Plan phase of the project.

CITY OF FRANKLIN # 7239

EAST WORKS DISTRICT

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CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	12067	WK. ORDER	0362	DESIGNED:	B. WRIGHT	DRAWN:	B. SHRUM	NOT TO SCALE	DATE:	APRIL 13, 2020
ILLUSTRATIVE MASTER PLAN										

C0.1



I-65 SWALE

I-65 CULVERT



SE POND & OUTLET CONTROL STRUCTURE



SITE DATA	
SITE INFORMATION	
Project Name:	East Works District
Project #:	---
Subdivision:	Cool Springs East, Section One, Rev. One
Lot:	5
Civil District:	Eighth
Address:	9009 Carothers Parkway Franklin, Williamson County
Map / Parcel:	053 / 142.00
Acreage / Square Footage of Site:	49.929 Ac. / 2,174,907± S.F.
EXISTING TREE CANOPY REQUIREMENT	
Existing Tree Canopy S.F.:	434,982 S.F.
Existing Tree Canopy Ac.:	9.98 Ac.
Existing Tree Canopy %:	20%
ZONING INFORMATION	
Existing Zoning:	RC12 (Regional Commerce 12)
Proposed Zoning:	PD (Planned District)
Overlay Zoning:	N/A
Design Concept:	Regional Commerce
APPLICANT INFORMATION	
Owner:	LCFRE Nashville Carothers L.P. 100 Waugh Ste 600 Houston, TX 77007 (713) 533 - 5860 Owner Rep: Kyle McGavin
Developer:	MarketStreet Enterprises 124 12th Avenue S, Suite 600 Nashville, TN 37203 (615) 846 - 4910 Kyle McGavin kmcgavin@marketstreetequities.com
Applicant:	Ragan-Smith Associates, Inc. 315 Woodland Street Nashville, TN 37206 (615) 244 - 8591 Scotty Bernick sbernick@ragansmith.com
SURVEY INFORMATION	
Boundary and topographic information taken from a survey prepared by Ragan-Smith Associates dated 12/16/2015.	
PLAT REFERENCE	
Being Lot 5 as shown on the final plat entitled "Cool Springs East Sec. 1" of record in Plat Book 22, Page 46, Register's office for Williamson County, Tennessee.	
DEED REFERENCE	
Being the same property as conveyed to LCFRE Nashville Carothers, L.P., a Delaware Limited Partnership, from Carothers Office Acquisition LLC, a Delaware Limited Liability Company, by special warranty deed of record in Deed Book 5710, Page 666, Register's office for Williamson County, Tennessee.	
FLOOD INFORMATION	
By scaled map location and graphic plotting only, this property lies within flood Zone "X", as designated on current Federal Emergency Management Agency Map No. 47187C0208F, with an effective date of September 29, 2006, which makes up a part of the National Flood Insurance Administration Report; Community No. 470206, Panel No. 0208, Suffix F, which is the current flood insurance rate map for the community in which said premises is situated. Said map defines Zone "X" under "Other Areas" as areas determined to be outside the 0.2% annual chance floodplain.	
MINERAL RIGHTS INFORMATION	
At the present time, property title reference does not reflect any mineral rights on the subject property.	

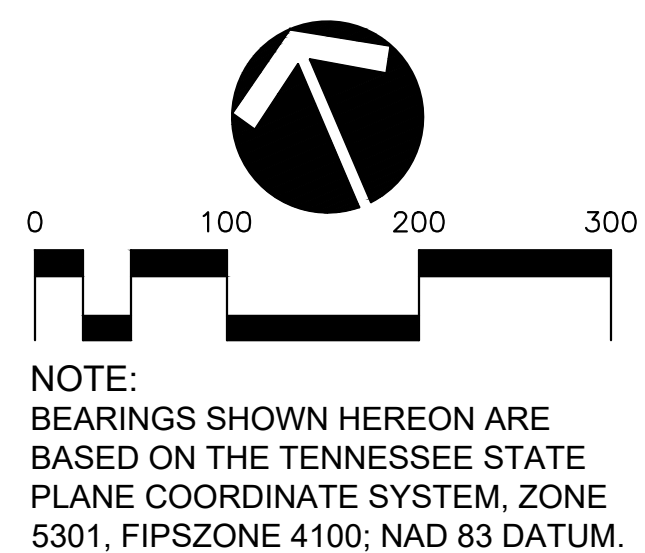
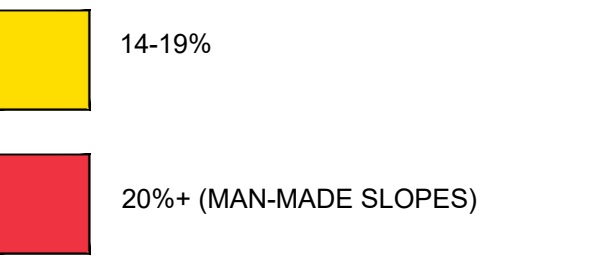
STORMWATER NARRATIVE:

Site stormwater drains to existing infrastructure in the southeast and southwest corners of the parcel. An existing dry detention pond is located at the eastern outfall. No stormwater quality is located on-site. The site generally contains well drained Type A and B soils. The proposed PD Development will meet the City of Franklin's Stormwater Ordinance for water quality and quantity on-site.

GRADING & DRAINAGE DATA CHART	GRADING & DRAINAGE DATA CHART
West Drainage:	East Drainage:
Site Area: 30.88 Ac.	Site Area: 19.09 Ac.
Impervious Area: 17.85 Ac.	Impervious Area: 7.72 Ac.
Disturbed Area: N/A	Disturbed Area: N/A
Existing RV Value: 625	Existing RV Value: 491
Peak Flow Runoff: TBD	Peak Flow Runoff: TBD
Site peak flows are TBD. Peak flow attenuation will occur on site and discharges from the site will not be increased.	Site peak flows are TBD. Peak flow attenuation will occur on site and discharges from the site will not be increased.

LEGEND	
○(R/O)	IRON ROD (OLD)
■	WATER METER
■	CATCH BASIN
⊕	STORM MANHOLE
○	SANITARY SEWER MANHOLE
○	SEWER CLEAN-OUT
⊕	SEWER VALVE
*	LIGHT STANDARD
⊕	ELECTRIC BOX
♿	HANDICAPPED PARKING
+	SIGN
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	GAS VALVE
⊕	GAS METER
⊕	TELEPHONE RISER
—SA—	SANITARY SEWER LINE
TC	TOP OF CASTING
INV	INVERT
⊕	REINFORCED CONCRETE PIPE
⊕	FIBER OPTIC BOX
⊕	SIGN
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN

SLOPE ANALYSIS LEGEND:



NOTE: BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

CITY OF FRANKLIN # 7239

EAST WORKS DISTRICT

FOR

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ENTERPRISES

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

WK. ORDER	12067
DESIGNED:	S. BERNICK
DRAWN:	B. SHRUM
SCALE:	1" = 100'
DATE:	APRIL 13, 2020

OVERALL EXISTING CONDITIONS PLAN

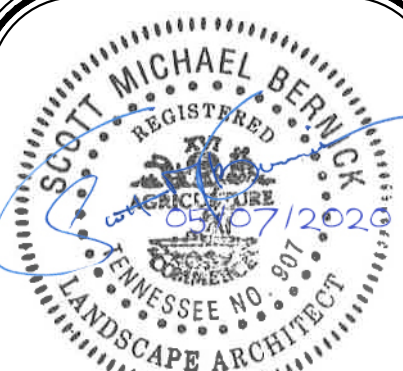
C1.0

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SCOTT MICHAEL BERNICK
REGISTERED PROFESSIONAL ENGINEER
No. 12292
Tennessee
LANDSCAPE ARCHITECT

OPEN SPACE REQUIREMENT

SITE INFORMATION

Acreage / Square Footage of Site: 49.929 Ac. / 2,174,907± S.F.
Minimum Open Space Acreage Required: 108.745± S.F. (5% or 2.5 Ac.)
If Residential, Natural Area Required: N/A

OPEN SPACE PROVIDED

Key	Open Space Type	Area of Open Space	Hardscape Area (S.F.)	Hardscape Area (%)	Stormwater Feature Included? (Y/N)
1	Neighborhood Amenity	16,830± S.F.	--	--	N
2	Pocket Park	3,320± S.F.	--	--	N
3	Pocket Park	1,460± S.F.	--	--	N
4	Outdoor Dining Area/Plaza	2,440± S.F.	--	--	N
5	Plaza	2,560± S.F.	--	--	N
6	Greenway	12,100± S.F.	--	--	N
7	Greenway	7,950± S.F.	--	--	N
8	Greenway	6,010± S.F.	--	--	N
9	Outdoor Dining Area/Plaza	19,915± S.F.	--	--	N
10	Outdoor Dining Area/Plaza	27,640± S.F.	--	--	N
11	Outdoor Dining Area/Plaza	2,075± S.F.	--	--	N
12	Plaza	5,600± S.F.	--	--	N
13	Green	890± S.F.	--	--	N
Total Provided:		108,790± S.F.			

OPEN SPACE TYPES NOTE:

It is anticipated that Open Space will be provided in the types and at the locations indicated; provided that each Open Space may be any of the Open Space Types and in any location as allowed by Zoning Ordinance Chapter 11, as designated by the developer in the applicable Site Plan.

TAKE-DOWN SCHEDULE FOR MULTI-SECTION DEVELOPMENT

Development	Nonresidential Use	Square Footage	Single-Family Units	Multi-Family Units	Townhouse	Hotel Keys	Garage
Overall Entitlements	Restaurant, Retail, Hotel, Office	1,525,084± S.F.	N/A	1,615 Units	9 Units	605 Keys	4,864 Spaces
Pad A	Restaurant, Retail, Hotel	514,140± S.F.	N/A	0 Units	0 Units	381 Keys	986 Spaces
Pad B	Restaurant, Retail, Office	16,300± S.F.	N/A	243 Units	0 Units	0 Keys	491 Spaces
Pad C	Restaurant, Retail, Hotel, Office	464,644± S.F.	N/A	284 Units	0 Units	224 Keys	1,626 Spaces
Pad D	N/A	0± S.F.	N/A	292 Units	0 Units	0 Keys	491 Spaces
Pad E	N/A	0± S.F.	N/A	291 Units	0 Units	0 Keys	491 Spaces
Pad F	N/A	0± S.F.	N/A	337 Units	0 Units	0 Keys	491 Spaces
Pad G	N/A	0± S.F.	N/A	168 Units	0 Units	0 Keys	288 Spaces
Pad H	Existing Office	530,000± S.F.	N/A	0 Units	0 Units	0 Keys	0 Spaces
Pad I	N/A	0± S.F.	N/A	0 Units	9 Units	0 Keys	0 Spaces
Pad J	N/A	0± S.F.	N/A	0 Units	0 Units	0 Keys	0 Spaces

ZONING: RC6, REGIONAL COMMERCE 6
DESIGN CONCEPT: REGIONAL COMMERCE
CHARACTER AREA: McEWEN

ZONING: RC6, REGIONAL COMMERCE 6
DESIGN CONCEPT: REGIONAL COMMERCE
CHARACTER AREA: McEWEN

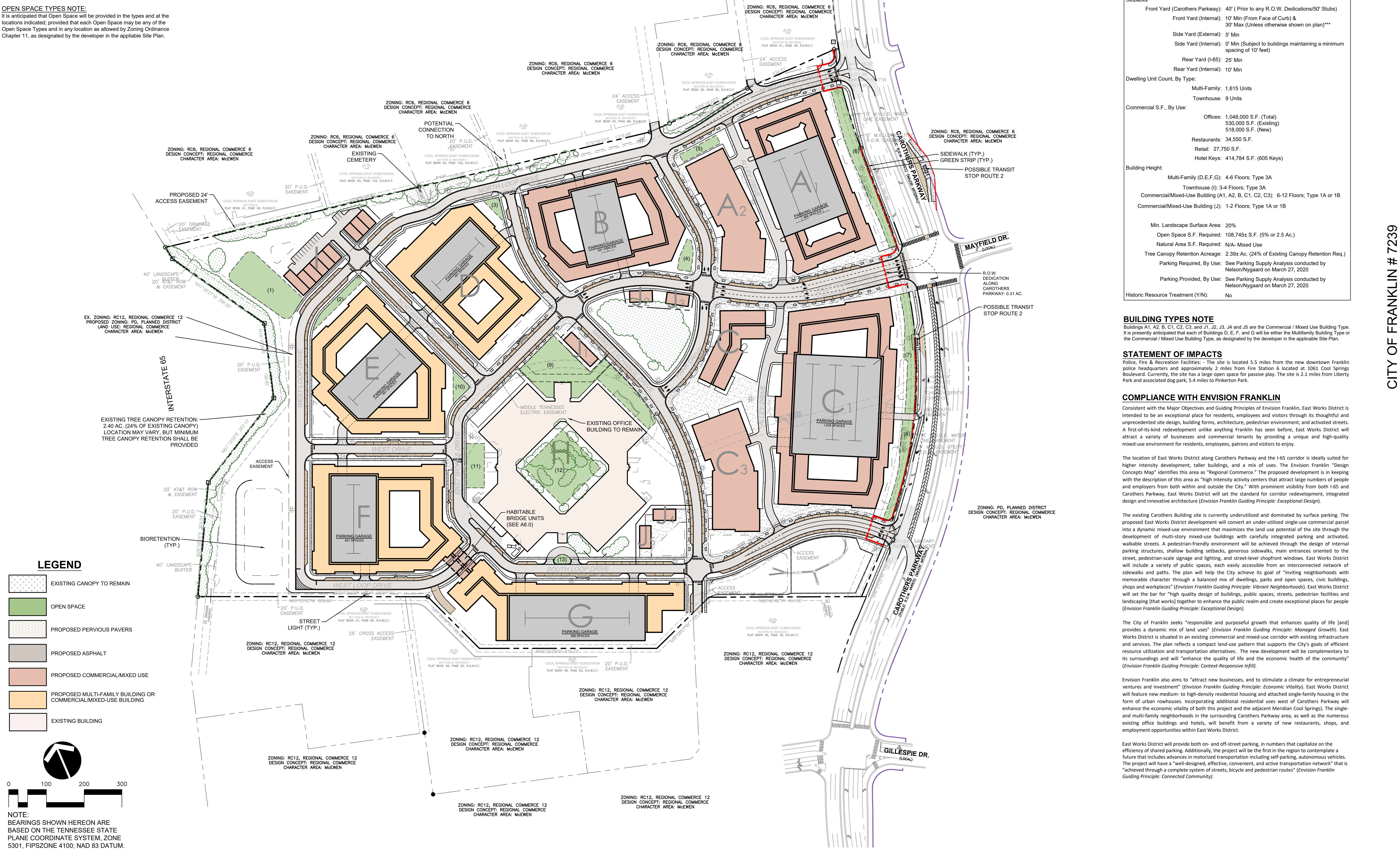
ZONING: RC6, REGIONAL COMMERCE 6
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ZONING: RC6, REGIONAL COMMERCE 6
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ZONING: RC6, REGIONAL COMMERCE 6
DESIGN CONCEPT: REGIONAL COMMERCE
CHARACTER AREA: McEWEN



SITE DATA

SITE INFORMATION

Project Name: East Works District
Project #: ---
Address: 9009 Carothers Parkway
Franklin, Williamson County
Map / Parcel: 053 / 142.00
Acreage / Square Footage of Site: 49.929 Ac. / 2,174,907± S.F.
Vesting Date: N/A

REGULATIONS

Base Zoning: RC12 (Regional Commerce 12)
Proposed Zoning: PD (Planned District)
Overlay Zoning: N/A
Proposed Principle Use: All principle uses permitted or permitted with additional use regulations for Planned Districts under Section 5.1 of the Zoning Ordinance
Proposed Accessory Use: All accessory uses permitted or permitted with additional use regulations for Planned Districts under Section 5.2 of the Zoning Ordinance
Building Types Applied: Commercial / Mixed-Use Building, Multifamily Building, & Townhouse
Frontage Types Applied: Urban Landscape Frontage (Carothers Pkwy) Urban Frontage (All Other Streets)
Lot Width (Residential): Townhouse (Min. 18')
Lot Size (Residential): N/A
Setbacks
Front Yard (Carothers Parkway): 40' (Prior to any R.O.W. Dedication/50' Stubs)
Front Yard (Internal): 10' Min (From Face of Curb) & 30' Max (Unless otherwise shown on plan)**
Side Yard (External): 5' Min
Side Yard (Internal): 0' Min (Subject to buildings maintaining a minimum spacing of 10' feet)
Rear Yard (I-65): 25' Min
Rear Yard (Internal): 10' Min
Dwelling Unit Count, By Type:
Multi-Family: 1,615 Units
Townhouse: 9 Units
Commercial S.F., By Use:
Offices: 1,048,000 S.F. (Total)
530,000 S.F. (Existing)
518,000 S.F. (New)
Restaurants: 34,550 S.F.
Retail: 27,750 S.F.
Hotel Keys: 414,784 S.F. (605 Keys)
Building Height:
Multi-Family (D,E,F,G): 4-6 Floors; Type 3A
Townhouse (I): 3-4 Floors; Type 3A
Commercial/Mixed-Use Building (A1, A2, B, C1, C2, C3): 6-12 Floors; Type 1A or 1B
Commercial/Mixed-Use Building (J): 1-2 Floors; Type 1A or 1B
Min. Landscape Surface Area: 20%
Open Space S.F. Required: 108,745± S.F. (5% or 2.5 Ac.)
Natural Area S.F. Required: N/A- Mixed Use
Tree Canopy Retention Acreage: 2.39± Ac. (24% of Existing Canopy Retention Req.)
Parking Required, By Use: See Parking Supply Analysis conducted by Nelson/Nygard on March 27, 2020
Parking Provided, By Use: See Parking Supply Analysis conducted by Nelson/Nygard on March 27, 2020
Historic Resource Treatment (Y/N): No

BUILDING TYPES NOTE

Buildings A1, A2, B, C1, C2, C3, and J1, J2, J3, J4 and J5 are the Commercial / Mixed Use Building Type. It is presently anticipated that each of Buildings D, E, F, and G will be either the Multifamily Building Type or the Commercial / Mixed Use Building Type, as designated by the developer in the applicable Site Plan.

STATEMENT OF IMPACTS

Police, Fire & Recreation Facilities: - The site is located 5.5 miles from the new downtown Franklin police headquarters and approximately 2 miles from Fire Station 6 located at 1561 Cool Springs Boulevard. Currently, the site has a large open space for passive play. The site is 2.1 miles from Liberty Park and associated dog park; 5.4 miles to Pinkerton Park.

COMPLIANCE WITH ENVISION FRANKLIN

Consistent with the Major Objectives and Guiding Principles of Envision Franklin, East Works District is intended to be an exceptional place for residents, employees and visitors through its thoughtful and unprecedented site design, building forms, architecture, pedestrian environment, and activated streets. A first-of-its-kind redevelopment unlike anything Franklin has seen before, East Works District will attract a variety of businesses and commercial tenants by providing a unique and high-quality mixed-use environment for residents, employees, patrons and visitors to enjoy.

The location of East Works District along Carothers Parkway and the I-65 corridor is ideally suited for higher intensity development, taller buildings, and a mix of uses. The Envision Franklin "Design Concepts Map" identifies this area as "Regional Commerce." The proposed development is in keeping with the description of this area as "high intensity activity centers that attract large numbers of people and employers from both within and outside the City." With prominent visibility from both I-65 and Carothers Parkway, East Works District will set the standard for corridor redevelopment, integrated design and innovative architecture (Envision Franklin Guiding Principle: Exceptional Design).

The existing Carothers Building site is currently underutilized and dominated by surface parking. The proposed East Works District development will convert an under-utilized single-use commercial parcel into a dynamic mixed-use environment that maximizes the land use potential of the site through the development of multi-story mixed-use buildings with carefully integrated parking and activated, walkable streets. A pedestrian-friendly environment will be achieved through the design of internal parking structures, shallow building setbacks, generous sidewalks, main entrances oriented to the street, pedestrian-scale signage and lighting, and street-level storefront windows. East Works District will include a variety of public spaces, each easily accessible from an interconnected network of sidewalks and paths. The plan will help the City achieve its goal of "inviting neighborhoods with memorable character through a balanced mix of dwellings, parks and open spaces, civic buildings, shops and workplaces" (Envision Franklin Guiding Principle: Vibrant Neighborhoods). East Works District will set the bar for "high quality design of buildings, public spaces, streets, pedestrian facilities and landscaping [that works] together to enhance the public realm and create exceptional places for people" (Envision Franklin Guiding Principle: Context-Responsive Infill).

The City of Franklin seeks "responsible and purposeful growth that enhances quality of life [and] provides a dynamic mix of land uses" (Envision Franklin Guiding Principle: Managed Growth). East Works District is situated in an existing commercial and mixed-use corridor with existing infrastructure and services. The plan reflects a compact land-use pattern that supports the City's goals of efficient resource utilization and transportation alternatives. The new development will be complementary to its surroundings and will "enhance the quality of life and the economic health of the community" (Envision Franklin Guiding Principle: Context-Responsive Infill).

Envision Franklin also aims to "attract new businesses, and to stimulate a climate for entrepreneurial ventures and investment" (Envision Franklin Guiding Principle: Economic Vitality). East Works District will feature new medium- to high-density residential housing and attached single-family housing in the form of urban rowhouses. Incorporating additional residential uses west of Carothers Parkway will enhance the economic vitality of both this project and the adjacent Meridian Cool Springs). The single- and multi-family neighborhoods in the surrounding Carothers Parkway area, as well as the numerous existing office buildings and hotels, will benefit from a variety of new restaurants, shops, and employment opportunities within East Works District.

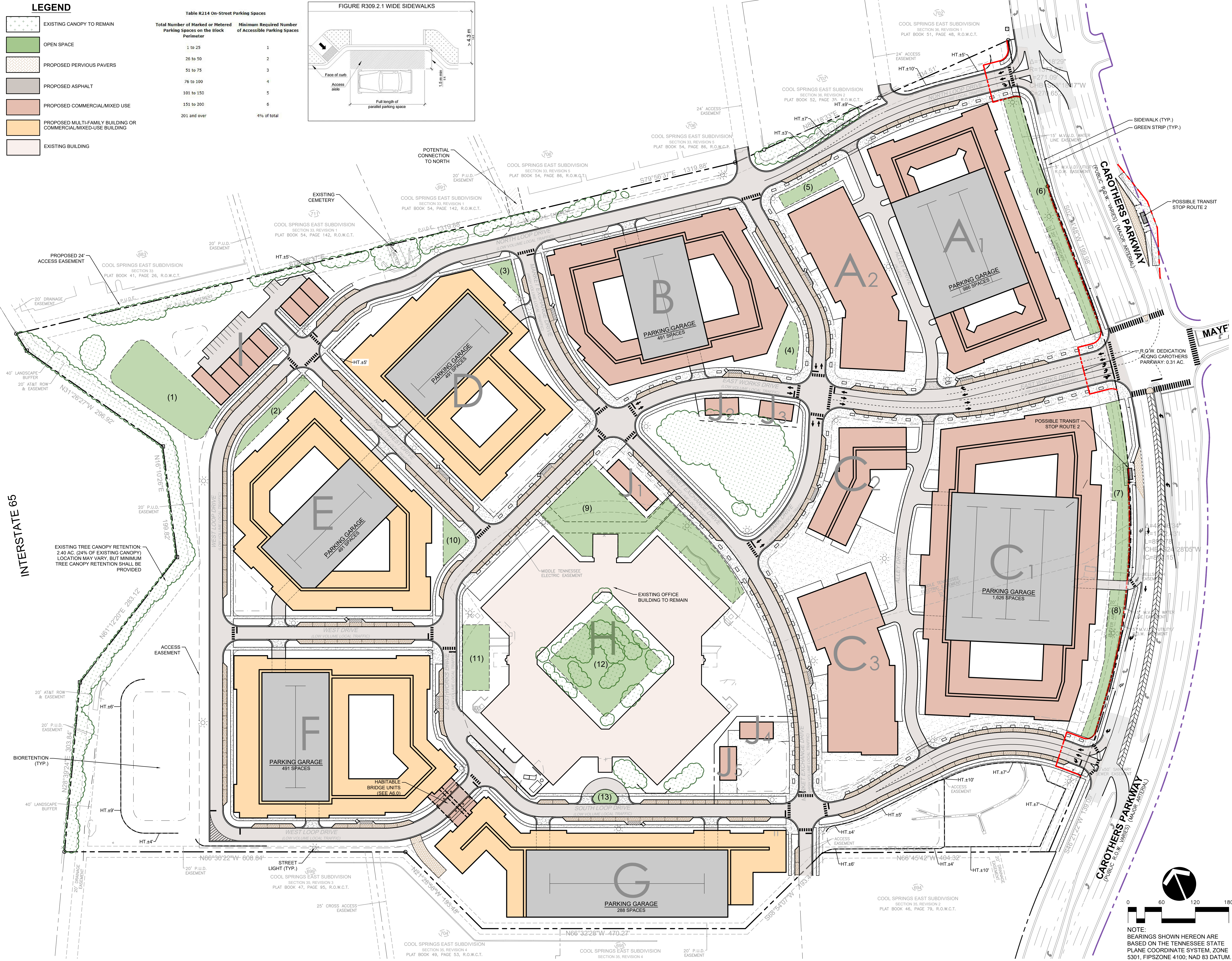
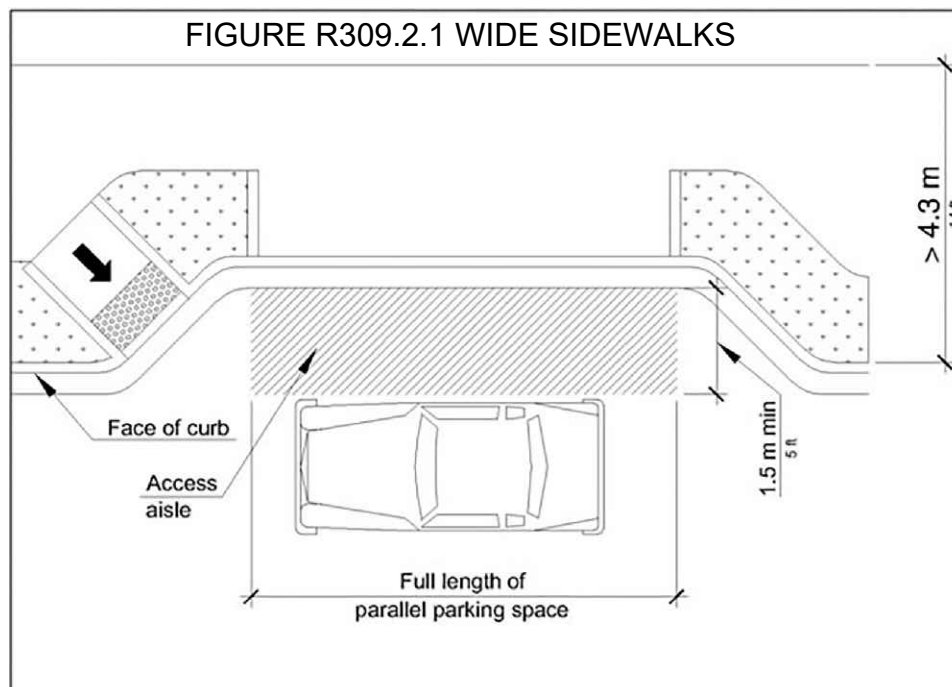
East Works District will provide both on- and off-street parking, in numbers that capitalize on the efficiency of shared parking. Additionally, the project will be the first in the region to contemplate a future that includes advances in motorized transportation including self-parking, autonomous vehicles. The project will have a "well-designed, effective, convenient, and active transportation network" that is "achieved through a complete system of streets, bicycle and pedestrian routes" (Envision Franklin Guiding Principle: Connected Community).

LEGEND

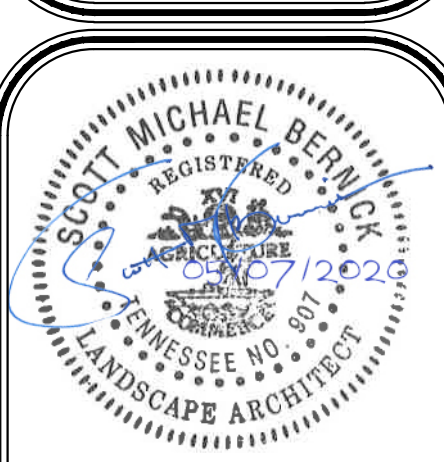
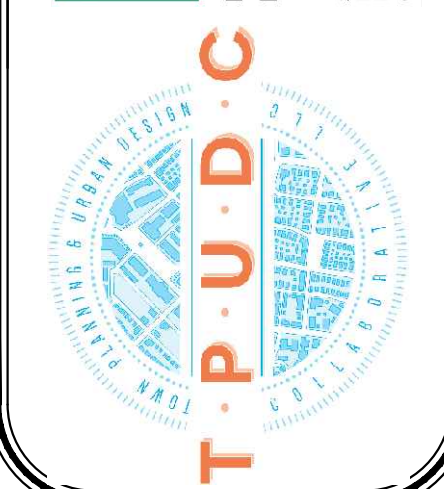
- EXISTING CANOPY TO REMAIN
- OPEN SPACE
- PROPOSED PERVIOUS PAVERS
- PROPOSED ASPHALT
- PROPOSED COMMERCIAL/MIXED USE
- PROPOSED MULTI-FAMILY BUILDING OR COMMERCIAL/MIXED-USE BUILDING
- EXISTING BUILDING

Table R214 On-Street Parking Spaces		
Parking Spaces on the Block Perimeter	Minimum Number of Marked or Metered Parking Spaces	Minimum Required Number of Accessible Parking Spaces
1 to 25	1	1
26 to 50	2	2
51 to 75	3	3
76 to 100	4	4
101 to 150	5	5
151 to 200	6	6
201 and over	4% of total	4% of total

FIGURE R309.2.1 WIDE SIDEWALKS



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CITY OF FRANKLIN # 7239

EAST WORKS DISTRICT

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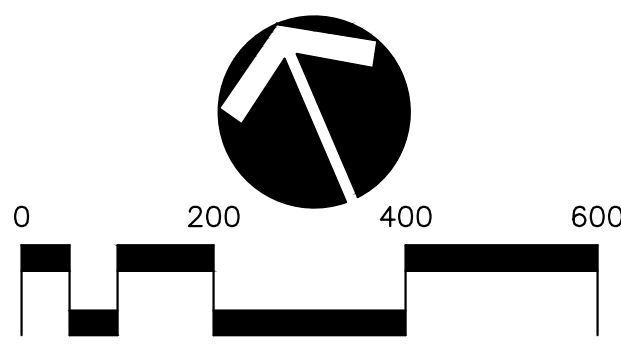
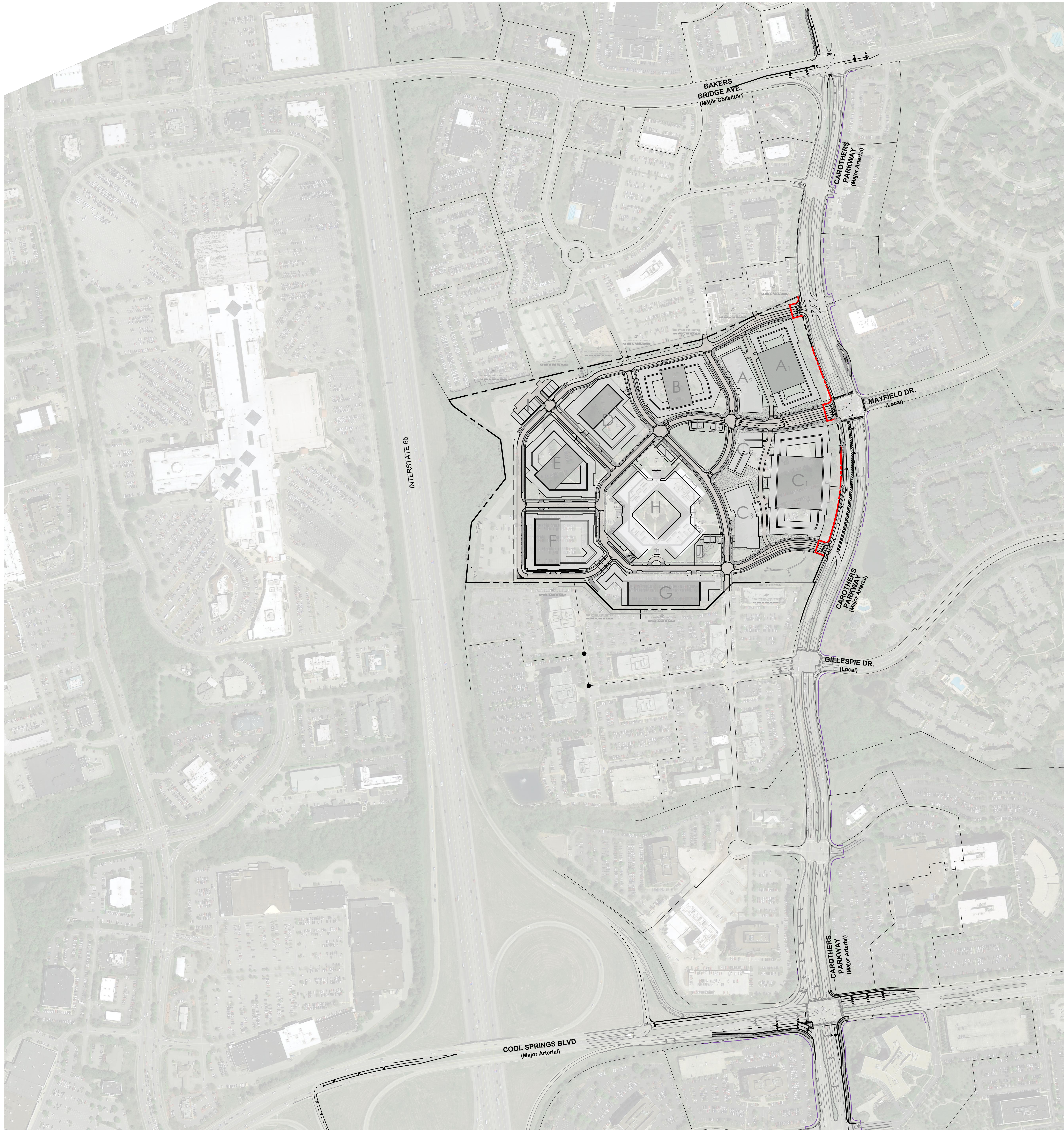
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	WK. ORDER
12067	0362
DESIGNED:	B. WRIGHT
DRAWN:	S. BERNICK
SCALE:	1" = 60'
DATE:	APRIL 13, 2020

ENLARGED DEVELOPMENT PLAN

C2.1

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NOTE:
BEARINGS SHOWN HEREON ARE
BASED ON THE TENNESSEE STATE
PLANE COORDINATE SYSTEM, ZONE
5301, FIPSZONE 4100; NAD 83 DATUM.

CITY OF FRANKLIN # 7239

EAST WORKS DISTRICT

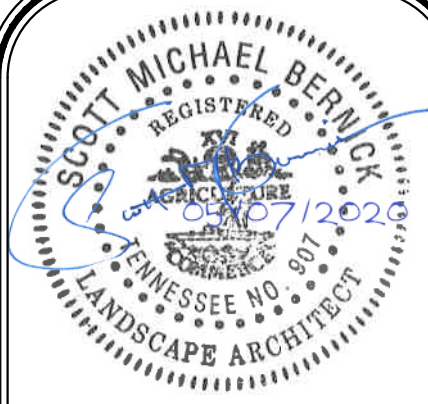
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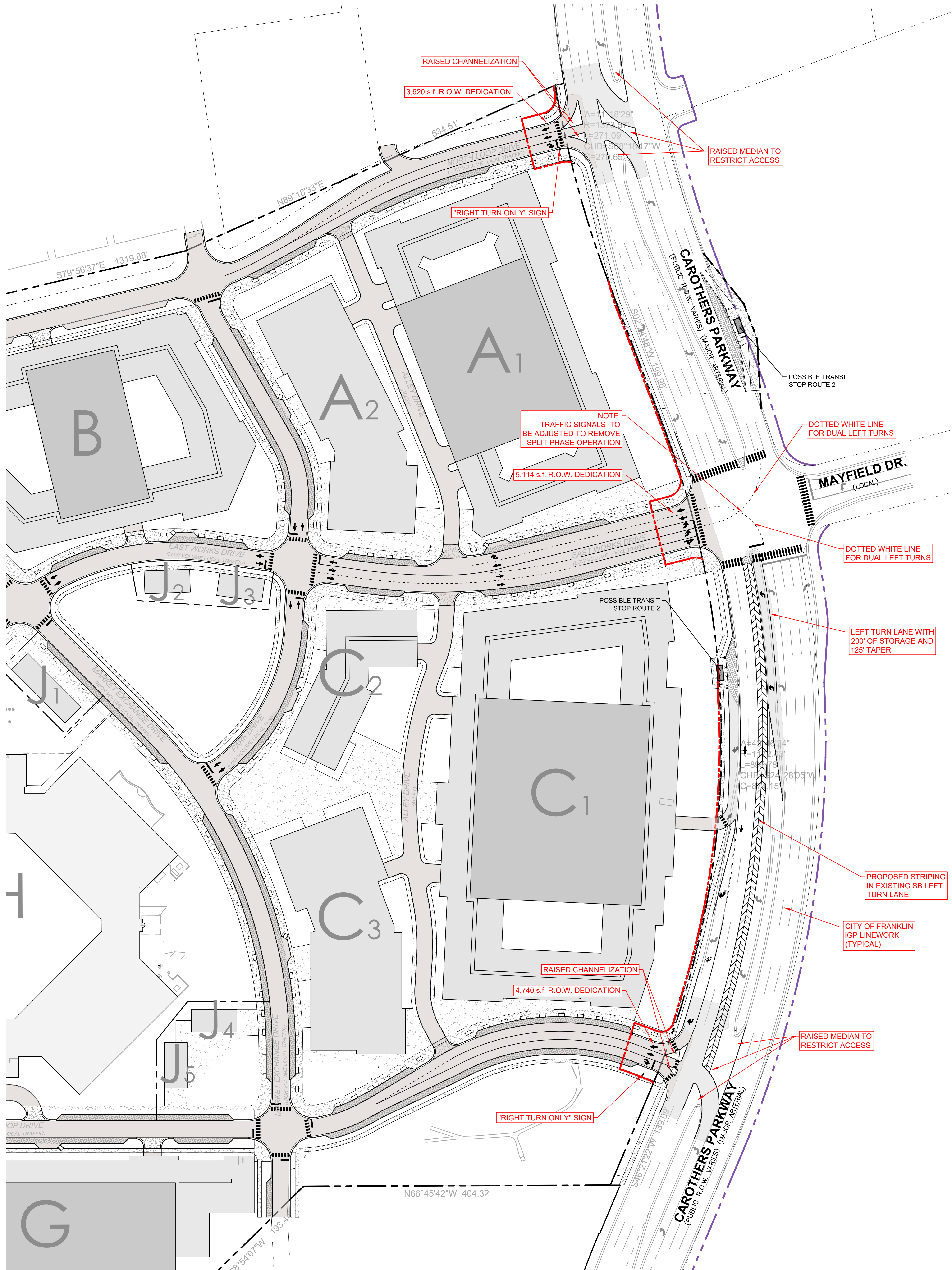
JOB NO.	WK. ORDER	DESIGNED:	DRAWN:	SCALE:	DATE:
12067	0362	S. BERNICK	B. SHRUM	1" = 200'	APRIL 13, 2020
					REVISIONS
					05/03/20 Rev. Per Staff Comments

OVERALL FUTURE
IGP PLAN

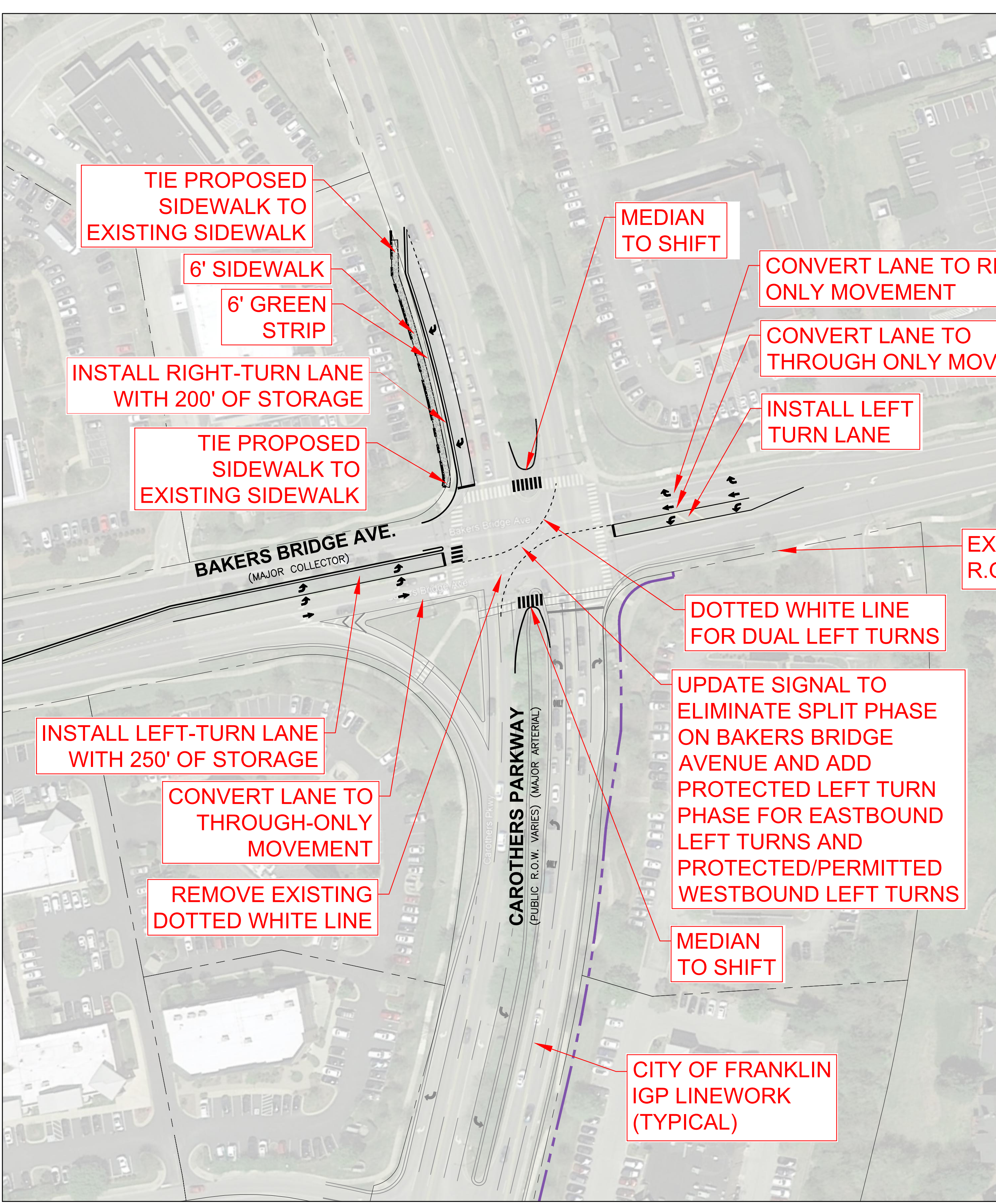
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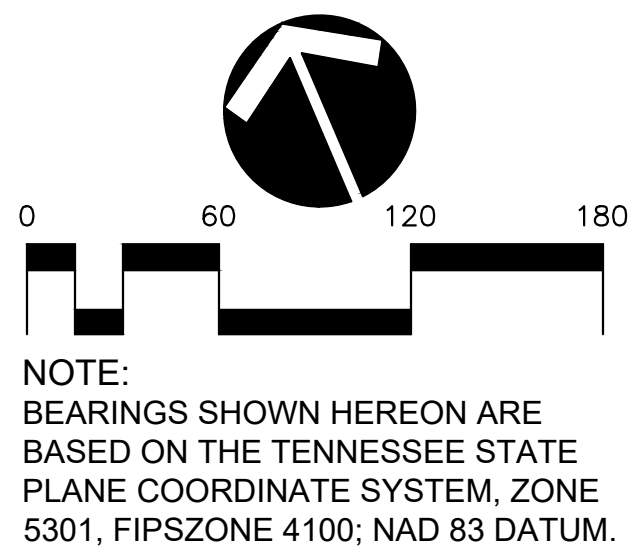
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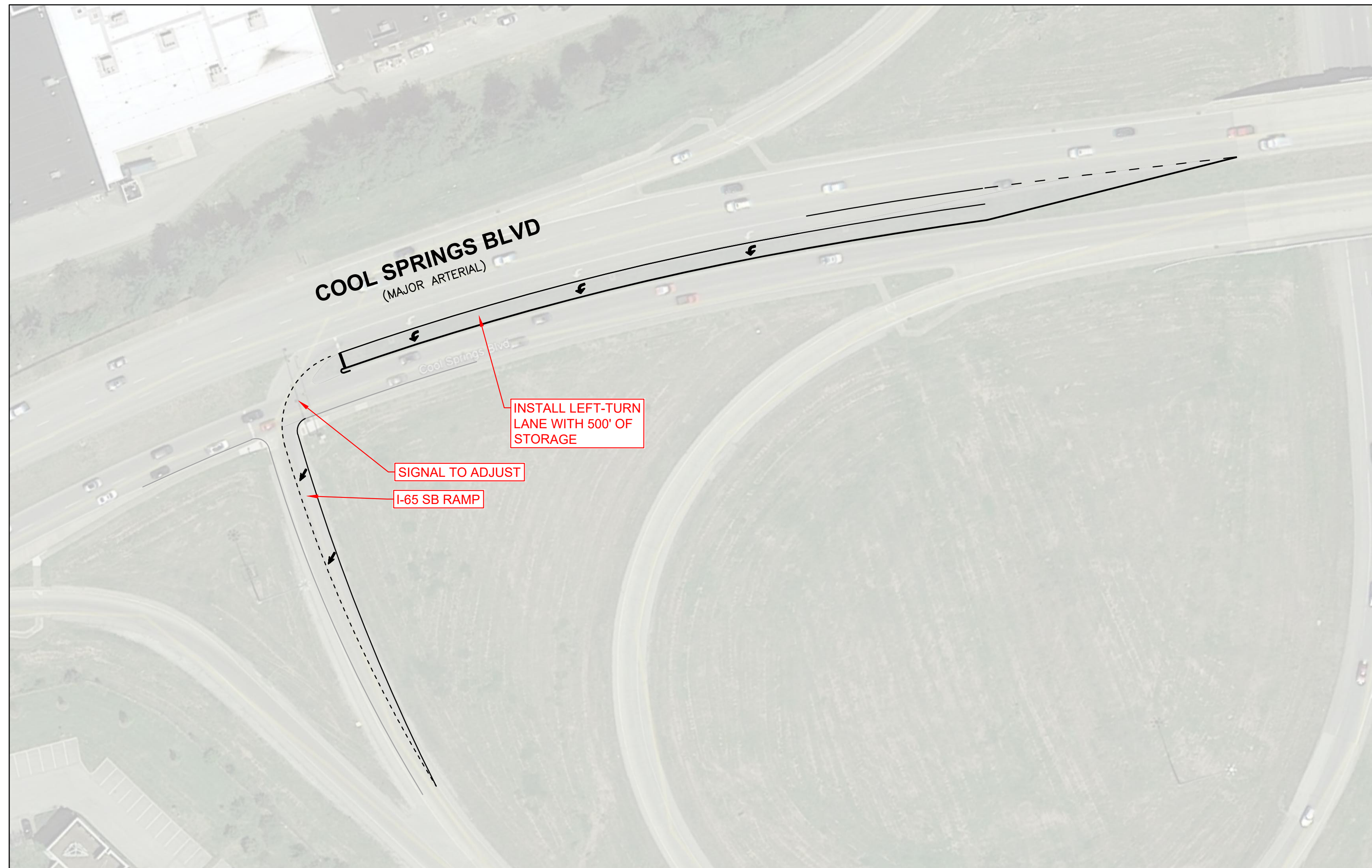
CAROTHERS PKWY



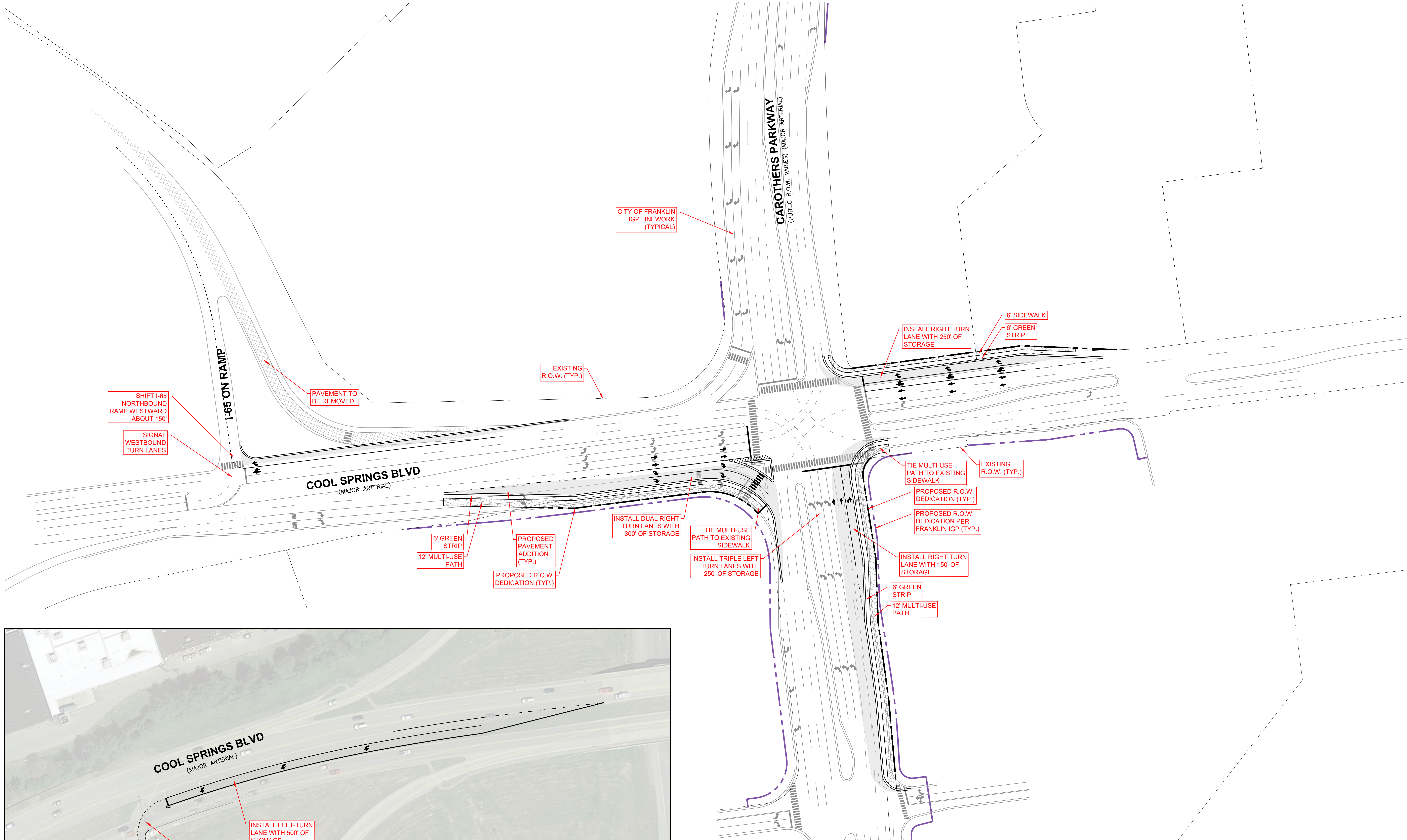
CAROTHERS PKWY AT BAKERS BRIDGE



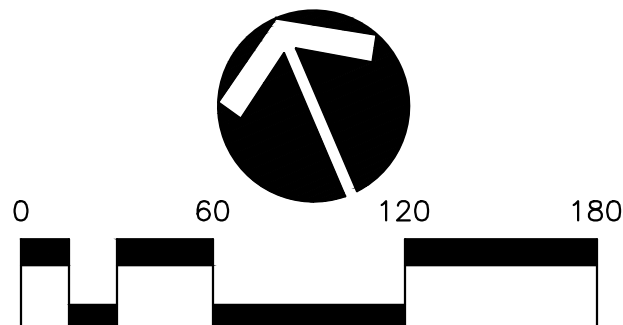
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I-65 SOUTHBOUND ON COOL SPRINGS BLVD



CAROTHERS PKWY AT COOL SPRINGS BLVD



NOTE:
BEARINGS SHOWN HEREON ARE
BASED ON THE TENNESSEE STATE
PLANE COORDINATE SYSTEM, ZONE
5301, FIPSZONE 4100; NAD 83 DATUM.

CITY OF FRANKLIN # 7239

EAST WORKS DISTRICT

FOR
MarketStreet™
ENTERPRISES

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	WK. ORDER	DESIGNED:	DRAWN:	SCALE:	DATE:
12067	0362	S. BERNICK	B. SHRUM	1" = 60'	APRIL 13, 2020
					REVISIONS
					05/03/20 Rev. Per Staff Comments

ENLARGED
FUTURE IGP PLAN

C2.4



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GRADING & DRAINAGE NOTES

Statement of Impacts

Drainage Facilities: - Site stormwater drains to existing infrastructure at the Southeast and Southwest corners of the parcel. An existing dry detention pond is located at the Eastern outfall. No stormwater quality is located on site. The proposed pd development will meet the City of Franklin's Stormwater Ordinance for water quality and quantity on-site.

Stormwater Narrative

Future development stormwater quantity and quality are currently being reviewed with the City of Franklin. Green infrastructure practices are shown for design intent only and are not intended to represent the final design. It is anticipated that a wide variety of practices will be used for this development including all green infrastructure practices listed in Table 5 of Section 1, 3.1 of the City of Franklin Best Management Practices Stormwater Management Manual as well as alternate BMPs supported by city staff including rainwater cisterns, water reuse, offsite treatment, and proprietary treatment devices. Additional methods may be proposed at site plan submittals, and are understood to need staff approval prior to implementation.

Grading & Drainage General Notes

1. Grading permit is required for any project disturbing more than 10,000 S.F., adding more than 5,000 S.F. of impervious surface or for any site grading requiring stockpiling of material.
2. The developer shall provide the necessary labor and supervision required to support field testing by the independent testing firm and inspections by city officials at no cost to the city. Test reports of field testing if applicable shall be submitted directly to the street department. Defects disclosed by tests shall be rectified.
3. An authorized representative of the city shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the engineer responsible for the project shall certify in writing to the city engineer that the work has been completed in accordance with approved plans and specifications.
4. Drainage facilities including, but not limited to, culverts, detention basins and ditches, as well as the roadway sub-grade, base stone and binder & surface coarse shall be inspected, tested and given approval at each stage of installation prior to proceeding to the next stage of construction. Final construction inspection for approval and acceptance of streets and drainage systems will not be granted until all work has been completed in accordance with the approved plans.
5. Locating and coordination for the relocation of existing utilities is the responsibility of the contractor. Tennessee's one-call and the City of Franklin utility location service shall be utilized in addition to coordination with local utility owners. The contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.
6. Environmental permitting per jurisdictional determination from TDEC/USACOE shall be done with site plans.
7. Existing site stormwater outfalls at the existing detention pond at the Southeast corner of the site and headwall at the Southwest corner will be maintained.

GRADING & DRAINAGE DATA CHART

West Drainage:

Site Area: 28.46 Ac.
Impervious Area: 22.03 Ac.
Disturbed Area: 27.04 Ac.
Existing RV Value: TBD
Peak Flow Runoff: TBD

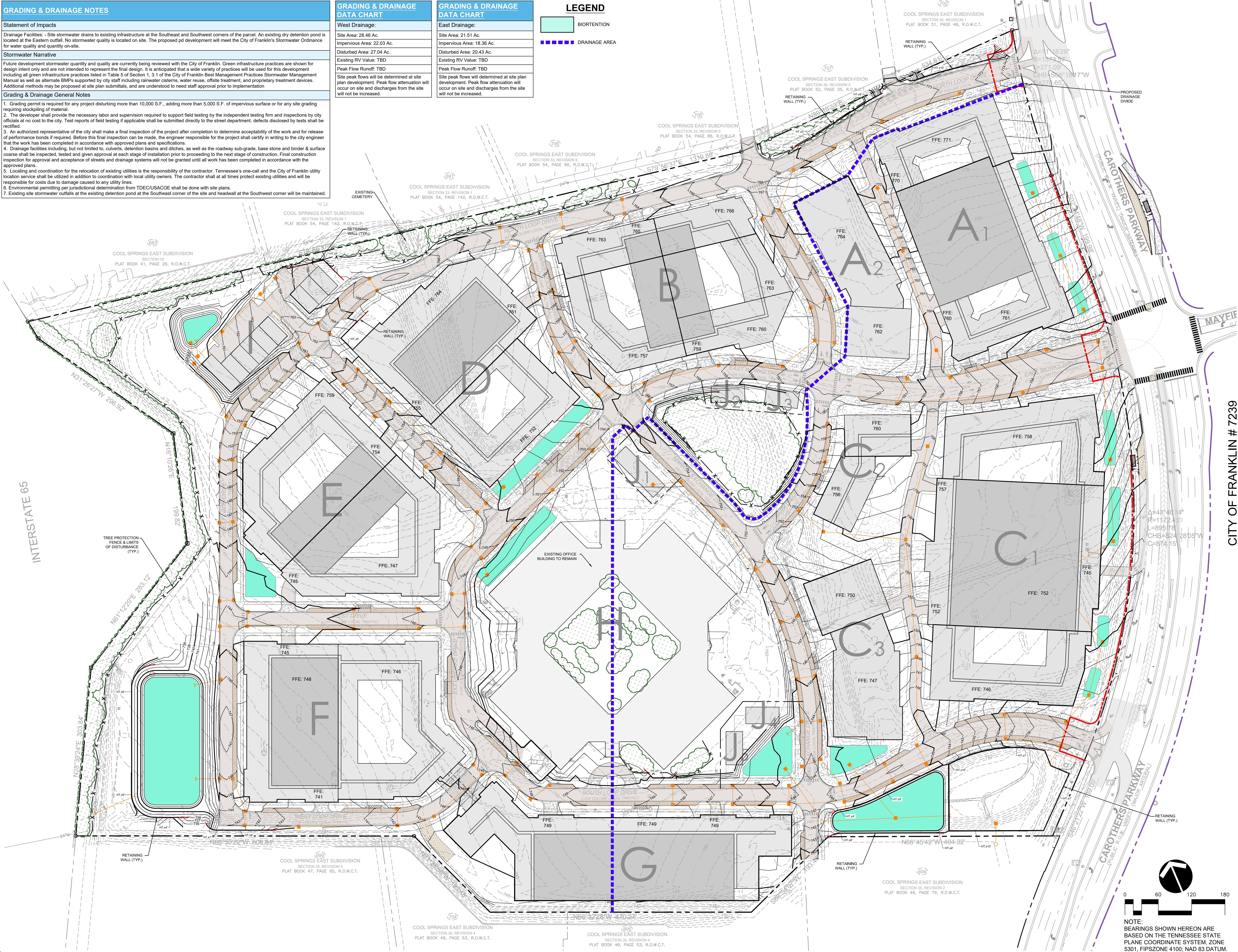
GRADING & DRAINAGE DATA CHART

East Drainage:

Site Area: 21.51 Ac.
Impervious Area: 18.36 Ac.
Disturbed Area: 20.43 Ac.
Existing RV Value: TBD
Peak Flow Runoff: TBD

LEGEND

- BIORTENTION
- DRAINAGE AREA



CITY OF FRANKLIN # 7239

EAST WORKS DISTRICT

FOR
MarketStreet™
ENTERPRISES

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	12067
WK. ORDER	0362
DESIGNED:	L. HORN
DRAWN:	B. SHRUM
SCALE:	1" = 60'
DATE:	APRIL 13, 2020

OVERALL GRADING
& DRAINAGE PLAN

C3.0

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200 BROADWAY, SUITE 200
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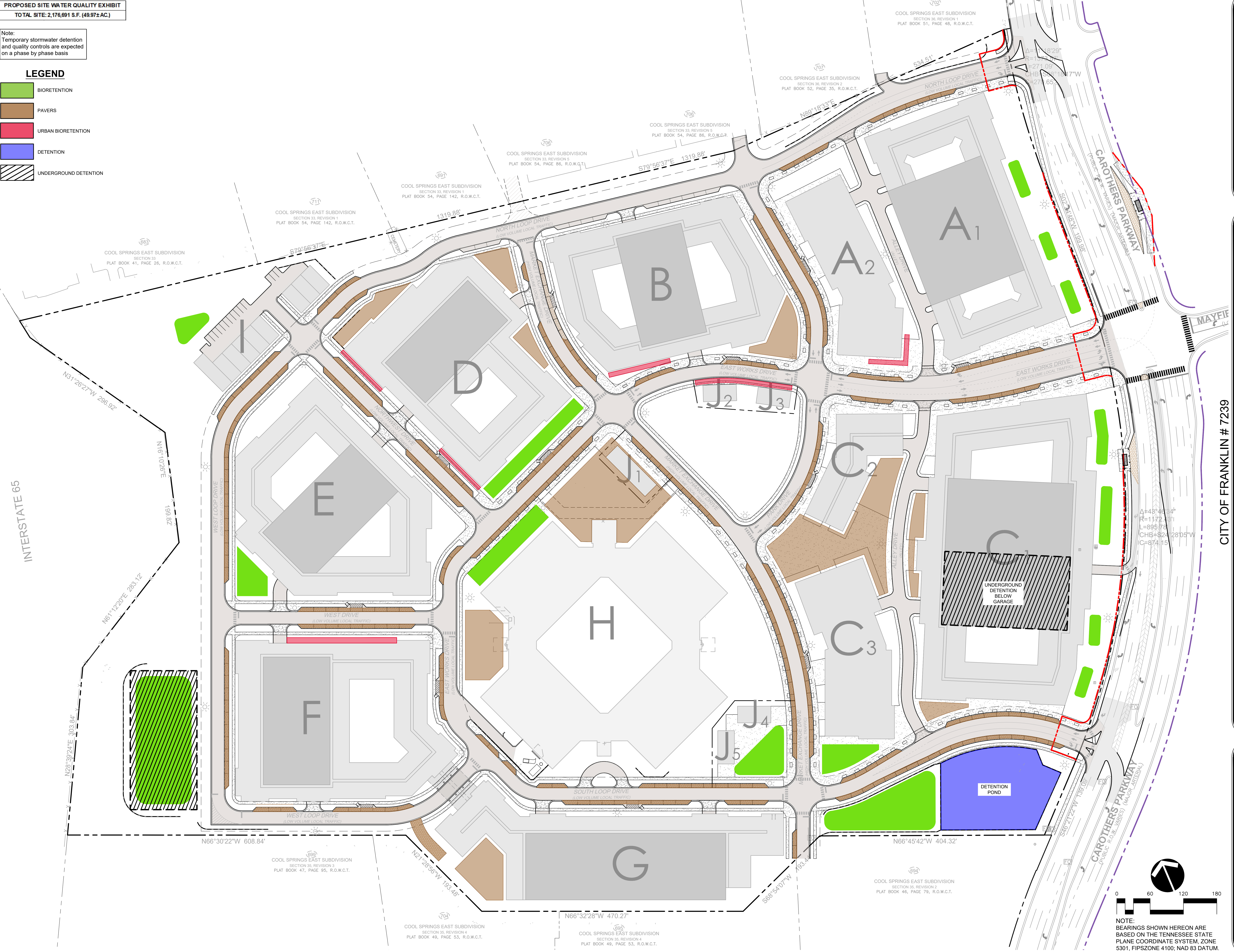


PROPOSED SITE WATER QUALITY EXHIBIT
TOTAL SITE: 2,176,691 S.F. (49.97± AC.)

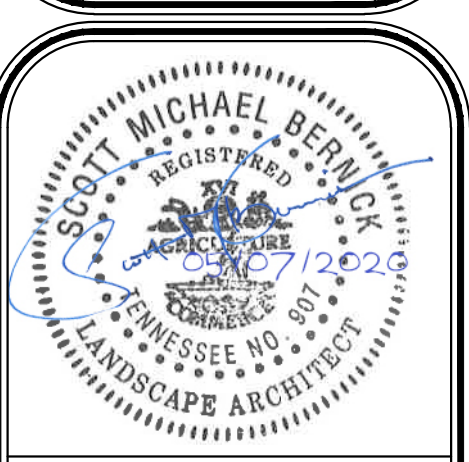
Note:
Temporary stormwater detention
and quality controls are expected
on a phase by phase basis

LEGEND

- BIORETENTION
- PAVERS
- URBAN BIORETENTION
- DETENTION
- UNDERGROUND DETENTION



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CITY OF FRANKLIN # 7239

EAST WORKS DISTRICT

FOR
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CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	12067
WK. ORDER	0362
DESIGNED:	L. HORN
DRAWN:	B. SHUM
SCALE:	1"=60'
DATE:	APRIL 13, 2020
REVISIONS	

OVERALL
STORMWATER
PLAN

C3.1

NOTE:
BEARINGS SHOWN HEREON ARE
BASED ON THE TENNESSEE STATE
PLANE COORDINATE SYSTEM, ZONE
5301, FIPSZONE 4100; NAD 83 DATUM.

ROW & ACCESS DATA CHART

Daily Trip Generation: See Traffic Impact Study
Peak Hour Trip Generation: See Traffic Impact Study
Traffic Impact Study Required: See Traffic Impact Study
Circulation Plan Required: See Traffic Impact Study

Low Volume Local Design Parameters

Franklin Transportation Street Technical Standards Edition: 2017
Design Vehicle: SU-30
Design Speed / Posted Speed: 20 MPH / 20 MPH
Stopping Sight Distance: 115 FT
Intersection / Driveway Sight Distance: 225 FT

Horizontal Alignment

Min. Centerline Radius: 70 FT
Min. Tangent Between Curves / Intersections: 0 FT
Min. Centerline Arc Length: N/A

Vertical Alignment

Min./Max. Centerline Grade: 0.5-1.0% / 14%
Max. Approach Centerline Grade: 4% for 200 FT
Min. Crest / Sag Curve K-Value: 7 / 17

Access Management

Min. Distance Between Intersections: 75' (See Plan)
Min. Distance Between High Volume / Alleys & Intersections: N/A
Min. Distance Between Driveway and Intersections: N/A
(Ex. Drive 1 @ Carothers to Ex. Drive 2 @ Carothers: 545'
(Ex. Drive 2 @ Carothers to Proposed Drive 3 @ Carothers: 400'
(Proposed Drive 3 @ Carothers to Ex. Drive 4 @ Carothers: 310'
Driveway Width (Two-way): 24'
Driveway Approach Street Configuration: Curb cut (3 Existing curb cut locations & 1 proposed curb cut locations

ROW & ACCESS NOTES

Statement of Impacts

See Traffic Impact Study

Roadway Network Narrative

See Traffic Impact Study

ROW & Access General Notes

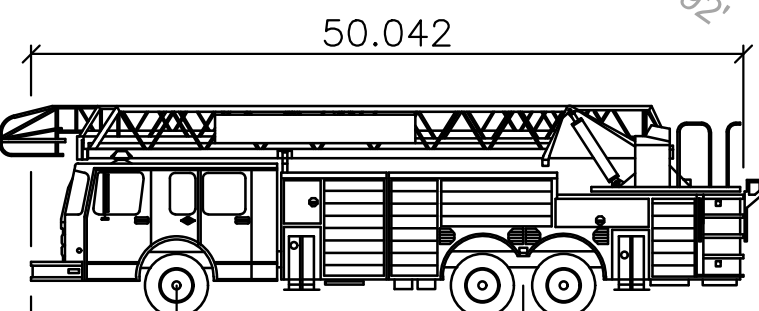
1. Prior to beginning any construction, the developer and/or contractor, shall obtain all necessary permits as required by law. Such permits may include, but are not limited to, those required by state of Tennessee, Williamson county and other City of Franklin agencies.
2. All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
3. Construction materials shall be fully tested in accordance with the designations and requirements within the referenced "TDOT Standard Specifications" sections, unless otherwise noted within the "Standard Specifications" section of the City of Franklin Transportation & Street Technical Standards.
4. An authorized representative of the city shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the engineer responsible for the project shall certify in writing to the city engineer that the work has been completed in accordance with approved plans and specifications.
5. Locating and coordination for the relocation of existing utilities is the responsibility of the contractor. Tennessee's one-call and the City of Franklin utility location service shall be utilized in addition to coordination with local utility owners. The contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.
6. All temporary striping shall conform to "Standard Specifications for Road and Bridge Construction," published by TDOT, the latest revision except as herein amended. When approved, temporary striping shall be required prior to the opening of a street for travel where pavement and/or permanent striping cannot be completed due to weather and/or time constraints.
7. Thermoplastic pavement markings should be used on all public and private city street projects. Thermoplastic traffic striping and pavement markings shall conform to Section 716.03 "Thermoplastic Pavement Markings", of the Tennessee Department of Transportation Specifications (TDOT), and to the City of Franklin Transportation & Street Technical Standards.

LEGEND

PEDESTRIAN LOADING/UNLOADING AREA

SERVICE/LOADING AREA

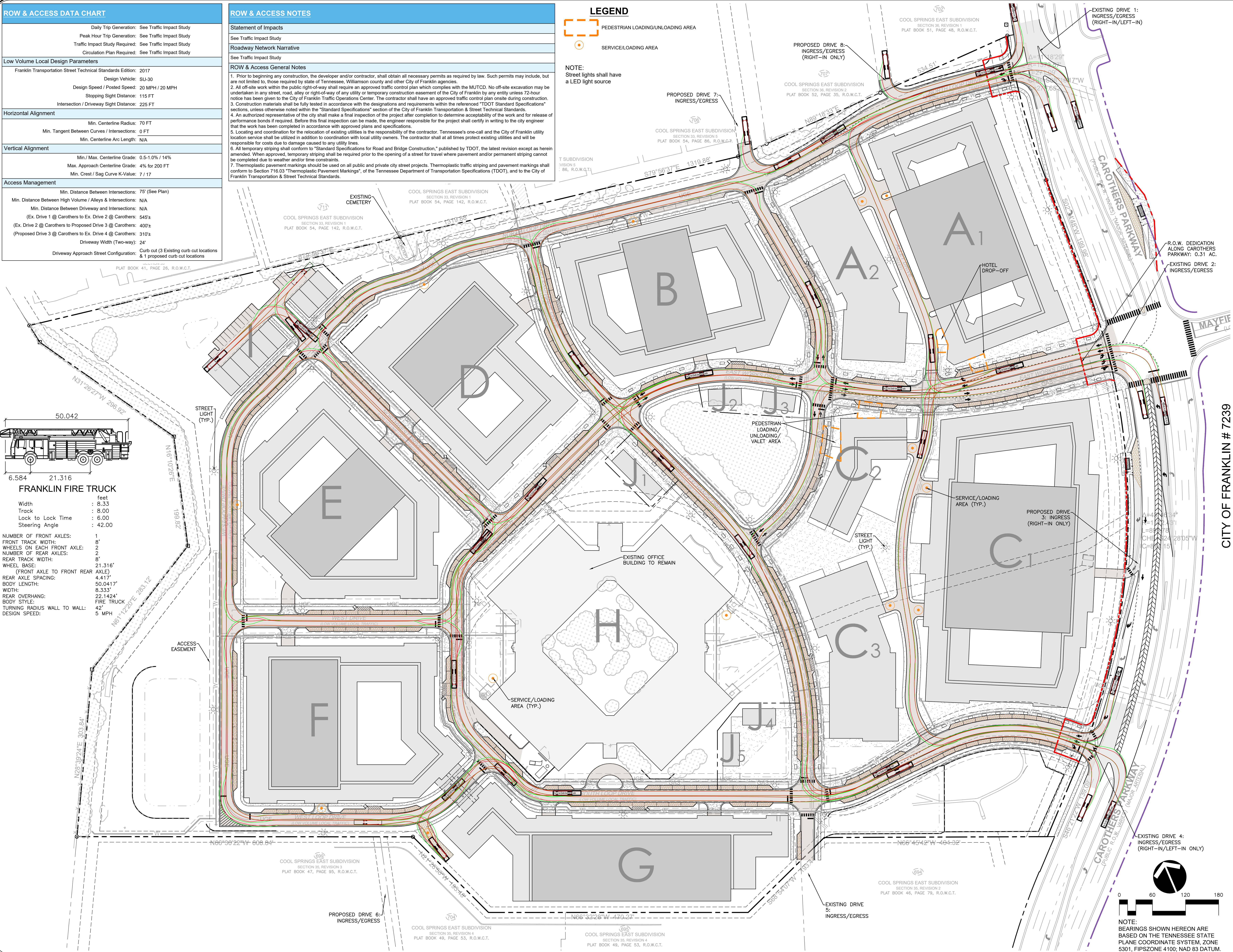
NOTE:
Street lights shall have a LED light source



FRANKLIN FIRE TRUCK

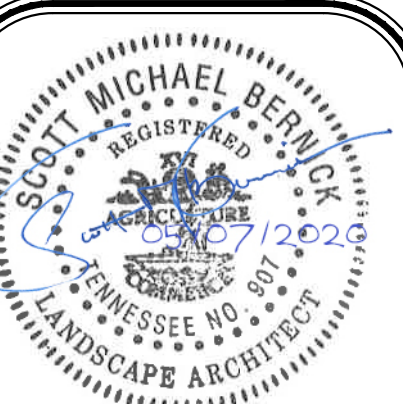
Width : 8.33 feet
Track : 8.00
Lock to Lock Time : 6.00
Steering Angle : 42.00

NUMBER OF FRONT AXLES: 1
FRONT TRACK WIDTH: 8'
WHEELS ON EACH FRONT AXLE: 2
NUMBER OF REAR AXLES: 2
REAR TRACK WIDTH: 8'
WHEEL BASE: 21.316'
(FRONT AXLE TO FRONT REAR AXLE)
REAR AXLE SPACING: 4.417'
BODY LENGTH: 50.0417'
WIDTH: 8.333'
REAR OVERHANG: 22.1424'
BODY STYLE: FIRE TRUCK
TURNING RADIUS WALL TO WALL: 42'
DESIGN SPEED: 5 MPH



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T.P.U.D.C.



CITY OF FRANKLIN # 7239

EAST WORKS DISTRICT

FOR

MarketStreet™
ENTERPRISES

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

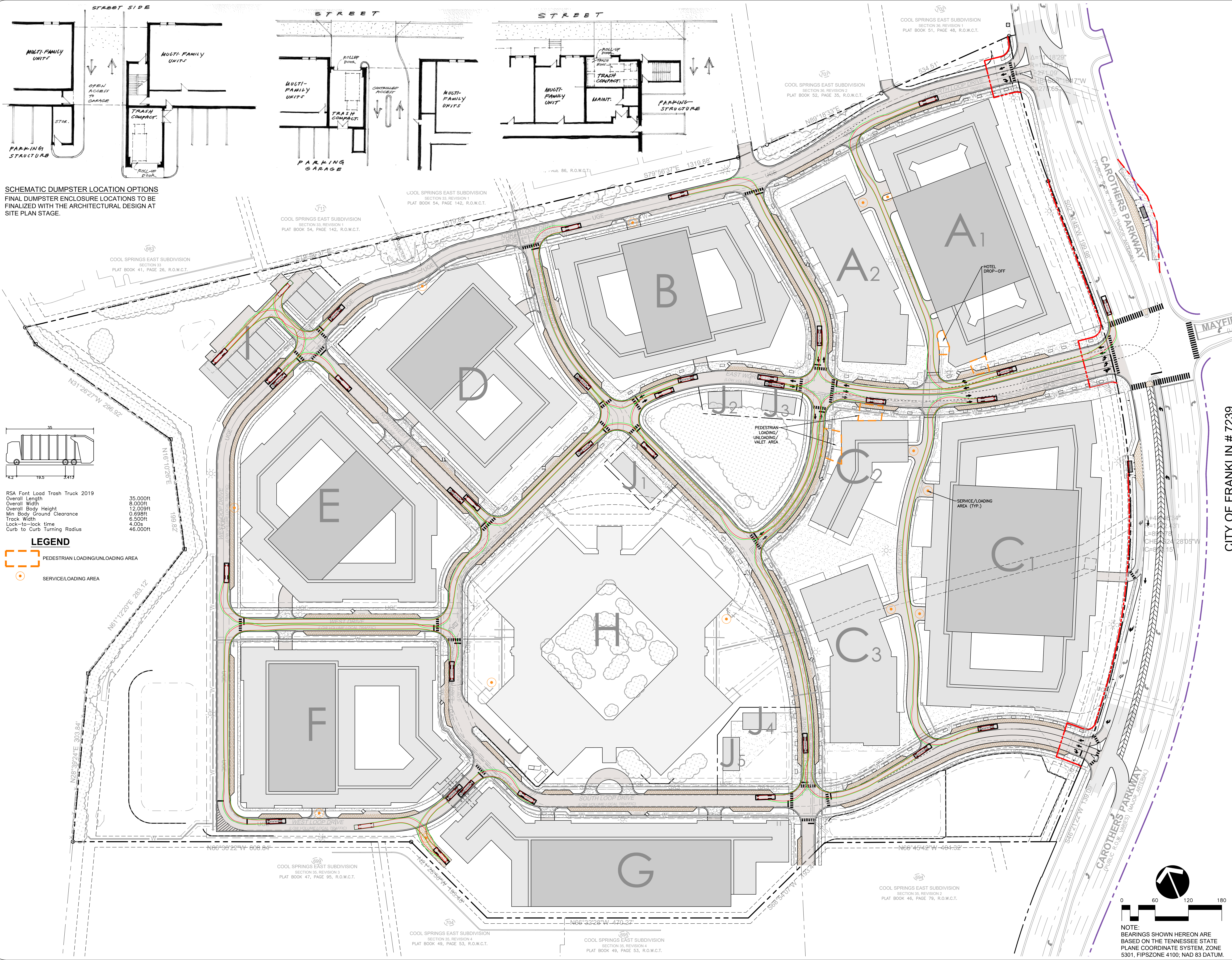
JOB NO.	WK. ORDER	DESIGNED:	DRAWN:	SCALE:	DATE:	REVISIONS
12067	0362	S. BERNICK	B. SHRUM	1"=60'	APRIL 13, 2020	

OVERALL R.O.W. & ACCESS PLAN

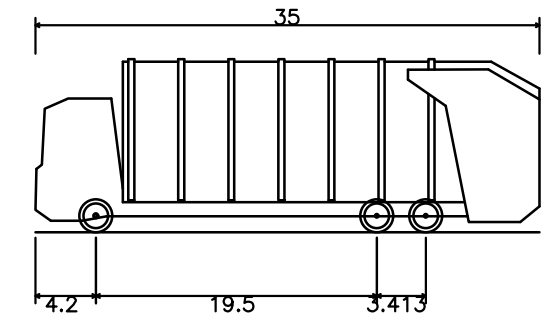
C4.0

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

0 60 120 180



SCHEMATIC DUMPSTER LOCATION OPTIONS
FINAL DUMPSTER ENCLOSURE LOCATIONS TO BE FINALIZED WITH THE ARCHITECTURAL DESIGN AT SITE PLAN STAGE.



RSA Front Load Trash Truck 2019
Overall Length 35.000ft
Overall Width 8.000ft
Overall Body Height 12.000ft
Min Body Ground Clearance 0.698ft
Track Width 6.500ft
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 46.000ft

LEGEND

- PEDESTRIAN LOADING/UNLOADING AREA
- SERVICE/LOADING AREA

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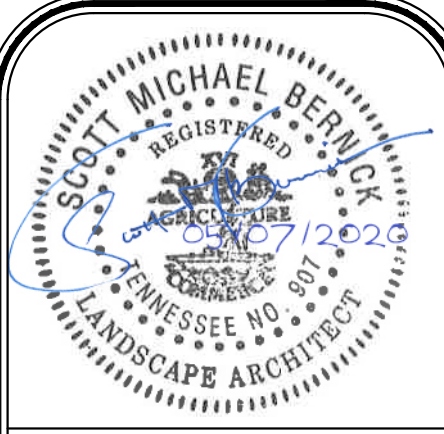
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THE PROFESSIONAL SURVEYORS ASSOCIATION OF TENNESSEE



CITY OF FRANKLIN # 7239

EAST WORKS DISTRICT

FOR

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ENTERPRISES

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

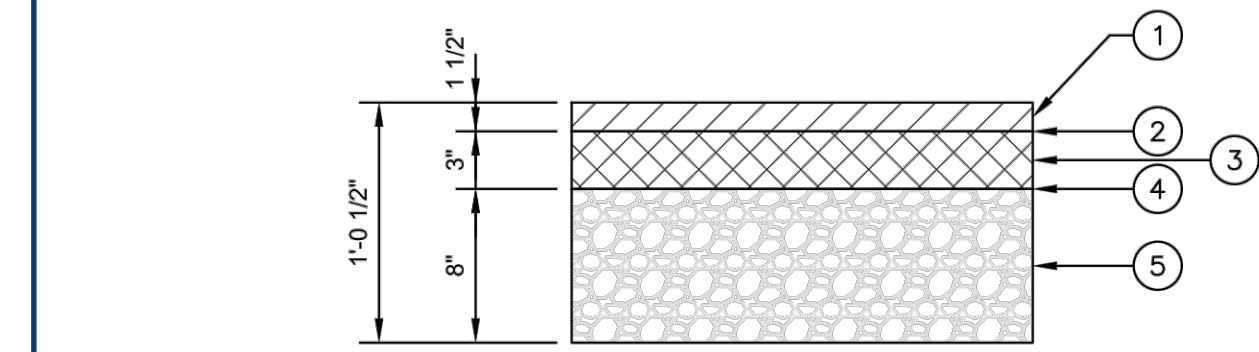
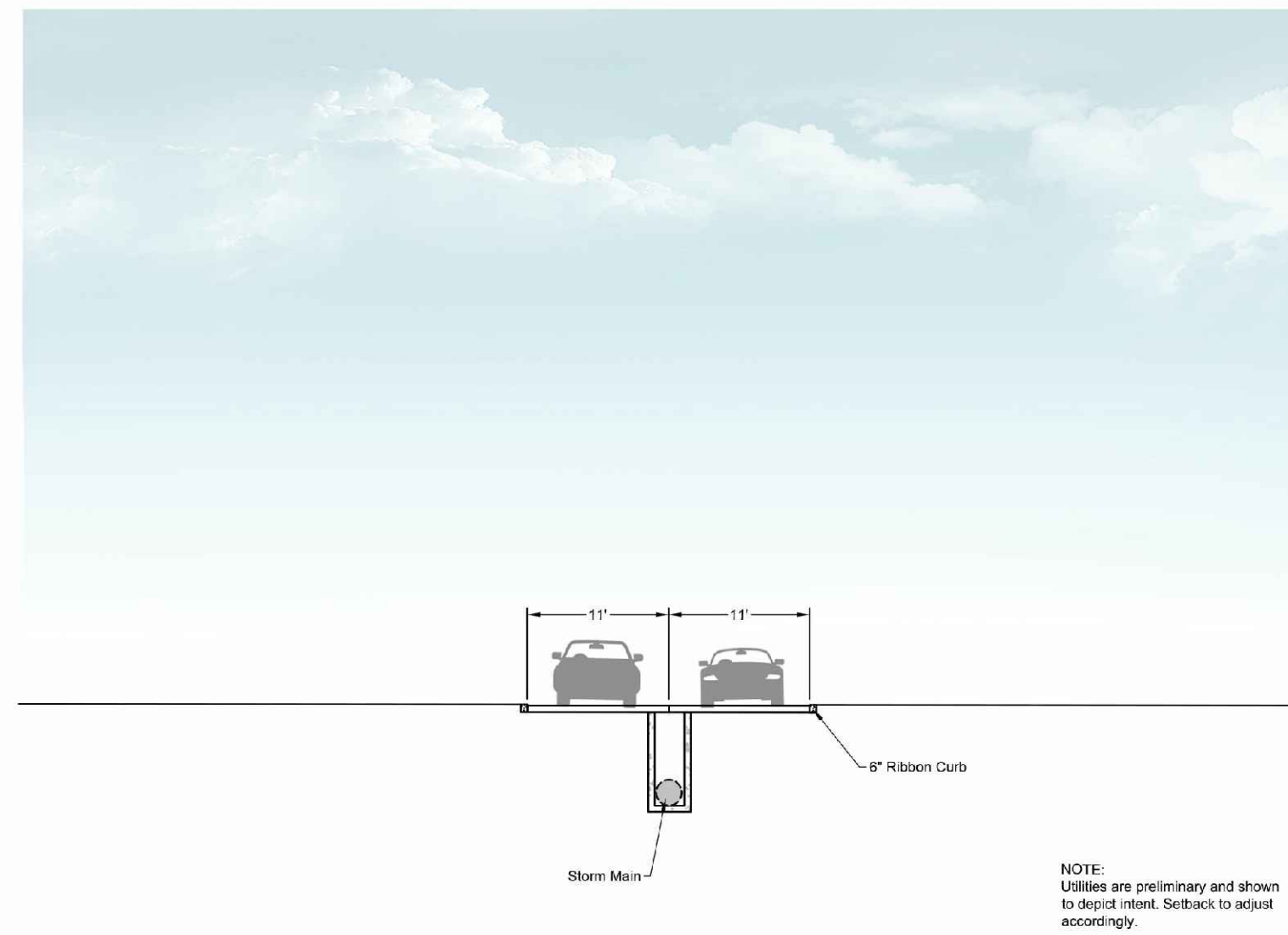
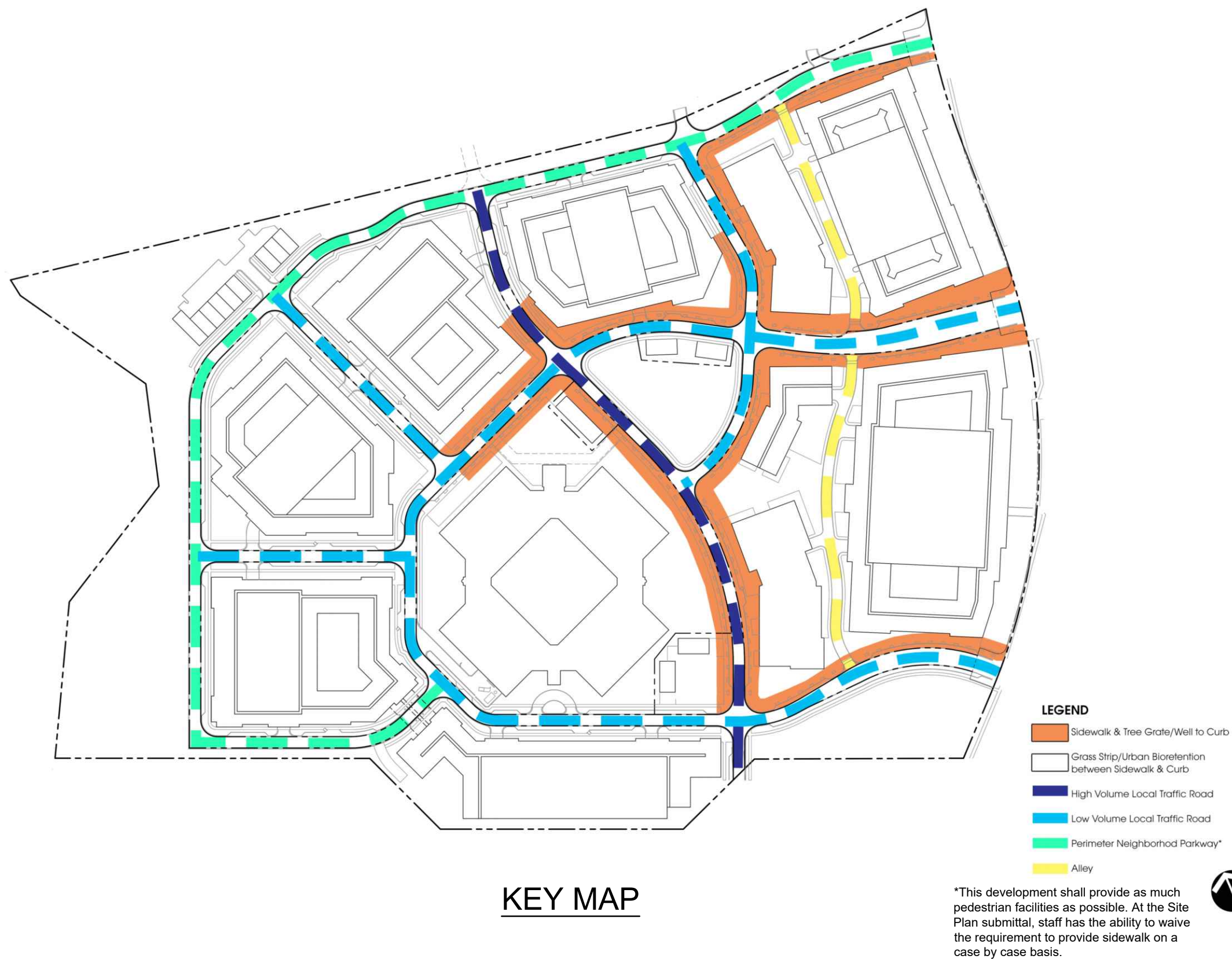
JOB NO.	WK. ORDER	DESIGNED:	DRAWN:	SCALE:	DATE:
12067	0362	S. BERNICK	Z. SWAFFORD	1"=60'	APRIL 13, 2020
REVISIONS					
05/03/20 Rev. Per Staff Comments					

SINGLE UNIT TRUCK MOVEMENT PLAN

C4.1

NOTE: BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

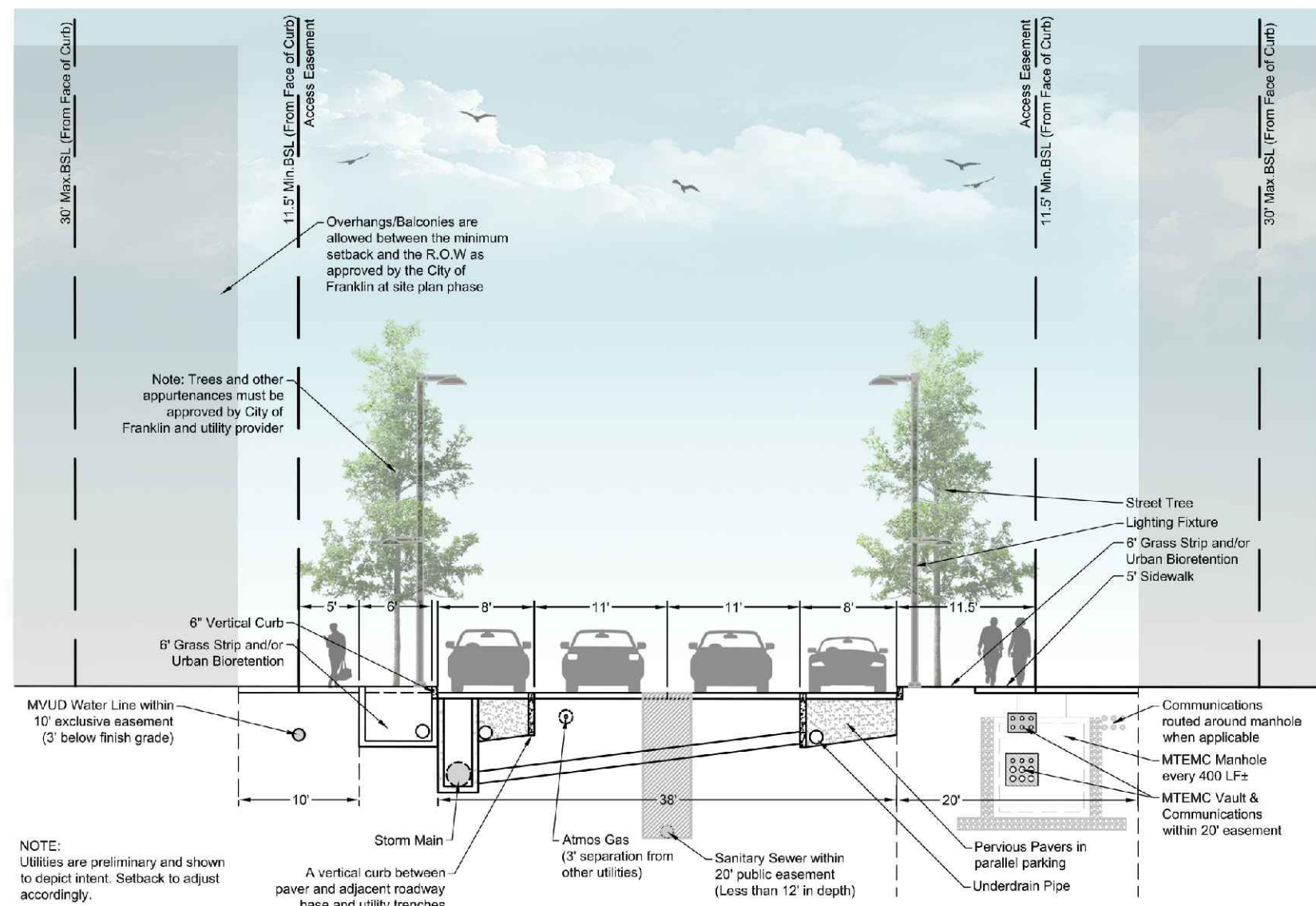
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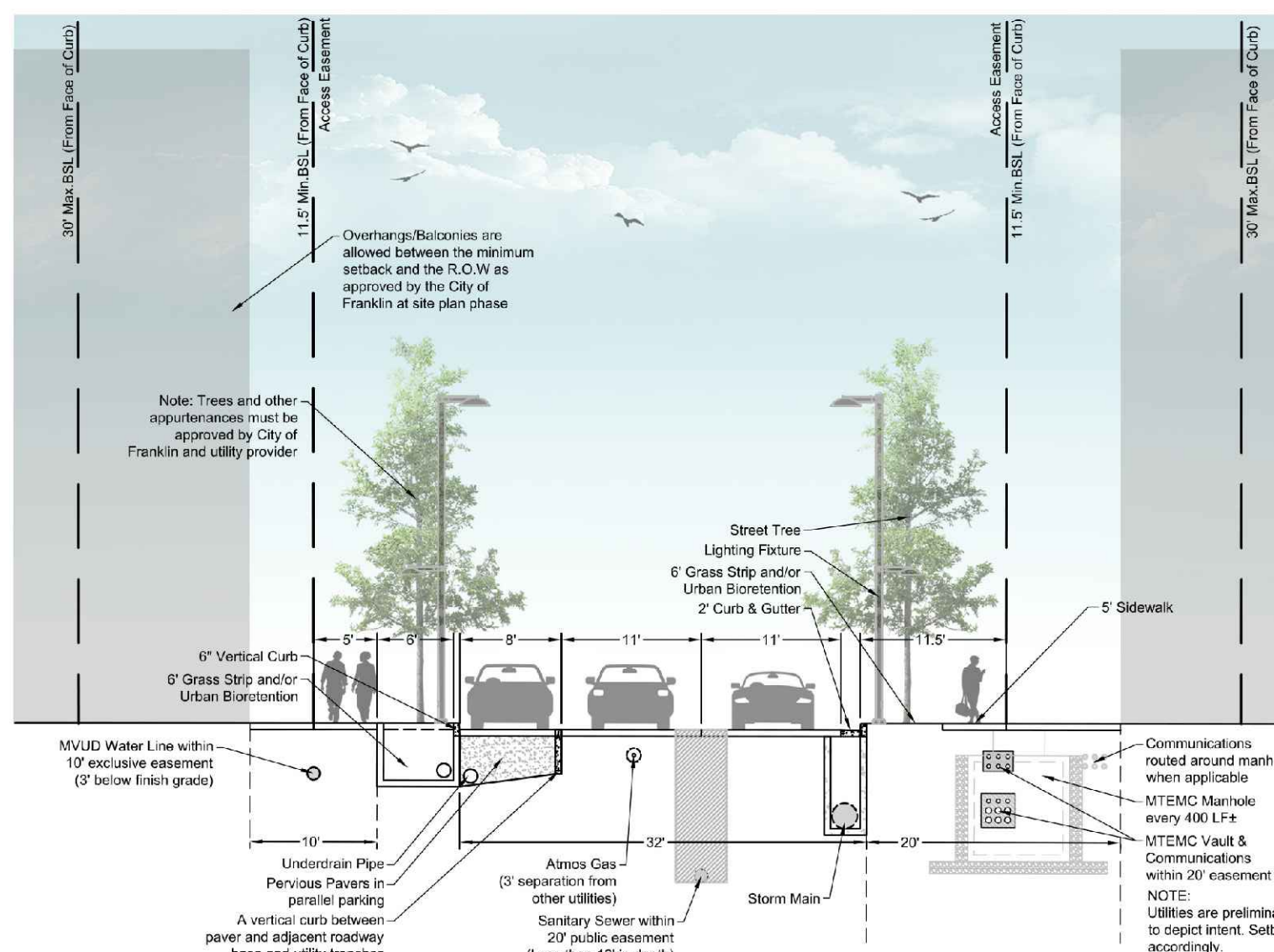
PAVEMENT SCHEDULE	
1	1.5" - BITUMINOUS SURFACE COURSE 411-01.11 ACS MIX (PG 64-22) GRADING E RDWY
2	TACK COAT 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.07 GAL/SY (@0.10 GAL/SY MILLED SURFACES)
3	3" - BITUMINOUS AGGREGATE BASE 307-01.08 ASPHALT CONCRETE MIX (PG 64-22) (BPM-B-HM) GRADING B-M2
4	PRIME COAT 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY 402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12 LB/SY
5	8" - MINERAL AGGREGATE BASE 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D

NOTES	
1.	THICKNESSES SHOWN ARE MINIMUMS. FINAL DESIGN THICKNESS TO BE DETERMINED BY A GEOTECHNICAL ENGINEER
2.	REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION

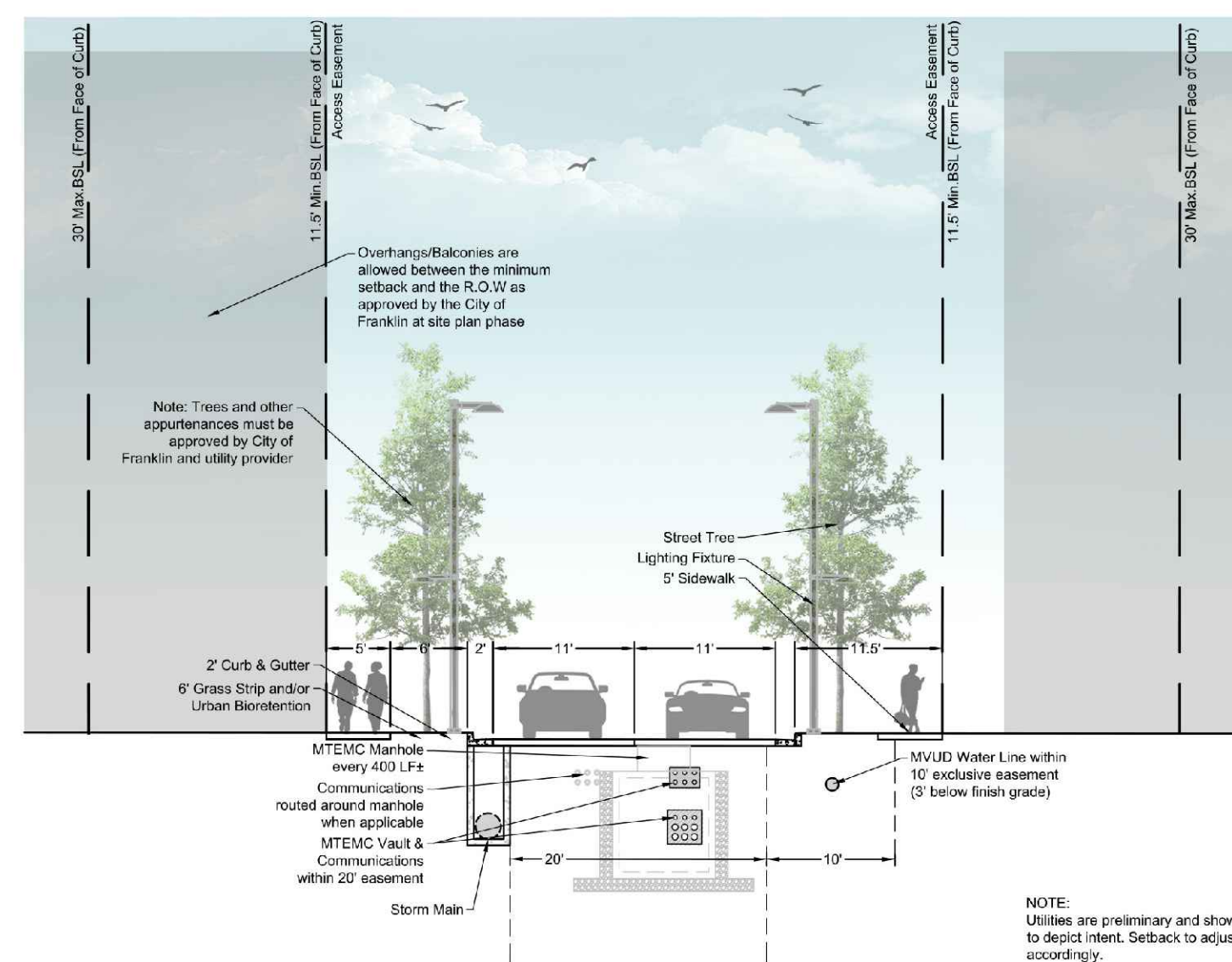
LOCAL, ALLEY, AND MEWS PAVEMENT SECTION		DWG. NO.
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER: <i>Paul P. [Signature]</i> DATE: 1/1/2020	RD-3



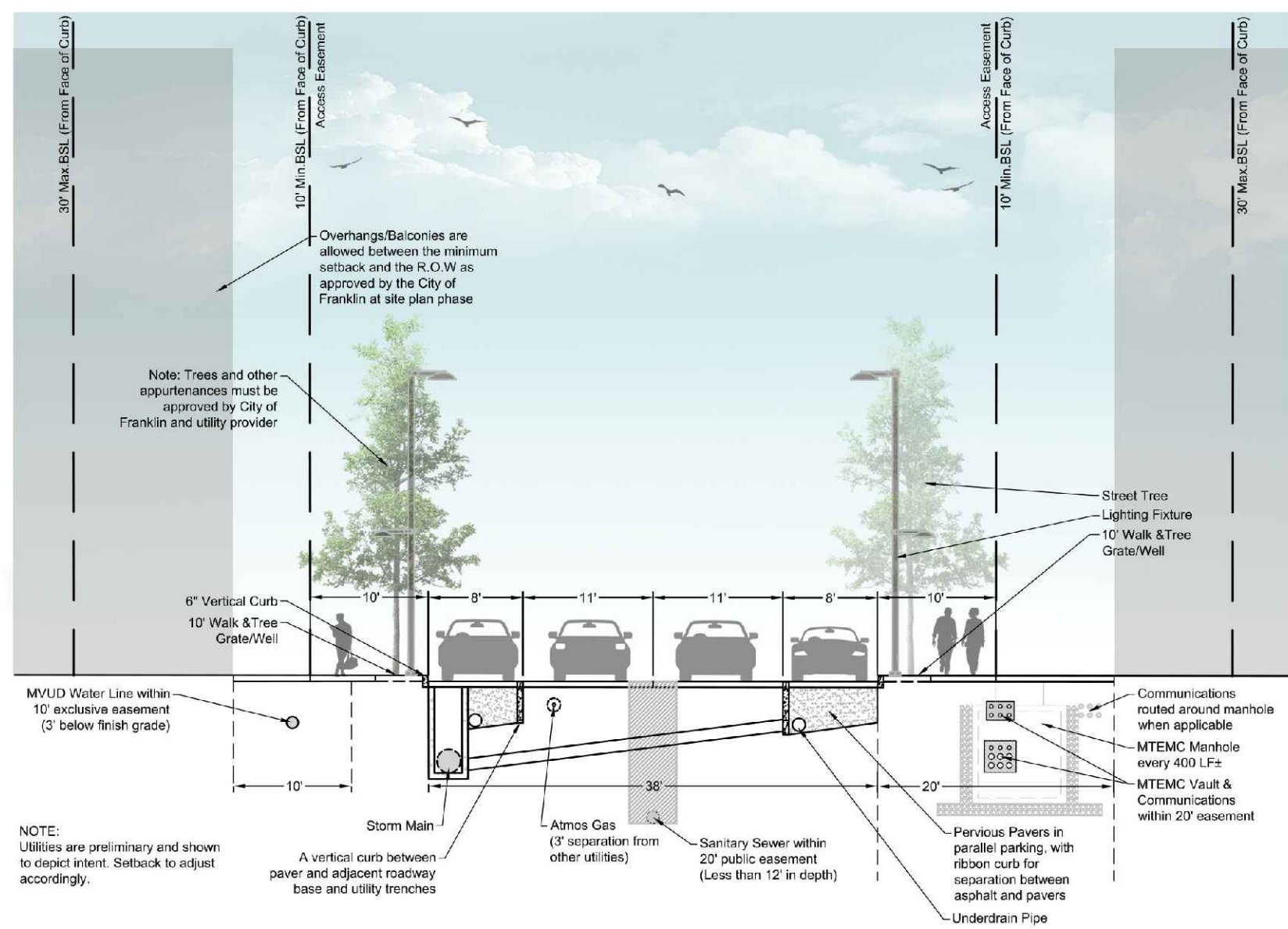
DOUBLE PARALLEL DRIVE
GRASS STRIP/URBAN BIORETENTION BETWEEN WALK & CURB



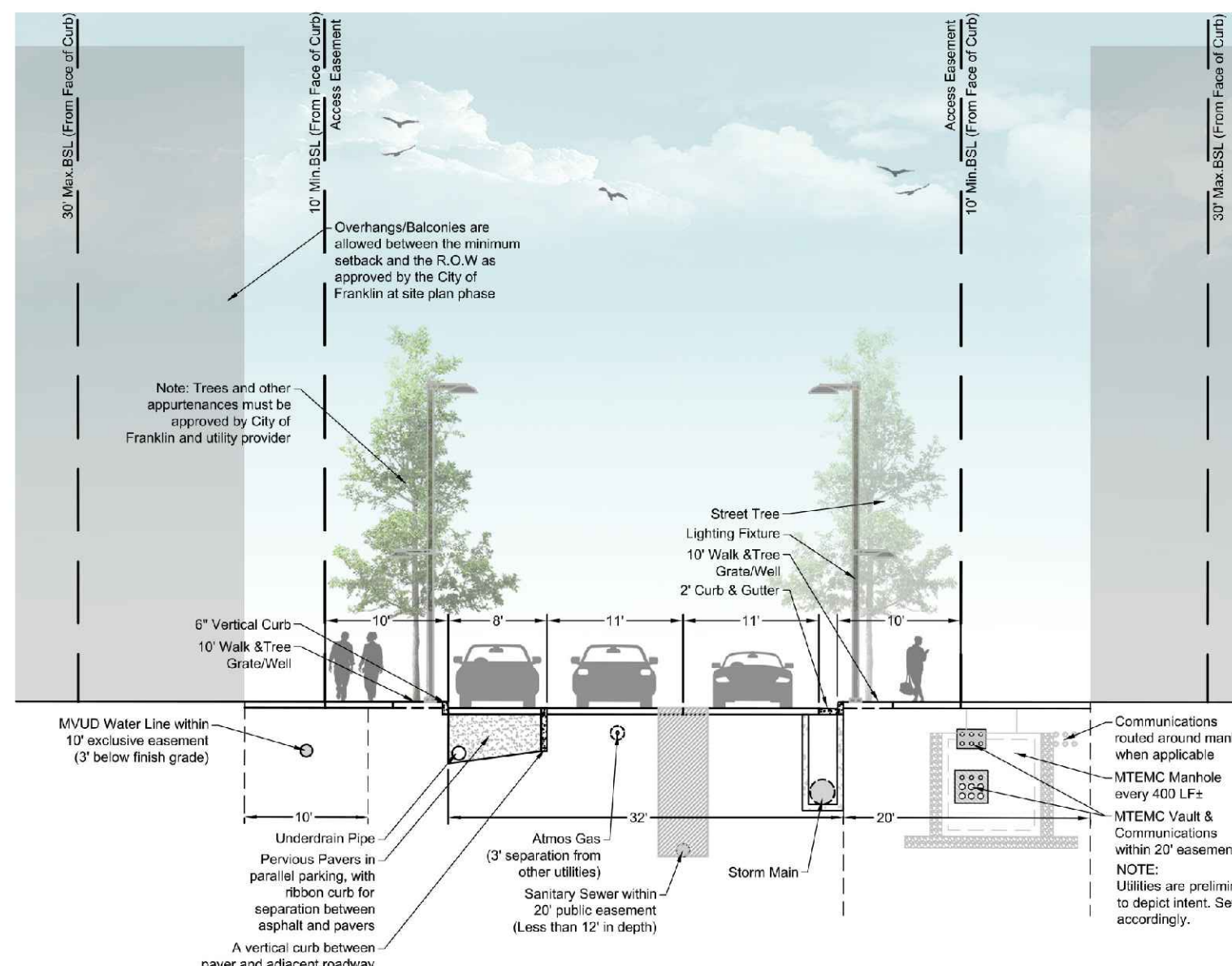
SINGLE PARALLEL DRIVE
GRASS STRIP/URBAN BIORETENTION BETWEEN WALK & CURB



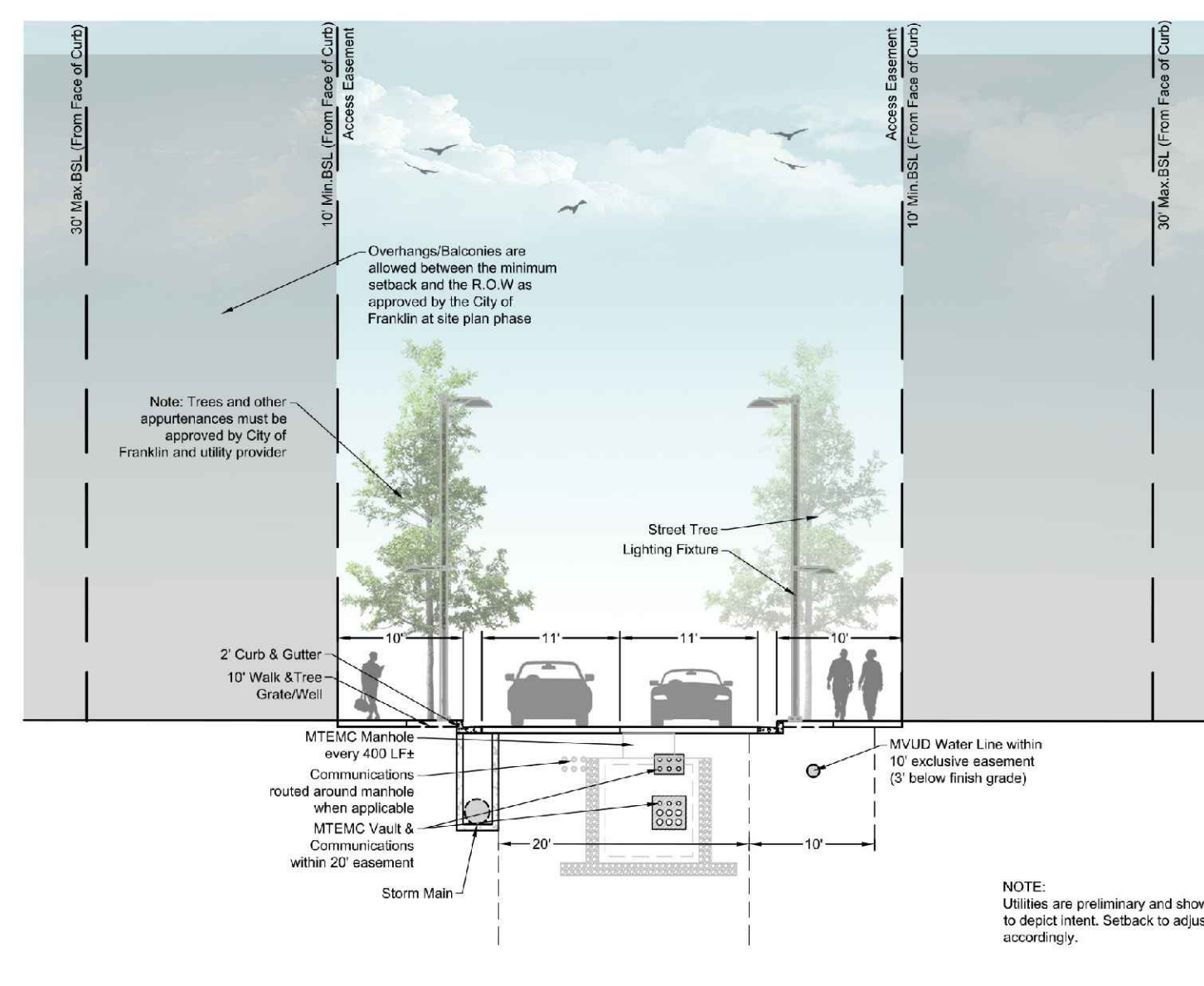
NO PARALLEL DRIVE
GRASS STRIP/URBAN BIORETENTION BETWEEN WALK & CURB



DOUBLE PARALLEL DRIVE
WALK & TREE GRATE/Well TO CURB



SINGLE PARALLEL DRIVE
WALK & TREE GRATE/Well TO CURB



NO PARALLEL DRIVE
WALK & TREE GRATE/Well TO CURB

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TPUDC
Tennessee Planning & Urban Design Council

SCOTT MICHAEL BERNICK
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
NASHVILLE, TENNESSEE
1202
1000 17TH AVENUE N.E.
ALBUQUERQUE, NM 87102
(505) 263-1111

CITY OF FRANKLIN #

EAST WORKS DISTRICT
FOR
Market Street
ENTERPRISES

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO. 12067
WK. ORDER 0362
DESIGNED: S. BERNICK
DRAWN: B. SHUM
SCALE: NOT TO SCALE
DATE: APRIL 13, 2020

REVISIONS

TYPICAL CROSS SECTIONS

C4.2

Page 438 of 563

UTILITY NOTES

Statement of Impacts

1. Water Facilities - Mallory Valley Utility District is the water provider to the existing buildings on this parcel. Initial discussions and fire flow data from their offices indicates that domestic, fire and irrigation demands can be met for the development of the property. Mallory Valley and their engineers will provide the designs for any new connections to the 18" water line located in Carothers Parkway and the 24" water line located in the North and West property lines. The projected maximum water demand for the development is 904,000 (2,583 SFU) gallons per day.

2. Sewer Facilities - the City of Franklin provides sewer service for the development and this sewer basin is recognized as the Spencer Creek Basin. Currently there are public lines that exist along the Eastern boundary as well as nearby the Southern boundary of the property. The City of Franklin is currently evaluating the best way to service the full development from this existing network. The sewer demand for the development is 878,000 (2,509 SFU) gallons per day.

3. Repurified (Reuse) Water Facilities: This project will not be required to improve existing public infrastructure.

Utility Narrative

The development is intended to be served by public sewer, public water, underground electric, and gas throughout. Currently, authorities that will be assisting in the details of these services are Mallory Valley Utility District, City of Franklin Sewer, Middle Tennessee Electric Membership Corporation, and Piedmont Natural Gas.

Water & Sewer Notes

1. All persons who undertake the construction of water, sewer and/or reclaimed water lines located in, or affecting services provided by the City of Franklin shall comply with the requirements and regulations set forth in the "General Requirements & Technical Specifications, Water Management Department, City of Franklin, Tennessee" latest edition, along with any amendments, additions, or alteration that may thereafter be adopted by the Board of Mayor and Aldermen by resolution.
2. Contractor shall obtain water & sewer infrastructure installation permit prior to scheduling required pre-construction site meeting. Contractor shall complete the preconstruction site meeting prior to commencing with construction.
3. Contractor shall obtain and keep all of the following items on the jobsite at all times during construction:
 - a. Approved, stamped and signed water and/or sewer plans
 - b. Water & sewer infrastructure installation permit, with all steps completed and signed by appropriate city employees.
 - c. Copy of approved availability request response letter.
 - d. A copy of all approved cut sheets.
4. Acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure shall become the responsibility of the City of Franklin, TN following approval from the City of Franklin inspectors and acceptance by the Franklin Municipal Planning Commission. The acceptance date shall be based on the day maintenance sureties are established by the Franklin Municipal Planning Commission.
5. Prior to the acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure the contractor shall be required to submit as-built drawings to the planning and sustainability department.
6. All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin traffic operations center. The contractor shall have an approved traffic control plan on-site during construction.
7. Any damages caused to existing utilities during construction shall, at his own expense, be replaced or repaired to original condition and quality, as approved by the owner and representative of the appropriate utility company, by the contractor.
8. Offsite sewer improvements anticipated with this development include upsizing approximately 950 LF of public sewer line from the point of service located in the Southeast corner of the site to an existing manhole North of Spencer Creek.

WATER & SEWER DATA CHART

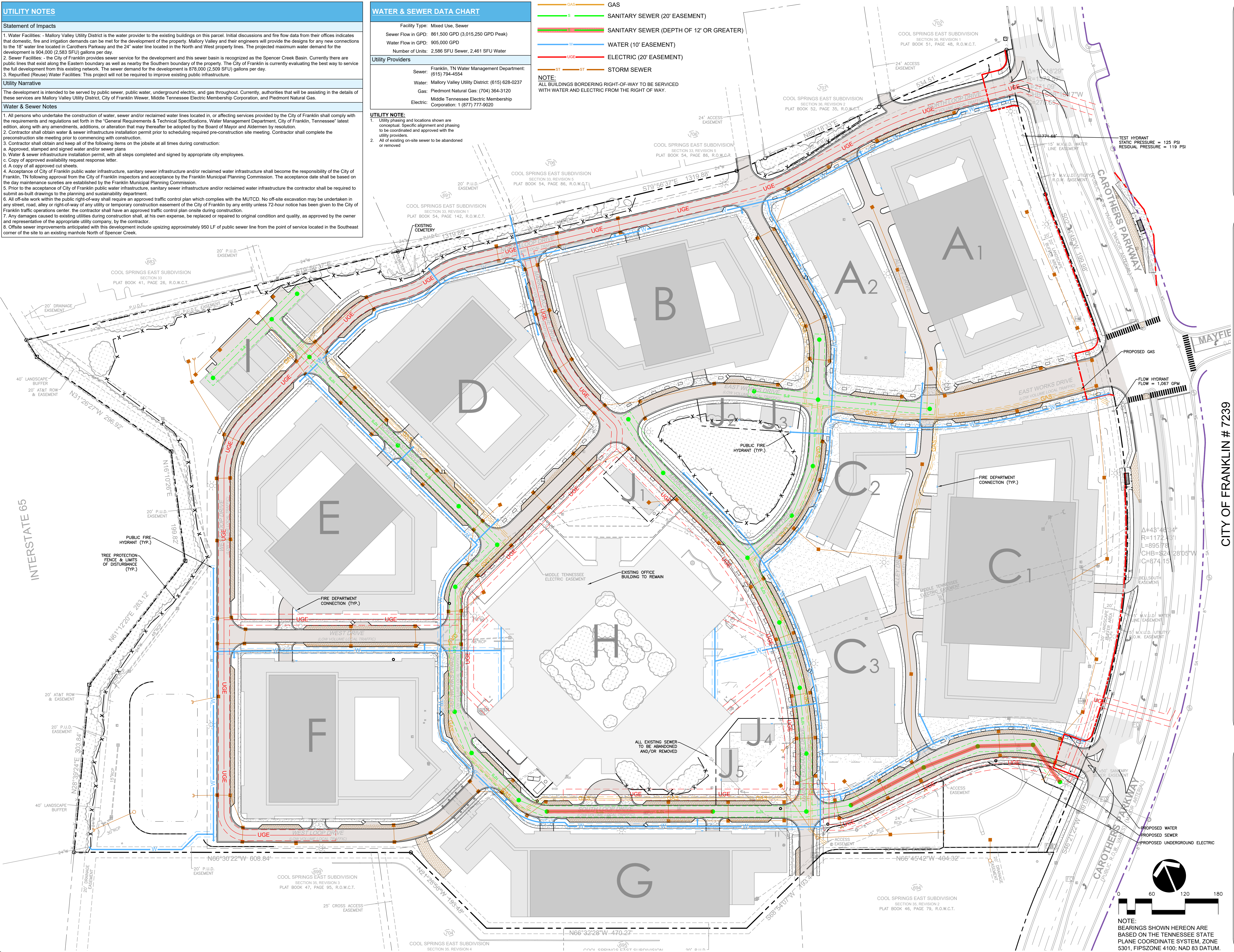
Facility Type:	Mixed Use, Sewer
Sewer Flow in GPD:	861,500 GPD (3,015,250 GPD Peak)
Water Flow in GPD:	905,000 GPD
Number of Units:	2,586 SFU Sewer, 2,461 SFU Water
Utility Providers	
Sewer:	Franklin, TN Water Management Department: (615) 794-4554
Water:	Mallory Valley Utility District: (615) 628-0237
Gas:	Piedmont Natural Gas: (704) 364-3120
Electric:	Middle Tennessee Electric Membership Corporation: 1 (877) 777-9020

UTILITY NOTE:

1. Utility phasing and locations shown are conceptual. Specific alignment and phasing to be coordinated and approved with the utility providers.
2. All of existing on-site sewer to be abandoned or removed

- GAS
- SANITARY SEWER (20' EASEMENT)
- SANITARY SEWER (DEPTH OF 12' OR GREATER)
- WATER (10' EASEMENT)
- ELECTRIC (20' EASEMENT)
- STORM SEWER

NOTE:
ALL BUILDINGS BORDERING RIGHT-OF-WAY TO BE SERVICED WITH WATER AND ELECTRIC FROM THE RIGHT OF WAY.



CITY OF FRANKLIN # 7239

EAST WORKS DISTRICT

FOR
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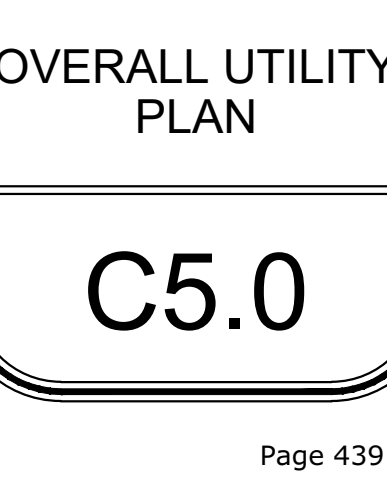
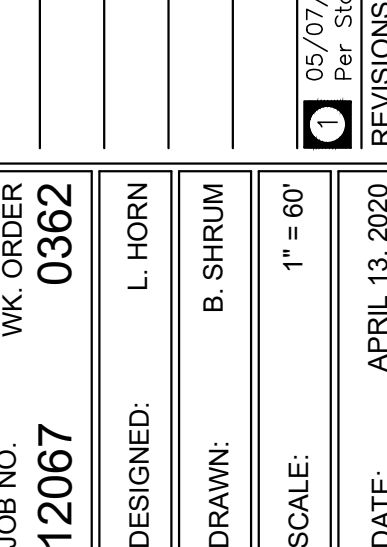
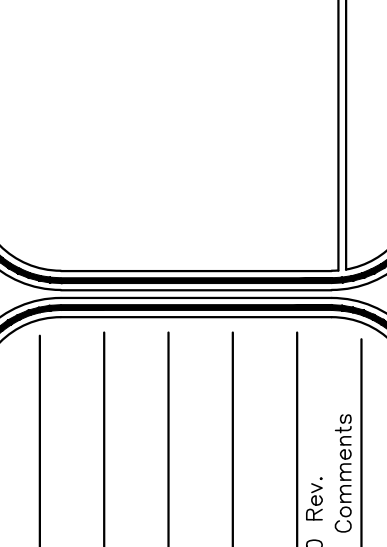
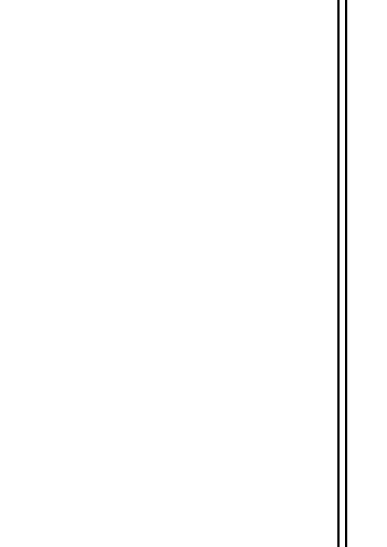
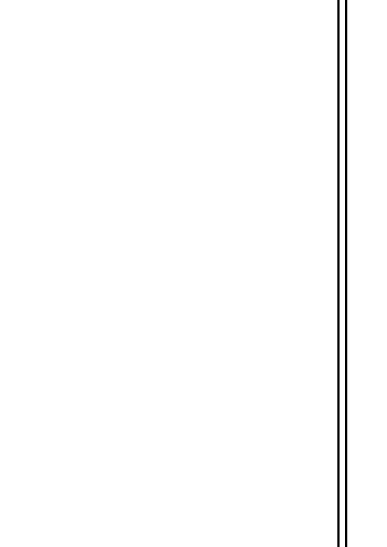
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

WK ORDER	0362	DESIGNED	L. HORN	DRAWN	B. SHRUM	SCALE	1" = 60'	DATE	APRIL 13, 2020
JOB NO	12067	REVISIONS							

OVERALL UTILITY PLAN

C5.0

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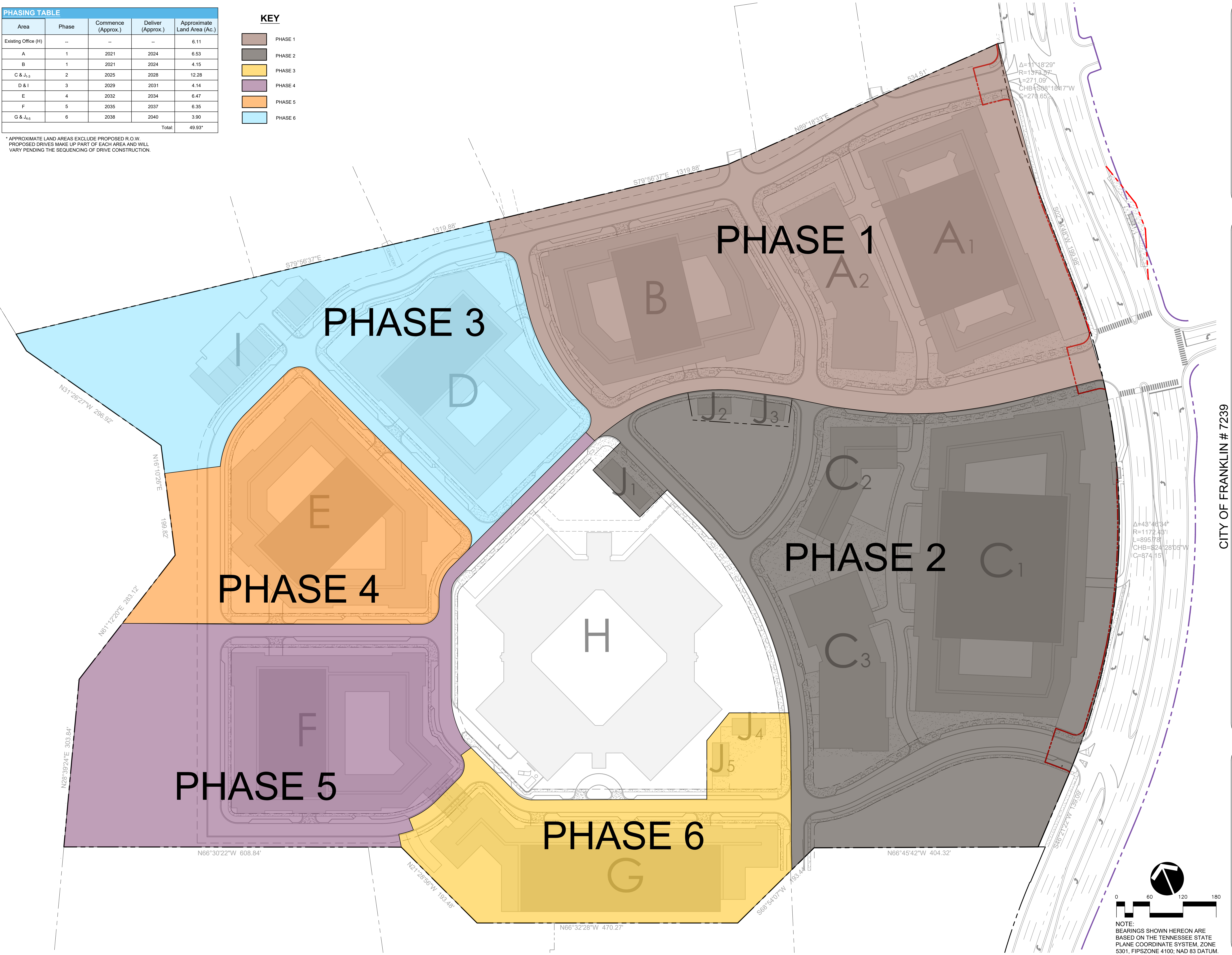


PHASING TABLE				
Area	Phase	Commence (Approx.)	Deliver (Approx.)	Approximate Land Area (Ac.)
Existing Office (H)	--	--	--	6.11
A	1	2021	2024	6.53
B	1	2021	2024	4.15
C & J ₁₋₃	2	2025	2028	12.28
D & I	3	2029	2031	4.14
E	4	2032	2034	6.47
F	5	2035	2037	6.35
G & J ₄₋₅	6	2038	2040	3.90
Total:				49.93*

* APPROXIMATE LAND AREAS EXCLUDE PROPOSED R.O.W.
PROPOSED DRIVES MAKE UP PART OF EACH AREA AND WILL VARY PENDING THE SEQUENCING OF DRIVE CONSTRUCTION.

KEY

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5
- PHASE 6



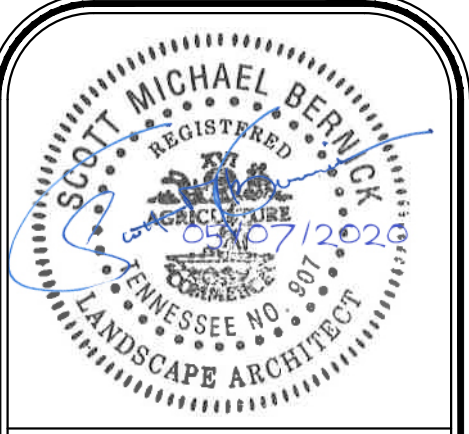
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CITY OF FRANKLIN # 7239

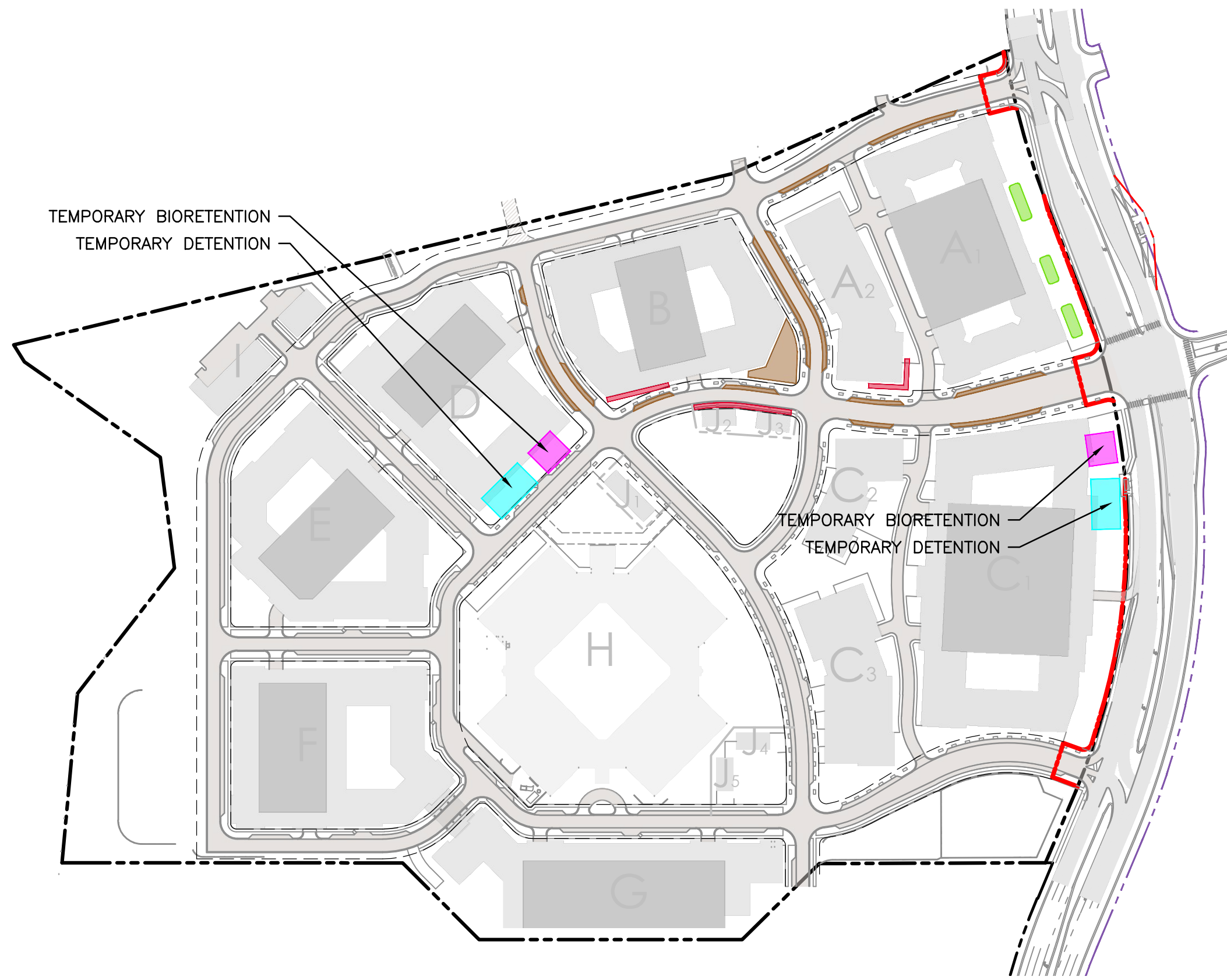
EAST WORKS DISTRICT

FOR
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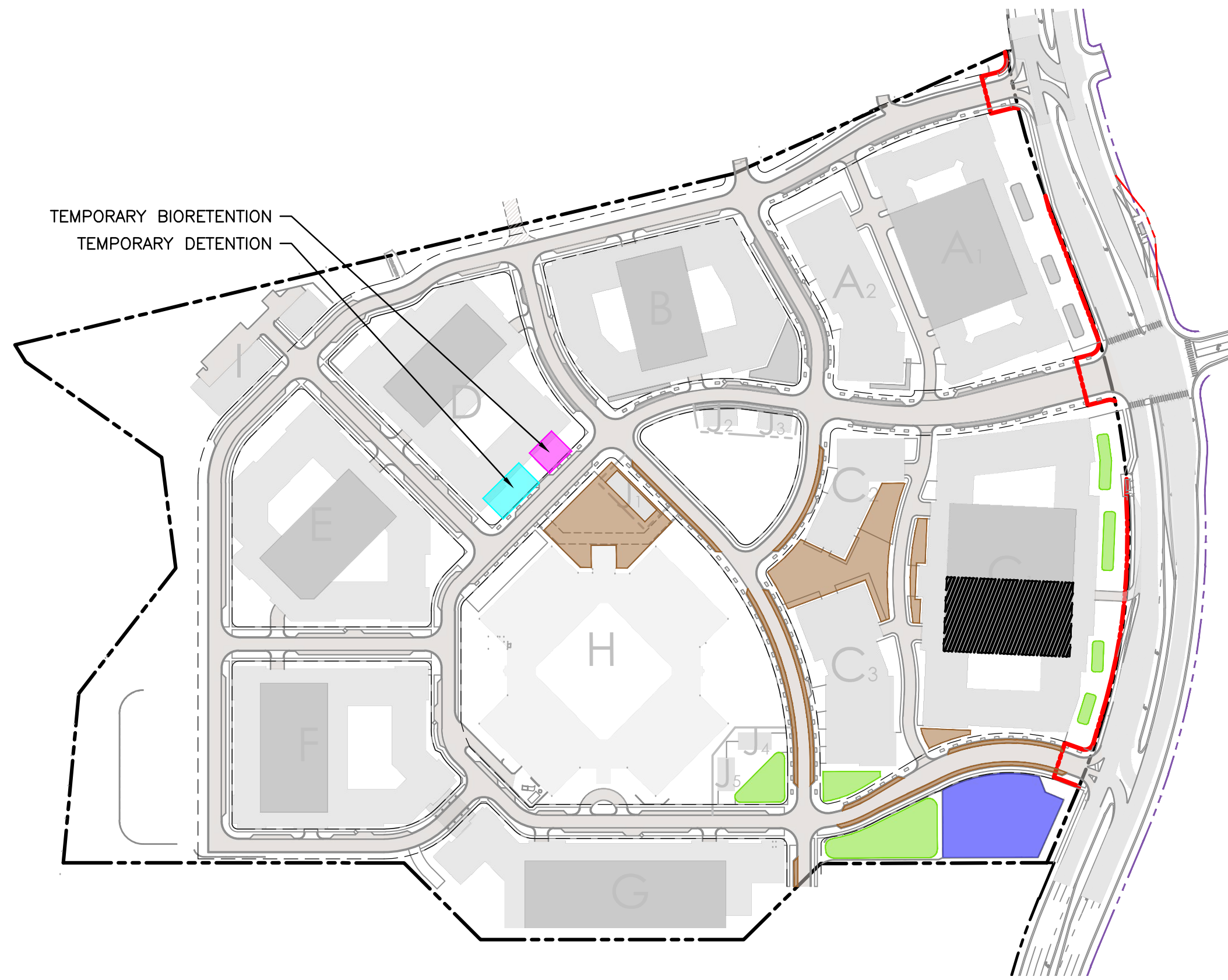
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO. 12067	WK. ORDER 0362	DESIGNED: S. BERNICK	DRAWN: B. SHRUM	SCALE: 1"=60'	DATE: APRIL 13, 2020	REVISIONS 05/03/20 Rev. Per Staff Comments
CONCEPTUAL PHASING PLAN						C6.0

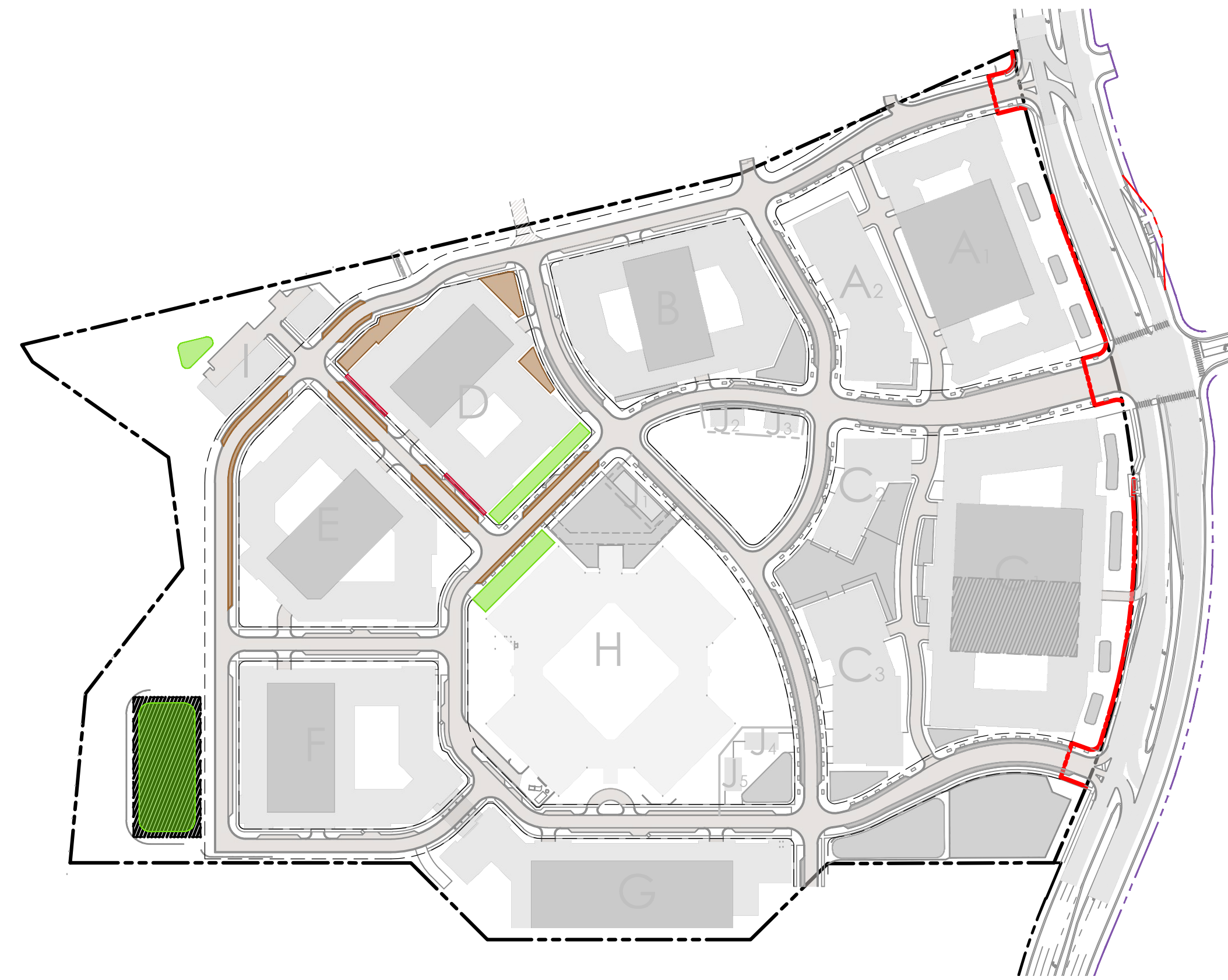
	BIORETENTION
	PAVERS
	URBAN BIORETENTION
	DETENTION
	UNDERGROUND DETENTION



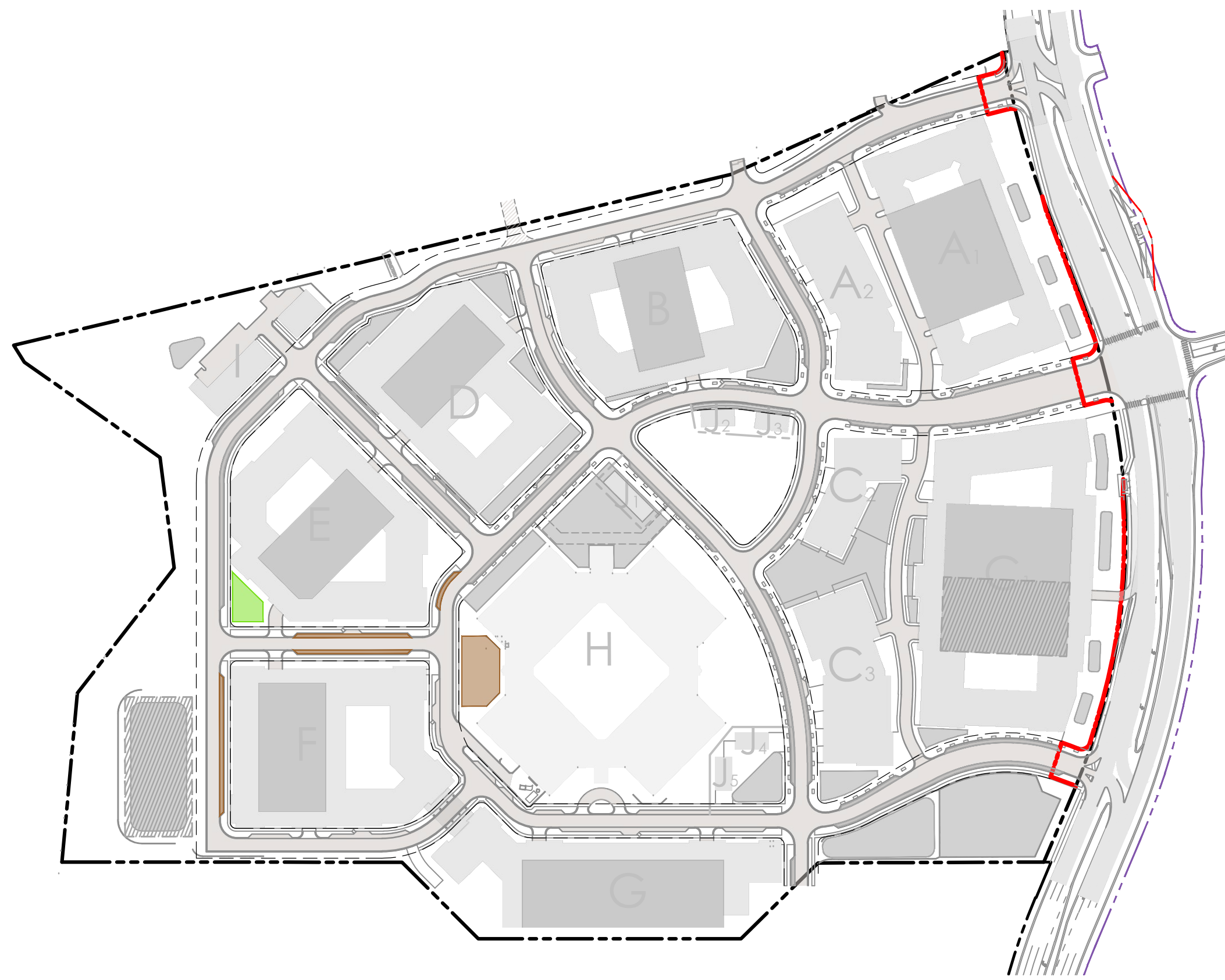
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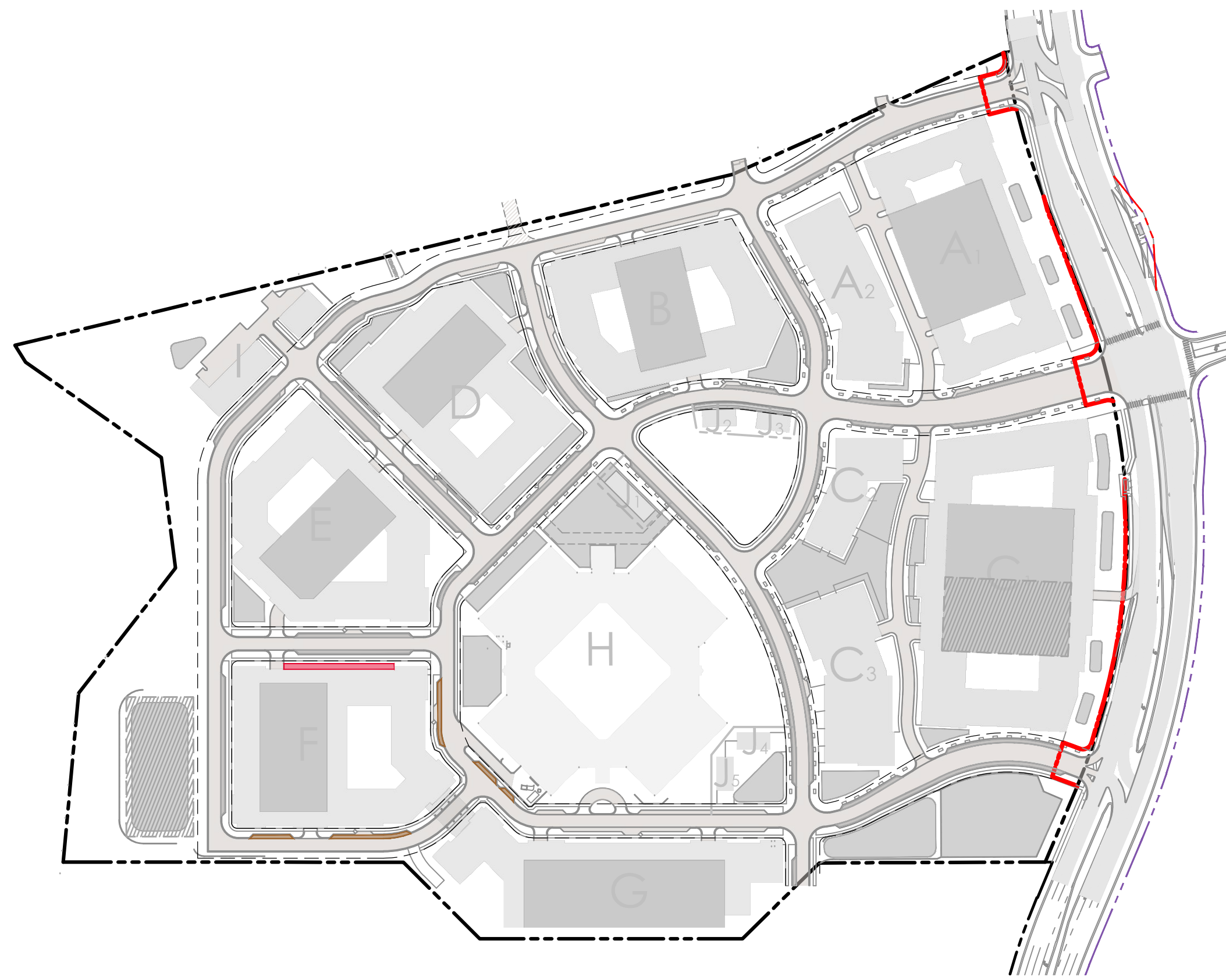
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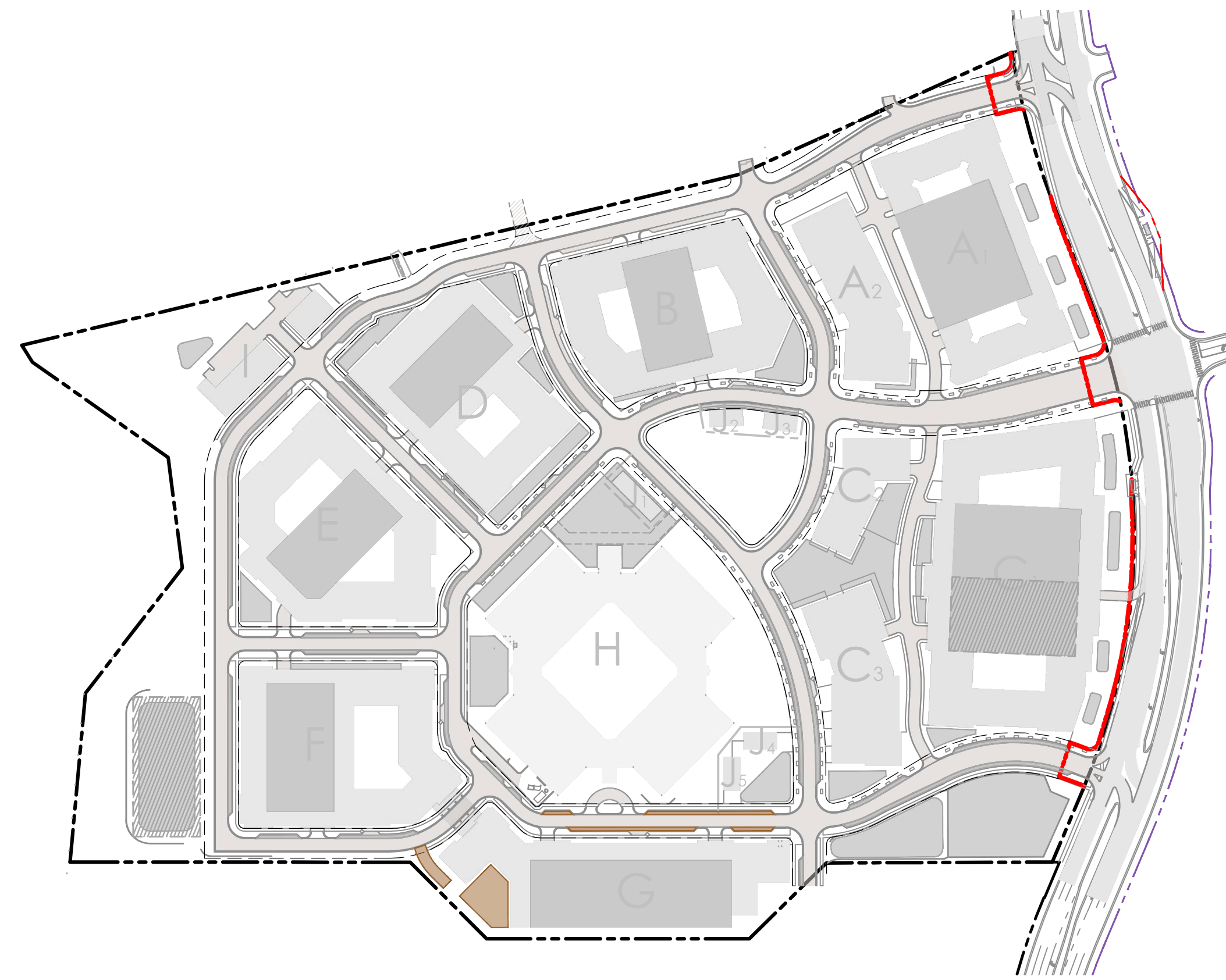
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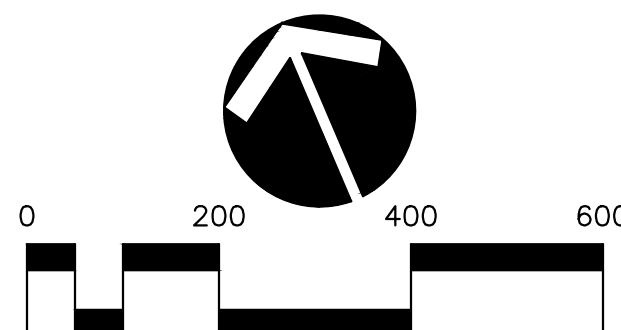
PHASE 4



PHASE 5



PHASE 6



NOTE:
BEARINGS SHOWN HEREON ARE
BASED ON THE TENNESSEE STATE
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CITY OF FRANKLIN # 7239

EAST WORKS DISTRICT

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CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

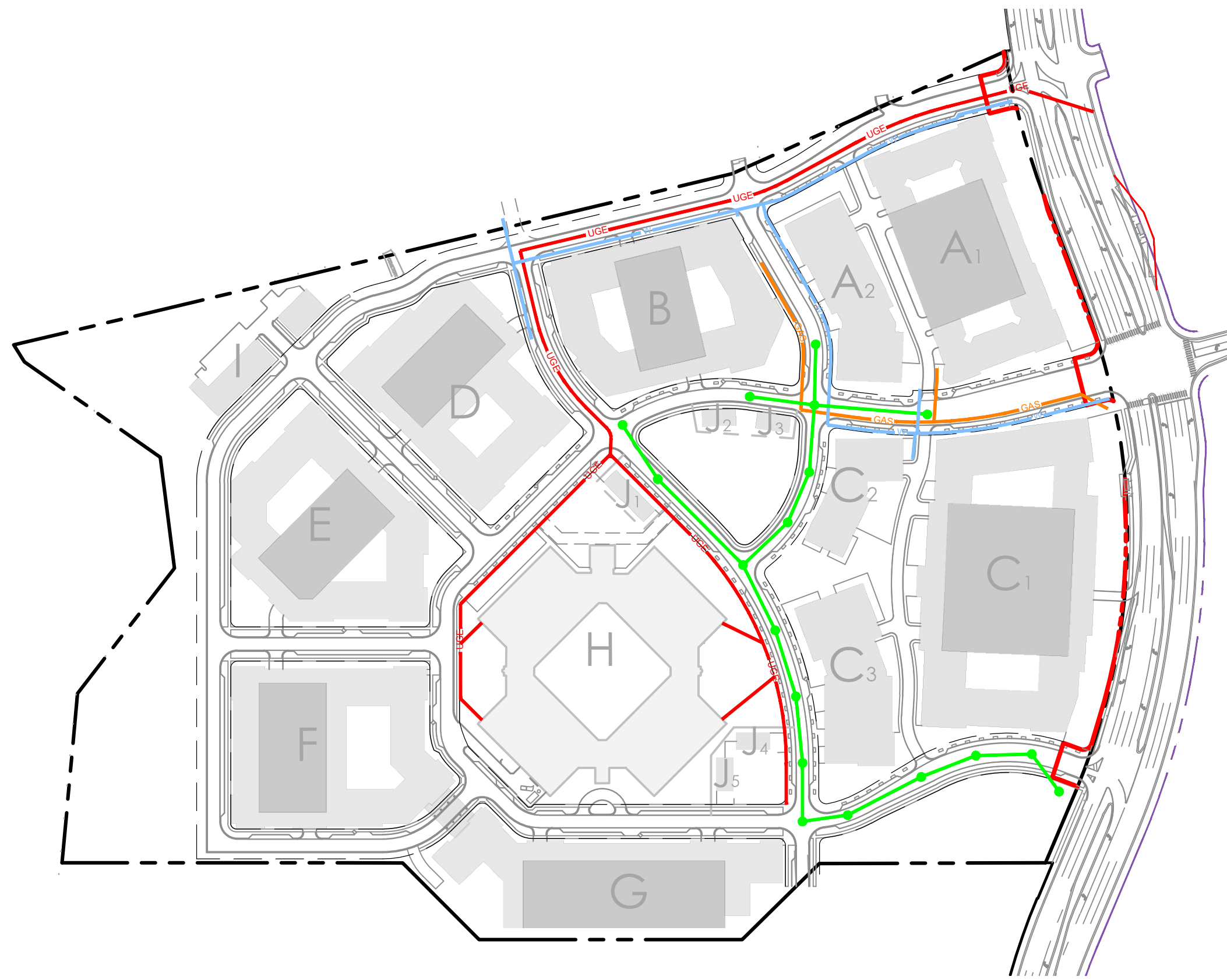


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SOUTH CAROLINA
SOUTH DAKOTA
UTAH
VERMONT
WISCONSIN
WYOMING

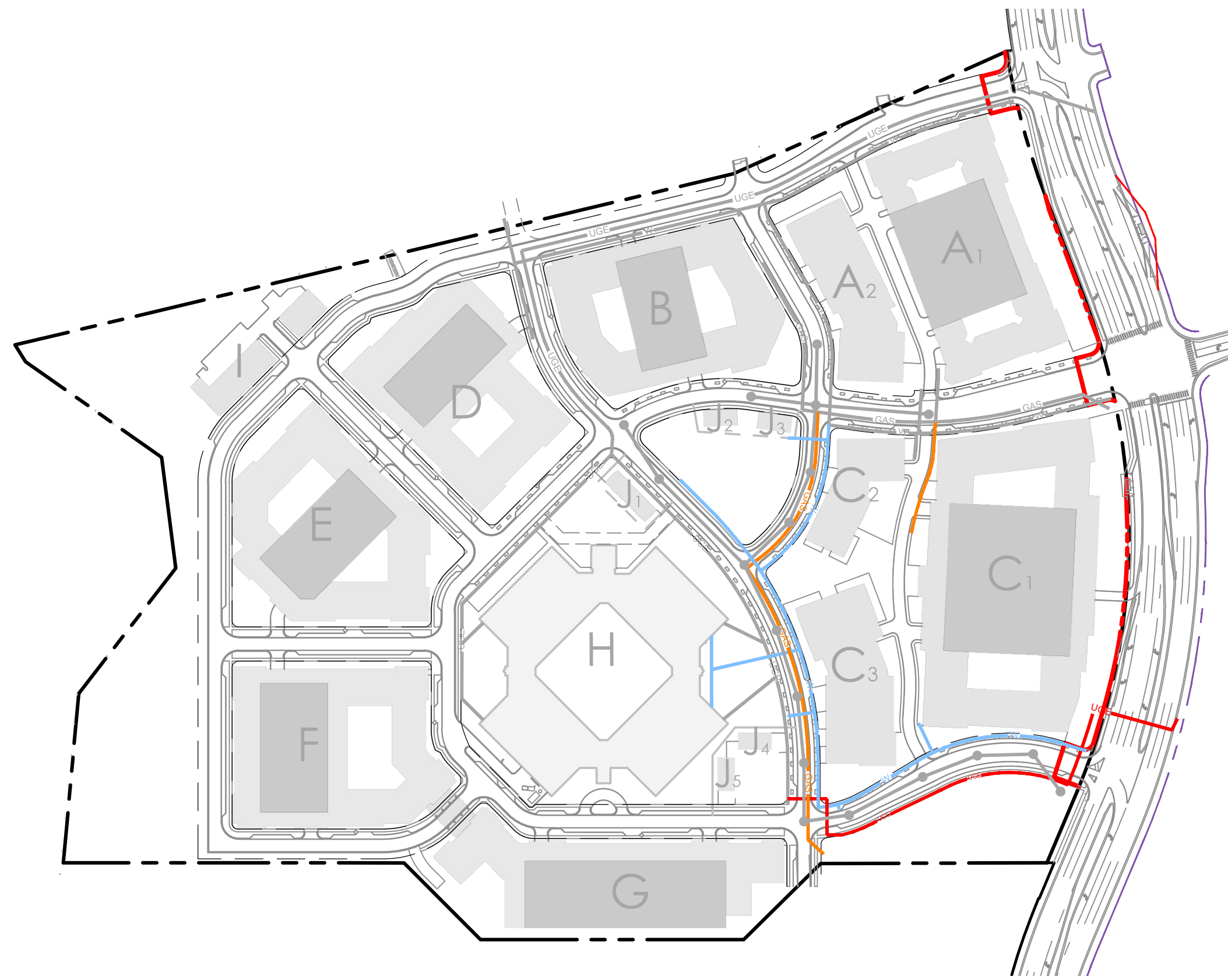
JOB NO.	12067	WK. ORDER	0362
DESIGNED:	L. HORN	DRAWN:	B. SHRUM
SCALE:	1"=200'	DATE:	APRIL 13, 2020
REVISIONS	05/03/20 Rev. Per Staff Comments		

CONCEPTUAL
STORMWATER
PHASING PLAN

C6.1



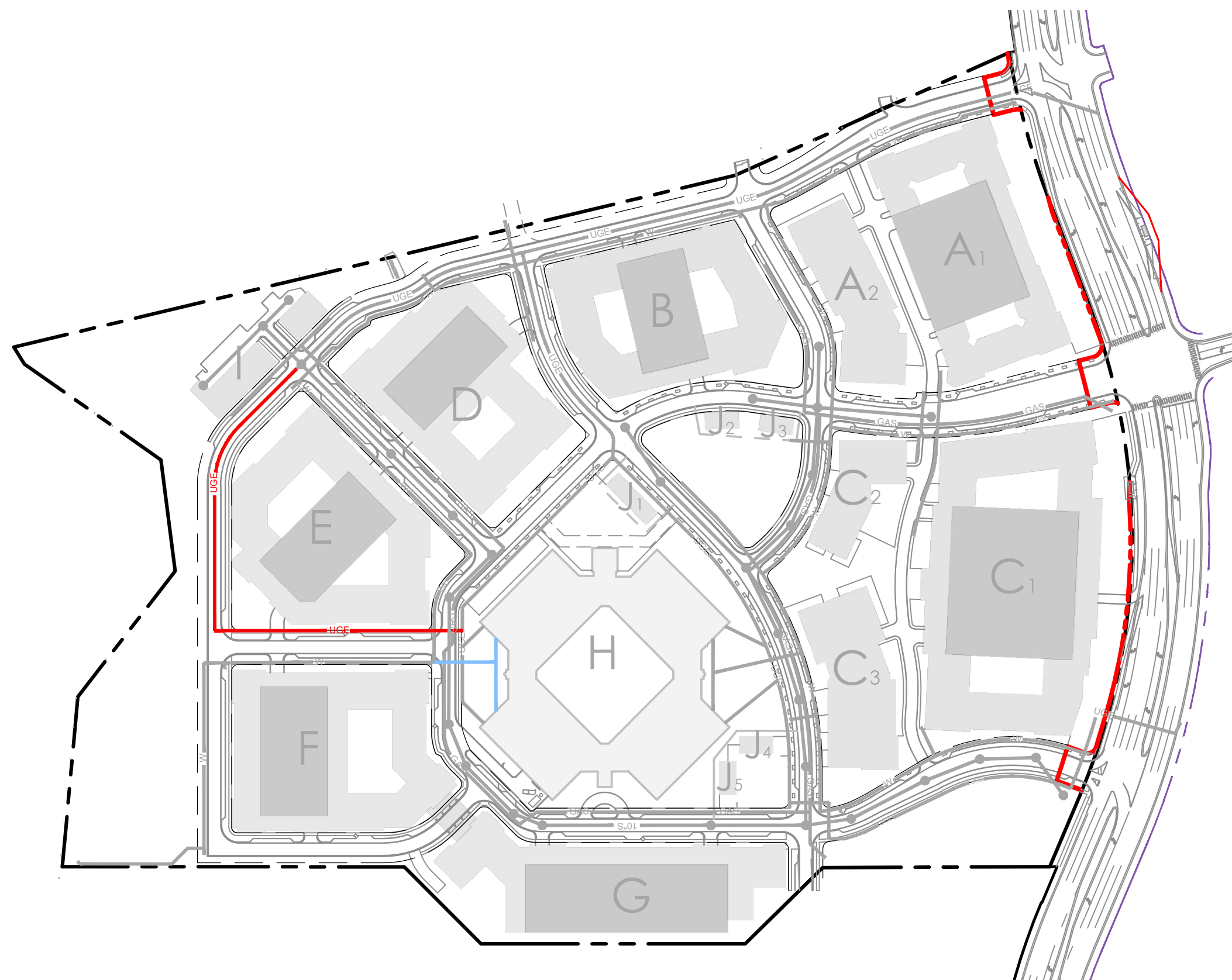
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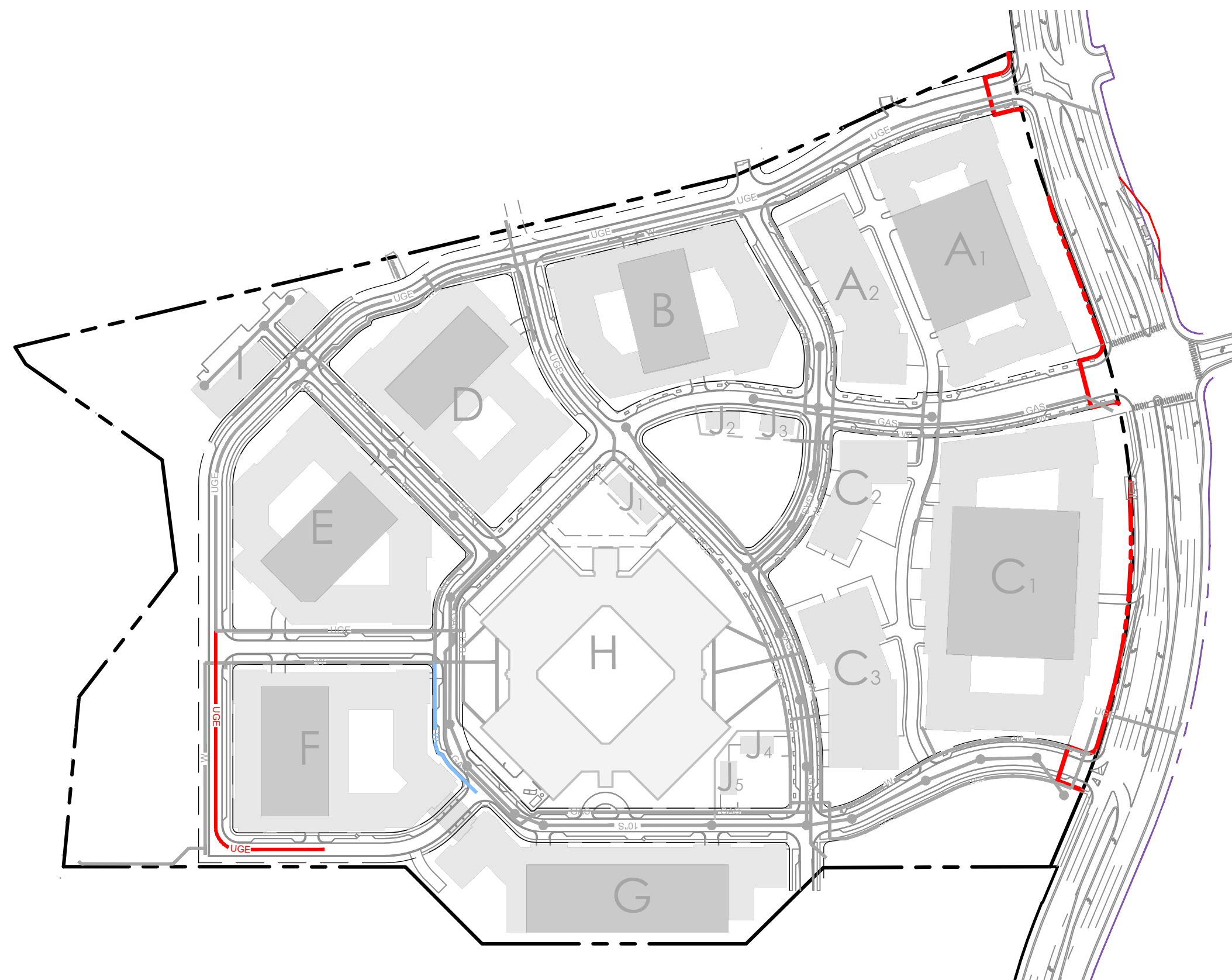
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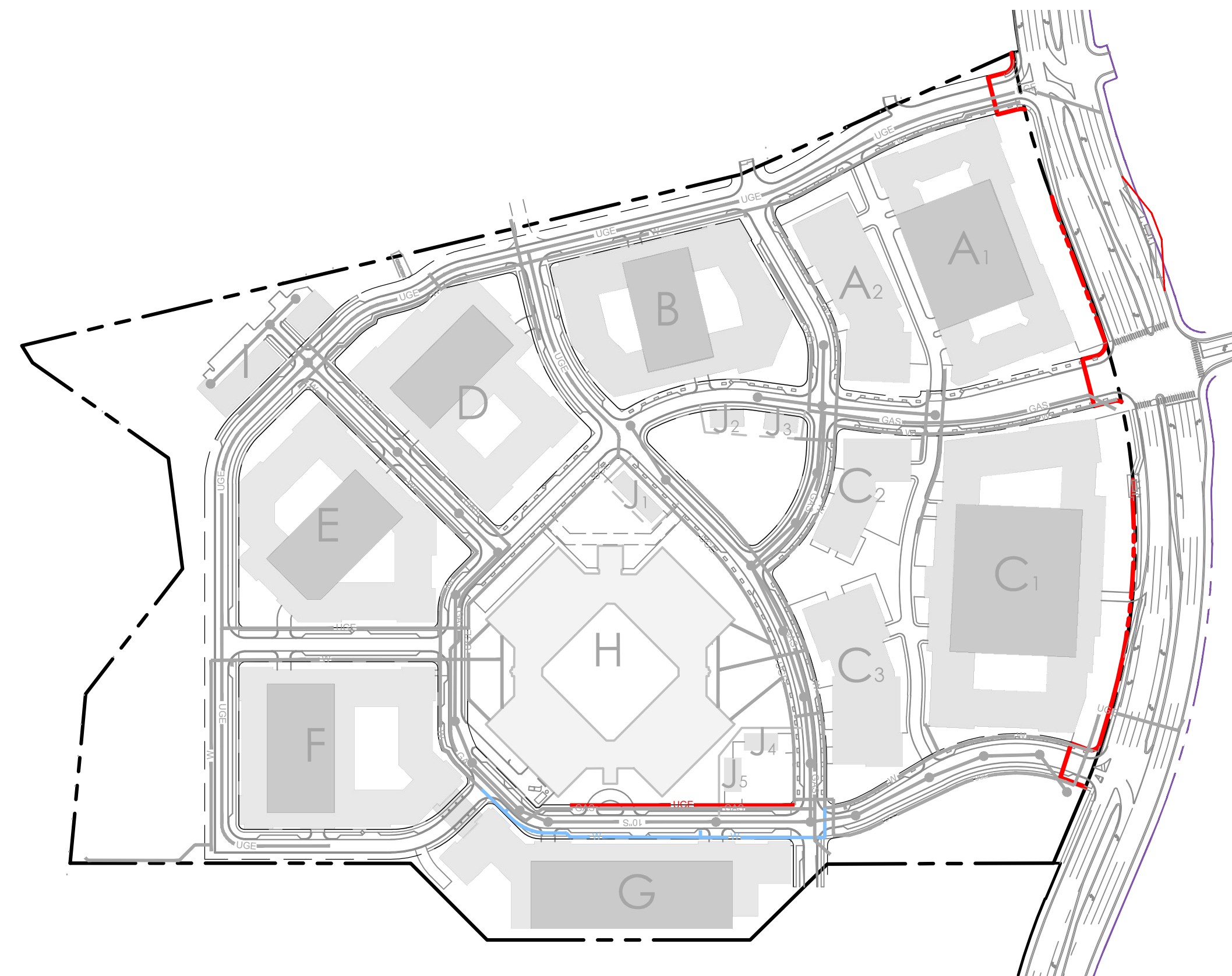
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PHASE 4



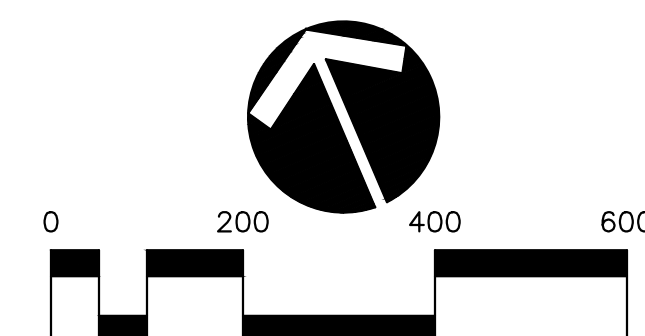
PHASE 5



PHASE 6

Water Totals by Phase				
	Total		Cumulative	
	GPD	SFU	GPD	SFU
Existing	106000	303	106000	303
Phase 1	251100	717	357100	1020
Phase 2	235754	674	592854	1694
Phase 3	89395	255	682249	1949
Phase 4	81480	233	763729	2182
Phase 5	94360	270	858089	2452
Phase 6	47040	134	905129	2586

Sewer Totals by Phase				
	Total		Cumulative	
	GPD	SFU	GPD	SFU
Existing	106000	303	106000	303
Phase 1	236025	674	342025	977
Phase 2	224774	642	566799	1619
Phase 3	83710	239	650509	1859
Phase 4	77115	220	727624	2079
Phase 5	89305	255	816929	2334
Phase 6	44520	127	861449	2461



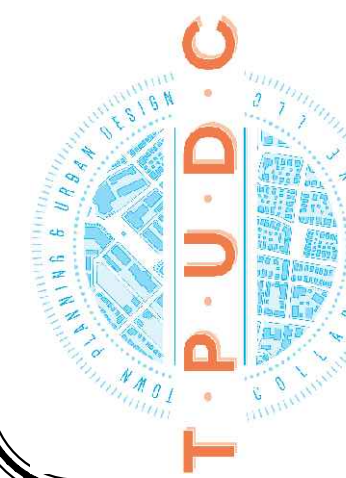
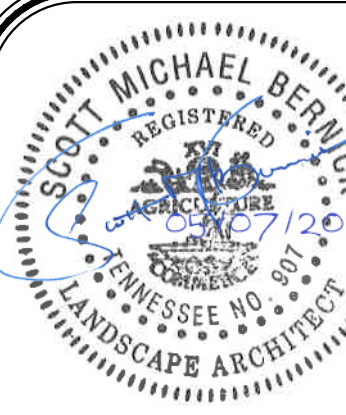
NOTE:
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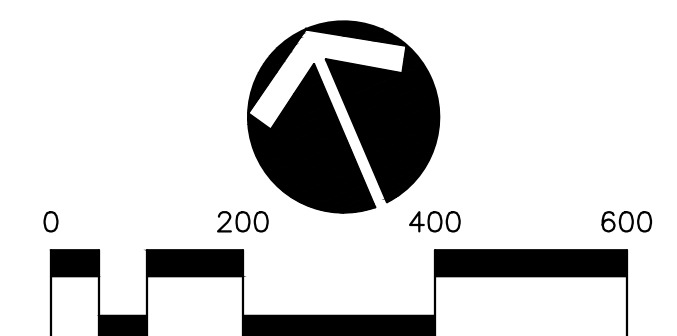
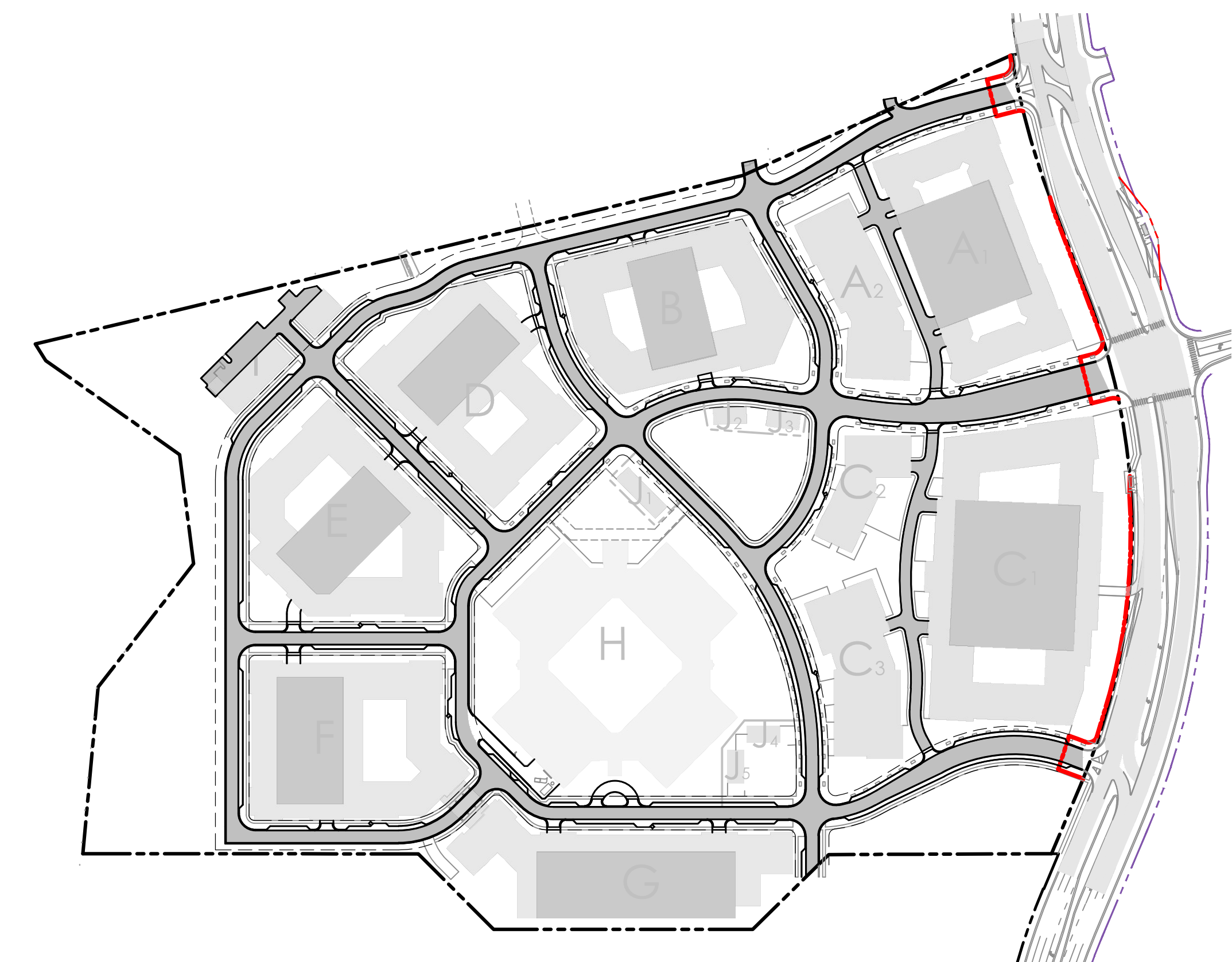
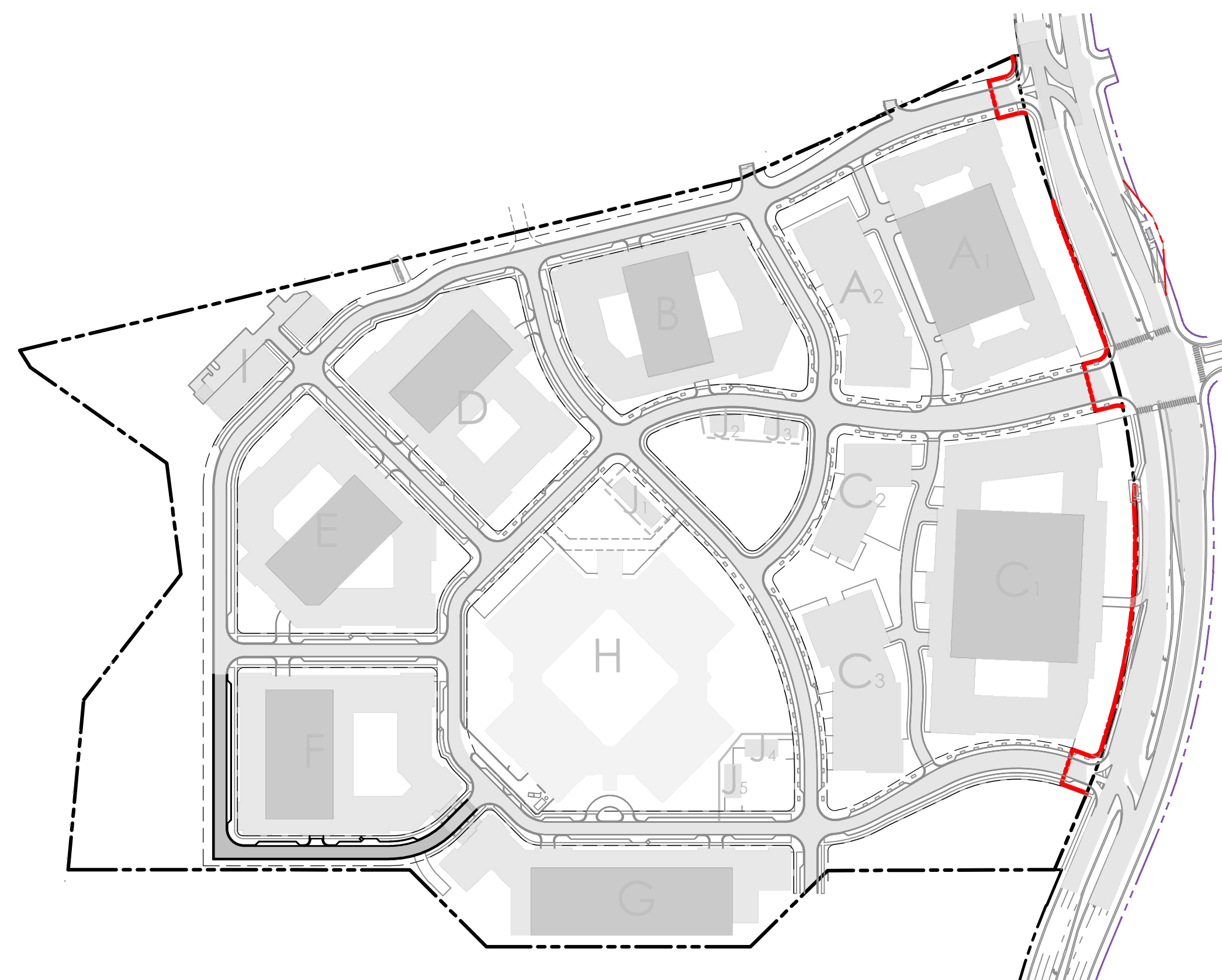
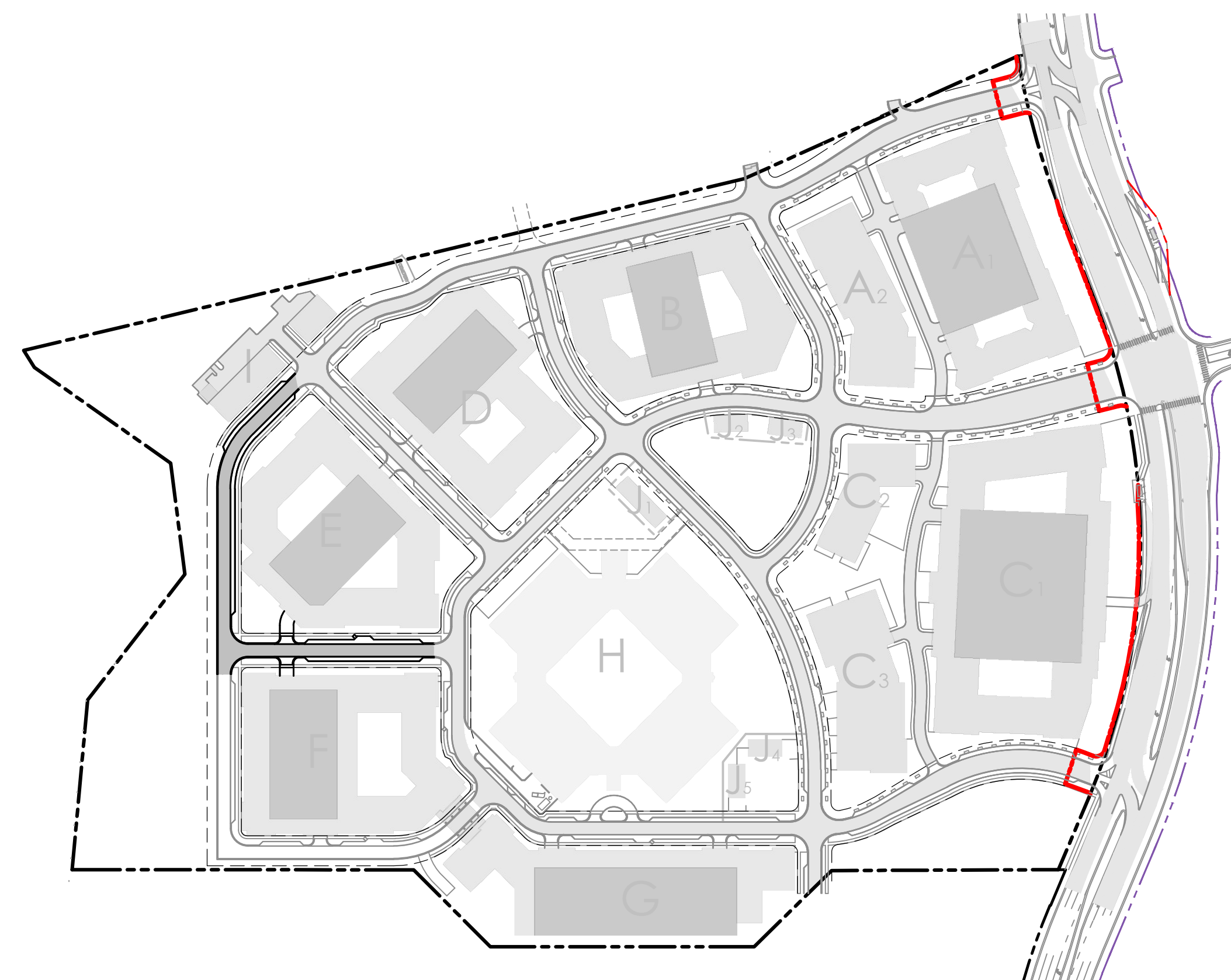
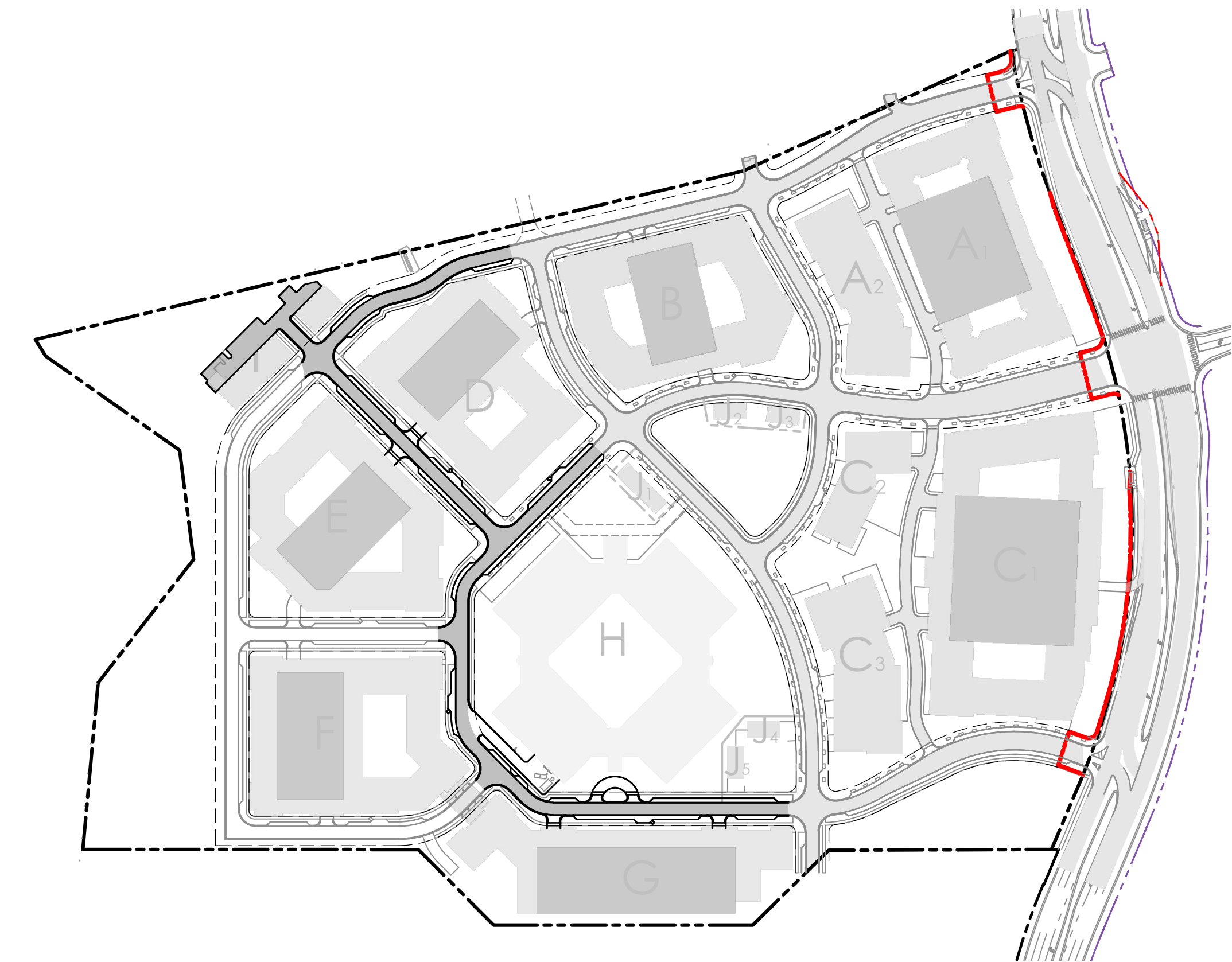
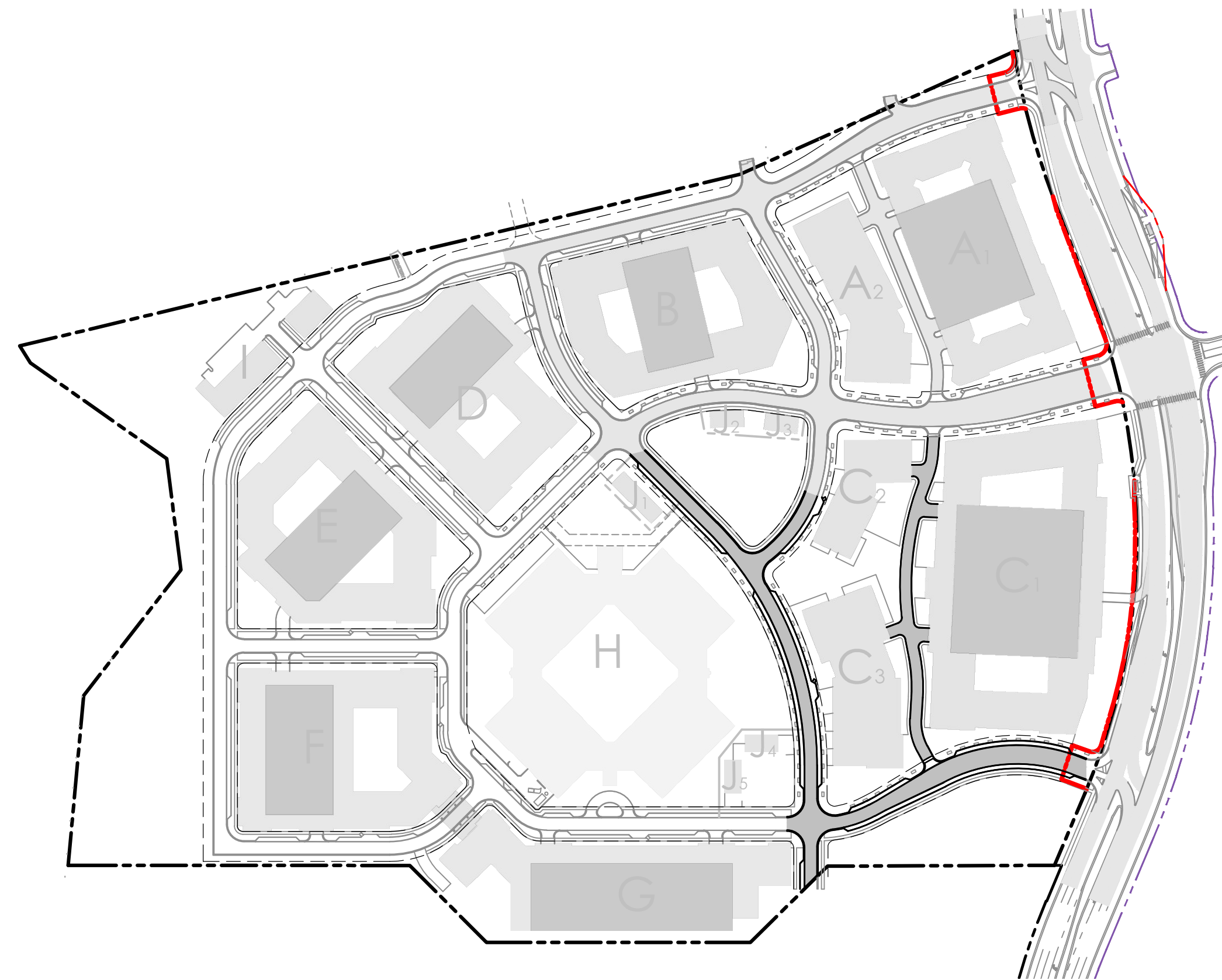
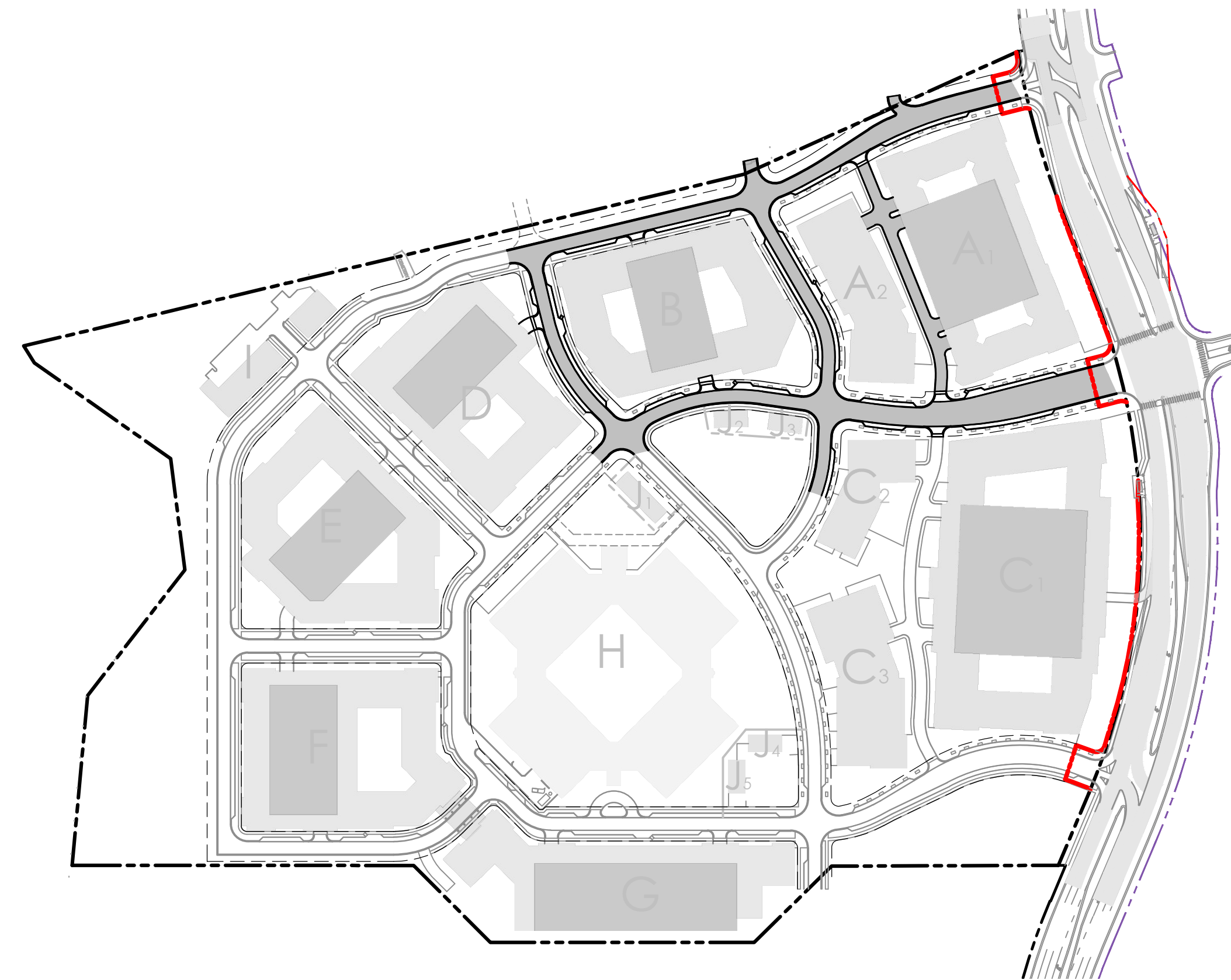


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WK. ORDER	DESIGNED	DRAWN	SCALE	DATE
12067	0362	L. HORN	B. SHRUM	1"=200'
REVISIONS	05/03/20 Rev. Per Staff Comments			
APRIL 13, 2020				

CONCEPTUAL
UTILITY PHASING
PLAN

C6.2



NOTE:
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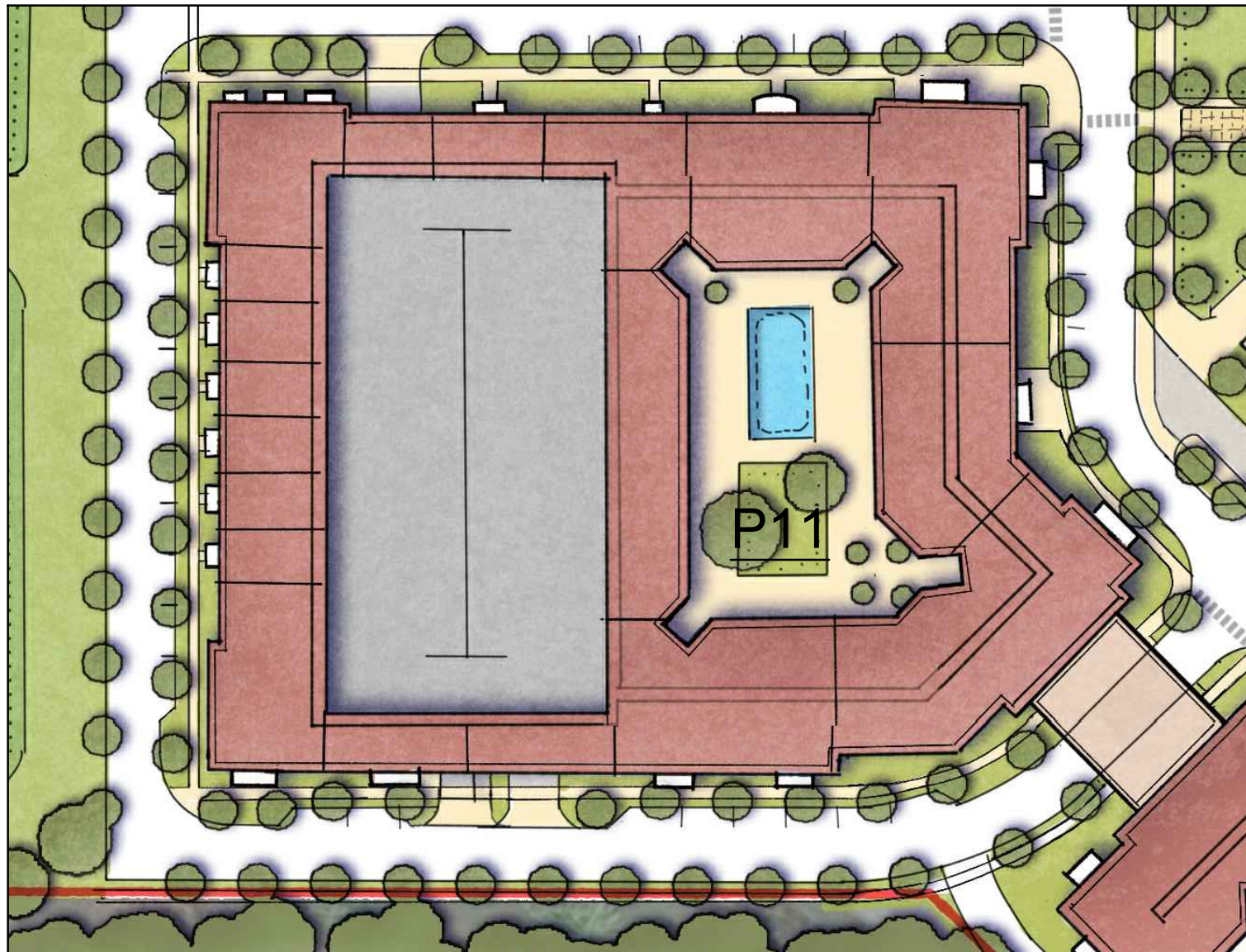
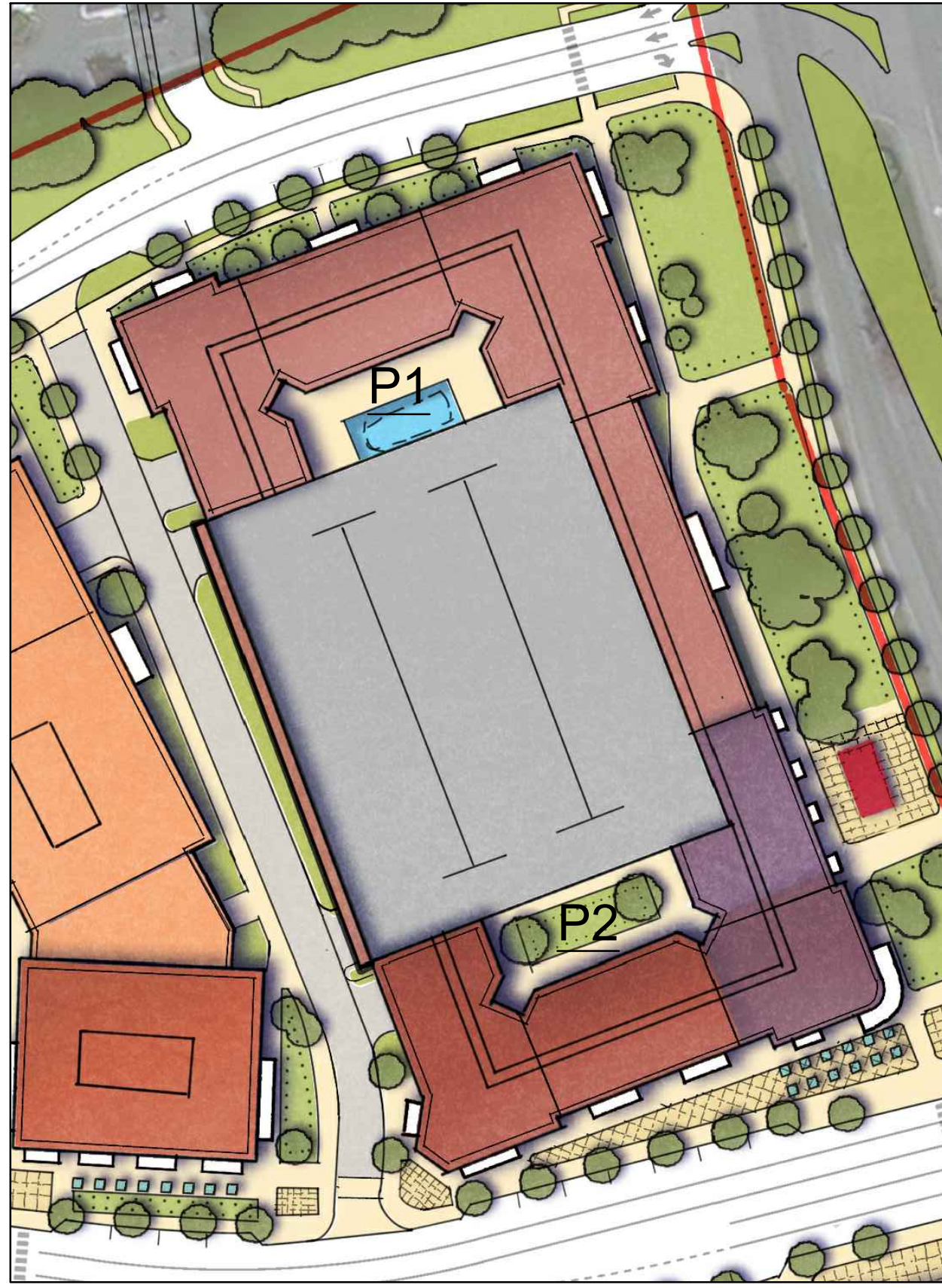
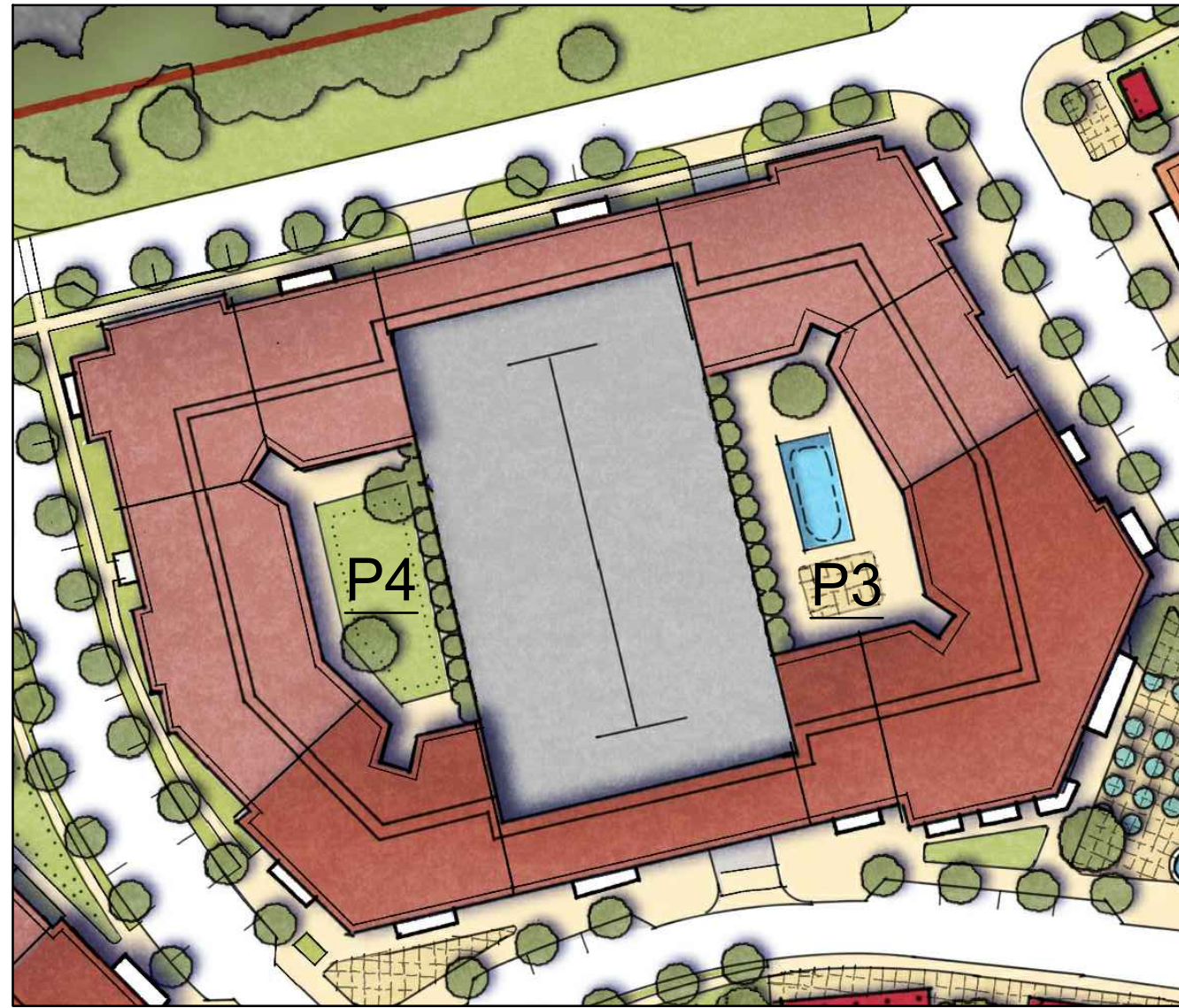
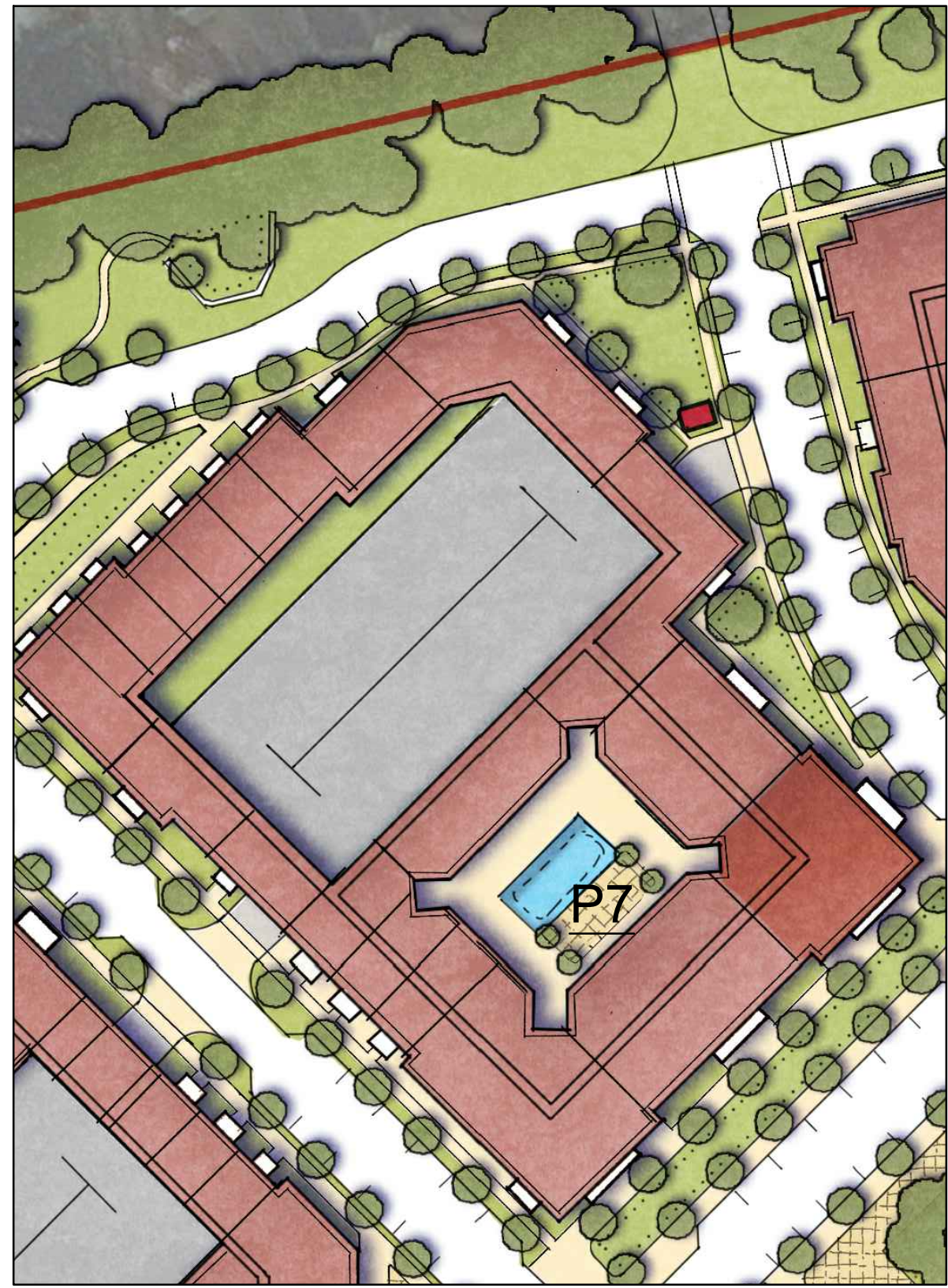
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



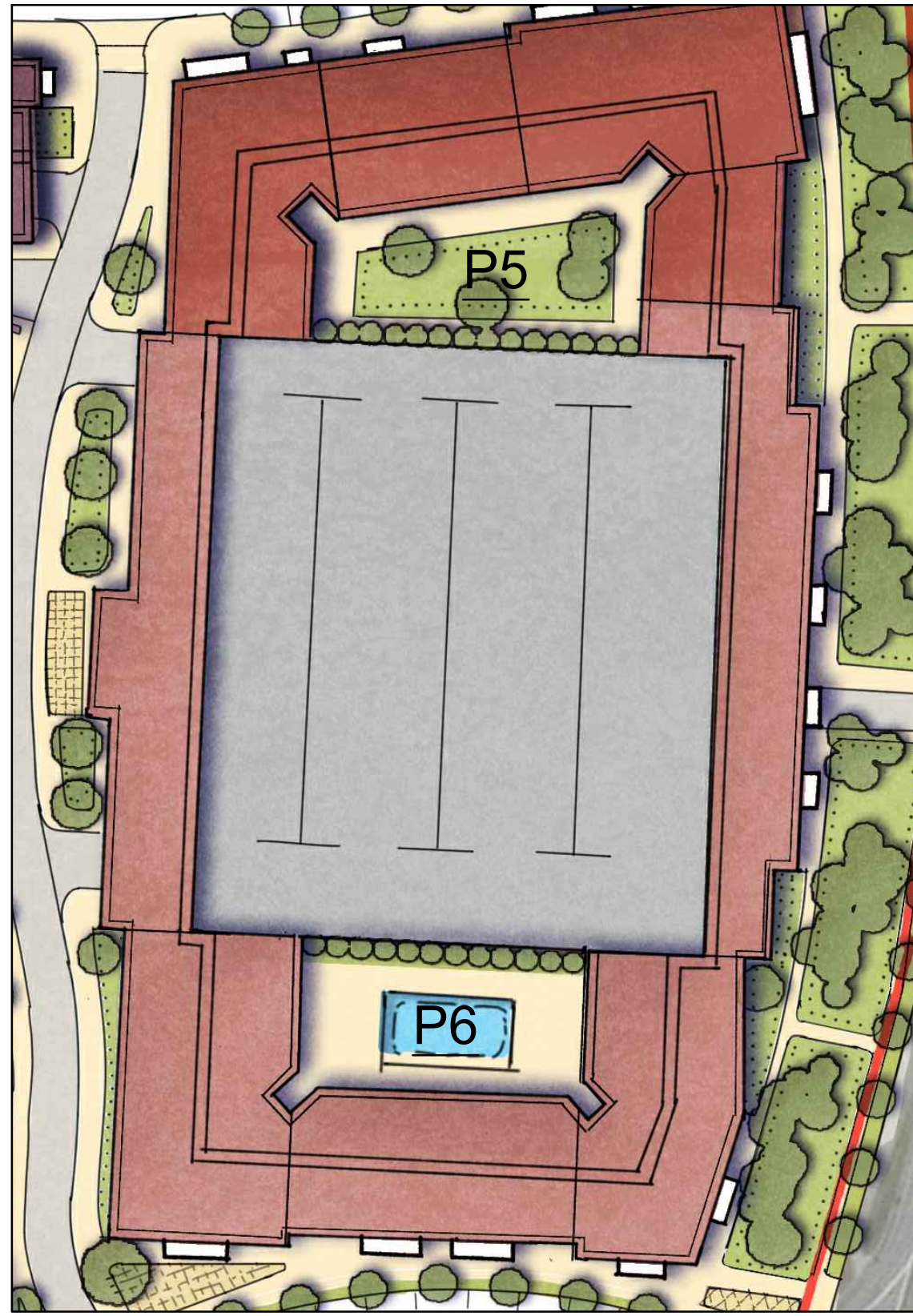
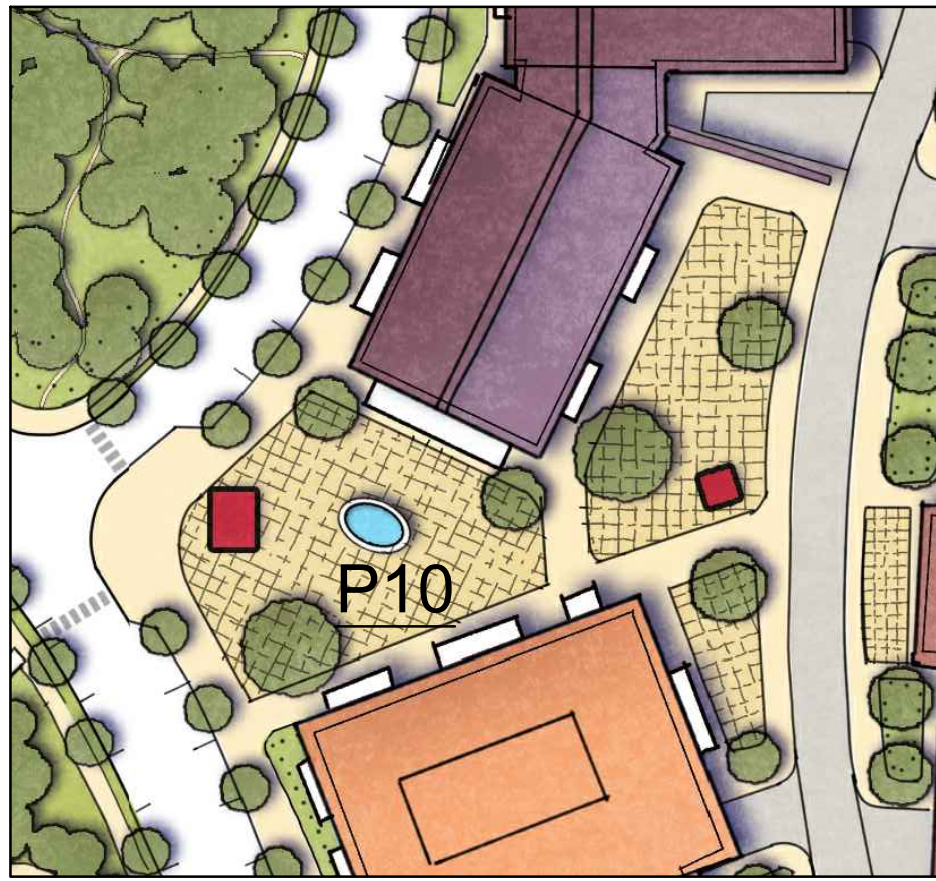
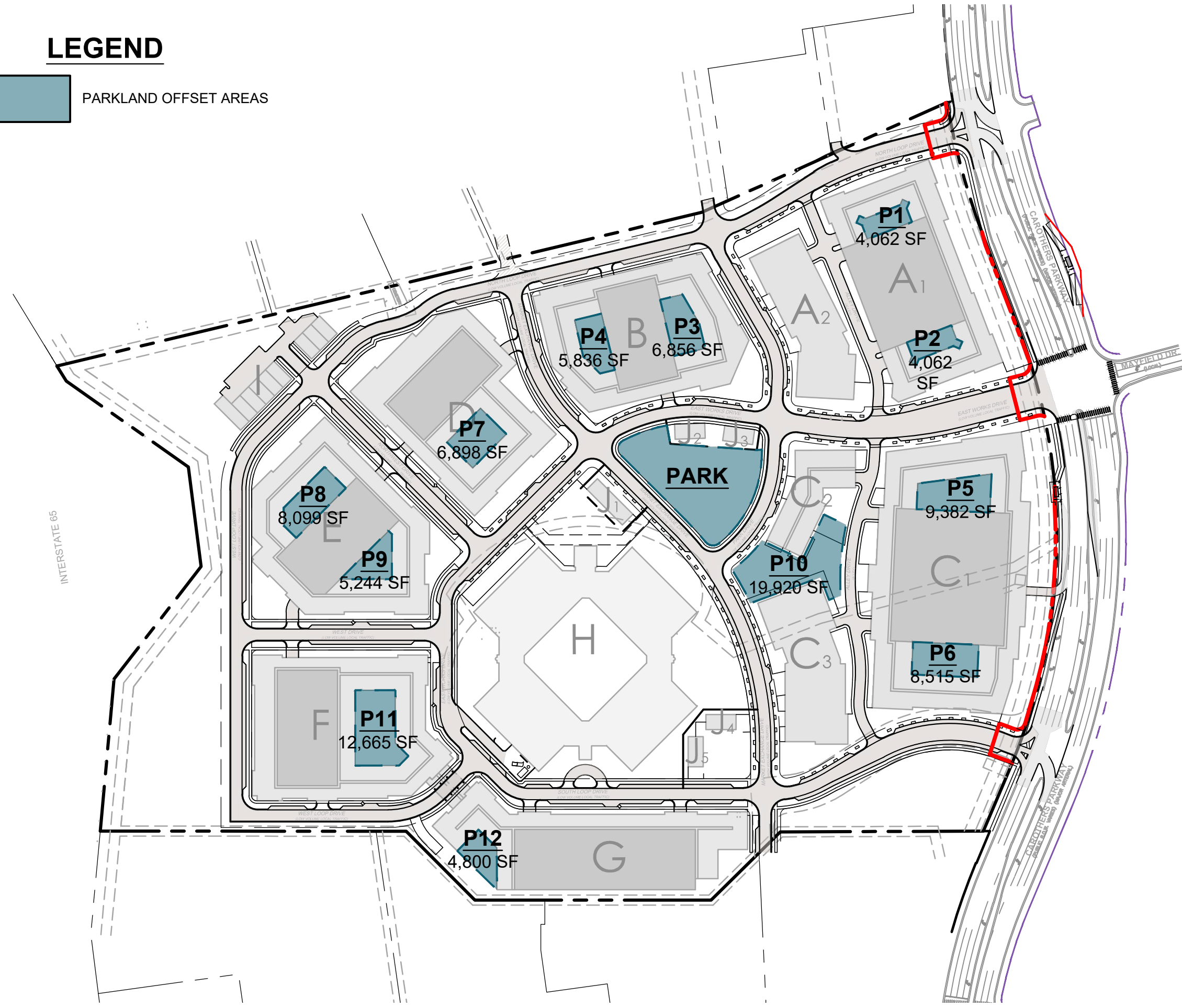
JOB NO.	WK. ORDER
12067	0362
DESIGNED:	B. WRIGHT
DRAWN:	S. BERNICK
SCALE:	1"=200'
DATE:	APRIL 13, 2020

CONCEPTUAL ROADWAY PHASING

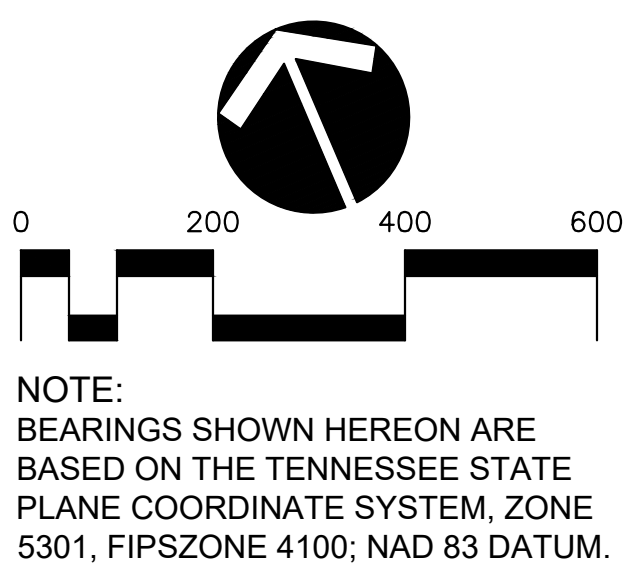
C6.3



LEGEND
PARKLAND OFFSET AREAS



East Works District Parkland Dedication Calculations: Future Parkland Zoning Ordinance (Prepared: 04/10/2020)					
Parkland Impact Fee Requirement Calculations					
Description	Qty.	% of Offset Allowed	Units	cost/unit	Required Impact Fee
Multi-Family Units	1624		Units	\$ 4,304.00	\$ 6,989,696.00
Minimum Parkland Impact Fee Payment (Less Than 5 Acres):		25%			\$ 1,747,424.00
Maximum Parkland Off-set Eligible to Receive (Less Than 5 Acres):		75%			\$ 5,242,272.00
Construction of Private Park and Recreation Amenities Improvements in Lieu of Parkland Impact Fee Off-sets (Private, Not Open to Public)					
Description	Qty.	% of Offset Allowed	Units	cost/unit	Total
Private Recreation Amenities (Swimming Pool/Deck/Courtyard)					
Parkland Set-aside Value Multi-family (Block A-Courtyard North): Private Use	1		Is	\$ 502,170.00	\$ 502,170.00
Parkland Set-aside Value Multi-family (Block A-Courtyard South): Private Use	1		Is	\$ 502,170.00	\$ 502,170.00
Parkland Set-aside Value Multi-family (Block B-Courtyard East): Private Use	1		Is	\$ 599,960.00	\$ 599,960.00
Parkland Set-aside Value Multi-family (Block B-Courtyard West): Private Use	1		Is	\$ 291,800.00	\$ 291,800.00
Parkland Set-aside Value Multi-family (Block C-Courtyard North): Private Use	1		Is	\$ 469,100.00	\$ 469,100.00
Parkland Set-aside Value Multi-family (Block C-Courtyard South): Private Use	1		Is	\$ 658,025.00	\$ 658,025.00
Parkland Set-aside Value Multi-family (Block C-Plaza): Private Use	1		Is	\$ 995,750.00	\$ 995,750.00
Parkland Set-aside Value Multi-family (Block D-Courtyard): Private Use	1		Is	\$ 602,725.00	\$ 602,725.00
Parkland Set-aside Value Multi-family (Block E-Courtyard North): Private Use	1		Is	\$ 404,950.00	\$ 404,950.00
Parkland Set-aside Value Multi-family (Block E-Courtyard South): Private Use	1		Is	\$ 543,540.00	\$ 543,540.00
Parkland Set-aside Value Multi-family (Block F-Courtyard): Private Use	1		Is	\$ 803,275.00	\$ 803,275.00
Parkland Set-aside Value Multi-family (Block G-Courtyard): Private Use	1		Is	\$ 240,000.00	\$ 240,000.00
Parkland Set-aside Value (Park): Private Use	1		Is	\$ 1,645,000.00	\$ 1,645,000.00
Total Private Park (Private Use) Construction Cost (Before % Offset Applied):					\$ 8,258,465.00
Total Private Park (Private Use) Construction Cost (After % Offset Applied):		50%			\$ 4,129,232.50
Private Parkland Set-aside Offset Summary					
Total Parkland Impact Fee via Fee/Dedication/Construction/Offset:					\$ 6,989,696.00
Total Private Parkland Set-aside Offset Value:					\$ -
Total Private Park Construction Offset Cost					\$ 4,129,232.50
Total Parkland Offset in Lieu of Payment Requested:					\$ 4,129,232.50
Total Parkland Impact Fee Balance Paid by Developer (After Offset Reimbursement):					\$ 2,860,463.50
NOTE: The EWD Parkland Dedication Calculations were developed based upon the following key assumptions:					
1 Phasing of Parkland Improvements will follow the anticipated development phasing.					
2 1,747,424 (25% of the overall impact fee) shall be paid at Final Plat. The remainder \$5,242,272 shall be prorated per each future phase and paid at Building Permit.					
3 Total Parkland Impact Fee required may vary based on actual units developed.					



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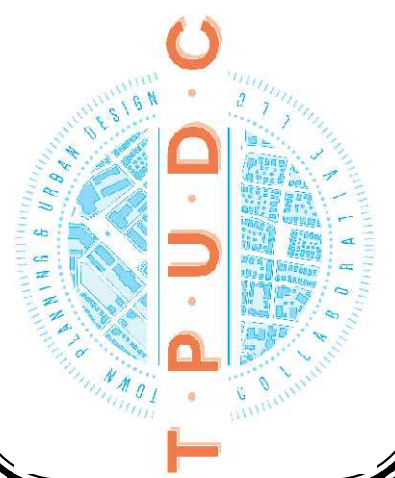
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

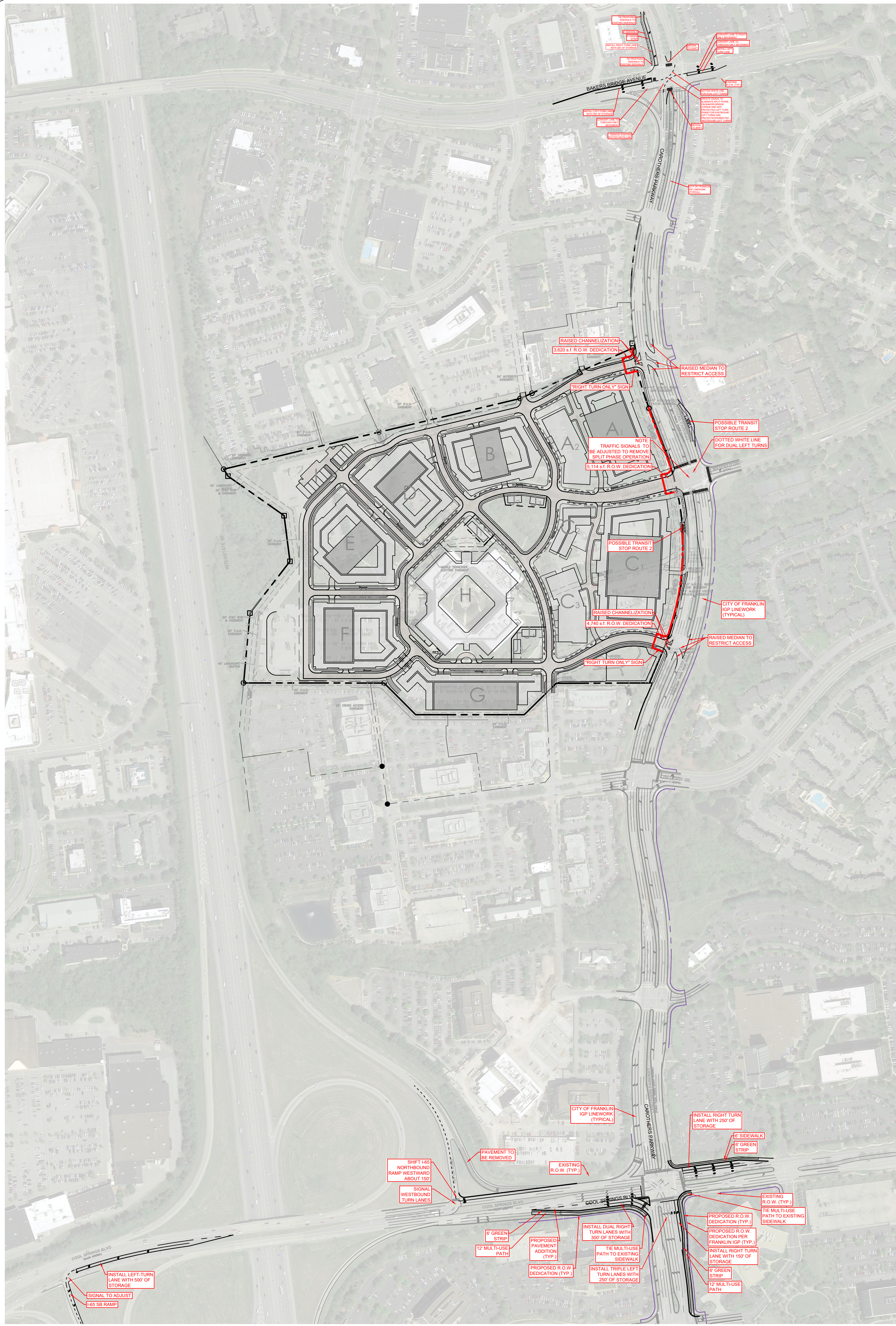
JOB NO.	12067
WK. ORDER	0362
DESIGNED:	S. BERNICK
DRAWN:	B. SHRUM
SCALE:	1"=60'
DATE:	APRIL 13, 2020
REVISIONS	

PARKLAND
DEDICATION

C7.1

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EWD ROADWAY OFFSET AGREEMENT

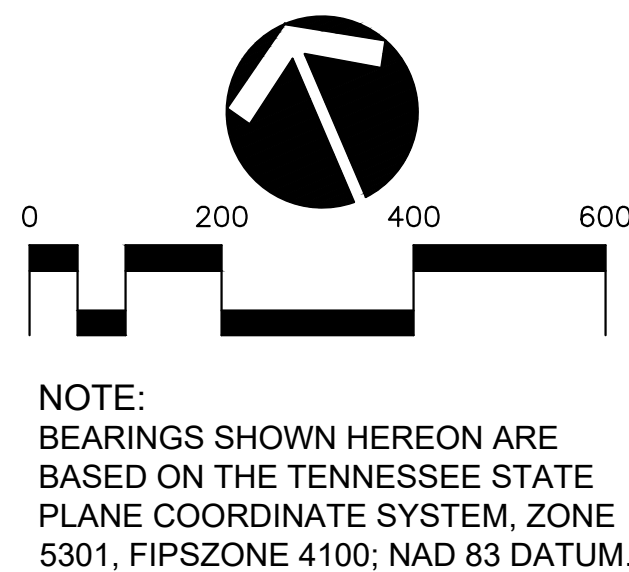
2020.05.05

Description	Bakers Bridge @ Carothers Parkway			Mayfield Dr @ Carothers Parkway			Cool Springs @ Carothers Parkway & Cool Springs @ I-65			Total					
	Qty	Cost/Unit	Extended \$	Qty	Cost/Unit	Extended \$	Qty	Cost/Unit	Extended \$						
R.O.W. or Easement Dedication/Acquisition	0.05	\$	1,306,800			\$91,476	0.6	\$	1,306,800	\$	784,080	\$	940,896		
Gen. Conditions/Demo	1					\$24,978	1			\$	70,250	\$	106,468		
Demo & Haul Off Sidewalks	20	\$	70	\$	1,400	45	\$	50	\$2,250	115	\$	45	\$	5,175	
Demo & Haul Off Concrete Pavement	0	\$	45	\$	-	0	\$	45	\$0	660	\$	45	\$	29,700	
Remove Curb & Gutter	705	\$	8	\$	5,640	1945	\$	7	\$13,615	3010	\$	7	\$	19,565	
Remove Existing Post Curb	0	\$	6	\$	-	150	\$	6	\$900	0	\$	6	\$	-	
Remove Existing Sign	1	\$	150	\$	150	10	\$	75	\$750	5	\$	100	\$	500	
Saw Cut Concrete	15	\$	10	\$	150	15	\$	10	\$150	450	\$	8	\$	3,600	
Saw Cut Asphalt	680	\$	5	\$	3,400	2425	\$	3	\$6,063	3500	\$	3	\$	8,750	
Saw Cut Curbs	5	\$	100	\$	500	25	\$	50	\$1,250	20	\$	50	\$	1,000	
Demo Existing Fence	0	\$	7	\$	-	0	\$	7	\$0	280	\$	7	\$	1,960	
Erosion Control	1					1				1					
Monthly Monitoring	2	\$	500	\$	1,000	2	\$	500	\$1,000	3	\$	500	\$	1,500	
Erosion Fels	50	\$	15	\$	750	300	\$	8	\$2,400	500	\$	8	\$	4,000	
Silt Fence w/ Wire Backing	200	\$	7	\$	1,300	600	\$	5	\$2,700	1000	\$	4	\$	3,500	
Inlet Protection (Filter & Eels)	1	\$	400	\$	400	5	\$	350	\$1,750	5	\$	350	\$	1,750	
Street Sweeping	1	\$	1,500	\$	1,500	1	\$	3,000	\$3,000	1	\$	5,000	\$	5,000	
Clearing and Grubbing	1					1				1					
Remove Existing Trees	20	\$	650	\$	13,000	10	\$	800	\$8,000	21	\$	700	\$	14,700	
Earthwork (Haul Off)	480	\$	45	\$	21,600	1165	\$	45	\$52,425	3550	\$	45	\$	159,750	
Topsoil Replacement/Curb Backfill	50	\$	65	\$	3,250	710	\$	45	\$31,950	1520	\$	45	\$	68,400	
30" Curb & Gutter	615	\$	35	\$	21,525	2100	\$	25	\$52,500	2825	\$	25	\$	70,625	
Raised Concrete Median	0	\$	12	\$	-	2675	\$	12	\$32,100	910	\$	12	\$	10,920	
Concrete Sidewalk	1200	\$	10	\$	12,000	5000	\$	10	\$50,000	10650	\$	10	\$	106,500	
COE Major Arterial Paving (12/4/4/2/1.5)	650	\$	150	\$	97,500	1415	\$	130	\$183,950	5136	\$	120	\$	616,320	
Mill / Overlay (assumed)	0	\$	20	\$	-	3240	\$	20	\$64,800	0	\$	20	\$	-	
Storm Pipe	18"														
18"	20	\$	150	\$	3,000	40	\$	150	\$6,000	100	\$	150	\$	15,000	
Curb Inlets															
Single	1	\$	6,000	\$	6,000	3	\$	6,000	\$18,000	3	\$	6,000	\$	18,000	
Double	0	\$	8,500	\$	-	0	\$	8,500	\$0	1	\$	8,500	\$	8,500	
Convert Existing Inlet to Junction Box	1	\$	3,000	\$	3,000	3	\$	3,000	\$9,000	4	\$	3,000	\$	12,000	
Connect New Pipe to Existing Structure	1	\$	5,000	\$	5,000	3	\$	4,000	\$12,000	4	\$	4,000	\$	16,000	
Underdrains	1	\$	9,225	\$	9,225	1	\$	15,000	\$15,000	1	\$	18,000	\$	18,000	
Traffic Signal/Street Lighting Retrofit/Mod.	1	\$	200,000	\$	200,000	1	\$	500,000	\$500,000	1	\$	750,000	\$	1,450,000	
Striping	1	\$	9,000	\$	9,000	1	\$	5,000	\$5,000	1	\$	92,000	\$	92,000	
Construction Survey Controls	1	\$	3,000	\$	3,000	1	\$	5,000	\$5,000	1	\$	8,000	\$	8,000	
Traffic Control	1	\$	10,000	\$	10,000	1	\$	20,000	\$20,000	1	\$	30,000	\$	30,000	
Engineering/Design/Survey Costs/Permits	1	\$	110,000	\$	110,000	1	\$	150,000	\$150,000	1	\$	275,000	\$	275,000	
Subtotal			\$	608,630			\$	1,343,029			\$	3,159,795	\$	5,111,454	
20% Contingency			20%	\$	121,726		20%	\$	268,606		20%	\$	631,959	\$	1,022,291
Subtotal w/ Contingency				\$	730,356			\$	1,611,634			\$	3,791,754	\$	6,133,744
Add for Material and Subcontractor Cost Inflation			20%	\$	146,071		40%	\$	644,654		60%	\$	2,275,052	\$	3,065,777
Grand Total				\$	876,427			\$	2,256,288			\$	6,066,806	\$	9,199,521
Offset Requested			100%	\$	876,427		100%	\$	2,256,288		100%	\$	6,066,806	\$	9,199,521
DEVELOPMENT PHASE PLAN															
Total Arterial / Phase:	A	B	C	D	E	F	G	H	I						
Total Collector / Phase:	\$2,191,792	\$926,412	\$3,071,146	\$908,704	\$905,592	\$1,048,744	\$522,816	\$0	\$28,008					\$9,603,214	
Running Total	\$1,496,332	\$630,823	\$2,095,664	\$619,332	\$617,211	\$714,777	\$356,328	\$0	\$19,089					\$6,549,556	
	\$3,688,124	\$5,245,359	\$10,412,169	\$11,940,205	\$13,463,008	\$15,226,529	\$16,105,673	\$16,105,673	\$16,152,770					\$ 16,152,770	
Total Road Impact Fee Offsets - Full Build-Out														\$ 9,199,521	
Excess Impact Fee Contingency - Full Build-Out														\$ 6,953,248	

NOTE:
Roadway Offset Agreement is currently being reviewed by Jimmy Wiseman

DESIGN STANDARDS NOTE:
AT THE SITE PLAN STAGE, ALL ROADWAY IMPROVEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH THE APPROPRIATE COMMON STANDARDS AS ESTABLISHED BY (A) THE CITY OF FRANKLIN TRANSPORTATION AND STREET TECHNICAL STANDARDS, (B) THE AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, AND (C) THE TENNESSEE DEPARTMENT OF TRANSPORTATION DESIGN GUIDELINES AND STANDARD DETAILS. FEATURES SUCH AS TAPER LENGTHS, HORIZONTAL AND VERTICAL GEOMETRY, CLEAR ZONES, GUARDRAIL REQUIREMENTS, ETC., SHALL BE EVALUATED IN GREATER DETAIL AT THE SITE PLAN STAGE AND WILL BE REQUIRED TO CONFORM TO THE ACCEPTED STANDARD IN ORDER TO ENSURE PUBLIC SAFETY AND WELL-BEING, AS WELL AS THE CONTINUED FUNCTIONALITY OF THE EXISTING AND PROPOSED STREET NETWORKS.

CONCEPTUAL ILLUSTRATION NOTE:
THE OFFSITE ROADWAY IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS SHOWN ON THIS PLAN FOR EAST WORKS DISTRICT ARE CONCEPTUAL LAYOUTS INTENDED TO ILLUSTRATE THE REQUIRED IMPROVEMENTS OR DESIRED DESIGN FEATURES. THE SPECIFIC GEOMETRIC DESIGN AND CONSTRUCTION DETAILS FOR THE OFFSITE IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS AT EAST WORKS DISTRICT WILL BE COMPLETED AT THE SITE PLAN STAGE FOR EAST WORKS DISTRICT. THE DESIGN OF THE OFFSITE IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS WILL BE COORDINATED WITH AND REVIEWED/APPROVED BY CITY STAFF AS IS TYPICAL FOR DEVELOPMENT SITE PLANS IN THE CITY OF FRANKLIN.



NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

CITY OF FRANKLIN # 7239

EAST WORKS DISTRICT

FOR
MarketStreet™
ENTERPRISES

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	12067	WK. ORDER	0362	DESIGNED:	S. BERNICK	DRAWN:	B. SHRUM	SCALE:	1"=60'	DATE:	APRIL 13, 2020
REVISIONS											
05/07/20 Rev. Per Staff Comments											

ROADWAY OFFSET PLAN

C7.2

RAGAN SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

CHATTANOOGA
NASHVILLE
200 BROADWAY, SUITE 2000
CHATTANOOGA, TN 37402
(615) 244-4891
www.ragan-smith.com

T.P.U.D.C.

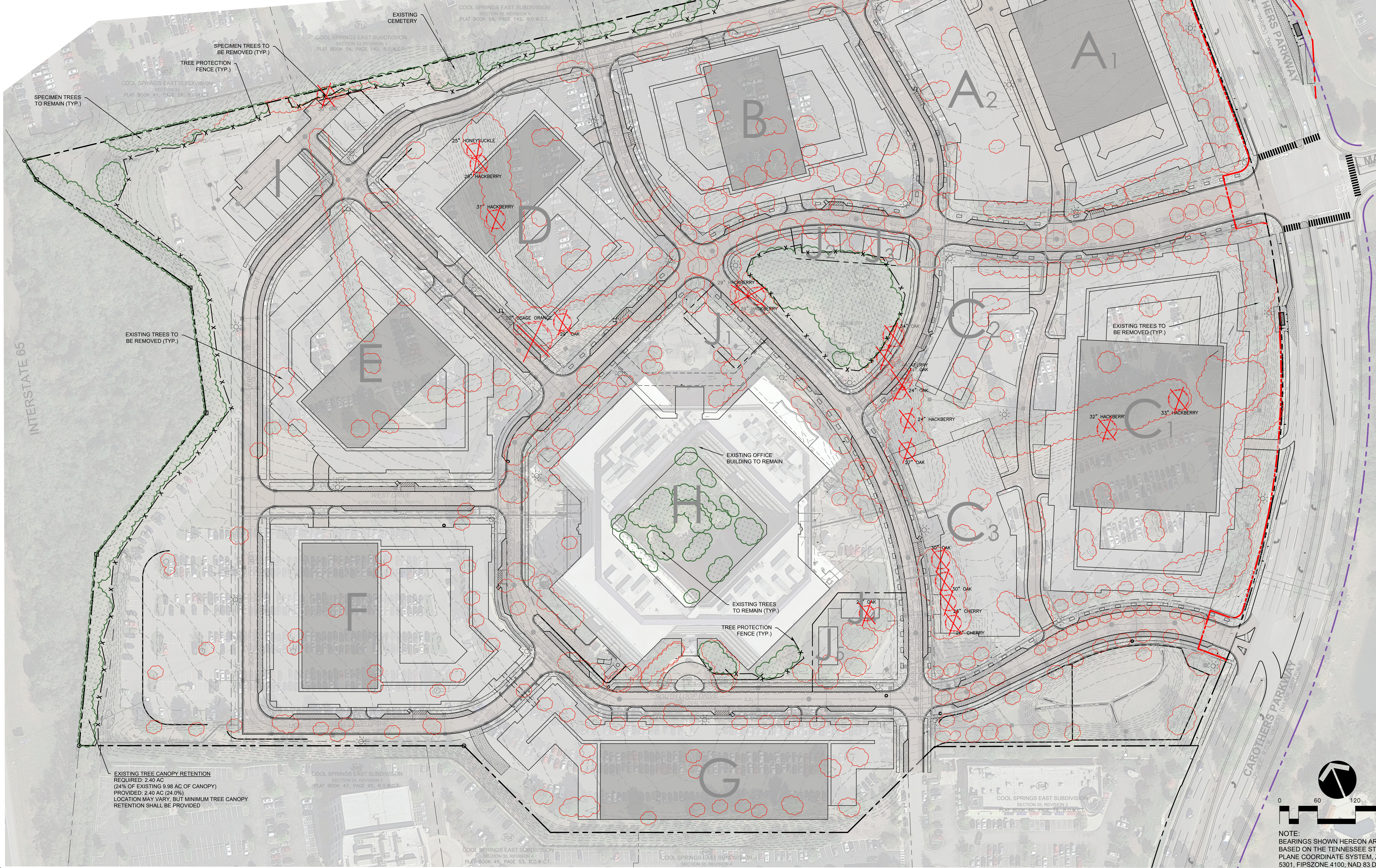
THE PROFESSIONAL
URBAN DESIGN
COUNCIL

SCOTT MICHAEL BERNICK

REGISTERED PROFESSIONAL
LANDSCAPE ARCHITECT
Tennessee No. 00122

LANDSCAPE DATA	
SITE INFORMATION	
Acreage / Square Footage of Site: 49.929 Ac. / 2,174,907± S.F.	
Site Zoning District and Applicable Overlays: PD, Overlay: N/A	
LANDSCAPE SURFACE AREA	
Minimum Required Landscape Surface Area (Ratio and Acreage): 9.98 Ac. (20%)	
Provided Landscape Surface Area (Ratio and Acreage): 10.07 Ac. (20.01%)	
TREE CANOPY	
Percent and Acreage of Original Canopy Cover: 9.98 Ac. (20% of Total Site Acreage)	
Percent and Acreage Tree Canopy Required: 2.40 Ac. (24% of existing canopy cover)	
Percent and Acreage of Preserved Canopy Cover Provided: 2.40 Ac. (24.0%)	
Number and DBH of Specimen Trees Removed: 633 DBH / 21 Specimen Trees Removed	

Caliper Inches	Specimen Name	Caliper Inches	Specimen Name
30	Hackberry	28	Hackberry
30	Oak	34	Oak
24	Hackberry	26	Hackberry
30	Oak	34	Oak
25	Honeysuckle	24	Oak
29	Hackberry	24	Hackberry
31	Hackberry	27	Oak
29	Oak	32	Hackberry
60	Osage Orange	33	Hackberry
29	Hackberry	30	Oak
29	Hackberry	30	Oak
26	Hackberry	26	Cherry
26	Elm	26	Oak
29	Hackberry	25	Oak
Specimen tree calipers to be removed:		633	
Specimen tree DBH required (2:1 Replacement):		1266	



CITY OF FRANKLIN # 7239

EAST WORKS DISTRICT
FOR
MarketStreet™
ENTERPRISES

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	12067	WK. ORDER	0362
DESIGNED:	S. BERNICK	REGISTERED:	S. BERNICK
DRAWN:	K. CHOI	1"=60'	
SCALE:		DATE:	APRIL 13, 2020
REVISIONS			

TREE
PRESERVATION
PLAN

L1.0

RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
NASHVILLE, TENNESSEE
200 BROADWAY, SUITE 200
NASHVILLE, TN 37203
615.254.4891
www.ragan-smith.com





CITY OF FRANKLIN # 7239

EAST WORKS DISTRICT

FOR
MarketStreet™
ENTERPRISES

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	12067
WK. ORDER	0362
DESIGNED:	B. WRIGHT
DRAWN:	S. BERNICK
SCALE:	NOT TO SCALE
DATE:	APRIL 13, 2020
REVISIONS	05/03/20 Rev. Per Staff Comments

CONCEPTUAL
PERSPECTIVE

A1.0

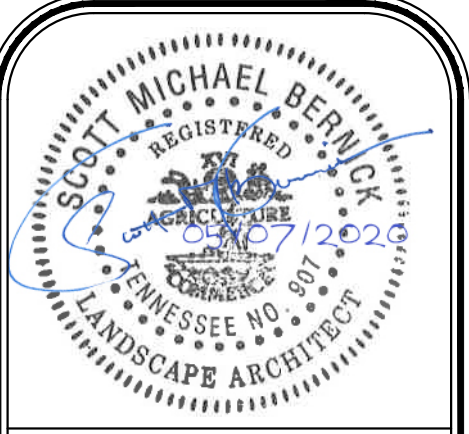


Note
Perspective rendering shown to
illustrate development character



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CHATTANOOGA
NASHVILLE
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CITY OF FRANKLIN # 7239

EAST WORKS DISTRICT

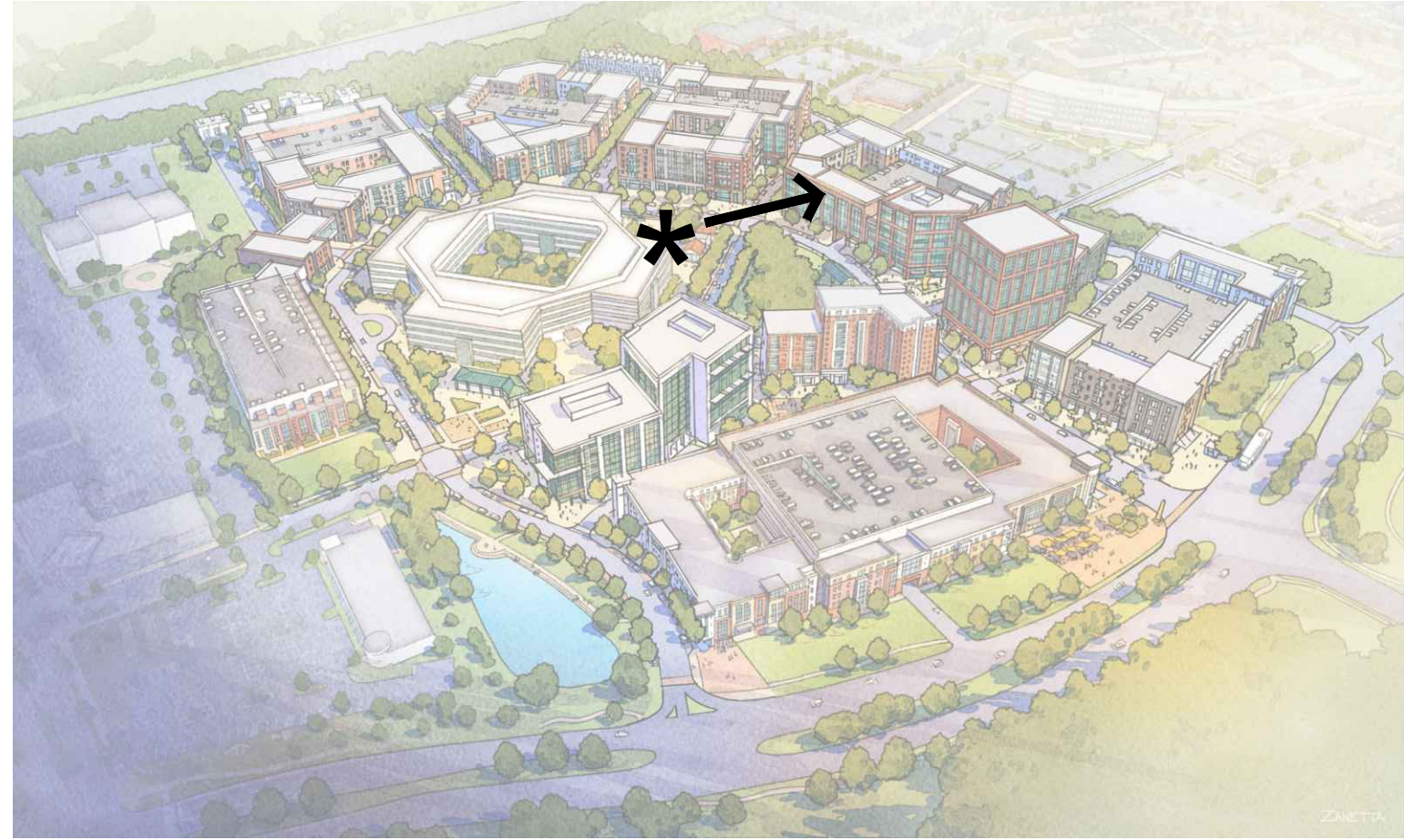
FOR
MarketStreet™
ENTERPRISES

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	12067	WK. ORDER	0362
DESIGNED:	B. WRIGHT	DRAWN:	S. BERNICK
SCALE:	NOT TO SCALE	DATE:	APRIL 13, 2020
REVISIONS			
05/03/20 Rev. Per Staff Comments			

CONCEPTUAL PERSPECTIVE

A3.0



CITY OF FRANKLIN # 7239
EAST WORKS DISTRICT
FOR
Market Street™
ENTERPRISES
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	12067
WK. ORDER	0362
DESIGNED BY	B. WRIGHT
DRAWN BY	S. BERNICK
SCALE	NOT TO SCALE
DATE	APRIL 13, 2020
REVISIONS	05/03/20 Rev. Per Staff Comments

CONCEPTUAL
PERSPECTIVE

A4.0



CITY OF FRANKLIN # 7239

EAST WORKS DISTRICT
FOR
MarketStreet™
ENTERPRISES

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO. 12067	WK. ORDER 0362	DESIGNED BY B. WRIGHT	DRAWN BY S. BERNICK	SCALE NOT TO SCALE	DATE APRIL 13, 2020
REVISIONS					05/03/20 Rev. Per Staff Comments

CONCEPTUAL
PERSPECTIVE

A5.0

ZANETTA



MORE DETAILED VIEW OF PODIUM WITH 2-HOUR GYPSUM FIREWALL SHOWN ON LEFT SIDE OF PODIUM



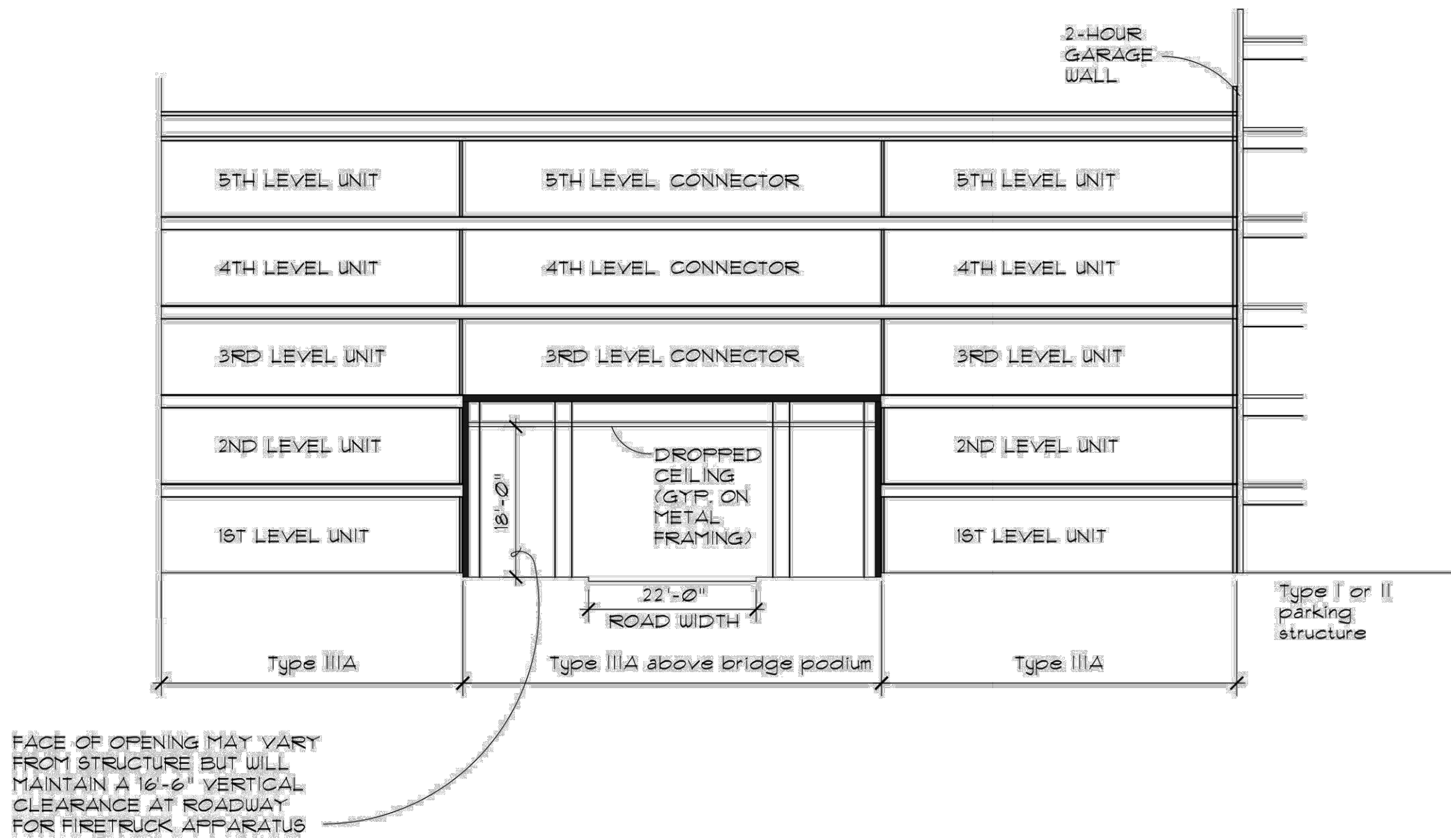
VIEW OF BRIDGE OVER PUBLIC STREET / FIRELANE

Precedent Images of other bridge designed by 2PA

© 2016 Poole & Poole Architecture, LLC - Richmond, VA, 804-225-0215, Nashville, TN 615-922-6190, Mount Pleasant, SC, 843 343 8589 -Internet: www.2pa.net

June 21, 2017

1522.00

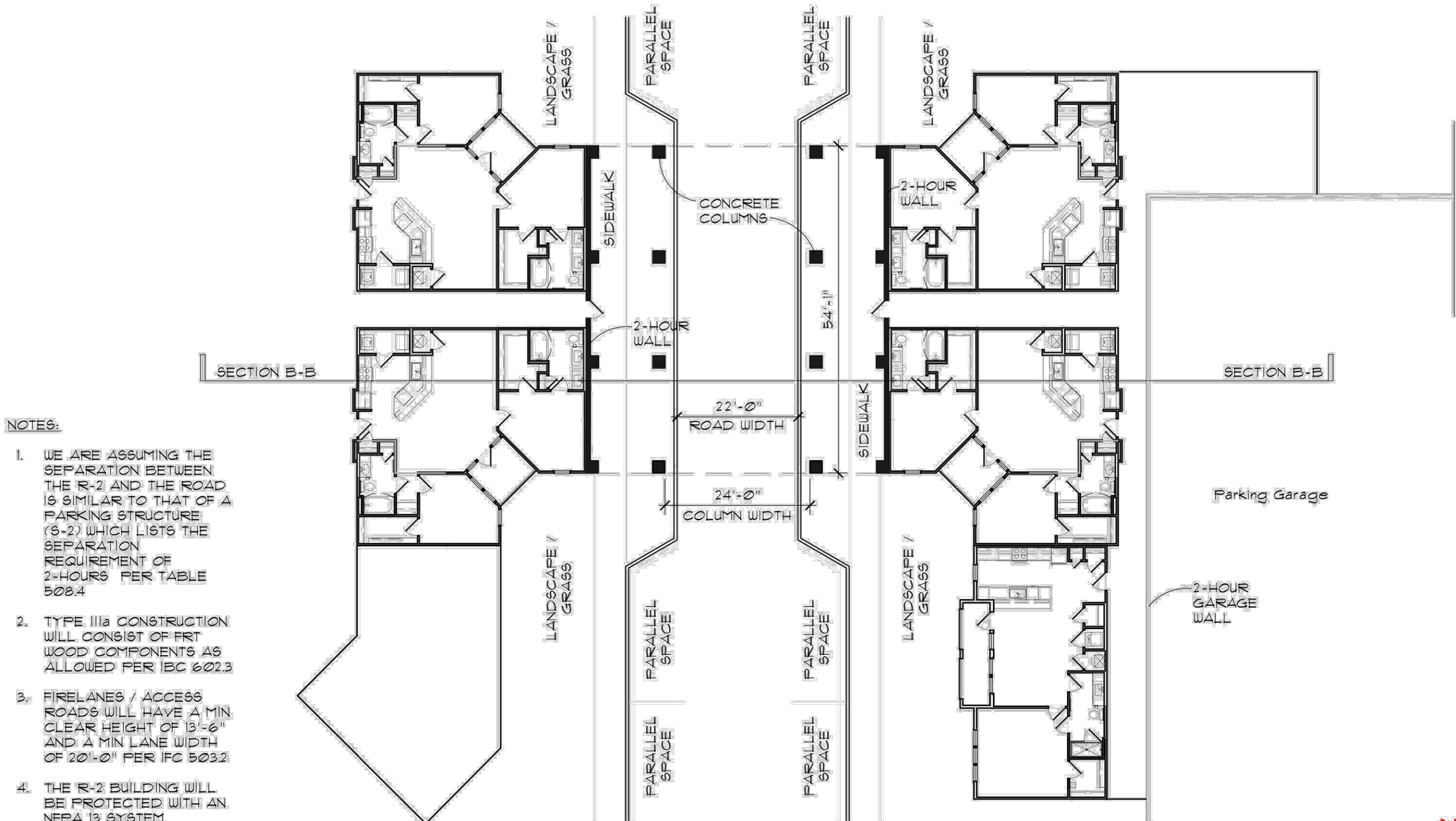


Section B-B - section at road / bridge between buildings F & G

© 2016 Poole & Poole Architecture, LLC - Richmond, VA, 804-225-0215, Nashville, TN 615-922-6190, Mount Pleasant, SC, 843 343 8589 -Internet: www.2pa.net

June 21, 2017

1522.00

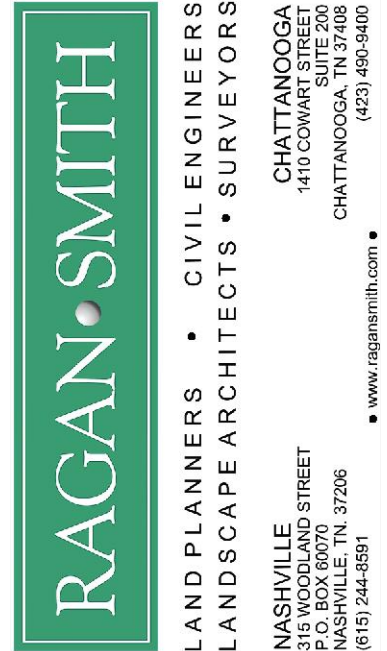
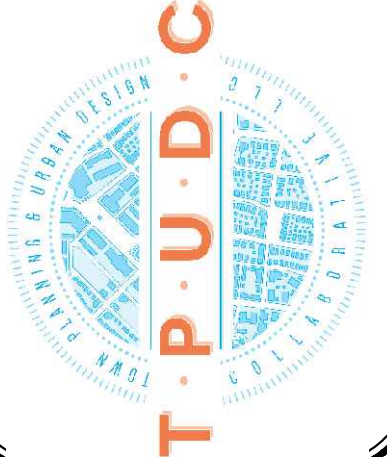


Partial Plan at Bridge - Building F-G connection

© 2016 Poole & Poole Architecture, LLC - Richmond, VA, 804-225-0215, Nashville, TN 615-922-6190, Mount Pleasant, SC, 843 343 8589 -Internet: www.2pa.net

June 21, 2017

1522.00



JOB NO.	WK. ORDER	DESIGNED:	DRAWN:	SCALE:	DATE:
12067	0362	B. WRIGHT	S. BERNICK	#7-#8	APRIL 13, 2020
REVISIONS					
05/03/20 Rev. Per Staff Comments					

SCHEMATIC
BRIDGE UNIT
EXHIBIT

A6.0

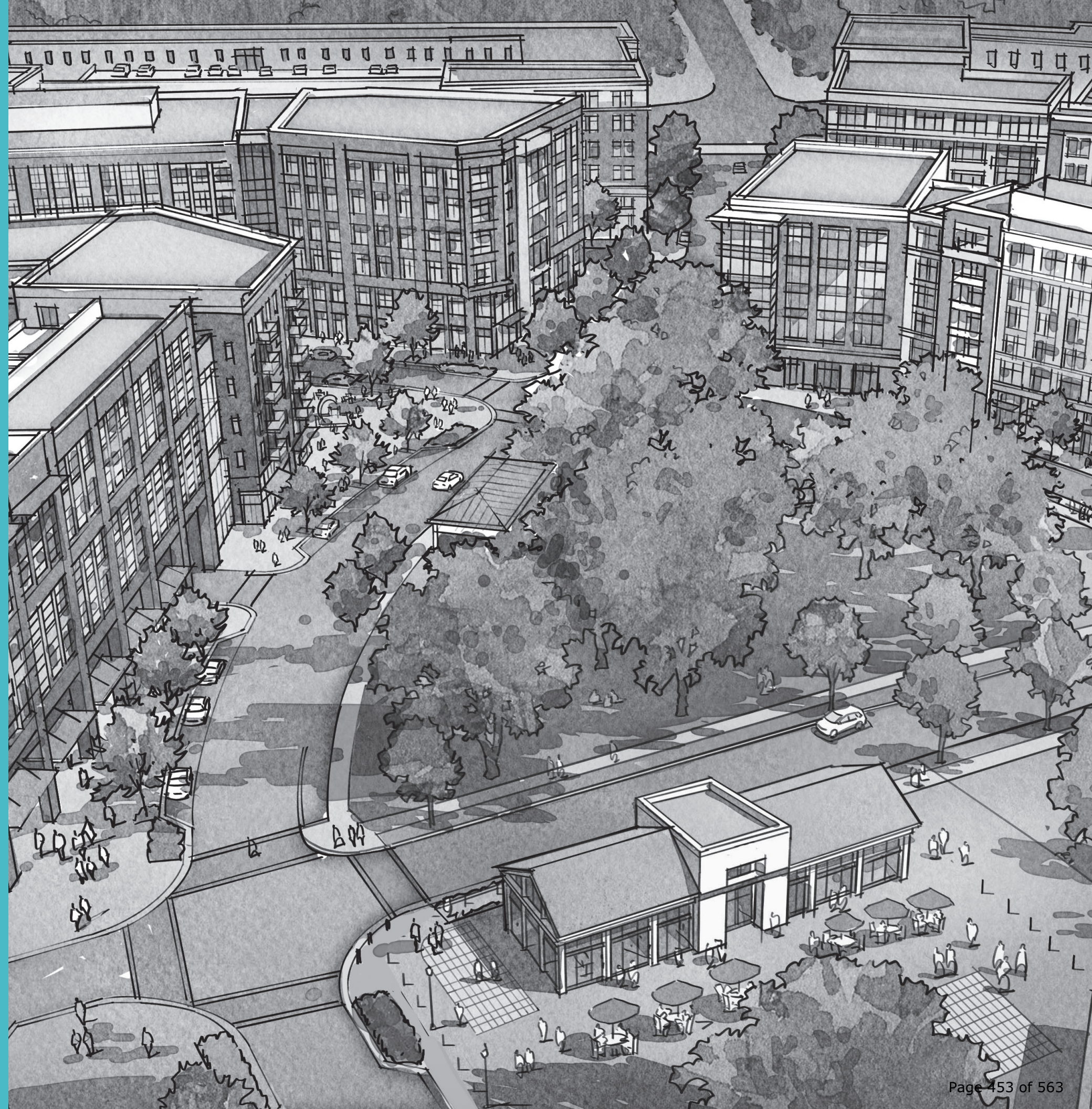
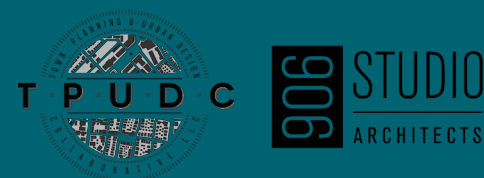
EAST WORKS DISTRICT

DEVELOPMENT PLAN APPLICATION

MODIFICATIONS OF STANDARDS AND ILLUSTRATIVE EXHIBITS

FOR SUBMITTAL MAY 2020

THIS DOCUMENT IS NOT FOR ENTITLEMENT PURPOSES.
ALL DESIGN ELEMENTS, INCLUDING LAYOUT AND ARCHITECTURE, WILL
COMPLY WITH THE ZONING ORDINANCE AND THE DEVELOPMENT PLAN
APPLICATION SUBMITTED WITH THIS DOCUMENT.



► TABLE OF CONTENTS

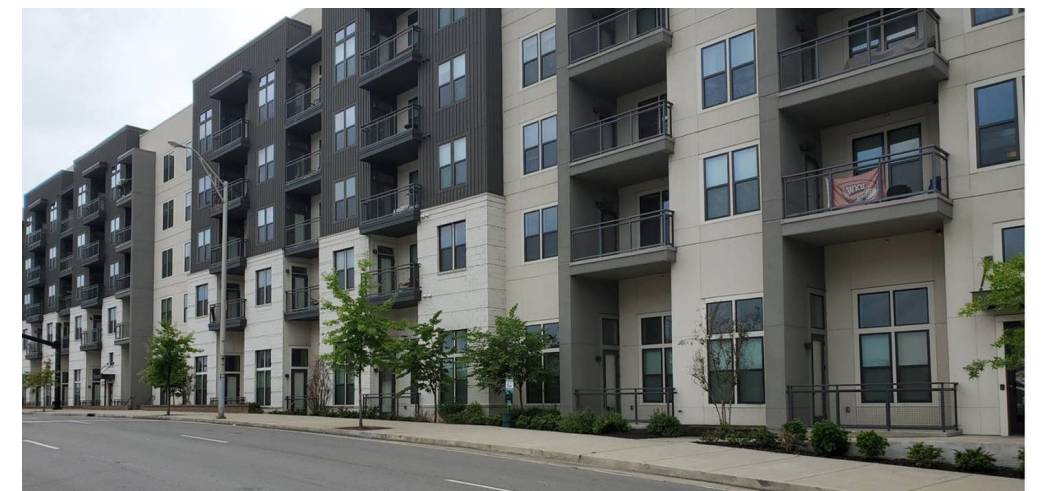
3	MODIFICATION OF STANDARDS #1 RELATED TO BUILDING ENTRANCES
5	MODIFICATION OF STANDARDS #2 RELATED TO SIGNAGE
6	MODIFICATION OF STANDARDS #3 RELATED TO SIGNAGE
7	MODIFICATION OF STANDARDS #4 RELATED TO SIGNAGE
8	MODIFICATION OF STANDARDS #5 RELATED TO SIGNAGE
9	MODIFICATION OF STANDARDS #6 RELATED TO SIGNAGE
10	MODIFICATION OF STANDARDS #7 RELATED TO SIGNAGE

► MODIFICATION OF STANDARDS #1

Section 6.7 (Building Types –Multifamily – Building Orientation and Entry - Entrances)

Revise to allow facades along a street or internal drive to have ground floor units and associated outdoor living spaces, where applicable, accessed from the interior rather than having individual entrances from the exterior, provided that the façade of the building has an entrance to publicly - accessed ground floor uses. This MOS is being requested to address topographical constraints, context, and anticipated demand for ground floor dwelling units with exterior entrances.

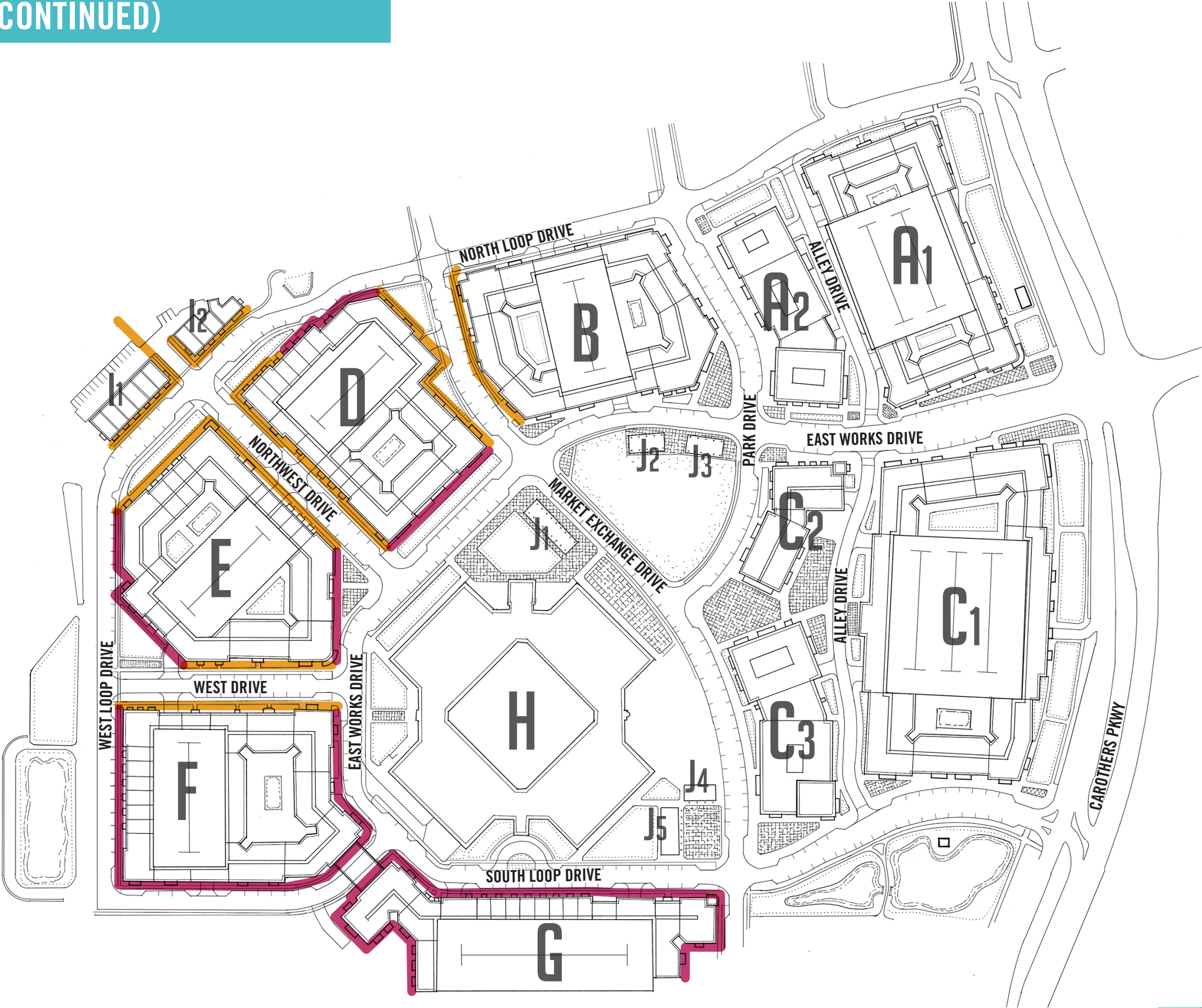
Example images of buildings using a single ground floor entrance, as well as a plan indicating potential locations where this MOS may be utilized within the project, are shown here and on the next page.



See previous page.

LEGEND

- Consolidated Entrances
- Individual Entrances



► MODIFICATION OF STANDARDS #2

Section 15.1.3 (Signs – Proportion and Shape)

Revise to allow Band or Hanging signs to be the shape of any item that is representative of the business, such as a “dog tag” for a “bootcamp” style fitness retailer. Such irregularly shaped signs shall be limited to two per frontage. This would be appropriate in the context of the project.

Example images of signs that would be permitted under this MOS are included here.

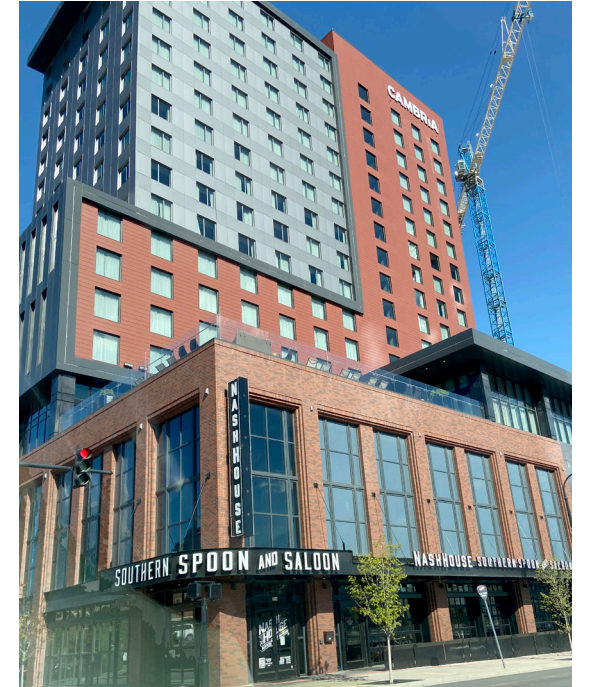


► MODIFICATION OF STANDARDS #3

Section 15.4 (Signs – Band Sign – Quantity)

Revise to allow one Band Sign per tenant per frontage located between the ground floor and the second floor, in addition to any allowed Wall Sign. This MOS is being requested to address situations where a tenant within a multiple tenant building could have a Wall Sign and each ground floor tenant space could also have a Band Sign above its storefront. This would be appropriate in the context of the project.

Example images of buildings showing this condition are included here.



Section 15.5 (Signs - Canopy Sign - Lighting)

Revise to allow Canopy Signs to be illuminated externally or internally. Internal illumination of a Canopy Sign would be appropriate. Historically, Canopy Signs, such as those used for theatre marquees, have been internally illuminated. This would be appropriate in the context of the project.

Images showing internally illuminated Canopy Signs are included here.



► MODIFICATION OF STANDARDS #5

Section 15.10 (Signs - Hanging Sign - Sign Area & Lighting)

Revise to change maximum sign area to 6 square feet per side. The 3 square foot maximum sign area permitted for Hanging Signs is very small. A 6 square foot Hanging Sign would be within the customary range for this type and would be appropriate in the project. Revise to allow Hanging Signs to be illuminated externally or internally. Internal illumination of a Hanging Sign would be appropriate.

Images of Hanging Signs having an area of 6 square feet, as well as internally illuminated Hanging Signs, are included here.



► MODIFICATION OF STANDARDS #6

Section 15.14 (Signs – Vertical Blade Sign - Quantity)

Revise to allow one Vertical Blade Sign per frontage, and to allow such Vertical Blade Signs in addition to any Hanging Signs that are used for other tenants. This would be appropriate in the context of the project.

Images of multiple Vertical Blade Signs on a building, as well as Vertical Blade Signs being used on buildings with Hanging Signs are included here.

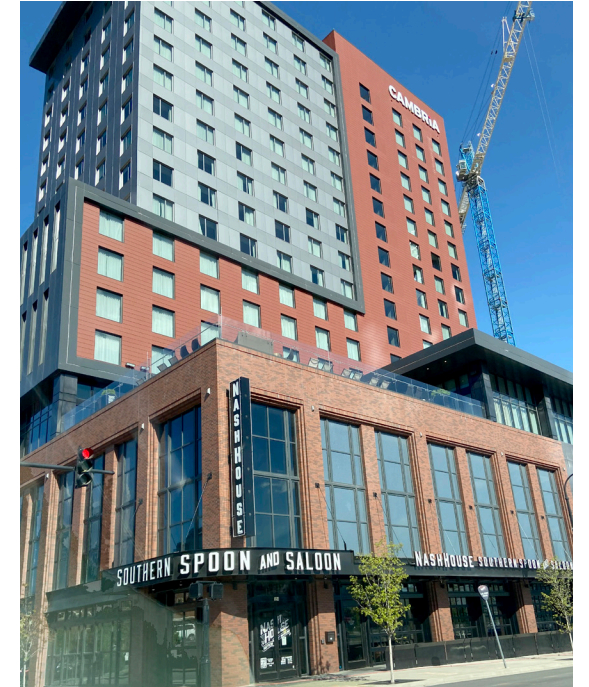


► MODIFICATION OF STANDARDS #7

Section 15.15 (Signs – Wall Sign – Quantity)

Revise to allow two Wall Signs located at a building's roofline per building and no more than one such Wall Sign per frontage and to allow such Wall Signs in addition to any allowed Band Signs. This would be appropriate in the context of the project. This MOS is being requested to address the reciprocal situation to that described in MOS No. 7 above, where a tenant within a multiple tenant building would have a roofline Wall Sign and each ground floor tenant space could also have a Band Sign at its entrance. This would be appropriate in the context of the project.

Example images of buildings showing this condition are included here.





City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 20-0666

DATE: April 29, 2020
TO: Franklin Municipal Planning Commission
FROM: Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Dianna Tomlin, Principal Planner

SUBJECT:

Consideration Of Ordinance 2020-10, An Ordinance To Rezone 21.24 Acres From Regional Commercial (RC-6) And General Office (GO) Districts To Planned (PD 11.35/12,320) District For The Property Located South Of Oak Meadow Drive And East Of South Royal Oaks Boulevard (Vintage At Watson Glen PUD Subdivision).

PURPOSE:

Project Information
COF Project Number: 7246
Applicant: Gamble Design Collaborative, Greg Gamble
Owner: Franklin Investment Holdings, LLC, Robert Goodall

BACKGROUND/STAFF COMMENTS:

The applicant is requesting to rezone the property from Regional Commercial (RC-6) and General Office (GO) to Planned District (PD 11.35/12,320) to accommodate the proposed development plan for Vintage at Watson Glen. The development plan has been submitted concurrently.

Envision Franklin places this property in the Neighborhood Mixed Use Design Concept. The Planned Development district is an appropriate base zone for this Design Concept.

PROCEDURAL REQUIREMENTS:

1. The city's project identification number shall be included on all correspondence with any city department relative to this project.

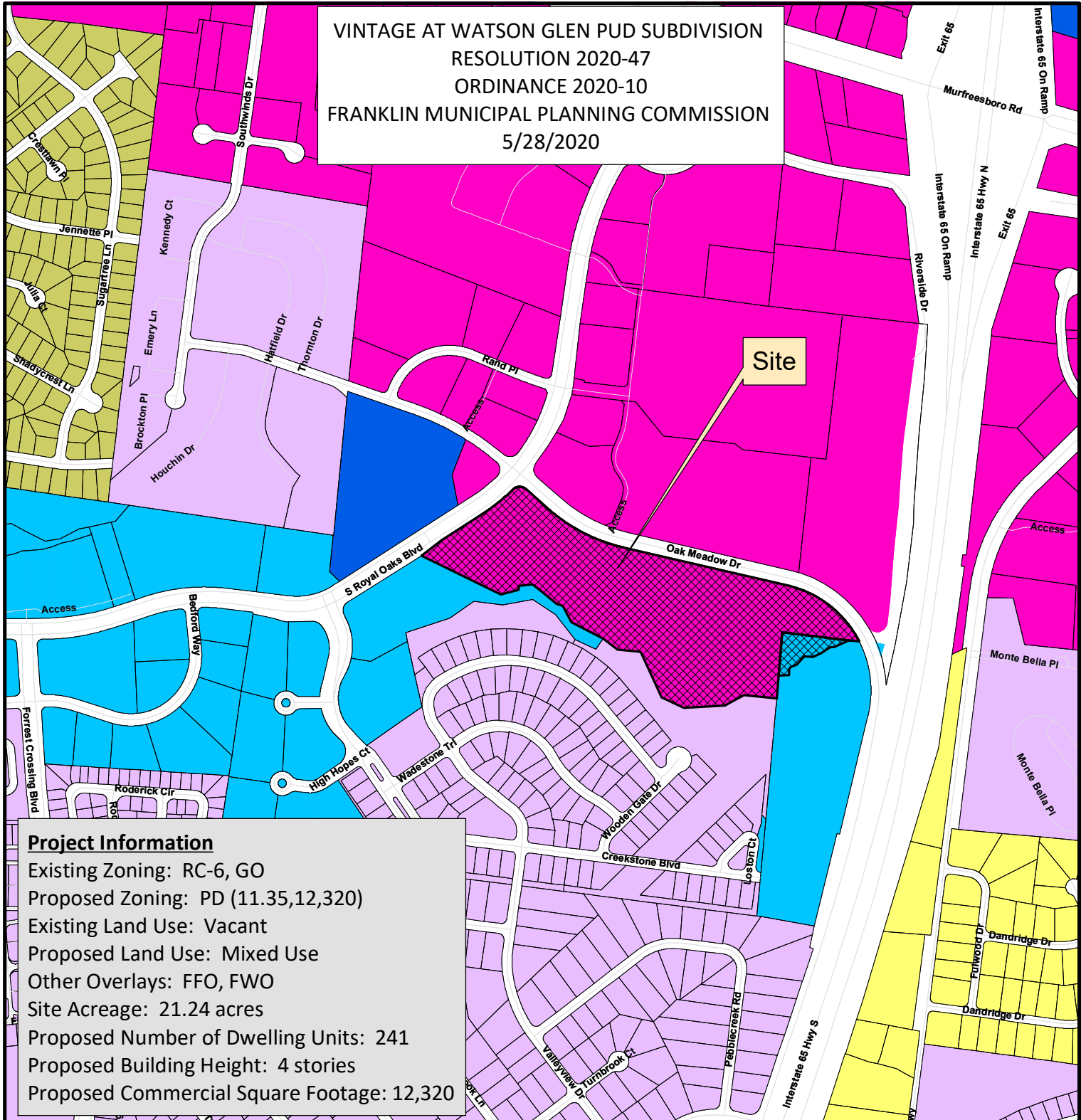
FINANCIAL IMPACT:

unknown

RECOMMENDATION:

Staff recommends approval of Ordinance 2020-10 to the Board of Mayor and Aldermen.

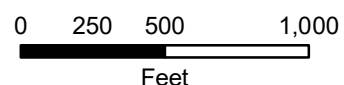
VINTAGE AT WATSON GLEN PUD SUBDIVISION
 RESOLUTION 2020-47
 ORDINANCE 2020-10
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 5/28/2020



Project Information

Existing Zoning: RC-6, GO
 Proposed Zoning: PD (11.35,12,320)
 Existing Land Use: Vacant
 Proposed Land Use: Mixed Use
 Other Overlays: FFO, FWO
 Site Acreage: 21.24 acres
 Proposed Number of Dwelling Units: 241
 Proposed Building Height: 4 stories
 Proposed Commercial Square Footage: 12,320

- | | |
|--------------------------------|------------------------------------|
| Vintage Watson Glen | 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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ORDINANCE 2020-10

AN ORDINANCE TO REZONE 21.24 ACRES FROM REGIONAL COMMERCE-6 (RC-6) AND GENERAL OFFICE (GO) DISTRICTS TO PLANNED (PD 11.35/12,320) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF OAK MEADOW DRIVE AND EAST OF SOUTH ROYAL OAKS BOULEVARD (VINTAGE AT WATSON GLEN PUD SUBDIVISION).

WHEREAS, the City of Franklin, Tennessee, encourages responsible growth and the sensible transition of land uses and densities; and

WHEREAS, the Planned (11.35/12,320) district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2020-47, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

WHEREAS, the zoning has been reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of RC-6 and GO Districts to PD (11.35/12,320) District:

PREMISES CONSIDERED	
Map-Parcel	Acres
079-08800	20.54
079-10120	.70
Total	21.24

SECTION II. That the attached Location Map and Survey shall serve the purpose of further delimiting the geographical boundaries as described by this Ordinance.

SECTION III. 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/Recorder

By: _____

Dr. Ken Moore

Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

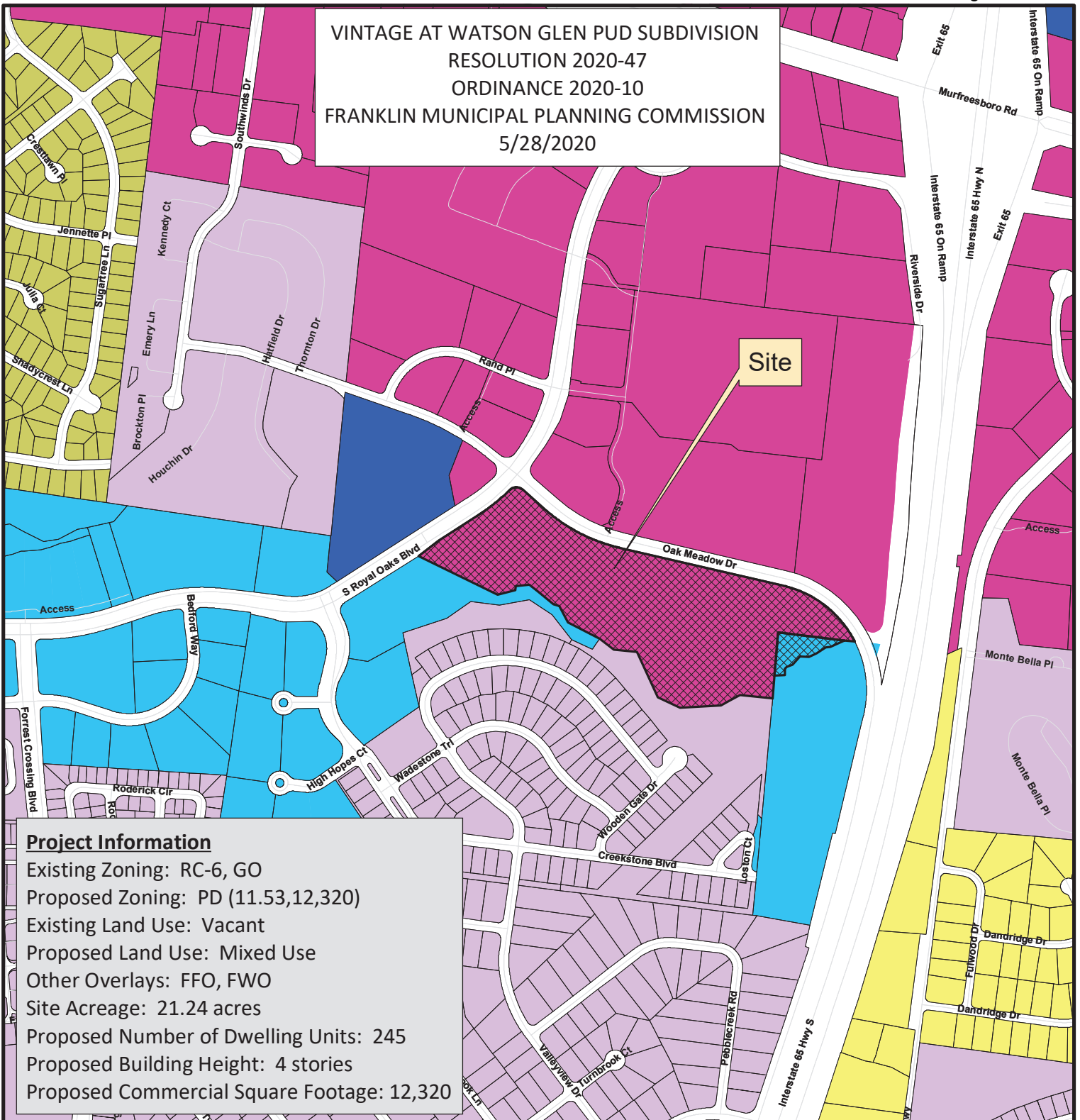
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

VINTAGE AT WATSON GLEN PUD SUBDIVISION
 RESOLUTION 2020-47
 ORDINANCE 2020-10
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 5/28/2020



	Vintage Watson Glen		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



0 250 500 1,000
 Feet

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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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SITE DATA CHART

PROJECT NAME: VINTAGE AT WATSON GLEN
PROJECT NUMBER: 7247
ADDRESS: OAK MEADOW DRIVE
PARCEL(S): MAP 079, PARCELS 88 & 101.20
ACREAGE / SF OF SITE: 21.24 AC / 925,109 SF

BASE ZONING: RC-6
PROPOSED ZONING: PD (11.35, 12,320)
ZONING OVERLAY: FFO, FWO

BUILDING TYPES APPLIED: COMMERCIAL / MIXED-USE, MULTIFAMILY,
FRONTAGE TYPES APPLIED: URBAN LANDSCAPE, URBAN

SETBACKS: FRONT: 8'
SIDE: 5'
REAR: 20'

DWELLING UNIT COUNT (BY TYPE): MULTIFAMILY: 241

COMMERCIAL SF (BY USE): OFFICE: 4,420 SF
RESTAURANT: 7,900 SF
12,320 SF

TOTAL: 12,320 SF

NON-RESIDENTIAL: 5,500 SF

BUILDING HEIGHT: 1-4 STORIES

MINIMUM REQUIRED LSA: 0.2
PROVIDED LSA: 0.65
OPEN SPACE REQUIRED: 5% (46,255 SF)
OPEN SPACE PROVIDED: 5.5% (50,803 SF)
NATURAL AREA REQUIRED: 0%
NATURAL AREA PROVIDED: 46% (427,660)
TREE CANOPY RETENTION ACREAGE: 6.39 AC (244% OF REQUIRED)

PARKING REQUIRED (BY USE):
MULTI-FAMILY: 1.5 / I/R: 128 UNITS = 189
2.5 / 2BR: 101 UNITS = 253
3.0 / 3+BR: 14 UNITS = 42
TOTAL MULTI-FAMILY: 464

RESTAURANT: 10 / 1,000 SF + 1 EMPLOYEE
52 / (SEAT (DRIVE-THRU / QUICK SERVICE)
RESTAURANT 1: 5,400 SF = 60
RESTAURANT 2: 45 SEATS = 24
TOTAL RESTAURANT: 84

OFFICE: 4 / 1,000 SF
OFFICES: 4,420 SF = 18 (TO BE SHARED WITH RESIDENTIAL)

TOTAL PARKING REQUIRED: 586

PARKING PROVIDED (BY USE):
MULTI-FAMILY / OFFICE: 495
RESTAURANT: 91
586

OFFICE: BOB GOODALL
393 MAPLE STREET
GALLATIN, TN 37066

APPLICANT: GAMBLE DESIGN COLLABORATIVE
ADDRESS: 324 LIBERTY PIKE
SUITE 145
(615) 975-5765
gdc.gamble@gdc-tn.com

CONTACT: GREG GAMBLE

EXISTING TREE SURVEY NOTE

ALL EXISTING VEGETATION SHOWN WAS LOCATED VIA AERIAL PHOTOGRAPHY AND/OR FIELD OBSERVATION.

UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE 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 INDICATED. THEREFORE, RELIANCE UPON THE 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 OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

MINERAL RIGHTS INFORMATION

AT THE PRESENT TIME, PROPERTY TITLE REFERENCE DOES NOT REFLECT ANY MINERAL RIGHTS ON THE SUBJECT PROPERTY.

HYDROLOGIC SOIL GROUP

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AmC3	Humphreys gravelly silty clay loam, 5 to 12 percent slopes, severely eroded	A	0.1	0.7%
ArB2	Armour silt loam, 2 to 6 percent slopes, eroded	B	3.6	17.2%
CaC2	Caprina silt loam, phosphatic, 5 to 12 percent slopes, eroded	D	2.2	10.4%
Eg	Egans silt loam, phosphatic	C	2.8	13.7%
Hu	Huntington silt loam, phosphatic	B	7.9	38.1%
SiC3	Silversville clay loam, 5 to 12 percent slopes, severely eroded	A	2.7	13.0%
SiO3	Silversville clay loam, 12 to 20 percent slopes, severely eroded	A	1.4	6.8%
Totals for Area of Interest			20.8	100.0%

EXISTING GRADING & DRAINAGE DATA CHART:

DRAINAGE:
SITE AREA: 21.24 AC
IMPERVIOUS AREA: 0.0 AC
DISTURBED AREA: N/A
Existing Rv VALUE: 0.17 (PROJECT AREA)
PEAK FLOW RUNOFF: 20 CFS

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	
2	20.00%	100.00%	

LEGEND

CM(O) CONCRETE MONUMENT (OLD)
R(O) IRON ROD (OLD)
R(N) IRON ROD (NEW)
(5/8" x 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
CATCH BASIN/CURB INLET
RCF REINFORCED CONCRETE PIPE
SANITARY SEWER MANHOLE
ELECTRIC BOX
TRANSFORMER PAD
INVERT
HEADWALL
FIRE HYDRANT
FIBER OPTIC BOX

Ø UTILITY POLE
-X-X- FENCE
-UGE- UNDERGROUND ELECTRIC LINE
STORM STRUCTURE
FEMA FLOODWAY AREA ZONE "AE"
LOT NUMBER
SIGN
WATER VALVE
LIGHT STANDARD
ELECTRIC STUBOUT
R.O.W.C.T. REGISTER'S OFFICE FOR WILLAMSON COUNTY, TN

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY . THE WATER MAINS ARE LOCATED ALONG
241 UNITS x 350 GPD = 84,350 GPD

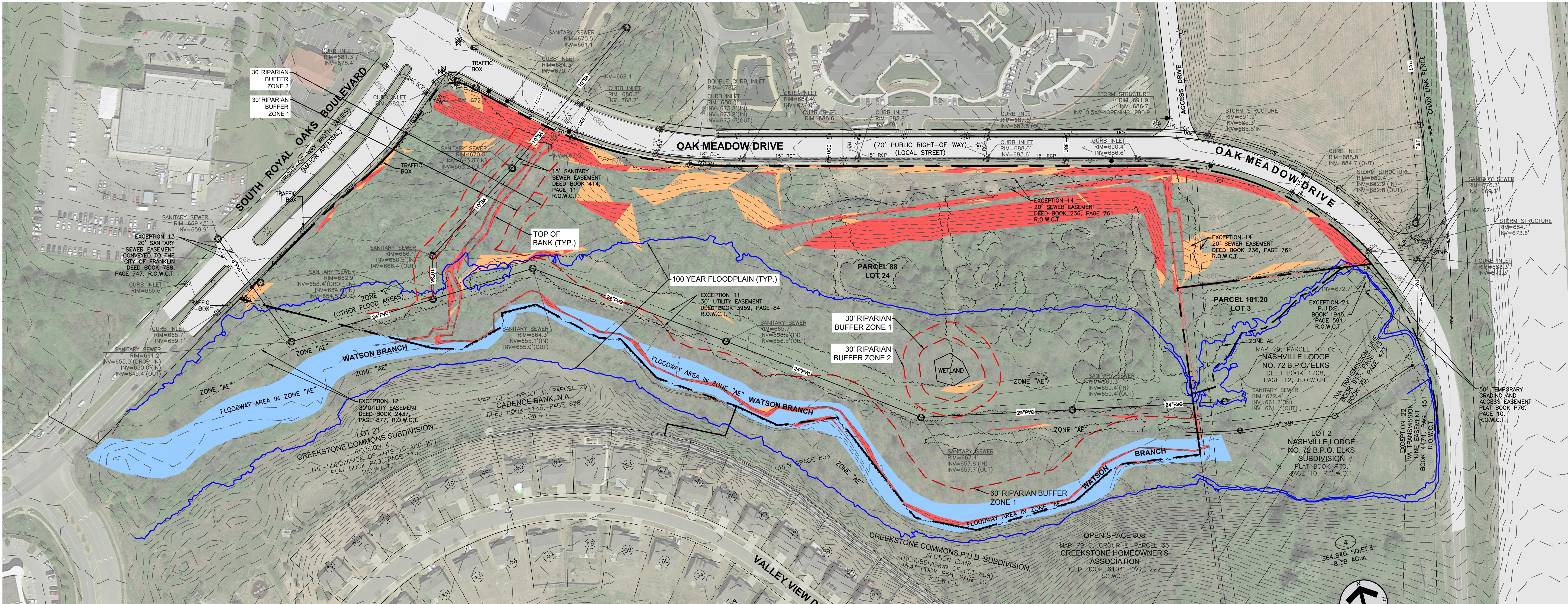
SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.7MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.4 MI (FRANKLIN FIRE DEPARTMENT)
NEAREST RECREATIONAL FACILITY: 1.5 MI (SOAR ADVENTURE TOWER)

PROJECTED STUDENT POPULATION
241 x 0.64 = 155 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY



SITE DATA CHART

PROJECT NAME: VINTAGE AT WATSON GLEN
PROJECT NUMBER: 7247
ADDRESS: OAK MEADOW DRIVE
PARCEL(S): MAP 079, PARCELS 88 & 101.20
ACREAGE / SF OF SITE: 21.24 AC / 925,109 SF

BASE ZONING: RC-6
PROPOSED ZONING: PD (11.35, 12,320)
ZONING OVERLAY: FFO, FWO

BUILDING TYPES APPLIED: COMMERCIAL / MIXED-USE, MULTIFAMILY,
FRONTAGE TYPES APPLIED: URBAN LANDSCAPE, URBAN

SETBACKS: FRONT: 8'
SIDE: 5'
REAR: 20'

DWELLING UNIT COUNT (BY TYPE): MULTIFAMILY: 241

COMMERCIAL SF (BY USE): OFFICE: 4,420 SF
RESTAURANT: 7,900 SF
12,320 SF

TOTAL: 12,320 SF

NON-RESIDENTIAL: 5,500 SF

BUILDING HEIGHT: 1-4 STORIES

MINIMUM REQUIRED LSA: 0.2
PROVIDED LSA: 0.65
OPEN SPACE REQUIRED: 5% (48,255 SF)
OPEN SPACE PROVIDED: 5.5% (50,803 SF)
NATURAL AREA REQUIRED: 0%
NATURAL AREA PROVIDED: 46% (427,680)
TREE CANOPY RETENTION ACREAGE: 6.39 AC (244% OF REQUIRED)

PARKING REQUIRED (BY USE):
MULTI-FAMILY: 1.5 / 1BR: 128 UNITS = 189
2.5 / 2BR: 101 UNITS = 253
3.0 / 3+BR: 14 UNITS = 42
TOTAL MULTI-FAMILY: 464

RESTAURANT: 10 / 1,000 SF + 1 EMPLOYEE
52 / SEAT (DRIVE-THRU / QUICK SERVICE)
RESTAURANT 1: 5,400 SF = 60
RESTAURANT 2: 45 SEATS = 24
TOTAL RESTAURANT: 84

OFFICE: 4 / 1,000 SF
OFFICES: 4,420 SF = 18 (TO BE SHARED WITH RESIDENTIAL)

TOTAL PARKING REQUIRED: 586

PARKING PROVIDED (BY USE):
MULTI-FAMILY / OFFICE: 495
RESTAURANT: 91
586

TOTAL PARKING PROVIDED: 586

OFFICE: BOB GOODALL
393 MAPLE STREET
GALLATIN, TN 37066

APPLICANT: GAMBLE DESIGN COLLABORATIVE
ADDRESS: 324 LIBERTY PIKE
SUITE 145
(615) 975-5765
gdc-gamble@gdc-tn.com
GREG GAMBLE

CONTACT: GREG GAMBLE

EXISTING TREE SURVEY NOTE

ALL EXISTING VEGETATION SHOWN WAS LOCATED VIA AERIAL PHOTOGRAPHY AND/OR FIELD OBSERVATION.

UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE 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 INDICATED. THEREFORE, RELIANCE UPON THE 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 OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

MINERAL RIGHTS INFORMATION

AT THE PRESENT TIME, PROPERTY TITLE REFERENCE DOES NOT REFLECT ANY MINERAL RIGHTS ON THE SUBJECT PROPERTY.

HYDROLOGIC SOIL GROUP

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AmC3	Humphreys gravelly silty clay loam, 5 to 12 percent slopes, severely eroded	A	0.1	0.7%
ArB2	Armour silt loam, 2 to 6 percent slopes, eroded	B	3.6	17.2%
CaC2	Caprina silt loam, phosphatic, 5 to 12 percent slopes, eroded	D	2.2	10.4%
Eg	Egans silt loam, phosphatic	C	2.8	13.7%
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R(O) IRON ROD (OLD)
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(5/8" x 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
CATCH BASIN/CURB INLET
RCP REINFORCED CONCRETE PIPE
SANITARY SEWER MANHOLE
ELECTRIC BOX
TRANSFORMER PAD
INVERT
HEADWALL
FIRE HYDRANT
FIBER OPTIC BOX
- Ø UTILITY POLE
-X-X- FENCE
-UGE- UNDERGROUND ELECTRIC LINE
STORM STRUCTURE
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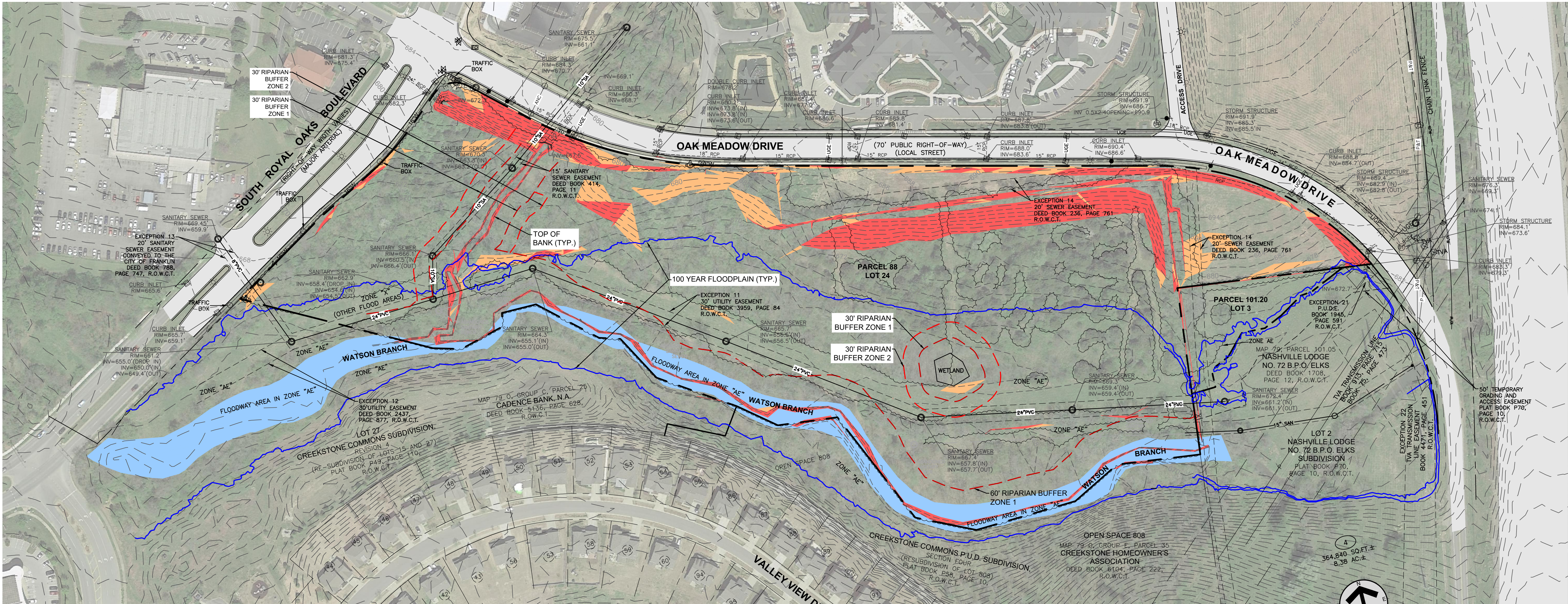
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REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY



NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE SYSTEM,
ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

RAGAN SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Nashville Murfreesboro
0615-246-6881 0615-246-6882
Chattanooga
423-498-6968
ragan@rsmi.com

VINTAGE AT WATSON GLEN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee



Issue Date
MARCH 30, 2020
Revision Date
05.07.20 City Comments
△
△
△
△

OVERALL EXISTING
CONDITIONS PLAN

C1.0

CDF # 7247

From: [Ron Carr](#)
To: [Planning Intake](#)
Subject: Consideration Of Ordinance 2020-10, An Ordinance To Rezone 21.24 Acres
Date: Wednesday, May 27, 2020 5:03:09 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.

For item 9 on the next agenda, Consideration Of Ordinance 2020-10, An Ordinance To Rezone 21.24 Acres.

As a resident of Franklin, I would ask that this gets voted No. There is already a considerable amount of traffic on South Royal Oaks Blvd. Changing this to a higher density location will only add more traffic on a road that doesn't appear to be designed to handle the traffic volume.

Thanks,
Ron Carr

From: [ROBERT STUDE](#)
To: [Planning Intake](#)
Subject: Oak Meadow Drive
Date: Wednesday, May 27, 2020 2:29:58 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.

Turning this area into a high density spot is a horrible idea.

Who is proposing this???

That stretch of Royal Oaks is already a traffic nightmare and the proposal is to add more traffic by putting in apartments or packing in houses on tiny lots??

Please reconsider this "plan".

Robert Stude
170 Generals Way Court
Franklin, TN

From: jimcherrybolles@outlook.com
To: [Planning Intake](#)
Subject: Oak Meadow property rezoning
Date: Wednesday, May 27, 2020 10:52:04 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.

Hello,

As a citizen of Franklin and a member of the South Royal Oaks community, I would respectfully request that you seriously consider not changing the zoning of the land on Oak Meadow Dr across from Somerby and next to Home Depot from commercial to residential. Do we not have enough traffic in Franklin already on South Royal Oaks Blvd? This small piece of wooded land is the only green space left in the South Royal Oaks area. For over 20 years I have enjoyed seeing the various wildlife that lives on this land-- deer, turkeys, ground hogs, red tailed hawks, and the like. It's a good area for wildlife because of the creek that runs through it. I have often wondered why it hasn't been turned into a park or other green space for the citizens of Franklin. Why should we keep allowing people that don't even live here to keep reducing green space to build as many houses or apartment units that they can squeeze onto a property so they can make money off of it? We should have more consideration for the people that live here than we do for some corporation from out of state. Please consider what's best for Franklin residents instead of those trying to profit off of our city. Consider the traffic it would create, the crime it would attract to our neighborhoods, the increased strain on public services, etc. Please do not vote for this zoning change. If something has to be developed on these properties, commercial would have far less impact on the environment and infrastructure and still be profitable for whoever may develop it.

Thank you kindly,

James T. Bolles, DVM
221 Turnbrook Lane
Franklin

From: [Barry Cullen](#)
To: [Planning Intake](#); ["Maribeth Stahl"](#); [Amy Diaz-Barriga](#); [kathy.cullen](#); [Emily Hunter](#)
Subject: OAK MEADOW REVISED DEVELOPMENT PLAN
Date: Thursday, May 28, 2020 3:24:15 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 requested, below please find a few questions/concerns we have re the subject :

- 1) A few years ago, a similar mixed use development plan was presented to the FMPC and BOMA. That plan was soundly defeated due to concerns over density, traffic congestion issues and the impact to the community pertaining to Off-Site improvements. The revised plan calls for a much greater multi-family density configuration (245 units vs 98 units) resulting in an increase of almost 500 vehicle/day concentrated at peak rush hour times.. In addition, the revised mixed use concept provides for 4400 s.f. of office space adding potentially another 16-20 vehicles/day (parking for the employees/clients of the office tenants is proposed to be curbside along Oak Meadow Dr., which is not conducive to such use).
- 2) The revised plan includes the development of an 10.5 acre public park to be perpetually maintained by the private owners of the Multi- family development. If the intent of the developer is to truly open this designated area to the general public.... Park users (who are not residents of the Multi-family units) will be required to park their vehicles curbside along Oak Meadow Dr.; accessing the park through the parking lot of the apartment complex. Furthermore, the public park plan does NOT provide for the availability of rest room facilities.
- 3) The revised plan identifies a western portion of the site for development of two free standing restaurants. Since S. Royal Oaks Blvd. is a divided highway artery, access to these proposed businesses from S. Royal Oaks will be limited to a "right-in...right-out" configuration. Customers seeking an alternate must ingress/egress through the parking lot allocated for the residents of 245 unit MF portion of the development. If, at some point in the future, the ownership of the MF portion of the project differs from the restaurant portion, the customers from the restaurant businesses may be prohibited from using the MF parking area as an alternate means of ingress/ egress.
- 4) It would be short-sighted to overlook other potential development opportunities, within the immediate area, that are already zoned for development. 100 unit apartment complex adjacent (west) to the US Post Office on Oak Meadow and the 17 acre site behind Home Depot, zoned for 200,000 s.f. of Office/Motel development; together could bring another 1200 vehicles /day to an already over taxed situation. It is unreasonable to expect the current applicant to solve unknown future troubles with his proposal; but for the planning commission to ignore the obvious is unacceptable in addressing planning issues.

CONCLUSION:

Based on the aforementioned detrimental issues, we strongly encourage you to deny the request for re-zoning.

Sincerely;

R. Barry and Kathy A. Cullen

R. Barry Cullen 425 Valley View dr. Franklin, Tn. 37064 615 614 3339 (H-O) 615 351 5269
(C) bcullenrealty@yahoo.com

From: [Eleanor Lee](#)
To: [Planning Intake](#)
Subject: Oak Meadow rezoning
Date: Wednesday, May 27, 2020 11:04:50 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 family resides in the Forrest Crossing subdivision. We are in strong opposition to rezoning the Oak Meadow property from commercial to residential. Traveling in this area everyday, we can attest that the current infrastructure of the area would not support the proposed high density development. Schools are also overcrowded and not able to support the overdevelopment that is occurring throughout much of Franklin. Current population should be supported before more high density development is added to increase problems. Please consider the voiced concerns of Franklin residents and not just the will of developers.

Thank you for your time and consideration.

From: [John Lawrence](#)
To: [Planning Intake](#)
Subject: Proposed development on Oak Meadow Drive
Date: Wednesday, May 27, 2020 7:16:13 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.

Board Members:

I am expressing the opinions of my wife and myself against any proposed development of the property on Oak Meadow Drive, across from the Somerby retirement facility. Additionally, we are against any effort to change the zoning of this property from commercial to residential.

As 23-year residents of Riverview Estates, we have witnessed many changes to the surrounding area. Most of the changes have improved the neighborhood. Some have detracted from its beauty and function. The proposed residential complex will add to an already congested traffic flow, creating longer wait times for shopping trips and work commutes. The proximity of the lease-based complex to long-established single-family homes will undoubtedly have an adverse effect on sale prices.

Thank you for your time and attention.

John & Laura Lawrence
834 Countrywood Drive
37064
615 416 4748

From: [Jill Wright](#)
To: [Planning Intake](#)
Subject: Rezone opinion
Date: Wednesday, May 27, 2020 10:47:46 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 husband and I live in Forrest Crossing and do not agree with nor approve this rezoning request as listed below.

RE:

Consideration Of Ordinance 2020-10, An Ordinance To Rezone 21.24 Acres From Regional Commercial(RC-6) And General Office (GO) Districts To Planned (PD 11.35/12,320) District For The Property Located South Of Oak Meadow Drive And East Of South Royal Oaks Boulevard (Vintage At Watson Glen PUD Subdivision). Sponsors:Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin 10. Consideration Of Resolution 2020-47, A Resolution Approving A Development Plan For Vintage At Watson Glen PUD Subdivision, For The Property Located South Of Oak Meadow Drive and East Of South Royal Oaks Boulevard. Sponsors:Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin

Dallas and Jill Wright

From: [Michael Ferraro](#)
To: [Planning Intake](#)
Subject: Rezoning Attempt #2 - Oak Meadow Dr.
Date: Thursday, May 28, 2020 3:43:38 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,

My name is Michael Ferraro. I'm a home owner in the area. If changed from commercial to residential zoning, I'd be concerned with the increased traffic in the area. We seem to already have inadequate roadways to support the current housing. I feel like this would just add to the chaos.

Mike Ferraro

From: [Amber Campbell](#)
To: [Planning Intake](#)
Subject: Rezoning Attempt #2 - Oak Meadow Drive nest Somerby & Home Depot
Date: Wednesday, May 27, 2020 9:35:23 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 -

It was brought to my attention about an upcoming planning commission meeting regarding Oak Meadow. See property below.

Re: Rezoning Attempt #2 - Oak Meadow Dr. Planning commission meeting on May 28th includes another request to rezone the property on Oak Meadow across from Somerby and behind Home Depot from Commercial to residential.

I formally oppose this Rezoning as I live in the Riverview subdivision and traffic is already congested along South Royal Oaks and Oak Meadow. My teenager drives those roads as well and more traffic will only cause more congestion and wrecks. I would like my vote and opinion taken into consideration at your planning meeting.

Thank you,
Amber Campbell
Sent from my iPhone

From: [Victoria Shofner](#)
To: [Planning Intake](#)
Subject: Rezoning behind Home Depot off of Royal Oaks
Date: Wednesday, May 27, 2020 11:22:38 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.

Good morning, I am a resident of Franklin that lives in the Dallas Downs neighborhood. The traffic going down Royal Oak is already abysmal. Adding a high density residential area would only compound the issue. Mack Hatcher is only two-laned on that side of Franklin also and traffic already backs up from Royal Oaks to Lewisburg Pike because of that congestion. Please rethink allowing higher density use of that parcel until the existing roads can handle said population.

Sincerely,
Victoria R. Shofner
181 Middleboro Circle
Franklin, TN 37064

Sent from my iPhone

From: [Jeremy Paisley](#)
To: [Planning Intake](#)
Subject: Rezoning Oak Meadows
Date: Wednesday, May 27, 2020 11:46:26 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 Representatives,

I am writing in concern over the development proposal for high density development at Oak Meadows. While I understand progress is important for our area, we also need to understand the complications concerning the development. What are the design, rated, and operational capacities for Franklin/Williamson Schools? The current situation with COVID-19 will impact schools significantly and continued development may hinder school functionality. With current budget constraints it might be in the best interest to hold off on high density residential areas until we understand the results of the current outbreak. I understand there appears to be a low student to teacher ratio but those figures include all licensed staff and may be misleading to those outside the educational setting. There are also concerns over traffic flow on Highway 96 and the I-65 interchange. More development will create longer commutes and increased congestion in the surrounding areas. Thank you for hearing the residents of our community; we hope this development proposal and all future development proposals are examined closely to avoid regression.

From: [Anne Marie Angel](#)
To: [Planning Intake](#)
Subject: Rezoning of Oak Meadow property
Date: Wednesday, May 27, 2020 3:12:44 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.

To whom it may concern:

Re: Consideration Of Ordinance 2020-10, An Ordinance To Rezone 21.24 Acres From Regional Commercial(RC-6) And General Office (GO) Districts To Planned (PD 11.35/12,320) District For The Property Located South Of Oak Meadow Drive And East Of South Royal Oaks Boulevard (Vintage At Watson Glen PUD Subdivision). Sponsors:Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin 10. Consideration Of Resolution 2020-47, A Resolution Approving A Development Plan For Vintage At Watson Glen PUD Subdivision, For The Property Located South Of Oak Meadow Drive and East Of South Royal Oaks Boulevard. Sponsors:Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin

Please DO NOT rezone the Oak Meadow property for combined commercial/ residential to add apartments to the area. The Royal Oaks area is already a heavy traffic area. The local public schools are not equipped to handle the extra students, as Williamson County Schools are in high demand. And due to the Coronavirus pandemic we do not need more congestion in an already densely populated area.

I live on Royal Oaks Blvd and the volume of traffic is constantly increasing. Adding yet another apartment complex will only add to the congestion and pollution of the area. Please take these things into consideration and do not rezone.

Respectfully yours,

Pam Angel
179 Royal Oaks Blvd
[Franklin, TN 37067](#)

Sent from my iPhone
Sent from my iPhone

From: [Lorey, Shelly L](#)
To: [Planning Intake](#)
Subject: Rezoning request of the Oak Meadow Properties
Date: Wednesday, May 27, 2020 4:53:23 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,

I thought we had already addressed this 2 years ago so I'm surprised to see this come up again. With the small signs hidden in plain sight it feels as though the plan is to slip this through hoping the residents this will effect won't notice.

We don't have the capacity to handle the traffic we have now in this corridor let alone all the additional cars a subdivision or apartments will bring. Our schools this will effect are also at capacity.

The owner of this land knew it was zoned commercial when he bought it and it should remain that way.

Please do not rezone this property, and please don't let them continually try to find a way to push this through at a time when the public can not address it properly as we were not informed with time to prepare.

Sincerely,

Shelly Lorey
Lab Manager - Tansey Lab
Vanderbilt University
4148 MRB3
465 21st Ave. S.
Nashville, TN 37240
615-343-4261

From: [Jason Mackey](#)
To: [Planning Intake](#)
Subject: South Royal Oaks Proposed Rezone
Date: Wednesday, May 27, 2020 9:07:13 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.

Thank you for listening to my comment. Please vote against the rezoning to mixed use on South Royal Oaks. The proposal will dramatically increase traffic on Hwy 96, which is already ridiculous, and South Royal Oaks. We don't need more retail space. We don't need more restaurants. There is already much more than enough of that in the area. What we need more of is beautiful green space. The appeal of Franklin is it's rural landscapes. Please don't take ours away and replace it with a bunch of concrete, brick and pavement.

Thanks again for listening to my opinion.

Jason Mackey
615.586.3045



File #: 20-0665

DATE: April 29, 2020
TO: Franklin Municipal Planning Commission
FROM: Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Dianna Tomlin, Principal Planner

SUBJECT:

Consideration Of Resolution 2020-47, A Resolution Approving A Development Plan For Vintage At Watson Glen PUD Subdivision, For The Property Located South Of Oak Meadow Drive and East Of South Royal Oaks Boulevard.

PURPOSE:

Project Information
COF Project Number: 7247
Applicant: Gamble Design Collaborative, Greg Gamble
Owner: Franklin Investment Holdings, LLC, Robert Goodall

BACKGROUND/STAFF COMMENTS:

Envision Franklin places this property in the Neighborhood Mixed Use Design Concept. The Neighborhood Mixed Use design concept provides a diverse mix of high activity uses with a connected and walkable layout. These centers and corridors should have coordinated development patterns at a pedestrian scale, with high quality architecture, plazas, sidewalks, and pedestrian and bicycle amenities to activate the street and connect these gathering places to the residential neighborhoods they support.

The proposed development meets the goals of the Design Concept. It has an active commercial corner and first floor commercial in buildings one, two and three, with multi-family residential units above. The project creates a walkable character both along the sidewalk at Oak Meadow and internally from the multi family to the restaurant area. A large natural area will be developed with trails and offer a buffer between this development and the existing neighborhood.

PROJECT CONSIDERATIONS:

Existing and future transit routes were discussed on May 12 with planning staff, Franklin Transit Authority, and the developer. Based on section 10.3.1 of the Franklin Zoning Ordinance it was determined that a transit stop would not be required with this development.

PROCEDURAL REQUIREMENTS:

1. The applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>). All revisions to the approved plans shall be "clouded." 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.

FINANCIAL IMPACT:

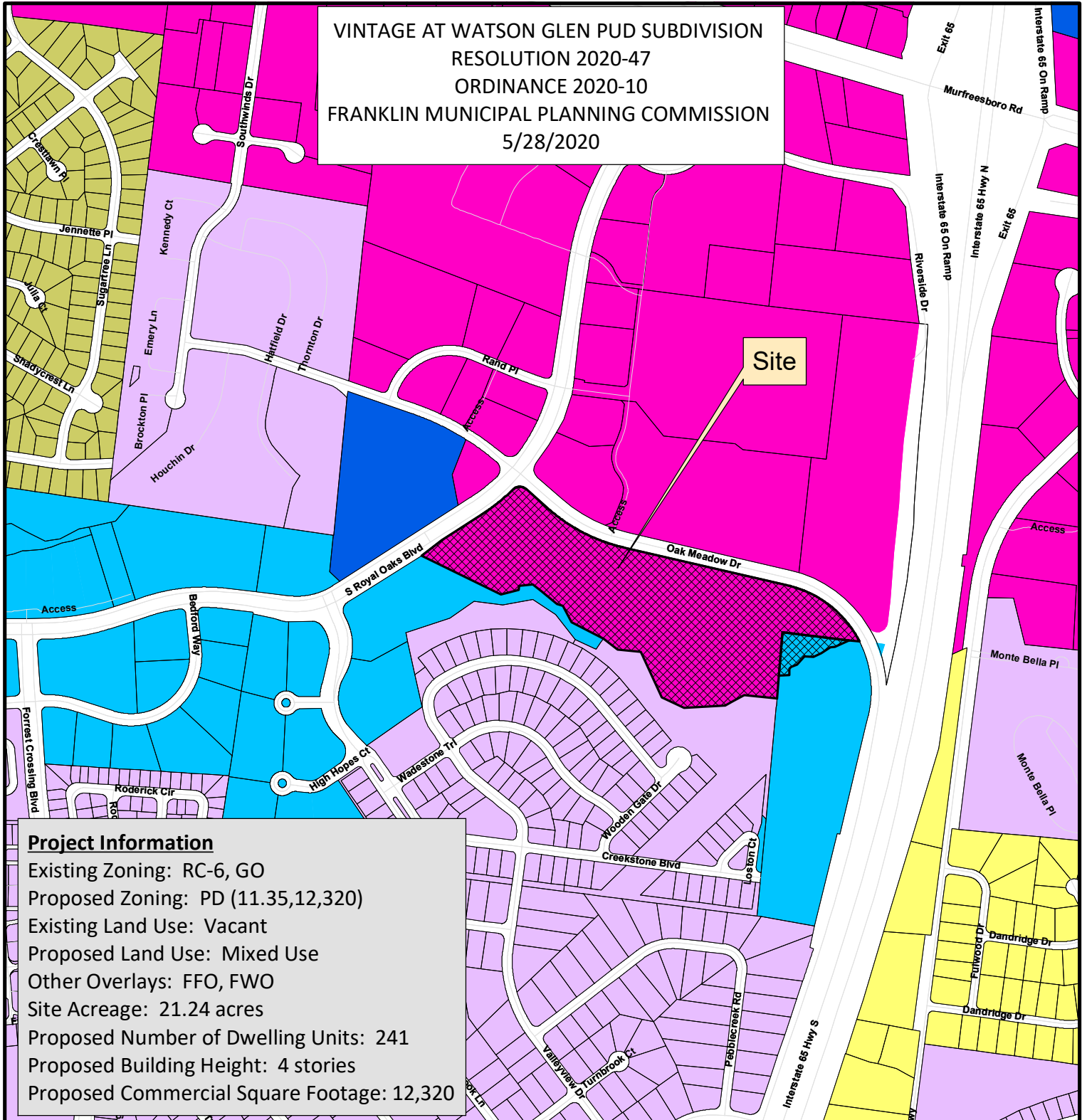
Unknown.

RECOMMENDATION:

Staff recommends approval of Resolution 2020-47 with conditions to the Board of Mayor and Aldermen.

See attached pages for a list of staff recommended conditions of approval.

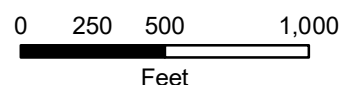
VINTAGE AT WATSON GLEN PUD SUBDIVISION
 RESOLUTION 2020-47
 ORDINANCE 2020-10
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 5/28/2020



Project Information

Existing Zoning: RC-6, GO
 Proposed Zoning: PD (11.35,12,320)
 Existing Land Use: Vacant
 Proposed Land Use: Mixed Use
 Other Overlays: FFO, FWO
 Site Acreage: 21.24 acres
 Proposed Number of Dwelling Units: 241
 Proposed Building Height: 4 stories
 Proposed Commercial Square Footage: 12,320

- | | |
|--------------------------------|------------------------------------|
| Vintage Watson Glen | 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.
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RESOLUTION 2020-47

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR VINTAGE AT WATSON GLEN PUD SUBDIVISION, FOR THE PROPERTY LOCATED SOUTH OF OAK MEADOW DRIVE AND EAST OF SOUTH ROYAL OAKS BOULEVARD.

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2020-10; and

WHEREAS, the Planned Unit Development (PUD) process is a review procedure that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

- (a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
- (b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
- (c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;
- (d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
- (e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by BOMA, after a public hearing and a recommendation by the Franklin Municipal Planning Commission; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by Tennessee Code Annotated § 13-4-310, as amended, the approval of the Development Plan by the BOMA will initiate a vesting period during which the development standards adopted by the City and in effect on the date of approval shall remain the standards applicable to the approved Development Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the legal description of the property included in the Development Plan is as follows:

PREMISES CONSIDERED	
Map-Parcel	Acres
079-08800	20.54
079-10120	0.70
Total	21.24

SECTION II. That the attached Location Map and Survey shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION III. That the overall entitlements for the Vintage at Watson Glen are as follows:

Entitlements	Vintage at Watson Glen
Base Zone District	PD (11.35/12,320)
Other Zoning Overlays	FWO, FFO
Number of Dwelling Units	241
Number of Nonresidential Square Footage	12,320
Open Space Requirements	46,255 Square Feet
Number of Phases in Development	2

SECTION IV. That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

SECTION V. That this Resolution shall take effect from and after the passage of Ordinance 2020-10, on third and final reading, the health, safety, and welfare of the citizens requiring it.

BE IT SO RESOLVED AND DONE this the _____ day of _____, 2020.

Attest:

City of Franklin, Tennessee:

Eric S. Stuckey
City Administrator

Dr. Ken Moore
Mayor

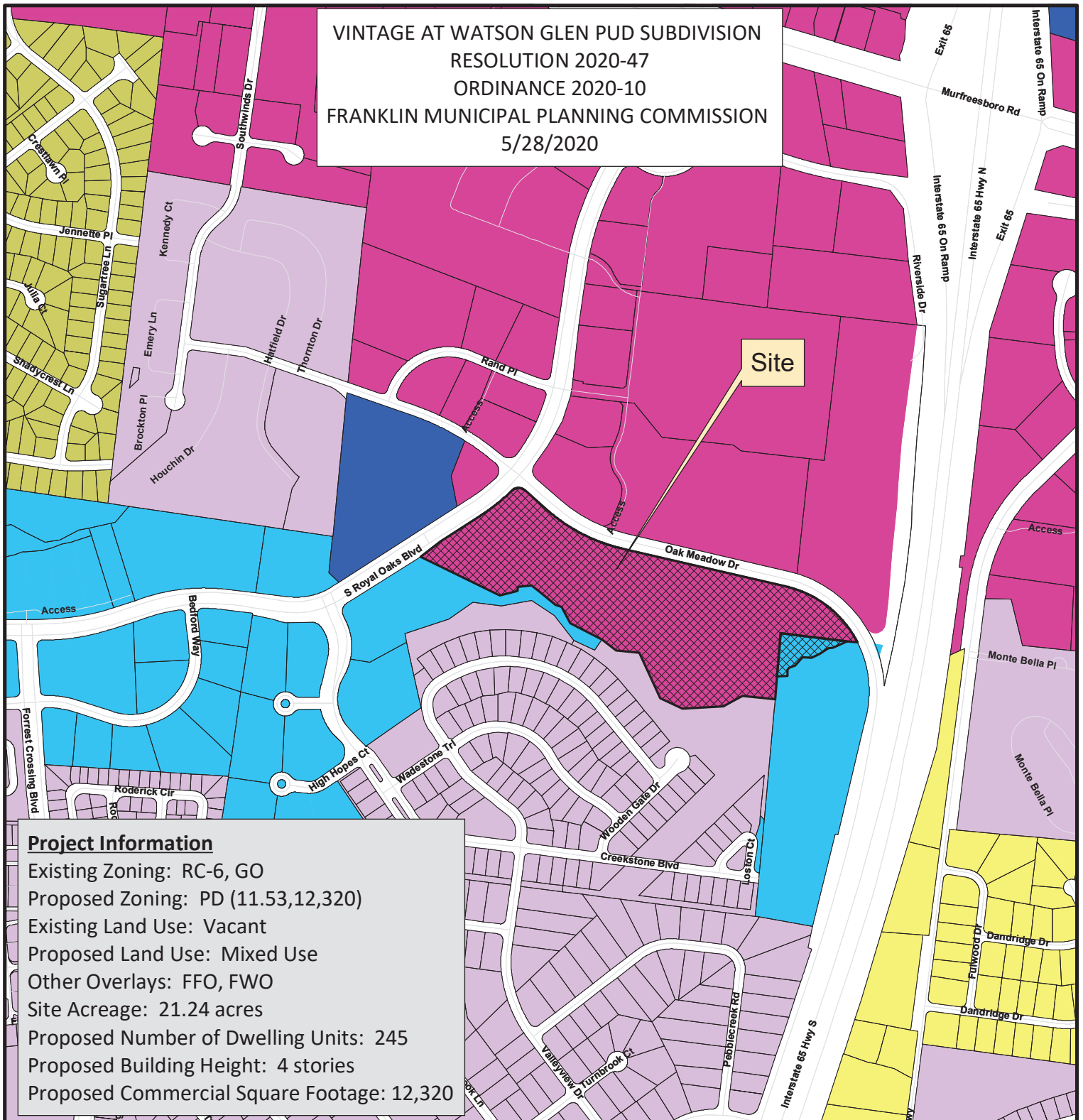
Approved as to form by:

Sauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:
NEIGHBORHOOD MEETING:
PLANNING COMMISSION RECOMMENDED APPROVAL:
PUBLIC HEARING AND BOMA APPROVAL:

April 6, 2020
April 23, 2020
May 6, 2020

VINTAGE AT WATSON GLEN PUD SUBDIVISION
 RESOLUTION 2020-47
 ORDINANCE 2020-10
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 5/28/2020



Project Information

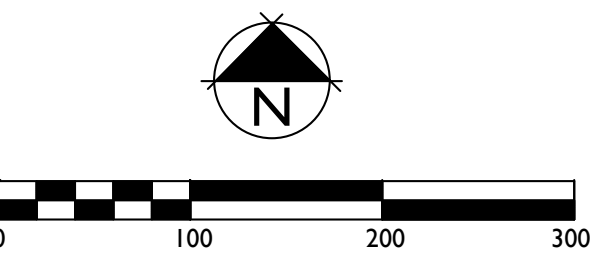
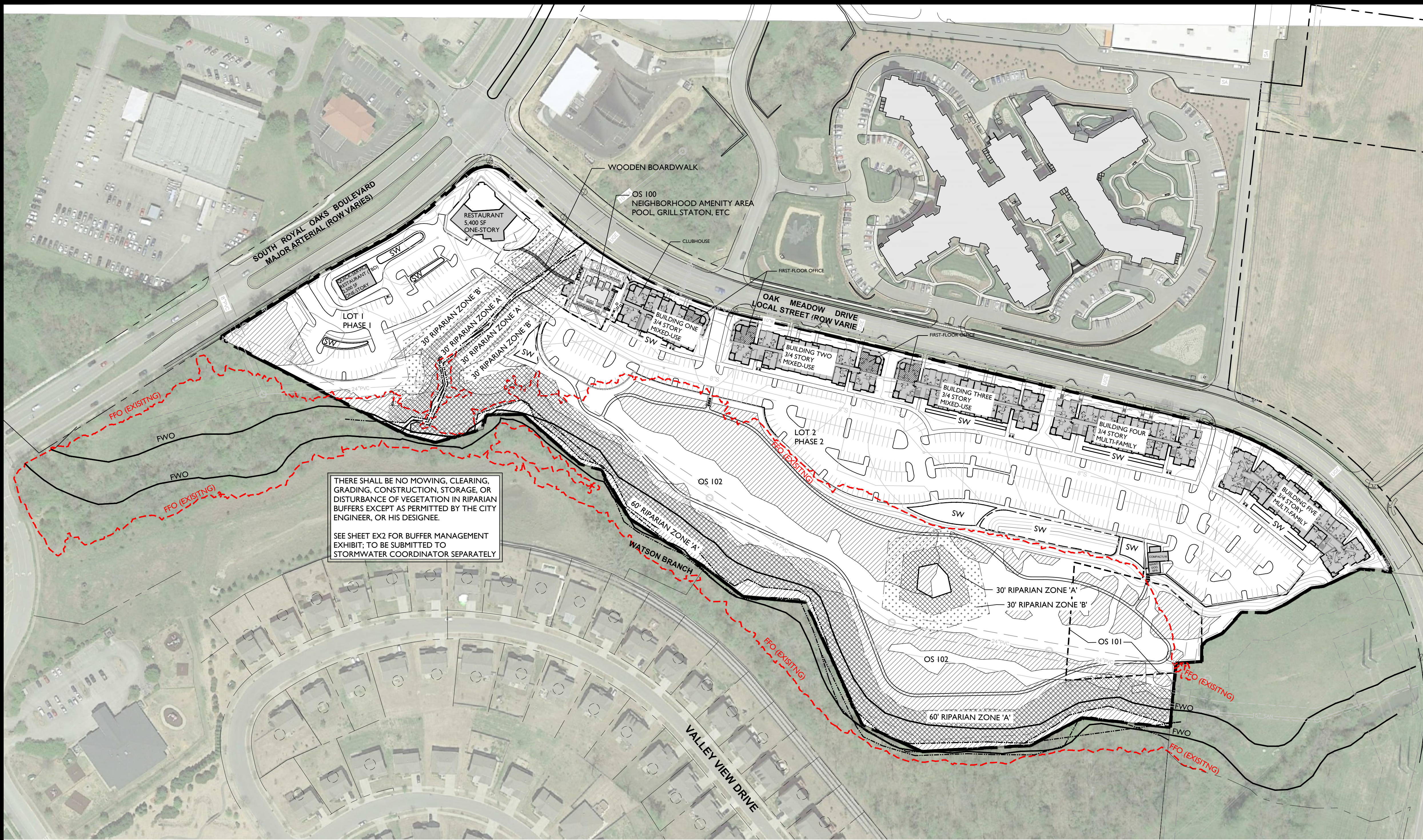
Existing Zoning: RC-6, GO
 Proposed Zoning: PD (11.53,12,320)
 Existing Land Use: Vacant
 Proposed Land Use: Mixed Use
 Other Overlays: FFO, FWO
 Site Acreage: 21.24 acres
 Proposed Number of Dwelling Units: 245
 Proposed Building Height: 4 stories
 Proposed Commercial Square Footage: 12,320

	Vintage Watson Glen		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



0 250 500 1,000
 Feet

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KEY	
	PRESERVED CANOPY
	RIPARIAN ZONE 'A'
	RIPARIAN ZONE 'B'
	SLOPES - 14 - 20%
	SLOPES - 20% +
	OPEN SPACE

SITE DATA CHART

PROJECT NAME:	VINTAGE AT WATSON GLEN
PROJECT NUMBER:	XXXX
ADDRESS:	OAK MEADOW DRIVE
PARCELS:	MAP 079, PARCELS 88 & 101.20
ACREAGE / SF OF SITE:	21.24 AC / 925,109 SF
BASE ZONING:	RC-6
PROPOSED ZONING:	PD (11.53, 17.820)
ZONING OVERLAY:	FFO, FWO
BUILDING TYPES APPLIED:	COMMERCIAL / MIXED-USE, MULTIFAMILY, URBAN LANDSCAPE, URBAN
FRONTAGE TYPES APPLIED:	
SETBACKS:	FRONT: 8' SIDE: 5' REAR: 20'
DWELLING UNIT COUNT (BY TYPE):	MULTIFAMILY: 245
COMMERCIAL SF (BY USE):	OFFICE: 4,420 SF NON-RESIDENTIAL: 5,500 SF RESTAURANT: 7,900 SF TOTAL: 17,820 SF
BUILDING HEIGHT:	1-3 STORIES
MINIMUM REQUIRED LSA:	.2
PROVIDED LSA:	.65
OPEN SPACE REQUIRED:	5% (46,255 SF)
OPEN SPACE PROVIDED:	5.5% (50,803 SF)
NATURAL AREA REQUIRED:	0%
NATURAL AREA PROVIDED:	46% (427,660)
TREE CANOPY RETENTION ACREAGE:	6.39 AC (244% OF REQUIRED)
PARKING REQUIRED (BY USE):	
MULTI-FAMILY:	1.5 / 1BR: 126 UNITS = 189 2.5 / 2BR: 105 UNITS = 263 3.0 / 3+BR: 14 UNITS = 42 TOTAL MULTI-FAMILY: 494
RESTAURANT:	10 / 1,000 SF + 1/EMPLOYEE .52 / SEAT (DRIVE-THRU / QUICK SERVICE) RESTAURANT 1: 5,400 SF = 60 RESTAURANT 2: 45 SEATS = 24 TOTAL RESTAURANT: 84
OFFICE:	4 / 1,000 SF OFFICES: 4,420 SF = 18 (TO BE SHARED WITH RESIDENTIAL)
TOTAL PARKING REQUIRED:	578
PARKING PROVIDED (BY USE):	MULTI-FAMILY / OFFICE: 495 RESTAURANT: 94 TOTAL PARKING PROVIDED: 589
OWNER:	808 GOODALL 393 MAPLE STREET GALLATIN, TN 37066
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145 (615) 975-5765 greg.gamble@gdc-tn.com GREG GAMBLE
CONTACT:	

OPEN SPACE REQUIREMENT		
MINIMUM OPEN SPACE REQUIREMENT: 5% REQUIRED: 46,255 SF		
PROVIDED: 50,803 SF TOTAL (5.5%) ADDITIONAL NATURAL AREA: 317,172 SF		
TOTAL OPEN SPACE PROVIDED: 367,975 SF		
LOT	TYPE	AREA (SF)
100	NEIGHBORHOOD AMENITY	10,059
101	NEIGHBORHOOD AMENITY	40,744
ADDITIONAL OPEN SPACE		
102	NATURAL AREA	317,172

TREE CANOPY RETENTION	
OVERALL SITE AREA = 925,109 SF (21.24 AC)	
EXISTING TREE CANOPY 633,789 SF (14.55 AC)	PRESERVED TREE CANOPY 278,429 SF (6.39 AC)
TREE CANOPY DATA:	
TOTAL EXISTING TREE CANOPY:	633,789 SF: 14.55 AC (69% OF SITE)
REQUIRED CANOPY PRESERVATION:	18% (114,082 SF: 2.61 AC)
PROVIDED CANOPY PRESERVATION:	278,429 SF: 6.39 AC (244% OF REQUIRED)

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. THE WATER MAINS ARE LOCATED ALONG SOUTH ROYAL OAKS BLVD. 245 UNITS x 350 GPD = 85,750 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

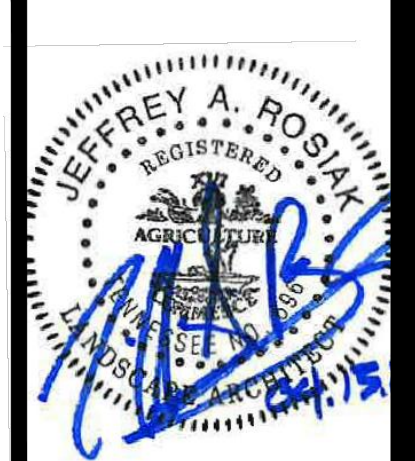
REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.7 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.4 MI (FRANKLIN FIRE DEPARTMENT)
NEAREST RECREATIONAL FACILITY: 1.5 MI (SOAR ADVENTURE TOWER)

PROJECTED STUDENT POPULATION
245 x 0.64 = 157 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY THE CITY OF FRANKLIN

PHASING			
DEVELOPMENT	NON-RESIDENTIAL	SF	MULTIFAMILY
OVERALL	RESTAURANT, RETAIL, OFFICE, ETC.	17,820	245
PHASE 1	RESTAURANT	7,900	0
PHASE 2	OFFICE, RETAIL, ETC.	9,920	245



Revision Date
△
△
△
△
△

CONDITIONS OF APPROVAL:

Open Issues: 22 These issues are currently being filtered

Addressing

General Issues

100. Addressing

lori.jarosz@franklintn.gov The restaurant that is closer to Oak Meadow Drive is 240 South Royal Oaks Blvd and the other restaurants is 250 South Royal Oaks Blvd. These addresses can be added at site plan.
[Edited By Lori Jarosz]

Engineering - Development Plan Checklist

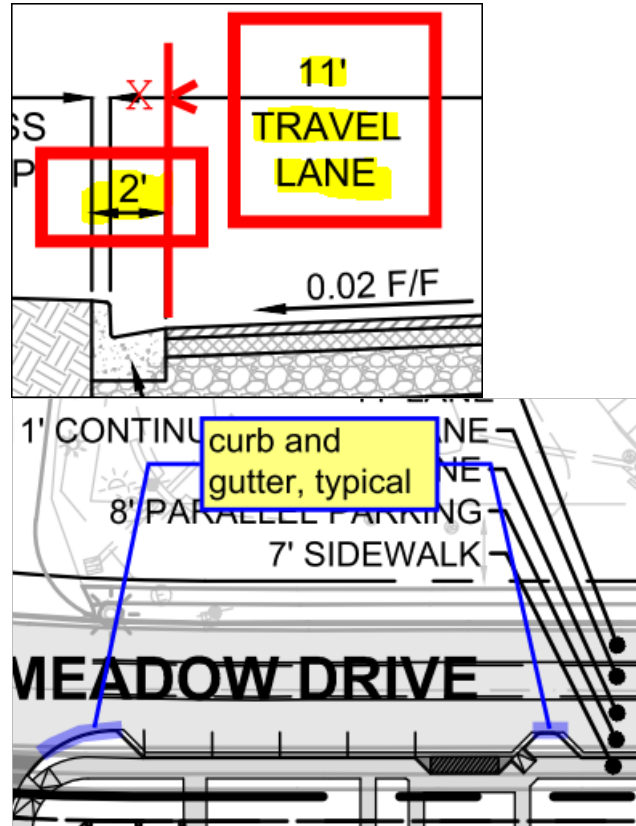
General Issues

45. ROW Dedication

joe.marlo@franklintn.gov Comment partially addressed.

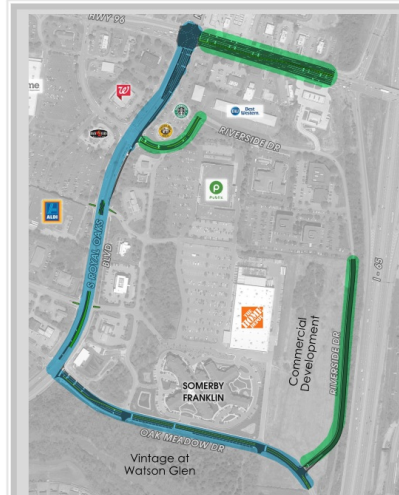
Applicant shall revise the Oak Meadow Drive Typical Section on C4.0 such that the 11'-0" travel lane width is shown exclusive of the gutter width.

Applicant shall show COF standard gutter at all curb within ROW, including at bump-outs for on-street parking on Oak Meadow Drive. No travel or turn lanes on Oak Meadow Drive shall be less than 11'-0" wide, exclusive of gutter width.

**68. F. Development Plan**

jimmy.wiseman@franklinton.gov

Per the presentation to the Board of Mayor and Aldermen this development plan shall be responsible for the improvements on Oak Meadow Drive and Royal Oak Boulevard as identified in the Traffic Impact Analysis.



Developer Improvements

VINTAGE IMPROVEMENTS:

- SIGNAL TIMING ON 96
- INTERSECTION OF 96 AND ROYAL OAKS
- ROYAL OAKS TURN LANES
- ROYAL OAKS INTERSECTIONS
- OAK MEADOW DRIVE

COMMERCIAL DEVELOPMENT IMPROVEMENTS

- HIGHWAY 96 SAFETY CONSIDERATION
- RIVERSIDE DRIVE AT STARBUCKS
- RIVERSIDE DRIVE CONNECTION TO OAK MEADOW

74. H. Stormwater Management Plan

lance.fittro@franklinton.gov

This is an advisory comment to be addressed at Site Plan:

An extensive network of permeable pavement is indicated throughout the site running parallel to utility mains located under the street and parking lot drive aisles. While specific locations of service lines and utility crossings are not required to be shown on the Development Plan, it should be understood that with any Site Plan including these features, no utility mains, service lines, or utility crossings of any kind will be permitted underneath permeable pavement areas. Where crossings are necessary, it is expected that these will be accommodated within pavement breaks for landscape islands, under sidewalk crossings, etc. Depiction of any utilities crossing under or through green infrastructure practices on the Development Plan shall not be construed as permission to construct such crossings with future Site Plans.

79. Off Site Improvements

jimmy.wiseman@franklinton.gov

The offset agreement has been submitted for review. The applicant shall remove Sheet C6.1 to avoid conflicts and confusion. The improvements shall be discussed further with FMPC and the BOMA.

Engineering Review

2020-04-13 Vintage at Watson Glen PUD Development Plan - Initial Submittal UPDATED ARCHITECTURE.pdf

92. General Information

jimmy.wiseman@franklinton.gov

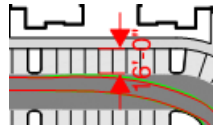
The applicant shall update the TIS to reflect the drive-thru restaurant prior One Stop.

Fire Protection Review

General Issues

80. AutoTurn

curt.edelmann@franklintn.gov Where a parking stall is 16-feet deep, the auto-turn must show all portions of the truck clear the parking spaces by a minimum of 2-feet. Where it is not possible to maintain a 2-foot clearance, the spaces must be designated as COMPACT CAR PARKING ONLY spaces.



MTEMC

2020-05-07 Vintgae at Watson Glen Development Plan Resubmittal.pdf

95. MTEMC Requirements

ehale@mtmc.com Developer should contact MTEMC for electric layout, installation requirements and easement information. There will be offsite work required for service to this site.

Parks

General Issues

3. Parkland Impact Fee

kevinl@franklintn.gov Applicant shall add Parkland information to the plan set. Preferably on sheet C2.0.

ADD:

Parkland Note:

245 units x \$4,304=\$1,054,480 due at Final Plat.

Parkland Impact fees are being requested through Parkland Impact Agreement.

Please contact Kevin Lindsey at Parks for more information.

[Edited By Kevin Lindsey]

Planning

General Issues

58. Open Space

dianna.tomlin@franklintn.gov Label the required 5% open space as one of the types required by the zoning ordinance.

- 11.3 Natural Area
- 11.4 Greenway
- 11.5 Neighborhood Amenities
- 11.6 Pocket Park
- 11.7 Courtyard
- 11.8 Square or Green
- 11.9 Outdoor Dining Area
- 11.10 Plaza

94. Resubmittal Warning

dianna.tomlin@franklintn.gov Please see comments from Water Quality. We need a wetland delineation

96. Parking counts

amy.diaz-barriga@franklin.tn.gov

Correctly list parking counts, on sheet C2. Individual requirements are inconsistent with the parking provided by use summary at the bottom.

PARKING REQUIRED (BY USE):			
MULTI-FAMILY:			
1.5 / 1BR:	126 UNITS =	189	
2.5 / 2BR:	101 UNITS =	253	
3.0 / 3+BR:	14 UNITS =	42	
TOTAL MULTI-FAMILY			484
RESTAURANT:			
10 / 1,000 SF + 1/EMPLOYEE			
.52 / SEAT (DRIVE-THRU / QUICK SERVICE)			
RESTAURANT 1:	5,400 SF =	60	
RESTAURANT 2:	45 SEATS =	24	
TOTAL RESTAURANT:			84
OFFICE:			
4 / 1,000 SF			
OFFICES:	4,420 SF =	18	
TOTAL PARKING REQUIRED:			586
PARKING PROVIDED (BY USE):			
MULTI-FAMILY / OFFICE:			495
RESTAURANT:			93
TOTAL PARKING PROVIDED:			588

98. Heights

amy.diaz-barriga@franklin.tn.gov

clarify in the site data chart that the height at the street is 1-3 stories, but the height of the buildings are 4 stories on the back side

99. Entitlements

amy.diaz-barriga@franklin.tn.gov

Remove the reference to non-residential SF on sheet C2.0 Site Data Chart. see below. It is confusing as it is not included in the overall entitlements.

DWELLING UNIT COUNT (BY TYPE):		
MULTIFAMILY:		241
COMMERCIAL SF (BY USE):		
OFFICE:		4,420 SF
RESTAURANT:		7,900 SF
TOTAL:		12,320 SF
NON-RESIDENTIAL:		5,500 SF
BUILDING HEIGHT:		
		1-3 STORIES

101. Advisory

dianna.tomlin@franklin.tn.gov

Advisory, Only to be Addressed at Site Plan:

Architecture currently shown does not meet some of the requirements of the Zoning Ordinance, but as concepts are acceptable at the Development Plan stage. At site plan review, architecture will need to comply with all standards in the Zoning Ordinance. Specifically, the restaurant at the corner does not have a prominent entrance facing the street. All buildings are required to have an entrance at the street they face The apartment buildings will need more façade variety between buildings.

[Edited By Dianna Tomlin]

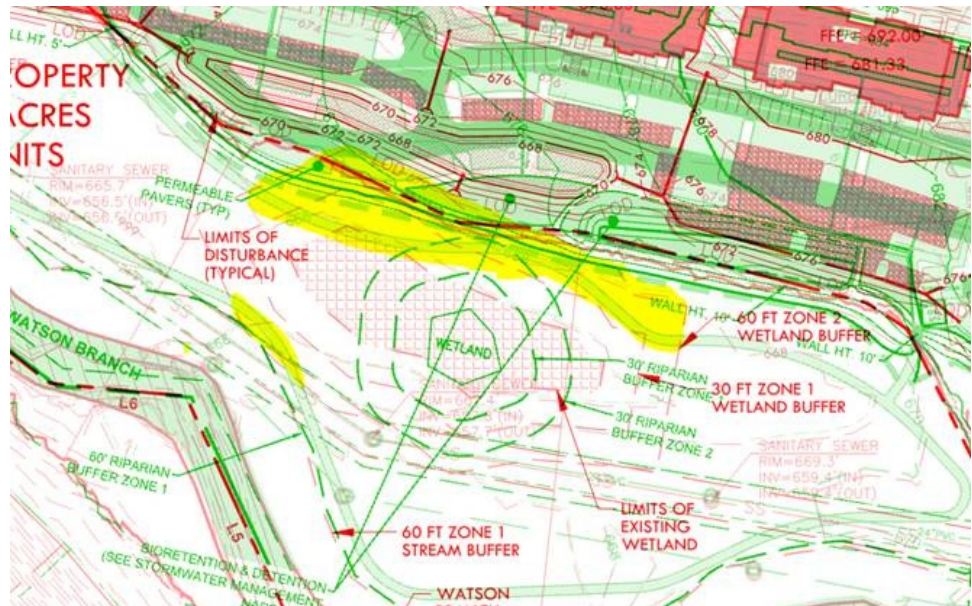
Stormwater

General Issues

1. Wetland

Doug.Noonan@franklintn.gov Comment not addressed, "Size and shape of wetland differs greatly from previous development plan. **Please provide a wetland delineation.** The current wetland shown at ~2,867sq. ft., while the wetland shown on the previous development plan is ~18,318 sq. ft."

While the report provided identifies an observed wetland, it acknowledges that the delineation was not included in the scope of work. Based on the best available information (NWI, previous site plan, and field observations of wetland flagging) the wetland shown on the previous development plan (COF #6086) appears to be accurate. The proposed trail and grading (highlighted in yellow) impacts the previously identified wetland and associated buffer.



The applicant shall show the wetland as it was delineated for the previous development plan (COF #6086), and revise plans accordingly to avoid encroachment.
[Edited By Doug Noonan]

61. Riparian Buffer

jeff.willoughby@franklintn.gov **If any encroachment of any kind is shown in the riparian buffers** then a formal variance request shall be submitted and approved before final plan approval will be granted.

Additionally, if buffer averaging is being shown then a buffer management plan shall be submitted and approved before final plan approval will be granted as well.

62. Riparian Buffer

jeff.willoughby@franklintn.gov

This is still shown incorrectly as zones are labeled as "A" and "B"

Identify all water resources onsite. Label by their corresponding name as shown on the most current USGS maps. Include top of bank and riparian buffer zones on all site plan sheets. Riparian buffers shall be applied from top of bank. Top of bank is defined as the break in slope of the corresponding grade or if available, the ordinary high water mark.

- For drainage areas over 1 square mile there shall be a 60' riparian buffer zone 1.
- For drainage areas under 1 square mile shall be a 30' riparian zone 1 and 30' riparian zone 2.
- **Zones shall be labeled in the following format: "Width: Riparian Buffer Zone Designation" for example "60' Riparian Buffer Zone 1"**
- Where the average Slope of the land within the Streamside Buffer is between fifteen percent (15%) and twenty-five percent (25%), an additional twenty (20) feet shall be added to the zone 1 minimum buffer width.
- Where the average Slope of the land within the riparian buffer is greater than twenty-five percent (25%), an additional fifty (50) feet shall be added to the zone 1 minimum buffer width.

Water/Sewer

General Issues

14. Trails

ben.mcneil@franklintn.gov

*****This comment does not hinder site plan approval, but is to remain open as a reminder to staff.*****

The applicant shall be aware that Franklin will not be responsible for any trails or any maintenance that have been installed over the existing sanitary sewer easement. A note must be added to the plat with this information.

Zoning

General Issues

85. FFO

shanna.mccoy@franklintn.gov

Comment to remain open as a project reminder.

Advisory comment

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

86. FFO/FEMA

shanna.mccoy@franklintn.gov

Comment to remain open as project reminder.

Advisory comment

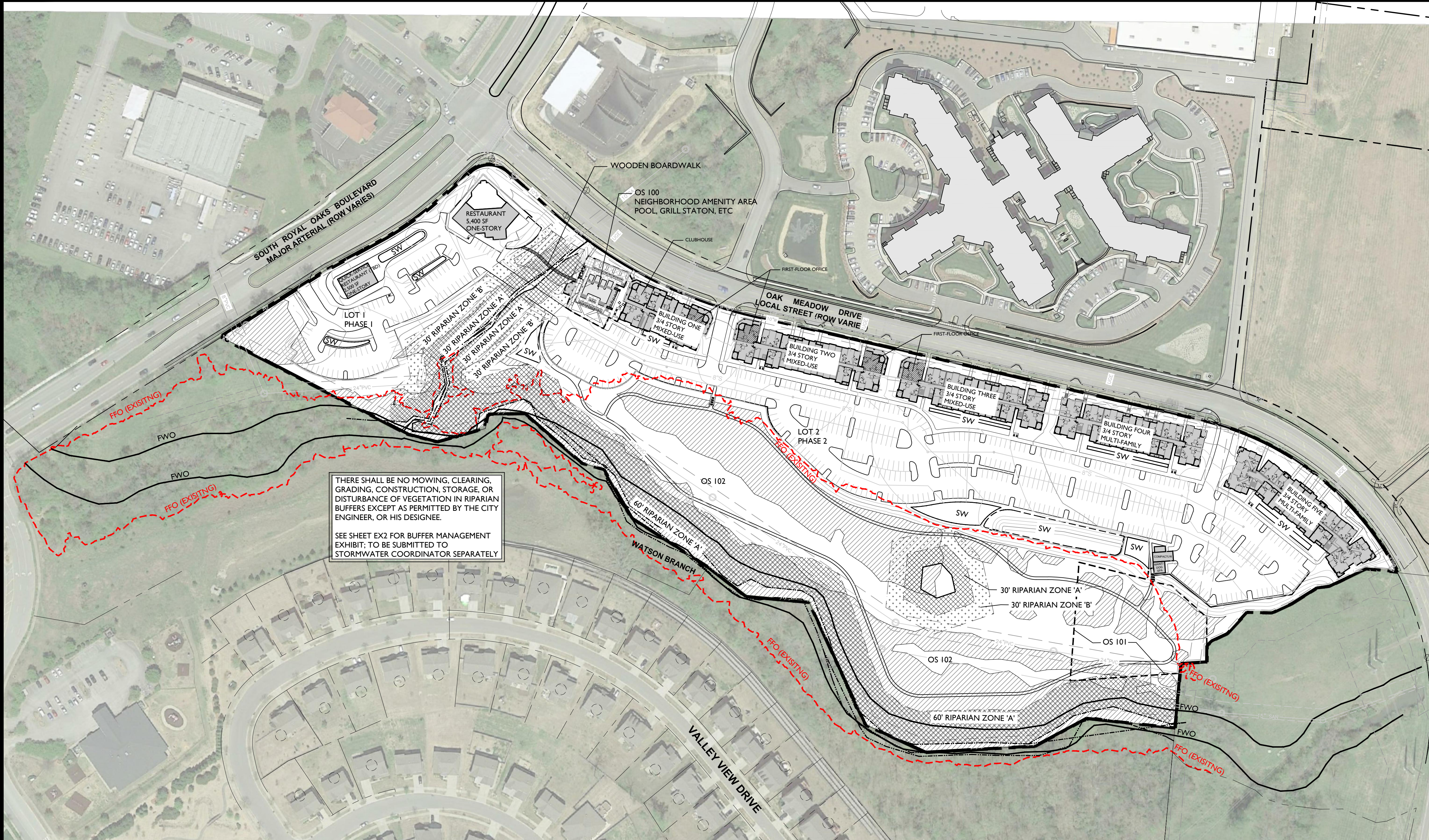
The applicant shall obtain a letter of map amendment from FEMA for any flood plain alteration.

87. FFO

shanna.mccoy@franklin.tn.gov Comment to remain open as project reminder.

Advisory comment

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



SITE DATA CHART

PROJECT NAME:	VINTAGE AT WATSON GLEN
PROJECT NUMBER:	XXXX
ADDRESS:	OAK MEADOW DRIVE
PARCELS:	MAP 079, PARCELS 88 & 101.20
ACREAGE / SF OF SITE:	21.24 AC / 925,109 SF
BASE ZONING:	RC-6
PROPOSED ZONING:	PD (11.53, 17.820)
ZONING OVERLAY:	FFO, FWO
BUILDING TYPES APPLIED:	COMMERCIAL / MIXED-USE, MULTIFAMILY, URBAN LANDSCAPE, URBAN
FRONTAGE TYPES APPLIED:	
SETBACKS:	FRONT: 8' SIDE: 5' REAR: 20'
DWELLING UNIT COUNT (BY TYPE):	MULTIFAMILY: 245
COMMERCIAL SF (BY USE):	OFFICE: 4,420 SF NON-RESIDENTIAL: 5,500 SF RESTAURANT: 7,900 SF TOTAL: 17,820 SF
BUILDING HEIGHT:	1-3 STORIES
MINIMUM REQUIRED LSA:	.2
PROVIDED LSA:	.65
OPEN SPACE REQUIRED:	5% (46,255 SF)
OPEN SPACE PROVIDED:	5.5% (50,803 SF)
NATURAL AREA REQUIRED:	0%
NATURAL AREA PROVIDED:	46% (427,660)
TREE CANOPY RETENTION ACREAGE:	6.39 AC (244% OF REQUIRED)
PARKING REQUIRED (BY USE):	
MULTI-FAMILY:	1.5 / 1BR: 126 UNITS = 189 2.5 / 2BR: 105 UNITS = 263 3.0 / 3+BR: 14 UNITS = 42 TOTAL MULTI-FAMILY: 494
RESTAURANT:	10 / 1,000 SF = 1/EMPLOYEE .52 / SEAT (DRIVE-THRU / QUICK SERVICE) RESTAURANT 1: 5,400 SF = 60 45 SEATS = 24 RESTAURANT 2: 7,900 SF = 84 TOTAL RESTAURANT: 144
OFFICE:	4 / 1,000 SF OFFICES: 4,420 SF = 18 (TO BE SHARED WITH RESIDENTIAL)
TOTAL PARKING REQUIRED:	578
PARKING PROVIDED (BY USE):	MULTI-FAMILY / OFFICE: 495 RESTAURANT: 94 TOTAL PARKING PROVIDED: 589
OWNER:	808 GOODALL 393 MAPLE STREET GALLATIN, TN 37066
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145 (615) 975-5765 greg.gamble@gdc-tn.com GREG GAMBLE
CONTACT:	

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5% REQUIRED: 46,255 SF		
PROVIDED: 50,803 SF TOTAL (5.5%) ADDITIONAL NATURAL AREA: 317,172 SF		
TOTAL OPEN SPACE PROVIDED: 367,975 SF		
LOT	TYPE	AREA (SF)
100	NEIGHBORHOOD AMENITY	10,059
101	NEIGHBORHOOD AMENITY	40,744
ADDITIONAL OPEN SPACE		
102	NATURAL AREA	317,172

TREE CANOPY RETENTION

OVERALL SITE AREA = 925,109 SF (21.24 AC)	
EXISTING TREE CANOPY 633,789 SF (14.55 AC)	PRESERVED TREE CANOPY 278,429 SF (6.39 AC)
TREE CANOPY DATA:	
TOTAL EXISTING TREE CANOPY:	633,789 SF; 14.55 AC (69% OF SITE)
REQUIRED CANOPY PRESERVATION:	18% (114,082 SF; 2.61 AC)
PROVIDED CANOPY PRESERVATION:	278,429 SF; 6.39 AC (244% OF REQUIRED)

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. THE WATER MAINS ARE LOCATED ALONG SOUTH ROYAL OAKS BLVD. 245 UNITS x 350 GPD = 85,750 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

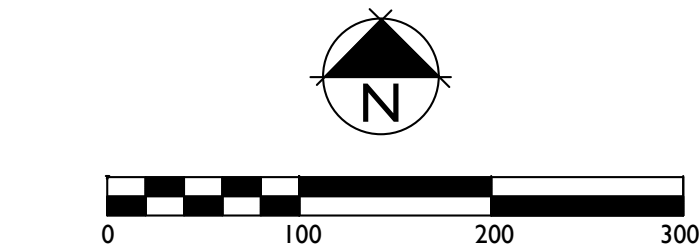
POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.7 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.4 MI (FRANKLIN FIRE DEPARTMENT)
NEAREST RECREATIONAL FACILITY: 1.5 MI (SOAR ADVENTURE TOWER)

PROJECTED STUDENT POPULATION
245 x 0.64 = 157 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY THE CITY OF FRANKLIN

PHASING

DEVELOPMENT	NON-RESIDENTIAL	SF	MULTIFAMILY
OVERALL	RESTAURANT, RETAIL, OFFICE, ETC.	17,820	245
PHASE 1	RESTAURANT	7,900	0
PHASE 2	OFFICE, RETAIL, ETC.	9,920	245



KEY

- PRESERVED CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- SLOPES - 14 - 20%
- SLOPES - 20% +
- OPEN SPACE



1
A1.0 BUILDING 1
ELEVATIONS N.T.S.



2
A1.0 BUILDING 2
ELEVATIONS N.T.S.



3
A1.0 BUILDING 3
ELEVATIONS N.T.S.



4
A1.0 BUILDING 4
ELEVATIONS N.T.S.



6
A1.0 BUILDING 5
ELEVATIONS N.T.S.



5
A1.0 MULTI-FAMILY / MIXED-USE
PERSPECTIVE N.T.S.

The home elevations shown here are representative of the mixed-use/multifamily homes planned for Vintage at Watson Glen. They are the basis for design review by the City of Franklin at the time of Site Plan Submittal. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered Landscape Architect.

Revision Date _____
△ _____
△ _____
△ _____
△ _____

From: [Ron Carr](#)
To: [Planning Intake](#)
Subject: Consideration Of Ordinance 2020-10, An Ordinance To Rezone 21.24 Acres
Date: Wednesday, May 27, 2020 5:03:09 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.

For item 9 on the next agenda, Consideration Of Ordinance 2020-10, An Ordinance To Rezone 21.24 Acres.

As a resident of Franklin, I would ask that this gets voted No. There is already a considerable amount of traffic on South Royal Oaks Blvd. Changing this to a higher density location will only add more traffic on a road that doesn't appear to be designed to handle the traffic volume.

Thanks,
Ron Carr

From: [ROBERT STUDE](#)
To: [Planning Intake](#)
Subject: Oak Meadow Drive
Date: Wednesday, May 27, 2020 2:29:58 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.

Turning this area into a high density spot is a horrible idea.

Who is proposing this???

That stretch of Royal Oaks is already a traffic nightmare and the proposal is to add more traffic by putting in apartments or packing in houses on tiny lots??

Please reconsider this "plan".

Robert Stude
170 Generals Way Court
Franklin, TN

From: jimcherrybolles@outlook.com
To: [Planning Intake](#)
Subject: Oak Meadow property rezoning
Date: Wednesday, May 27, 2020 10:52:04 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.

Hello,

As a citizen of Franklin and a member of the South Royal Oaks community, I would respectfully request that you seriously consider not changing the zoning of the land on Oak Meadow Dr across from Somerby and next to Home Depot from commercial to residential. Do we not have enough traffic in Franklin already on South Royal Oaks Blvd? This small piece of wooded land is the only green space left in the South Royal Oaks area. For over 20 years I have enjoyed seeing the various wildlife that lives on this land-- deer, turkeys, ground hogs, red tailed hawks, and the like. It's a good area for wildlife because of the creek that runs through it. I have often wondered why it hasn't been turned into a park or other green space for the citizens of Franklin. Why should we keep allowing people that don't even live here to keep reducing green space to build as many houses or apartment units that they can squeeze onto a property so they can make money off of it? We should have more consideration for the people that live here than we do for some corporation from out of state. Please consider what's best for Franklin residents instead of those trying to profit off of our city. Consider the traffic it would create, the crime it would attract to our neighborhoods, the increased strain on public services, etc. Please do not vote for this zoning change. If something has to be developed on these properties, commercial would have far less impact on the environment and infrastructure and still be profitable for whoever may develop it.

Thank you kindly,

James T. Bolles, DVM
221 Turnbrook Lane
Franklin

From: [Barry Cullen](#)
To: [Planning Intake](#); ["Maribeth Stahl"](#); [Amy Diaz-Barriga](#); [kathy.cullen](#); [Emily Hunter](#)
Subject: OAK MEADOW REVISED DEVELOPMENT PLAN
Date: Thursday, May 28, 2020 3:24:15 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 requested, below please find a few questions/concerns we have re the subject :

- 1) A few years ago, a similar mixed use development plan was presented to the FMPC and BOMA. That plan was soundly defeated due to concerns over density, traffic congestion issues and the impact to the community pertaining to Off-Site improvements. The revised plan calls for a much greater multi-family density configuration (245 units vs 98 units) resulting in an increase of almost 500 vehicle/day concentrated at peak rush hour times.. In addition, the revised mixed use concept provides for 4400 s.f. of office space adding potentially another 16-20 vehicles/day (parking for the employees/clients of the office tenants is proposed to be curbside along Oak Meadow Dr., which is not conducive to such use).
- 2) The revised plan includes the development of an 10.5 acre public park to be perpetually maintained by the private owners of the Multi- family development. If the intent of the developer is to truly open this designated area to the general public.... Park users (who are not residents of the Multi-family units) will be required to park their vehicles curbside along Oak Meadow Dr.; accessing the park through the parking lot of the apartment complex. Furthermore, the public park plan does NOT provide for the availability of rest room facilities.
- 3) The revised plan identifies a western portion of the site for development of two free standing restaurants. Since S. Royal Oaks Blvd. is a divided highway artery, access to these proposed businesses from S. Royal Oaks will be limited to a "right-in...right-out" configuration. Customers seeking an alternate must ingress/egress through the parking lot allocated for the residents of 245 unit MF portion of the development. If, at some point in the future, the ownership of the MF portion of the project differs from the restaurant portion, the customers from the restaurant businesses may be prohibited from using the MF parking area as an alternate means of ingress/ egress.
- 4) It would be short-sighted to overlook other potential development opportunities, within the immediate area, that are already zoned for development. 100 unit apartment complex adjacent (west) to the US Post Office on Oak Meadow and the 17 acre site behind Home Depot, zoned for 200,000 s.f. of Office/Motel development; together could bring another 1200 vehicles /day to an already over taxed situation. It is unreasonable to expect the current applicant to solve unknown future troubles with his proposal; but for the planning commission to ignore the obvious is unacceptable in addressing planning issues.

CONCLUSION:

Based on the aforementioned detrimental issues, we strongly encourage you to deny the request for re-zoning.

Sincerely;

R. Barry and Kathy A. Cullen

R. Barry Cullen 425 Valley View dr. Franklin, Tn. 37064 615 614 3339 (H-O) 615 351 5269
(C) bcullenrealty@yahoo.com

From: [Eleanor Lee](#)
To: [Planning Intake](#)
Subject: Oak Meadow rezoning
Date: Wednesday, May 27, 2020 11:04:50 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 family resides in the Forrest Crossing subdivision. We are in strong opposition to rezoning the Oak Meadow property from commercial to residential. Traveling in this area everyday, we can attest that the current infrastructure of the area would not support the proposed high density development. Schools are also overcrowded and not able to support the overdevelopment that is occurring throughout much of Franklin. Current population should be supported before more high density development is added to increase problems. Please consider the voiced concerns of Franklin residents and not just the will of developers.

Thank you for your time and consideration.

From: [John Lawrence](#)
To: [Planning Intake](#)
Subject: Proposed development on Oak Meadow Drive
Date: Wednesday, May 27, 2020 7:16:13 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.

Board Members:

I am expressing the opinions of my wife and myself against any proposed development of the property on Oak Meadow Drive, across from the Somerby retirement facility. Additionally, we are against any effort to change the zoning of this property from commercial to residential.

As 23-year residents of Riverview Estates, we have witnessed many changes to the surrounding area. Most of the changes have improved the neighborhood. Some have detracted from its beauty and function. The proposed residential complex will add to an already congested traffic flow, creating longer wait times for shopping trips and work commutes. The proximity of the lease-based complex to long-established single-family homes will undoubtedly have an adverse effect on sale prices.

Thank you for your time and attention.

John & Laura Lawrence
834 Countrywood Drive
37064
615 416 4748

From: [Jill Wright](#)
To: [Planning Intake](#)
Subject: Rezone opinion
Date: Wednesday, May 27, 2020 10:47:46 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 husband and I live in Forrest Crossing and do not agree with nor approve this rezoning request as listed below.

RE:

Consideration Of Ordinance 2020-10, An Ordinance To Rezone 21.24 Acres From Regional Commercial(RC-6) And General Office (GO) Districts To Planned (PD 11.35/12,320) District For The Property Located South Of Oak Meadow Drive And East Of South Royal Oaks Boulevard (Vintage At Watson Glen PUD Subdivision). Sponsors:Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin 10. Consideration Of Resolution 2020-47, A Resolution Approving A Development Plan For Vintage At Watson Glen PUD Subdivision, For The Property Located South Of Oak Meadow Drive and East Of South Royal Oaks Boulevard. Sponsors:Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin

Dallas and Jill Wright

From: [Michael Ferraro](#)
To: [Planning Intake](#)
Subject: Rezoning Attempt #2 - Oak Meadow Dr.
Date: Thursday, May 28, 2020 3:43:38 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,

My name is Michael Ferraro. I'm a home owner in the area. If changed from commercial to residential zoning, I'd be concerned with the increased traffic in the area. We seem to already have inadequate roadways to support the current housing. I feel like this would just add to the chaos.

Mike Ferraro

From: [Amber Campbell](#)
To: [Planning Intake](#)
Subject: Rezoning Attempt #2 - Oak Meadow Drive nest Somerby & Home Depot
Date: Wednesday, May 27, 2020 9:35:23 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 -

It was brought to my attention about an upcoming planning commission meeting regarding Oak Meadow. See property below.

Re: Rezoning Attempt #2 - Oak Meadow Dr. Planning commission meeting on May 28th includes another request to rezone the property on Oak Meadow across from Somerby and behind Home Depot from Commercial to residential.

I formally oppose this Rezoning as I live in the Riverview subdivision and traffic is already congested along South Royal Oaks and Oak Meadow. My teenager drives those roads as well and more traffic will only cause more congestion and wrecks. I would like my vote and opinion taken into consideration at your planning meeting.

Thank you,
Amber Campbell
Sent from my iPhone

From: [Victoria Shofner](#)
To: [Planning Intake](#)
Subject: Rezoning behind Home Depot off of Royal Oaks
Date: Wednesday, May 27, 2020 11:22:38 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.

Good morning, I am a resident of Franklin that lives in the Dallas Downs neighborhood. The traffic going down Royal Oak is already abysmal. Adding a high density residential area would only compound the issue. Mack Hatcher is only two-laned on that side of Franklin also and traffic already backs up from Royal Oaks to Lewisburg Pike because of that congestion. Please rethink allowing higher density use of that parcel until the existing roads can handle said population.

Sincerely,
Victoria R. Shofner
181 Middleboro Circle
Franklin, TN 37064

Sent from my iPhone

From: [Jeremy Paisley](#)
To: [Planning Intake](#)
Subject: Rezoning Oak Meadows
Date: Wednesday, May 27, 2020 11:46:26 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 Representatives,

I am writing in concern over the development proposal for high density development at Oak Meadows. While I understand progress is important for our area, we also need to understand the complications concerning the development. What are the design, rated, and operational capacities for Franklin/Williamson Schools? The current situation with COVID-19 will impact schools significantly and continued development may hinder school functionality. With current budget constraints it might be in the best interest to hold off on high density residential areas until we understand the results of the current outbreak. I understand there appears to be a low student to teacher ratio but those figures include all licensed staff and may be misleading to those outside the educational setting. There are also concerns over traffic flow on Highway 96 and the I-65 interchange. More development will create longer commutes and increased congestion in the surrounding areas. Thank you for hearing the residents of our community; we hope this development proposal and all future development proposals are examined closely to avoid regression.

From: [Anne Marie Angel](#)
To: [Planning Intake](#)
Subject: Rezoning of Oak Meadow property
Date: Wednesday, May 27, 2020 3:12:44 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.

To whom it may concern:

Re: Consideration Of Ordinance 2020-10, An Ordinance To Rezone 21.24 Acres From Regional Commercial(RC-6) And General Office (GO) Districts To Planned (PD 11.35/12,320) District For The Property Located South Of Oak Meadow Drive And East Of South Royal Oaks Boulevard (Vintage At Watson Glen PUD Subdivision). Sponsors:Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin 10. Consideration Of Resolution 2020-47, A Resolution Approving A Development Plan For Vintage At Watson Glen PUD Subdivision, For The Property Located South Of Oak Meadow Drive and East Of South Royal Oaks Boulevard. Sponsors:Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin

Please DO NOT rezone the Oak Meadow property for combined commercial/ residential to add apartments to the area. The Royal Oaks area is already a heavy traffic area. The local public schools are not equipped to handle the extra students, as Williamson County Schools are in high demand. And due to the Coronavirus pandemic we do not need more congestion in an already densely populated area.

I live on Royal Oaks Blvd and the volume of traffic is constantly increasing. Adding yet another apartment complex will only add to the congestion and pollution of the area. Please take these things into consideration and do not rezone.

Respectfully yours,

Pam Angel
179 Royal Oaks Blvd
[Franklin, TN 37067](#)

Sent from my iPhone
Sent from my iPhone

From: [Lorey, Shelly L](#)
To: [Planning Intake](#)
Subject: Rezoning request of the Oak Meadow Properties
Date: Wednesday, May 27, 2020 4:53:23 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,

I thought we had already addressed this 2 years ago so I'm surprised to see this come up again. With the small signs hidden in plain sight it feels as though the plan is to slip this through hoping the residents this will effect won't notice.

We don't have the capacity to handle the traffic we have now in this corridor let alone all the additional cars a subdivision or apartments will bring. Our schools this will effect are also at capacity.

The owner of this land knew it was zoned commercial when he bought it and it should remain that way.

Please do not rezone this property, and please don't let them continually try to find a way to push this through at a time when the public can not address it properly as we were not informed with time to prepare.

Sincerely,

Shelly Lorey
Lab Manager - Tansey Lab
Vanderbilt University
4148 MRB3
465 21st Ave. S.
Nashville, TN 37240
615-343-4261

From: [Jason Mackey](#)
To: [Planning Intake](#)
Subject: South Royal Oaks Proposed Rezone
Date: Wednesday, May 27, 2020 9:07:13 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.

Thank you for listening to my comment. Please vote against the rezoning to mixed use on South Royal Oaks. The proposal will dramatically increase traffic on Hwy 96, which is already ridiculous, and South Royal Oaks. We don't need more retail space. We don't need more restaurants. There is already much more than enough of that in the area. What we need more of is beautiful green space. The appeal of Franklin is it's rural landscapes. Please don't take ours away and replace it with a bunch of concrete, brick and pavement.

Thanks again for listening to my opinion.

Jason Mackey
615.586.3045



File #: 20-0738

DATE: May 14, 2020
TO: Franklin Municipal Planning Commission
FROM: Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Dianna Tomlin, Principal Planner

SUBJECT:

Westhaven PUD Subdivision, Final Plat, Section 25, Revision 6, Lot 4020, Creating 4 Commercial Lots, On .35 Acres, Located North Of Front Street And East Of Oleander Street, At 110 Front Street. (CONSENT AGENDA)

PURPOSE:

Project Information
COF Project Number: 7248
Applicant: Wilson & Associates, PC, Judy Gregg
Owner: Southern Land Company, LLC Tom Skube

BACKGROUND/STAFF COMMENTS:

The purpose of this plat is to create 4 commercial lots (Lots 4073-4076) from Lot 4020 on .35 acres. Westhaven PUD Subdivision, Site Plan, Section 25, Revision 6, Lot 4020, was approved in January 2019. The final plat is in adherence to the approved site plan.

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.

FINANCIAL IMPACT:

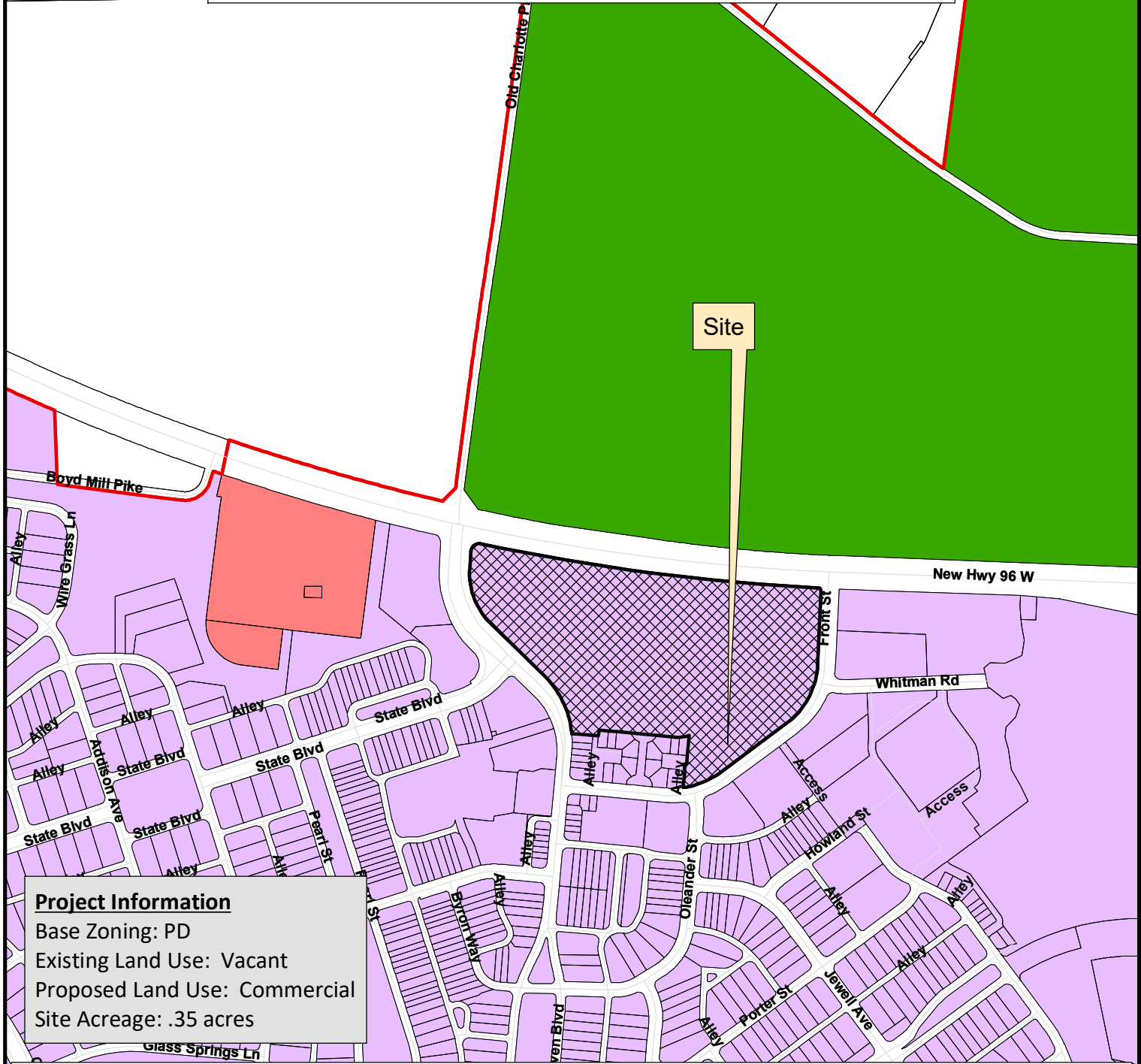
unknown

RECOMMENDATION:

Staff recommends approval with conditions.

See attached sheets for staff conditions of approval.

WESTHAVEN PUD SUBDIVISION, SECTION 25, REV 6, LOT 4020, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
05/28/2020



Project Information

Base Zoning: PD
Existing Land Use: Vacant
Proposed Land Use: Commercial
Site Acreage: .35 acres

- | | |
|--------------------------------|------------------------------------|
| Westhaven Sec 25 | 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.

CONDITIONS OF APPROVAL:

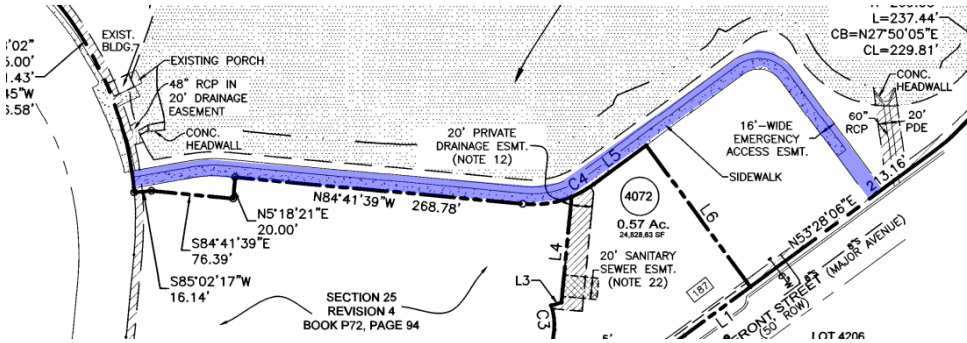
Open Issues: 2 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

12. C. Final Plat

lance.fittro@franklin.tn.gov Thank you for adding the sidewalk and access easement across Lot 4074. As per the previous comment, applicant shall show and dimension the sidewalk and access easement across the remainder of Lot 4020 as well. This applies for both the overall Sheet 1, and the enlargement Sheet 2. Extents of the sidewalk and access easement as shown on the previous plat highlighted below:



Planning

General Issues

1. Update Zoning

- dianna.tomlin@franklin.tn.gov
- 4. Zoning: SD-X Specific Development Plan (M1.8/Traditional/WHCO-1)
 - 5. All Lots in Section 25 - Lot 4020 Lakefront Commercial fall in the T5 Transect zone as defined in the Westhaven Concept Plan (Revision 3) and Pattern Book, Revised 05/25/17.

Applicant shall change SD-X/Traditional/WHCO-1 to PD.

Plat Notes:

- The purpose of this plat is to create Lots 4073-4076 from Section 25 Lot 4020.
- The recording of this plat voids, vacates, and supersedes Lot 4020 as recorded on Final Plat, Section 25, Revision 5 in Book P73, Page 23, in the Register's Office of Williamson County, Tennessee.
- Site is located in Williamson County, TN, and is identified as a portion of Parcel 23.07 on Property Map 64.
- Zoning: SD-X Specific Development Plan (M1.8/Traditional/WHCO-1)
- All Lots in Section 25 - Lot 4020 Lakefront Commercial fall in the T5 Transect zone as defined in the Westhaven Concept Plan (Revision 3) and Pattern Book, Revised 05/25/17.

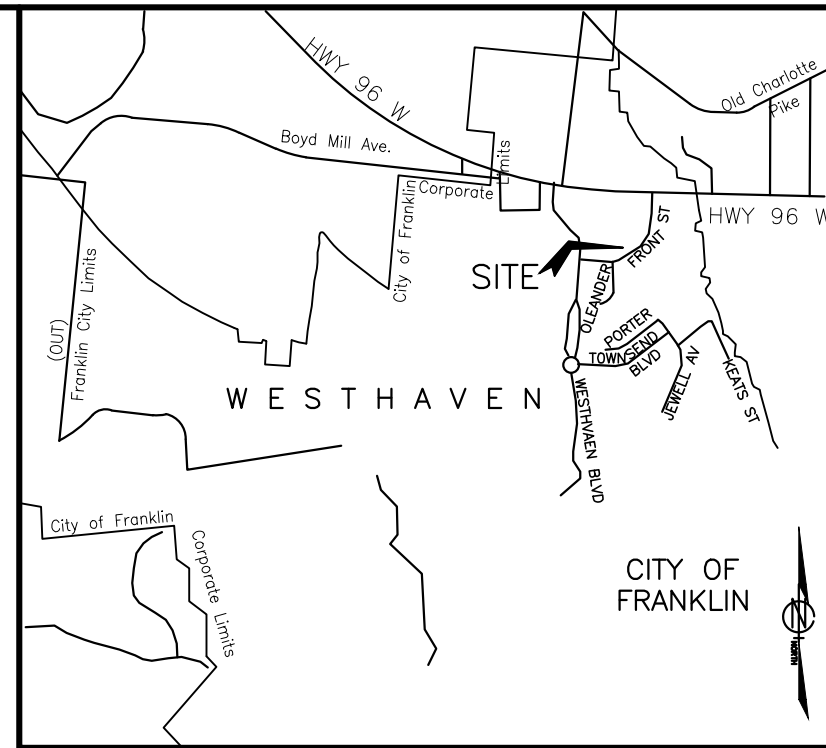
- Minimum setback requirements:
- Front yard - 5'
 - Side yard - 0'
 - Rear yard - 0'

NOTE: Projections shall not extend to a point closer than 4 feet from the property line. Any projections (including soffits) into the 5'-sided setback shall have a one-hour fire-resistive construction on the underside. Refer to the 2004 IRC supplement R302.1 Exterior Walls for further explanation.

Rear yard/Alley setback - 5' Minimum to the property line: 10' minimum between buildings (for the main, back, and ancillary buildings).

Rear yard/Non-alley setback - 5' Minimum to the property line: 10' minimum between buildings (for the main, back, and ancillary buildings)

- Bearings are based on Tennessee state plane coordinate system, Zone 5301, FIPS Zone 4100, NAD 83 Datum.
- Westhaven Section 25 is not in a Flood Hazard Area as per F.E.M.A. Flood Insurance Rate Map No. 47187C0195F, Revision Date September 29, 2006, Community No. 470206, Panel 0195.
- The developer acknowledges that all lots have adequate building envelopes and no variances will be required.
- All streets and alleys are designated as Public Right-of-Way; the City of Franklin is not responsible for the replacement or repair of any private structures within public easements should the structures be disturbed in the process of the City exercising its easement rights.
- Streets, drainage easements, structures and culverts shall be maintained by the City of Franklin. Detention ponds within public drainage easements are to be maintained by the owner. See Note 12.
- Stormwater quality shall be addressed with each site plan.
- Open space areas, roadway medians, brick pedestrian crosswalks, bike paths, sidewalks outside of right-of-ways, trails and detention facilities shall be maintained by the Westhaven Home Owners Association and shall be Public Utility, Drainage and Access Easements.
- Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities (including cable television, electrical, natural gas, sewer, telephone and water lines) shall be placed underground.
- All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC.
- Mineral rights are to be held by Westhaven Partners, LLC.
- Property numbers are indicated as such: Lot numbers are encircled and address numbers are enclosed by rectangular shape.
- Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
- 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.
- 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.



VICINITY MAP
NOT TO SCALE

Owner/Subdivider: Westhaven Partners, LLC

Owners/Partners with 5% interest or more:

Westhaven Partners, LLC c/o Tim Downey - tim.downey@southernland.com 1550 W. McEwen Drive, Suite 200 Franklin, TN 37067 (615) 778-3150	
H. Rhodes Hart 612 10th Ave, North Nashville, TN 37203 (615) 259-4222	Frank Mastrapasqua 814 Church Street, #300 Nashville, TN 37203 (615) 244-8400
PPMC Limited Partnership c/o Pete Serodino P.O. Box 4539 Chattanooga, TN 37405 (423) 266-1855	Springlake, G.P. c/o Ron Pace 95 White Bridge Road, #504 Nashville, TN 37205 (615) 352-9600
Monica Smiley 1417 Heritage Landing Drive Chattanooga, TN 37405 (423) 266-1070	Frank J.B. Varallo Rone-Regency Jewelers Brainerd Village Chattanooga, TN 37411 (423) 894-1188

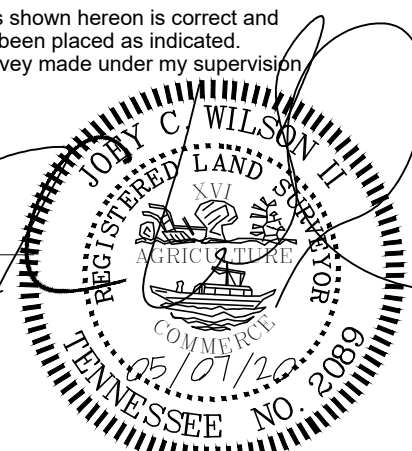
NOTE:

AREA SHADED THUSLY
REPRESENTS PREVIOUSLY
PLATTED LOTS SHOWN
HERE FOR REFERENCE.

Certificate of Survey

I (we) 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 15th day of February, 2019.

Joey C. Wilson II, Tennessee RLS No. 2089
Wilson & Associates, P.C.
Engineering/Surveying/Environmental
108 Beasley Drive
Franklin, TN 37064
Office: 615.794.2275
jwilson@wilsonpc.com



Legend

- Existing Iron Rod
- Iron Rod Set
- Existing Concrete Monument
- Concrete Monument Set
- Storm Catchbasin
- Street Manhole
- Street Address
- Water Valve
- Fire Hydrant
- Street Light
- Sidewalk Pattern
- Public Utility & Drainage Esmt.
- Public Drainage Esmt.
- Public Utility & Access Esmt.
- Public Utility Esmt.



REGISTER'S OFFICE
WILLIAMSON COUNTY, TENNESSEE

CERTIFICATE OF APPROVAL OF SUBDIVISION
NAME, STREET NAMES, AND ADDRESSING

Subdivision name and street names approved by the Williamson County Emergency Management Agency.

Williamson County Emergency Management Agency Date

City of Franklin Date

CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 7759 Page 93, 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 ___, Page ___, 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.

WHTC Lake Retail, LLC Date

MIDDLE TENNESSEE ELECTRIC
MEMBERSHIP CORPORATION

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.

Date Middle Tennessee Electric Membership Corporation

CERTIFICATE OF APPROVAL OF
WATER SYSTEMS

I hereby certify that:

- (1) the water system designated in Westhaven PUD Subdivision, Resubdivision Lot 4020, Section 25, Revision 6 have been installed in accordance with City Specifications, or
- (2) a performance agreement and surety in the amount of \$_____ for the water system has been posted with HB&TS Utility District to assure completion of such system.

HB&TS Utility District Date

CERTIFICATE OF APPROVAL OF STREETS AND
DRAINAGE AND SIDEWALKS

I hereby certify that:

- (1) the streets, drainage, and sidewalks designated in Westhaven PUD Subdivision, Resubdivision of Lot 4020, Section 25, Revision 6 have been installed in accordance with City specifications, or
- (2) a performance agreement and surety in the amount of \$_____ for streets, \$_____ for drainage, and \$_____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department
City of Franklin, Tennessee Date

CERTIFICATE OF APPROVAL OF
SEWER SYSTEMS

I hereby certify that:

- (1) the sewer system designated in Westhaven PUD Subdivision, Resubdivision of Lot 4020, Section 25, Revision 6 has been installed in accordance with City specifications, or
- (2) a performance agreement and surety in the amount of \$_____ for the sewer system has been posted with the City of Franklin, Tennessee to assure completion of such system.

Director Water Management Department
City of Franklin, Tennessee Date

CERTIFICATE OF APPROVAL OF 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, Tennessee.

Secretary
Franklin Municipal Planning Commission Date

SOUTHERN LAND
COMPANY
WESTHAVEN
P.U.D. SUBDIVISION
Final Plat Section 25, Revision 6
Resubdivision of Lot 4020

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES	0.348±	TOTAL # OF LOTS	4
ACRES NEW RD/ST	0.00	L.F. OF NEW RD/ST	0.00
ACRES OPEN SPACE	0.00	CIVIL DISTRICT	5
DRAWN BY	JAG	CLOSURE ERROR	< 1:10,000
SCALE =	1"=100'	DATE =	04/08/2020

COF PROJECT # 7248

SHEET 1 OF 2



File #: 20-0739

DATE: May 14, 2020

TO: Franklin Municipal Planning Commission

FROM: Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Dianna Tomlin, Principal Planner

SUBJECT:

Westhaven PUD Subdivision, Final Plat, Section 57, Creating 33 Residential Lots And 2 Open Space Lots, On 11.77 Acres, Located West Of Congress Drive And East Of Cheltenham Avenue. (CONSENT AGENDA)

PURPOSE:

Project Information

COF Project Number: 7250

Applicant: Wilson & Associates, PC, Judy Gregg

Owner: Southern Land Company, LLC, Tom Skube

BACKGROUND/STAFF COMMENTS:

The purpose of this plat is to create 33 residential lots (Lots 2185-2217) and two open space lots (Lots 5090 and 5093) on 11.77 acres. Westhaven PUD SUBdivision, Section 57, Site Plan was approved in July 2019. The plat is in adherence to the site plan.

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.

FINANCIAL IMPACT:

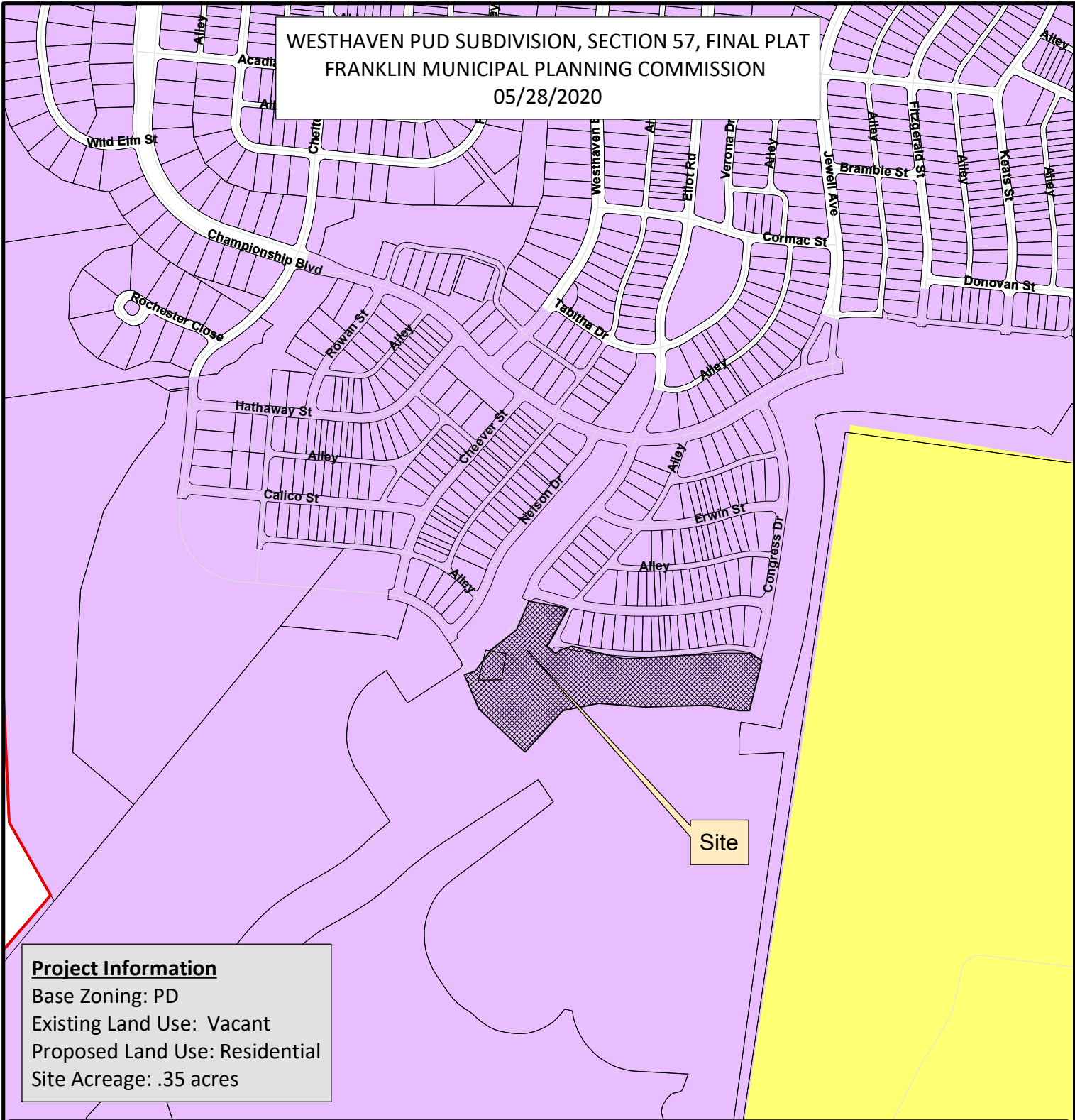
unknown

RECOMMENDATION:

Staff recommends approval with conditions.

See attached sheets for staff conditions of approval.

WESTHAVEN PUD SUBDIVISION, SECTION 57, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
05/28/2020



Project Information

Base Zoning: PD
Existing Land Use: Vacant
Proposed Land Use: Residential
Site Acreage: .35 acres

Westhaven Sec 57	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.
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Plat Notes:

1. The purpose of this plat is to create 33 lots (Lots 2185-2217), and two Open Space lots (5090 and 5093).

2. Subject property is shown as Section 57 located in Westhaven P.U.D. Subdivision, Fifth Civil District, City of Franklin, Williamson County, Tennessee.

3. Subject property is identified as a portion of Parcel 1.16 on Property Map 74.

4. Zoning: (PD)

5. According to the Westhaven Pattern Book, the following building types would be permitted in the T4 transect zone - sideyard house, cottage, or house.

Minimum setback requirements (Section 57 lots):
Front yard - 10'
Side yard - 5' (min. 10' between buildings)
(Minimum 0' between townhome units)

Note: Projections shall not extend to a point closer than 4 feet from the property line. Any projections (including soffits) into the 5' sideyard setback shall have a one-hour fire-resistive construction on the underside. Refer to the 2004 IRC Supplement R302.1 Exterior Walls for further explanation.

Rear yard/Alley setback - 7' (minimum 18' wide x 22' deep parking apron is required from the front of the apron to the face of alley curb) except on street corner lots and lots that provide garages with a storage area of 50 square feet or greater.

Rear yard/Non-alley setback - 5' minimum to the property line; 10' minimum between buildings (for the main, back and ancillary buildings)

6. All lots in Section 57 fall in the T4 Transect Zone as defined in the Westhaven Concept Plan (Revision 4) and Pattern Book, revised 05/08/07.

7. Section 57 includes the following building types and sizes: sideyard houses, cottages, houses, and courtyard houses.

Dwelling unit living areas: Exclusive of open porches, garages, and ancillary apartments:
Minimum.....1,000 S.F.
Maximum.....10,000 S.F.
Maximum building heights....2 stories

8. Bearings are based on Tennessee state plane coordinate system, Zone 5301, FIPS Zone 4100, NAD 83 Datum.

9. Subject property is not within a Flood Hazard Area as per F.E.M.A. Flood Insurance Rate Map No. 47187CO190F, Revision Date September 29, 2006.

10. The developer acknowledges that all lots have adequate building envelopes and no variances will be required.

11. All streets and alleys are designated as Public Right-of-Way; the City of Franklin is not responsible for the replacement or repair of any private structures within public easements should the structures be disturbed in the process of the City exercising its easement rights.

12. Streets, drainage easements, structures, and culverts shall be maintained by the City of Franklin. Detention ponds and outlet structures within public drainage easements are to be maintained by the Westhaven Homeowners' Association.

13. Stormwater quality shall be addressed with each site plan.

14. Open space areas, roadway medians, brick pedestrian crosswalks, bike paths, sidewalks outside of right-of-ways, trails and detention facilities shall be maintained by the Westhaven Home Owners Association and shall be Public Utility, Drainage and Access Easements.

15. Building Elements: Porches, stoops, chimneys, bay windows, and balconies may encroach into the front yard setbacks. Chimneys may encroach up to 1'-0" from the property line within the sideyard setbacks. Where chimneys encroach into the sideyard setback, the minimum separation between dwellings shall be reduced by the distance of the encroachment only at the width of the fireplace. The remainder of the sideyard setback shall be the stated minimum. Chimneys that encroach closer than 5'-0" to a property line must meet the fire rating requirements of the City of Franklin Building Codes.

16. Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, (including cable television, electrical, natural gas, sewer, telephone and water lines) shall be placed underground.

17. All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC.

18. Mineral rights are to be held by Westhaven Partners, LLC.

19. Property numbers are indicated as such: Lot numbers are encircled and address numbers are enclosed by rectangular shape.

20. At all temporary turnarounds, a sign shall be placed stating, "Street to be extended by authority of the City of Franklin."

21. Street address numbers are assigned to the following street names: 1800-1824 Eliot Street, 2006-2018 Cheltenham Ave., and 3000-3091 Conar Street.

22. Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.

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.

24. Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners' Association.

25. Required Exterior Parking:
A. Single Family Detached Residence
2 spaces required except on street corner lots. Spaces must be on the same lot as the residence. Spaces shall be a minimum of 18' wide by 22' deep paved area (as measured from the face of the alley curb). Parking area may be garage apron or a separate parking pad.

26. 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.

Legend

Existing Iron Rod

Iron Rod Set

Existing Concrete Monument

Concrete Monument Set

Storm Catchbasin

Sewer Manhole

Street Address

○

●

□

■

●

○

1234

Legend (cont.)

Water Valve

Fire Hydrant

Street Light

Sidewalk Pattern

Public Utility & Drainage Esmt.

Public Drainage Esmt.

Public Utility & Access Esmt.

⌘

FH⌘

*

P.U.D.E.

P.D.E.

P.U.A.E.

Certificate of Survey

I (we) 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 10th day of January, 2019.

Owner/Subdivider: Westhaven Partners, LLC

Owners/Partners with 5% interest or more:

Westhaven Partners, LLC

c/o Tim Downey - tim.downey@southernland.com

1550 W. McEwen Drive, Suite 200

Franklin, TN 37067

(615) 778-3150

H. Rhodes Hart

612 10th Ave, North

Nashville, TN 37203

(615) 259-4222

PPMC Limited Partnership

c/o Pete Serodino

P.O. Box 4539

Chattanooga, TN 37405

(423) 266-1855

Monica Smiley

1417 Heritage Landing Drive

Chattanooga, TN 37405

(423) 266-1070

Frank Mastrapasqua

814 Church Street, #300

Nashville, TN 37203

(615) 244-8400

Springlake, G.P.

c/o Ron Pace

95 White Bridge Road, #504

Nashville, TN 37205

(615) 352-9600

Frank J.B. Varallo

Rone-Regency Jewelers

Brainerd Village

Chattanooga, TN 37411

(423) 894-1188

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

Subdivision name and street names approved by the Williamson County Emergency Management Agency.

Williamson County Emergency Management Agency _____ Date _____

City of Franklin _____ Date _____

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that:

(1) the water system designated in Westhaven PUD Subdivision, Section 57 has been installed in accordance with City Specifications, or

(2) a performance agreement and surety in the amount of \$ _____ for the water system has been posted with HB&TS Utility District to assure completion of such system.

HB&TS Utility District _____ Date _____

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

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.

_____ Date _____ Middle Tennessee Electric Membership Corporation

CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 2269, Page 345, 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 _____, Page _____, 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 _____ Date _____

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE AND SIDEWALKS

I hereby certify that:

(1) the streets, drainage, and sidewalks designated in Westhaven PUD Subdivision, Section 57 have been installed in accordance with City specifications, or

(2) a performance agreement and surety in the amount of \$ _____ for streets, \$ _____ for drainage, and \$ _____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department _____ Date _____

City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that:

(1) the sewer system designated in Westhaven PUD Subdivision, Section 57 has been installed in accordance with City specifications, or

(2) a performance agreement and surety in the amount of \$ _____ for the sewer system has been posted with the City of Franklin, Tennessee to assure completion of such system.

Director Water Management Department _____ Date _____

City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF 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, Tennessee.

Secretary _____ Date _____

Franklin Municipal Planning Commission

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 11.663

ACRES NEW RD/ST 3.716 (ROW)

ACRES OPEN SPACE 3.40

DRAWN BY JAG

SCALE = NO SCALE

TOTAL # OF LOTS 33

L.F. OF NEW RD/ST 2379.11

CIVIL DISTRICT 5th

CLOSURE ERROR < 1:10,000

DATE = 03/25/2020

COF PROJECT # 7250 SHEET 1 OF 4

The main map is a detailed subdivision plat for Section 57. It shows 33 numbered lots (2185-2217) arranged in a grid-like pattern. The lots are bounded by Eliot Street to the north, Cheltenham Ave. to the west, Conar Street to the south, and Congress Drive to the east. A 'WESTHAVEN PARTNERS FUTURE DEVELOPMENT' area is shown to the south of the main lot grid. A 'SECTION 57 BOUNDARY' is indicated by a dashed line. A 'CITY OF FRANKLIN' boundary is shown to the west. A 'VICINITY MAP' in the top right corner shows the location of Section 57 within the City of Franklin, near HWY 96 W and Boyd Mill Ave. A large circular seal for Joe C. Wilson II, Tennessee Registered Land Surveyor No. 2089, is located in the bottom right corner. The seal includes the text 'JOE C. WILSON II, TENNESSEE REGISTERED LAND SURVEYOR NO. 2089', 'AGRICULTURE', 'COMMERCE', and a date stamp '05/07/2019'. The seal also features a signature of Joe C. Wilson II. The map includes a north arrow and a scale bar. The map is titled 'SHEET 2' and 'SHEET 3'.

Page 524 of 563

CONDITIONS OF APPROVAL:

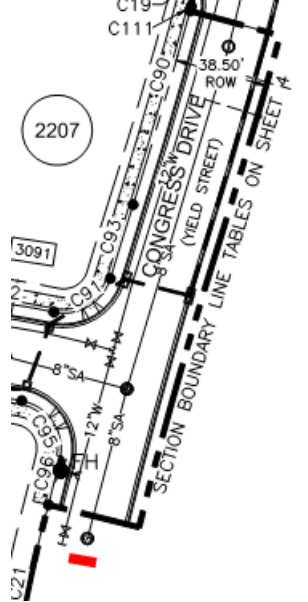
Open Issues: 3 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

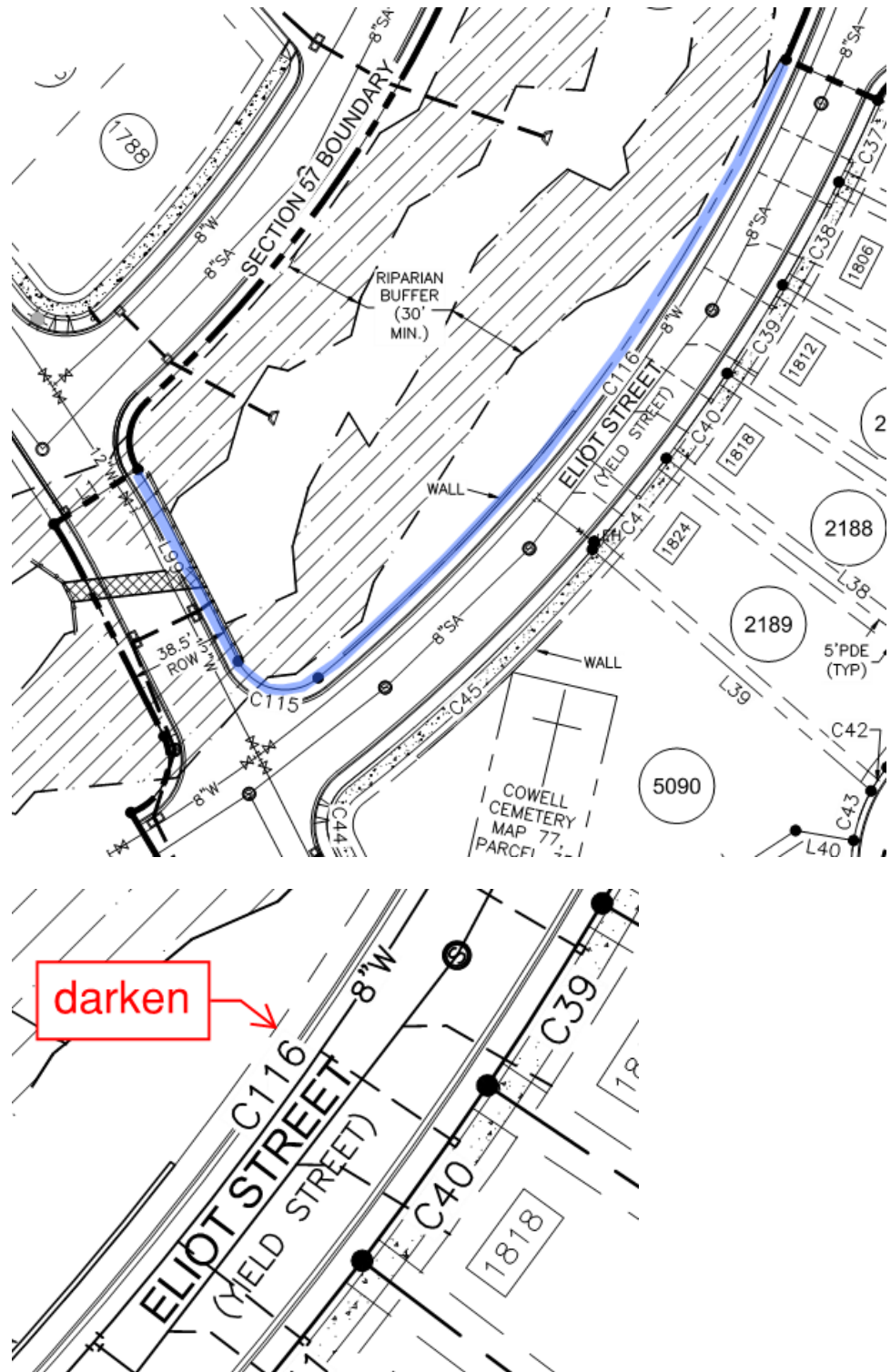
7. C. Final Plat

lance.fittro@franklintn.gov The previous comment has been partially addressed. Applicant shall indicate an additional "Street To Be Extended..." sign to be placed at the temporary stub end of Congress Drive:



9. C. Final Plat

lance.fittro@franklintn.gov Thank you for cleaning up this area, which does help. In addition, applicant shall use a darker line weight for the Lot 5093 property boundary highlighted below, to match that used for the other lots being created with the plat:



Performance Agreement and Surety

General Issues

14. Engineering Sureties

kevin.long@franklinn.gov Any unposted sureties associated with this development from site plan **COF# 7115 (Westhaven PUD Subdivision, Site Plan, Section 57)** shall be transferred to this final plat as a condition of approval.



File #: 20-0741

DATE: May 14, 2020
TO: Franklin Municipal Planning Commission
FROM: Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Dianna Tomlin, Principal Planner

SUBJECT:

Township PUD Subdivision, Site Plan, Section 2, Constructing 35 Townhomes And 4 Open Space Lots, On 10.58 Acres, Located South Of Churchill Place And West Of Royal Oaks Boulevard, At 1123 Murfreesboro Road. (CONSENT AGENDA)

PURPOSE:

Project Information

COF Project Number: 7216

Applicant: Gamble Design Collaborative, Greg Gamble

Owner: JD Eatherly

BACKGROUND/STAFF COMMENTS:

Township PUD Subdivision, Site Plan, Section 1 contains an incompatible land use buffer which requires it be placed on the FMPC agenda rather than receiving administrative approval. The plan is consistence with the Development Plan. Township PUD Subdivision Development Plan, Revision 1 was approved in March of 2020.

This site plan develops 35 townhomes and 4 open space lots. The architectural elevations and overall layout of the site plan are consistent with the approved development plan.

PROCEDURAL REQUIREMENTS:

1. The applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>). All revisions to the approved plans shall be "clouded." 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. Once the corrected site plan has been approved, one (1) full-size and one (1) half-size copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
3. Once the project has obtained Site Plan approval, the applicant will be notified by COF Engineering Department with instructions regarding the status of their digitally stamped

construction plans.

4. The applicant shall upload complete building plans, including the approved, revised site plans, to the City's IDT site for Building and Neighborhood Services Department review and approval prior to the issuance of a building permit.

5. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.

6. The city's project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

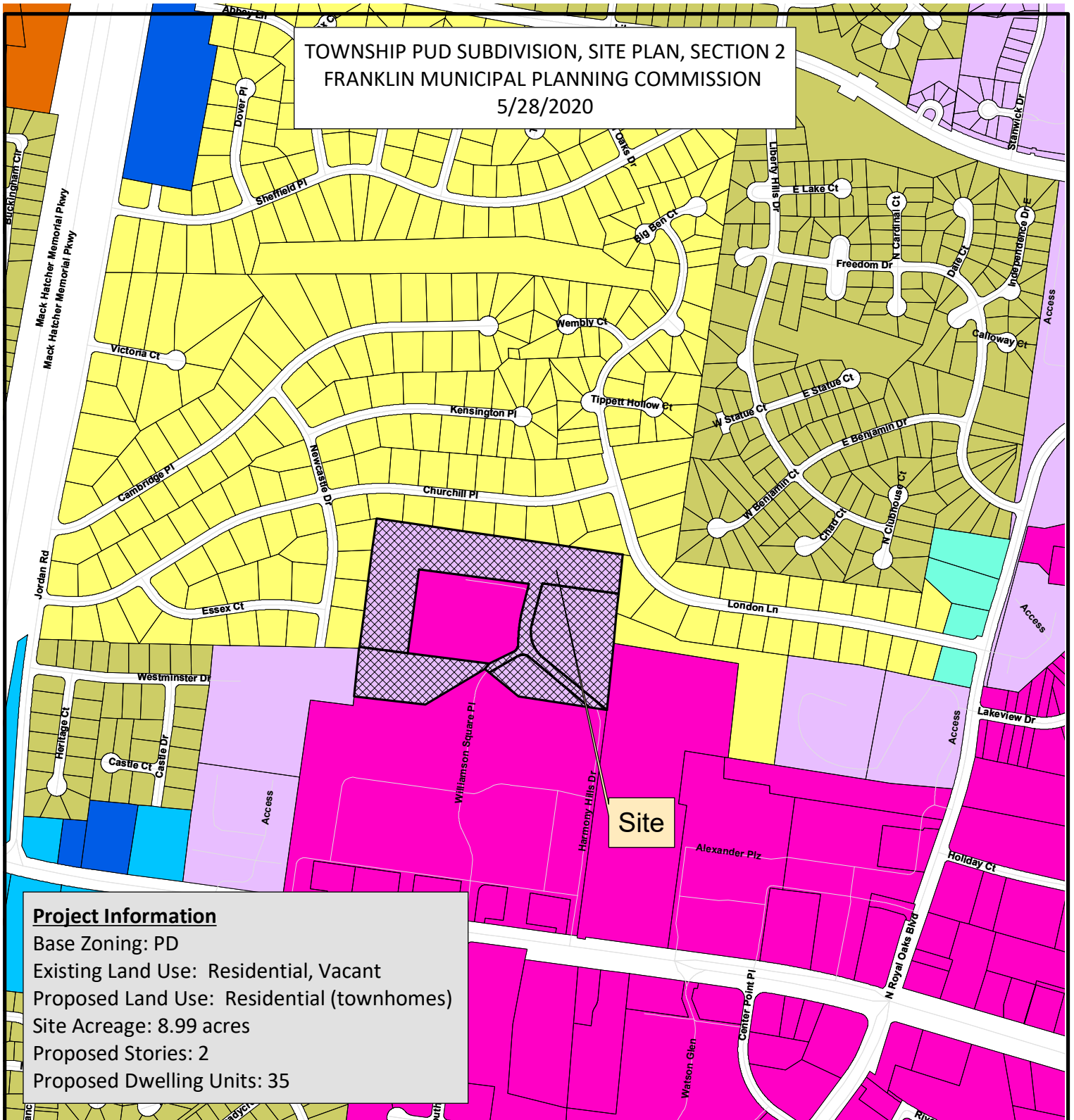
unknown.

RECOMMENDATION:

Staff recommends approval with conditions.

See attached sheets for staff conditions of approval.

TOWNSHIP PUD SUBDIVISION, SITE PLAN, SECTION 2
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/28/2020



Project Information

Base Zoning: PD
Existing Land Use: Residential, Vacant
Proposed Land Use: Residential (townhomes)
Site Acreage: 8.99 acres
Proposed Stories: 2
Proposed Dwelling Units: 35

- | | |
|--------------------------------|------------------------------------|
| Township PUD 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

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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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CONDITIONS OF APPROVAL:

Open Issues: 5 These issues are currently being filtered

Engineering - Site Plan Checklist

General Issues

15. Final Plat

joe.marlo@franklin.tn.gov Comment to remain open as a reminder to COF Staff, but **does not hinder approval of the Site Plan.**

Prior to issuance of a building permit, a revised final plat shall be approved and recorded to dedicate right-of-way, modify/abandon existing easements on the property and create new easements as necessary for the proposed site development.

Per comments made at the Development Plan Stage, the existing Township Drive across Lot 9 is not currently platted as a private street with Public Utility, Drainage, and Access Easements. Lot 9 shall be included in the revised plat in order to create appropriate easements over the existing private streets and clarify that maintenance for these streets is the responsibility of the property owner(s) or HOA.

71. V. Site Permits

amanda.ray@franklin.tn.gov Comment to remain open for reference.

Performance Agreement and Surety

General Issues

57. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts:	
I. City Water	\$ 93,000
II. City Sewer	\$ 30,000
III. Public Sidewalk	\$ 15,000
IV: City Streets	\$ -
V. Private Streets (includes shared access drives)	\$ 261,000
VI. Street Access	\$ 10,000
VII. Temporary Turnarounds	\$ -
VIII. Traffic Signals	\$ -
IX: ITS Elements	\$ -
X: Stormwater Drainage	\$ 87,000
XI: Green Infrastructure	\$ 36,000

*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.*

72. Landscape

jason.arnold@franklintn.gov Landscape surety \$61,000

Stormwater

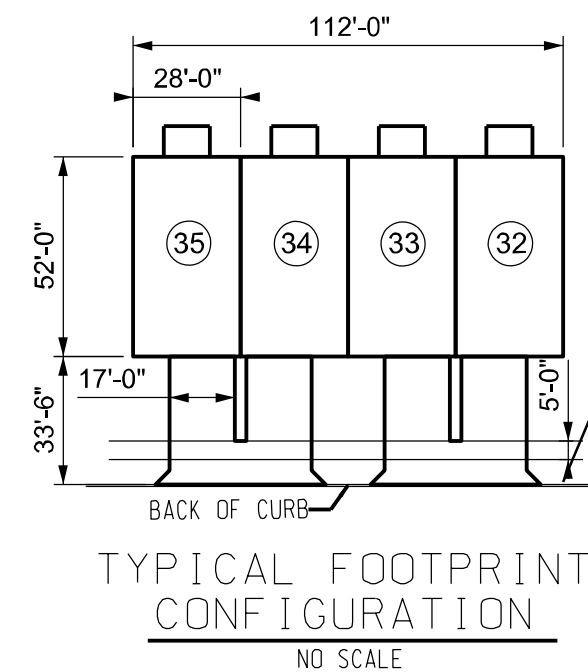
General Issues

65. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov QLP fee of \$1,000.00 is due prior to one stop/plan approval. This comment shall remain open as a reminder to applicant/staff.

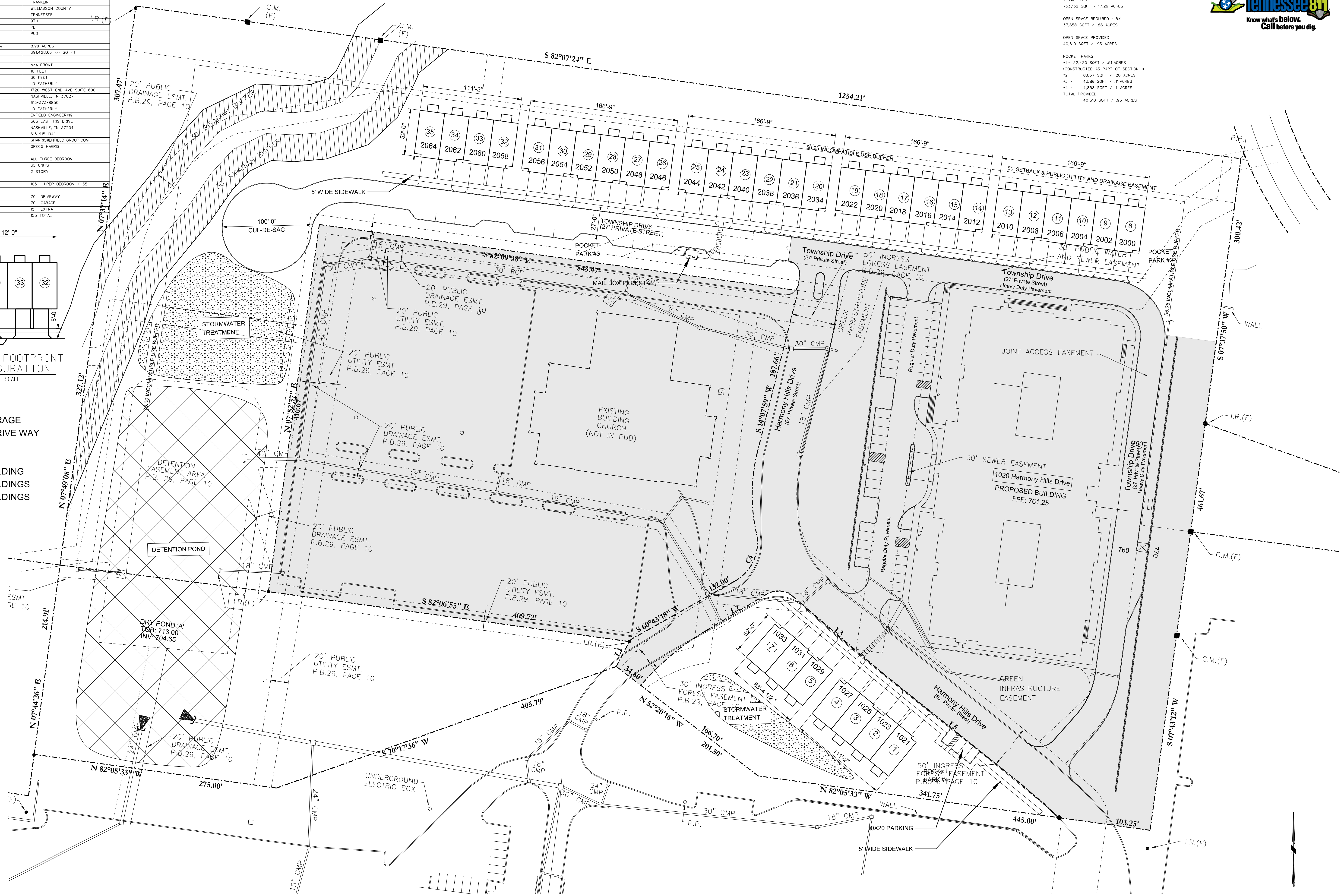
SITE DATA

PROJECT NAME:	TOWNSHIP PUD
PROJECT NUMBER:	COF #720
SUBDIVISION:	WILLIAMSON SQUARE SUBDIVISION
ADDRESS:	1127 MURFREESBORO ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON COUNTY
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH
EXISTING ZONING:	PD
OTHER APPLICABLE OVERLAYS:	PUD
ACREAGE OF SITE/PROJECT AREA:	8.99 ACRES
SQUARE FOOTAGE OF SITE:	391,428.66 +/- SQ. FT.
MINIMUM REQUIRED SETBACKS:	N/A FRONT
YARD FRONTING ON STREET:	10 FEET
SIDE YARD:	30 FEET
REAR YARD:	30 FEET
DEVELOPER:	JD EXTERELY
ADDRESS:	1720 WEST END AVE. SUITE 600 NASHVILLE, TN 37027
PHONE NUMBER:	615-373-8850
CONTACT:	JD EXTERELY
APPLICANT:	ENFIELD ENGINEERING
ADDRESS:	503 EAST IRIS DRIVE NASHVILLE, TN 37204
PHONE NUMBER:	615-915-1941
EMAIL:	CHARLIE@ENFIELD-ENGINEERING.COM
CONTACT NAME:	GREGG HARRIS
BUILDING SQUARE FOOTAGE:	ALL THREE BEDROOM
TYPE:	35 UNITS
NUMBER OF UNITS:	2 STORY
BUILDING HEIGHT:	MINIMUM PARKING REQUIRED:
MINIMUM PARKING REQUIRED:	105 - 1 PER BEDROOM X 35
TOWNHOMES:	70 DRIVEWAY
PROVIDED PARKING:	70 GARAGE
TOWNHOMES:	15 EXTRA
	155 TOTAL



35 UNITS
28'-0" X 52'-0"
TWO CAR GARAGE
17'-0" WIDE DRIVE WAY

7 BUILDINGS
1 - 3 UNIT BUILDING
2 - 4 UNIT BUILDINGS
4 - 6 UNIT BUILDINGS



OPEN SPACE

TOTAL SITE:
793,152 SQFT / 17.29 ACRES

OPEN SPACE REQUIRED - 5%
37,658 SQFT / .86 ACRES

OPEN SPACE PROVIDED
40,510 SQFT / .93 ACRES

POCKET PARKS
#1 - 22,420 SQFT / .51 ACRES
(CONSTRUCTED AS PART OF SECTION 1)
#2 - 8,857 SQFT / .20 ACRES
#3 - 4,586 SQFT / .11 ACRES
#4 - 4,858 SQFT / .11 ACRES
TOTAL PROVIDED
40,510 SQFT / .93 ACRES



503 EAST IRIS DRIVE
NASHVILLE, TENNESSEE
37204

(D) (615) 915-1941

(F) (615) 915-1949

REAL ESTATE
CONSTRUCTION
ENGINEERING



TOWNSHIP PUD
SUBDIVISION
SECTION 2

OVERALL
SITE PLAN

PROJ NO: 17103

DATE: 02/21/20

REVISIONS

CITY COMMENTS - 03-09-20
CITY COMMENTS - 04-02-20
CITY COMMENTS - 05-07-20

C-2.0

50' 25' 0 50'

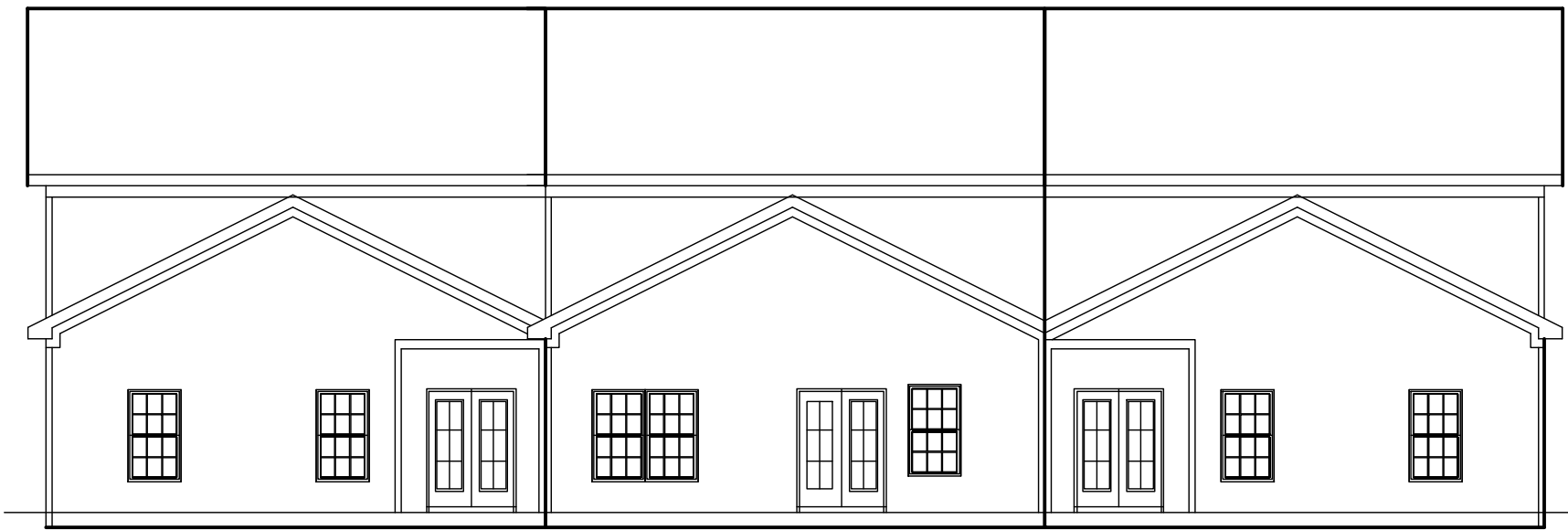
SCALE: 1" = 50'-0"

PROJECT NUMBER: COF #7216

1 OVERALL SITE PLAN
SCALE: 1"=50'-0"



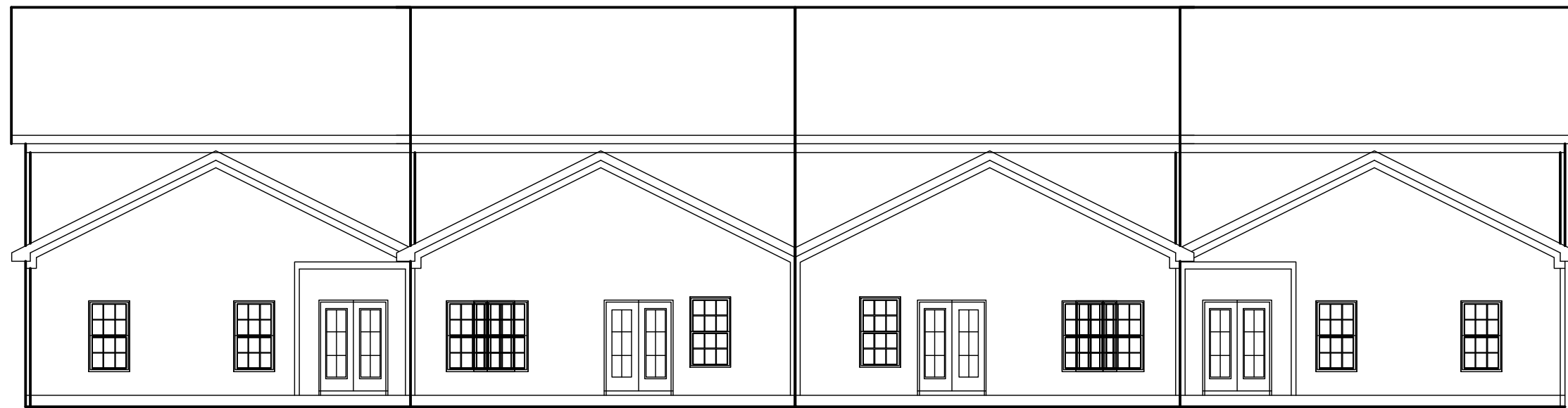
1 THREE UNIT BUILDING - FRONT ELEVATION
SCALE: N.T.S.



2 THREE UNIT BUILDING - REAR ELEVATION
SCALE: N.T.S.



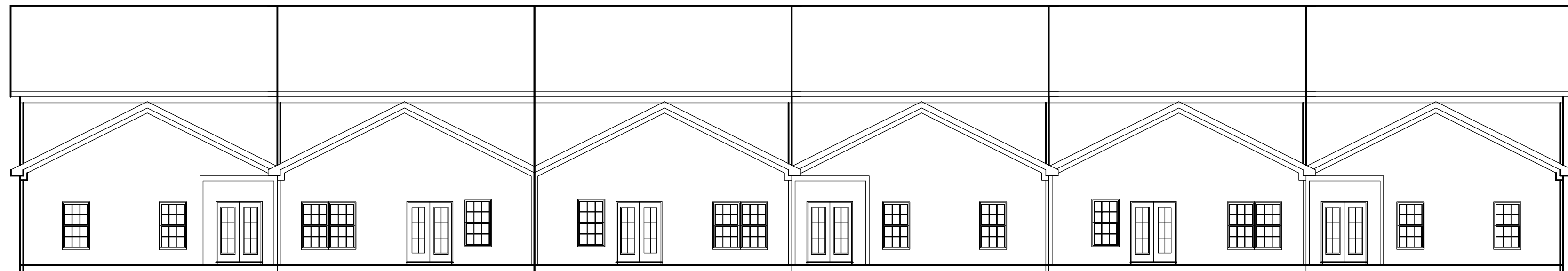
3 FOUR UNIT BUILDING - FRONT ELEVATION
SCALE: N.T.S.



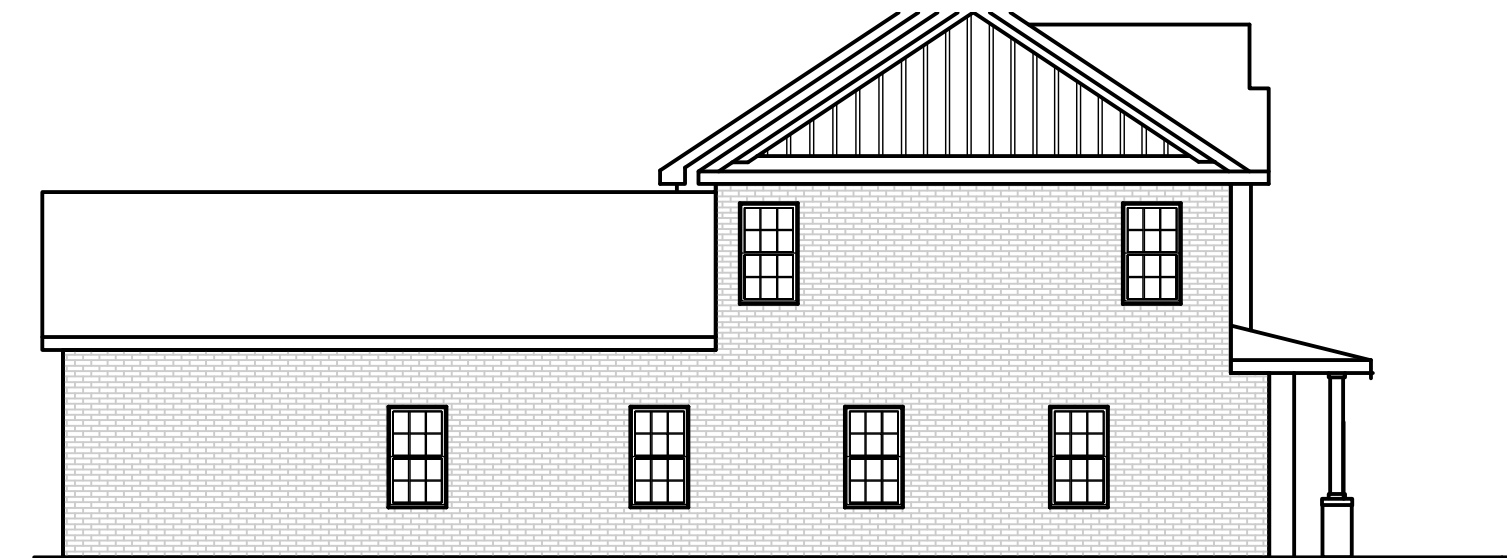
4 FOUR UNIT BUILDING - REAR ELEVATION
SCALE: N.T.S.



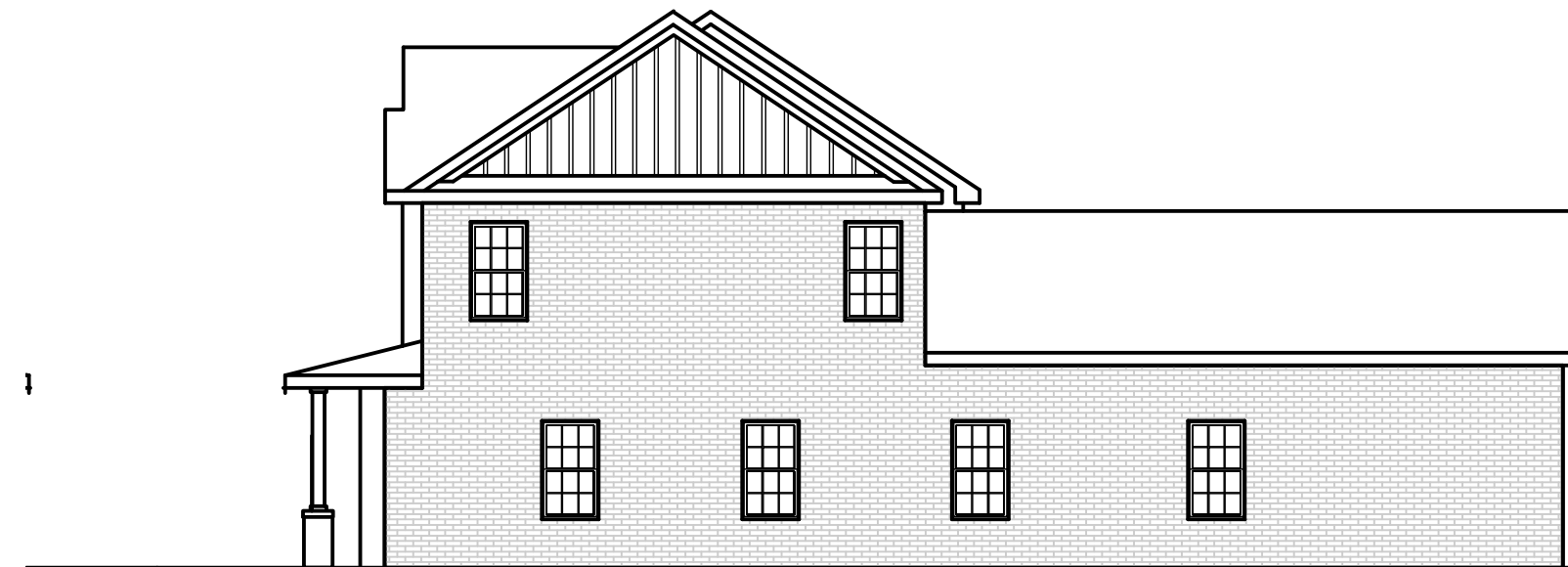
5 SIX UNIT BUILDING - FRONT ELEVATION
SCALE: N.T.S.



6 SIX UNIT BUILDING - REAR ELEVATION
SCALE: N.T.S.



7 SIDE ELEVATION - LEFT
SCALE: N.T.S.



8 SIDE ELEVATION - RIGHT
SCALE: N.T.S.

NOTE: TOWNHOME FRONT DOORS
The rendered elevation shows side doors on end units; the actual units will have front doors facing the roadway in front of the house as seen in the middle unit of the rendering.

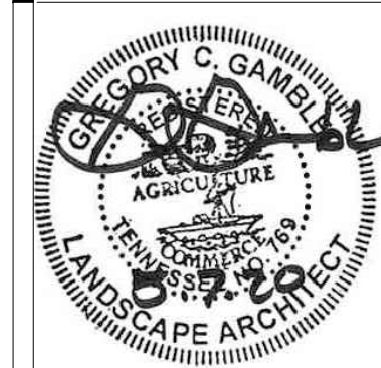
The elevations shown here are representative of the buildings planned for the townhomes at this project. They are the basis for design review by the City of Franklin at the time of building permit. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered Landscape Architect.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greg.gamble@gdc-tn.com
615.975.5765



503 EAST IRIS DRIVE
NASHVILLE, TENNESSEE
37204
(D) (615) 915-1941
(F) (615) 915-1949
REAL ESTATE
CONSTRUCTION
ENGINEERING



TOWNSHIP PUD
SUBDIVISION
SECTION 2

TYPICAL
ARCHITECTURE

PROJ NO: 17103

DATE: 03/09/20

REVISIONS

A-1.0



File #: 20-0742

DATE: May 14, 2020
TO: Franklin Municipal Planning Commission
FROM: Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

249 4th Avenue Building Subdivision, Final Plat, Creating One Commercial Lot, On 0.72 Acres, Located At 249 4th Avenue North. (CONSENT AGENDA)

PURPOSE:

Project Information
COF Project Number: 7234
Applicant: Matt Bryant, M2 Group
Owner: Keith Perryman

BACKGROUND/STAFF COMMENTS:

The purpose of this lot is to create one commercial lot and establish easements for the property located at 249 4th Avenue North. The subject property is 0.72 acres and is within the 5th Avenue North Zoning District. The site plan for this property was previously approved on May 6, 2020.

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.

FINANCIAL IMPACT:

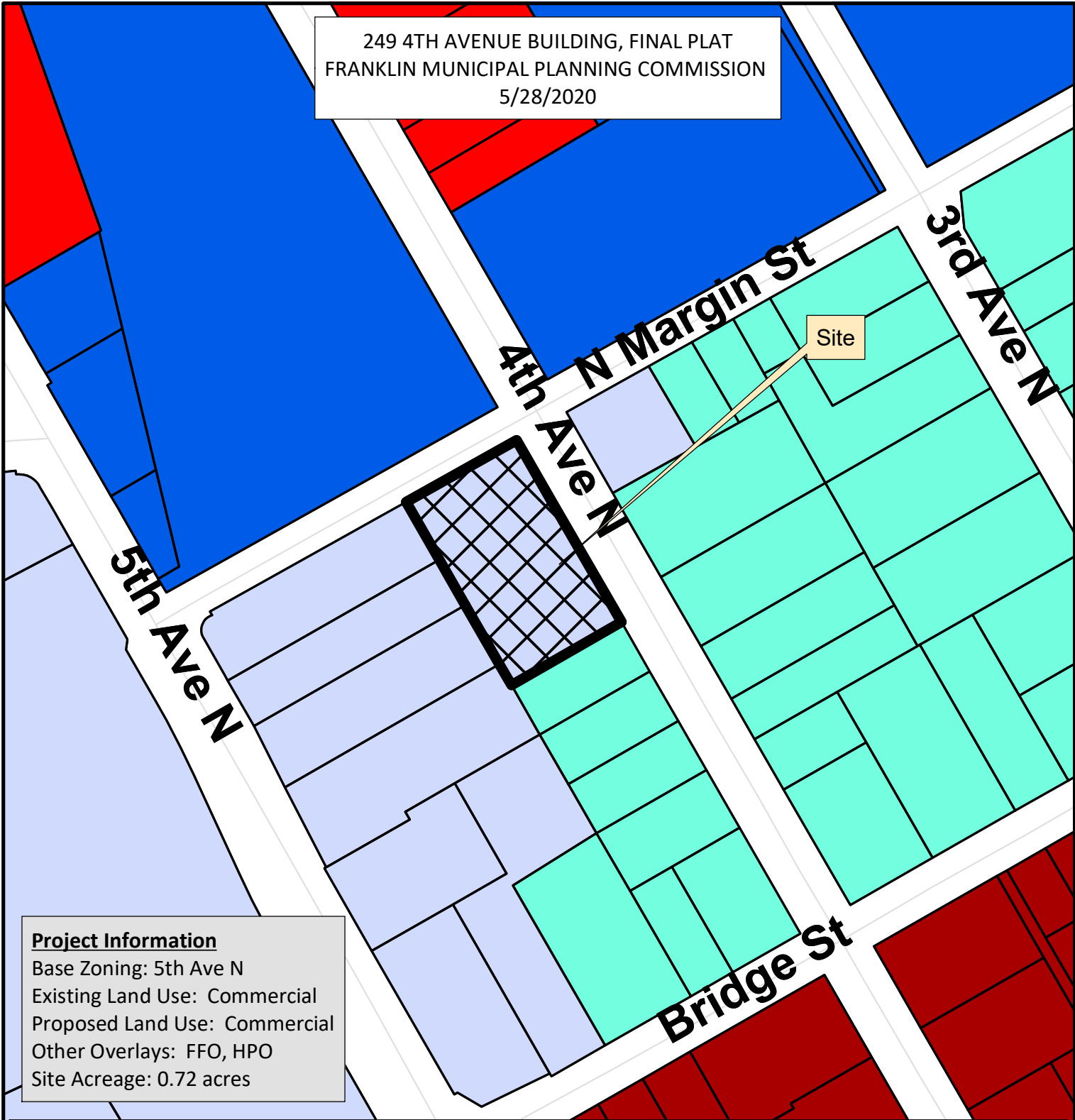
Unknown.

RECOMMENDATION:

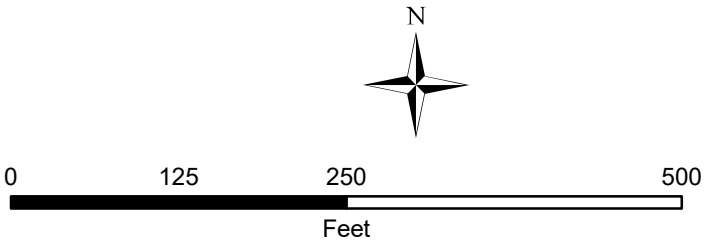
Staff recommends approval with conditions.

See attached pages for a list of staff recommended conditions of approval.

249 4TH AVENUE BUILDING, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/28/2020



- | | |
|--------------------------------|------------------------------------|
| 249 4th Ave N | 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: 5 These issues are currently being filtered

Addressing

General Issues

14. Addressing

lori.jarosz@franklintn.gov Please let me know when you're ready to assign suite numbers.

MTEMC

249 4th Ave N Plat - 5-06-2020 plat-stamped.pdf

28. MTEMC sign off block

ehale@mtmc.com MTEMC sign off block is required on final plat.

29. MTEMC Easement

ehale@mtmc.com Proposed building should not encroach MTEMC easement.

Performance Agreement and Surety

General Issues

5. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan [COF# 7134 \(249 4th Avenue North Building Subdivision, Site Plan, Revision 1\)](#) shall be transferred to this final plat as a condition of approval.

Planning

249 4th Ave N plat 3-30-2020.pdf

8. purpose note

joseph.bryan@franklintn.gov Applicant shall revise purpose note to include "create a lot" as this parcel has not been previously platted.
[Edited By Joseph Bryan]

GENERAL NOTES:

- 1) THE PURPOSE OF THIS PLAT IS TO DEPICT AND RECORD THE VARIOUS EASEMENTS REQUIRED BY THE CITY OF FRANKLIN FOR THE CONSTRUCTION OF THE PROPOSED BUILDING ON THIS LOT.
- 2) EXISTING ZONING: 5th Ave N
3. MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING 4th Avenue North: 10 FEET
YARD FRONTING North Margin Street: 5 FEET
SIDE YARD: 5 FEET*
REAR YARD: N/A
- Special Area Classification: FFO (ENTIRE PARCEL)
Applicable Overlay: Historic Preservation (HPO)
4. SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS PARCEL 011.00 WILLIAMSON COUNTY TAX MAP NO. 78C, GROUP A.
5. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITH THE REQUIRED SETBACK LINES.
6. OWNER/SUBDIVIDER: KEITH PERRYMAN
4500 EVERETT DRIVE
NASHVILLE, TENNESSEE 37215
- CONTACT: KEITH PERRYMAN
TELEPHONE: (615) 202-9466
7. SURVEYOR: DIVIDING LINE SURVEY SERVICES
ADDRESS: 403 S. MULBERRY STREET
DICKSON, TENNESSEE 37055
CONTACT: J.R. FAULK
TELEPHONE: (615) 838-6052
EMAIL: jrfaulk@dividingline.biz

8. 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.
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 AS MAY EXIST.
11. THIS PROPERTY LIES ENTIRELY WITHIN FLOOD ZONE "AE" AS SHOWN ON FEMA COMMUNITY PANEL NUMBER 47187C 0211 G, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 12, 2016.
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. ADEQUATE SPACING AND EASEMENT WIDTHS MUST BE PROVIDED FOR THE PROPOSED UTILITIES PER COF STANDARDS/REGULATIONS.
14. COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 5301, FIPSZONE 4100, TENNESSEE STATE PLANE COORDINATE SYSTEM: PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99994977; CONVERGENCE ANGLE = 00°29'47.35".
15. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
16. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S).
17. GREEN INFRASTRUCTURE EASEMENTS (GIE) ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OF RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.
18. CROSS ACCESS EASEMENTS SHALL PROVIDE PERPETUAL, NON-EXCLUSIVE ACCESS FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE CROSS ACCESS EASEMENT. PROPERTY OWNER(S) SHALL MAINTAIN AND KEEP THE CROSS ACCESS EASEMENT WITHIN THEIR DEVELOPMENT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.
19. THIS SECTION OF CURBING SHALL BE MARKED WITH SIGNAGE AND WHITE OR YELLOW PAINT DENOTED THIS AREA AS A FIRE LANE.
20. 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 OF 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 WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
21. THE OWNER/SUBDIVIDER, KEITH PERRYMAN, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.
22. THE MIDDLE TENNESSEE ELECTRIC MEMBERSHIP COOPERATIVE (MTEMC) EASEMENT IS 20' EITHER SIDE OF THE OVERHEAD ELECTRICAL LINES.

CERTIFICATE OF APPROVAL OF
SUBDIVISION NAME AND STREET NAMES

Subdivision name and street names approved by the
Williamson County Emergency Communications.

CERTIFICATE OF APPROVAL OF WATER
SYSTEMS

I hereby certify:

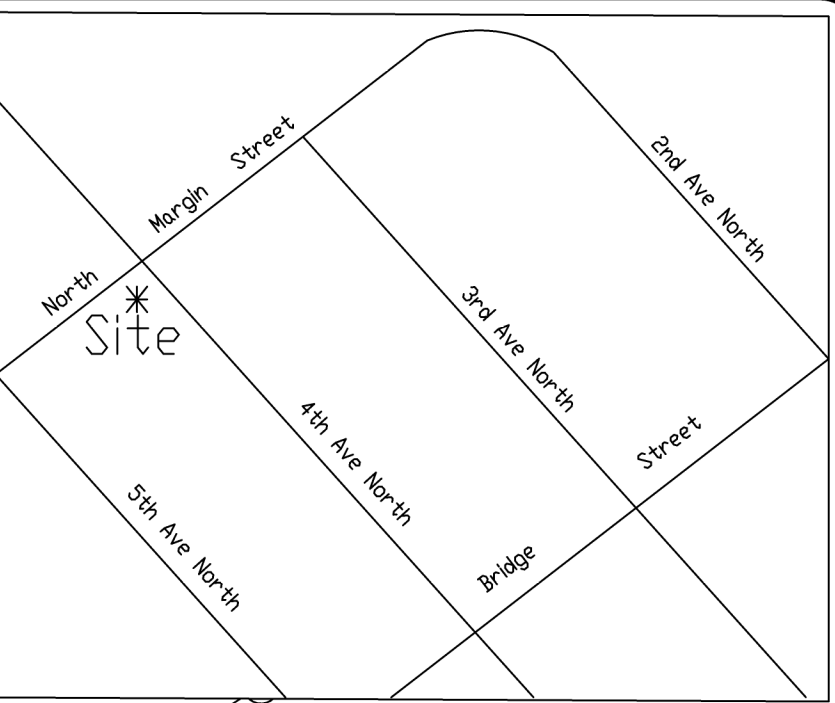
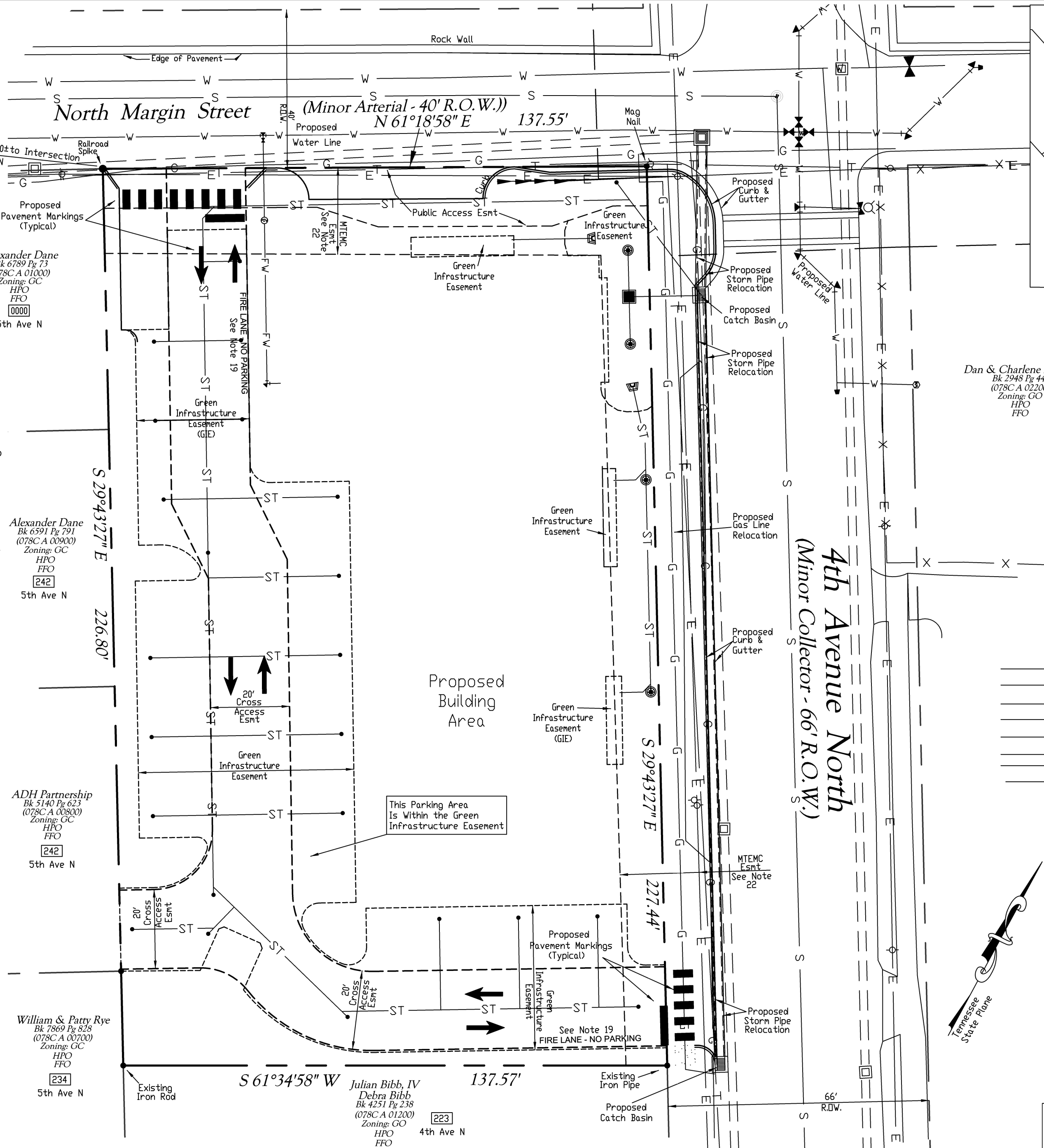
- (1) The water systems designated in "The 249 4th Avenue North Building" have been installed in accordance with city specifications, or
- (2) A performance bond in the amount of \$_____ for the for the WATER system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

City of Franklin Water Management Dept. 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 Deed Bk 6739 Pg 376 ROWC, TN, 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 Deed Book 6739, Page 376, 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: Deed Book 6739, Page 376, R.O.W.C.

*Owner(s) - Keith Perryman

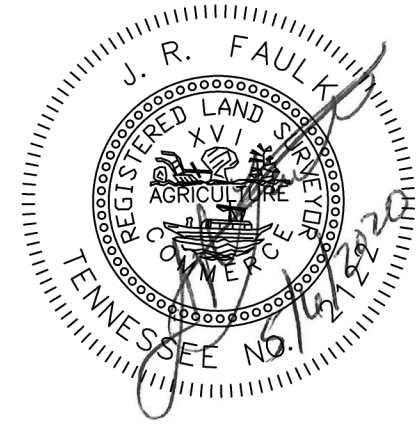
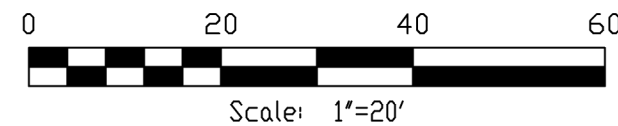


Vicinity Map
not to scale

Legend

- Old Iron Rod
- Utility Pole
- ⊞ Existing Water Meter
- ⊞ Proposed Water Meter
- ⊞ Water Valve
- ⊞ Fire Hydrant
- ⊞ Storm Grate
- ⊞ Sanitary Manhole
- ⊞ Proposed Storm Cleanout
- ⊞ Proposed Storm Inlet

- W Water Line - 4"
- G Gas Line
- S Sewer Line - 10"
- X Fence Line
- E Overhead Electric Line
- T Overhead Telephone Line
- FW Proposed Fire Line
- ST Proposed Storm Pipe



DLSS Job#13018

249 4th Avenue North Building
Final Plat

249 4th Avenue North

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Total Acres = 0.72 ac. Total Lots = 1

Acres New Streets = N/A Feet New Streets = N/A

Civil District : 9th Closure Error :1/10,000+

Scale : 1"=20' Date : 5/06/2020 City Project No. : 7234

Revised:



Dividing Line
Survey Services

Land Surveying

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 12th day of December, 2015. Error of closure is equal to, or greater than, 1:10,000.

Land Surveyor Date 5/6/2020

Tennessee R.L.S. No. 2122

CERTIFICATE OF APPROVAL OF SEWER
SYSTEMS

I hereby certify:

- (1) The sewer systems designated in "The 249 4th Avenue North Building" have been installed in accordance with city specifications, or
- (2) A performance bond in the amount of \$_____ for the for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

City of Franklin Water Management Dept.

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

CERTIFICATE OF APPROVAL
FOR STREETS & DRAINAGE

I hereby certify that:

- (1) The streets and drainage designated in "The 249 4th Avenue North Building" 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 City of Franklin Date



File #: 20-0743

DATE: May 14, 2020

TO: Franklin Municipal Planning Commission

FROM: Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

FSSD Poplar Grove School, Site Plan (Performing Arts Center And Gymnasium Addition), Creating 57,201 Square Feet Of Civic-Institutional Space, On 73.08 Acres, Located At 2959 Del Rio Pike.
(CONSENT AGENDA)

PURPOSE:

Project Information

COF Project Number: 7240

Applicant: Preston Ayer, HFR Design

Owner: David Snowden, Franklin Special School District (FSSD)

BACKGROUND/STAFF COMMENTS:

The purpose of this site plan is to develop 57,201 square feet of civic-institutional space for the Poplar Grove School located at 2959 Del Rio Pike. The plans are for the construction of a performing arts center and gymnasium addition for the school and to provide additional parking.

Under the new Zoning Ordinance, all site plans for properties zoned Civic-Institutional must be approved by the Franklin Municipal Planning Commission.

PROCEDURAL REQUIREMENTS:

1. The applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>). All revisions to the approved plans shall be "clouded." 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. Once the corrected site plan has been approved, one (1) full-size and one (1) half-size copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
3. Once the project has obtained Site Plan approval, the applicant will be notified by COF Engineering Department with instructions regarding the status of their digitally stamped construction plans.
4. The applicant shall upload complete building plans, including the approved, revised site plans, to

the City's IDT site for Building and Neighborhood Services Department review and approval prior to the issuance of a building permit.

5. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.

6. The city's project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

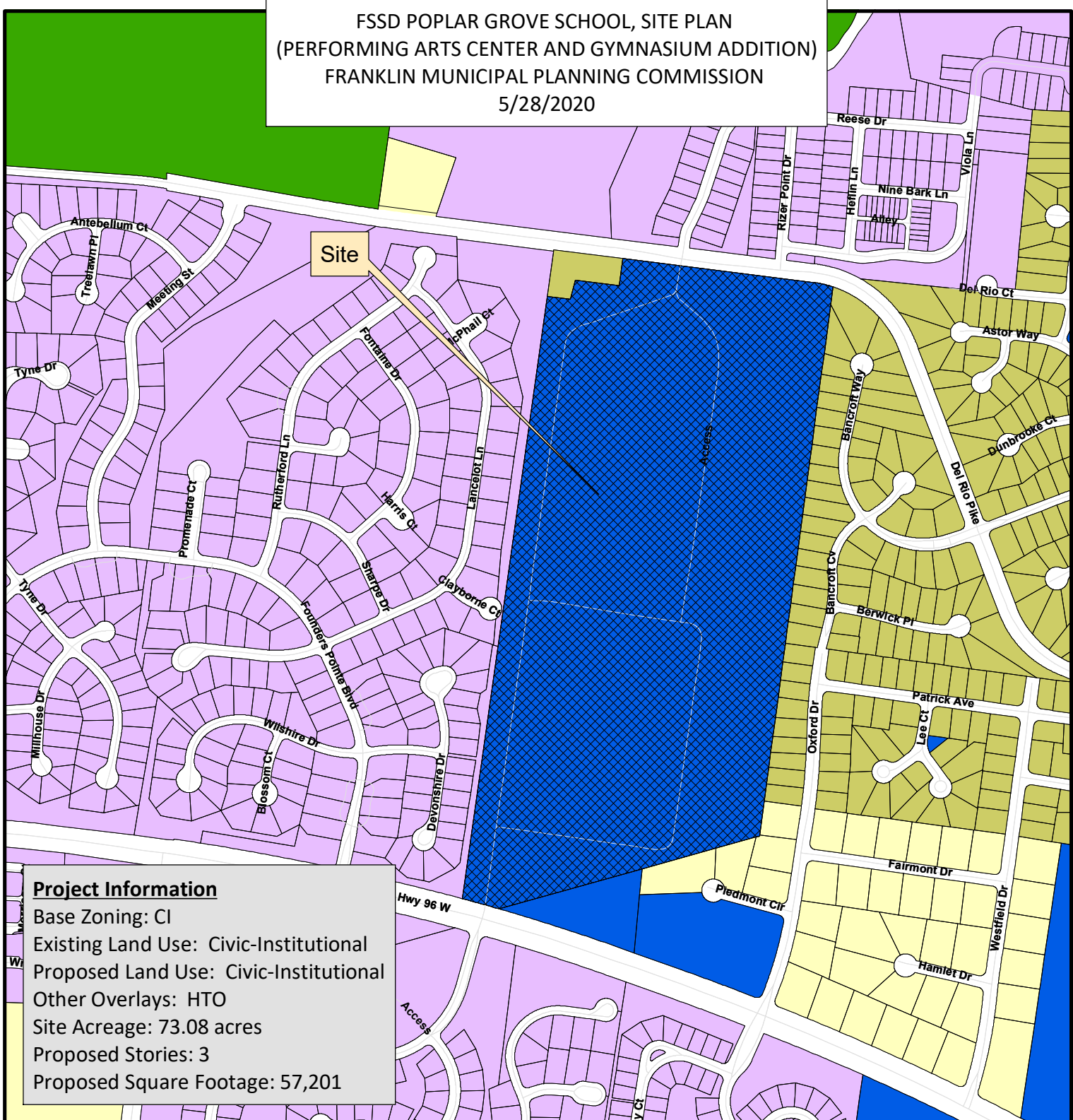
Unknown.

RECOMMENDATION:

Staff recommends approval with conditions.

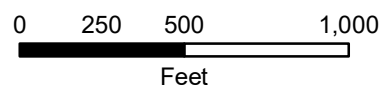
See attached pages for a list of staff recommended conditions of approval.

FSSD POPLAR GROVE SCHOOL, SITE PLAN
 (PERFORMING ARTS CENTER AND GYMNASIUM ADDITION)
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 5/28/2020



Project Information
 Base Zoning: CI
 Existing Land Use: Civic-Institutional
 Proposed Land Use: Civic-Institutional
 Other Overlays: HTO
 Site Acreage: 73.08 acres
 Proposed Stories: 3
 Proposed Square Footage: 57,201

- | | |
|--------------------------------|------------------------------------|
| FSSD Poplar Grove School, SP | 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.
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CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered

Engineering - Site Plan Checklist

General Issues

53. V. Site Permits

amanda.ray@franklinn.gov

FOR INFORMATION ONLY:

The Stormwater/Grading & Utility permit applications have been uploaded to the document manager. Please have the owner sign and notarize the LTMP Agreement **AND** the **e-certification page** then scan and email to amanda.ray@franklinn.gov.

At this time Permit Fees must be paid by Credit Card by calling the Building & Neighborhood Services Dept. (615-794-7012). Be sure to have your COF number ready. There is a transaction limit of \$5,000 so larger fees may have to be paid separately.

Performance Agreement and Surety

General Issues

45. Engineering Sureties

kevin.long@franklinn.gov

Applicant shall post sureties in the following amounts:

I. City Water	\$ -
II. City Sewer	\$ -
III. Public Sidewalk	\$ -
IV: City Streets	\$ -
V. Private Streets (includes shared access drives)	\$ -
VI. Street Access	\$ -
VII. Temporary Turnarounds	\$ -
VIII. Traffic Signals	\$ -
IX: ITS Elements	\$ -
X: Stormwater Drainage	\$ 98,000
XI: Green Infrastructure	\$ 347,000

*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.*

52. Landscape

jason.arnold@franklintn.gov Landscape surety \$48,000

Stormwater

General Issues

1. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov Comment partially addressed, "Applicant shall address the issues/deficiencies noted on the NOI/SWPPP checklist that has been uploaded.

Site will not be eligible for one-stop, nor will final site plan approval be granted until deficiencies have been addressed. "

All comments have been addressed with the exception of the SWPPP certification signature. Please have applicant sign page 3 of the SWPPP.

37. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov QLP fee of \$1,000 is due prior to one stop/plan approval. This comment shall remain open as a reminder to applicant/staff. Checks shall be made out to City of Franklin, submitted to the City of Franklin Engineering Department, and reference QLP-NOI fee.

48. Bioretention

ellen.moore@franklintn.gov Bioretention basins are now offset. It should be noted that the current size of the three bioretention areas in the courtyard area is not recommended by the City as it causes construction and maintenance issues. It is recommended to install one larger bioretention area.

50. Long Term Maintenance Plan

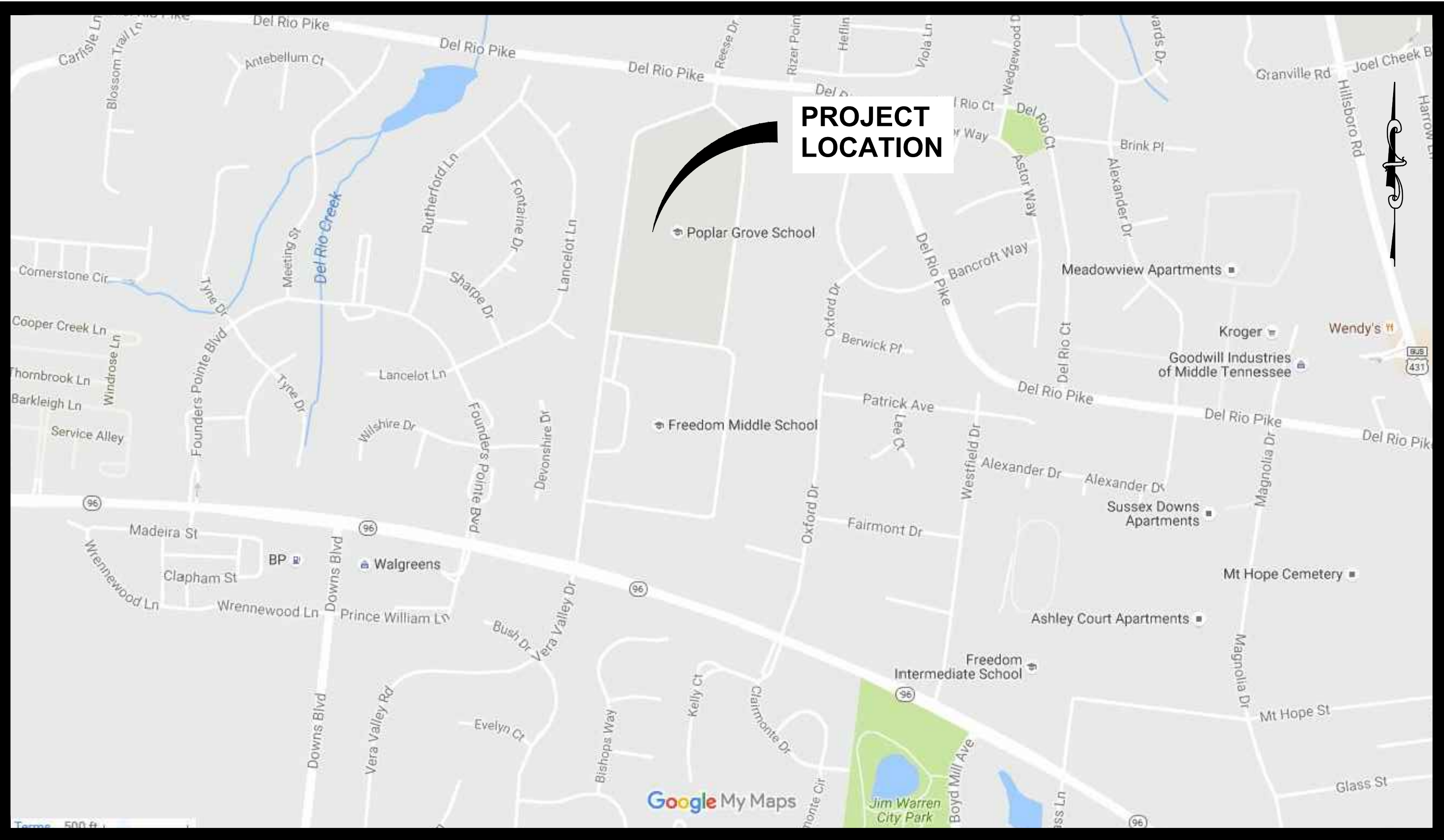
jeff.willoughby@franklintn.gov Please ensure all boxes are filled in on the LTMP form page 1
Include storm sewer inspection sheet

FRANKLIN SPECIAL SCHOOL DISTRICT
PERFORMING ARTS CENTER AND GYMNASIUM ADDITION

POPLAR GROVE ELEMENTARY
2959 DEL RIO PIKE
FRANKLIN, TENNESSEE 37069

CITY OF FRANKLIN PROJECT # 7240

Dated: 04/13/2020
Revised: 05/07/2020



VICINITY MAP

N.T.S.



Wold - HFR Design, Inc.
214 Centerview Drive
Suite 300
Brentwood, TN 37027

615.370.8500
615.370.8530
www.HFRdesign.com

SITE INFORMATION

OWNER
FRANKLIN SPECIAL SCHOOLS DISTRICT
Owners Address:
750 New Highway 96 West
Franklin, TN 37064

SITE DATA CHART
PROJECT NAME: FSSD POPLAR GROVE ELEMENTARY PAC AND GYM ADDITION
PROJECT #: 2959 DEL RIO PIKE
ADDRESS: WILLIAMSON
COUNTY: TN
STATE: MAP 63, PARCEL 54
PARCEL: 73.08 AC
ACREAGE:
VESTING:

REGULATIONS:
BASE ZONING: CIVIC AND INSTITUTIONAL DISTRICT
OVERLAY ZONING: NONE
BUILDING TYPES APPLIED: HOUSE, DUPLEX, MULTIPLEX, TOWNHOUSE, CIVIC BUILDING, MULTIFAMILY
FRONTAGE TYPES APPLIED: YARD FRONTAGE, PARKING FRONTAGE, URBAN LANDSCAPE FRONTAGE
LOT WIDTH (RESIDENTIAL): N/A
LOT SIZE (RESIDENTIAL): N/A
SETBACKS:
FRONT YARD: 75 FEET
SIDE YARD: 10 FEET
REAR YARD: 25 FEET
DWELLING UNIT COUNT, BY TYPE: N/A
COMMERCIAL SF, BY USE: N/A
HOTEL KEYS: N/A
BUILDING HEIGHT: 3 STORIES
MINIMUM LANDSCAPE SURFACE AREA: 40%
OPEN SPACE SF REQUIRED: 5%
NATURAL AREA SF REQUIRED: 5,000 SF
TREE CANOPY RETENTION ACREAGE: 24%
PARKING REQUIRED, BY USE: THEATER, 165 SPACES
GYMNASIUM, VARIABLE
THEATER, 228 SPACES
GYMNASIUM, 162 SPACES
PARKING PROVIDED, BY USE:
HISTORIC RESOURCE TREATMENT (Y/N): NO

EXISTING BUILDING SF: 190,000 SF
NEW PAC SF: 34,417 SF
NEW GYM SF: 22,784 SF
TOTAL SF: 247,201 SF

EXISTING PARKING SPACES: 351
NEW PARKING SPACES: 56
STRUCTURED SPACES: 0
IMPERVIOUS SPACES: 351
PERVIOUS SPACES: 56

PROJECT TEAM

OWNER
FRANKLIN SPECIAL SCHOOLS DISTRICT
Owners Address:
507 New Highway 96 West
Franklin, TN 37064
CONTACT NAME: CHIP STERNENBERG
(PHO) (615) 790-4704
email: SternenbergChi@fssd.org

ARCHITECT
ARCHITECT: Stephen Griffin
email: sgriffin@hfrdesign.com
ARCHITECT: Johnnie Ray
email: jray@hfrdesign.com

CIVIL ENGINEER: Preston Ayer
email: payer@hfrdesign.com

Sheet List Table

Sheet Number	Sheet Title
C 0.0	COVER SHEET
C 1.00	OVERALL EXISTING CONDITIONS
C 1.11	ENLARGED EXISTING CONDITIONS PLAN
C 1.12	ENLARGED EXISTING CONDITIONS PLAN
C 1.13	ENLARGED EXISTING CONDITIONS PLAN
C 1.14	ENLARGED DEMOLITION PLAN
C 1.15	ENLARGED DEMOLITION PLAN
C 2.00	OVERALL SITE PLAN
C 2.11	ENLARGED SITE PLAN
C 2.12	ENLARGED SITE PLAN
C 2.13	ENLARGED SITE PLAN
C 2.21	SITE DETAILS
C 2.22	SITE DETAILS
C 3.00	OVERALL GRADING & DRAINAGE PLAN
C 3.01	ENLARGED GRADING & DRAINAGE PLAN
C 3.02	ENLARGED GRADING & DRAINAGE PLAN
C 3.03	ENLARGED GRADING & DRAINAGE PLAN
C 3.1	OVERALL EPSC
C 3.11	INITIAL EPSC
C 3.12	INITIAL EPSC
C 3.21	INTERIM EPSC
C 3.22	INTERIM EPSC
C 3.31	FINAL EPSC
C 3.32	FINAL EPSC
C 3.31	GRADING, DRAINAGE & EPSC DETAILS
C 3.32	GRADING, DRAINAGE & EPSC DETAILS
C 4.0	ROW & ACCESS PLAN
C 5.00	OVERALL UTILITY PLAN
C 5.11	SITE UTILITY PLAN
C 5.12	SITE UTILITY PLAN
C 5.31	UTILITY DETAILS
C 5.32	UTILITY DETAILS
C 6.0	EMERGENCY MANAGEMENT PLAN
L 1.01	LANDSCAPE PLAN
L 1.02	LANDSCAPE PLAN
L 1.03	LANDSCAPE PLAN
L 1.04	LANDSCAPE PLAN
E 1.01	GYM PHOTOMETRIC PLAN
E 1.01	PAC PHOTOMETRIC PLAN
A 1.0	ARCHITECTURAL ELEVATIONS
A 1.1	ARCHITECTURAL ELEVATIONS
A 1.2	ARCHITECTURAL ELEVATIONS
A 1.3	ARCHITECTURAL ELEVATIONS
A 1.4	ARCHITECTURAL ELEVATIONS

TN

A

SITE DATA CHART

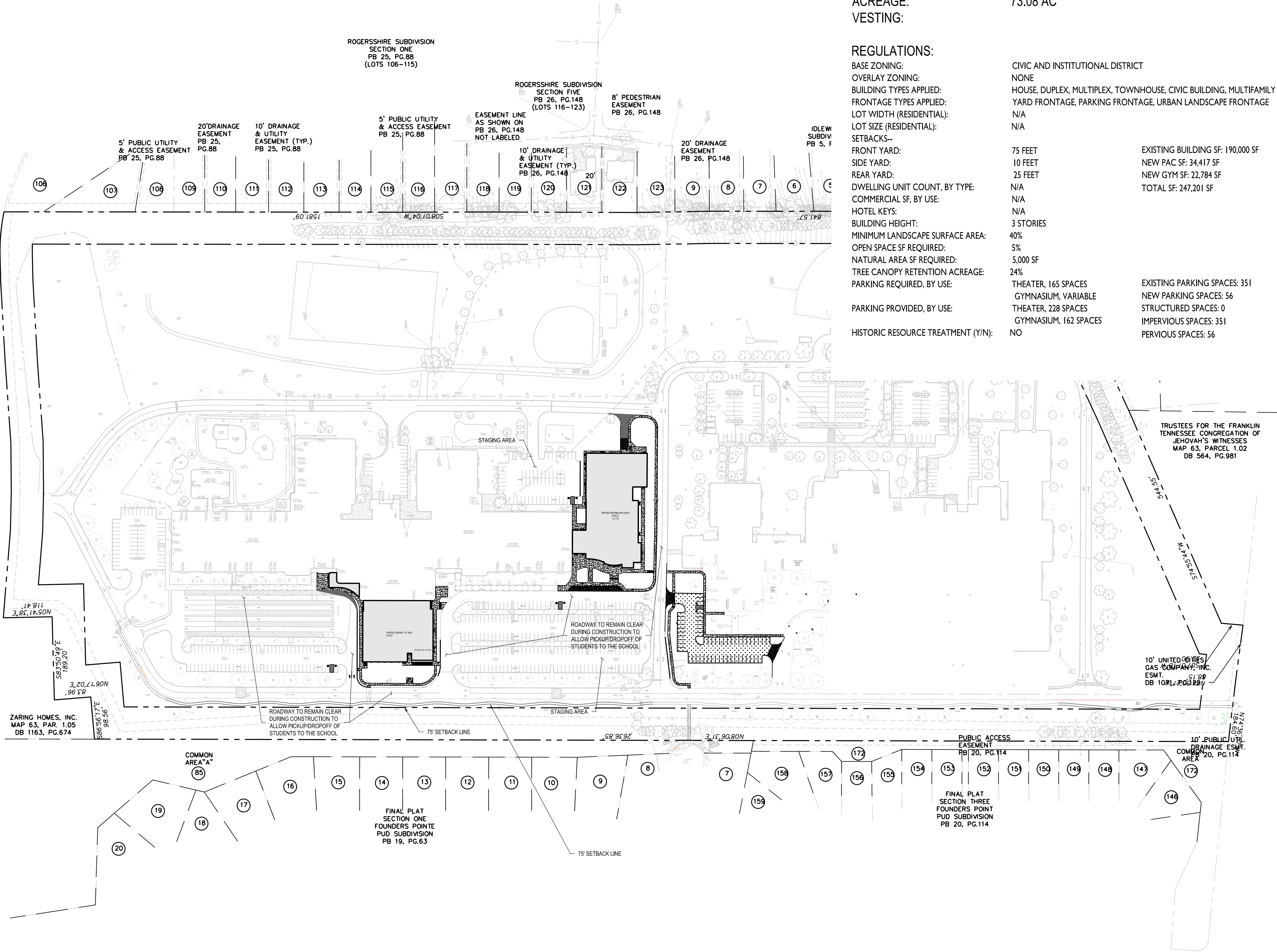
PROJECT NAME: FSSD POPLAR GROVE ELEMENTARY PAC AND GYM ADDITION
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STRUCTURED SPACES: 0
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**SITE WORK FOR
GYMNASIUM
ADDITION AND
PERFORMING
ARTS CENTER**
2959 Del Rio Pike
Franklin, TN 37069
**FRANKLIN SPECIAL
SCHOOL DISTRICT**

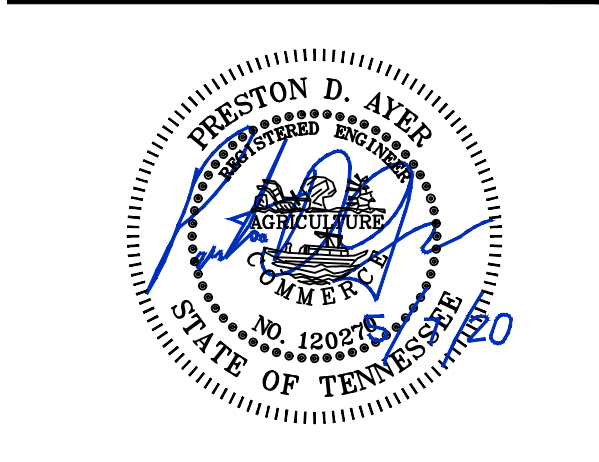
VOLUME 1 OF 3



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Brentwood, TN 37027

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FRANKLIN PROJECT # 7240

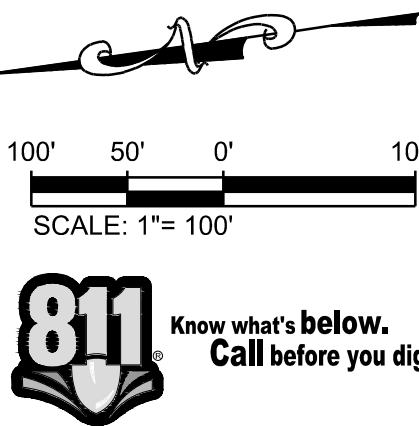


Description	Revisions	
	Date	Num.

Proj. #: 2017069
Date: MAY 7, 2020
Drawn: PA
Check: PA

**OVERALL SITE
PLAN**

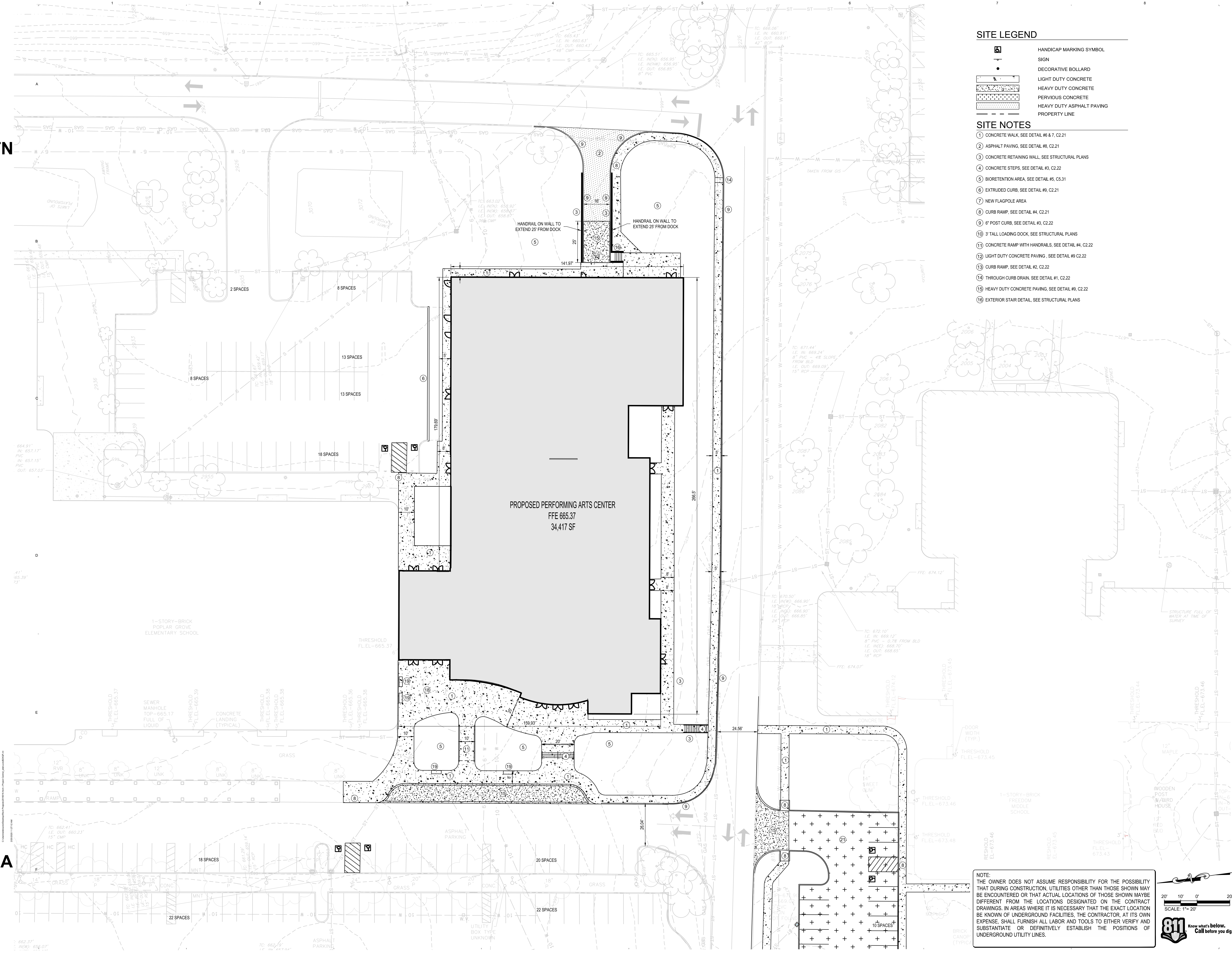
NOTE:
THE OWNER DOES NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATIONS OF THOSE SHOWN MAY BE DIFFERENT FROM THE LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATION BE KNOWN OF UNDERGROUND FACILITIES, THE CONTRACTOR, AT ITS OWN EXPENSE, SHALL FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITIONS OF UNDERGROUND UTILITY LINES.



C 2.00

TN

A



SITE LEGEND

- HANDICAP MARKING SYMBOL
- SIGN
- DECORATIVE BOLLARD
- LIGHT DUTY CONCRETE
- HEAVY DUTY CONCRETE
- PERVIOUS CONCRETE
- HEAVY DUTY ASPHALT PAVING
- PROPERTY LINE

SITE NOTES

- CONCRETE WALK, SEE DETAIL #6 & 7, C2.21
- ASPHALT PAVING, SEE DETAIL #8, C2.21
- CONCRETE RETAINING WALL, SEE STRUCTURAL PLANS
- CONCRETE STEPS, SEE DETAIL #3, C2.22
- BIORETENTION AREA, SEE DETAIL #5, C5.31
- EXTRUDED CURB, SEE DETAIL #9, C2.21
- NEW FLAGPOLE AREA
- CURB RAMP, SEE DETAIL #4, C2.21
- 6" POST CURB, SEE DETAIL #3, C2.22
- 8" TALL LOADING DOCK, SEE STRUCTURAL PLANS
- CONCRETE RAMP WITH HANDRAILS, SEE DETAIL #4, C2.22
- LIGHT DUTY CONCRETE PAVING, SEE DETAIL #9 C2.22
- CURB RAMP, SEE DETAIL #2, C2.22
- THROUGH CURB DRAIN, SEE DETAIL #1, C2.22
- HEAVY DUTY CONCRETE PAVING, SEE DETAIL #9, C2.22
- EXTERIOR STAIR DETAIL, SEE STRUCTURAL PLANS

SITE WORK FOR
GYMNASIUM
ADDITION AND
PERFORMING
ARTS CENTER
2959 Del Rio Pike
Franklin, TN 37069
FRANKLIN SPECIAL
SCHOOL DISTRICT

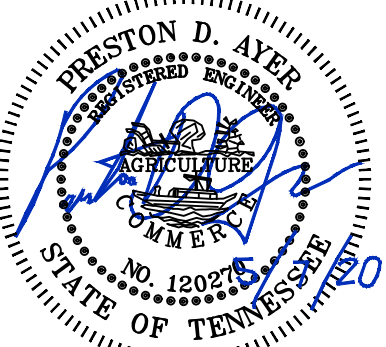
VOLUME 1 OF 3



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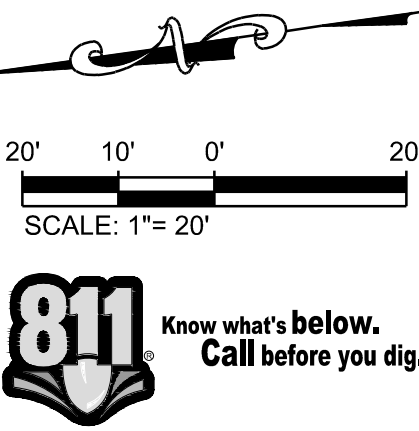
FRANKLIN PROJECT # 7240



Revisions		
Description	Date	Num.

Proj. # 2017069
Date MAY 7, 2020
Drawn: PA
Check: PA

ENLARGED SITE
PLAN



C 2.12

NOTE:
THE OWNER DOES NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT DURING CONSTRUCTION UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATIONS OF THOSE SHOWN MAY BE DIFFERENT FROM THE LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATION BE KNOWN OF UNDERGROUND FACILITIES, THE CONTRACTOR, AT ITS OWN EXPENSE, SHALL FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITIONS OF UNDERGROUND UTILITY LINES.

2959 Del Rio Pike
Franklin, TN 37069

VOLUME 1 OF 3

214 Centerview Drive Suite 300
Brentwood, TN 37027

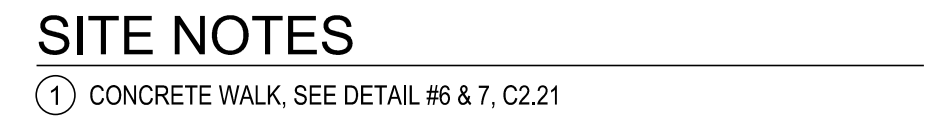
FRANKLIN PROJECT # 7240



Proj. #: 2017069
Date: MAY 7, 2020

Page 548 of 550

 HANDICAP MARKING SYMBOL



① CONCRETE WALK, SEE DETAIL #6 & 7, C2.21

② ASPHALT PAVING, SEE DETAIL #8, C2.21





File #: 20-0744

DATE: May 14, 2020

TO: Franklin Municipal Planning Commission

FROM: Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

South Park Subdivision, Final Plat, Revision 9, Lot 7, Creating Two Light Industrial Lots, On 3.06 Acres, Located At 101 Southeast Parkway Court. (CONSENT AGENDA)

PURPOSE:

Project Information

COF Project Number: 7243

Applicant: Matt Bryant, M2 Group

Owner: Anthony Sanfilippo, Sanfilippo Family Trust

BACKGROUND/STAFF COMMENTS:

The purpose of this plat is to subdivide one light industrial lot into two. The subject property was originally platted as part of the South Park Subdivision in 2002. The property is zoned Light Industrial and is located at 101 Southeast Parkway Court. There is an approved site plan for this property that was approved in December 2005. No revisions to that site plan have been submitted at this time.

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.

FINANCIAL IMPACT:

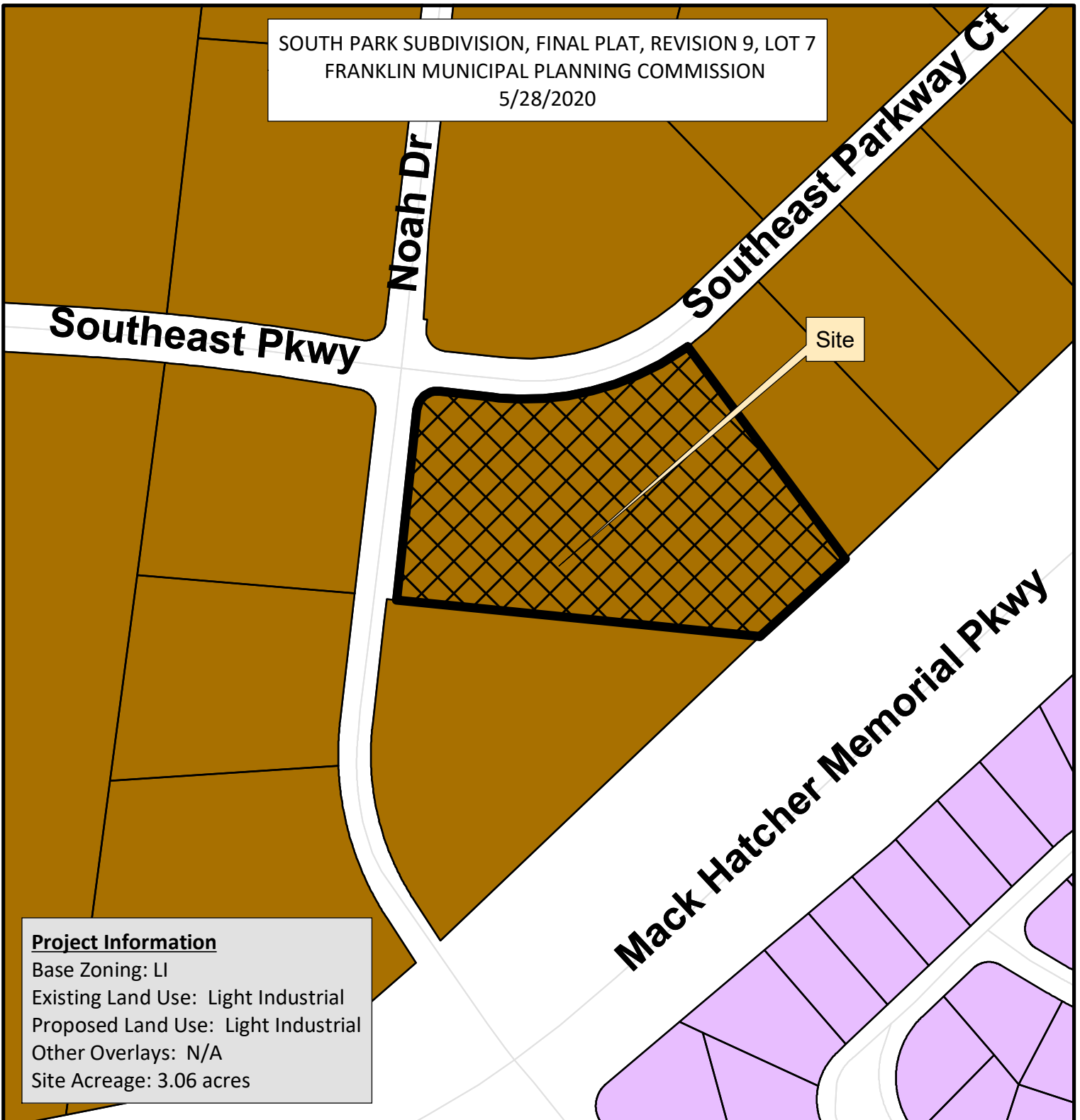
Unknown.

RECOMMENDATION:

Staff recommends approval with conditions.

See attached pages for a list of staff recommended conditions of approval.

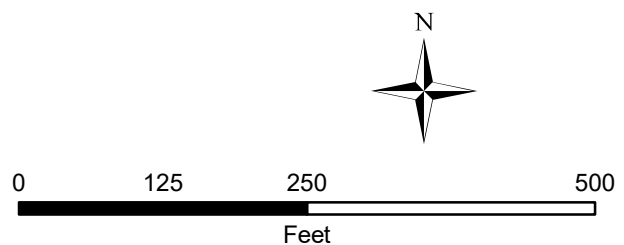
SOUTH PARK SUBDIVISION, FINAL PLAT, REVISION 9, LOT 7
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/28/2020



Project Information

Base Zoning: LI
Existing Land Use: Light Industrial
Proposed Land Use: Light Industrial
Other Overlays: N/A
Site Acreage: 3.06 acres

South Park Sub, 7	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: 2 These issues are currently being filtered

Performance Agreement and Surety

General Issues

21. Engineering Sureties

kevin.long@franklintn.gov No sureties are associated with this Final Plat.

*(This comment serves only as a reminder to staff. No action is necessary from the applicant, and **this comment does not hinder approval.**)*

Stormwater

General Issues

27. Plats

jeff.willoughby@franklintn.gov Note 13 and 15 are duplicates. Please remove one.

- 1) EXISTING ZONING: LI (Light Industrial)
- 2) MINIMUM REQUIRED SETBACK LINES:
 - YARD FRONTING ON ANY STREET: 75'
 - SIDE YARD: 25'
 - REAR YARD: 25'
- 3) OWNER/SUBDIVIDER: Keystone Office Park, LLC
 - ADDRESS: 1635 Western Avenue
Knoxville, TN 37921
 - TELEPHONE NUMBER: 901-356-7799
- 4) SURVEYOR: CHERRY LAND SURVEYING, INC.
 - ADDRESS: 622 WEST IRIS DRIVE
NASHVILLE, TENNESSEE 37204
 - TELEPHONE NUMBER: 615-269-3972
- 5) THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 7 INTO 2 LOTS (7 & 29)
- 6) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE 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 ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE 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 PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (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 OR TENNESSEE REGULATORY AUTHORITY (TRA) AT 811.
- 7) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 8) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 9) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
- 10) THIS PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH INSURANCE RATE MAP PANEL NUMBER 47187C02136", DATED: DECEMBER 22, 2016. FLOOD ZONE "X".
- 11) PARCEL NUMBERS SHOWN AS THUS () REFERS TO TAX MAP 90-K, GROUP _____.
- 12) SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
- 13) MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
- 14) NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. 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 EASEMENT.
- 15) MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
- 16) 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 OF 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.
- 17) MINERAL RIGHTS ARE TO REMAIN WITH EACH LOT OWNER.
- 18) EACH LOT IS TO HAVE SEPARATE INDIVIDUAL UTILITY SERVICE LINES.



622 WEST IRIS DRIVE
NASHVILLE, TENNESSEE 37204
(615)269-3972 FAX:(615)269-9345
E-MAIL: cherrylys@comcast.net

The recording of this plat voids, vacates and supersedes the recording of Lot 7 of Section 1, Revision Two, South Park Subdivision, as of record in Plat Book 34, Page 56, at the Register's Office for Williamson County, Tennessee.

Tax Map 90K, Group "E", Parcel 1
 Owners and deed reference for this property is as follows:
 Keystone Office Park, LLC – Book 3930, Page 483
 Keystone Center Condominiums – Book 4103, Page 453

PRIVATE DRAINAGE EASEMENT
TO BE MAINTAINED BY THE
OWNERS OF LOT 7 & 29



SHEET 1 OF 1 PROJECT #7243

TOTAL ACRES: <u>3.056</u>	TOTAL LOTS: <u>2</u>
ACRES NEW STREETS: <u>0</u>	FEET NEW STREETS: <u>0</u>
CIVIL DISTRICT: <u>9</u>	CLOSURE ERROR: 1:10000
SCALE: <u>1" = 40'</u>	DATE: <u>April 30, 2020</u>



File #: 20-0745

DATE: May 14, 2020

TO: Franklin Municipal Planning Commission

FROM: Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

EE Green Subdivision, Final Plat, Revision 1 (Resubdivision of Lot 17), Consolidating One Parcel Into An Existing Lot, On 0.14 Acres, Located At 952 Green Street. (CONSENT AGENDA)

PURPOSE:

Project Information

COF Project Number: 7179

Applicant: Doyle Elkins, Elkins Surveying Co.

Owner: Floyd Beech

BACKGROUND/STAFF COMMENTS:

The purpose of this plat is to consolidate a previously un-platted parcel into an existing lot. The lot is Lot 17 of the EE Green Subdivision that was originally platted in 1910. The subject properties comprise 0.14 Acres and are located at 952 Green Street. No additional site plan has been submitted at this time.

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.

FINANCIAL IMPACT:

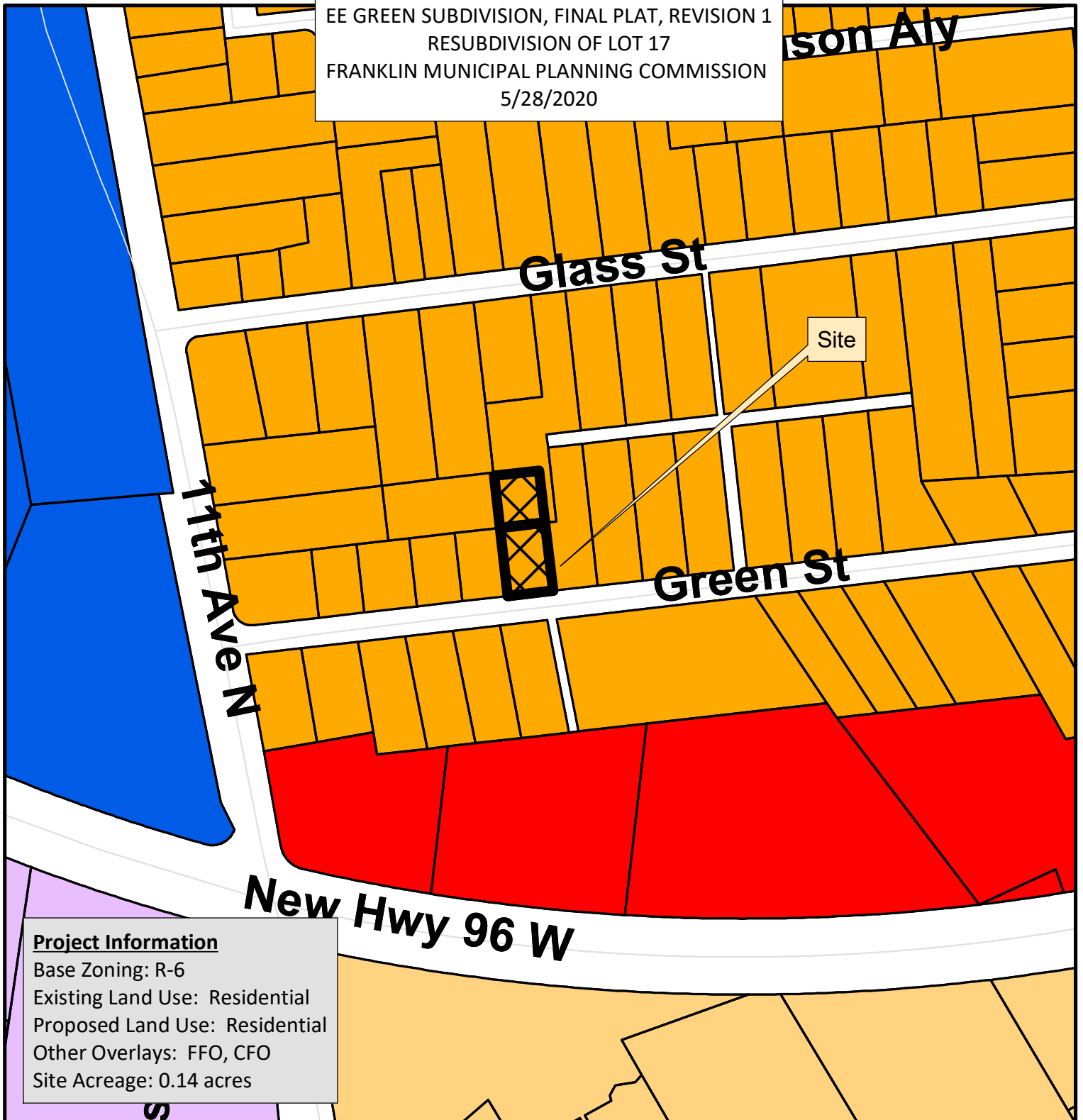
Unknown.

RECOMMENDATION:

Staff recommends approval with conditions.

See attached pages for a list of staff recommended conditions of approval.

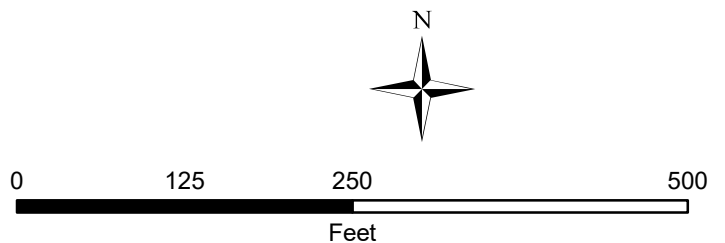
EE GREEN SUBDIVISION, FINAL PLAT, REVISION 1
RESUBDIVISION OF LOT 17
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/28/2020



Project Information

Base Zoning: R-6
Existing Land Use: Residential
Proposed Land Use: Residential
Other Overlays: FFO, CFO
Site Acreage: 0.14 acres

- | | |
|--------------------------------|------------------------------------|
| EE Green Sub, Lot 17 | 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 |
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CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Addressing

General Issues

27. Address

lori.jarosz@franklintn.gov This is a condition of approval.
 Applicant shall remove these two addresses from the plat.

Lot 6.01	Lot 29
Floyd Beech	Shanita Beech
903 Glass Street	952 Green Street
Franklin TN 37064	Franklin TN 37064
Parcel 078B C 00601	078B C 02900
PB5386 P832	PB4899 P724

Applicant shall place the parcel number on lot 17. Parcel 078B C 02900
 [Edited By Lori Jarosz]

Performance Agreement and Surety

General Issues

16. Engineering Sureties

kevin.long@franklintn.gov No sureties are associated with this Final Plat.

*(This comment serves only as a reminder to staff. No action is necessary from the applicant, and **this comment does not hinder approval.**)*

Planning

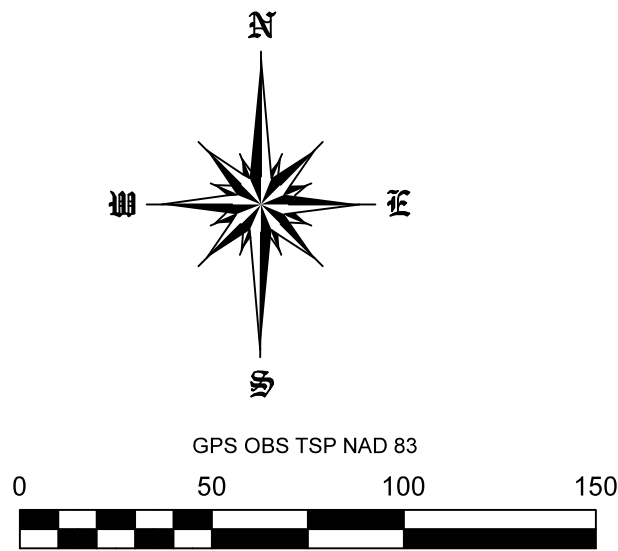
General Issues

9. Plat

joseph.bryan@franklintn.gov As a condition of approval the applicant shall adjust the scale so the dimensions and markings on the plat are legible.

11. purpose note

joseph.bryan@franklintn.gov For additional clarity, the applicant shall revise the purpose note to "The purpose of this plat is to consolidate an unplatted piece of land into an existing lot."



LEGEND

These standard symbols will be found in the drawing.

- IRON PIN SET
- IRON PIN FOUND
- BUILDING

Certificate of Ownership

MAP 078B PARCEL C 00601

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 5386, Page 832, 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.

Owner(s): _____
Date: _____

Certificate of Ownership

MAP 078B PARCEL C 02900

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 4899, Page 724, 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.

Owner(s): _____
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: _____ Date: _____

Franklin Municipal Planning Commission

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 _____ day of _____, 2020.

Surveyor: _____ Date: _____

Certificate of Approval of Water and Sewer Systems

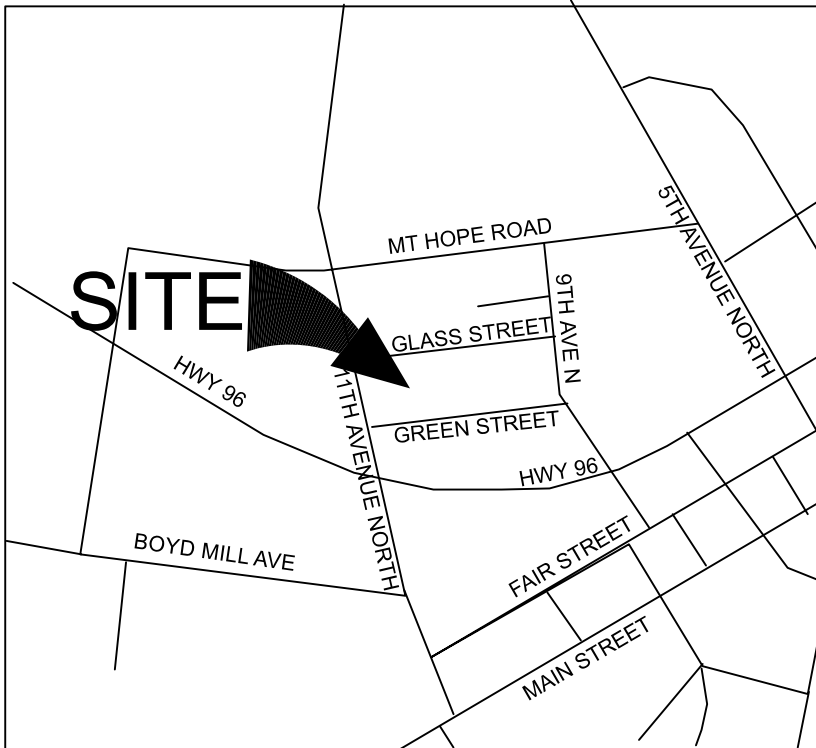
I hereby certify that:

- (1) the water and sewer systems designated in E.E. Green Subdivision have been installed in accordance with City specifications, or
- (2) a performance agreement and surety 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 improvements.

Director Water Management Department Date: _____
City of Franklin



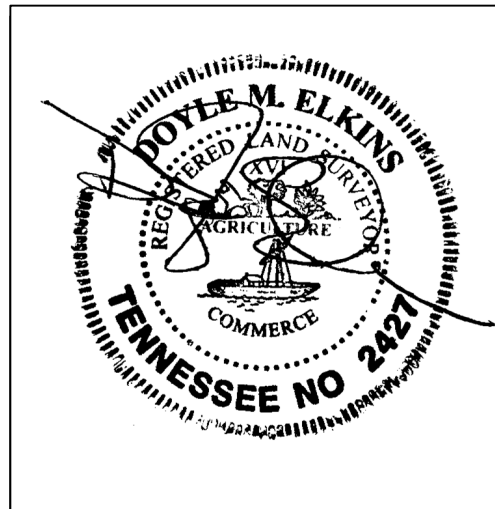
FLOOD INSURANCE NOTE:
By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No.47187 C 0192 G effective date of 12-22-2016. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS in a Special Flood Hazard Area.



GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE TWO LOTS INTO ONE.
2. AREA OF ORIGINAL PARCELS 0.13 ACRES (6073 SF).
3. SURVEY BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD 83.
4. DEVELOPMENT COMPLIES WITH CITY OF FRANKLIN MAJOR THROUGHFARE PLAN.
5. THIS PARCEL IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY AND EASEMENTS AS SHOWN OR ANY OTHER RIGHTS-OF-WAY AND EASEMENTS OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A TITLE SEARCH MAY REVEAL.
6. THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEEDS AND THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN HEREON. THIS SURVEY IS SUBJECT TO THE FINDINGS OF A TITLE REPORT. THIS PARCEL IS SUBJECT TO ALL RESTRICTIONS, COVENANTS, AND EASEMENTS APPLICABLE.
7. OWNERS LISTED BELOW.
8. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE PREVIOUS RECORDING OF LOT(S) 17 SHOWN ON THE FINAL PLAT ENTITLED "E.E. GREEN SUBDIVISION" AS RECORDED IN PLAT BOOK 1, PAGE 116, R.O.W.C.
9. No obstructions or encroachments which impede the flow of stormwater shall be permitted within Public Drainage Easements. The City of Franklin is not responsible of any encroachments that are damaged or removed in the course of maintenance activity within easements.
10. THIS PROPERTY AND ALL ADJECENT PROPERTIES ARE ZONED R-6 RESIDENTIAL.
11. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
12. 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 them 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.
13. * DENOTES CRITICAL LOT DRAINAGE DUE TO THE LACK OF EXISTING DRAINAGE INFRASTRUCTURE IN THE VICINITY. THIS LOT SHALL REQUIRE SUBMITTAL OF A CRITICAL LOT SITE PLAN WITH ANY FUTURE BUILDING PERMIT SUBMITTAL DETAILING IMPERVIOUS LOT COVERAGE AND MEANS OF LIMITING STORMWATER RUNOFF ONTO ADJACENT PROPERTIES.
14. MINERAL RIGHTS TO PROPERTY OWNER

SETBACKS
FRONT PER ORDINANCE 3.8.5
SIDE YARD 5'
REAR YARD 15'



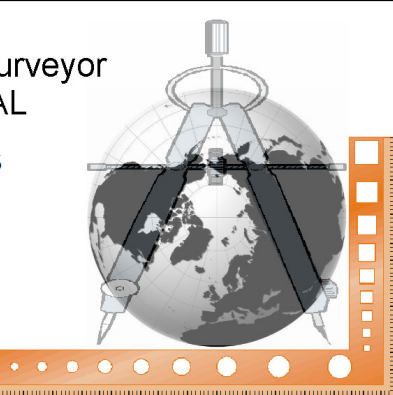
LOT 6.01
FLOYD BEECH
903 GLASS ST
FRANKLIN, TN 37064
PARCEL 078B C 00601
RB 5386 P 832

LOT 29
SHANITA BEECH
952 GREEN ST
FRANKLIN, TN 37064
PARCEL 078B C 02900
RB 4899 P 724

Doyle Elkins
Professional Land Surveyor
Registered in TN & AL

610 West College St., Suite 135
Murfreesboro, TN 37130

Phone (615) 907-8625
Fax (615) 907-5956
Cell (931) 636-2414
Email: elkinsdoyle@gmail.com



CITY PROJECT NO. 7179

I HEREBY CERTIFY THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION FOR THE UNADJUSTED SURVEY IS GREATER THAN 1:15,000 AS SHOWN HEREON.

FINAL PLAT
RESUBDIVISION OF LOT 17
E.E. GREEN SUBDIVISION
REVISION 1

952 GREEN ST, FRANKLIN,
WILLIAMSON CO., TN 37064
PREPARED FOR: FLOYD BEECH

DATE	SCALE	SHEET	DRAWN BY	PROJECT
SEPT 15, 2019	1" = 5'	1 OF 1	DME	19035

REV May 10, 2020 per City comments



File #: 20-0748

DATE: May 15, 2020
TO: Franklin Municipal Planning Commission
FROM: Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Everbright Subdivision, Final Plat, Revision 3, Resubdivision of Lots 21 And 22, Resubdividing Two Single-Family Residential Lots, On 0.43 Acres, Located At 308 Everbright Avenue. (CONSENT AGENDA)

PURPOSE:

Project Information
COF Project Number: 7191
Applicant: Joe Chapdelaine, Chapdelaine Surveying
Owner: Cory Pratt

BACKGROUND/STAFF COMMENTS:

The purpose of this plat is to re-subdivide one single-family residential lot into two. The subject property was originally platted as Lots 21 and 22 of the Everbright Subdivision in 1938. The parcels were consolidated over time and have been in its current shape and form since 1963. The property is zoned R-4 and is located at 308 Everbright Avenue. No additional plans for development have been submitted at this time.

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.

FINANCIAL IMPACT:

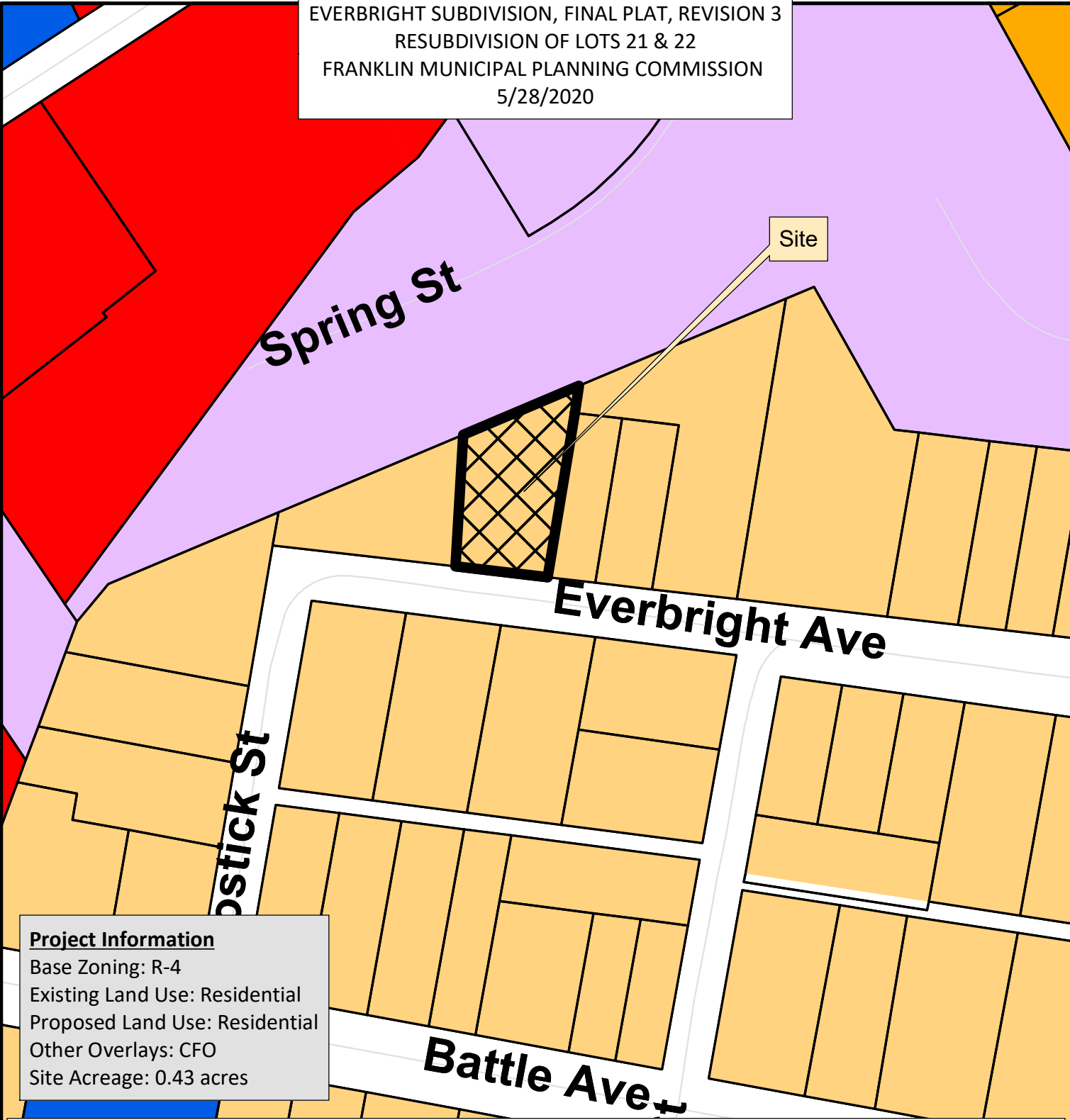
Unknown.

RECOMMENDATION:

Staff recommends approval with conditions.

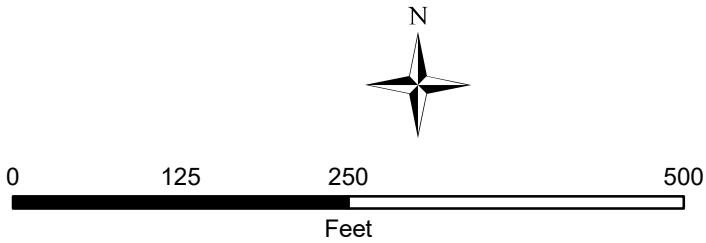
See attached pages for a list of staff recommended conditions of approval.

EVERBRIGHT SUBDIVISION, FINAL PLAT, REVISION 3
 RESUBDIVISION OF LOTS 21 & 22
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 5/28/2020



Project Information
 Base Zoning: R-4
 Existing Land Use: Residential
 Proposed Land Use: Residential
 Other Overlays: CFO
 Site Acreage: 0.43 acres

- | | |
|--------------------------------|------------------------------------|
| Everbright Sub, FP, Rev 3 | 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:

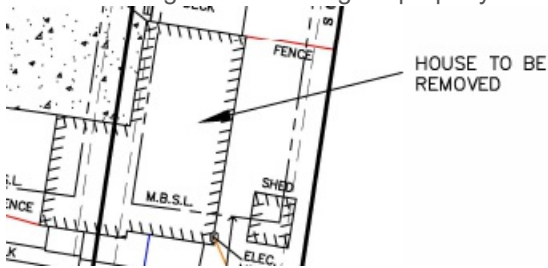
Open Issues: 2 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

4. C. Final Plat

lance.fittro@franklin.tn.gov Prior to final approval of the plat at One Stop, applicant shall provide documentation that the existing house crossing the property line has been removed:



Performance Agreement and Surety

General Issues

10. Engineering Sureties

kevin.long@franklin.tn.gov	Applicant shall post sureties in the following amounts:	
	II. City Sewer	\$ 10,000

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.

CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 7526, Page 486, 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, re-subdivided, 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 restrictive covenants as in record in Book _____, 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 CORY PRATT LOTS 21 & 22 Date _____

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:
(1) the streets, drainage and sidewalks designated in *Everbright Subdivision* have been installed in accordance with City specifications, or (2) a performance agreement and surety in the amount of \$_____ for streets, \$_____ for drainage, and \$_____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department
City of Franklin, Tennessee

Date _____

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:
(1) the water and sewer systems designated in *Everbright Subdivision* 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 Department
CITY OF FRANKLIN (615) 794-4554

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

Subdivision name and street names approved by the Williamson County Emergency Management Agent.

Williamson County Emergency
Mangement Agency

Date _____

City of Franklin

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 _____, 2019, 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 FOR ELECTRICAL UTILITIES

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.

Date _____ Middle Tennessee Electric Corporation

FRONT SETBACK AVERAGE	
ADDRESS	SETBACK
312 EVERBRIGHT AVE	29.87'
308 EVERBRIGHT AVE	27.45'
306 EVERBRIGHT AVE	25.03'
304 EVERBRIGHT AVE	30.26'
300 EVERBRIGHT AVE	33.13'
226 EVERBRIGHT AVE	31.02'
222 EVERBRIGHT AVE	29.95'
220 EVERBRIGHT AVE	34.58'
218 EVERBRIGHT AVE	35.03'
216 EVERBRIGHT AVE	54.63'
214 EVERBRIGHT AVE	41.22'
212 EVERBRIGHT AVE	41.85'
208 EVERBRIGHT AVE	38.89'
206 EVERBRIGHT AVE	44.14'
204 EVERBRIGHT AVE	42.26'
TOTAL	539.31'
AVERAGE	35.95'

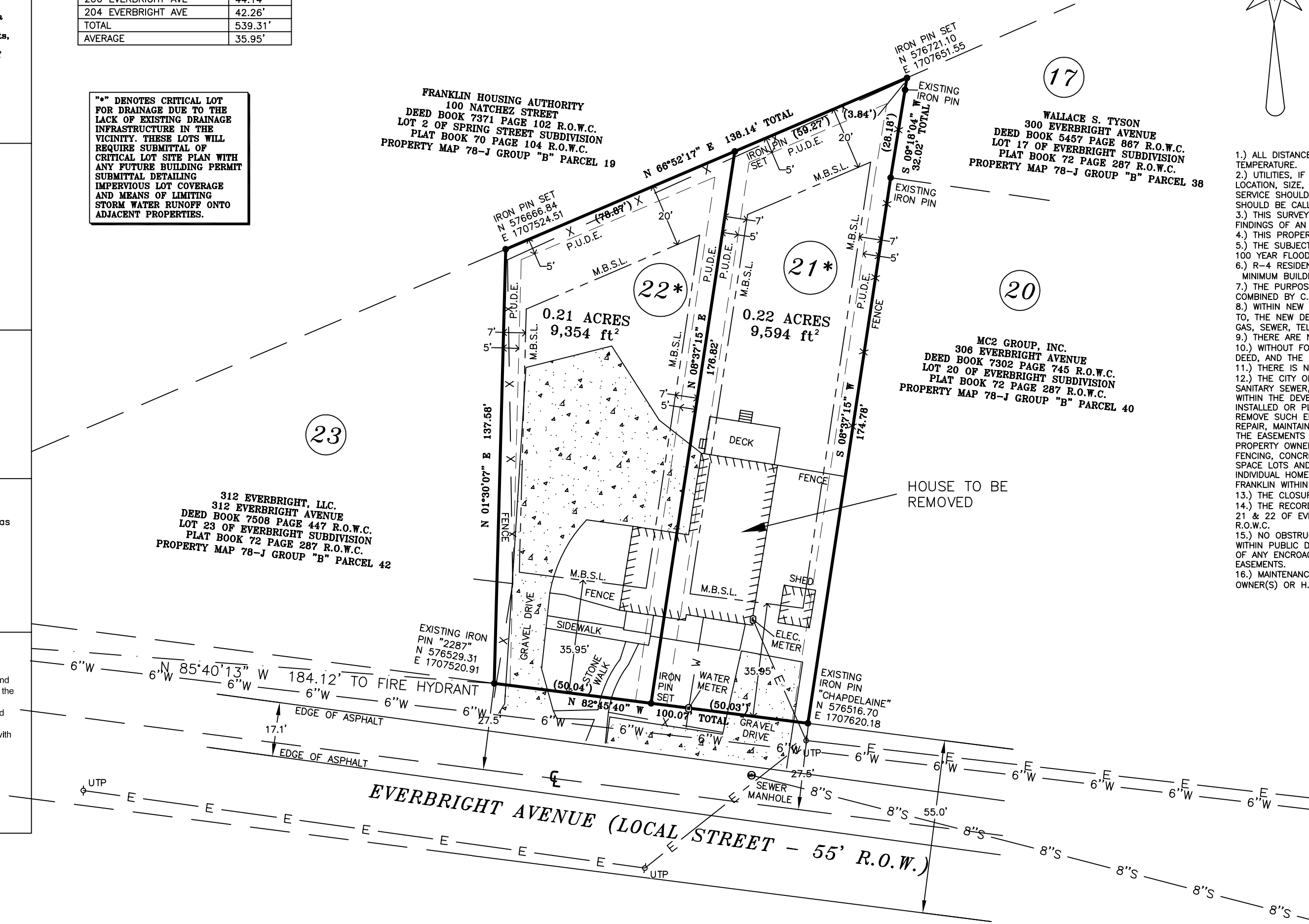
"a" DENOTES CRITICAL LOT FOR DRAINAGE DUE TO THE LACK OF EXISTING DRAINAGE INFRASTRUCTURE IN THE VICINITY. THESE LOTS WILL REQUIRE SUBMITTAL OF CRITICAL LOT SITE PLAN WITH ANY FUTURE BUILDING PERMIT SUBMITTAL DETAILING IMPERVIOUS LOT COVERAGE AND MEANS OF LIMITING STORM WATER RUNOFF ONTO ADJACENT PROPERTIES.

312 EVERBRIGHT, LLC.
312 EVERBRIGHT AVENUE
DEED BOOK 7508 PAGE 447 R.O.W.C.
LOT 23 OF EVERBRIGHT SUBDIVISION
PLAT BOOK 72 PAGE 287 R.O.W.C.
PROPERTY MAP 78-J GROUP "B" PARCEL 42

FRANKLIN HOUSING AUTHORITY
100 NATCHEZ STREET
DEED BOOK 7371 PAGE 102 R.O.W.C.
LOT 2 OF SPRING STREET SUBDIVISION
PLAT BOOK 70 PAGE 104 R.O.W.C.
PROPERTY MAP 78-J GROUP "B" PARCEL 19

WALLACE S. TYSON
300 EVERBRIGHT AVENUE
DEED BOOK 5457 PAGE 867 R.O.W.C.
LOT 17 OF EVERBRIGHT SUBDIVISION
PLAT BOOK 72 PAGE 287 R.O.W.C.
PROPERTY MAP 78-J GROUP "B" PARCEL 38

MC2 GROUP, INC.
308 EVERBRIGHT AVENUE
DEED BOOK 7302 PAGE 745 R.O.W.C.
LOT 20 OF EVERBRIGHT SUBDIVISION
PLAT BOOK 72 PAGE 287 R.O.W.C.
PROPERTY MAP 78-J GROUP "B" PARCEL 40



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. The subdivision plat correctly represents a survey made under my supervision on 12-10-2019. The ratio of precision of the unadjusted survey is 1:20,000 as shown hereon. I hereby certify that this a category IV survey and that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

- REAL TIME KINEMATIC & BASE TOPCON HYPER V
- POSITIONAL ACCURACY 0.05 FEET
- DATE OF SURVEY DECEMBER 10, 2019
- DATUM/EPOCH NAD83 (2011) EPOCH
- PUBLISHED/FIXED CONTROL USED: TDOT CORS NETWORK
- GEOID MODEL: GEOID 12B
- COMBINED GRID FACTOR: 0.99995047

THE SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

RANDOLPH L. CHAPDELAINE P.L.S. #1444

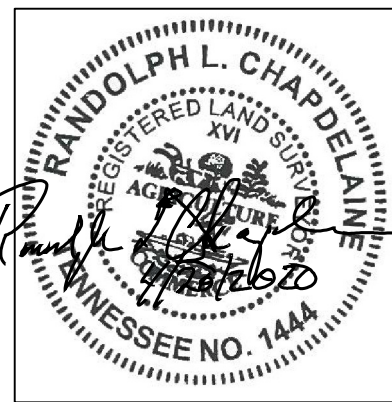
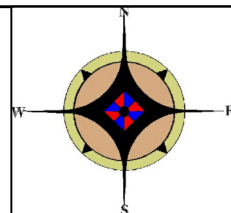
DATE

LOT NO.	911 STREET ADDRESS	ACREAGE
21	308 EVERBRIGHT AVENUE	0.22 ACRE 9,594 SQ.FT.
22	310 EVERBRIGHT AVENUE	0.21 ACRE 9,354 SQ.FT.

CHAPDELAINE
& ASSOCIATES

7376 WALKER ROAD
FAIRVIEW, TENNESSEE 37062
(615) 799 - 8104
chapsurveyors@msn.com

RANDOLPH L. CHAPDELAINE
TN. RLS. 1444



NEW ROADS 0.00 LINEAR FEET
TOTAL AREA 0.43 ACRES
18,948 SQ.FT.
CLOSURE 1/20,000

LEGEND

- ⊙ = (EM) ELECTRIC METER
- ⊙ = (WM) WATER METER
- ⊙ = (UTP) UTILITY POLE
- ⊙ = (TEL) TELEPHONE POLE
- ⊙ = (CO) SEPTIC CLEAN OUT
- ⊙ = SEWER MAN HOLE
- ⊙ = FIRE HYDRANT
- ⊙ = G.M. GAS METER
- ⊙ = WATER VALVE
- ⊙ = TREE
- = OVERHEAD ELECTRIC LINE
- = UNDERGROUND ELECTRIC LINE
- = LIGHT POLE
- 6"W = 6 INCH WATER SERVICE LINE
- 8"S = 8 INCH SEWER SERVICE LINE
- = C.M.(N) CONCRETE MONUMENT SET
- = I.R.(N) IRON PIN SET
- = I.R.(O) IRON PIN SET

EVERBRIGHT SUBDIVISION, FINAL PLAT, REVISION 3 (RESUB OF LOTS 21 & 22)

9th CIVIL DISTRICT WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE
OWNER/SUBDIVIDER: CORY PRATT 308 EVERBRIGHT AVENUE,
FRANKLIN, TENNESSEE 37064
CORY PRATT DEED BOOK 7526, PAGE 486 R.O.W.C.
LOTS 21 & 22 - EVERBRIGHT SUBDIVISION PLAT BOOK 1, PAGE 109
PROPERTY MAP 78-J GROUP "B" PARCEL 41
ZONED R-4 RESIDENTIAL DISTRICT
CHARACTER OVERLAY CFCO-3
TOTAL ACRES 0.43 ACRES IN 2 LOTS
DATE: APRIL 20, 2020
JOB # 5610
SCALE 1"=30'
CITY OF FRANKLIN PROJECT NUMBER 7191

