City of Franklin

109 3rd Ave S
Franklin, TN 37064
(615) 791-3217

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, June 25, 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.franklintn.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. • The public may email comments to planningintake@franklintn.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments will be accepted until 8:00 AM on the day of the meeting. • In-person comments will be allowed in City Hall. Citizens will be directed to the City Hall Training Room (enter from Church Street parking lot) upon arrival to watch the meeting until their item is ready to be considered. Staff will assist in directing citizens to form a line to speak on an item. Line spacing should be 6-feet apart and masks are encouraged.

CALL TO ORDER

1. Consideration Of Resolution 2020-113, A Resolution Declaring That The Franklin Municipal Planning Commission Shall Meet On June 25, 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 May 28, 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 4-5 And Items 10-17 On The Consent Agenda.

SITE PLAN SURETIES

4. Spring Creek Subdivision, site plan, section 1, revision 4 (Spring Creek Center); extend the performance agreement for landscaping (Retail) improvements to June 24, 2021. (CONSENT AGENDA)

   Sponsors: Paula Kortas

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

   Sponsors: Paula Kortas

REZONINGS/DEVELOPMENT PLANS

6. Consideration of Ordinance 2020-17, An Ordinance To Rezone 93.32 Acres From Planned (PD) District To Planned (PD 12.7/1,156,378/315) District For The Property Located West Of Mallory Lane And North And South Of West McEwen Drive, Located Near 4015 Aspen Grove Drive (McEwen Place Town Center PUD).

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

7. Consideration of Resolution 2020-98, A Resolution Approving A Revised Development Plan For McEwen Place Town Center PUD Subdivision, With 1 Modification Of Standards For Consolidated Entrances For Multifamily Buildings, For The Property Located West Of Mallory Lane And North And South Of West McEwen Drive, Located Near 4015 Aspen Grove Drive.

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

8. 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

9. 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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

10. 201 Jordan Road Subdivision, Final Plat, Creating 1 Commercial Lot, On 1.88 Acres, Located At The Intersection of Jordan Road And Murfreesboro Road, At 201 Jordan Road. (CONSENT AGENDA)

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

11. 4404 Peytonsville Road Subdivision, Final Plat, Creating 2 Commercial Lots, On 4.61 Acres, Located At The Intersection Of Peytonsville Road And Long Lane, At 4404 Peytonsville Road. (CONSENT AGENDA)

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

12. Huffines Ridge PUD Subdivision, Final Plat, Revision 1, Creating 4 Commercial Lots And 1 Open Space Lots, On 23.62 Acres, Located East Of Huffines Ridge Drive And South Of McEwen Drive, At 1343 Huffines Ridge Drive. (CONSENT AGENDA)

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

13. The Madison At Franklin PUD Subdivision, Final Plat, Creating 1 Multifamily Residential Lot, On 20.0 Acres, Located North Of Del Rio Pike And East Of Brink Place, At 801 Del Rio Pike. (CONSENT AGENDA)

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

14. Shadow Green PUD Subdivision, Final Plat, Section 1, Revision 1, Revising Building Setbacks, On 52.54 Acres, Located Near The Intersection Of Shadow Green Drive And Spring Tree Lane. (CONSENT AGENDA)

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

15. Williamson County Animal Care Center, Site Plan, Constructing 281,332 Square Feet Of Civic Institutional Space, On 38.67 Acres, Located North Of Old Charlotte Pike And East of Under Construction Portion Of Mack Hatcher Parkway. (CONSENT AGENDA)

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

16. Williamson County Animal Care Center, Roadway Site Plan, Constructing A Driveway, On 38.67 Acres, Located North of Old Charlotte Pike And East Of Under Construction Portion Of Mack Hatcher Parkway. (CONSENT AGENDA)

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

17. Longpoint Centre Subdivision, Final Plat, Creating One Lot And Establishing Easements, On 6.49 Acres, Located At South Of Long Point Way And East Of Carothers Parkway. (CONSENT AGENDA)

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

ENVISION FRANKLIN PLAN AMENDMENTS

18. Consideration Of Resolution 2020-79, A Resolution To Adopt An Envision Franklin Plan Amendment For The Properties Located At Or Adjacent To 1190 Lewisburg Pike, Known As Map 106 Parcel 00800 And Map 105 Parcel 02801, To Change The Design Concept From Large-Lot Residential To Single-Family Residential. (PUBLIC HEARING)

    Sponsors: Emily Hunter, Andrew Orr, Eric Conner

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

    Sponsors: Emily Hunter, Andrew Orr, Eric Conner

20. Consideration Of Resolution 2020-77, A Resolution To Adopt An Envision Franklin Plan Amendment To Amend The “Liberty Pike/ Eddy Lane” Special Consideration For The Industrial Flex Design Concept. (PUBLIC HEARING)

    Sponsors: Emily Hunter, Andrew Orr, Eric Conner

21. Consideration Of Resolution 2020-18, A Resolution To Adopt An Envision Franklin Plan Amendment For 26 Parcels Generally Located East Of I-65 And South Of Long Lane Along Peytonsville Road And Pratt Lane, In The Goose Creek Area, To Give Them Design Concepts And Special Considerations. (PUBLIC HEARING)

    Sponsors: Emily Hunter, Andrew Orr, Eric Conner

22. Consideration Of Resolution 2020-19, A Resolution By The Franklin Municipal Planning Commission To Adopt An Amendment To Envision Franklin To Reduce The Lot Width And Lot Size Minimums While Allowing A Percentage To Be On Narrower Lots For Alley-Loaded Single Family Dwellings In The Conservation Subdivision, Mixed Residential, And Single Family Residential Design Concepts. (PUBLIC HEARING)

    Sponsors: Emily Hunter, Andrew Orr

23. Consideration Of Resolution 2020-17, A Resolution By The Franklin Municipal Planning Commission To Adopt A Clean Up Amendment To The Envision Franklin Design Concepts Map For The Chadwell Tract Of The Berry Farms PUD Subdivision, To Correct The Northeastern Urban Growth Boundary Line With Brentwood And Provide A General Update To Several Maps. (PUBLIC HEARING)

    Sponsors: Emily Hunter, Andrew Orr

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

RESOLUTION 2020-113

A RESOLUTION DECLARING THAT THE FRANKLIN MUNICIPAL PLANNING COMMISSION SHALL MEET ON JUNE 25, 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, No. 2020-13, No. 2020-14, No. 2020-15, No. 2020-16, and No. 2020-17 continuing the Declaration of a State of Emergency and Civil Emergency; and

WHEREAS, the Franklin Municipal Planning Commission believes it is in the best interest of the City of Franklin to conduct the June 25, 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 June 25, 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/10422/1092

IT IS SO RESOLVED AND DONE on this 25th day of June, 2020.

ATTEST:

By: _____
Emily Hunter
FMPC Secretary

CITY OF FRANKLIN, TENNESSEE:

By: _____
Mike Hathaway
FMPC Chair

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

City of Franklin

109 3rd Ave S
Franklin, TN 37064
(615) 791-3217

Meeting Minutes

Franklin Municipal Planning Commission

Thursday, May 28, 2020 | **7:00 PM** | **Board Room**

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1. *Staff Presentation*
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CALL TO ORDER

Chair Hathaway called the meeting to order at 07:11 PM.

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

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
Attachments:	1. 2020-75 RES Declaring Need for Electronic Meeting_FMPC_05.28.20.Law Approved (002)

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

Chair Hathaway asked for a motion for Item 1.

Commissioner Harrison moved, seconded by Commissioner McLemore, 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 2020-75 by Commissioner Scott Harrison second by Commissioner Alma McLemore ;**
	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 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. Please be aware that callers cannot be muted by staff on the conference line so be mindful of background noise or use your own mute feature until time to speak, and all callers should do their best to speak one at a time during the public comment period since neither staff, nor the chair, will be able to tell who is on the line.**
- **Emailed comments were accepted until 5:00 pm today, and all emails have been provided to the Planning Commission in advance of 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 April 23, 2020 FMPC Minutes.

Sponsors:

Attachments: 1. Final DRAFT FMPC Minutes April 2020

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

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

Chair Hathaway asked for a roll call vote.

The motion passed unanimously.

ACTION:	**Motion to Approve the Minutes by Commissioner Roger Lindsey second by Alderman Ann Petersen ;**
	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. There were none.

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. There were none.

CONSENT AGENDA

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

Sponsors:

Attachments: None

Chair Hathaway recused himself from the Consent Agenda.

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

Vice-Chair Lindsey stated that the vote for the Consent Agenda would include Items 4 and 11-18.

Vice-Chair Lindsey asked for a motion for the Approval of the Consent Agenda.

Commissioner Harrison moved, seconded by McLemore to Approve the Consent Agenda.

Vice-Chair Lindsey called for a roll call vote.

The motion passed unanimously.

ACTION:	**Motion to Approve the Consent Agenda by Commissioner Scott Harrison second by Commissioner Alma McLemore ;**
	Motion Passed 8-0
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi**
NOES:	**None**
ABSTAIN:	**Mike Hathaway**

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

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)

Sponsors:

Attachments: None

This item was approved on the 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

Attachments:

1. MAP 7133 Westhaven PUD Sub, REV 5
2. COF 7133 Westhaven PUD Sub, RZ, Rev 5 Survey
3. ORD 2019-57 Westhaven Development Plan_with exhibits.Law Approved
4. Combined Citizen Response
5. compiled emails 2

Ms. Dianna Tomlin, Principal Planner, stated that 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. Currently, 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.

Staff recommended Approval to the Board of Mayor and Aldermen.

Chair Hathaway asked if there were any citizen comments.

Ms. Emily Hunter, Director of Planning and Sustainability, stated that several citizens emailed comments prior to the meeting. Ms. Hunter stated that due to the number and length of the emails, they could not go through each individually. She stated that Ms. Tomlin would read a summary in detail along with list of names of everyone who sent in emails.

After Ms. Tomlin read the list of names of citizens who emailed comments, Ms. Hunter stated that the emails, in their entirety, had been provided to the Planning Commission and would be recorded in the minutes of this meeting. The emails have been attached to the minutes and added to the record.

Ms. Tomlin then proceeded to read a summary of the email comments.

The following citizens also called in to the meeting to comment on Item 5:
1. Citizen #1 - Opposed. Concerns include overcrowded schools, recreational areas, streets and safety. He also expressed concerns about construction traffic at the proposed gas station.
2. Dale Mowry - Opposed. Concerns include traffic, overload on amenities, and property values.
3. Brent Haughn - Opposed. Concerns include the proposed gas station, environmental and traffic concerns, and property values.
4. Michelle Stephens - Opposed. Concerns include the safety of those living near the proposed gas station and the proximity of the school. She requested setbacks for gas stations.
5. Citizen #5 - Opposed. Concerns include possible crime increasing with the presence of the gas station. She also asked about police response time.
6. Ann Pierce - Opposed. Concerns include the response method options for citizens during the virtual meetings. Other concerns include the safety of children walking to school and the increased density.
7. Richard Hughes - Opposed. Concerns include safety issues with the proposed gas station.

The Applicant was represented by Mr. Ben Crenshaw, Southern Land Company. He stated there were two items on the agenda: a Rezoning and a Development Plan revision. He stated that the rezoning was for a property that was not originally on the Westhaven PUD. He introduced Tim Downey, Brian Sewell, Shane White, Tom Scuby, David Brock, David Winter, and Beth Ostrowski, Mr. Crenshaw stated that they had several neighborhood meetings, and he welcomed the community feedback. He stated that twenty years ago, they had a vision for a community for that would provide an active and connected life, have civic and commercial life integrated, and where multiple generations could be together. He stated that they are asking to rezone a property adjacent to Westhaven and to change the entitlements that would better reflect the market going forward. Mr. Crenshaw referred to two parcels: one within the Westhaven boundary where they had removed all entitlements in 2017 and a second parcel which is adjacent to the first parcel. He showed several pictures showing the location of the property. The property is currently zoned R-1. The second property is currently listed as Mixed Residential in the Envision Franklin plan. The first larger property is zoned Neighborhood Commercial.

Mr. Crenshaw stated that the needs for residents are changing. There is a need for an aged-restricted area with townhomes, condos, duplexes, cottages, and an independent living facility. There would be 400 residential units, no commercial. They will provide buffers for adjacent neighbors. They are asking for a connection to Boyd Mill which allows for left and right turn lanes. They are asking for a connection to Hwy 96 directly in front of Morning Pointe. They are also asking for an extension to Townsend Blvd. For the east side of Mack Hatcher Parkway, they are proposing no commercial entitlements and 416 residential entitlements. They are asking for 350 residential units for the west side of Mack Hatcher Parkway for a total of 766 units.

Chair Hathaway stated that a citizen was in the audience who wanted to make a public comment.

Mr. Pat Williams, Boyd Mill Ave., Opposed. He is concerned about a proposed assistant living facility being built on the property near his home. He asked that they conduct an in-person survey of the property and not rely on maps. Concerns included traffic and safety while pulling out of his driveway.

Chair Hathaway asked for a motion.

Commissioner Harrison moved for approval to the Board of Mayor and Aldermen. The motion failed due to lack of a second.

Commissioner Franks moved, seconded by Commissioner Harrison, to defer Item 5 until the June 25, 2020 Planning Commission Meeting.

Commissioner Franks stated that more time was needed to consider the item due to the number of citizen emails.

The Chair asked for any discussion on the motion.

Commissioner Allen asked if Item 6, the Development Plan, would also be deferred with this item. Chair Hathaway stated that it would also be deferred if Item 5 was deferred.

Chair Hathaway asked for a roll call vote.

The motion carried by the following vote (8-1). Chair Hathaway voted against the motion.

ACTION:	**Motion to Defer the Ordinance 2019-57 to the June 25, 2020 Planning Commission meeting by Commissioner Jimmy Franks second by Commissioner Scott Harrison ;**
	Motion Passed 8-1
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi**
NOES:	**Mike Hathaway**
ABSTAIN:	**None**

Chair Hathaway asked Ms. Shauna Billingsley, City Attorney, if this motion would automatically defer Item 6.

Ms. Billingsley stated after the Public Hearing for Item 6, the development plan should be deferred by the Planning Commission since associated rezoning was just deferred.

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

Attachments:

1. MAP 7133 Westhaven PUD Sub, REV 5
2. COF RES 2019-130_7133 Westhaven Development Plan_with Exhibits.Law Approved 2 5.20
3. COF Conditions of Approval_01
4. COF 7133 Westhaven PUD Sub, DP, Rev 5 Survey
5. WH DP Rev 5 Pattern book update
6. WH resident letter
7. Combined Citizen Response

8. compiled emails 2

Ms. Dianna Tomlin, Principal Planner, stated that this is a consideration of Resolution 2019-130 . This revised development plan is for the Westhaven PUD subdivision. 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 March 2020.

Project Considerations are the following:

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.

Staff recommended Approval, with conditions, to the Board of Mayor and Aldermen.

Chair Hathaway asked if there were any citizen comments.

Ms. Hunter stated that all of the public comment emails for Westhaven, would be recorded in the minutes for both Item 5 and Item 6. She stated that since the summary of the emails was read during Item 5, they would not repeat this for Item 6.

The following citizens called in to the meeting to comment on Item 6:
1. Scott Garrison - Opposed. Concerns included the safety to the public.
2. Citizen #2 - Opposed. Concerns include the increase in turnover and rentals with townhomes and traffic.

The Applicant was represented by Mr. Ben Crenshaw, Southern Land Company. The Applicant stated that they had a vision for the community and had been implementing this vision for twenty years. He stated that they have active streetscapes, varied housing, and great commercial. He stated that they hosted several small and large events in the open spaces. Westhaven was conceived as a development with 50% open space. This new proposal is consistent with that. Currently, they have over 1500 acres in development with 339 acres of open space, 4000 trees, 36 miles of sidewalks, and 3 miles of multi-use paths. He stated that there are 8 miles of nature trail that Southern Land Company did not build. He stated that the open spaces vary in style. He stated that this is the 5th update to the concept plan. He stated, for the west side of Mack Hatcher Parkway, this proposal changes commercial entitlements from 500,000

square feet to 250,000 square feet. They would increase the residential units by 350. He stated this is response to the market. To address traffic concerns, with the proposed entitlements, he stated that the traffic study shows a reduction in total daily trips by 23%. He stated that they are making connections to arterial roads with the extension of Townsend Blvd. He stated that, in the traffic study, all of the perimeter intersections were studied. He stated that none of those intersections failed with the new proposed density added. Southern Land is in agreement with any improvements required by the study.

Mr. Crenshaw stated that the blue areas on the map refer to the areas that had been redesigned. Westhaven is based on the idea of walkability and small neighborhoods centered around parks. He discussed the density of existing areas approved earlier. An 11 acre space would be reserved for the use of practice fields for the residents. There is a deficit of practice fields in the West Franklin area.

Southern Land asked for a 20% variance for lot width because they feel they have another 10 years of development for Westhaven. The presentation showed areas under construction such as tennis courts, pools and parks.

Mr. Crenshaw discussed the area behind Kroger. This would include a General Store with gas pumps. He stated that they would not do anything purposefully to hinder the reputation or health and wellness of their residents. Design images for the store were shown similar to those in Hilton Head. He stated that, environmentally, gas stations (pumps) were one of the most regulated industries in the state.

The 2003 Concept Plan for Westhaven was shown. He stated that a gas station was shown on this plan. He stated this would be a convenience for the residents when Mack Hatcher Parkway is completed. The traffic study shows that most traffic will go through Mack Hatcher Parkway. Several local gas stations were shown giving the proximity to schools and neighborhoods. He stated that the gas station was a small part of the proposed development. A table showing the proposed entitlements was discussed. There would be a reduction in 250,000 square feet of Commercial entitlements and an increase of 766 residential units. The majority (416 units) would be on the east side of Mack Hatcher Parkway where there are no entitlements. They asked to return and present at the Joint Conceptual Workshop on June 25, 2020.

Chair Hathaway stated that they needed to defer on this item, since Item 5 was deferred.

Chair Hathaway asked for a motion.

Commissioner Orr moved, seconded by Commissioner Harrison, to defer Item 6 until the next Planning Commission meeting on June 25, 2020.

The Chair asked for any discussion on the motion.

Commissioner Franks stated that he like the plan including the gas station. He stated his only concern was the addition of another 700 homes. He asked how much more development is left for Westhaven.

Commissioner Allen stated that she was very concerned about the additional residential units. She stated she did not trust the traffic study showing a reduction. She stated that she does not support this development plan because of traffic and school impact.

Chair Hathaway stated this discussion was about the deferral only.

Commissioner Szilagyi stated that the deferral would give the Commissioners time to go through the emails.

Chair Hathaway asked for a roll call vote.

The motion carried by the following vote (7-1).

ACTION:	**Motion to Defer the Resolution 2019-130 to the June 25, 2020 Planning Commission meeting by Commissioner Michael Orr second by Commissioner Scott Harrison ;**
	Motion Passed 7-1
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Jenny Szilagyi**

NOES:	**Mike Hathaway**
ABSTAIN:	**Michael Orr**

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

Attachments:
1. MAP East Works PUD PD and Rez
2. ORD 2020-11 East Works District PUD_ Rez_with Exhibits.Law Approved 2
3. 2020.04.13_EWD_Survey

Chair Hathaway recused himself from Item 7 and turned the Chair over to Vice-Chair Lindsey.

Mr. Joseph Bryan, Principal Planner, stated that the rezoning is 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.

Staff recommended Approval to the Board of Mayor and Aldermen.

Vice-Chair Lindsey asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Dirk Melton, Market Street. Mr. Melton stated that he would make a brief comment, and then, Mr. Brian Wright would provide more details during the redevelopment plan. He stated that they were requesting the consideration to rezone the Carothers Building, formerly known as the Primus Building. This building was built in the early 1990's for Ford Motor Credit. At the time, the standard plan featured stand alone office buildings followed by a parking area. Their proposed plan would turn 50 acres of parking lot into a walkable, dynamic Mixed-Use project called East Works. He stated that now, more than ever, people are seeking live/work areas based upon community, walkability and convenience. The project is estimated to take twenty years to build out and has six building phases. Upon completion, there will be spaces for hotel, retail, commercial, restaurant and 1600 residential units. This project is the first redevelopment to be considered under the new Zoning Ordinance. He stated that this project is perfectly in line with Envision Franklin and the new Zoning Classification. Under the previous Zoning Ordinance (SD-X), the redevelopment plan would have required dozens of Modifications of Standards (MOS). With Staff's recommendation, they decided to submit their plan to align with the new Zoning Ordinance. The result of this collaboration will be seen tonight. Now, there are just seven MOS requests, six of which have to do with signage. Mr. Melton thanked Staff for their efforts in developing the new Zoning Ordinance. He also thanked the community for their comments that came during the May 5th Neighborhood meeting. The Applicant stated that they were there to answer

any questions.

Alderman Beverly Burger stated that this project is in her Ward. She is happy to see this property redeveloped. She stated that the 50 acres of asphalt causes stormwater run off and poor water quality. She stated that the plan meets Envision Franklin and there are many positives with the plan.

Vice-Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Alderman Petersen, to recommend approval of Ordinance 2020-11 to the Board of Mayor and Aldermen.

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

Commissioner Franks stated during the Joint Conceptual Workshop presentation, Alderman Burger asked how many and what types residential units would be planned.

Commissioner Harrison stated that this discussion would take place during the next item.

Vice-Chair Lindsey asked for a roll call vote.

The motion carried by the following vote (8-0). Chair Hathaway was recused.

ACTION:	**Motion to Approve the Ordinance 2020-11 by Commissioner Scott Harrison second by Commissioner Ann Petersen ;**
	Motion Passed 8-0
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi**
NOES:	**None**
ABSTAIN:	**Mike Hathaway**

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, Locared At 9009 Carothers Parkway.

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

Attachments:

1. MAP East Works PUD PD and Rez
2. RES 2020-61 East Works District PUD_with Exhibits_Law Approved 2
3. 7239 East Works PUD DP_Conditions of Approval_01
4. 2020.05.07_EWD - Development Plan_archive
5. EWD - MOS SUPPLEMENT FOR SUBMITTAL May update_archive

Chair Hathaway recused himself from Item 8 and turned the Chair over to Vice-Chair Lindsey.

Mr. Joseph Bryan, Principal Planner, stated that 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 promote ground level activity and walkability for the entirety of the site.

Envision Franklin states that 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 workspaces 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.

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.

There are seven Modification of Standards requests with this plan.

MOS #1: The Applicant requested to allow consolidated entrances for ground floor multifamily residential units.

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 to 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 recommended disapproval of MOS #1.

MOS #2: The Applicant requested the use of irregular shapes 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 recommended disapproval of MOS #2.

Mr. Bryan stated that If it is the desire of BOMA to approve this MOS request, Staff advised that the MOS be limited to hanging signs only.

MOS #3: The Applicant requested to allow additional band signs, in addition to wall signs.

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 recommended approval of MOS #3.

MOS #4: The Applicant requested for internally illuminated canopy lighting.

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 recommended 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 recommended 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 Franklin Historic District Design Guidelines.

MOS #6: The Applicant requested 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 recommended approval, with conditions, of MOS #6.

MOS #7: The Applicant requested 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 recommended approval, with conditions, of MOS #7.

As a Project Consideration, 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.

Staff recommended Approval to the Board of Mayor and Aldermen.

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

Ms. Hunter stated that there were none, but that Alderman Burger would like to comment.

Alderman Burger stated that she had met with Market Street and Regan Smith to discuss the project. She stated that this was the first large redevelopment in her Ward. She stated that she agreed with most of the Modification of Standards requests. She stated that she agreed with MOS #1. She stated that there are considerations when creating an urban area. She stated that the safety concerns with consolidated entrances should be considered. However, she stated that there should be street level entrances mixed in. She stated that she thinks the redevelopment plan looks fantastic. She stated that she looked at what they are doing with North McEwen and sees the potential for this area. She stated some of the signs offer uniqueness and provide character. Alderman Burger stated that the band signs and canopy signs, in moderation, would bring uniqueness. She stated that that the signs would have a soft lit light, and she would support this. She stated that she supported the vertical light signs as long as they were used sparingly. She stated she did not support buildings that were six to twelve stories located next to Carothers Parkway.

The Applicant was represented by Mr. Brian Wright, Town Planning and Urban Design Collaborative. Mr. Wright stated that site was located off of Carothers Parkway. He stated that Envision Franklin helped to form the plan. He stated that the new Zoning Ordinance worked to reduce then number of MOS requests. The presentation showed that, currently, the property has over 50 acres of parking surrounding the current building. . The existing building (500,000 sq. ft) will stay intact and in operation. The intent of the project is to have a mix of uses, character first, creating a true neighborhood. They will work to preserve the existing trees along the edge of the property. Mr. Wright showed an aerial view of the proposed plan including restaurants, hotel, parks, civic spaces. They would include street parking and street trees. The parking would be distributed around the large buildings to one area per block, leading to a better traffic flow throughout the day. The architecture would be characteristic of Historic Franklin with a modern twist. They would incorporate different design styles including rooftop decks and interior courtyards. They wanted to make sure they had a number of civic spaces that were exciting and interesting. They want to include public art to make the area unique. The sustainable stormwater areas would even be used to promote character. There would be connectivity and transit stops. All of the parking would be hidden but provided with lots of signage and lighting. The height of some the buildings would be increased to provide variety. The project would include an area of row houses. There would also be areas for people to gather. Concerning MOS #1, Mr. Wright stated that the consolidated entrances would provide access to several units. This would include areas D,E,F and G. For MOS #2, he stated the signs would be iconic, done artistically and tastefully. Mr. Wright stated that the internal lighting (MOS #4) would be elegant and beautiful. MOS #5 would require that the rods be wider. Mr. Wright stated that they were there to answer any questions.

Vice-Chair Lindsey asked for a Point of Clarification concerning the height of the buildings relative to Carothers Parkway. He asked for details where the 6-12 story buildings would be permitted in relation to Carothers Parkway.

Mr. Wright stated that they had limited, in the submittal, where the 6-12 story buildings would be allowed. He stated that limiting the height along Carothers Parkway would make the road seem wider and would affect driving behavior along the Parkway.

Mr. Melton stated that they have a variety of different commercial uses in the plan, and that these different commercial uses affect the floor heights. The requested flexibility will help with the site plan.

Mr. Wright stated that, also, due to the height calculations, they are limited and cannot exceed these studies.

Vice-Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, to recommend approval, with conditions, to the Board of Mayor and Aldermen.

MOS #1: Requesting to allow consolidated entrances for ground floor multifamily residential units.

Vice-Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, to approve MOS #1.

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

Commissioner Allen stated asked what percentage of the ground floor entrances does not meet the Zoning Ordinance.

Mr. Bryan stated that they did not have the exact number or percentages at this time. It appeared to be possibly 50%. He stated that the Zoning Ordinance requires all ground floor units to have an outside access.

Vice-Chair Lindsey asked for a roll call vote on the motion.

The motion to approve MOS #1 carried by the following vote (6-2). Commissioner Allen and Commissioner Szilagyi voted against the motion.

MOS #2: Requesting the use of irregular shapes for hanging and wall signs.

Vice-Chair Lindsey asked for a motion.

Commissioner Franks moved, seconded by Commissioner McLemore, to approve MOS #2.

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

Alderman Petersen asked if this was for hanging signs only, and if hanging signs were acceptable. Mr. Bryan confirmed that the MOS #2 was for both hanging and wall signs.

Commissioner Allen stated that the sign regulations were just updated in the new Zoning Ordinance. She asked if there was a special approval process for irregular shaped signs.

Ms. Hunter stated that the sign regulations were just updated in the new Zoning Ordinance. She stated that a permit and approval would be required through Building and Neighborhood Services if this MOS was approved.

Commissioner Franks said the signage would be complimentary to the plan.

Vice-Chair Lindsey asked for a roll call vote on the motion.

The motion to approve MOS #2 carried by the following vote (6-2). Alderman Petersen and Commissioner Allen voted against the motion.

MOS #3: Request to allow additional band signs, in addition to wall signs.

Vice-Chair Lindsey asked for a motion.

Alderman Petersen moved, seconded by Commissioner McLemore, to approve MOS #3.

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

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

The motion to approve MOS #3 carried by the following vote (8-0).

MOS #4: Request for internally illuminated canopy lighting.

Vice-Chair Lindsey asked for a motion.

Alderman Petersen moved, seconded by Commissioner Allen, to disapprove MOS #4.

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

Commissioner Franks stated that he did not support this motion. He stated that this was a large project and the lighting would not be intrusive to any homeowner.

Alderman Petersen stated that the new Zoning Ordinance does not support this. Ms. Hunter also stated that these requirements were also carried over from the previous Zoning Ordinance.

Commissioner Szilagyi stated that she supported the motion because, while these images were attractive, if the MOS was approved it opened the door for signs that may not be as tasteful.

Vice-Chair Lindsey asked for a roll call vote on the motion.

The motion to disapprove MOS #4 carried by the following vote (7-1). Commissioner Franks voted against the motion.

MOS #5: Request to increase maximum size of hanging sign to 6 square feet per side and allow internal illumination.

Vice-Chair Lindsey asked for a motion.

Commissioner Franks moved, seconded by Commissioner McLemore, to approve MOS #5 at 4.5 Sq. feet per side.

Commissioner Harrison moved, seconded by Alderman Peterson, to amend the motion to approve MOS #5 at 4.5 sq. ft.per side with external lighting only.

Vice-Chair Lindsey asked for any discussion on the motion to amend the motion to approve MOS #5 at 4.5 sq. ft. per side with external lighting only.

There being none, Vice-Chair Lindsey asked for a roll call vote on the motion to amend the motion to approve MOS #5 at 4.5 sq. ft. per side with external lighting only.

The vote to amend the motion to approve MOS #5 at 4.5 sq. ft.per side with external lighting only carried unanimously.

Vice-Chair Lindsey asked for any discussion on the motion to approve MOS #5 at 4.5 sq. ft. per side with external lighting only.

There being none, Vice-Chair Lindsey asked for a roll call vote on the motion to approve MOS #5 at 4.5 sq. ft. per side with external lighting only.

The vote on the motion to approve MOS #5 at 4.5 sq. ft. per side with external lighting only carried unanimously.

MOS #6: Request to allow one vertical blade sign per frontage in addition to allowed hanging signs for ground floor tenants.

Vice-Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Franks, to approve MOS #6, with conditions. 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.

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

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

The motion to approve MOS #6, with conditions, carried unanimously.

MOS #7: Request to allow two wall signs per building in addition to allowed band signs.

Vice-Chair Lindsey asked for a motion.

Commissioner Szilagyi moved, seconded by Commissioner Allen, to approve MOS #7, with conditions. 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.

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

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

The motion to approve MOS #7, with conditions, carried unanimously.

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

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

The main motion to Recommend Approval, with Conditions, to the Board of Mayor and Aldermen carried by the following vote (8-0). Chair Hathaway was recused.

ACTION:	**Motion to Recommend Approval with Conditions to the Board of Mayor and Aldermen the Resolution 2020-61 by Commissioner Scott Harrison second by Commissioner Alma McLemore ;**
	Motion Passed 8-0
AYES:	**Ann Petersen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi, and Marcia Allen**
NOES:	
ABSTAIN:	**Mike Hathaway**

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

Attachments:

1. MAP 7246 Vintage Watson Glen DP-RZ
2. 2020-10 ORD_ 7246 VIntage Watson Glen RZ_with Exhibits.Law Approved
3. COF 7246 SURVEY
4. vintage citizen comment emails

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

Ms. Dianna Tomlin, Principal Planner, stated that 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.

Staff recommended Approval to the Board of Mayor and Aldermen.

Chair Hathaway asked if there were any citizen comments. There were emails submitted by Citizens containing comments opposed to Item 9.

Ms. Tomlin read a list of names for those who submitted the emails and a summary of the emails.

After Ms. Tomlin read the list of names of citizens who emailed comments, Ms. Hunter stated that the emails, in their entirety, had been provided to the Planning Commission and would be recorded in the minutes of this meeting. The emails have been attached to the minutes and added to the record.

Ms. Hunter stated that there were no callers.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that even though there were two items, he would like to make his presentation only once.

Mr. Gamble stated that this was a joint venture between Bob Goodall, TDK, and Warner Bass. Mr. Gamble stated that this was one of the last phases of the Watson Glen Subdivision which was started in the early 1990's. Mr. Gamble was joined on the call with Mr. Ross Bradley of TDK and Mr. Caleb Thorne and Mr. Brandon Baxter of Regan Smith. Envision Franklin identifies this area as Neighborhood Mixed Use. It is an area in transition between Regional Commerce to the north and Single Family Policy to the south. Mr. Gamble referred to the Envision Franklin map showing the Regional Commerce area in purple. He stated that this area, through Envision Franklin, they are encouraging a mixed use of Multi-Family Residential and Commercial uses. That same encouragement is in the Neighborhood Mixed Use policy. This encourages new Multi-Family Residential to create lively, walkable neighborhoods near restaurants, shops, grocery stores, and workplaces. Mr. Gamble referred to two areas (orange) on the map. These areas are existing Multi-Family Residential. These are transitional areas between the Commercial and Single Family Residential. The proposed Master Plan is a Mixed Use Development complimentary to the existing development along Oak Meadow and Royal Oaks. The plan includes two one-story restaurants totaling 7900 square feet at the intersection of Royal Oaks and Oak Meadow. This would keep the relationship with the other one story building along the corridor. The restaurants are bordered by a tributary which flows into Watson Branch, which supplies a natural edge and screening for the parking areas located behind the restaurants. They plan to cross the tributary with a pedestrian bridge. This will connect the residential amenity area to the outdoor dining area of the restaurant on the corner. It will connect the parking area to the mixed use area for vehicular subcirculation. It will have a right in/right out located across from the post office. This will be an access into the restaurant area. This will have full access to Oak Meadow. They are not permitted by street standards to have any other street access points closer to the intersection. They are aligning their access points on Oak Meadow with existing access points.

Mr. Gamble stated that Somerby is predominantly four stories and sits about ten feet higher than Oak Meadow Drive. The proposed office buildings will transition the building height to the south. There will be three story elevations along Oak Meadow and the ground floor will be at street level. The parking areas will be located behind the buildings and are screened from view behind the buildings.
Mr. Gamble stated that there will be preservation of trees within the proposed 10.6 acre park along Watson's Branch. The park will be open to the public, but privately maintained. There will be a public access easement over the park. They plan to reinvest some of the Park Land Dedication fee into the park.

Mr. Gamble stated that they had reduced the number of apartments to 241. There is approximately 9500 square feet of non-residential at ground level. The buildings closest to Oak Meadow are planned with uses such as office space, fitness and the resident's club. The office space area may be leased by any small business. Residences located on the ground floor will have stoops or porches with direct access to the sidewalks along Oak Meadow. The sidewalks are inter-connected throughout the Master Plan and will provide connection to the park and commercial businesses.

Mr. Gamble stated that they understood that this development will have an impact on traffic flow on Royal Oaks and Murfreesboro Road. He stated that the proposed arterial road impact fees estimated at $850,000 will be used to make improvements to the intersection at Royal Oaks and address signal timing on Murfreesboro Road. The proposed road improvements include a third right turn lane from Royal Oaks to Murfreesboro Road. The turn lanes would be extended to 1200 feet. The intersections at Rand Place and Riverside Drive are failing intersections. They propose to

remove the median cut at Rand Place and provide a left turn only at Riverside Drive. These improvements would result in a level of service B intersection. All of these improvements would be constructed with this development plan. The safety consideration to add a median on Murfreesboro Road will require more conversation and study. This improvement, if approved by the Board of Mayor and Aldermen, will be associated with the future development of the office along Interstate 65.

Mr. Gamble stated that the previous proposal for the apartments did not include road improvements in the traffic study. The traffic study stated that the roads were sufficient. Mr. Gamble stated that this is not the case. Mr. Gamble stated that this proposal is an excellent example of how development can make improvements for growth, making the roads better than they are now. Mr. Gamble stated that without the proposed improvements, the intersections will be in worse condition within five years.

Mr. Gamble stated that they had held neighborhood meetings with several hundred residents and business owners. He stated the number one concern is mitigating the traffic along Royal Oaks. Regan Smith conducted traffic counts prior to COVID 19 and while schools were open. They submitted their findings, and these have been reviewed by Mr. Adam Mosier with the City of Franklin Engineering Department. The information was also reviewed by Mr. Greg Judy will Bill Schaeffer. Mr. Gamble stated that they all agreed that the improvements specified are mitigating the proposed PUD, Commercial development and five years of normal City growth. Without these improvements, these intersections will continue to dwindle in their level of service.

Mr. Gamble state that many residents had expressed their appreciation in the investment of new development along Royal Oaks. Most of these existing developments was constructed in the 1990's and are now without tenants. Mr. Gamble stated that these improvements will inspire reinvestment within this Corridor.

Mr. Gamble stated that this area is in the Franklin Special School District. With the help of both the Franklin Special School District and Williamson County Schools, data was collected to show the impact the apartments would have on the schools. The data showed that these apartments would generate 12 students between the ages of kindergarten and 12th grade.

Mr. Gamble stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, to recommend approval of Ordinance 2020-10 to the Board of Mayor and Aldermen.

The Chair asked for any discussion on the motion.

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

Chair Hathaway asked for a roll call vote.

The motion carried by the following vote (8-0). Commissioner Franks was absent from the vote.

ACTION:	**Motion to Recommend Approval to the Board of Mayor and Aldermen the Ordinance 2020-10 by Commissioner Scott Harrison second by Commissioner Alma McLemore ;**
	Motion Passed 8-0-
AYES:	**Ann Petersen, Marcia Allen, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi**
NOES:	**None**
ABSTAIN:	**Jimmy Franks**

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

Attachments:

1. MAP 7246 Vintage Watson Glen DP-RZ
2. 2020-47 RES_7246 Vintage at WatsonGlen_with Exhibits.Law Approved 2
3. COF 7247 Conditions of Approval
4. COF 7247 Vintage Watson GLen DP Survey
5. COF7247 vintage Watson Glen Elevations
6. vintage citizen comment emails

Ms. Dianna Tomlin, Principal Planner, stated that this is a resolution for the Vintage at Watson Glen. 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.

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.

Staff recommended Approval, with conditions, to the Board of Mayor and Aldermen.

Chair Hathaway asked if there were any citizen comments.

Ms. Tomlin stated that the emailed comments from Item 9 will also apply to this item. The emails, in their entirety, had been provided to the Planning Commission and would be recorded in the minutes of this meeting. The emails have been attached to the minutes and added to the record.

Ms. Hunter stated that there were no callers.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. The Applicant stated that they were there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, to recommend approval, with conditions, of Ordinance 2020-10 to the Board of Mayor and Aldermen.

The Chair asked for any discussion on the motion.

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

Chair Hathaway asked for a roll call vote.

The motion carried by the following vote (8-0). Commissioner Franks was absent from the vote.

ACTION:	**Motion to Recommend Approval with Conditions to the Board of Mayor and Aldermen the Resolution 2020-47 by Commissioner Scott Harrison second Commissioner Alma McLemore ;**
	Motion Passed 8-0
AYES:	**Ann Petersen, Marcia Allen, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi**
NOES:	**None**
ABSTAIN:	**Jimmy Franks**

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

Attachments:
1. MAP 724Westhaven, Sec 25, FP
2. COF 7248 Conditions of Approval_01
3. COF 7248 Westhavensec 25, Fp Survey

This item was approved on the Consent Agenda.

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

Attachments:
1. MAP 7250 Westhaven, Sec 57 FP
2. COF 7250 Westhaven FP Survey
3. COF 7250 Conditions of Approval_01

This item was approved on the Consent Agenda.

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

Attachments:
1. Map 7216 Township SP
2. COF 7216 Conditions of Approval_01
3. COF 7216 Township SP, Sec 2, SURVEY
4. COF 7216 Township elevations

This item was approved on the Consent Agenda.

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

Attachments:
1. MAP 7234 249 4th Ave Bldg FP
2. 7234 249 4th Ave FP_Conditions of Approval_01
3. 249 4th Ave N Plat - 5-06-2020 plat-stamped

Chair Hathaway recused himself from Item 14.

This item was approved on the Consent Agenda.

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

Attachments:
1. MAP 7240 FSSD Poplar Grove SP
2. 7240 FSSD Poplar Grove SP_Conditions of Approval_01
3. Pages from FSSD Poplar Grove School, Site Plan (Performing Arts Center and Gymnasium Addition) - submittal 003_archive

This item was approved on the Consent Agenda.

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

Attachments:
1. MAP South Park FP Rev 9
2. 7243 South Park FP Rev 9_Conditions of Approval_01
3. South Park Subdivision Final Plat Rev 9, Lot 7 -- 05-07-20_archive

This item was approved on the Consent Agenda.

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

Attachments:
1. MAP 7179 EE Green FP
2. 7179 EE Green FP_Conditions of Approval_01
3. 952 GREEN 1STREET PLAT_archive

This item was approved on the Consent Agenda.

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

Attachments:
1. MAP 7191 Everbright FP Rev3
2. 7191 Everbright FP_Conditions of Approval_01
3. CORY PRATT SUBDIVISION PLAT

This item was approved on the Consent Agenda.

NON-AGENDA ITEMS

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

ANY OTHER BUSINESS

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

ADJOURN

Commissioner Lindsey moved, seconded by Commissioner Allen, to Adjourn.

Chair Hathaway called for a roll call vote.

The motion Passed unanimously. Commissioner Franks was absent from the vote.

ACTION:	Motion to Adjourn by Commissioner Roger Lindsey second by Commissioner Marcia Allen ; Motion Passed 8-0
AYES:	Ann Petersen, Marcia Allen, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi
NOES:	None
ABSTAIN:	Jimmy Franks

There being no further business, the meeting adjourned at 10:40 p.m.

_____ _____

Chair Date

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@franklintn.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 <lana.n.baker@gmail.com>
Sent: Thursday, May 28, 2020 8:47 AM
To: Planning Intake <planningintake@franklintn.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@franklintn.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 grows in this area MUST be checked before we wind up like SpringHill,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@franklintn.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 citify 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@franklintn.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 scram 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-----
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To: Planning Intake <planningintake@franklintn.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@franklintn.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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- 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
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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@franklintn.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

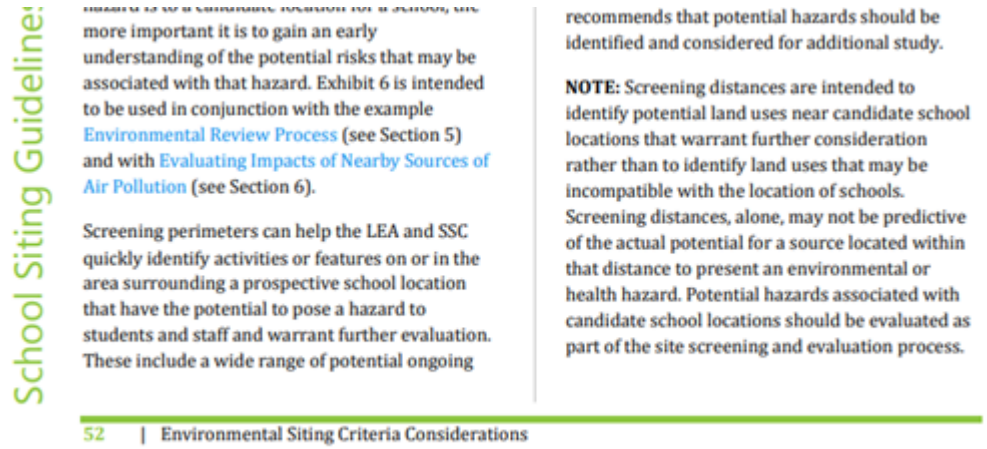
ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

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.



School Siting Guidelines

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.

52 | Environmental Siting Criteria Considerations

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@franklintn.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 graning 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@franklintn.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

ATTENTION COF 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 graning 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@franklintn.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@franklintn.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@franklintn.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@franklintn.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 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@franklintn.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 an 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@franklintn.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@franklintn.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@franklintn.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 Frankln 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@franklintn.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@franklintn.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@franklintn.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@franklintn.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 are 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 currect station be able to provide services afor 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 Harperth 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@franklintn.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 though 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@franklintn.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 scram 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@franklintn.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@franklintn.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@franklintn.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@franklintn.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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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@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

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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@franklintn.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 5/28 8:55am EE

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.

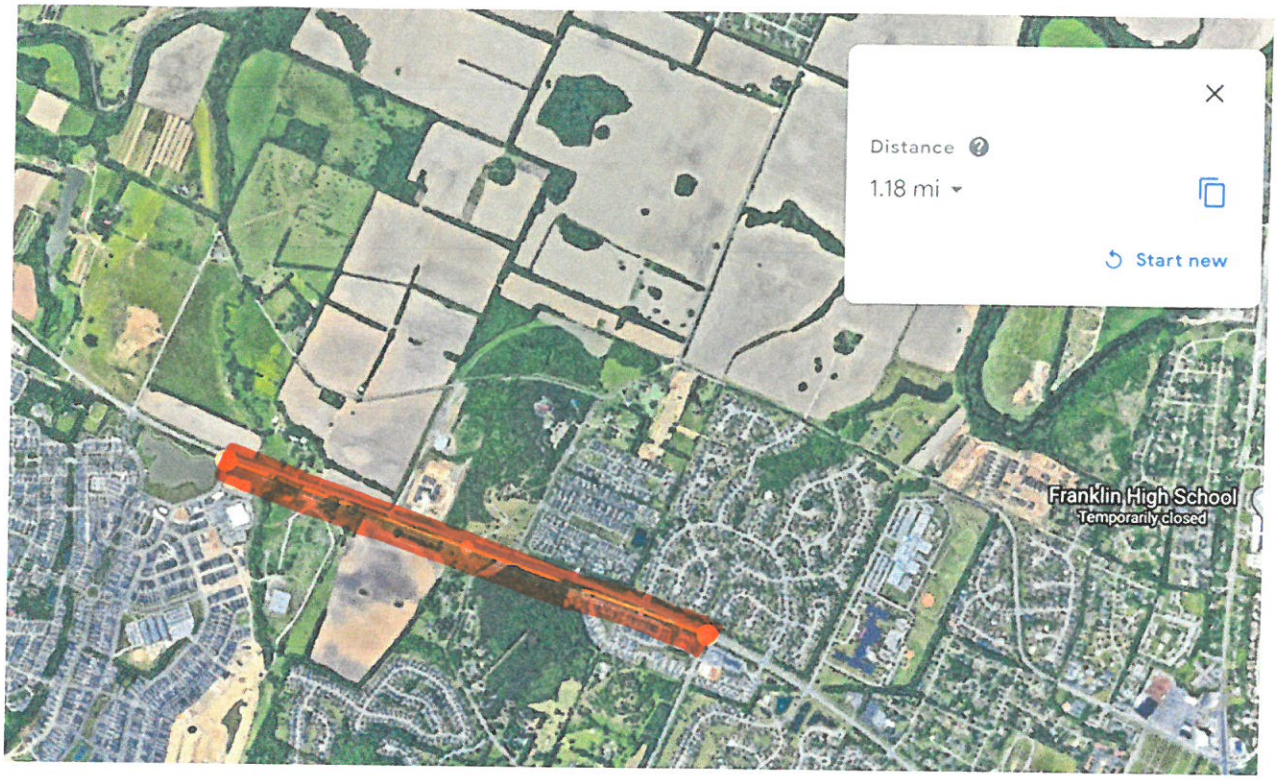
Respectfully,

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.



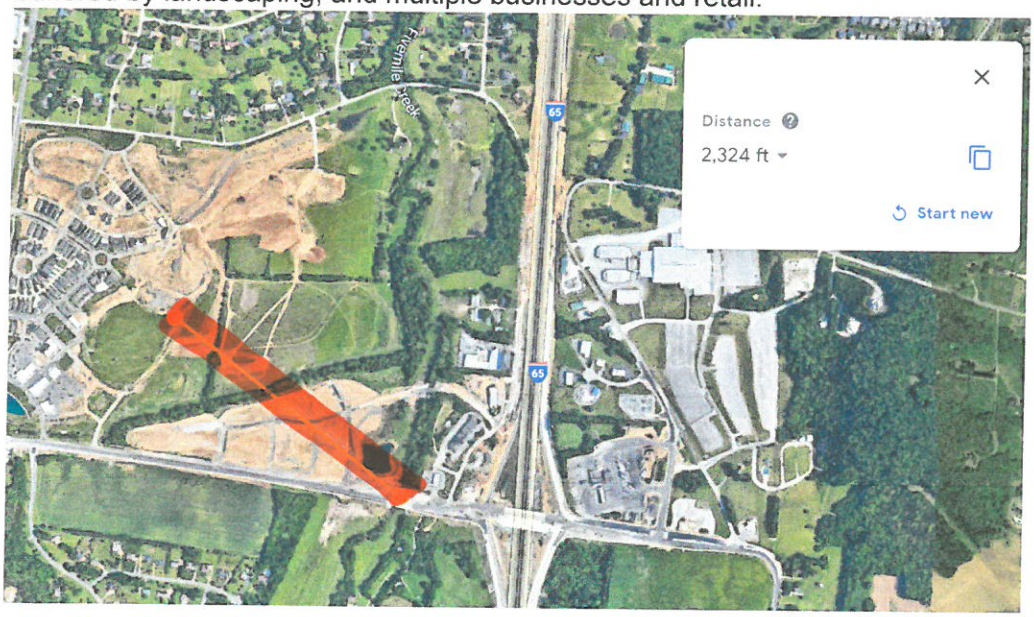
1 (cont) Google Earth Image of distance between Westhaven and MAPCO at New Highway 96 West.



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/

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]	control study; Varese Province	cases diagnosed 1978–1997	childhood addresses at time of diagnosis from highly trafficked roads; traffic densities in surrounding area; estimation of benzene concentrations with Gaussian diffusion model	traffic emissions (<0.1 ug m^3 benzene as estimated by the model), risk of leukemia with benzene concentration ≥10 ug m^3 (OR = 3.91; 95% CI = 1.36, 11.27) 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 ≤ 100 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 ≤ 100 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.

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	household incomes than case families 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

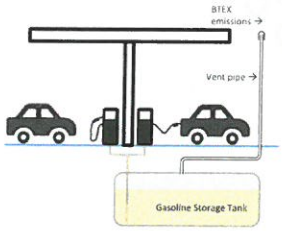
Markus Hilpert [a,*], Ana Maria Rule [b], Bernat Adria-Mora [a], Tedmund Tiberi [c]

[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



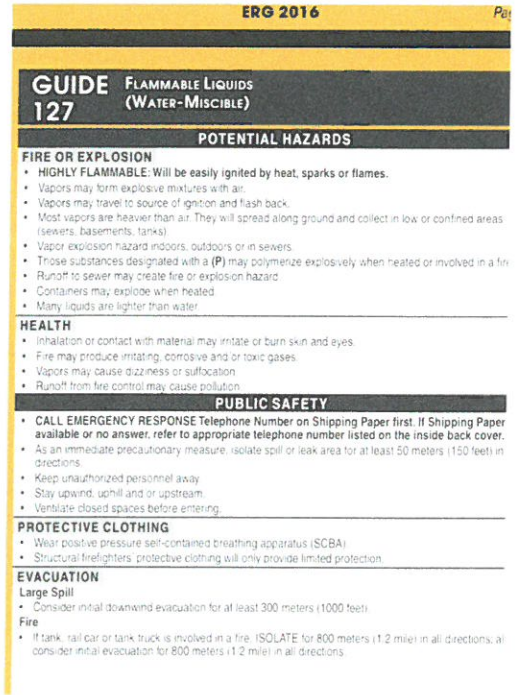
CITATIONS

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

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 fir
- 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 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; al 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@franklintn.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 Commisson,

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-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: 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@williamsoneducation.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 accustom 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@franklintn.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@franklintn.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@franklintn.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 morther

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@franklintn.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@franklintn.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@franklintn.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@franklintn.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@franklintn.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 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 Westhhaven 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@franklintn.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 quantitive 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@franklintn.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.

Judith A. Swartz

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 (ES009089)

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@franklintn.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@franklintn.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@franklintn.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@franklintn.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 Hactcher 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: 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@franklintn.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@franklintn.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@franklintn.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 ordnances, 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@franklintn.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@franklintn.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 scram 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@franklintn.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 Commision,
>
> 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@franklintn.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

****

Confidential: This electronic message and all contents contain information from a law firm which may be privileged, confidential or otherwise protected from disclosure. The information is intended to be for the addressee only. If you are not the addressee, any disclosure, copy, distribution or use of the contents of this message is prohibited. If you have received this electronic message in error, please notify us immediately (586-465-3100) and destroy the original message and all copies.

****

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 Developmment 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



Attachment 2
FMPC 5-28-20
Items 9 and 10

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

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

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 20-0786

DATE: May 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 2020-17, An Ordinance To Rezone 93.32 Acres From Planned (PD) District To Planned (PD 12.7/1,156,378/315) District For The Property Located West Of Mallory Lane And North And South Of West McEwen Drive, Located Near 4015 Aspen Grove Drive (McEwen Place Town Center PUD).

PURPOSE:
PROJECT INFORMATION

COF Project Number: 7271
Applicant: Gary Vogrin, Kiser Vogrin Design
Owner: NR McEwen Property, LLC, Adam Ballash, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant is requesting to rezone the subject property from Planned (PD) District to Planned (PD 12.7/1,156,378/315) District in conjunction with the revised development plan for the McEwen Place Town Center PUD Subdivision. The development plan has been submitted concurrently with the 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."

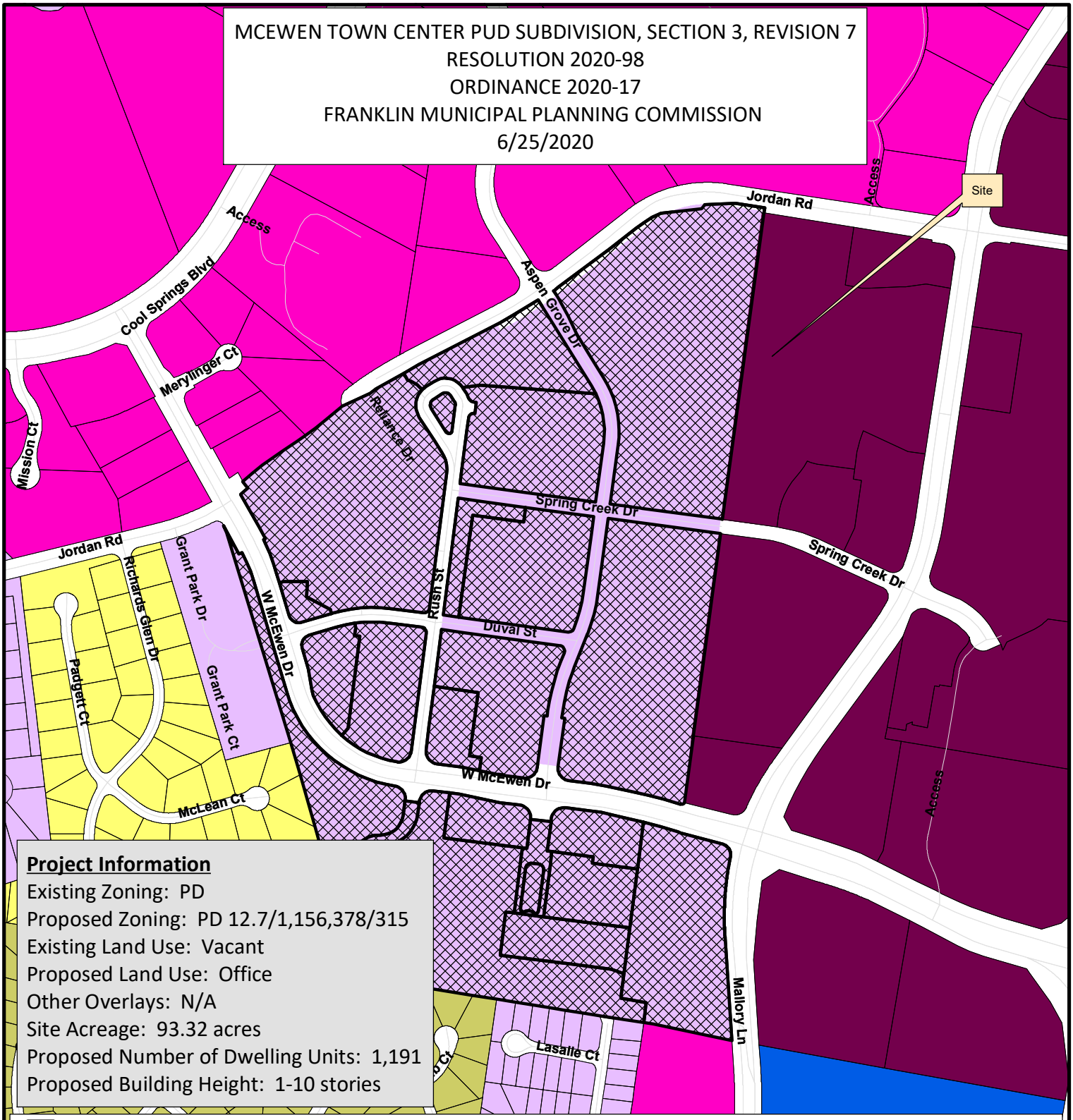
The proposed rezoning to PD 12.7/1,156,378/315 is appropriate to achieve the recommendations of the Regional Commerce Design Concept as outlined in the Envision Franklin Land Use plan.

FINANCIAL IMPACT:
Unknown.

RECOMMENDATION:

Staff recommends approval of Ordinance 2020-17 to the Board of Mayor and Aldermen.

MCEWEN TOWN CENTER PUD SUBDIVISION, SECTION 3, REVISION 7
RESOLUTION 2020-98
ORDINANCE 2020-17
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/25/2020



Project Information
Existing Zoning: PD
Proposed Zoning: PD 12.7/1,156,378/315
Existing Land Use: Vacant
Proposed Land Use: Office
Other Overlays: N/A
Site Acreage: 93.32 acres
Proposed Number of Dwelling Units: 1,191
Proposed Building Height: 1-10 stories

- McEwen Town Center PUD
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

N

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 hereon.
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ORDINANCE 2020-17

AN ORDINANCE TO REZONE 93.32 ACRES FROM PLANNED (PD) DISTRICT TO PLANNED (PD 12.7/1,156,378/315) DISTRICT FOR THE PROPERTY LOCATED WEST OF MALLORY LAND AND NORTH AND SOUTH OF WEST MCEWEN DRIVE, NEAR 4015 ASPEN GROVE DRIVE (MCEWEN PLACE TOWN CENTER PUD).

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

WHEREAS, the Planned (PD 12.7/1,156,378/315) 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 2020-98, 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 **Planned (PD)** District to **Planned PD (12.7/1,156,378 SF/315)** District:

PREMISES CONSIDERED

Map-Parcel	Acres
62-22.04	2.73
62-22.05	10.41
62-22.06	3.22
62-22.08	0.35
62-22.09	9.76
62-22.10	1.12
62-22.12	1.35
62-22.13	1.70
62-22.14	3.79
62-22.15	1.31
62-22.16	0.37
62-22.17	1.71
62-22.19	3.79
62-22.20	4.16
62-22.21	5.22
62-22.22	13.48
62-22.23	10.22
62-22.24	2.82
62-22.25	1.08
Total	93.32

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:

By: _____
Eric S. Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

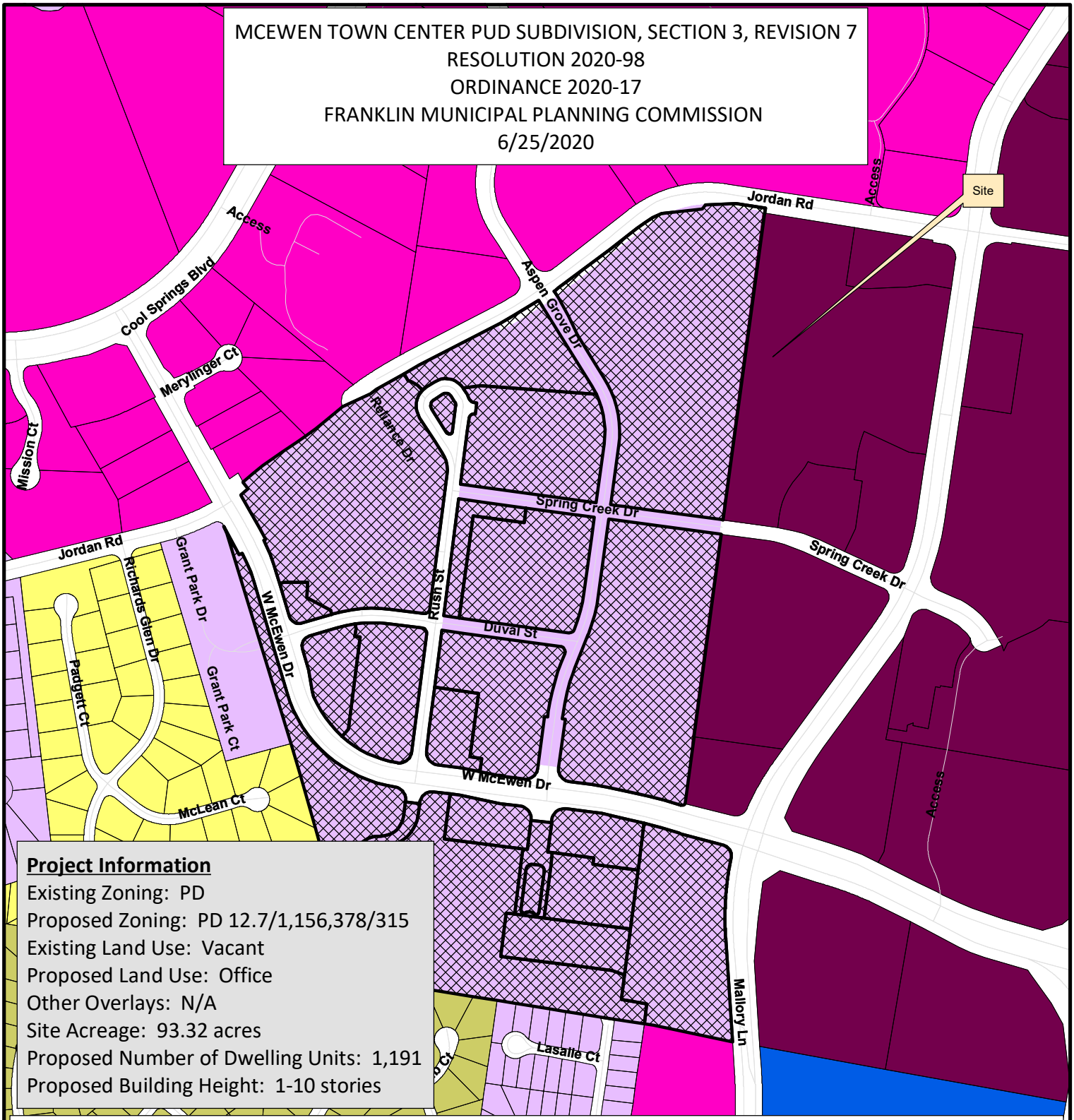
PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

MCEWEN TOWN CENTER PUD SUBDIVISION, SECTION 3, REVISION 7
RESOLUTION 2020-98
ORDINANCE 2020-17
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/25/2020



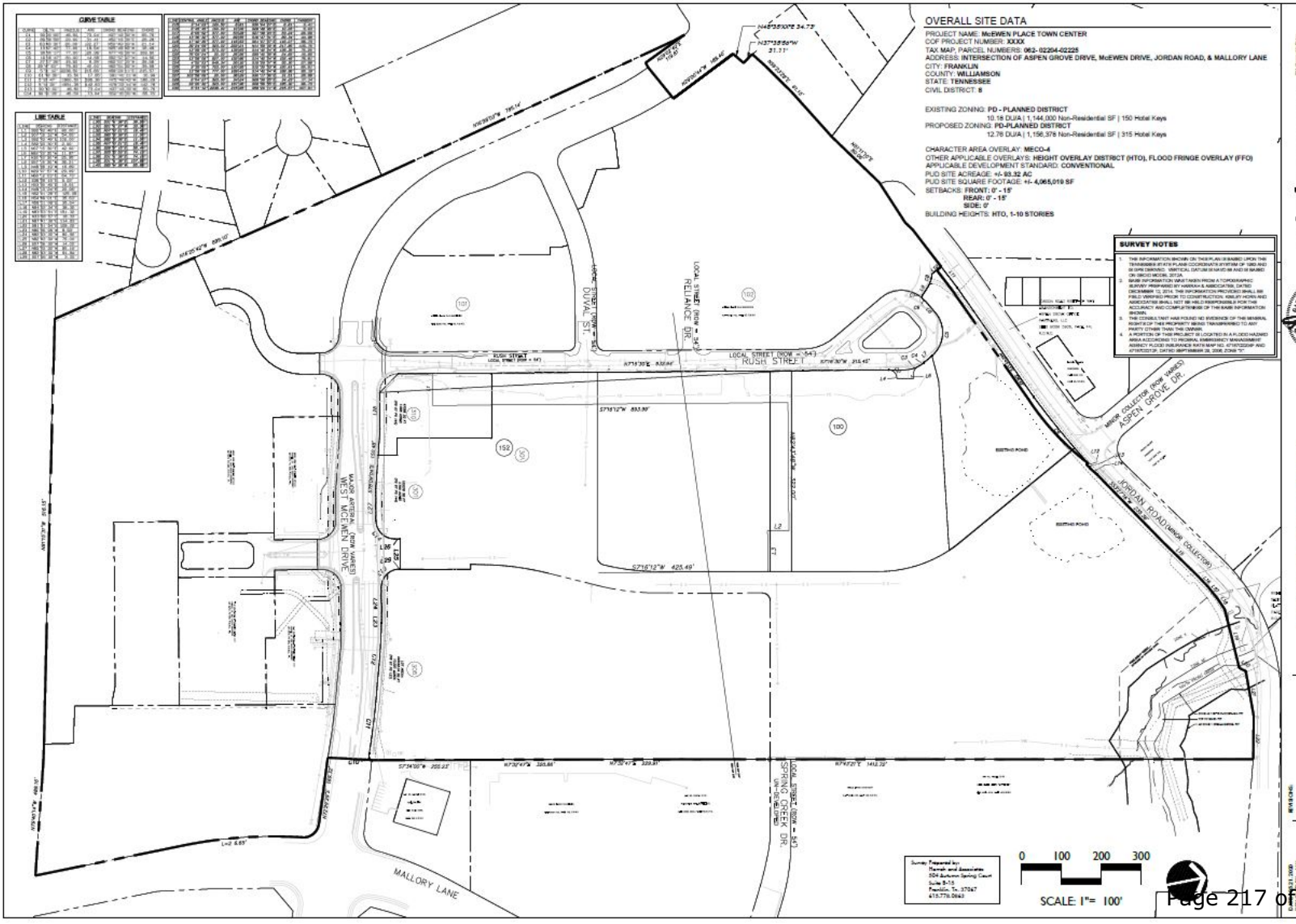
Project Information
Existing Zoning: PD
Proposed Zoning: PD 12.7/1,156,378/315
Existing Land Use: Vacant
Proposed Land Use: Office
Other Overlays: N/A
Site Acreage: 93.32 acres
Proposed Number of Dwelling Units: 1,191
Proposed Building Height: 1-10 stories

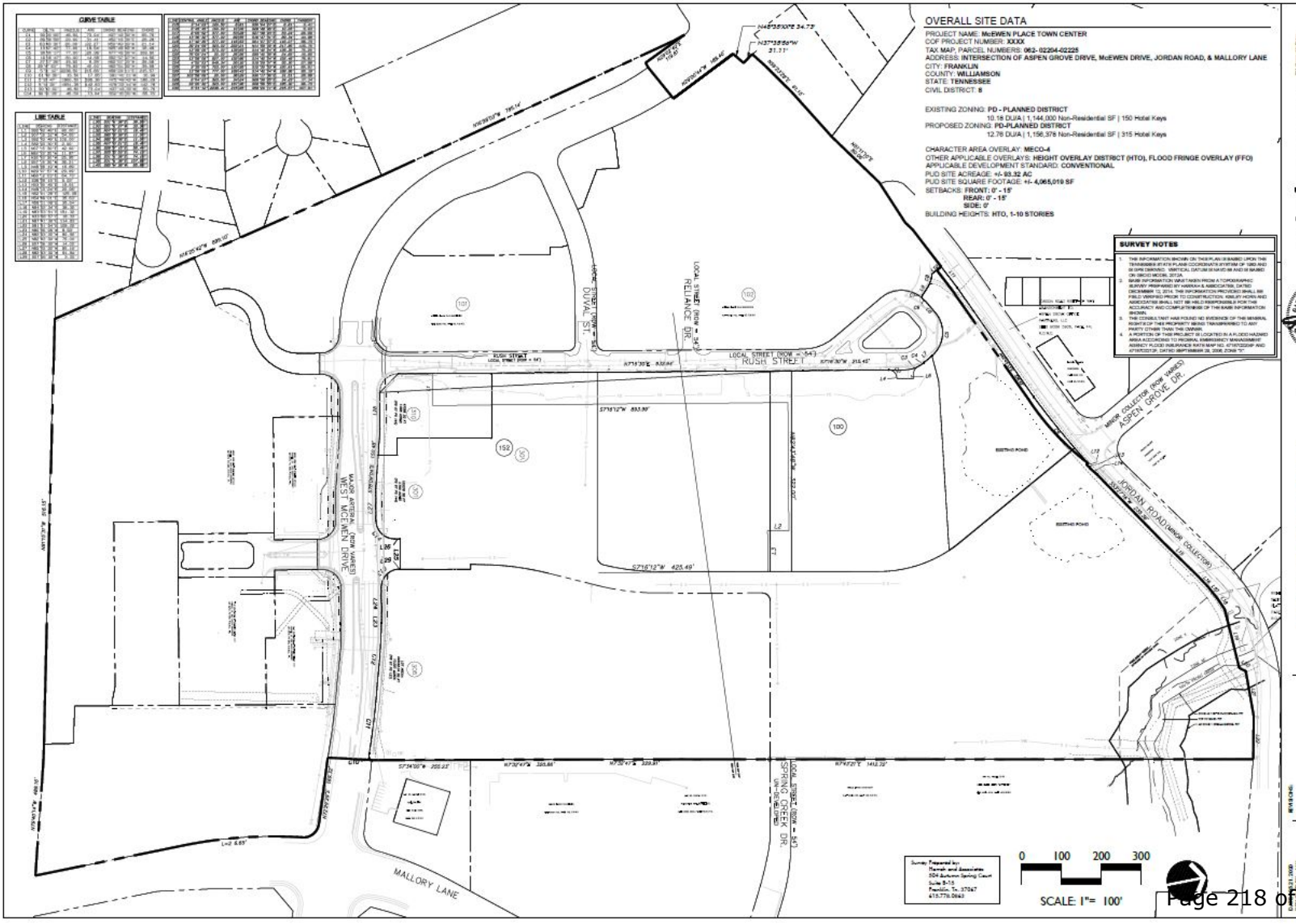
- McEwen Town Center PUD
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

N

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 hereon.
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OVERALL SITE DATA
PROJECT NAME: McEWEN PLACE TOWN CENTER
COF PROJECT NUMBER: XXXX
TAX MAP, PARCEL NUMBERS: 062- 02254-02225
ADDRESS: INTERSECTION OF ASPEN GROVE DRIVE, McEWEN DRIVE, JORDAN ROAD, & MALLORY LANE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8
EXISTING ZONING: PD - PLANNED DISTRICT
10.18 DUA | 1,144,000 Non-Residential SF | 150 Hotel Keys
PROPOSED ZONING: PD-PLANNED DISTRICT
12.78 DUA | 1,156,378 Non-Residential SF | 315 Hotel Keys
CHARACTER AREA OVERLAY: MECO-4
OTHER APPLICABLE OVERLAYS: HEIGHT OVERLAY DISTRICT (HTO), FLOOD FRINGE OVERLAY (FFO)
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
PUD SITE ACREAGE: +/- 93.32 AC
PUD SITE SQUARE FOOTAGE: +/- 4,065,019 SF
SETBACKS: FRONT: 0' - 15'
REAR: 0' - 15'
SIDE: 0'
BUILDING HEIGHTS: HTO, 1-10 STORIES
SURVEY NOTES
1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF 1983 AND IS GRID DERIVED. VERTICAL DATUM IS NAVD 88 AND IS BASED ON GEOID MODEL 2012A.
2. BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY HARMAN & ASSOCIATES, DATED DECEMBER 10, 2014. THE INFORMATION PROVIDED WAS BE PUBLISHED FOR PRELIMINARY CONSTRUCTION, ASBUILT NOTES AND CERTIFICATION IS NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
4. A PORTION OF THIS PROJECT IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 47187C0235F AND 47187C0215F, DATED SEPTEMBER 29, 2006, ZONE "X".
CURVE TABLE
LINE TABLE
DUVALL ST.
RELIANCE DR.
LOCAL STREET (ROW = 54')
RUSH STREET
LOCAL STREET (ROW = 54')
RUSH STREET
MINOR COLLECTOR (ROW VARIES)
ASPEN GROVE DR.
JORDAN ROAD (MINOR COLLECTOR)
MAJOR ARTERIAL (ROW VARIES)
WEST McEWEN DRIVE
MALLORY LANE
LOCAL STREET (ROW = 54')
SPRING CREEK DR.
Survey Prepared by:
Harman and Associates
504 Autumn Spring Court
Suite B-15
Franklin, Tn. 37067
615.778.0643
0 100 200 300
SCALE: 1"= 100'
Kimley»Horn
KV+D
KISER VOGRIN DESIGN
McEwen Place Town Center
REZONING APPLICATION
REZONING PLAN
COF# XXXX
Franklin, Williamson Co, TN
REVISIONS:
C1.0


OVERALL SITE DATA
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COUNTY: WILLIAMSON
STATE: TENNESSEE
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PUD SITE SQUARE FOOTAGE: +/- 4,065,019 SF
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WEST McEWEN DRIVE
LOCAL STREET (ROW = 54')
SPRING CREEK DR.
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EXISTING POND
Survey Prepared by:
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0 100 200 300
SCALE: 1"= 100'
Kimley»Horn
KV+D
KISER VOGRIN DESIGN
McEwen Place Town Center
REZONING APPLICATION
REZONING PLAN
COF# XXXX
Franklin, Williamson Co, TN
REVISIONS:
C1.0

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 20-0787

DATE: May 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 2020-98, A Resolution Approving A Revised Development Plan For McEwen Place Town Center PUD Subdivision, With 1 Modification Of Standards For Consolidated Entrances For Multifamily Buildings, For The Property Located West Of Mallory Lane And North And South Of West McEwen Drive, Located Near 4015 Aspen Grove Drive.

PURPOSE:
PROJECT INFORMATION

COF Project Number: 7259
Applicant: Gary Vogrin, Kiser Vogrin Design
Owner: NR McEwen Property Owner LLC, Adam Ballash Rep.

BACKGROUND/STAFF COMMENTS:
The applicant is requesting approval for the McEwen Place Town Center PUD Subdivision, Development Plan, Section 3, Revision 7. The subject property consists of approximately 93 acres and is located near the intersection of Mallory Lane and West McEwen Drive. The original concept plan for this property was approved by the Board of Mayor and Aldermen on January 11, 2005, and the most recent revision to the development plan was approved on March 23, 2020. The applicant is proposing to revise entitlements and change office space to multifamily use.

For the Regional Commerce Design Concept, Envision Franklin states, "Higher-intensity uses should be located closer to major thoroughfares," the proposed location near the Interstate-65 and McEwen Drive interchange is appropriate for vehicular access to the site. The plan as proposed meets many of the recommendations and guiding principles of Envision Franklin to create a mixed-use, pedestrian-oriented development.

Multifamily buildings comprise all of Blocks D and G. The plan does incorporate some individual ground floor entrances for ground floor dwelling units along Spring Creek Drive as required by the Zoning Ordinance, however they have submitted a Modification of Standards request for consolidated entrances at some locations.

MODIFICATION OF STANDARDS:

There is one Modification of Standards request 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 and continuity with approved and constructed neighboring buildings within the development. 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.

The applicant has provided renderings and supplemental information highlighting the topographic constraints of the site and how these constraints will impact the ability to comply with the individual entrance for ground floor dwelling units required by the Zoning Ordinance. The applicant states that the ground floor units along Aspen Grove Drive will range from 4.5 to 7.5 feet above the street level, and between 8 and 14.5 feet above street level for units along Jordan Road as a result of the site topography.

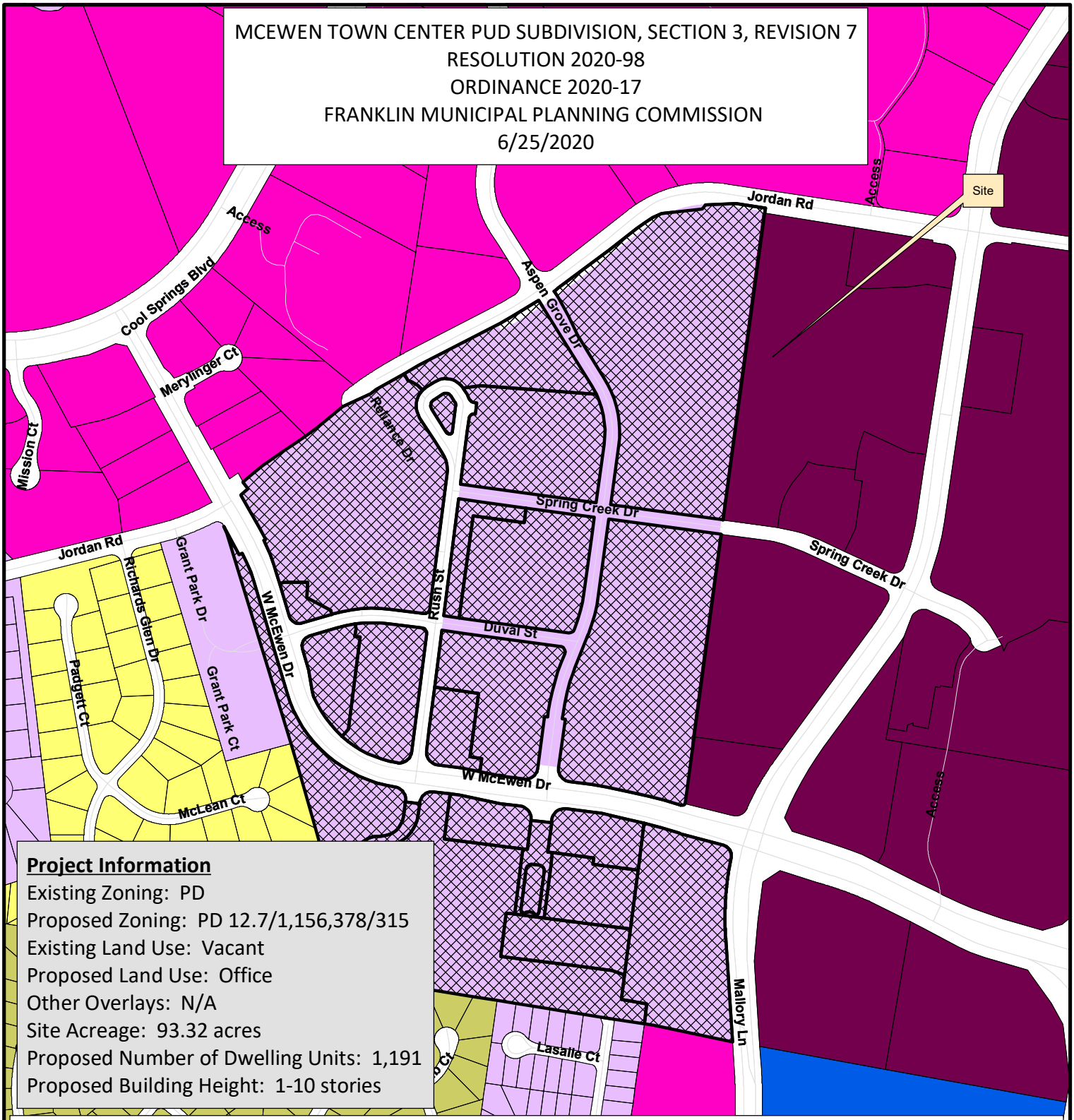
Due to site constraints and to remain consistent with the existing character of the buildings and streetscape, Staff is able to support the MOS request. Additionally, the applicant will be providing approximately 11 units with individual entrances for those units fronting Spring Creek Drive to incorporate the recommendation of Envision Franklin and the intent of the Zoning Ordinance.

Staff recommends **approval** of MOS #1.

FINANCIAL IMPACT:
Unknown.

RECOMMENDATION:
Staff recommends approval with conditions of Resolution 2020-98 to the Board of Mayor and Aldermen.

MCEWEN TOWN CENTER PUD SUBDIVISION, SECTION 3, REVISION 7
RESOLUTION 2020-98
ORDINANCE 2020-17
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/25/2020



Project Information
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- HI Heavy Industrial District

N

0 250 500 1,000
Feet

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It was compiled from the most authentic information available.
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RESOLUTION 2020-98

A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR MCEWEN PLACE TOWN CENTER PUD SUBDIVISION, WITH 1 MODIFICATION OF STANDARDS FOR CONSOLIDATED ENTRANCES FOR MULTIFAMILY BUILDINGS, FOR THE PROPERTY LOCATED WEST OF MALLORY LANE AND NORTH AND SOUTH OF WEST MCEWEN DRIVE, LOCATED NEAR 4015 ASPEN GROVE DRIVE.

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); and

WHEREAS, the BOMA originally rezoned the subject Property and originally approved a Development Plan for the subject property as part of Ordinance 04-109 on January 11, 2005; and

WHEREAS, the property owner is now wishing to revise the Development Plan and amend the zoning on the property to correspond with the entitlements shown on the Revised Development Plan; and

WHEREAS, amendments to Development Plans approved on, or after January 1, 2015, shall be reviewed pursuant to the requirements of the Franklin Zoning Ordinance Subsection 2.4.2 (15); and

WHEREAS, the BOMA has, or will, approve the amended zoning for the Property as part of Ordinance 2020-17.

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
62-22.04	2.73
62-22.05	10.41
62-22.06	3.22
62-22.08	0.35
62-22.09	9.76
62-22.10	1.12
62-22.12	1.35
62-22.13	1.70
62-22.14	3.79
62-22.15	1.31
62-22.16	0.37
62-22.17	1.71
62-22.19	3.79
62-22.20	4.16
62-22.21	5.22
62-22.22	13.48
62-22.23	10.22
62-22.24	2.82
62-22.25	1.08
Total	93.32

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 McEwen Town Center PUD are as follows:

Entitlements	McEwen Place Town Center PUD
Original Base Zone District Requested Base Zone District	PD PD (12.7/1,156,378/315)
Other Zoning Overlays	FWO, FFO
Number of Dwelling Units	1,191
Number of Nonresidential Square Footage	1,156,378 SF
Number of Hotel Rooms	315
Open Space Requirements	15%
Number of Phases in Development	2
Original Development Plan Approval	Ordinance No. 04-109 Date of approval: 1/11/2005
Development Plan Revision Number	7

SECTION IV: That the Revised 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) were requested and acted upon by the Board of Mayor and Aldermen, after review and recommendation by the Franklin Municipal Planning Commission:

MOS 1: **Request to use consolidated entrances for ground floor dwelling units for multifamily buildings.** Approved: _____ Denied: _____	6.7 – Multifamily Building Type "Facades along a street or internal drive shall have individual entrances to … all ground floor dwelling units." Topographic constraints of the site limit where individual entrances can be located. *Staff recommended approval.*

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2020-17, on third 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:

_____
Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: _____5/5/2020_____

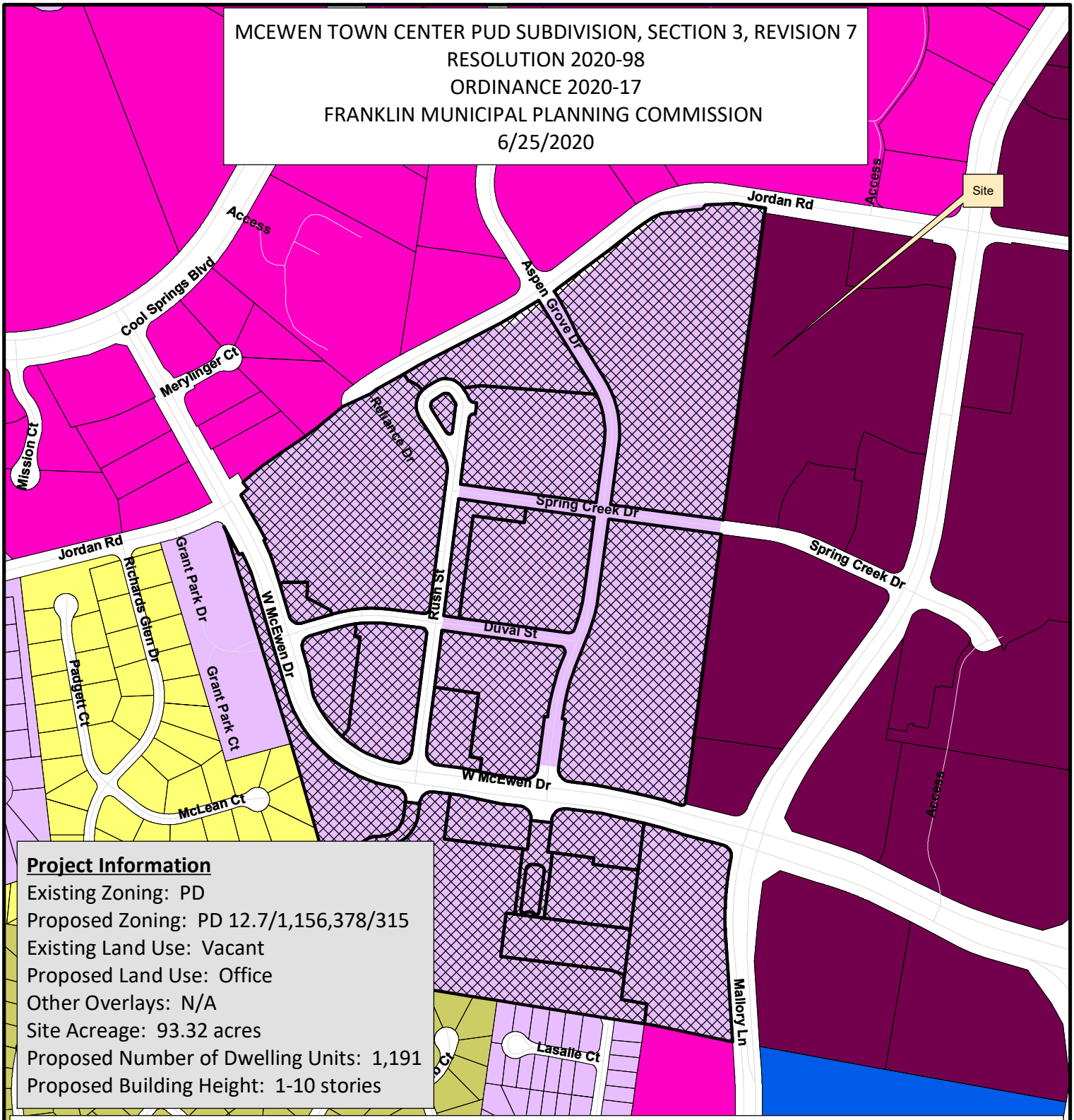
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____5/25/2020_____

NEIGHBORHOOD MEETING: _____5/19/2020_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

MCEWEN TOWN CENTER PUD SUBDIVISION, SECTION 3, REVISION 7
RESOLUTION 2020-98
ORDINANCE 2020-17
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/25/2020



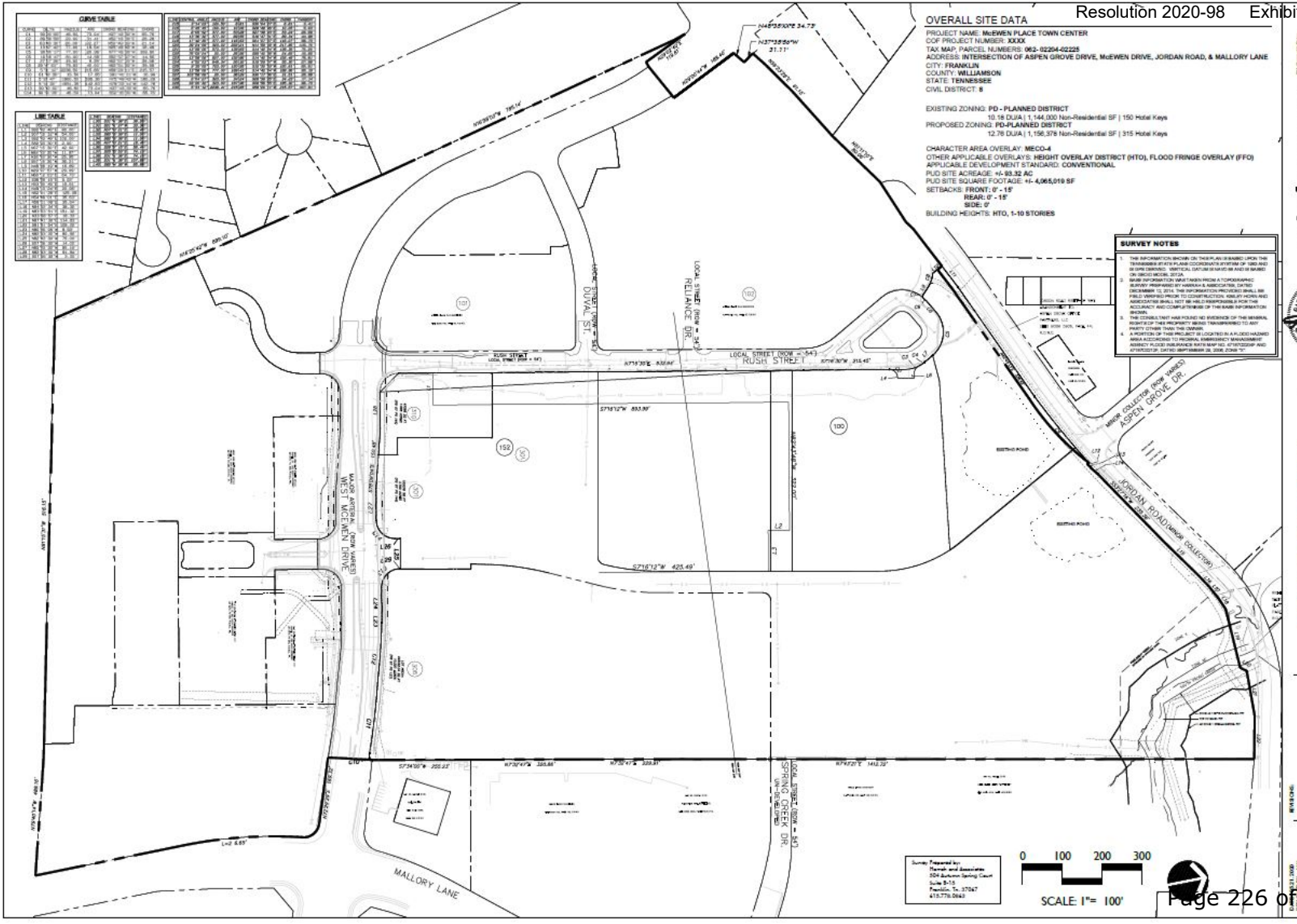
Project Information
Existing Zoning: PD
Proposed Zoning: PD 12.7/1,156,378/315
Existing Land Use: Vacant
Proposed Land Use: Office
Other Overlays: N/A
Site Acreage: 93.32 acres
Proposed Number of Dwelling Units: 1,191
Proposed Building Height: 1-10 stories

- McEwen Town Center PUD
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

N

0 250 500 1,000
Feet

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It was compiled from the most authentic information available.
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CURVE TABLE
LINE TABLE
OVERALL SITE DATA
PROJECT NAME: McEWEN PLACE TOWN CENTER
COF PROJECT NUMBER: XXXX
TAX MAP, PARCEL NUMBERS: 062- 02254-02225
ADDRESS: INTERSECTION OF ASPEN GROVE DRIVE, McEWEN DRIVE, JORDAN ROAD, & MALLORY LANE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8
EXISTING ZONING: PD - PLANNED DISTRICT
10.18 DUA | 1,144,000 Non-Residential SF | 150 Hotel Keys
PROPOSED ZONING: PD-PLANNED DISTRICT
12.78 DUA | 1,156,378 Non-Residential SF | 315 Hotel Keys
CHARACTER AREA OVERLAY: MECO-4
OTHER APPLICABLE OVERLAYS: HEIGHT OVERLAY DISTRICT (HTO), FLOOD FRINGE OVERLAY (FFO)
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
PUD SITE ACREAGE: +/- 93.32 AC
PUD SITE SQUARE FOOTAGE: +/- 4,065,019 SF
SETBACKS: FRONT: 0' - 15'
REAR: 0' - 15'
SIDE: 0'
BUILDING HEIGHTS: HTO, 1-10 STORIES
SURVEY NOTES
1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF 1983 AND IS GRID DERIVED. VERTICAL DATUM IS NAVD 88 AND IS BASED ON GEOID MODEL 2012A.
2. BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY HARPER & ASSOCIATES, DATED DECEMBER 10, 2014. THE INFORMATION PROVIDED WAS BE PRELIMINARY IN NATURE AND IS FOR CONCEPTION, FEASIBILITY AND DESIGNATION PURPOSES ONLY. NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
4. A PORTION OF THIS PROJECT IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 47187C0209F AND 47187C0213F, DATED SEPTEMBER 29, 2006, ZONE "X".
DUVALL ST.
LOCAL STREET (ROW = 54')
RELIANCE DR.
RUSH STREET
LOCAL STREET (ROW = 54')
RUSH STREET
MINOR COLLECTOR (ROW VARIES)
ASPEN GROVE DR.
MAJOR ARTERIAL (ROW VARIES)
WEST McEWEN DRIVE
JORDAN ROAD (MINOR COLLECTOR)
LOCAL STREET (ROW = 54')
SPRING CREEK DR.
MALLORY LANE
Survey Prepared by:
Harper and Associates
504 Autumn Spring Court
Suite B-15
Franklin, Tn. 37067
615.778.0843
0 100 200 300
SCALE: 1"= 100'
Kimley»Horn
KV+D
KISER VOGRIN DESIGN
McEwen Place Town Center
REZONING APPLICATION
REZONING PLAN
COF# XXXX
Franklin, Williamson Co, TN
REVISIONS:
C1.0

COF no: 7259

CONDITIONS OF APPROVAL:

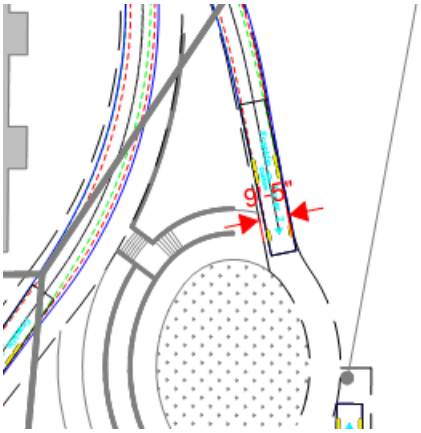
Open Issues: 4 These issues are currently being filtered

Fire-Planning

General Issues

5. Fire Department Access

curt.edelmann@franklintn.gov As shown below, the access drive is not 20-feet wide. This is absolutely essential to deploy an aerial ladder.
Note: Smoke detectors are required for elevator control and various fire protection features. Area smoke detectors are not required and not desired because in an apartment setting, they are subject to false alarms.
A more significant fire protection feature would be noncombustible construction.



32. Hydrants = Block D, E parking garage

curt.edelmann@franklintn.gov I am going to leave this issue open to remind reviewers that the garage is to have a fire sprinkler system. Keeping this comment open does not affect approval of the site plan.

Planning

General Issues

25. Architecture

joseph.bryan@franklintn.gov Advisory: Due to the topographic constraints of the site, the context of previously approved blocks, and the applicant's additional supporting materials, staff is able to recommend approval of the MOS request.

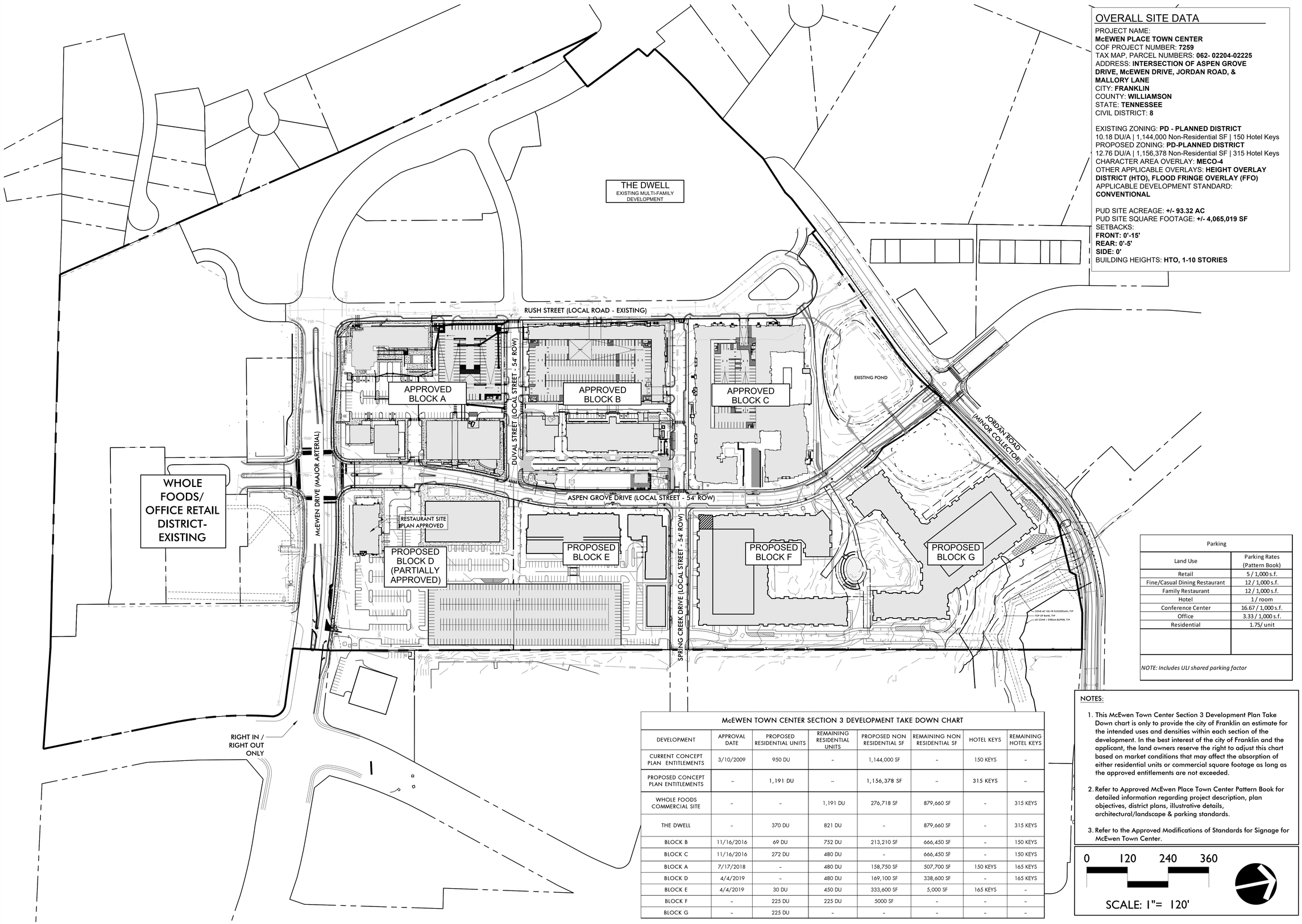
Final approval of the MOS is decided by the Board of Mayor and Aldermen.
[Edited By Joseph Bryan]

Water/Sewer

General Issues

46. Sanitary sewer

ben.mcneil@franklintn.gov	Advisory comment The applicant shall be aware that the developer is responsible for obtaining the sanitary sewer easement outside of Jordan Rd. ROW. This is due to the revision to the existing sanitary sewer main.



OVERALL SITE DATA

PROJECT NAME:
McEWEN PLACE TOWN CENTER
COF PROJECT NUMBER: **7259**
TAX MAP, PARCEL NUMBERS: **062- 02204-02225**
ADDRESS: **INTERSECTION OF ASPEN GROVE DRIVE, McEWEN DRIVE, JORDAN ROAD, & MALLORY LANE**
CITY: **FRANKLIN**
COUNTY: **WILLIAMSON**
STATE: **TENNESSEE**
CIVIL DISTRICT: **8**

EXISTING ZONING: **PD - PLANNED DISTRICT**
10.18 DU/A | 1,144,000 Non-Residential SF | 150 Hotel Keys
PROPOSED ZONING: **PD-PLANNED DISTRICT**
12.76 DU/A | 1,156,378 Non-Residential SF | 315 Hotel Keys
CHARACTER AREA OVERLAY: **MECO-4**
OTHER APPLICABLE OVERLAYS: **HEIGHT OVERLAY DISTRICT (HTO), FLOOD FRINGE OVERLAY (FFO)**
APPLICABLE DEVELOPMENT STANDARD: **CONVENTIONAL**

PUD SITE ACREAGE: **+/- 93.32 AC**
PUD SITE SQUARE FOOTAGE: **+/- 4,065,019 SF**
SETBACKS:
FRONT: 0'-15'
REAR: 0'-5'
SIDE: 0'
BUILDING HEIGHTS: **HTO, 1-10 STORIES**

Parking	
Land Use	Parking Rates (Pattern Book)
Retail	5 / 1,000 s.f.
Fine/Casual Dining Restaurant	12 / 1,000 s.f.
Family Restaurant	12 / 1,000 s.f.
Hotel	1 / room
Conference Center	16.67 / 1,000 s.f.
Office	3.33 / 1,000 s.f.
Residential	1.75/ unit
NOTE: Includes ULI shared parking factor	

McEWEN TOWN CENTER SECTION 3 DEVELOPMENT TAKE DOWN CHART

DEVELOPMENT	APPROVAL DATE	PROPOSED RESIDENTIAL UNITS	REMAINING RESIDENTIAL UNITS	PROPOSED NON RESIDENTIAL SF	REMAINING NON RESIDENTIAL SF	HOTEL KEYS	REMAINING HOTEL KEYS
CURRENT CONCEPT PLAN ENTITLEMENTS	3/10/2009	950 DU	--	1,144,000 SF	--	150 KEYS	--
PROPOSED CONCEPT PLAN ENTITLEMENTS	--	1,191 DU	--	1,156,378 SF	--	315 KEYS	--
WHOLE FOODS COMMERCIAL SITE	--	--	1,191 DU	276,718 SF	879,660 SF	--	315 KEYS
THE DWELL	--	370 DU	821 DU	--	879,660 SF	--	315 KEYS
BLOCK B	11/16/2016	69 DU	752 DU	213,210 SF	666,450 SF	--	150 KEYS
BLOCK C	11/16/2016	272 DU	480 DU	--	666,450 SF	--	150 KEYS
BLOCK A	7/17/2018	--	480 DU	158,750 SF	507,700 SF	150 KEYS	165 KEYS
BLOCK D	4/4/2019	--	480 DU	169,100 SF	338,600 SF	--	165 KEYS
BLOCK E	4/4/2019	30 DU	450 DU	333,600 SF	5,000 SF	165 KEYS	--
BLOCK F	--	225 DU	225 DU	5000 SF	--	--	--
BLOCK G	--	225 DU	--	--	--	--	--

NOTES:

1. This McEwen Town Center Section 3 Development Plan Take Down chart is only to provide the city of Franklin an estimate for the intended uses and densities within each section of the development. In the best interest of the city of Franklin and the applicant, the land owners reserve the right to adjust this chart based on market conditions that may affect the absorption of either residential units or commercial square footage as long as the approved entitlements are not exceeded.
2. Refer to Approved McEwen Place Town Center Pattern Book for detailed information regarding project description, plan objectives, district plans, illustrative details, architectural/landscape & parking standards.
3. Refer to the Approved Modifications of Standards for Signage for McEwen Town Center.

0 120 240 360

SCALE: 1"= 120'

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Main: 615.564.2701
www.kimley-horn.com
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5005 Meridian Blvd. Ste. 100
Franklin, TN 37067
Main: 615.708.0567
www.kiservogrin.com

GARY MICHAEL VOGRIN — REGISTERED — TENNESSEE — LANDSCAPE ARCHITECT
06-04-2020

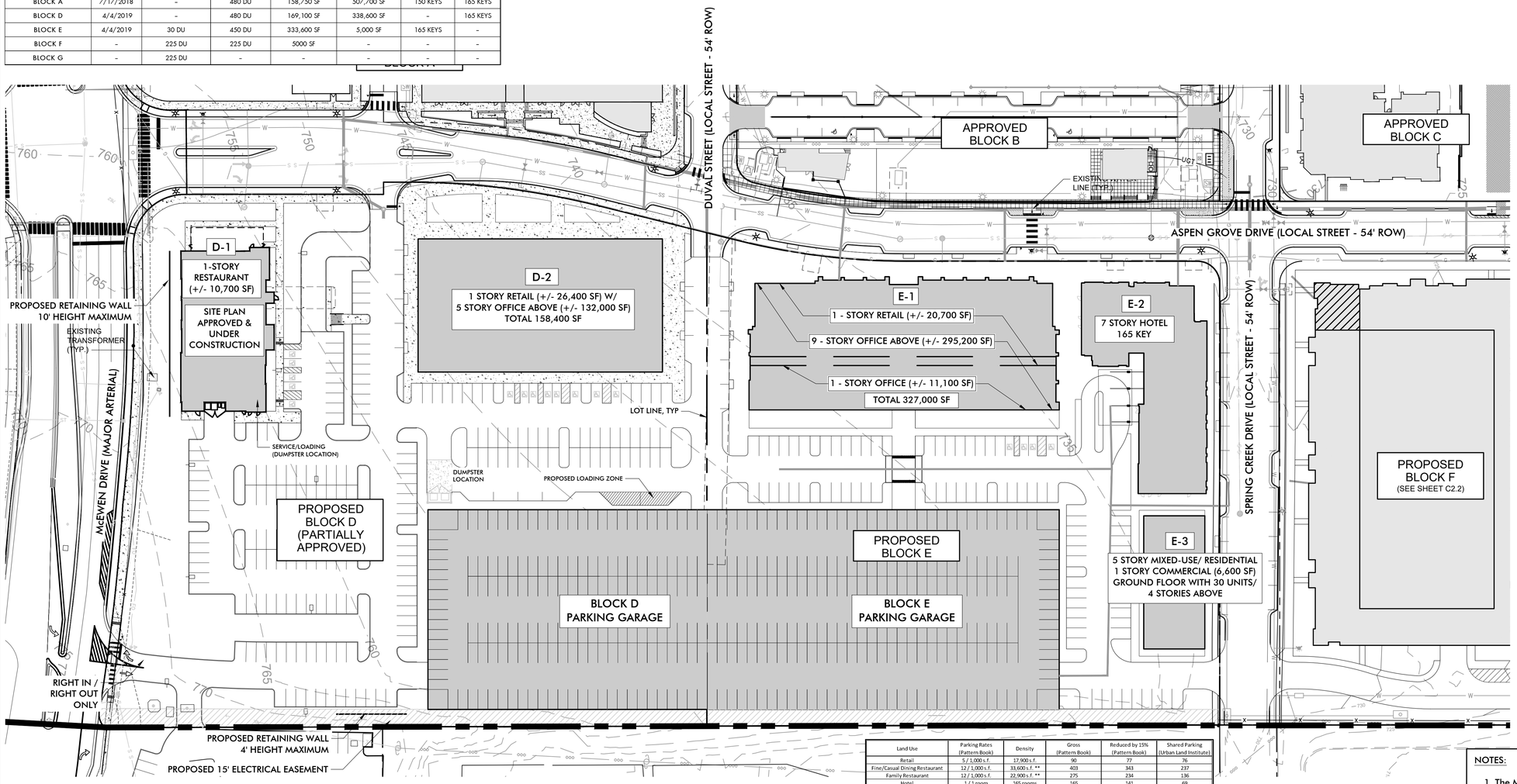
McEwen Place Town Center, Revision 7
(BLOCKS D,E,F &G) PUD DEVELOPMENT PLAN
DEVELOPMENT PLAN
COF# 7259
Franklin, Williamson Co, TN

REVISIONS:
06-04-2020 REVISIONS PER COF STAFF COMMENTS

DATE: 05.11.2020
DESIGNED BY: CMW
DRAWN BY: KMR
CHECKED BY: GMV
Q.C. BY: CBW
SCALE: 1"=120'
PROJECT #: 20001
SHEET NUMBER:
C2.0

McEWEN TOWN CENTER SECTION 3 DEVELOPMENT TAKE DOWN CHART

DEVELOPMENT	APPROVAL DATE	PROPOSED RESIDENTIAL UNITS	REMAINING RESIDENTIAL UNITS	PROPOSED NON RESIDENTIAL SF	REMAINING NON RESIDENTIAL SF	HOTEL KEYS	REMAINING HOTEL KEYS
CURRENT CONCEPT PLAN ENTITLEMENTS	3/10/2009	950 DU	--	1,144,000 SF	--	150 KEYS	--
PROPOSED CONCEPT PLAN ENTITLEMENTS	--	1,191 DU	--	1,156,378 SF	--	315 KEYS	--
WHOLE FOODS COMMERCIAL SITE	--	--	1,191 DU	276,718 SF	879,660 SF	--	315 KEYS
THE DWELL	--	370 DU	821 DU	--	879,660 SF	--	315 KEYS
BLOCK B	11/16/2016	69 DU	752 DU	213,210 SF	666,450 SF	--	150 KEYS
BLOCK C	11/16/2016	272 DU	480 DU	--	666,450 SF	--	150 KEYS
BLOCK A	7/17/2018	--	480 DU	158,750 SF	507,700 SF	150 KEYS	165 KEYS
BLOCK D	4/4/2019	--	480 DU	169,100 SF	338,600 SF	--	165 KEYS
BLOCK E	4/4/2019	30 DU	450 DU	333,600 SF	5,000 SF	165 KEYS	--
BLOCK F	--	225 DU	225 DU	5000 SF	--	--	--
BLOCK G	--	225 DU	--	--	--	--	--



Land Use	Parking Rates (Pattern Book)	Density	Gross (Pattern Book)	Reduced by 15% (Pattern Book)	Shared Parking (Urban Land Institute)
Retail	5 / 1,000 s.f.	17,900 s.f.	90	77	76
Fine/Casual Dining Restaurant	12 / 1,000 s.f.	33,600 s.f. **	403	343	237
Family Restaurant	12 / 1,000 s.f.	22,900 s.f. **	275	234	136
Hotel	1 / 1 room	165 rooms	165	141	69
Conference Room (in Hotel)	16.67 / 1,000 s.f.	3,000 s.f.	50	43	28
Residential	1.75 / 1 d.u.	30 d.u.	53	46	38
Office	3.33 / 1,000 s.f.	438,300 s.f.	1460	1241	1242
		TOTAL	2496	2125 14.9% reduction	1826 26.8% reduction

NOTES: ** Includes 5,000 s.f. of outdoor patio for each restaurant type*

NOTES: Updated Densities as of **05/08/2020** --> Peak Period is December, Weekday, 2:00pm

SITE DATA - BLOCK D

PROJECT NAME: **McEWEN TOWN CENTER SECTION 3**
COF PROJECT NUMBER: **7259**
MAP, PARCEL NUMBER: **062--02223**
ADDRESS: **INTERSECTION OF ASPEN GROVE DRIVE, McEWEN DRIVE & SPRING CREEK DRIVE**
CITY: **FRANKLIN**
COUNTY: **WILLIAMSON**
STATE: **TENNESSEE**
CIVIL DISTRICT: **8**

EXISTING ZONING: **PD - PLANNED DISTRICT** 10.18 DU/A
PROPOSED ZONING: **PD-PLANNED DISTRICT** 12.76 DU/A

CHARACTER AREA OVERLAY: **MECO-4**
OTHER APPLICABLE OVERLAYS: **HEIGHT OVERLAY DISTRICT (HTO), FLOOD FRINGE OVERLAY (FFO)**
APPLICABLE DEVELOPMENT STANDARD: **CONVENTIONAL**
SITE ACREAGE: **+/- 5.75 AC**
SITE SQUARE FOOTAGE: **+/- 250,392.72 SF**
PUD SITE ACREAGE: **+/- 93.32 AC**
PUD SITE SQUARE FOOTAGE: **+/- 4,065,019 SF**

TREE CANOPY: **N/A**
PARKLAND DEDICATION REQUIREMENT: **SEE SHEET C0.0 AND SUPPLEMENTAL FORMAL PARKLAND DEDICATION APPLICATION**
OPEN SPACE: REFER TO OPEN SPACE TAKE DOWN CHART ON SHEET C0.0 FOR DATA

BUILDING SQUARE FOOTAGE: REFER TO TAKE DOWN CHART ON THIS SHEET ABOVE FOR DATA
BUILDING HEIGHT: **1-6 STORIES**

MINIMUM PERIMETER REQUIRED SETBACK LINES (PER PATTERN BOOK):
YARD FRONTING ON ANY STREET: **0-15 FEET**
SIDE YARD: **0-5 FEET**
REAR YARD: **0 FEET**

DEVELOPERS:
BOYLE NASHVILLE LLC
2000 MERIDIAN BLVD. STE 250
FRANKLIN, TN 37067
CONTACT: ADAM BALLASH
615.550.5583
ABALLASH@BOYLE.COM

APPLICANT:
KISER & VOGRIN DESIGN
5005 MERIDIAN BLVD. STE 100
FRANKLIN, TN 37067
CONTACT: GARY VOGRIN
615.708.0567
GARY@KISERVOGRIN.COM

SITE DATA - BLOCK E

PROJECT NAME: **McEWEN TOWN CENTER SECTION 3**
COF PROJECT NUMBER: **7259**
MAP, PARCEL NUMBER: **062--02223**
ADDRESS: **INTERSECTION OF ASPEN GROVE DRIVE, McEWEN DRIVE & SPRING CREEK DRIVE**
CITY: **FRANKLIN**
COUNTY: **WILLIAMSON**
STATE: **TENNESSEE**
CIVIL DISTRICT: **8**

EXISTING ZONING: **PD - PLANNED DISTRICT** 10.18 DU/A
PROPOSED ZONING: **PD-PLANNED DISTRICT** 12.76 DU/A

CHARACTER AREA OVERLAY: **MECO-4**
OTHER APPLICABLE OVERLAYS: **HEIGHT OVERLAY DISTRICT (HTO), FLOOD FRINGE OVERLAY (FFO)**
APPLICABLE DEVELOPMENT STANDARD: **CONVENTIONAL**
SITE ACREAGE: **+/- 4.46 AC**
SITE SQUARE FOOTAGE: **+/- 194,477.55 SF**
PUD SITE ACREAGE: **+/- 93.32 AC**
PUD SITE SQUARE FOOTAGE: **+/- 4,065,019 SF**

TREE CANOPY: **N/A**
PARKLAND DEDICATION REQUIREMENT: **SEE SHEET C0.0 AND SUPPLEMENTAL FORMAL PARKLAND DEDICATION APPLICATION**
OPEN SPACE: REFER TO OPEN SPACE TAKE DOWN CHART ON SHEET C0.0 FOR DATA

BUILDING SQUARE FOOTAGE: REFER TO TAKE DOWN CHART ON THIS SHEET ABOVE FOR DATA
BUILDING HEIGHT: **5-10 STORIES**

MINIMUM PERIMETER REQUIRED SETBACK LINES (PER PATTERN BOOK):
YARD FRONTING ON ANY STREET: **0-15 FEET**
SIDE YARD: **0-5 FEET**
REAR YARD: **0 FEET**

DEVELOPERS:
BOYLE NASHVILLE LLC
2000 MERIDIAN BLVD. STE 250
FRANKLIN, TN 37067
CONTACT: ADAM BALLASH
615.550.5583
ABALLASH@BOYLE.COM

APPLICANT:
KISER & VOGRIN DESIGN
5005 MERIDIAN BLVD. STE 100
FRANKLIN, TN 37067
CONTACT: GARY VOGRIN
615.708.0567
GARY@KISERVOGRIN.COM

PARKING DATA - BLOCKS D & E

REQUIRED OVERALL SHARED PARKING:
*APPLYING THE ULI SHARED PARKING MODEL TO THE BASE PARKING RATES PROVIDED IN THE KIMLEY-HORN & ASSOCIATES ULI SHARED PARKING EVALUATION, PER THE TABLE ABOVE.

BLOCK D PROVIDED PARKING:
PARKING DECK = 642 SPACES
SURFACE PARKING:
PARALLEL SPACES = 22 SPACES
HEAD-IN PARKING = 203 SPACES
TOTAL PARKING PROVIDED: **867 SPACES**

BLOCK E PROVIDED PARKING :
PARKING DECK = 850 SPACES
SURFACE PARKING:
PARALLEL SPACES = 30 SPACES
HEAD-IN PARKING = 83 SPACES
TOTAL PARKING PROVIDED: **963 SPACES**

BLOCK D & E OVERALL PARKING:

TOTAL REQUIRED PARKING: **1,826 SPACES**
TOTAL PROVIDED PARKING: **1,830 SPACES**

* REFER TO THE KIMLEY HORN & ASSOCIATES ULI SHARED PARKING EVALUATION UPDATE DATED 05/08/2020 FOR FURTHER INFORMATION, INCLUDING TRIP GENERATION STUDIES.

NOTES:

1. The McEwen Town Center Section 3 Development Take Down chart is only to provide the city of Franklin an estimate for the intended uses and densities within each section of the development. In the best interest of the City of Franklin and the applicant, the land owners reserve the right to adjust this chart based on market conditions that may affect the absorption of either residential units or commercial square footage as long as the approved entitlements are not exceeded.
2. Refer to Approved McEwen Place Town Center Pattern Book for detailed information regarding project description, plan objectives, district plans, illustrative details, architectural/landscape & parking standards.
3. Refer to the Approved Modifications of Standards for Signage for McEwen Town Center.

0 50 100 150

SCALE: 1"= 50'

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GARY MICHAEL VOGRIN REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE 1524
05-04-2020

REVISIONS:
06-04-2020 REVISIONS PER COF STAFF COMMENTS

McEwen Place Town Center, Revision 7
(BLOCKS D,E,F &G) PUD DEVELOPMENT PLAN
ENLARGED D&E DEVELOPMENT PLAN
COF# 7259
Franklin, Williamson Co, TN

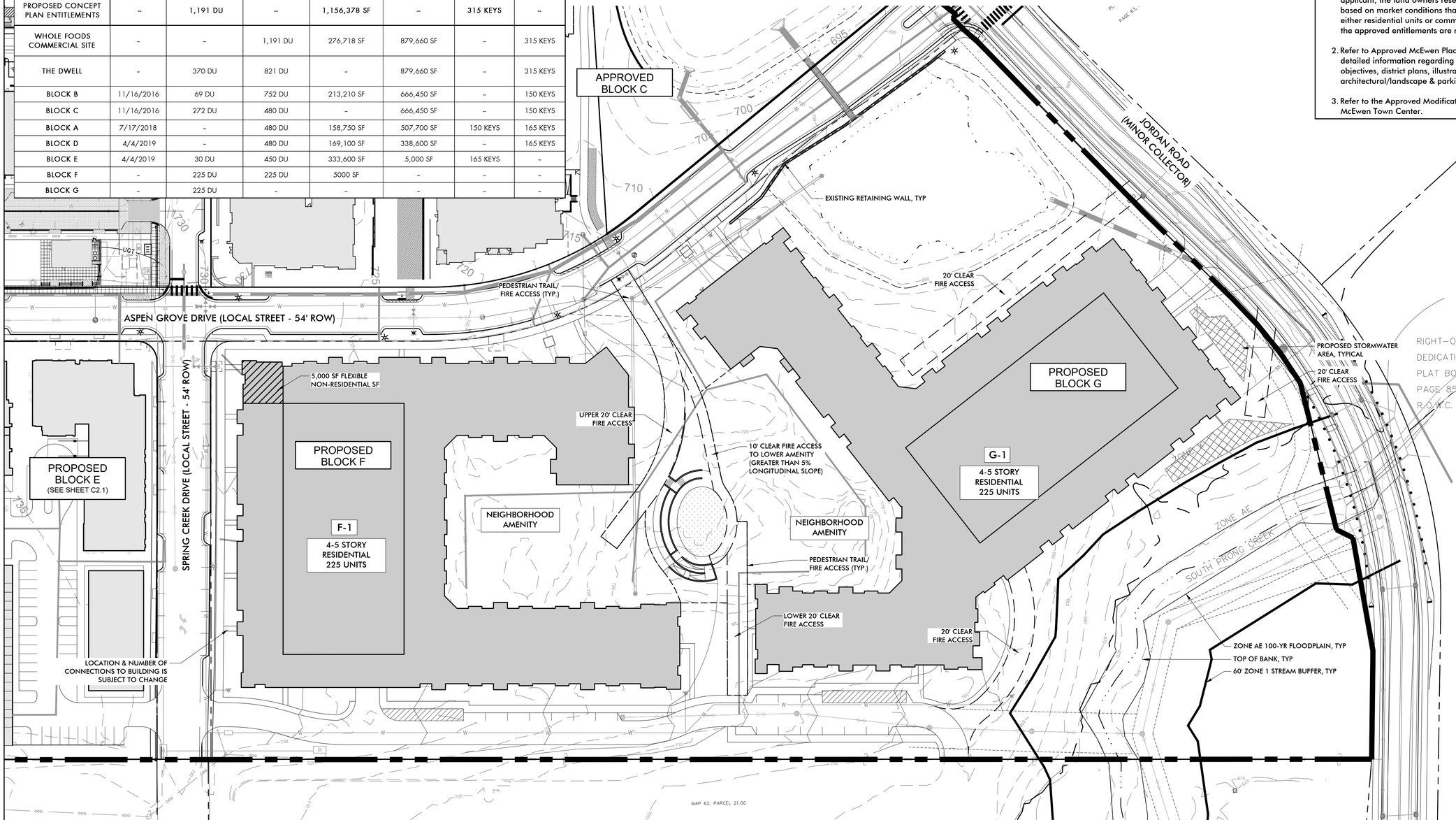
DATE: 05.11.2020
DESIGN BY: GMV
DRAWN BY: KMF
CHECKED BY: GMV
Q.C. BY: CBV
SCALE: 1"=50'
PROJECT #: 20001
SHEET NUMBER:
C2.1

McEWEN TOWN CENTER SECTION 3 DEVELOPMENT TAKE DOWN CHART

DEVELOPMENT	APPROVAL DATE	PROPOSED RESIDENTIAL UNITS	REMAINING RESIDENTIAL UNITS	PROPOSED NON RESIDENTIAL SF	REMAINING NON RESIDENTIAL SF	HOTEL KEYS	REMAINING HOTEL KEYS
CURRENT CONCEPT PLAN ENTITLEMENTS	3/10/2009	950 DU	–	1,144,000 SF	–	150 KEYS	–
PROPOSED CONCEPT PLAN ENTITLEMENTS	–	1,191 DU	–	1,156,378 SF	–	315 KEYS	–
WHOLE FOODS COMMERCIAL SITE	–	–	1,191 DU	276,718 SF	879,660 SF	–	315 KEYS
THE DWELL	–	370 DU	821 DU	–	879,660 SF	–	315 KEYS
BLOCK B	11/16/2016	69 DU	752 DU	213,210 SF	666,450 SF	–	150 KEYS
BLOCK C	11/16/2016	272 DU	480 DU	–	666,450 SF	–	150 KEYS
BLOCK A	7/17/2018	–	480 DU	158,750 SF	507,700 SF	150 KEYS	165 KEYS
BLOCK D	4/4/2019	–	480 DU	169,100 SF	338,600 SF	–	165 KEYS
BLOCK E	4/4/2019	30 DU	450 DU	333,600 SF	5,000 SF	165 KEYS	–
BLOCK F	–	225 DU	225 DU	5000 SF	–	–	–
BLOCK G	–	225 DU	–	–	–	–	–

NOTES:

1. This McEwen Town Center Section 3 Development Plan Take Down chart is only to provide the city of Franklin an estimate for the intended uses and densities within each section of the development. In the best interest of the city of Franklin and the applicant, the land owners reserve the right to adjust this chart based on market conditions that may affect the absorption of either residential units or commercial square footage as long as the approved entitlements are not exceeded.
2. Refer to Approved McEwen Place Town Center Pattern Book for detailed information regarding project description, plan objectives, district plans, illustrative details, architectural/landscape & parking standards.
3. Refer to the Approved Modifications of Standards for Signage for McEwen Town Center.



SITE DATA - BLOCK F

PROJECT NAME: **McEWEN TOWN CENTER**
COF PROJECT NUMBER: **7259**
MAP, PARCEL NUMBER: **062--02222**
ADDRESS: **INTERSECTION OF ASPEN GROVE DRIVE, McEWEN DRIVE & SPRING CREEK DRIVE**
CITY: **FRANKLIN**
COUNTY: **WILLIAMSON**
STATE: **TENNESSEE**
CIVIL DISTRICT: **8**

EXISTING ZONING: **PD - PLANNED DISTRICT** 10.18 DU/A
PROPOSED ZONING: **PD-PLANNED DISTRICT** 12.76 DU/A

CHARACTER AREA OVERLAY: **MECO-4**
OTHER APPLICABLE OVERLAYS: **HEIGHT OVERLAY DISTRICT (HTO), FLOOD FRINGE OVERLAY (FFO)**
APPLICABLE DEVELOPMENT STANDARD: **CONVENTIONAL**
SITE ACREAGE: **+/- 5.00 AC**
SITE SQUARE FOOTAGE: **+/- 217,632 SF**
PUD SITE ACREAGE: **+/- 93.32 AC**
PUD SITE SQUARE FOOTAGE: **+/- 4,065,019 SF**

TREE CANOPY: **N/A**
PARKLAND DEDICATION REQUIREMENT: **SEE SHEET C0.0 AND SUPPLEMENTAL FORMAL PARKLAND DEDICATION APPLICATION**
OPEN SPACE: **REFER TO OPEN SPACE TAKE DOWN CHART ON SHEET C0.0 FOR DATA**

BUILDING SQUARE FOOTAGE: REFER TO TAKE DOWN CHART ON THIS SHEET ABOVE FOR DATA
BUILDING HEIGHT: **4-5 STORIES**

MINIMUM PERIMETER REQUIRED SETBACK LINES (PER PATTERN BOOK):
YARD FRONTING ON ANY STREET: **0-15 FEET**
SIDE YARD: **0-5 FEET**
REAR YARD: **0 FEET**

DEVELOPERS:
NORTHWOOD RAVIN
1057 EAST MOREHEAD STREET
SUITE 300
CHARLOTTE, NC 28204
CONTACT: JEFF FURMAN
919.354.3677

APPLICANT:
KISER & VOGRIN DESIGN
5005 MERIDIAN BLVD. STE 100
FRANKLIN, TN 37067
CONTACT: GARY VOGRIN
615.708.0567
GARY@KISERVOGRIN.COM

SITE DATA - BLOCK G

PROJECT NAME: **McEWEN TOWN CENTER**
COF PROJECT NUMBER: **7259**
MAP, PARCEL NUMBER: **062--02222**
ADDRESS: **INTERSECTION OF ASPEN GROVE DRIVE, McEWEN DRIVE & SPRING CREEK DRIVE**
CITY: **FRANKLIN**
COUNTY: **WILLIAMSON**
STATE: **TENNESSEE**
CIVIL DISTRICT: **8**

EXISTING ZONING: **PD - PLANNED DISTRICT** 10.18 DU/A
PROPOSED ZONING: **PD-PLANNED DISTRICT** 12.76 DU/A

CHARACTER AREA OVERLAY: **MECO-4**
OTHER APPLICABLE OVERLAYS: **HEIGHT OVERLAY DISTRICT (HTO), FLOOD FRINGE OVERLAY (FFO)**
APPLICABLE DEVELOPMENT STANDARD: **CONVENTIONAL**
SITE ACREAGE: **+/- 8.48 AC**
SITE SQUARE FOOTAGE: **+/- 369,487 SF**
PUD SITE ACREAGE: **+/- 93.32 AC**
PUD SITE SQUARE FOOTAGE: **+/- 4,065,019 SF**

TREE CANOPY: **N/A**
PARKLAND DEDICATION REQUIREMENT: **SEE SHEET C0.0 AND SUPPLEMENTAL FORMAL PARKLAND DEDICATION APPLICATION**
OPEN SPACE: **REFER TO OPEN SPACE TAKE DOWN CHART ON SHEET C0.0 FOR DATA**

BUILDING SQUARE FOOTAGE: REFER TO TAKE DOWN CHART ON THIS SHEET ABOVE FOR DATA
BUILDING HEIGHT: **4-5 STORIES**

MINIMUM PERIMETER REQUIRED SETBACK LINES (PER PATTERN BOOK):
YARD FRONTING ON ANY STREET: **0-15 FEET**
SIDE YARD: **0-5 FEET**
REAR YARD: **0 FEET**

DEVELOPERS:
NORTHWOOD RAVIN
1057 EAST MOREHEAD STREET
SUITE 300
CHARLOTTE, NC 28204
CONTACT: JEFF FURMAN
919.354.3677

APPLICANT:
KISER & VOGRIN DESIGN
5005 MERIDIAN BLVD. STE 100
FRANKLIN, TN 37067
CONTACT: GARY VOGRIN
615.708.0567
GARY@KISERVOGRIN.COM

PARKING DATA - BLOCKS F & G

450 RESIDENTIAL UNITS @ 1.75 SPACES REQUIRED PER UNIT = 788 SPACES
5,000 SF RETAIL @ 5/1000 SPACES = 25 SPACES - MINUS 15% SHARING = 21 SPACES
TOTAL SPACES REQUIRED = 809 SPACES

BLOCK F PROVIDED PARKING:
PARKING DECK = 384 SPACES
SURFACE PARKING:
PARALLEL SPACES = 31 SPACES
TOTAL PARKING PROVIDED: **415 SPACES**

BLOCK G PROVIDED PARKING :
PARKING DECK = 379 SPACES
SURFACE PARKING:
PARALLEL SPACES = 15 SPACES
TOTAL PARKING PROVIDED: **394 SPACES**

BLOCK F & G OVERALL PARKING:

TOTAL REQUIRED PARKING: **809 SPACES**
TOTAL PROVIDED PARKING: **809 SPACES**

* REFER TO THE KIMLEY HORN & ASSOCIATES ULI SHARED PARKING EVALUATION UPDATE DATED 05/08/2020 FOR FURTHER INFORMATION, INCLUDING TRIP GENERATION STUDIES.

0 50 100 150
SCALE: 1"= 50'

Kimley»Horn
214 Oceanside Drive
Nashville, TN 37204
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www.kimley-horn.com
gjmtn: kimley-horn and Associates, Inc.

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GARY MICHAEL VOGRIN REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329 AGRICULTURE
06-04-2020

McEwen Place Town Center, Revision 7
(BLOCKS D,E,F &G) PUD DEVELOPMENT PLAN
ENLARGED F&G DEVELOPMENT PLAN
COF# 7259
Franklin, Williamson Co, TN

REVISIONS:
06-04-2020 REVISIONS PER COF STAFF COMMENTS

DATE: 05.11.2020
DESIGNED BY: JMW
DRAWN BY: KMR
CHECKED BY: GMV
Q.C. BY: CBW
SCALE: 1"=50'
PROJECT #: 20001
SHEET NUMBER:
C2.2

McEwen Place Town Center PUD Subdivision
Development Plan, Section 3
Revision 7 - Blocks D, E, F, & G
TAX MAP 062, PARCELS 02204-02225
COF # 7259
FRANKLIN, WILLIAMSON CO., TN

DEVELOPER

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Northwood Ravin
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Contact: Jeff Furman
919.354.3677

BOYLE.
Boyle Nashville LLC
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Suite 250
Franklin, TN 37067
Contact: Adam Ballash
615.550.5583

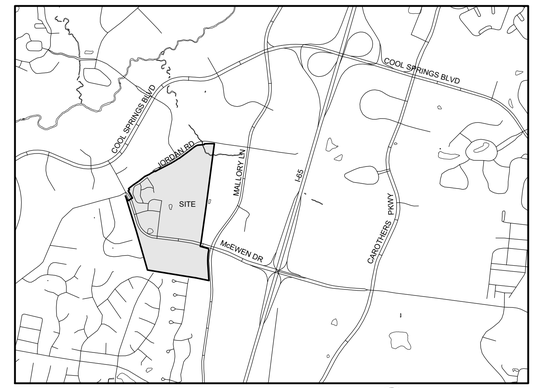
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Kiser+Vogrin Design
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906Studio
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Contact: Ryan McMaster
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SURVEYOR
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Suite 400
Brentwood, TN. 37207
Contact: Roger Harrah
615.778.0863

SHEET INDEX:	Sheet Number	Pre - Application Submittal	Initial Submittal	Re-Submittal	One Stop Submittal
COVER	C0.0	04-27-20	05-11-20	06-04-20	
LAST BOMA-APPROVED DEVELOPMENT PLAN	C0.1	04-27-20	05-11-20	06-04-20	
EXISTING CONDITIONS PLAN	C1.0	04-27-20	05-11-20	06-04-20	
EXISTING CONDITIONS w/ AERIAL	C1.1	04-27-20	05-11-20	06-04-20	
DEVELOPMENT PLAN	C2.0	04-27-20	05-11-20	06-04-20	
ENLARGED D&E DEVELOPMENT PLAN	C2.1	04-27-20	05-11-20	06-04-20	
ENLARGED F&G DEVELOPMENT PLAN	C2.2	04-27-20	05-11-20	06-04-20	
OVERALL GRADING & DRAINAGE PLAN	C3.0	04-27-20	05-11-20	06-04-20	
ENLARGED GRADING & DRAINAGE PLAN	C3.1	04-27-20	05-11-20	06-04-20	
ENLARGED GRADING & DRAINAGE PLAN	C3.2	04-27-20	05-11-20	06-04-20	
ENLARGED ROW AND ACCESS PLAN	C4.1	04-27-20	05-11-20	06-04-20	
ENLARGED ROW AND ACCESS PLAN	C4.2	04-27-20	05-11-20	06-04-20	
REFUSE COLLECTION ACCESS PLAN	C4.3		05-11-20	06-04-20	
REFUSE COLLECTION ACCESS PLAN	C4.4		05-11-20	06-04-20	
ENLARGED UTILITY PLAN	C5.1	04-27-20	05-11-20	06-04-20	
ENLARGED UTILITY PLAN	C5.2	04-27-20	05-11-20	06-04-20	
ARCHITECTURAL MASSINGS	A001		05-11-20	06-04-20	
ARCHITECTURAL MASSINGS	A002		05-11-20	06-04-20	
ARCHITECTURAL MASSINGS	A003			06-04-20	



SITE LOCATION MAP N.T.S

811

McEwen Town Center MOS Request

Multi-family Individual Entrances

The Design Team respectfully requests a Modification of Standards (MOS) for the requirement to provide Multi-family Individual Entrances. Given the existing and proposed grades of the finished floor elevations (FFE) of the residential buildings to adjacent public streets and drives we propose that a limited number of units be accessed only along Spring Creek Drive within Block F.

Block F:

Approximately 11 individual units to be accessed along Spring Creek Drive within Block F. Units vary from Studio, One bedroom, Two bedroom to Three bedroom. Final number of unit entrances along Spring Creek Drive is subject to change pending final architectural design plans. In addition to Spring Creek Drive individual unit access points, consolidated entrances shall be provided.

No individual entrances shall be provided along Aspen Grove Drive. Given the grade differential along Aspen Grove Drive, the FFE of the residential units will vary from 4.5 - 7.5 feet above street level on Block F southwest corner limiting access. Access to the Leasing/Amenity area shall be provided at street level at the northwest portion of the building adjacent Aspen Grove Drive. Currently, on Block C residential across the street on Aspen Grove Drive no individual unit entrances have been constructed, so we are matching this streetscape element to maintain consistency/character. The building foundation shall be landscaped to provide a proper street edge.

No individual entrances shall be provided along the eastern access drive.

Majority of the parking is in the wrapped parking deck allowing for residential access. Perimeter exterior individual building entrances are risks to the automated access control for the residents.

Block G:

No individual entrances shall be provided on Block G. Only consolidated entrances shall be provided. The building foundation shall be landscaped to provide a proper street edge.

Given the grade differential along Aspen Grove Drive, as well as the existing retaining wall and sloping grades to the existing detention pond, individual unit access is not conducive.

No individual entrances shall be provided along Jordan Road. Along Jordan Road the FFE of the building is 8 - 14.5 feet above the street elevation due to grades. The building foundation shall be landscaped to provide a proper street edge.

No individual entrances shall be provided along the eastern access drive.

Majority of the parking is in the wrapped parking deck allowing for residential access. Perimeter exterior individual building entrances are risks to the automated access control for the residents. Unit access in courtyard/pool areas are not provided to eliminate the need for internal fencing for life safety issue.

NOTES:
1. This land use classification chart is only to provide the city of Franklin an estimate for the intended uses and densities within each section of the development. In the best interest of the city of Franklin and the applicant, the land owners reserve the right to adjust this chart based on market conditions that may affect the absorption of either residential units or commercial square footage as long as the approved entitlements are not exceeded.
2. Refer to Approved McEwen Place Town Center Pattern Book for detailed information regarding project description, plan objectives, district plans, illustrative details, architectural/landscape & parking standards.
3. Refer to the Approved Modifications of Standards for Signage for McEwen Town Center.

McEwen Place Town Center Section 3
OPEN SPACE DATA
MINIMUM COMMON SPACE: 13.998 ACRES
15% (10 % INFORMAL, 5% FORMAL)

DEVELOPMENT	APPROVAL DATE	ACRES PER SECTION	ACRES CUMULATIVE	MIN. REQUIRED OPEN SPACE ACRES PER SECTION @ (15%)	MIN. REQUIRED OPEN SPACE ACRES CUMULATIVE @ (15%)	PROPOSED OPEN SPACE ACRES PER SECTION	PROPOSED OPEN SPACE ACRES CUMULATIVE	OPEN SPACE ACRES PERCENTAGE CUMULATIVE	REMAINING OPEN SPACE ACRES	MIN. REQUIRED OPEN SPACE ACRES FORMAL 5%	PROPOSED OPEN SPACE ACRES FORMAL	MIN. REQUIRED OPEN SPACE ACRES INFORMAL 10%	PROPOSED OPEN SPACE ACRES INFORMAL
CONCEPT PLAN (REV. 1)	6/13/2006		88.041		13.206				13.206	0.66		1.321	
Lot 102 (McEwen Apartments)	9/26/2006	10.783	10.783	1.617	1.617	2.97	2.97	22.49%	10.236	0.539	0.571	1.078	1.6
Lot 101, 104-143 (McEwen Townhomes)	4/26/2007	4.03	14.813	0.605	2.222	1.831	4.801	36.36%	8.405	0.202	0.811	0.403	1.26
Lots 144-147 (Office/Retail Building)	7/26/2007	12.03	26.843	1.805	4.026	3.85	8.651	65.51%	4.555	0.602	0.293	1.203	2.4
Lots 151-154 (Town Center)	3/27/2008	13.5	40.343	2.025	6.051	0.46	9.111	68.99%	4.095	0.675	0	1.35	0.46
Lots 155 (Town Center)	7/25/2008	0.94	41.283	0.141	6.192	0.24	9.351	70.81%	3.855	0.047	0.24	0.094	0
Lots 158 (Town Center)	7/25/2008	4.51	45.793	0.677	6.869	0	9.351	70.81%	3.855	0.226	0	0.451	0
Lots 151- Rev 1 (California Pizza Kitchen)		0.31	N/A	0.047	N/A	0	9.351	70.81%	3.855	0.016	0	0.031	0
Lot 150 (Whole Foods)		5.642	51.435	0.846	7.715	1.31	10.661	80.73%	2.545	0.282	0	0.564	1.31
Required Open Space Remaining: 3.337													
NOTE: This chart above is a breakdown of open space achieved within sections of the McEwen Development of the required 13.998 acres of open space. 10.661 acres has been accommodated on approximately 51 of the 93 +/- acres within McEwen. This leaves a minimum of 3.337 acres still necessary to reach the required minimum.													
NORTHSIDE AT McEWEN DEVELOPMENT (PUD DEVELOPMENT PLAN REVISION 3)													
Lot B (Northside McEwen Town Center)	11/16/2016	4.99	56.425	0.748	8.463	0.77	11.431	86.56%	2.567	0.249	0.77	0.500	0
Lot C (Northside McEwen Town Center)	11/16/2016	7.23	63.655	1.084	9.548	5.01	16.441	100.00%	0	0.361	1.47	0.723	3.54
Lot A (Northside McEwen Town Center)	7/17/2018	4.88	68.532	0.731	10.279	0	16.441	100.00%	0	0.243	0	0.488	0
Lot D (Northside McEwen Town Center)	4/4/2019	5.75	74.285	0.863	11.142	1.76	18.201	100.00%	0	0.288	0	0.575	0
Lot E (Northside McEwen Town Center)	4/4/2019	4.46	78.745	0.669	11.811	1.11	19.311	100.00%	0	0.223	0	0.446	0
Lot F (Northside McEwen Town Center)	--	5.00	83.745	0.750	12.561	2.27	21.581	100.00%	0	0.250	0	0.500	0
Lot G (Northside McEwen Town Center)	--	8.48	92.225	1.272	13.833	5.74	27.321	100.00%	0	0.424	0	0.848	0

OVERALL SITE DATA

PROJECT NAME:
McEWEN TOWN CENTER
COF PROJECT NUMBER: **7259**
TAX MAP, PARCEL NUMBERS: **062- 02204-02225**
ADDRESS: **INTERSECTION OF ASPEN GROVE DRIVE, McEWEN DRIVE, JORDAN ROAD, & MALLORY LANE**
CITY: **FRANKLIN**
COUNTY: **WILLIAMSON**
STATE: **TENNESSEE**
CIVIL DISTRICT: **8**

EXISTING ZONING: **PD - PLANNED DISTRICT**
10.18 DU/A | 1,144,000 Non-Residential SF | 150 Hotel Keys
PROPOSED ZONING: **PD-PLANNED DISTRICT**
12.76 DU/A | 1,156,378 Non-Residential SF | 315 Hotel Keys
CHARACTER AREA OVERLAY: **MECO-4**
OTHER APPLICABLE OVERLAYS: **HEIGHT OVERLAY DISTRICT (HTO), FLOOD FRINGE OVERLAY (FFO)**
APPLICABLE DEVELOPMENT STANDARD: **CONVENTIONAL**
PUD SITE ACREAGE: **+/- 93.32 AC**
PUD SITE SQUARE FOOTAGE: **+/- 4,065,019 SF**
SETBACKS:
FRONT: 0'-15'
REAR: 0'-5'
SIDE: 0'
BUILDING HEIGHTS: **HTO, 1-10 STORIES**

PARKLAND DEDICATION: The McEwen Place Town Center PUD Development Plan proposes and additional 241 residential units at $4,304/Unit, generating $1,037,264 in Parkland Impact Fees. The project team intends to offset these Parkland Impact Fees through a combination of constructed improvements of the Jordan Road pedestrian trail to The Dwell, the denoted neighborhood amenities located on Blocks F & G, and associated pedestrian trails. The team will work with COF Parks Staff to design and program these features to the standards required by the City and to establish the combination of fees in lieu of and proposed constructed neighborhood trails and amenities.

NOTE: REVISION 7 IS TO ADD AN ADDITIONAL 12,738 SF OF NON-RESIDENTIAL, 165 KEYS, AND 241 RESIDENTIAL DWELLING UNITS. REFER TO THE DEVELOPMENT PLAN TAKE DOWN CHART.

GARY MICHAEL VOGRIN REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1219 AGRICULTURE
06-04-2020

JOHN YATES BATEMAN REGISTERED ENGINEER No. 120934 STATE OF TENNESSEE
2020-06-04

CONDITIONS OF APPROVAL

(PER THE APPROVED PUD DEVELOPMENT PLAN C.O.F. #2150 | FMPC 01.22.09):

1. MODIFICATION OF STANDARDS:
1.a. ~~MOS1 Setbacks: This modification of standards request is not necessary. The applicant is requesting to reduce the side and rear setbacks to 0' for internal property lines within the McEwen PUD boundary. Since the McEwen PUD already has established setbacks of 0'-5' for side and 0' for rear, the proposed Whole Foods site that is being added to the McEwen PUD boundary will fall under the same setback standard.~~
1.b. MOS2 Parking Stall Depth for Angle Parking: Approve the request to reduce the parking stall depth to 20' for 60 degree angle parking. (Plan)
1.c. MOS3 Primary Drive Aisles: Approve the request to remove the requirement for parallel parking spaces along both sides of the primary drive aisle.
1.d. MOS4 Off-Street Parking Location and Building Placement in Conventional Areas: ~~Since this is the last undeveloped corner of the West McEwen Drive/Mallory Lane intersection, Planning Commission should decide whether the building should be placed on the corner with a maximum of 60 feet in parking between the building and streets along the perimeter of the site or whether the building may be located elsewhere on the corner lot with no parking limit along Mallory Lane or West McEwen Drive. (Plan)~~ Approved the request to allow off street parking lots exceeding 60 feet in width between the building and perimeter streets of the site (Plan).
1.e. MOS5 Fences and Walls Used for Screening Vehicular Use Areas: Approve the request to remove the requirement for a 3'-6' solid masonry wall to be located on a major intersection to screen the vehicular use area. (Plan)
1.f. MOS6 Maximum Lighting Height: ~~Deny~~ Approve the request to increase the maximum height limit for lighting fixtures to 30 feet.
1.g. MOS7 Exterior Lighting: Deny the request to allow the wattage of architectural lighting to be proportional to the height and scale of the architectural feature and the request to allow changing light intensity and/or color for architectural enhancements. Changing light intensity and/or color may be used on a temporary basis for Special Events within Special Signage District 2 identified for MOSB. (Codes)
1.h. MOS8 Signage Standards: Approve the request to allow signage detailed in Exhibit A-8 as provided by the applicant with the following conditions (Plan/Codes):
1.h.a. The Modification of Standards for signage only applies to Special Signage Districts 1 and 2, as shown on the map submitted by the applicant on January 8, 2009. All signage modifications would apply to Special Signage District 2. All signage modifications with the exception of 2m. Specialty Billboards and Video Monitors, 3e. Neon/LED/Small Bulb Lighting, and 3f. Scrolling/Ticker-tape Style Signage would be allowed in Special Signage District 1.
1.h.b. Signage located within Special Signage District 2 shall not be visible from Mallory Lane or West McEwen Drive.
1.h.c. Deny the part of item 1c, Monument/Ground-Mounted Signs, that sets separate dimensional standards for a multi-tenant sign. The first part of this item that increases the size and height that is allowed for monument signs shall apply to single and multi-tenant signs. There is not justification to support that the standards for single and multi-tenant signs should be differentiated by a Modification of Standards.
1.h.d. Deny item 2j, Building Top Signs. No rooftop or building top signs will be allowed in the McEwen PUD.
1.h.e. Deny the portion of item 1b, Gateway/Entry Signage that allows gateway or entry signage to span a roadway. No signage shall be allowed to span or be located above a public roadway.Street names on all sheets (including exhibits) shall be coordinated.
2. Street names shall conform to the approved addressing plan for the McEwen PUD. (Plan)
3. Applicant shall submit a revised master stormwater management plan which encompasses the entire PUD, including the newly added parcel. (Eng)
4. The applicant shall maximize the protection of natural features, develop a site design that minimizes overall site imperviousness, and utilizes natural systems for stormwater management. (Eng)
5. Applicant shall explore green infrastructure practices in lieu of curb and gutter, and grading shall work with existing topography to the maximum extent possible. (Eng)
6. The applicant shall show the floodplain elevation for South Prong Creek. (Eng)
7. The applicant shall show and label the existing sanitary sewer line in the northeast corner of the property. (Eng)
8. The applicant shall label adjacent property owners. (Eng)
9. The applicant shall label right-of-way for McEwen Drive and Mallory Lane. (Eng)
10. On Whole Foods site preliminary layout, the applicant shall ensure that the existing sanitary sewer line that is on that lot is not built over and whoever it serves has another source of sanitary sewer. (Eng)
11. The applicant shall delete the proposed driveway connection with McEwen Drive, in accordance with the Franklin Transportation and Street Technical Standards section 3.3.25(3)a(v). (Eng)
12. The applicant shall obtain and provide documentation of agreement from the adjoining property owners for the two cross-access easements. (The southern cross-access location will require a final plat revision on the part of that adjoining property owner). (Eng)
13. The following conditions related to technical requirements shall be addressed:
13.a. Twenty-eight copies of the corrected concept plan and pattern book shall be submitted to the Planning Department by the Tuesday prior to the next Board of Mayor and Aldermen meeting in order to be placed on their next regular agenda. (Plan)
13.b. Upon final approval by the Board of Mayor and Alderman, the conditions listed below and any other conditions placed on the project by the Board, shall be corrected with the submittal of nine (9) copies of the revised concept plan and pattern book to the Codes Administration Department prior to the submittal of any subsequent site plans, unless otherwise expressly noted. All revisions to the approved plans shall be "clouded." A response letter, addressing each condition of approval listed below, shall be included with the first site plan submittal. (Plan/Codes)
13.c. The corrected Concept Plan(s) shall be submitted at least two weeks prior to submittal of any site plans for this project. This time frame may be reduced by staff, so long as the corrected Concept Plan(s) are submitted prior to Site Plan submittal. Contact the Planning Department to discuss a reduction in this time frame (Plan/Codes).
13.d. The city's project identification number shall be included in the title block of all sheets and on all correspondence with any city department relative to this project (Plan/Codes).
13.e. Because the applicant is not required to submit detailed plans with the submittal of a concept plan, we reserve the right to make additional comments regarding future submittals as that we are not addressing site plan details at this stage. In addition, the applicant shall not assume that any details such as access locations, building locations, parking lot configurations and so forth, are being approved or agreed upon as part of this plan. (Eng)
14. Pedestrian connections shall be made to the sidewalks that are on both West McEwen Drive and Mallory Lane at the site plan level, or a pedestrian circulation map shall be shown so that it is clear that this has been thought out by the applicant.

McEWEN TOWN CENTER SECTION 3 DEVELOPMENT TAKE DOWN CHART

DEVELOPMENT	APPROVAL DATE	PROPOSED RESIDENTIAL UNITS	REMAINING RESIDENTIAL UNITS	PROPOSED NON RESIDENTIAL SF	REMAINING NON RESIDENTIAL SF	HOTEL KEYS	REMAINING HOTEL KEYS
CURRENT CONCEPT PLAN ENTITLEMENTS	3/10/2009	950 DU	–	1,144,000 SF	–	150 KEYS	–
PROPOSED CONCEPT PLAN ENTITLEMENTS	–	1,191 DU	--	1,156,378 SF	–	315 KEYS	–
WHOLE FOODS COMMERCIAL SITE	–	–	1,191 DU	276,718 SF	879,660 SF	–	315 KEYS
THE DWELL	–	370 DU	821 DU	–	879,660 SF	–	315 KEYS
BLOCK B	11/16/2016	69 DU	752 DU	213,210 SF	666,450 SF	–	150 KEYS
BLOCK C	11/16/2016	272 DU	480 DU	–	666,450 SF	–	150 KEYS
BLOCK A	7/17/2018	–	480 DU	158,750 SF	507,700 SF	150 KEYS	165 KEYS
BLOCK D	4/4/2019	–	480 DU	169,100 SF	338,600 SF	–	165 KEYS
BLOCK E	4/4/2019	30 DU	450 DU	333,600 SF	5,000 SF	165 KEYS	–
BLOCK F	–	225 DU	225 DU	5000 SF	–	–	–
BLOCK G	–	225 DU	–	–	–	–	–

KVD PROJECT# : 20001
COF # : 7259
Sheet #:
C0.0
DATE: 05-11-2020

NOT FOR CONSTRUCTION

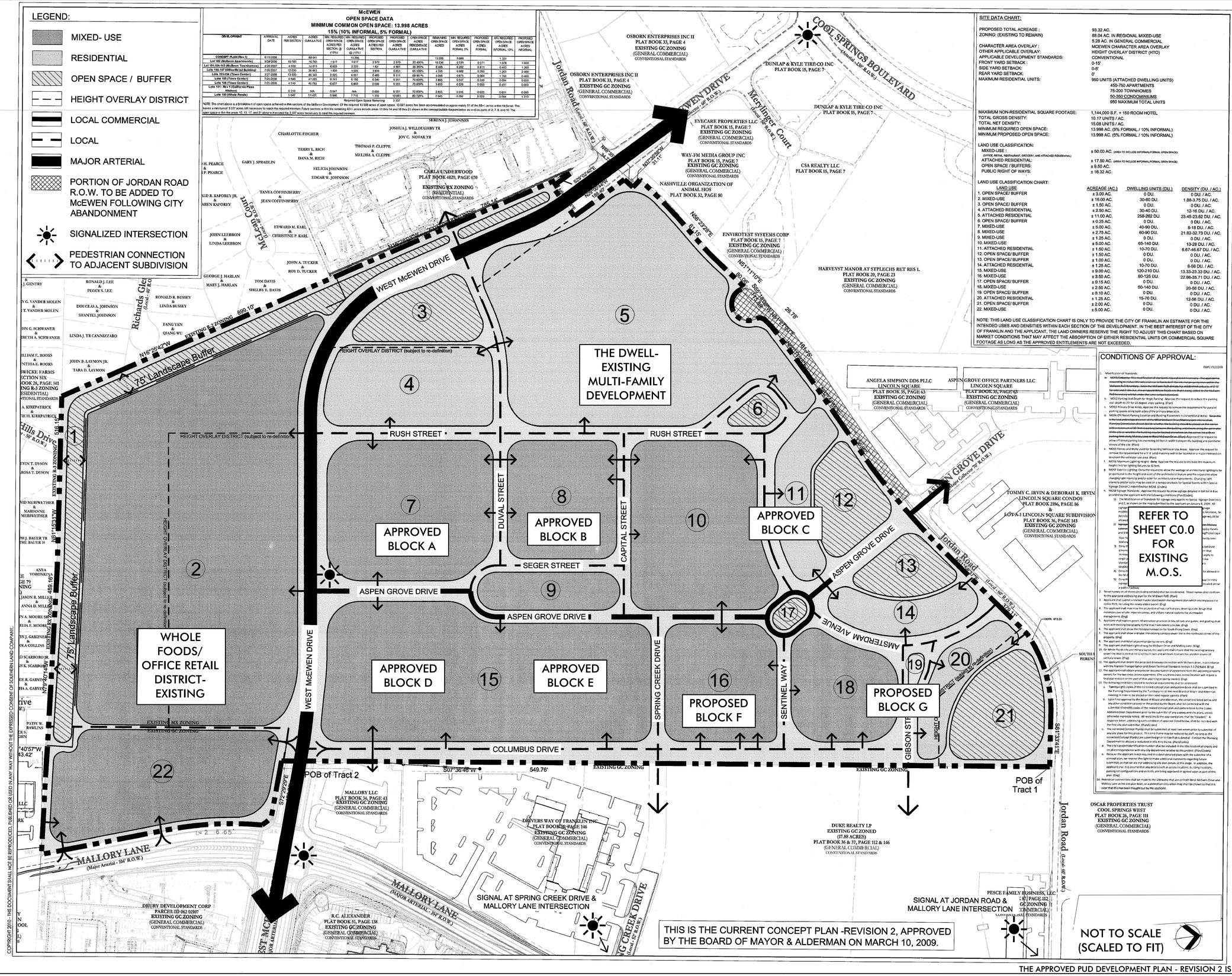
LEGEND:

- MIXED- USE
- RESIDENTIAL
- OPEN SPACE / BUFFER
- HEIGHT OVERLAY DISTRICT
- LOCAL COMMERCIAL
- LOCAL
- MAJOR ARTERIAL
- PORTION OF JORDAN ROAD R.O.W. TO BE ADDED TO McEWEN FOLLOWING CITY ABANDONMENT
- SIGNALIZED INTERSECTION
- PEDESTRIAN CONNECTION TO ADJACENT SUBDIVISION

McEWEN
OPEN SPACE DATA
MINIMUM COMMON OPEN SPACE: 13.998 ACRES
15% (10% INFORMAL, 5% FORMAL)

DEVELOPMENT	APPROVAL DATE	ACRES PER SECTION	ACRES CUMULATIVE	MIN. REQUIRED OPEN SPACE ACRES PER SECTION @ (10%)	MIN. REQUIRED OPEN SPACE ACRES CUMULATIVE	PROPOSED OPEN SPACE ACRES PER SECTION	PROPOSED OPEN SPACE ACRES CUMULATIVE	OPEN SPACE ACRES PERCENTAGE CUMULATIVE	REMAINING OPEN SPACE ACRES	MIN. REQUIRED OPEN SPACE ACRES FORMAL 5%	PROPOSED OPEN SPACE ACRES FORMAL	MIN. REQUIRED OPEN SPACE ACRES INFORMAL 10%	PROPOSED OPEN SPACE ACRES INFORMAL
CONCEPT PLAN (Rev 1)	9/13/2006		88.041		13.206		13.206	9.669				1.321	
Lot 182 (McEwen Apartments)	9/28/2006	10.783	10.783	1.617	1.617	2.972	2.972	22.495%	10.236	0.539	0.571	1.078	1.600
Lot 181/184-183 (McEwen Townhomes)	4/26/2007	4.030	14.813	0.605	2.222	1.167	4.140	30.355%	8.405	0.202	0.811	0.403	1.356
Lots 144-147 (Office/Retail Building)	7/26/2007	12.626	26.843	1.895	4.005	3.895	8.034	65.599%	4.555	0.982	0.293	1.261	2.480
Lots 151-154 (Town Center)	2/27/2008	13.500	40.343	2.025	6.030	2.480	10.514	68.951%	4.065	0.673	0.000	1.350	0.480
Lots 150 (Town Center)	7/25/2008	0.940	41.283	0.141	6.172	0.240	9.351	70.835%	3.865	0.067	0.240	0.094	0.000
Lots 148 (Town Center)	7/21/2008	4.159	45.750	0.627	6.800	0.000	9.351	70.835%	3.865	0.208	0.000	0.431	0.000
Lots 131 - Rev 1 (California Plaza Kitchen)		0.100	NA	0.047	NA	0.000	9.351	70.835%	3.865	0.016	0.000	0.031	0.000
Lots 150 (Whole Foods)		5.642	51.435	0.846	7.715	1.310	10.661	80.728%	2.545	0.282	0.000	0.564	1.310
					Required Open Space Remaining		2.537						

NOTE: This chart above is a breakdown of open space achieved in the sections of the McEwen Development. Of the required 13.998 acres of open space, 10.661 acres has been accommodated on approximately 51 of the 83+/- acres within the Parcel. This leaves a remaining 3.337 acres still necessary to reach the required minimum. Future sections within the remaining 43+/- acres exclude areas 1.5 thru 14 and 16 thru 21 shown in the concept bubble diagram(below as a+b as parts of 2, 7, 8, and 10. The open space in the areas 12, 13, 17, and 21 alone is exceeded the 2.337 acres necessary to meet the required minimum.



THIS IS THE CURRENT CONCEPT PLAN -REVISION 2, APPROVED BY THE BOARD OF MAYOR & ALDERMAN ON MARCH 10, 2009.

NOT TO SCALE (SCALED TO FIT)

THE APPROVED PUD DEVELOPMENT PLAN - REVISION 2 IS FOR REFERENCE ONLY.

SITE DATA CHART:

PROPOSED TOTAL ACREAGE :	93.32 AC.
ZONING: (EXISTING TO REMAIN)	88.04 AC. IN REGIONAL MIXED-USE 5.28 AC. IN GENERAL COMMERCIAL
CHARACTER AREA OVERLAY :	MCEWEN CHARACTER AREA OVERLAY
OTHER APPLICABLE OVERLAY:	HEIGHT OVERLAY DISTRICT (HTO)
APPLICABLE DEVELOPMENT STANDARDS:	CONVENTIONAL
FRONT YARD SETBACK :	0-15'
SIDE YARD SETBACK:	0-5'
REAR YARD SETBACK:	0'
MAXIMUM RESIDENTIAL UNITS:	950 UNITS (ATTACHED DWELLING UNITS) 450-750 APARTMENTS 75-200 TOWNHOMES 50-350 CONDOMINIUMS 950 MAXIMUM TOTAL UNITS
MAXIMUM NON-RESIDENTIAL SQUARE FOOTAGE:	1,144,000 S.F. + 150 ROOM HOTEL
TOTAL GROSS DENSITY:	10.17 UNITS / AC.
TOTAL NET DENSITY:	15.08 UNITS / AC.
MINIMUM REQUIRED OPEN SPACE:	13.998 AC. (5% FORMAL / 10% INFORMAL)
MINIMUM PROPOSED OPEN SPACE:	13.998 AC. (5% FORMAL / 10% INFORMAL)
LAND USE CLASSIFICATION:	
MIXED-USE : (OFFICE, RETAIL, RESTAURANT, GROCERY, AND ATTACHED RESIDENTIAL)	± 50.00 AC. (AREA TO INCLUDE INFORMAL/FORMAL OPEN SPACE)
ATTACHED RESIDENTIAL:	± 17.50 AC. (AREA TO INCLUDE INFORMAL/FORMAL OPEN SPACE)
OPEN SPACE / BUFFERS:	± 9.50 AC.
PUBLIC RIGHT OF WAYS:	± 16.32 AC.

LAND USE CLASSIFICATION CHART:

LAND USE	ACREAGE (AC.)	DWELLING UNITS (DU.)	DENSITY (DU. / AC.)
1. OPEN SPACE/ BUFFER	± 3.00 AC.	0 DU.	0 DU. / AC.
2. MIXED-USE	± 16.00 AC.	30-60 DU.	1.88-3.75 DU. / AC.
3. OPEN SPACE/ BUFFER	± 1.50 AC.	0 DU.	0 DU. / AC.
4. ATTACHED RESIDENTIAL	± 2.50 AC.	30-40 DU.	12-16 DU. / AC.
5. ATTACHED RESIDENTIAL	± 11.00 AC.	258-262 DU.	23.45-23.82 DU. / AC.
6. OPEN SPACE/ BUFFER	± 0.25 AC.	0 DU.	0 DU. / AC.
7. MIXED-USE	± 5.00 AC.	40-90 DU.	8-18 DU. / AC.
8. MIXED-USE	± 2.75 AC.	60-90 DU.	21.82-32.73 DU. / AC.
9. MIXED-USE	± 1.25 AC.	0 DU.	0 DU. / AC.
10. MIXED-USE	± 5.00 AC.	65-140 DU.	13-28 DU. / AC.
11. ATTACHED RESIDENTIAL	± 1.50 AC.	10-70 DU.	6.67-46.67 DU. / AC.
12. OPEN SPACE/ BUFFER	± 1.50 AC.	0 DU.	0 DU. / AC.
13. OPEN SPACE/ BUFFER	± 1.00 AC.	0 DU.	0 DU. / AC.
14. ATTACHED RESIDENTIAL	± 1.25 AC.	10-70 DU.	8-56 DU. / AC.
15. MIXED-USE	± 9.00 AC.	120-210 DU.	13.33-23.33 DU. / AC.
16. MIXED-USE	± 3.50 AC.	80-125 DU.	22.86-35.71 DU. / AC.
17. OPEN SPACE/ BUFFER	± 0.15 AC.	0 DU.	0 DU. / AC.
18. MIXED-USE	± 2.50 AC.	50-140 DU.	20-56 DU. / AC.
19. OPEN SPACE/ BUFFER	± 0.10 AC.	0 DU.	0 DU. / AC.
20. ATTACHED RESIDENTIAL	± 1.25 AC.	15-70 DU.	12-56 DU. / AC.
21. OPEN SPACE/ BUFFER	± 2.00 AC.	0 DU.	0 DU. / AC.
22. MIXED-USE	± 5.00 AC.	0 DU.	0 DU. / AC.

NOTE: THIS LAND USE CLASSIFICATION CHART IS ONLY TO PROVIDE THE CITY OF FRANKLIN AN ESTIMATE FOR THE INTENDED USES AND DENSITIES WITHIN EACH SECTION OF THE DEVELOPMENT. IN THE BEST INTEREST OF THE CITY OF FRANKLIN AND THE APPLICANT, THE LAND OWNERS RESERVE THE RIGHT TO ADJUST THIS CHART BASED ON MARKET CONDITIONS THAT MAY AFFECT THE ABSORPTION OF EITHER RESIDENTIAL UNITS OR COMMERCIAL SQUARE FOOTAGE AS LONG AS THE APPROVED ENTITLEMENTS ARE NOT EXCEEDED.

CONDITIONS OF APPROVAL:

PMFC 01/22/09

1. Modification of Standards:
   a. MOS1 Entrance: This modification of standards request is not necessary - the applicant is requesting to reduce the setback requirement for the Mallory Lane entrance within the McEwen PUD boundary. Since the McEwen PUD already has established setbacks of 0'-15' for one and 0' for the other, the proposed setback reductions (being added to the McEwen PUD boundary with) fall within the same setback standards.
   b. MOS2 Parking Stall Dimensions & Parking: Approve the request to reduce the parking stall depth to 20' for 60 degree angle parking. (Engr)
   c. MOS3 Primary Drive Aisles: Approve the request to remove the requirement for parallel parking spaces along both sides of the primary drive aisle.
   d. MOS4 Off-Street Parking Location and Building Placement in Conventional Areas: Since the lots (and undeveloped areas) on the West McEwen Drive/Mallory Lane intersection (Evening Commission should decide whether the building should be placed on the corner with a minimum of 60 feet in parking between the building and streets along the perimeter of the site, or whether the building may be placed on the corner with parking to the sides (only Mallory Lane or West McEwen Drive). (Plan) Approved the request to allow off-street parking lots containing 60 feet in width between the building and perimeter streets of the site. (Plan)
   e. MOS5 Fences and Walls (and for Screening Vehicular Use Areas): Approve the request to remove the requirement for a 3'-6" solid masonry wall to be located on a major intersection to screen the vehicular use area. (Plan)
   f. MOS6 Maximum Lighting Height: Deny. Approve the request to increase the maximum height (to) for lighting fixtures to 30 feet.
   g. MOS7 Exterior Lighting: Deny the request to allow the wattage of architectural lighting to be proportional to the height and scale of the architectural feature and the request to allow changing light intensity and/or color for architectural enhancements. Changing light intensity and/or color may be used on a temporary basis for Special Events within Special Signage District 2 identified for MOS8. (Codes)
   h. MOS8 Signage Standards: Approve the request to allow signage detailed in Exhibit A & as provided by the applicant with the following conditions (Plan/Codes):
      1) The Modification of Standards for signage only applies to Special Signage Districts 1 and 2, as shown on the map submitted by the applicant on January 6, 2009. All [illegible] signage [illegible] Monitors, [illegible] age will be [illegible]
      2) [illegible] Additional [illegible] Gallery Panels [illegible] Tractor-Trailer [illegible] family oriented [illegible]
      3) [illegible] Moderator [illegible] that [illegible] apply to [illegible] the [illegible] allowed in [illegible] may [illegible] located above [illegible]
      4) [illegible]
      5) [illegible]
2. Street names on all streets (including exhibits) shall be coordinated. Street names shall conform to the approved addressing plan for the McEwen PUD. (Plan)
3. Applicant shall submit a revised master stormwater management plan which encompasses the entire PUD, including the newly added parcel. (Eng)
4. The applicant shall maximize the protection of natural features, develop a site design that minimizes overall site imperviousness, and utilizes natural systems for stormwater management. (Eng)
5. Applicant shall explore green infrastructure practices in lieu of curb and gutter, and grading shall work with existing topography to the maximum extent possible. (Eng)
6. The applicant shall show the floodplain elevation for South Prong Creek. (Eng)
7. The applicant shall show and label the existing sanitary sewer line in the northeast corner of the property. (Eng)
8. The applicant shall label adjacent property owners. (Eng)
9. The applicant shall label ghost subway for McEwen Drive and Mallory Lane. (Eng)
10. On Whole Foods site preliminary layout, the applicant shall ensure that the existing sanitary sewer line that is not to be built over and whatever is on sewer has another source of sanitary sewer. (Eng)
11. The applicant shall depict the proposed driveway connection with McEwen Drive, in accordance with the Franklin Transportation and Street Technical Standards section 3.3.2.e(1)(a)(ii). (Eng)
12. The applicant shall obtain and provide documentation of agreement from the adjoining property owners for the two cross access easements. (The southernmost cross location will require a partial revision on the part of that adjoining property owner). (Eng)
13. The following conditions related to technical requirements shall be addressed:
   a. Twenty-eight copies of the corrected concept plan and pattern book shall be submitted to the Planning Department by the Tuesday prior to the next Board of Mayor and Aldermen meeting in order to be placed on their next regular agenda. (Plan)
   b. Upon final approval by the Board of Mayor and Aldermen, the conditions listed below and any other conditions placed on the project by the Board, shall be corrected with the submittal of nine(9) copies of the revised concept plan and pattern book to the Codes Administration Department prior to the submittal of any subsequent site plans, unless otherwise expressly noted. All revisions to the approved plans shall be "clouded." A response letter, addressing each condition of approval listed below, shall be included with the first site plan submittal. (Plan/Codes)
   c. The corrected Concept Plan(s) shall be submitted at least two weeks prior to submittal of any site plans for this project. This time frame may be reduced by staff, so long as the corrected Concept Plan(s) are submitted prior to Site Plan submittal. Contact the Planning Department to discuss a reduction in this time frame. (Plan/Codes)
   d. The city's project identification number shall be included in the title block of all sheets and on all correspondence with any city department relative to this project. (Plan/Codes)
   e. Because the applicant is not required to submit detailed plans with the submittal of a concept plan, we reserve the right to make additional comments regarding future submittals as that we are not addressing site plan details at this stage. In addition, the applicant shall not assume that any details such as access locations, building locations, parking lot configurations and so forth, are being approved or agreed upon as part of this plan. (Eng)
14. Pedestrian connections shall be made to the sidewalks that are on both West McEwen Drive and Mallory Lane at the site plan level, or a pedestrian circulation map shall be shown so that it is clear that this has been thought out by the applicant.

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www.kimley-horn.com
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Franklin, TN 37067
Main: 615.708.0567
www.kiservogrin.com

GARY MICHAEL VOGRIN — REGISTERED — TENNESSEE — AGRICULTURE — LANDSCAPE ARCHITECT
06-04-2020

McEWEN P.U.D. SUBDIVISION
REGULATING PLAN, SECTION ONE & TWO
EIGHTH & NINTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REVISIONS:

1	12-02-10 CITY OF FRANKLIN COMMENTS
2	01-19-11 CITY OF FRANKLIN COMMENTS
3	
4	
5	
6	

DATE: 11-09-10
JOB #: 218011
C.O.F. PROJECT #: 2150

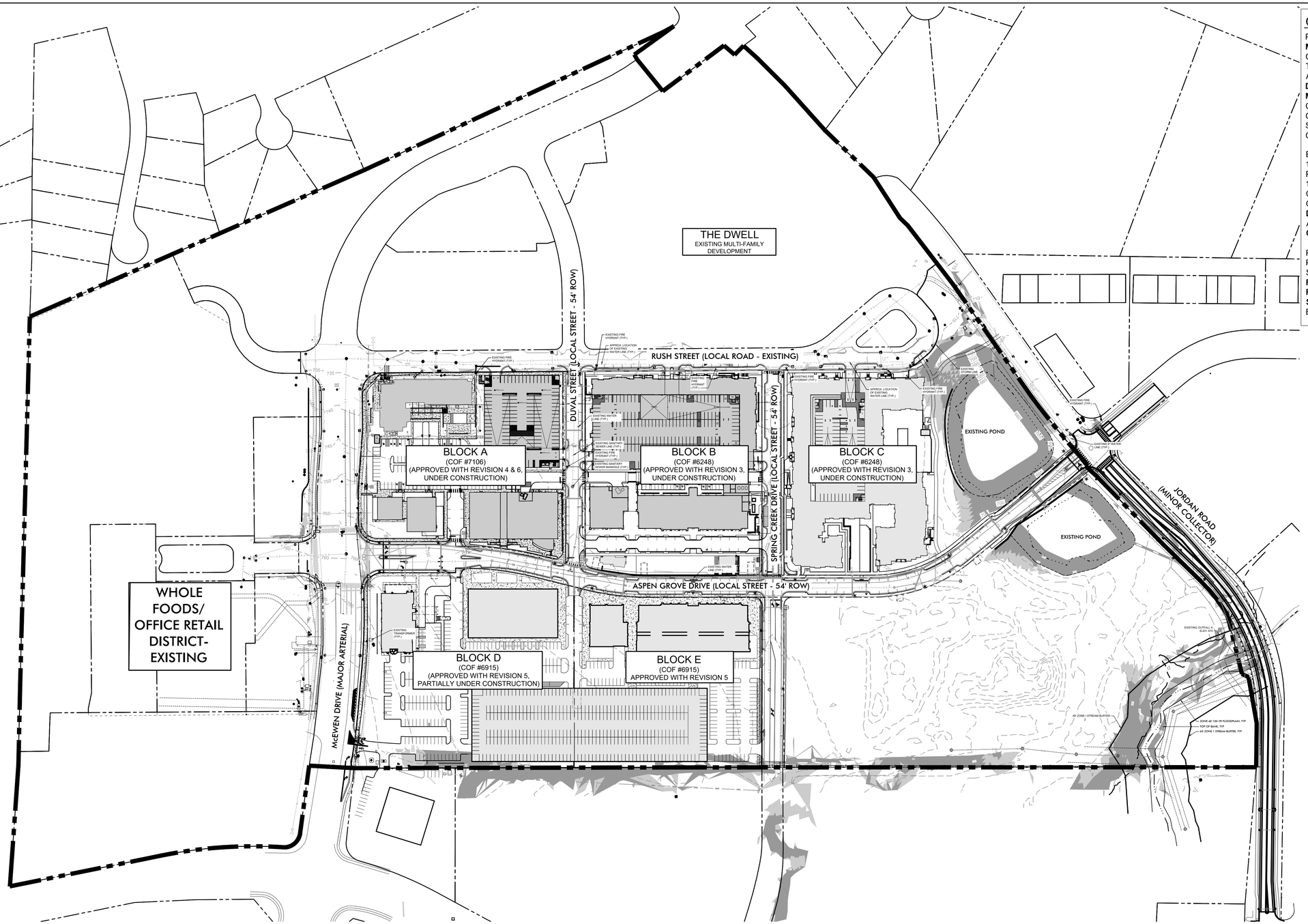
APPROVED CONCEPT PLAN

SHEET NO.
RP-6

REVISIONS:
06-04-2020 REVISIONS PER COF STAFF COMMENTS

McEwen Place Town Center, Revision 7
(BLOCKS D,E,F &G) PUD DEVELOPMENT PLAN
LAST BOMA-APPROVED DEVELOPMENT PLAN
COF# 7259
Franklin, Williamson Co, TN

DATE: 05.11.2020
DESIGN BY: GMV
DRAWN BY: KMA
CHECKED BY: GMV
Q.C. BY: CBW
SCALE: 1"=NTS
PROJECT #: 20001
SHEET NUMBER:
C0.1



OVERALL SITE DATA

PROJECT NAME:
McEWEN PLACE TOWN CENTER
COF PROJECT NUMBER: **7259**
TAX MAP, PARCEL NUMBERS: **062- 02204-02225**
ADDRESS: **INTERSECTION OF ASPEN GROVE DRIVE, McEWEN DRIVE, JORDAN ROAD, & MALLORY LANE**
CITY: **FRANKLIN**
COUNTY: **WILLIAMSON**
STATE: **TENNESSEE**
CIVIL DISTRICT: **8**

EXISTING ZONING: **PD - PLANNED DISTRICT**
10.18 DU/A | 1,144,000 Non-Residential SF | 150 Hotel Keys
PROPOSED ZONING: **PD-PLANNED DISTRICT**
12.76 DU/A | 1,156,378 Non-Residential SF | 315 Hotel Keys
CHARACTER AREA OVERLAY: **MECO-4**
OTHER APPLICABLE OVERLAYS: **HEIGHT OVERLAY DISTRICT (HTO), FLOOD FRINGE OVERLAY (FFO)**
APPLICABLE DEVELOPMENT STANDARD: **CONVENTIONAL**

PUD SITE ACREAGE: **+/- 93.32 AC**
PUD SITE SQUARE FOOTAGE: **+/- 4,065,019 SF**
SETBACKS:
FRONT: 0'-15'
REAR: 0'-5'
SIDE: 0'
BUILDING HEIGHTS: **HTO, 1-10 STORIES**

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF 1983 AND IS GPS DERIVED. VERTICAL DATUM IS NAVD 88 AND IS BASED ON GEOID MODEL 2012A.
2. BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY HARRAH & ASSOCIATES, DATED DECEMBER 12, 2014. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
4. A PORTION OF THIS PROJECT IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 47187C0204F AND 47187C0212F, DATED SEPTEMBER 29, 2006, ZONE "X".

STORMWATER NARRATIVE

IN THE CURRENT CONDITION, DURING A STORM EVENT STORMWATER SHEET FLOWS FOR THE FIRST 100' BEFORE MOVING TO SHALLOW CONCENTRATED FLOW WHERE IT DISCHARGES INTO WET RETENTION PONDS ON THE NORTHERN PORTION OF THE SITE. ONCE THE WATER SURFACE ELEVATION RISES IT DISCHARGES INTO AN EXISTING OUTLET STRUCTURE AT THE NORTH OF THE SITE AT ELEVATION = 689.3.

PLANNED ROADWAY NETWORK NOTE

1. NO PORTIONS OF THE PLANNED ROADWAY NETWORK ARE WITHIN 1500' OF THE SITE PER THE FRANKLIN MAJOR THOROUGHFARE PLAN.

SLOPE LEGEND

EXISTING SLOPES	SHADE
14-19.99%	
20%+	

Survey Prepared by:
Harrah and Associates
504 Autumn Spring Court
Suite B-15
Franklin, Tn. 37067
615.778.0863

OUTFALL A GRADING AND DRAINAGE CHART

	PRE-DEV OFFSITE	PRE-DEV ONSITE
TOTAL AREA (ACRES)	+/- 8.87 AC	44.89 AC
IMPERVIOUS AREA (ACRES)	+/- 6.20 AC	0
DISTURBED AREA (ACRES)	0	0
2-YEAR STORM FLOW RATE	19.34 CFS	27.80 CFS
5-YEAR STORM FLOW RATE	25.53 CFS	48.19 CFS
10-YEAR STORM FLOW RATE	30.67 CFS	66.25 CFS
25-YEAR STORM FLOW RATE	37.64 CFS	94.64 CFS
50-YEAR STORM FLOW RATE	43.03 CFS	119.41 CFS
100-YEAR STORM FLOW RATE	49.00 CFS	145.92 CFS

ADDITIONAL NOTES:
1. MINERAL RIGHTS OWNED BY OWNER.

0 120 240 360
SCALE: 1"= 120'

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Nashville, TN 37204
Main: 615.564.2701
www.kimley-horn.com
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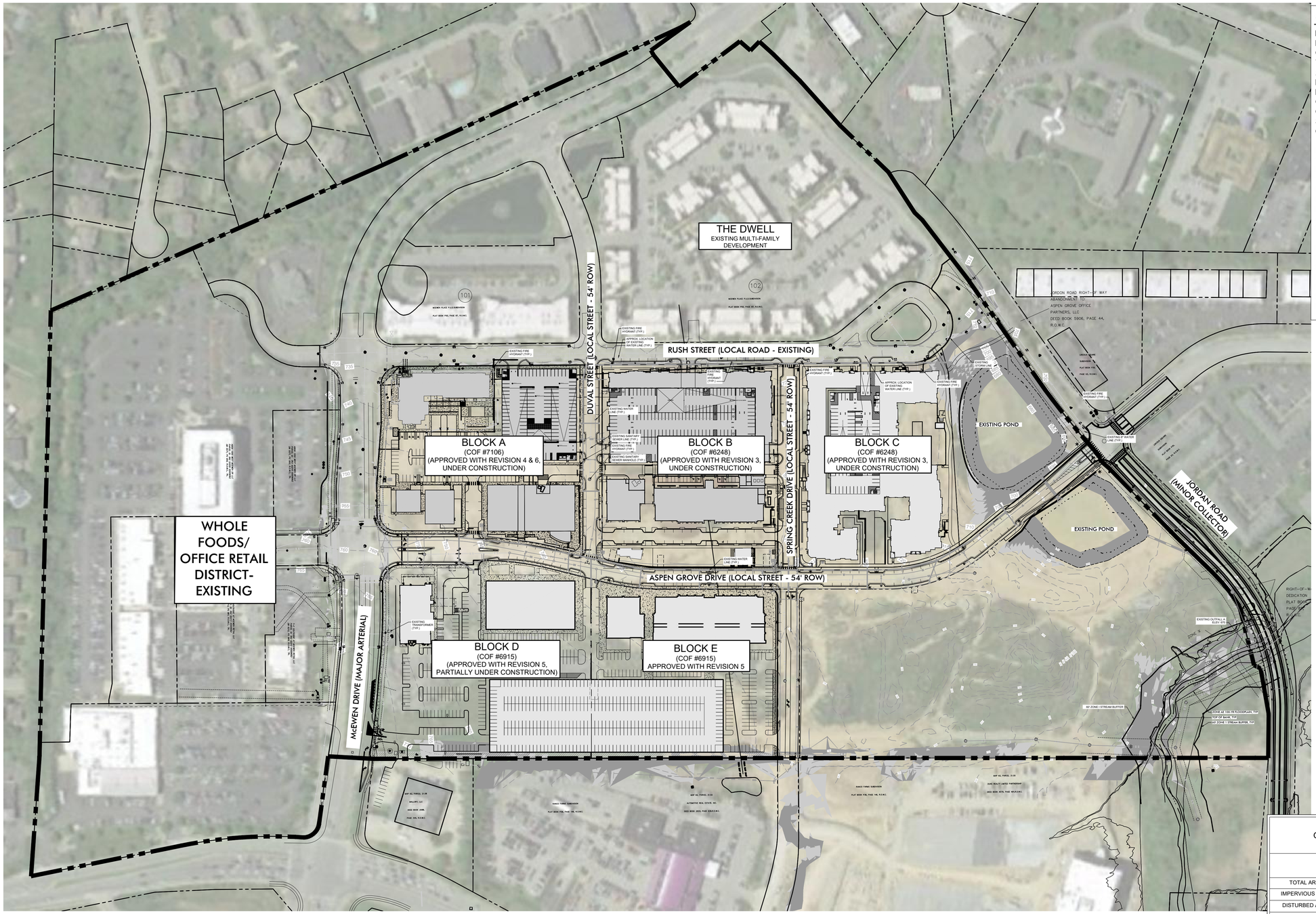
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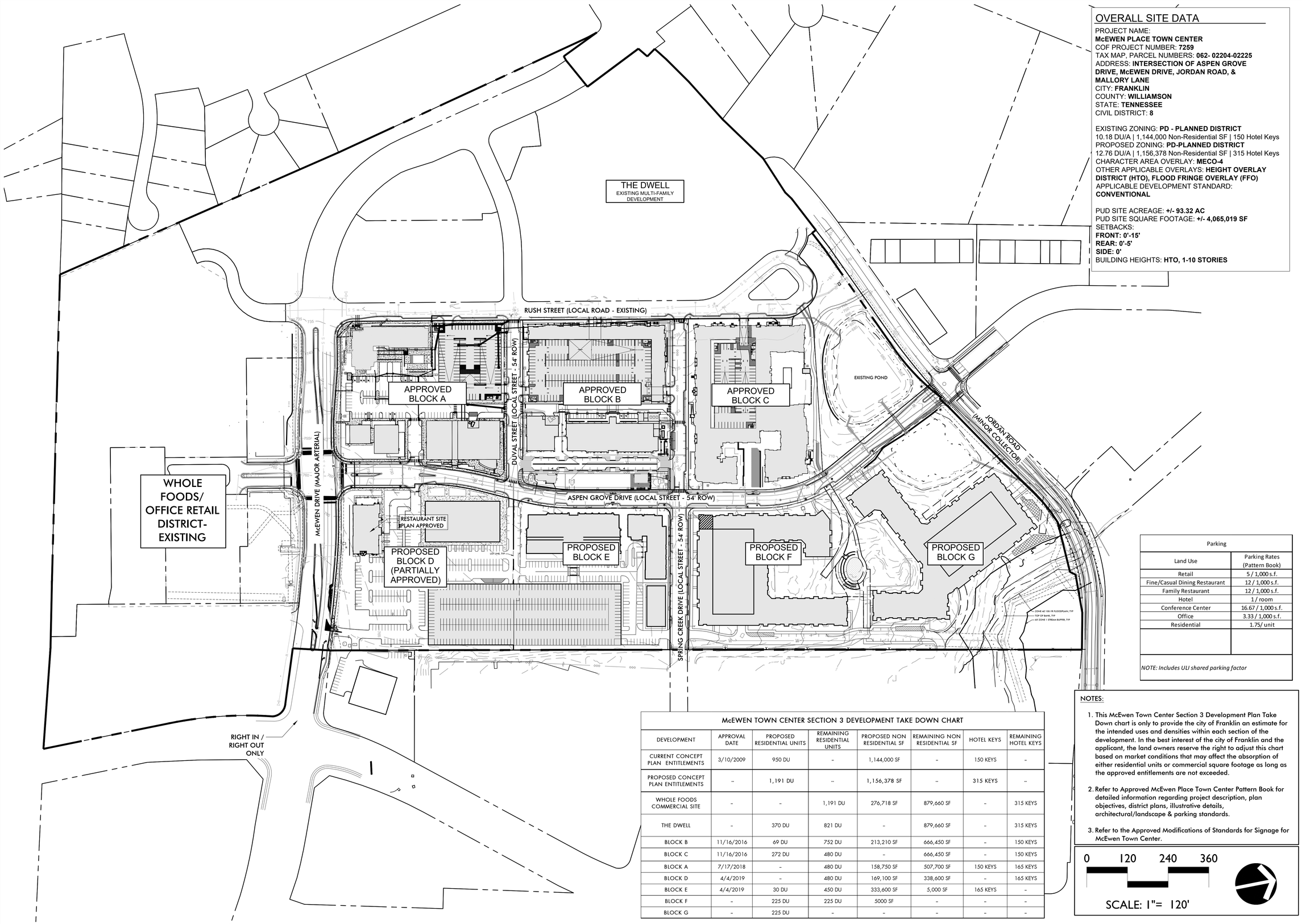
GARY MICHAEL VOGRIN
REGISTERED
AGRICULTURE
LANDSCAPE
TENNESSEE
LANDSCAPE ARCHITECT
06-04-2020

McEwen Place Town Center, Revision 7
(BLOCKS D,E,F &G) PUD DEVELOPMENT PLAN
EXISTING CONDITIONS PLAN
COF# 7259
Franklin, Williamson Co, TN

REVISIONS:
06-04-2020 REVISIONS PER COF STAFF COMMENTS

DATE: 05.11.2020
DESIGNED BY: GMV
DRAWN BY: KMK
CHECKED BY: GMV
Q.C. BY: CBW
SCALE: 1"=120'
PROJECT #: 20001
SHEET NUMBER:
C1.0


THE DWELL
EXISTING MULTI-FAMILY DEVELOPMENT
RUSH STREET (LOCAL ROAD - EXISTING)
DUVAL STREET (LOCAL STREET - 54' ROW)
SPRING CREEK DRIVE (LOCAL STREET - 54' ROW)
ASPEN GROVE DRIVE (LOCAL STREET - 54' ROW)
McEWEN DRIVE (MAJOR ARTERIAL)
JORDAN ROAD (MINOR COLLECTOR)
BLOCK A
(COF #7106)
(APPROVED WITH REVISION 4 & 6, UNDER CONSTRUCTION)
BLOCK B
(COF #6248)
(APPROVED WITH REVISION 3, UNDER CONSTRUCTION)
BLOCK C
(COF #6248)
(APPROVED WITH REVISION 3, UNDER CONSTRUCTION)
BLOCK D
(COF #6915)
(APPROVED WITH REVISION 5, PARTIALLY UNDER CONSTRUCTION)
BLOCK E
(COF #6915)
APPROVED WITH REVISION 5
WHOLE FOODS/ OFFICE RETAIL DISTRICT- EXISTING
EXISTING POND
JORDAN ROAD RIGHT-OF WAY ABANDONMENT TO ASPEN GROVE OFFICE PARTNERS, LLC DEED BOOK 5906, PAGE 44, R.O.W.C.
EXISTING OUTFALL A ELEV: 670
EXISTING OUTFALL B ELEV: 675
EXISTING FIRE HYDRANT (TYP.)
EXISTING WATER LINE (TYP.)
EXISTING STORM LINE
EXISTING SANITARY SEWER MANHOLE (TYP.)
EXISTING TRANSFORMER (TYP.)
APPROX. LOCATION OF EXISTING WATER LINE (TYP.)
EXISTING WATER VALVE
EXISTING GAS VALVE
EXISTING GAS METER
EXISTING WATER METER
EXISTING SIGN
EXISTING MAILBOX
EXISTING POWER POLE
EXISTING LIGHT POLE
EXISTING TREE LINE
EXISTING CONTOUR
EXISTING SPOT ELEVATION
EXISTING CURB INLET
EXISTING FLOW ARROW
EXISTING CONCRETE
EXISTING ASPHALT
EXISTING GRAVEL
EXISTING BUILDING
EXISTING CONCRETE CURB
EXISTING CURB & GUTTER
EXISTING SIDEWALK
EXISTING RETAINING WALL
EXISTING FENCE
EXISTING GUARDRAIL
EXISTING CROSSWALK
EXISTING STRIPING
EXISTING STOP BAR
EXISTING STOP SIGN
EXISTING TRAFFIC SIGNAL
EXISTING TRAFFIC SIGNAL BOX
EXISTING TRAFFIC SIGNAL POLE
EXISTING TRAFFIC SIGNAL MAST ARM
EXISTING TRAFFIC SIGNAL CONTROLLER
EXISTING TRAFFIC SIGNAL CABINET
EXISTING TRAFFIC SIGNAL CONDUIT
EXISTING TRAFFIC SIGNAL PULL BOX
EXISTING TRAFFIC SIGNAL CAMERA
EXISTING TRAFFIC SIGNAL DETECTOR
EXISTING TRAFFIC SIGNAL LOOP



OVERALL SITE DATA

PROJECT NAME:
McEWEN PLACE TOWN CENTER
COF PROJECT NUMBER: **7259**
TAX MAP, PARCEL NUMBERS: **062- 02204-02225**
ADDRESS: **INTERSECTION OF ASPEN GROVE DRIVE, McEWEN DRIVE, JORDAN ROAD, & MALLORY LANE**
CITY: **FRANKLIN**
COUNTY: **WILLIAMSON**
STATE: **TENNESSEE**
CIVIL DISTRICT: **8**

EXISTING ZONING: **PD - PLANNED DISTRICT**
10.18 DU/A | 1,144,000 Non-Residential SF | 150 Hotel Keys
PROPOSED ZONING: **PD-PLANNED DISTRICT**
12.76 DU/A | 1,156,378 Non-Residential SF | 315 Hotel Keys
CHARACTER AREA OVERLAY: **MECO-4**
OTHER APPLICABLE OVERLAYS: **HEIGHT OVERLAY DISTRICT (HTO), FLOOD FRINGE OVERLAY (FFO)**
APPLICABLE DEVELOPMENT STANDARD: **CONVENTIONAL**

PUD SITE ACREAGE: **+/- 93.32 AC**
PUD SITE SQUARE FOOTAGE: **+/- 4,065,019 SF**
SETBACKS:
FRONT: 0'-15'
REAR: 0'-5'
SIDE: 0'
BUILDING HEIGHTS: **HTO, 1-10 STORIES**

Parking	
Land Use	Parking Rates (Pattern Book)
Retail	5 / 1,000 s.f.
Fine/Casual Dining Restaurant	12 / 1,000 s.f.
Family Restaurant	12 / 1,000 s.f.
Hotel	1 / room
Conference Center	16.67 / 1,000 s.f.
Office	3.33 / 1,000 s.f.
Residential	1.75/ unit
NOTE: Includes ULI shared parking factor	

McEWEN TOWN CENTER SECTION 3 DEVELOPMENT TAKE DOWN CHART

DEVELOPMENT	APPROVAL DATE	PROPOSED RESIDENTIAL UNITS	REMAINING RESIDENTIAL UNITS	PROPOSED NON RESIDENTIAL SF	REMAINING NON RESIDENTIAL SF	HOTEL KEYS	REMAINING HOTEL KEYS
CURRENT CONCEPT PLAN ENTITLEMENTS	3/10/2009	950 DU	--	1,144,000 SF	--	150 KEYS	--
PROPOSED CONCEPT PLAN ENTITLEMENTS	--	1,191 DU	--	1,156,378 SF	--	315 KEYS	--
WHOLE FOODS COMMERCIAL SITE	--	--	1,191 DU	276,718 SF	879,660 SF	--	315 KEYS
THE DWELL	--	370 DU	821 DU	--	879,660 SF	--	315 KEYS
BLOCK B	11/16/2016	69 DU	752 DU	213,210 SF	666,450 SF	--	150 KEYS
BLOCK C	11/16/2016	272 DU	480 DU	--	666,450 SF	--	150 KEYS
BLOCK A	7/17/2018	--	480 DU	158,750 SF	507,700 SF	150 KEYS	165 KEYS
BLOCK D	4/4/2019	--	480 DU	169,100 SF	338,600 SF	--	165 KEYS
BLOCK E	4/4/2019	30 DU	450 DU	333,600 SF	5,000 SF	165 KEYS	--
BLOCK F	--	225 DU	225 DU	5000 SF	--	--	--
BLOCK G	--	225 DU	--	--	--	--	--

NOTES:

1. This McEwen Town Center Section 3 Development Plan Take Down chart is only to provide the city of Franklin an estimate for the intended uses and densities within each section of the development. In the best interest of the city of Franklin and the applicant, the land owners reserve the right to adjust this chart based on market conditions that may affect the absorption of either residential units or commercial square footage as long as the approved entitlements are not exceeded.
2. Refer to Approved McEwen Place Town Center Pattern Book for detailed information regarding project description, plan objectives, district plans, illustrative details, architectural/landscape & parking standards.
3. Refer to the Approved Modifications of Standards for Signage for McEwen Town Center.

0 120 240 360

SCALE: 1"= 120'

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www.kimley-horn.com
gpmtn: kimley-horn and Associates, Inc.

KV+D KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste. 100
Franklin, TN 37067
Main: 615.708.0567
www.kiservogrin.com

GARY MICHAEL VOGRIN — REGISTERED — AGRICULTURE — TENNESSEE — LANDSCAPE ARCHITECT
06-04-2020

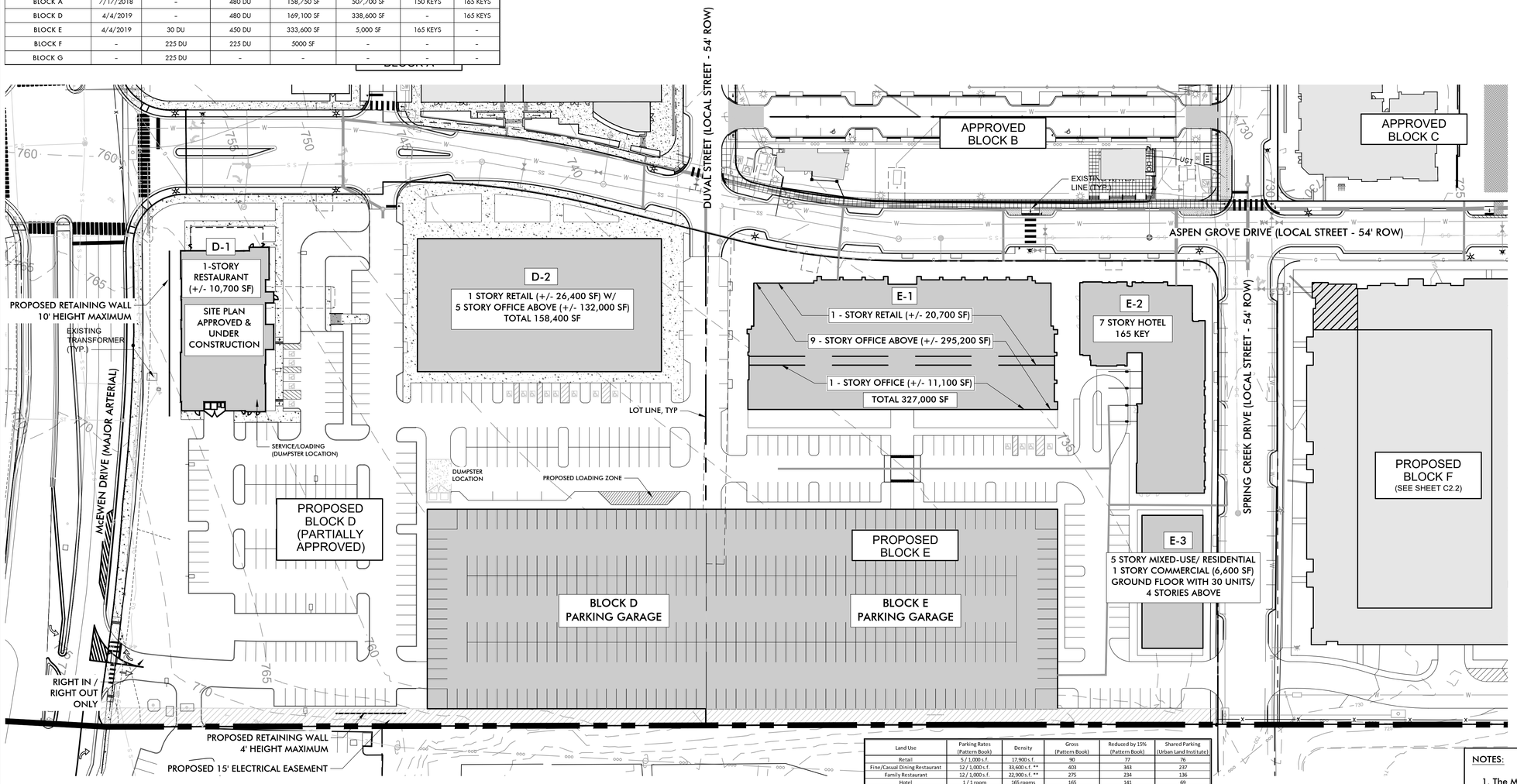
McEwen Place Town Center, Revision 7
(BLOCKS D,E,F &G) PUD DEVELOPMENT PLAN
DEVELOPMENT PLAN
COF# 7259
Franklin, Williamson Co, TN

REVISIONS:
06-04-2020 REVISIONS PER COF STAFF COMMENTS

DATE: 05.11.2020
DESIGNED BY: CMW
DRAWN BY: KMR
CHECKED BY: GMV
Q.C. BY: CBW
SCALE: 1"=120'
PROJECT #: 20001
SHEET NUMBER:
C2.0

McEWEN TOWN CENTER SECTION 3 DEVELOPMENT TAKE DOWN CHART

DEVELOPMENT	APPROVAL DATE	PROPOSED RESIDENTIAL UNITS	REMAINING RESIDENTIAL UNITS	PROPOSED NON RESIDENTIAL SF	REMAINING NON RESIDENTIAL SF	HOTEL KEYS	REMAINING HOTEL KEYS
CURRENT CONCEPT PLAN ENTITLEMENTS	3/10/2009	950 DU	--	1,144,000 SF	--	150 KEYS	--
PROPOSED CONCEPT PLAN ENTITLEMENTS	--	1,191 DU	--	1,156,378 SF	--	315 KEYS	--
WHOLE FOODS COMMERCIAL SITE	--	--	1,191 DU	276,718 SF	879,660 SF	--	315 KEYS
THE DWELL	--	370 DU	821 DU	--	879,660 SF	--	315 KEYS
BLOCK B	11/16/2016	69 DU	752 DU	213,210 SF	666,450 SF	--	150 KEYS
BLOCK C	11/16/2016	272 DU	480 DU	--	666,450 SF	--	150 KEYS
BLOCK A	7/17/2018	--	480 DU	158,750 SF	507,700 SF	150 KEYS	165 KEYS
BLOCK D	4/4/2019	--	480 DU	169,100 SF	338,600 SF	--	165 KEYS
BLOCK E	4/4/2019	30 DU	450 DU	333,600 SF	5,000 SF	165 KEYS	--
BLOCK F	--	225 DU	225 DU	5000 SF	--	--	--
BLOCK G	--	225 DU	--	--	--	--	--



Land Use	Parking Rates (Pattern Book)	Density	Gross (Pattern Book)	Reduced by 15% (Pattern Book)	Shared Parking (Urban Land Institute)
Retail	5 / 1,000 s.f.	17,900 s.f.	90	77	76
Fine/Casual Dining Restaurant	12 / 1,000 s.f.	33,600 s.f. **	403	343	237
Family Restaurant	12 / 1,000 s.f.	22,900 s.f. **	275	234	136
Hotel	1 / 1 room	165 rooms	165	141	69
Conference Room (in Hotel)	16.67 / 1,000 s.f.	3,000 s.f.	50	43	28
Residential	1.75 / 1 d.u.	30 d.u.	53	46	38
Office	3.33 / 1,000 s.f.	438,300 s.f.	1460	1241	1242
		TOTAL	2496	2125 14.9% reduction	1826 26.8% reduction

NOTES: ** Includes 5,000 s.f. of outdoor patio for each restaurant type*

NOTES: Updated Densities as of **05/08/2020** --> Peak Period is December, Weekday, 2:00pm

SITE DATA - BLOCK D

PROJECT NAME: **McEWEN TOWN CENTER SECTION 3**
COF PROJECT NUMBER: **7259**
MAP, PARCEL NUMBER: **062--02223**
ADDRESS: **INTERSECTION OF ASPEN GROVE DRIVE, McEWEN DRIVE & SPRING CREEK DRIVE**
CITY: **FRANKLIN**
COUNTY: **WILLIAMSON**
STATE: **TENNESSEE**
CIVIL DISTRICT: **8**

EXISTING ZONING: **PD - PLANNED DISTRICT** 10.18 DU/A
PROPOSED ZONING: **PD-PLANNED DISTRICT** 12.76 DU/A

CHARACTER AREA OVERLAY: **MECO-4**
OTHER APPLICABLE OVERLAYS: **HEIGHT OVERLAY DISTRICT (HTO), FLOOD FRINGE OVERLAY (FFO)**
APPLICABLE DEVELOPMENT STANDARD: **CONVENTIONAL**
SITE ACREAGE: **+/- 5.75 AC**
SITE SQUARE FOOTAGE: **+/- 250,392.72 SF**
PUD SITE ACREAGE: **+/- 93.32 AC**
PUD SITE SQUARE FOOTAGE: **+/- 4,065,019 SF**

TREE CANOPY: **N/A**
PARKLAND DEDICATION REQUIREMENT: **SEE SHEET C0.0 AND SUPPLEMENTAL FORMAL PARKLAND DEDICATION APPLICATION**
OPEN SPACE: REFER TO OPEN SPACE TAKE DOWN CHART ON SHEET C0.0 FOR DATA

BUILDING SQUARE FOOTAGE: REFER TO TAKE DOWN CHART ON THIS SHEET ABOVE FOR DATA
BUILDING HEIGHT: **1-6 STORIES**

MINIMUM PERIMETER REQUIRED SETBACK LINES (PER PATTERN BOOK):
YARD FRONTING ON ANY STREET: **0-15 FEET**
SIDE YARD: **0-5 FEET**
REAR YARD: **0 FEET**

DEVELOPERS:
BOYLE NASHVILLE LLC
2000 MERIDIAN BLVD. STE 250
FRANKLIN, TN 37067
CONTACT: ADAM BALLASH
615.550.5583
ABALLASH@BOYLE.COM

APPLICANT:
KISER & VOGRIN DESIGN
5005 MERIDIAN BLVD. STE 100
FRANKLIN, TN 37067
CONTACT: GARY VOGRIN
615.708.0567
GARY@KISERVOGRIN.COM

SITE DATA - BLOCK E

PROJECT NAME: **McEWEN TOWN CENTER SECTION 3**
COF PROJECT NUMBER: **7259**
MAP, PARCEL NUMBER: **062--02223**
ADDRESS: **INTERSECTION OF ASPEN GROVE DRIVE, McEWEN DRIVE & SPRING CREEK DRIVE**
CITY: **FRANKLIN**
COUNTY: **WILLIAMSON**
STATE: **TENNESSEE**
CIVIL DISTRICT: **8**

EXISTING ZONING: **PD - PLANNED DISTRICT** 10.18 DU/A
PROPOSED ZONING: **PD-PLANNED DISTRICT** 12.76 DU/A

CHARACTER AREA OVERLAY: **MECO-4**
OTHER APPLICABLE OVERLAYS: **HEIGHT OVERLAY DISTRICT (HTO), FLOOD FRINGE OVERLAY (FFO)**
APPLICABLE DEVELOPMENT STANDARD: **CONVENTIONAL**
SITE ACREAGE: **+/- 4.46 AC**
SITE SQUARE FOOTAGE: **+/- 194,477.55 SF**
PUD SITE ACREAGE: **+/- 93.32 AC**
PUD SITE SQUARE FOOTAGE: **+/- 4,065,019 SF**

TREE CANOPY: **N/A**
PARKLAND DEDICATION REQUIREMENT: **SEE SHEET C0.0 AND SUPPLEMENTAL FORMAL PARKLAND DEDICATION APPLICATION**
OPEN SPACE: REFER TO OPEN SPACE TAKE DOWN CHART ON SHEET C0.0 FOR DATA

BUILDING SQUARE FOOTAGE: REFER TO TAKE DOWN CHART ON THIS SHEET ABOVE FOR DATA
BUILDING HEIGHT: **5-10 STORIES**

MINIMUM PERIMETER REQUIRED SETBACK LINES (PER PATTERN BOOK):
YARD FRONTING ON ANY STREET: **0-15 FEET**
SIDE YARD: **0-5 FEET**
REAR YARD: **0 FEET**

DEVELOPERS:
BOYLE NASHVILLE LLC
2000 MERIDIAN BLVD. STE 250
FRANKLIN, TN 37067
CONTACT: ADAM BALLASH
615.550.5583
ABALLASH@BOYLE.COM

APPLICANT:
KISER & VOGRIN DESIGN
5005 MERIDIAN BLVD. STE 100
FRANKLIN, TN 37067
CONTACT: GARY VOGRIN
615.708.0567
GARY@KISERVOGRIN.COM

PARKING DATA - BLOCKS D & E

REQUIRED OVERALL SHARED PARKING:
*APPLYING THE ULI SHARED PARKING MODEL TO THE BASE PARKING RATES PROVIDED IN THE KIMLEY-HORN & ASSOCIATES ULI SHARED PARKING EVALUATION, PER THE TABLE ABOVE.

BLOCK D PROVIDED PARKING:
PARKING DECK = 642 SPACES
SURFACE PARKING:
PARALLEL SPACES = 22 SPACES
HEAD-IN PARKING = 203 SPACES
TOTAL PARKING PROVIDED: **867 SPACES**

BLOCK E PROVIDED PARKING :
PARKING DECK = 850 SPACES
SURFACE PARKING:
PARALLEL SPACES = 30 SPACES
HEAD-IN PARKING = 83 SPACES
TOTAL PARKING PROVIDED: **963 SPACES**

BLOCK D & E OVERALL PARKING:

TOTAL REQUIRED PARKING: **1,826 SPACES**
TOTAL PROVIDED PARKING: **1,830 SPACES**

* REFER TO THE KIMLEY HORN & ASSOCIATES ULI SHARED PARKING EVALUATION UPDATE DATED 05/08/2020 FOR FURTHER INFORMATION, INCLUDING TRIP GENERATION STUDIES.

NOTES:

1. The McEwen Town Center Section 3 Development Take Down chart is only to provide the city of Franklin an estimate for the intended uses and densities within each section of the development. In the best interest of the City of Franklin and the applicant, the land owners reserve the right to adjust this chart based on market conditions that may affect the absorption of either residential units or commercial square footage as long as the approved entitlements are not exceeded.
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3. Refer to the Approved Modifications of Standards for Signage for McEwen Town Center.

0 50 100 150

SCALE: 1"= 50'

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GARY MICHAEL VOGRIN REGISTERED TENNESSEE LANDSCAPE ARCHITECT 1524
06-04-2020

McEwen Place Town Center, Revision 7
(BLOCKS D,E,F &G) PUD DEVELOPMENT PLAN
ENLARGED D&E DEVELOPMENT PLAN
COF# 7259
Franklin, Williamson Co, TN

REVISIONS:
06-04-2020 REVISIONS PER COF STAFF COMMENTS

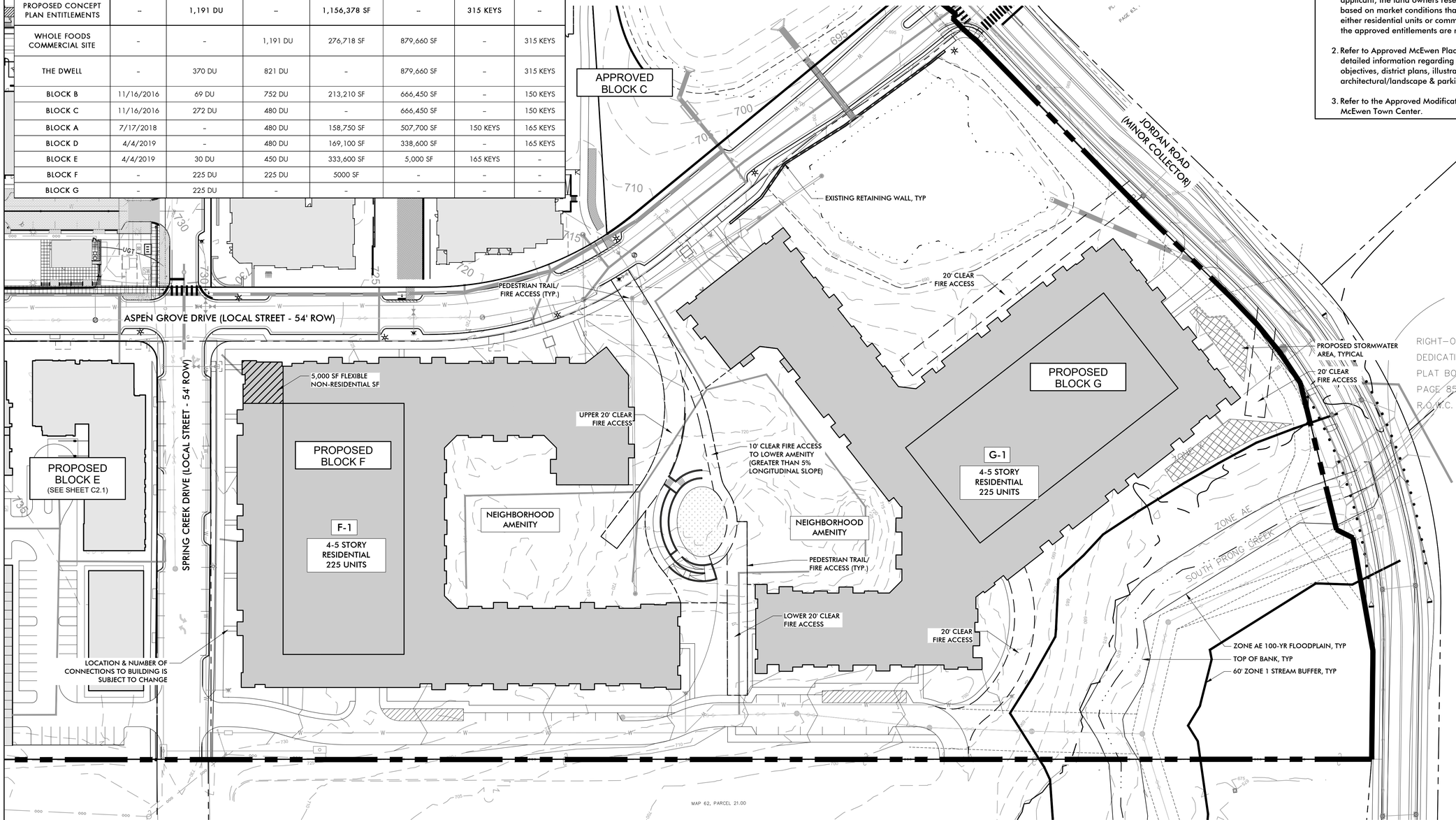
DATE: 05.11.2020
DESIGN BY: KMV
DRAWN BY: KMV
CHECKED BY: GMV
Q.C. BY: CBV
SCALE: 1"=50'
PROJECT #: 20001
SHEET NUMBER:
C2.1

McEWEN TOWN CENTER SECTION 3 DEVELOPMENT TAKE DOWN CHART

DEVELOPMENT	APPROVAL DATE	PROPOSED RESIDENTIAL UNITS	REMAINING RESIDENTIAL UNITS	PROPOSED NON RESIDENTIAL SF	REMAINING NON RESIDENTIAL SF	HOTEL KEYS	REMAINING HOTEL KEYS
CURRENT CONCEPT PLAN ENTITLEMENTS	3/10/2009	950 DU	–	1,144,000 SF	–	150 KEYS	–
PROPOSED CONCEPT PLAN ENTITLEMENTS	–	1,191 DU	–	1,156,378 SF	–	315 KEYS	–
WHOLE FOODS COMMERCIAL SITE	–	–	1,191 DU	276,718 SF	879,660 SF	–	315 KEYS
THE DWELL	–	370 DU	821 DU	–	879,660 SF	–	315 KEYS
BLOCK B	11/16/2016	69 DU	752 DU	213,210 SF	666,450 SF	–	150 KEYS
BLOCK C	11/16/2016	272 DU	480 DU	–	666,450 SF	–	150 KEYS
BLOCK A	7/17/2018	–	480 DU	158,750 SF	507,700 SF	150 KEYS	165 KEYS
BLOCK D	4/4/2019	–	480 DU	169,100 SF	338,600 SF	–	165 KEYS
BLOCK E	4/4/2019	30 DU	450 DU	333,600 SF	5,000 SF	165 KEYS	–
BLOCK F	–	225 DU	225 DU	5000 SF	–	–	–
BLOCK G	–	225 DU	–	–	–	–	–

NOTES:

1. This McEwen Town Center Section 3 Development Plan Take Down chart is only to provide the city of Franklin an estimate for the intended uses and densities within each section of the development. In the best interest of the city of Franklin and the applicant, the land owners reserve the right to adjust this chart based on market conditions that may affect the absorption of either residential units or commercial square footage as long as the approved entitlements are not exceeded.
2. Refer to Approved McEwen Place Town Center Pattern Book for detailed information regarding project description, plan objectives, district plans, illustrative details, architectural/landscape & parking standards.
3. Refer to the Approved Modifications of Standards for Signage for McEwen Town Center.



SITE DATA - BLOCK F

PROJECT NAME: **McEWEN TOWN CENTER**
COF PROJECT NUMBER: **7259**
MAP, PARCEL NUMBER: **062--02222**
ADDRESS: **INTERSECTION OF ASPEN GROVE DRIVE, McEWEN DRIVE & SPRING CREEK DRIVE**
CITY: **FRANKLIN**
COUNTY: **WILLIAMSON**
STATE: **TENNESSEE**
CIVIL DISTRICT: **8**

EXISTING ZONING: **PD - PLANNED DISTRICT** 10.18 DU/A
PROPOSED ZONING: **PD-PLANNED DISTRICT** 12.76 DU/A

CHARACTER AREA OVERLAY: **MECO-4**
OTHER APPLICABLE OVERLAYS: **HEIGHT OVERLAY DISTRICT (HTO), FLOOD FRINGE OVERLAY (FFO)**
APPLICABLE DEVELOPMENT STANDARD: **CONVENTIONAL**
SITE ACREAGE: **+/- 5.00 AC**
SITE SQUARE FOOTAGE: **+/- 217,632 SF**
PUD SITE ACREAGE: **+/- 93.32 AC**
PUD SITE SQUARE FOOTAGE: **+/- 4,065,019 SF**

TREE CANOPY: **N/A**
PARKLAND DEDICATION REQUIREMENT: **SEE SHEET C0.0 AND SUPPLEMENTAL FORMAL PARKLAND DEDICATION APPLICATION**
OPEN SPACE: **REFER TO OPEN SPACE TAKE DOWN CHART ON SHEET C0.0 FOR DATA**

BUILDING SQUARE FOOTAGE: REFER TO TAKE DOWN CHART ON THIS SHEET ABOVE FOR DATA
BUILDING HEIGHT: **4-5 STORIES**

MINIMUM PERIMETER REQUIRED SETBACK LINES (PER PATTERN BOOK):
YARD FRONTING ON ANY STREET: **0-15 FEET**
SIDE YARD: **0-5 FEET**
REAR YARD: **0 FEET**

DEVELOPERS:
NORTHWOOD RAVIN
1057 EAST MOREHEAD STREET
SUITE 300
CHARLOTTE, NC 28204
CONTACT: JEFF FURMAN
919.354.3677

APPLICANT:
KISER & VOGRIN DESIGN
5005 MERIDIAN BLVD. STE 100
FRANKLIN, TN 37067
CONTACT: GARY VOGRIN
615.708.0567
GARY@KISERVOGRIN.COM

SITE DATA - BLOCK G

PROJECT NAME: **McEWEN TOWN CENTER**
COF PROJECT NUMBER: **7259**
MAP, PARCEL NUMBER: **062--02222**
ADDRESS: **INTERSECTION OF ASPEN GROVE DRIVE, McEWEN DRIVE & SPRING CREEK DRIVE**
CITY: **FRANKLIN**
COUNTY: **WILLIAMSON**
STATE: **TENNESSEE**
CIVIL DISTRICT: **8**

EXISTING ZONING: **PD - PLANNED DISTRICT** 10.18 DU/A
PROPOSED ZONING: **PD-PLANNED DISTRICT** 12.76 DU/A

CHARACTER AREA OVERLAY: **MECO-4**
OTHER APPLICABLE OVERLAYS: **HEIGHT OVERLAY DISTRICT (HTO), FLOOD FRINGE OVERLAY (FFO)**
APPLICABLE DEVELOPMENT STANDARD: **CONVENTIONAL**
SITE ACREAGE: **+/- 8.48 AC**
SITE SQUARE FOOTAGE: **+/- 369,487 SF**
PUD SITE ACREAGE: **+/- 93.32 AC**
PUD SITE SQUARE FOOTAGE: **+/- 4,065,019 SF**

TREE CANOPY: **N/A**
PARKLAND DEDICATION REQUIREMENT: **SEE SHEET C0.0 AND SUPPLEMENTAL FORMAL PARKLAND DEDICATION APPLICATION**
OPEN SPACE: **REFER TO OPEN SPACE TAKE DOWN CHART ON SHEET C0.0 FOR DATA**

BUILDING SQUARE FOOTAGE: REFER TO TAKE DOWN CHART ON THIS SHEET ABOVE FOR DATA
BUILDING HEIGHT: **4-5 STORIES**

MINIMUM PERIMETER REQUIRED SETBACK LINES (PER PATTERN BOOK):
YARD FRONTING ON ANY STREET: **0-15 FEET**
SIDE YARD: **0-5 FEET**
REAR YARD: **0 FEET**

DEVELOPERS:
NORTHWOOD RAVIN
1057 EAST MOREHEAD STREET
SUITE 300
CHARLOTTE, NC 28204
CONTACT: JEFF FURMAN
919.354.3677

APPLICANT:
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5005 MERIDIAN BLVD. STE 100
FRANKLIN, TN 37067
CONTACT: GARY VOGRIN
615.708.0567
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PARKING DATA - BLOCKS F & G

450 RESIDENTIAL UNITS @ 1.75 SPACES REQUIRED PER UNIT = 788 SPACES
5,000 SF RETAIL @ 5/1000 SPACES = 25 SPACES - MINUS 15% SHARING = 21 SPACES
TOTAL SPACES REQUIRED = 809 SPACES

BLOCK F PROVIDED PARKING:
PARKING DECK = 384 SPACES
SURFACE PARKING:
PARALLEL SPACES = 31 SPACES
TOTAL PARKING PROVIDED: **415 SPACES**

BLOCK G PROVIDED PARKING :
PARKING DECK = 379 SPACES
SURFACE PARKING:
PARALLEL SPACES = 15 SPACES
TOTAL PARKING PROVIDED: **394 SPACES**

BLOCK F & G OVERALL PARKING:

TOTAL REQUIRED PARKING: **809 SPACES**
TOTAL PROVIDED PARKING: **809 SPACES**

* REFER TO THE KIMLEY HORN & ASSOCIATES ULI SHARED PARKING EVALUATION UPDATE DATED 05/08/2020 FOR FURTHER INFORMATION, INCLUDING TRIP GENERATION STUDIES.

0 50 100 150
SCALE: 1"= 50'

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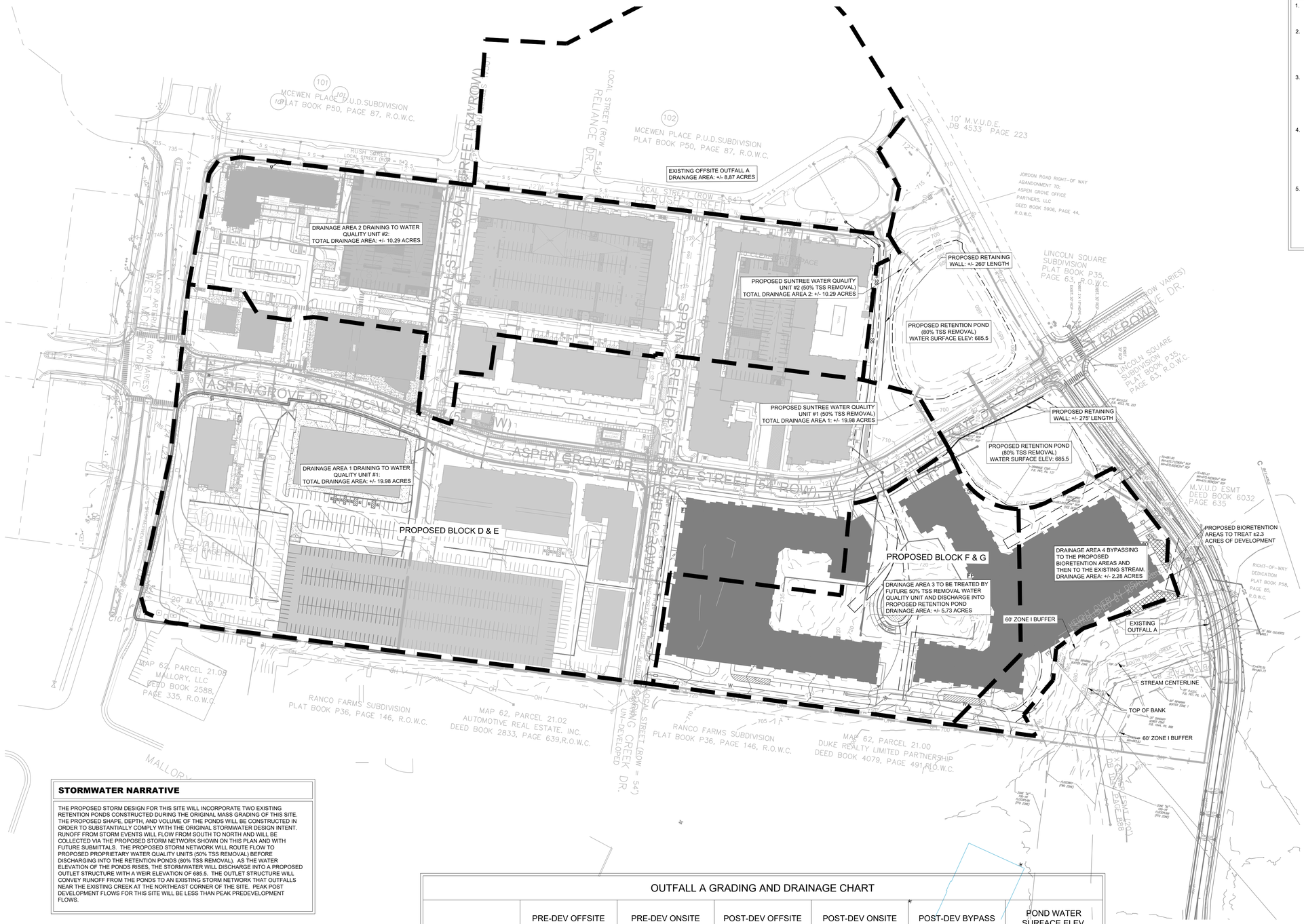
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GARY MICHAEL VOGRIN — REGISTERED — TENNESSEE — LANDSCAPE ARCHITECT — 06-04-2020

McEwen Place Town Center, Revision 7
(BLOCKS D,E,F &G) PUD DEVELOPMENT PLAN
ENLARGED F&G DEVELOPMENT PLAN
COF# 7259
Franklin, Williamson Co, TN

REVISIONS:
06-04-2020 REVISIONS PER COF STAFF COMMENTS

DATE: 05.11.2020
DESIGNED BY: CBW
DRAWN BY: KMR
CHECKED BY: GMV
Q.C. BY: CBW
SCALE: 1"=50'
PROJECT #: 20001
SHEET NUMBER:
C2.2



GRADING AND DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF 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 SPECIFICATION.
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. CONTRACTOR TO VERIFY ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY OF ANY CONFLICTS.

WATER QUALITY BMP NOTE

WATER QUALITY BMPS SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPS. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. INSTALLERS OF WATER QUALITY BMPS SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE.

TREE PROTECTION NOTE

ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

RETENTION POND NOTE

THE RETENTION PONDS ON THIS SITE ARE DESIGNED TO HANDLE THE RUNOFF FROM EXISTING LOT 102, AND ALL OF THE FUTURE DEVELOPMENT ON SITE.

PIPE NOTE

1. ALL RCP TO BE CLASS III
2. ALL PIPES SHOWN IN THE PIPE TABLE CHART HAVE BEEN DESIGNED WITH A MANNING'S N OF 0.013. PIPE MATERIALS IDENTIFIED ABOVE, OTHER THAN PIPES WITHIN THE BUILDING FOOTPRINT, ARE SUGGESTIONS ONLY. IF THE OWNER/CONTRACTOR WISHES TO MAKE SUBSTITUTIONS, A DETAILED SUBMITTAL TO THE ENGINEER OUTLINING SUBSTITUTIONS AND PROPOSED REVISIONS MUST BE REVIEWED AND AUTHORIZED PRIOR TO ORDERING PIPE AND STRUCTURES.
3. ALL PERMANENT STORMWATER BMPS ON THIS SITE SHALL BE MAINTAINED BY THE PROPERTY OWNER.
4. ALL DETENTION AND DRAINAGE EASEMENTS TO BE MAINTAINED BY THE PROPERTY OWNER.
5. SEE SHEET C3.4 FOR STORM PIPE & STRUCTURE CHARTS.

PROPOSED STORM NARRATIVE

THE PROPOSED STORM DESIGN FOR THIS SITE WILL INCORPORATE TWO EXISTING RETENTION PONDS CONSTRUCTED DURING THE ORIGINAL MASS GRADING OF THIS SITE. THE PROPOSED SHAPE, DEPTH, AND VOLUME OF THE PONDS WILL BE CONSTRUCTED IN ORDER TO SUBSTANTIALLY COMPLY WITH THE ORIGINAL STORMWATER DESIGN INTENT. RUNOFF FROM STORM EVENTS WILL FLOW FROM SOUTH TO NORTH AND WILL BE COLLECTED VIA THE PROPOSED STORM NETWORK SHOWN ON THIS PLAN AND WITH FUTURE SUBMITTALS. THE PROPOSED STORM NETWORK WILL ROUTE FLOW TO PROPOSED PROPRIETARY WATER QUALITY UNITS (50% TSS REMOVAL) BEFORE DISCHARGING INTO THE RETENTION PONDS (80% TSS REMOVAL). AS THE WATER ELEVATION OF THE PONDS RISES, THE STORMWATER WILL DISCHARGE INTO A PROPOSED OUTLET STRUCTURE WITH A WEIR ELEVATION OF 685.5. THE OUTLET STRUCTURE WILL CONVEY RUNOFF FROM THE PONDS TO AN EXISTING STORM NETWORK THAT OUTFALLS NEAR THE EXISTING CREEK AT THE NORTHEAST CORNER OF THE SITE. PEAK POST DEVELOPMENT FLOWS FOR THIS SITE WILL BE LESS THAN PEAK PREDEVELOPMENT FLOWS.

STORMWATER NARRATIVE

THE PROPOSED STORM DESIGN FOR THIS SITE WILL INCORPORATE TWO EXISTING RETENTION PONDS CONSTRUCTED DURING THE ORIGINAL MASS GRADING OF THIS SITE. THE PROPOSED SHAPE, DEPTH, AND VOLUME OF THE PONDS WILL BE CONSTRUCTED IN ORDER TO SUBSTANTIALLY COMPLY WITH THE ORIGINAL STORMWATER DESIGN INTENT. RUNOFF FROM STORM EVENTS WILL FLOW FROM SOUTH TO NORTH AND WILL BE COLLECTED VIA THE PROPOSED STORM NETWORK SHOWN ON THIS PLAN AND WITH FUTURE SUBMITTALS. THE PROPOSED STORM NETWORK WILL ROUTE FLOW TO PROPOSED PROPRIETARY WATER QUALITY UNITS (50% TSS REMOVAL) BEFORE DISCHARGING INTO THE RETENTION PONDS (80% TSS REMOVAL). AS THE WATER ELEVATION OF THE PONDS RISES, THE STORMWATER WILL DISCHARGE INTO A PROPOSED OUTLET STRUCTURE WITH A WEIR ELEVATION OF 685.5. THE OUTLET STRUCTURE WILL CONVEY RUNOFF FROM THE PONDS TO AN EXISTING STORM NETWORK THAT OUTFALLS NEAR THE EXISTING CREEK AT THE NORTHEAST CORNER OF THE SITE. PEAK POST DEVELOPMENT FLOWS FOR THIS SITE WILL BE LESS THAN PEAK PREDEVELOPMENT FLOWS.

OUTFALL A GRADING AND DRAINAGE CHART

	PRE-DEV OFFSITE	PRE-DEV ONSITE	POST-DEV OFFSITE	POST-DEV ONSITE	POST-DEV BYPASS	POND WATER SURFACE ELEV.
TOTAL AREA (ACRES)	+/- 8.87 AC	44.89 AC	+/- 8.87 AC	+/- 41.33	+/- 3.56 AC	N/A
IMPERVIOUS AREA (ACRES)	+/- 6.20 AC	0.00	+/- 6.20 AC	+/- 31.42 AC	0	N/A
DISTURBED AREA (ACRES)	0	0	0	+/- 40.00 AC	+/- 1.50 AC	N/A
2-YEAR STORM FLOW RATE	19.34 CFS	27.80 CFS	19.34 CFS	20.13 CFS	3.90 CFS	688.02
5-YEAR STORM FLOW RATE	25.53 CFS	48.19 CFS	25.53 CFS	38.18 CFS	6.35 CFS	688.66
10-YEAR STORM FLOW RATE	30.67 CFS	66.25 CFS	30.67 CFS	53.07 CFS	8.57 CFS	689.14
25-YEAR STORM FLOW RATE	37.64 CFS	94.64 CFS	37.64 CFS	72.82 CFS	11.97 CFS	689.80
50-YEAR STORM FLOW RATE	43.03 CFS	119.41 CFS	43.03 CFS	97.83 CFS	14.93 CFS	690.28
100-YEAR STORM FLOW RATE	49.00 CFS	145.92 CFS	49.00 CFS	123.65 CFS	18.07 CFS	690.71

STREAM BUFFER NOTE

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

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

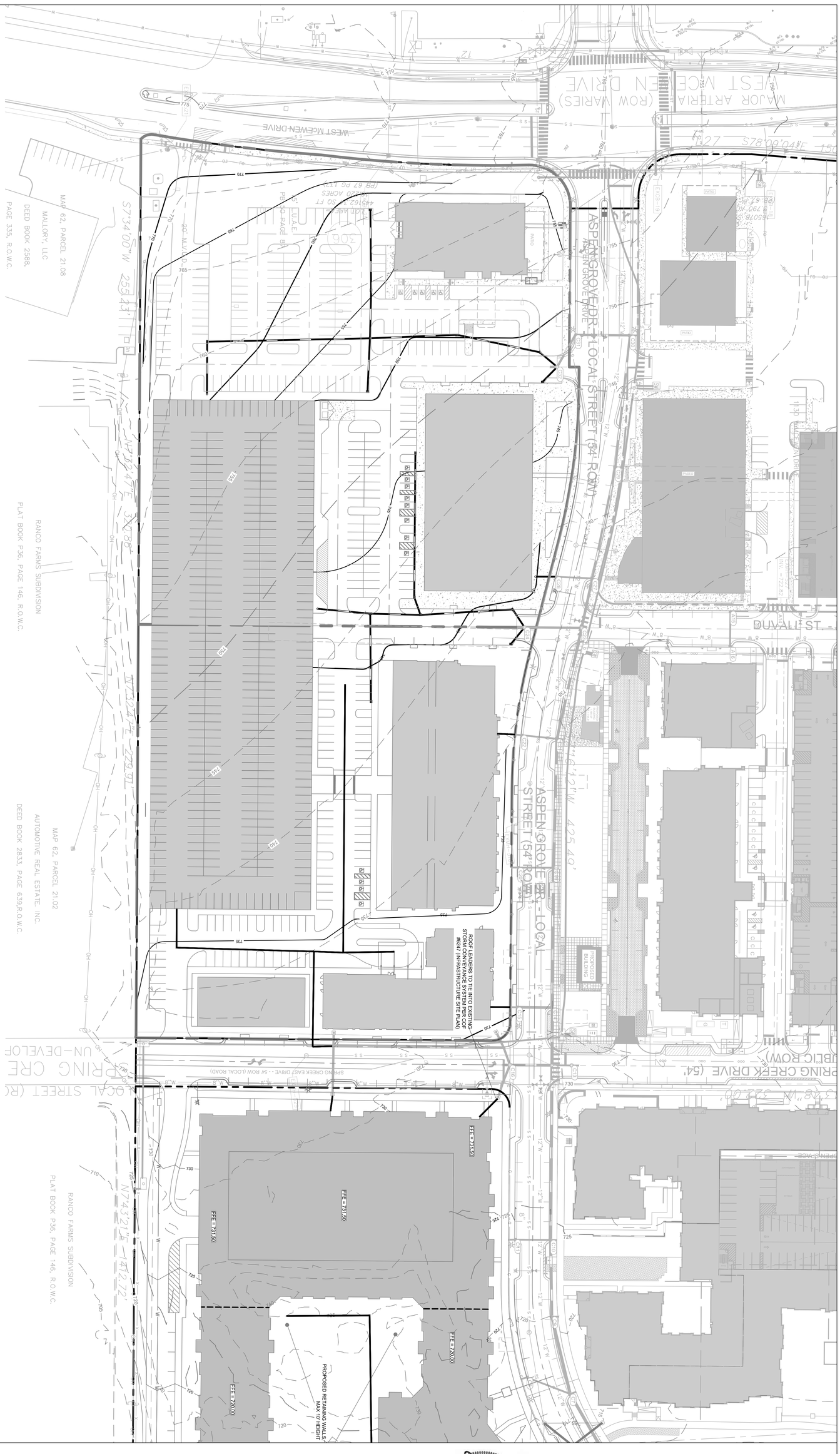
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Nashville, TN 37204
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www.kiservogrin.com

JOHN YATES BATEMAN
REGISTERED ENGINEER
No. 121934
STATE OF TENNESSEE
2020-06-04

McEwen Place Town Center, Revision 7
PUD DEVELOPMENT PLAN
OVERALL GRADING PLAN
COF# 7259
Franklin, Williamson Co, TN

REVISIONS:
06.04.2020 - PER COF COMMENTS

DATE: 04.27.2020
DESIGNED BY: VTB
DRAWN BY: VTB
CHECKED BY: RLM
Q.C. BY: RLM
SCALE: 1"=100'
PROJECT #: 118289002
SHEET NUMBER:
C3.0



DATE: 04.27.2020
DESIGNED BY: JYB
DRAWN BY: JYB
CHECKED BY: RLM
Q.C. BY: RLM
SCALE: 1"=50'
PROJECT #: 118289002
SHEET NUMBER:
C3.1

REVISIONS:
06.04.2020 - PER COF COMMENTS

McEwen Place Town Center, Revision 7
PUD DEVELOPMENT PLAN
ENLARGED GRADING AND DRAINAGE PLAN
COF# 7259
Franklin, Williamson Co, TN

JOHN YATES LICENSED PROFESSIONAL ENGINEER STATE OF TENNESSEE 121974

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Nashville, TN 37204
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PROPOSED 50% TSS REMOVAL WATER QUALITY UNIT PER COF #6247 (INFRASTRUCTURE SITE PLAN) DRAINAGE AREA = 5.73 ACRES

PROPOSED BIORETENTION AREA TO TREAT ±2.3 ACRES OF DEVELOPMENT

ROOF LEADERS TO TIE INTO EXISTING STORM CONVEYANCE SYSTEM PER COF #6247 (INFRASTRUCTURE SITE PLAN)

ROOF LEADER TO OUTFALL INTO PROPOSED BIORETENTION AREA

PROPOSED STORM PIPE (TYP.)

PROPOSED RETAINING WALLS, MAX 10' HEIGHT

FFE = 731.50

FFE = 720.00

FFE = 710.00

FFE = 699.50

FFE = 688.00

ASPEN GROVE DR. - LOCAL STREET (54' ROW)

SPRING CREEK DRIVE (54' PUBLIC ROW)

SPRING CREEK EAST DRIVE - 54' ROW LOCAL ROAD

PROPOSED BUILDING

425.40'

N74°32'21"E 142.72'

MAP 62, PARCEL 21.02
AUTOMOTIVE REAL ESTATE. INC.
D BOOK 2833, PAGE 639,R.O.W.C.

RANCO FARMS SUBDIVISION
PLAT BOOK P36, PAGE 146, R.O.W.C.

MAP 62, PARCEL 21.00
DUKE REALTY LIMITED PARTNERSHIP
DEED BOOK 4079, PAGE 491,R.O.W.C.

LINCOLN SUBDIVISION
PLAT BOOK P35, PAGE 63, R.O.W.C.

10' M.V.U.D.E.
D.B. 4533, PG. 223

20' DRAINAGE ESMT.
P.B. P67, PG. 137

DRAINAGE ESMT.
P.B. P67, PG. 137

M.V.U.D ESMT
DEED BOOK 6032
PAGE 635

RIP RAP CHANNEL TO CREEK

RIGHT-OF-WAY DEDICATION
PLAT BOOK P58, PAGE 85, R.O.W.C.

(2) 15' BOX CULVERTS
INVERT AT 685.1

OUTLET STRUCTURE
TOP=690.28
INV=683.05(NE)54" RCP
(SEE DETAIL)

TC=698.16
INV=683.54(SW)72" RCP
INV=683.32(NE)72"

TC=681.60
INV=672.71(SW)54" RCP
INV=672.65(NE)54" RCP

TC=681.21
INV=672.40(SW)54" RCP
INV=672.36(NE)54" RCP

TC=693.54

TC=673.49
INV=663.83

TC=672.57
INV=663.26

TC=670.70
INV=661.73

60' RIPARIAN BUFFER ZONE 1

TOP OF BANK

SOUTH PRONG CREEK

20' P.U.D.E.
P.B. P67, PG. 137

20' SANITARY SEWER ESMT
D.B. 1044, PG. 888

TOP OF WEIR
ELEV. 674.63
INV OUT 672.1

FLOODWAY
(FWO ZONE)

ZONE "AE" 100-YR FLOODPLAIN (FFO ZONE)

STORMWATER NARRATIVE NOTE

A PORTION OF BLOCK F AT THE NE CORNER OF SPRING CREEK DRIVE AND ASPEN GROVE DRIVE WILL DRAIN TO THE EXISTING STORMWATER CONVEYANCE SYSTEM, 50% TSS WATER QUALITY UNIT, AND INTO THE WET RETENTION POND, ALL FROM THE INFRASTRUCTURE SITE PLAN (COF 6247).

5.73 ACRES OF OF BLOCKS F AND G WILL DRAIN TO THE 50% TSS WATER QUALITY UNIT AND THEN THE WET RETENTION POND TO MEET WATER QUALITY REQUIREMENTS AS PART OF THE INFRASTRUCTURE SITE PLAN (COF 6247).

THE REMAINING 2.28 ACRES ON THE NORTH SIDE OF BLOCK G WAS NOT SPECIFIED FOR WATER QUALITY TREATMENT IN THE INFRASTRUCTURE SITE PLAN AND THEREFORE WILL DRAIN TO A PROPOSED BIORETENTION PLAN.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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JOHN YATES BATEMAN
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No. 121934
STATE OF TENNESSEE
2020-06-04

McEwen Place Town Center, Revision 7
PUD DEVELOPMENT PLAN
ENLARGED GRADING AND DRAINAGE PLAN
COF# 7259
Franklin, Williamson Co, TN

REVISIONS:
06.04.2020 - PER COF COMMENTS

DATE: 04.27.2020
DESIGNED BY: J-YB
DRAWN BY: J-YB
CHECKED BY: RLM
Q.C. BY: RLM
SCALE: 1"=50'
PROJECT #: 118289002
SHEET NUMBER:
C3.2


MAJOR ARTERIA (ROW VARIES)
WEST MCEWEN DRIVE
ASPEN GROVE DR. - LOCAL STREET (54' ROW)
ASPEN GROVE DRIVE
ASPEN GROVE DR. - LOCAL STREET (54' ROW)
SPRING CREEK DRIVE (54' PUBLIC ROW)
PROPOSED BUILDING
EXISTING BUILDING TO BE DEMOLISHED
PATIO
15' U.A.E.
PB 50 PAGE 87
S7°34'00"W 255.23'
N7°32'47"E 320.86'
N7°32'47"E 229.91'
N7°43'
MAP 62, PARCEL 21.08
MALLORY, LLC
DEED BOOK 2588,
PAGE 335, R.O.W.C.
RANCO FARMS SUBDIVISION
PLAT BOOK P36, PAGE 146, R.O.W.C.
MAP 62, PARCEL 21.02
AUTOMOTIVE REAL ESTATE. INC.
DEED BOOK 2833, PAGE 639,R.O.W.C.
RANCO
PLAT BOOK
LOCAL STREET (RO
SPRINGCORE
UN-DEVELOP
W MCEWEN DRIVE
EXISTING CURB AND GUTTER TO BE REMOVED
EXISTING CURB AND GUTTER TO BE REMOVED
EXISTING CURB AND GUTTER TO BE REMOVED

R.O.W. & 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 FULL 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.
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6. ALL TEMPORARY STRIPPING 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.

KEYNOTE LEGEND

(A)	PROPOSED FIRE HYDRANT ASSEMBLY
(B)	EXISTING FIRE HYDRANT ASSEMBLY
(C)	FIRE LANE STRIPING, SEE ARCH. SHEETS FOR DETAILS
(D)	FIRE DEPARTMENT CONNECTION (TYP.)
(E)	FRANKLIN T-2 SUTPHEN FIRE TRUCK
(F)	CITY OF FRANKLIN GARBAGE TRUCK
(G)	DUMPSTER

TOWER 2
AUTOTURN TRUCK

CITY OF FRANKLIN ENGINEERING
109 THIRD AVE SOUTH
FRANKLIN, TN 37064

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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Nashville, TN 37204
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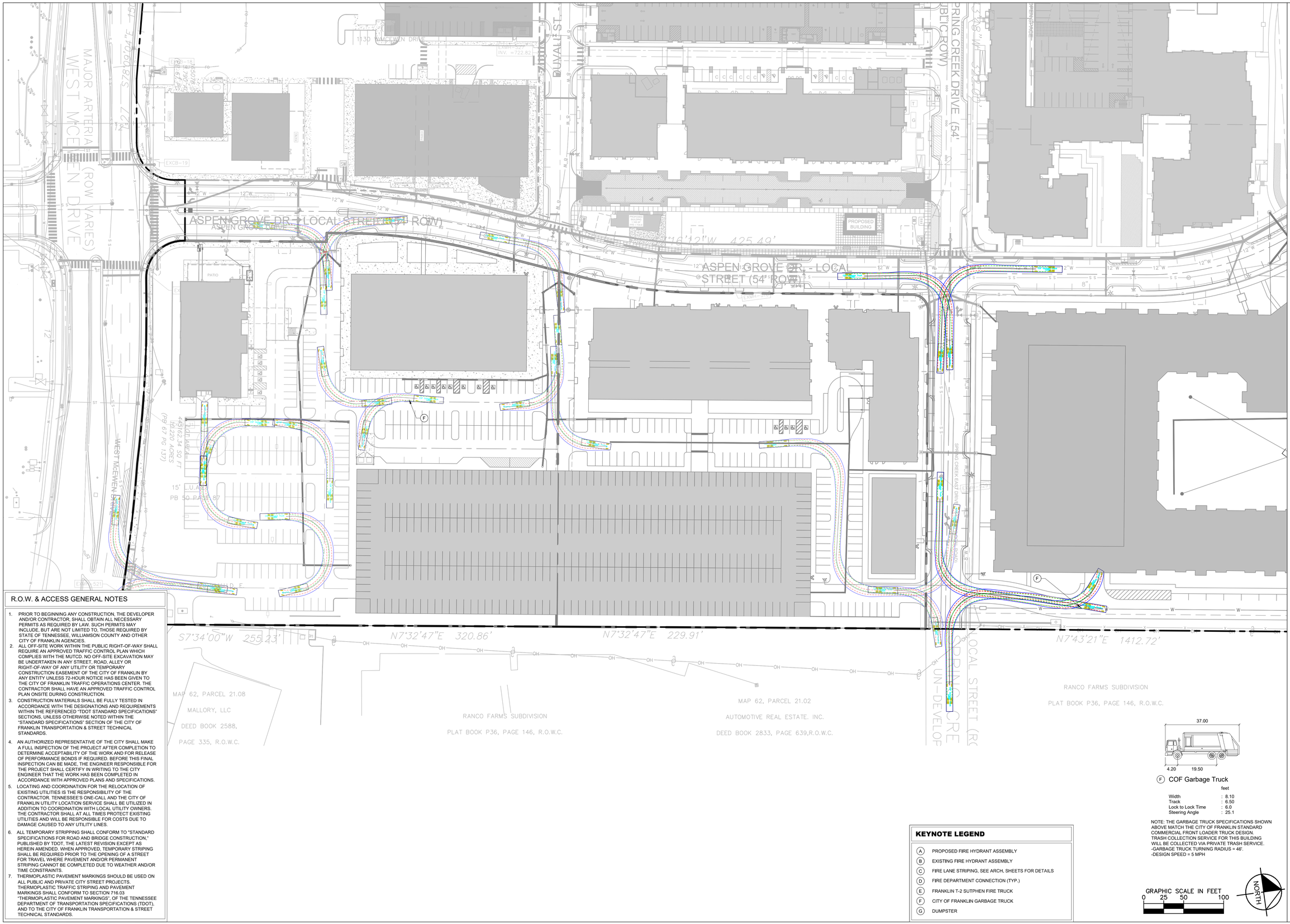
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JOHN YATES BATEMAN
REGISTERED ENGINEER
No. 121934
STATE OF TENNESSEE
2020-06-04

McEwen Place Town Center, Revision 7
PUD DEVELOPMENT PLAN
ENLARGED ROW AND ACCESS PLAN
COF# 7259
Franklin, Williamson Co, TN

REVISIONS:
06.04.2020 - PER COF COMMENTS

DATE: 04.27.2020
DESIGNED BY: JYB
DRAWN BY: JYB
CHECKED BY: RLM
Q.C. BY: RLM
SCALE: 1"=60'
PROJECT #: 118289002
SHEET NUMBER:
C4.2



R.O.W. & ACCESS GENERAL NOTES

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KEYNOTE LEGEND

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- (B) EXISTING FIRE HYDRANT ASSEMBLY
- (C) FIRE LANE STRIPING, SEE ARCH. SHEETS FOR DETAILS
- (D) FIRE DEPARTMENT CONNECTION (TYP.)
- (E) FRANKLIN T-2 SUTPHEN FIRE TRUCK
- (F) CITY OF FRANKLIN GARBAGE TRUCK
- (G) DUMPSTER

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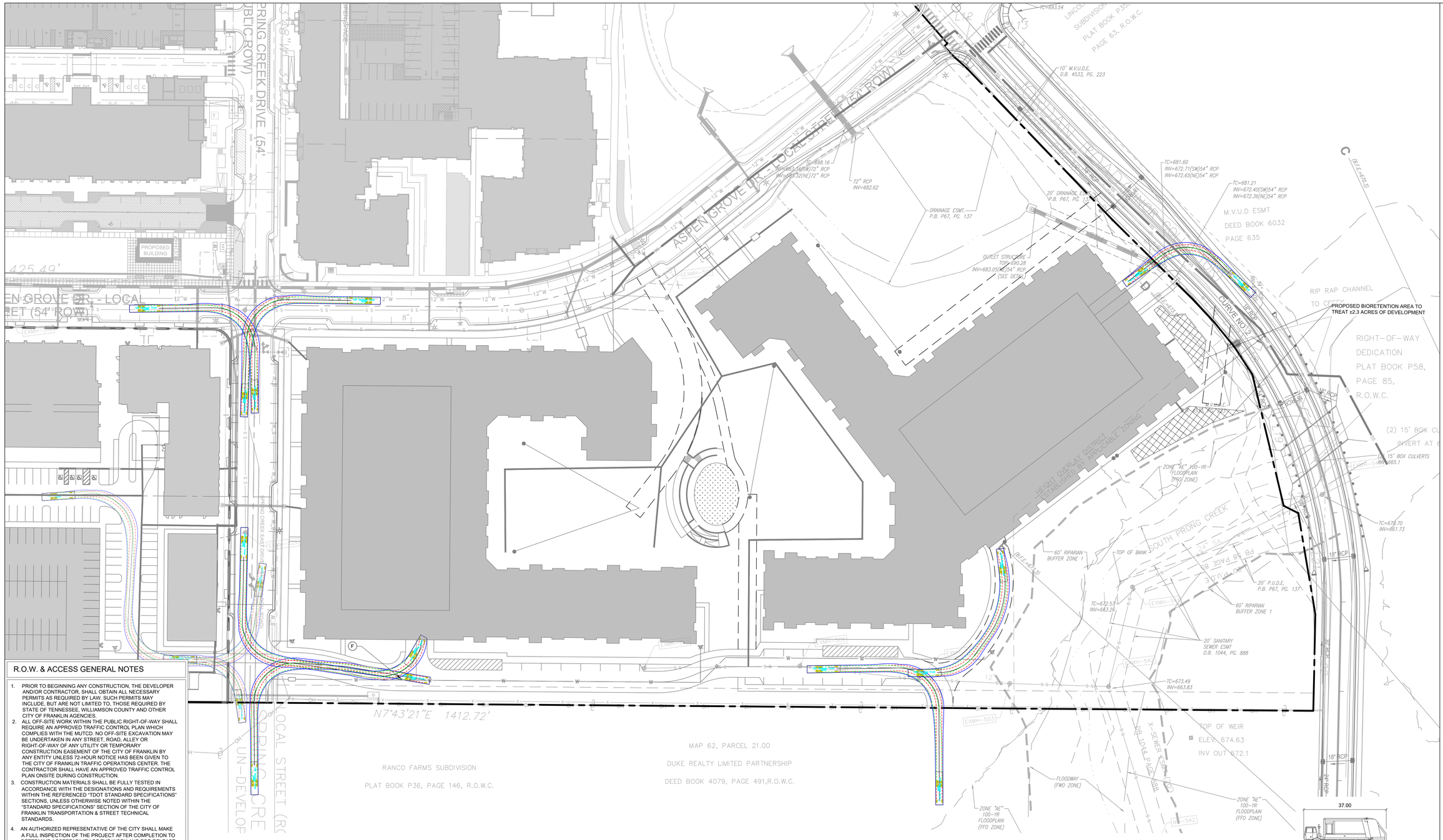
JOHN YATES BATEMAN
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No. 121934
STATE OF TENNESSEE
2020-06-04

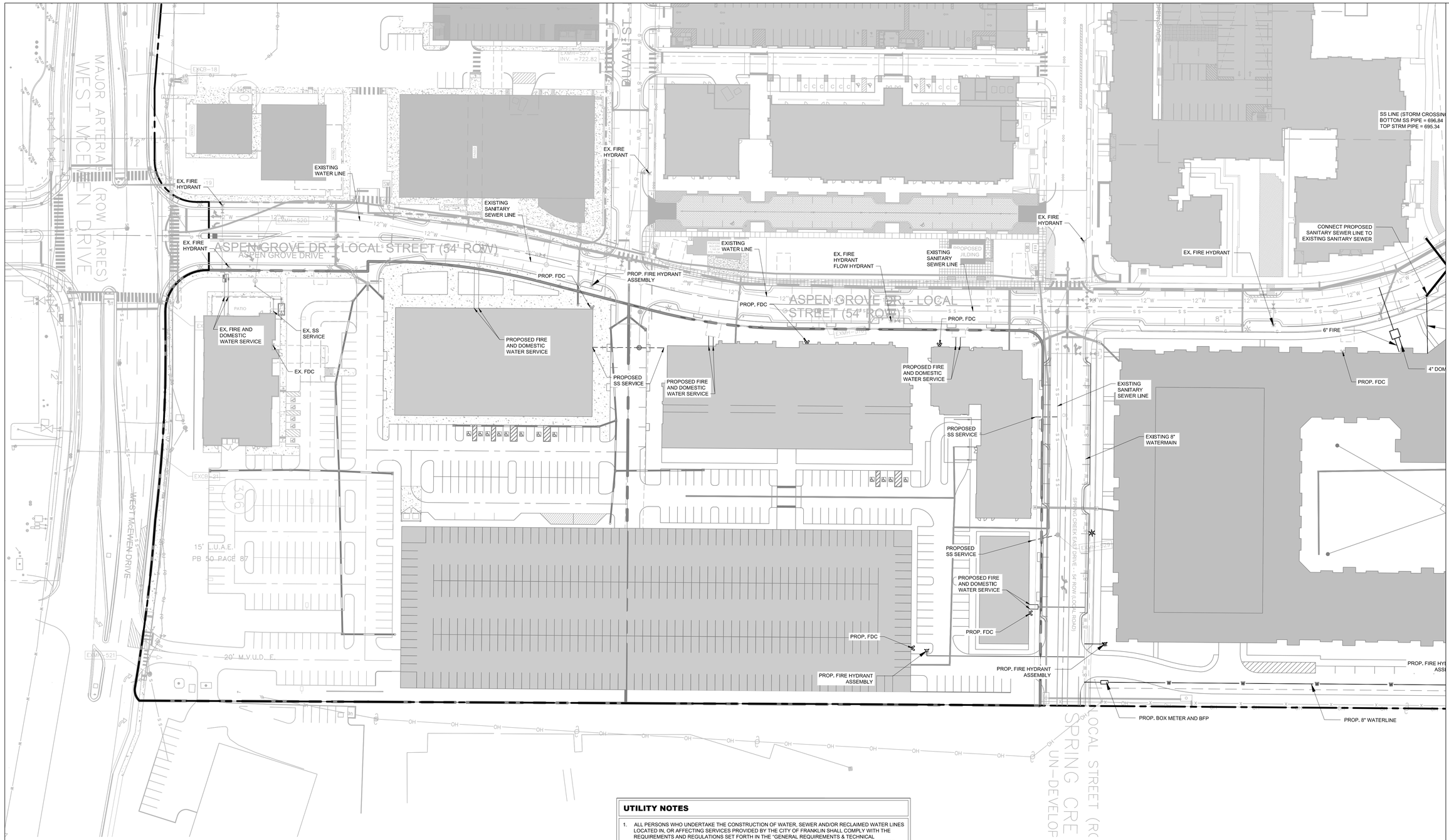
McEwen Place Town Center, Revision 7
PUD DEVELOPMENT PLAN
ENLARGED ROW AND ACCESS PLAN

COF# 7259
Franklin, Williamson Co, TN

REVISIONS:
06.04.2020 - PER COF COMMENTS

DATE: 04.27.2020
DESIGNED BY: JYB
DRAWN BY: JYB
CHECKED BY: RLM
Q.C. BY: RLM
SCALE: 1"=60'
PROJECT #: 118289002
SHEET NUMBER:
C4.3


ASPEN GROVE DR. - LOCAL STREET (54' ROW)
SPRING CREEK DRIVE (54' PUBLIC ROW)
PROPOSED BUILDING
425.40'
N7°43'21"E 1412.72'
72" RCP INV=682.62
TC=698.16
INV=683.54(SW)72" RCP
INV=683.32(NE)72" RCP
DRAINAGE ESMT. P.B. P67, PG. 137
OUTLET STRUCTURE TOP=690.28 INV=683.08(NE)54" RCP (SEE DETAIL)
TC=681.60
INV=672.71(SW)54" RCP
INV=672.65(NE)54" RCP
TC=681.21
INV=672.40(SW)54" RCP
INV=672.36(NE)54" RCP
M.V.U.D ESMT DEED BOOK 6032 PAGE 635
10' M.V.U.D.E. D.B. 4533, PG. 223
LINCOLN SUBDIVISION PLAT BOOK P35, PAGE 63, R.O.W.C.
RIP RAP CHANNEL TO CREEK
PROPOSED BIORETENTION AREA TO TREAT ±2.3 ACRES OF DEVELOPMENT
RIGHT-OF-WAY DEDICATION PLAT BOOK P58, PAGE 85, R.O.W.C.
CURVE NO.2
(2) 15' BOX CULVERTS INVERT AT 685.1
TC=678.70
INV=661.73
18" RCP
ZONE "AE" 100-YR FLOODPLAIN (FFO ZONE)
HEIGHT OVERLAY DISTRICT ESTABLISHED BY APPLICABLE ZONING
SOUTH PRONG CREEK
60' RIPARIAN BUFFER ZONE 1
TOP OF BANK
20' P.U.D.E. P.B. P67, PG. 137
TC=672.57
INV=663.26
20' SANITARY SEWER ESMT D.B. 1044, PG. 888
TC=673.49
INV=663.83
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X-SEWER ESMT (50') DB 1044 PAGE 888
FLOODWAY (FWO ZONE)
ZONE "AE" 100-YR FLOODPLAIN (FFO ZONE)
MAP 62, PARCEL 21.00
DUKE REALTY LIMITED PARTNERSHIP
DEED BOOK 4079, PAGE 491,R.O.W.C.
RANCO FARMS SUBDIVISION
PLAT BOOK P36, PAGE 146, R.O.W.C.
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FIRE FLOW TEST DATA

TEST DATE: 05/06/2020
TEST TIME: 3:00 PM
STATIC PRESSURE: 104 PSI
RESIDUAL PRESSURE: 103 PSI
TOTAL GPM: 988
FLOW @ 20 PSI: 10,837
LOCATION: ASPEN GROVE DR., FRANKLIN TN
TEST PERFORMED BY HUNTER PATTON (H&D) AND BRADLEY McCANN (MVUD).

UTILITY 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 ONSITE 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.

UTILITY CONTACTS

WATER	GAS	TELEPHONE
MVUD 465 DUKE DRIVE FRANKLIN, TN 37064 PHONE: (615)628-0237 CONTACT: KAREN YORK	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: ERIC COMER	AT&T (615) 595-7816 CONTACT: DAVID TUTTEROW
ELECTRIC	**SANITARY SEWER**	**CABLE**
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615)794-4554 CONTACT: UTILITY INSPECTOR	COMCAST 2501 McGAVOCK PK, SUITE 1206 NASHVILLE, TN 37214 (615)440-2920 CONTACT: PAULA BROOKS

GRAPHIC SCALE IN FEET
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NORTH

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214 Oceanside Drive
Nashville, TN 37204
Main: 615.564.2701
www.kimley-horn.com
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5065 Meridian Blvd. Ste. 100
Franklin, TN 37067
Main: 615.708.0567
www.kiservogrin.com

JOHN YATES BATEMAN
REGISTERED ENGINEER
No. 121934
STATE OF TENNESSEE
2020-06-04

McEwen Place Town Center, Revision 7
PUD DEVELOPMENT PLAN
ENLARGED UTILITY PLAN
COF# 7259
Franklin, Williamson Co, TN

REVISIONS:
06.04.2020 - PER COF COMMENTS

DATE: 04.27.2020
DESIGNED BY: JYB
DRAWN BY: KLV
CHECKED BY: RLM
Q.C. BY: RLM
SCALE: 1" =60'
PROJECT #: 118289002
SHEET NUMBER:
C5.1

UTILITY CONTACTS

WATER	GAS	TELEPHONE
MVUD 465 DUKE DRIVE FRANKLIN, TN 37064 PHONE: (615)628-0237 CONTACT: KAREN YORK	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: ERIC COMER	AT&T (615) 595-7816 CONTACT: DAVID TUTTEROW
ELECTRIC	**SANITARY SEWER**	**CABLE**
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TEST PERFORMED BY HUNTER PATTON (H&D) AND BRADLEY McCANN (MVUD).

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

Kimley»Horn
214 Oceanside Drive
Nashville, TN 37204
Main: 615.564.2701
www.kimley-horn.com

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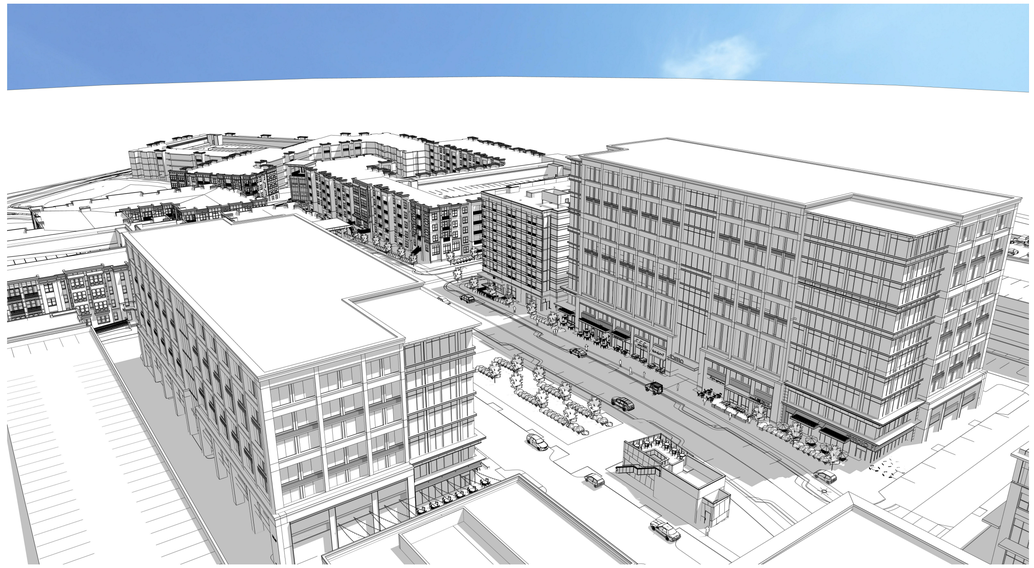
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JOHN YATES BATEMAN
REGISTERED ENGINEER
No. 121934
STATE OF TENNESSEE
2020-06-04

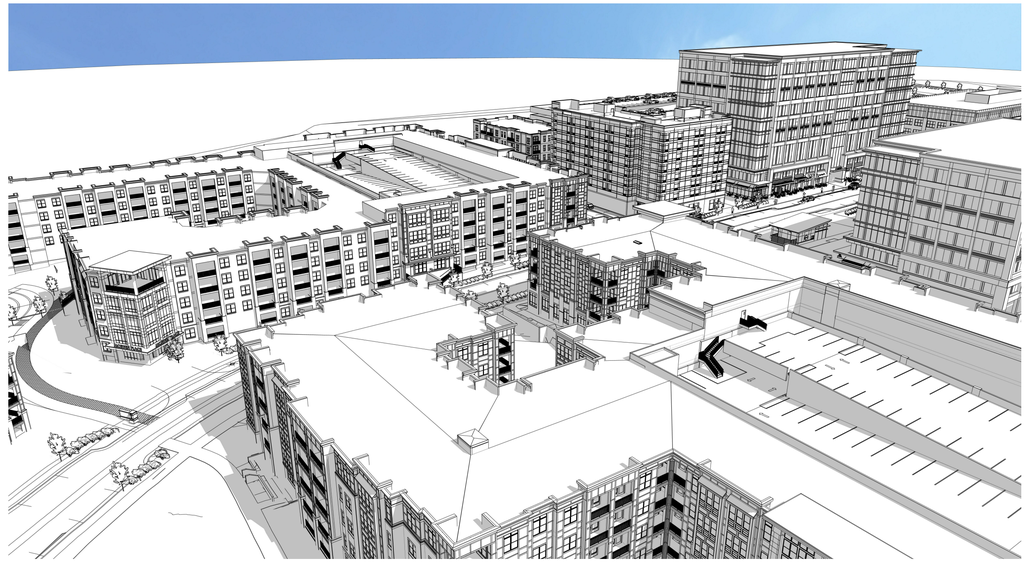
McEwen Place Town Center, Revision 7
PUD DEVELOPMENT PLAN
ENLARGED UTILITY PLAN
COF# 7259
Franklin, Williamson Co, TN

REVISIONS:
06.04.2020 - PER COF COMMENTS

DATE: 04.27.2020
DESIGNED BY: JYB
DRAWN BY: CYB
CHECKED BY: RLM
Q.C. BY: RLM
SCALE: 1" = 60'
PROJECT #: 118289002
SHEET NUMBER:
C5.2



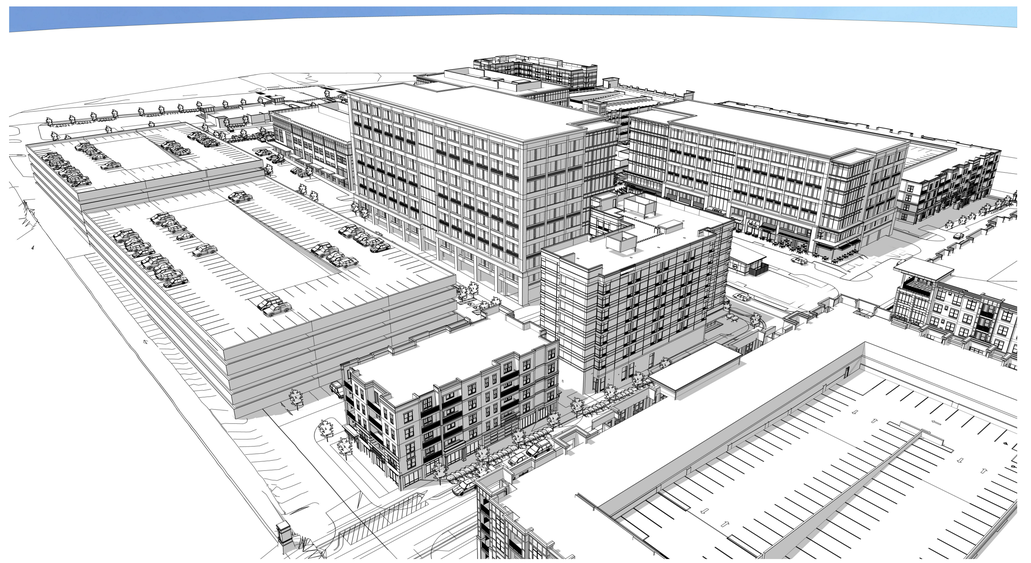
AERIAL VIEW: ASPEN GROVE DRIVE AT BLOCK B



AERIAL VIEW: ASPEN GROVE DRIVE AT BLOCK C



AERIAL VIEW: ASPEN GROVE DRIVE AT BLOCK G



AERIAL VIEW: SPRING CREEK DRIVE AT BLOCK F

6/4/2020 11:26:46 AM

906 STUDIO
ARCHITECTS

143 Fifth Avenue South
Franklin, TN 37064
615.988.9065
906studio.com

McEwen Place Town Center

Northwood Ravin

Franklin, Williamson Co, TN

MICHAEL A. HATHAWAY
REGISTERED ARCHITECT
AGRICULTURE
No. 20093
STATE OF TENNESSEE
6/4/2020

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NO.	DESCRIPTION	DATE

Project Number

20.1020

Blocks D,E,F, & G VIEWS

A001



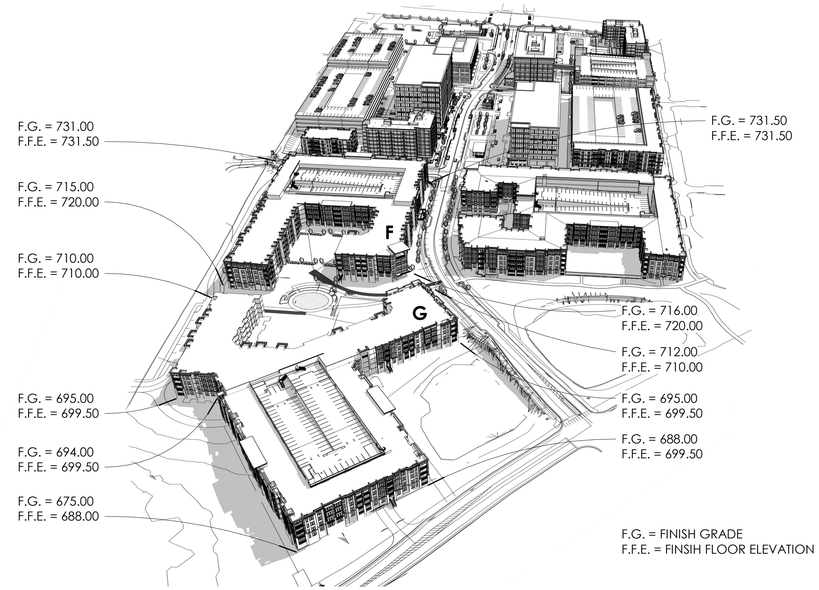
STREET VIEW: SPRING CREEK DRIVE FACING WEST



STREET VIEW: SPRING CREEK DRIVE FACING SOUTH-EAST



AERIAL VIEW: BLOCKS F & G FACING SOUTH



AERIAL VIEW: MCEWEN NORTHSIDE DEVELOPMENT

NOTE: FINISH GRADE AND FINISH FLOOR ELEVATIONS ARE APPROXIMATE AND SUBJECT TO FUTURE ADJUSTMENTS

6/4/2020 11:26:48 AM

906 STUDIO
ARCHITECTS

143 Fifth Avenue South
Franklin, TN 37064
615.988.9065
906studio.com

McEwen Place Town Center
Northwood Ravin

Franklin, Williamson Co, TN

MICHAEL A. HATHAWAY
REGISTERED ARCHITECT
No. 20951
STATE OF TENNESSEE
6/4/2020

2020. 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO.	DESCRIPTION	DATE

Project Number
20.1020

Blocks D,E,F, & G VIEWS

A002



STREET VIEW: ASPEN GROVE DRIVE FACING EAST



STREET VIEW: BUILDINGS F & G FACING WEST



STREET VIEW: SPRING CREEK DRIVE FACING NORTH-WEST



AERIAL VIEW: SPRING CREEK AND ASPEN GROVE FACING NORTH-EAST

NOTE: FINISH GRADE AND FINISH FLOOR ELEVATIONS ARE APPROXIMATE AND SUBJECT TO FUTURE ADJUSTMENTS

6/4/2020 11:26:48 AM

906 STUDIO
ARCHITECTS
143 Fifth Avenue South
Franklin, TN 37064
615.988.9065
906studio.com

McEwen Place Town Center
Northwood Ravin

Franklin, Williamson Co, TN

MICHAEL A. HATHAWAY
REGISTERED ARCHITECT
AGRICULTURE
No. 20852
STATE OF TENNESSEE
6.4.2020

2020, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO.	DESCRIPTION	DATE

Project Number
20.1020

Blocks F & G VIEWS

A003

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 20-0571

DATE: May 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 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 that this item be deferred to the July 23, 2020 Franklin Municipal Planning Commission.

This item was deferred from the May 28, 2020 Franklin Municipal Planning Commission.

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.

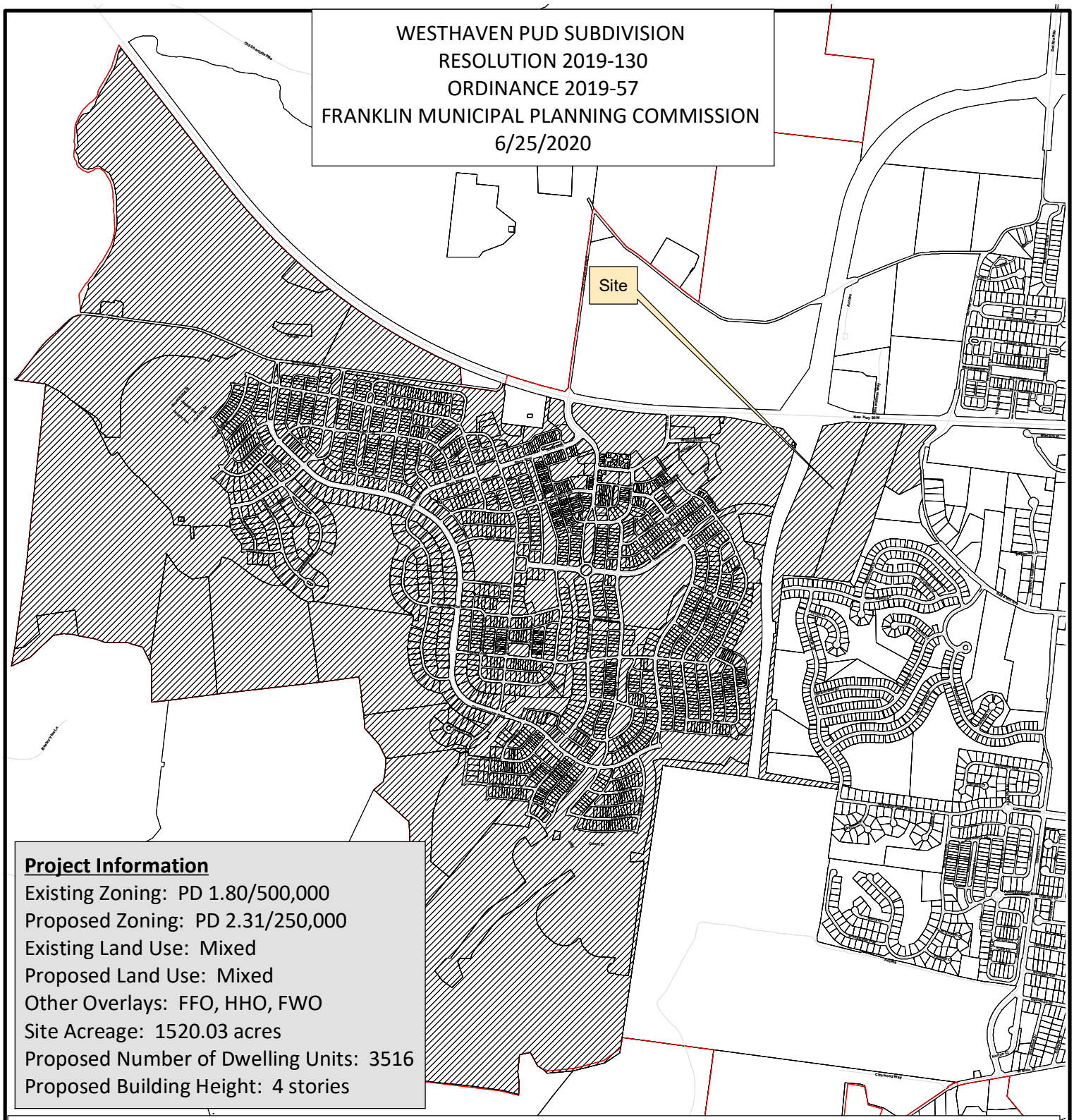
PROCEDURAL REQUIREMENTS:
1. The city's project identification number shall be included on all correspondence with any city

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
6/25/2020



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

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

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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:

By: _____
Eric S. Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

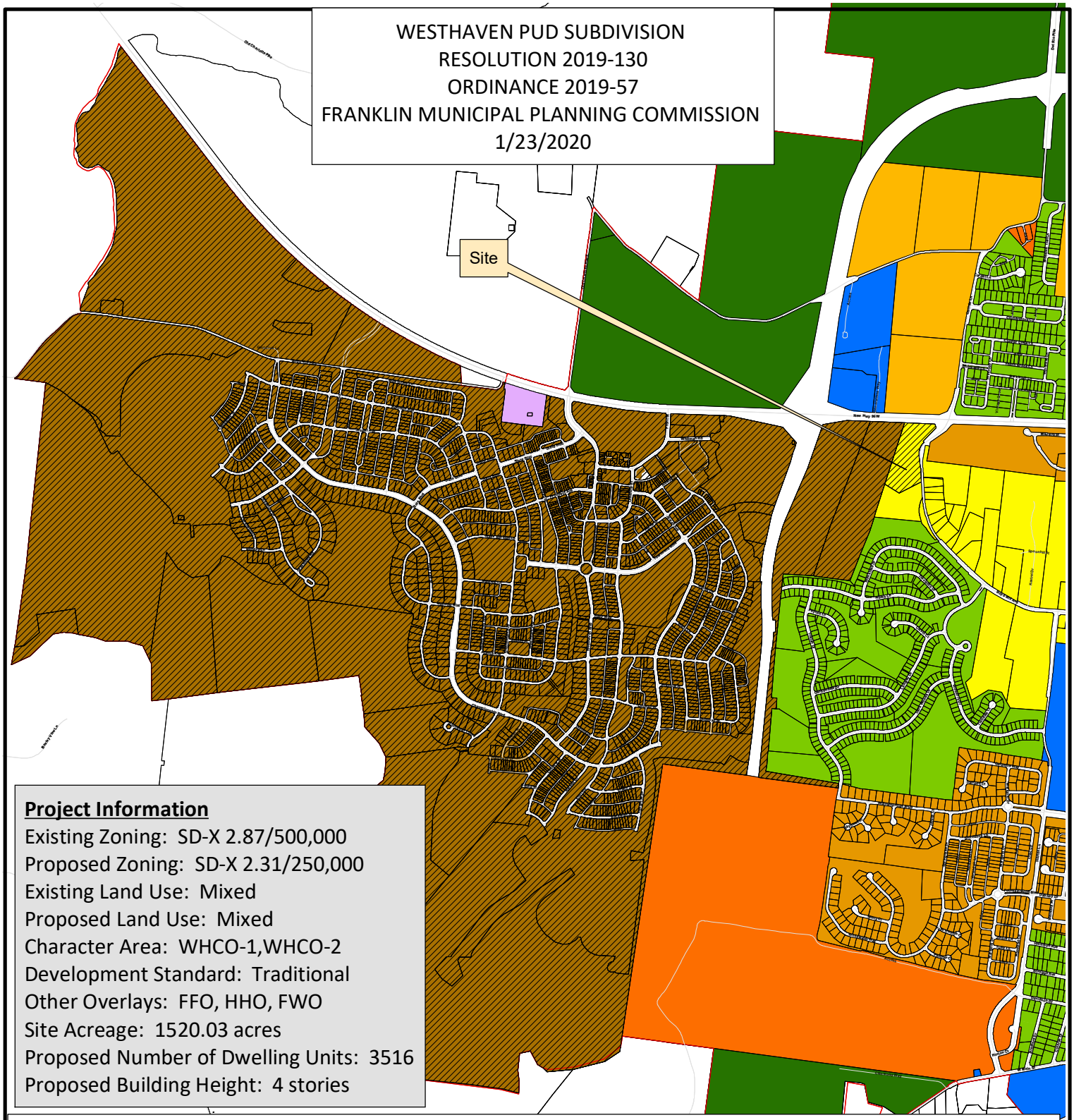
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



Project Information

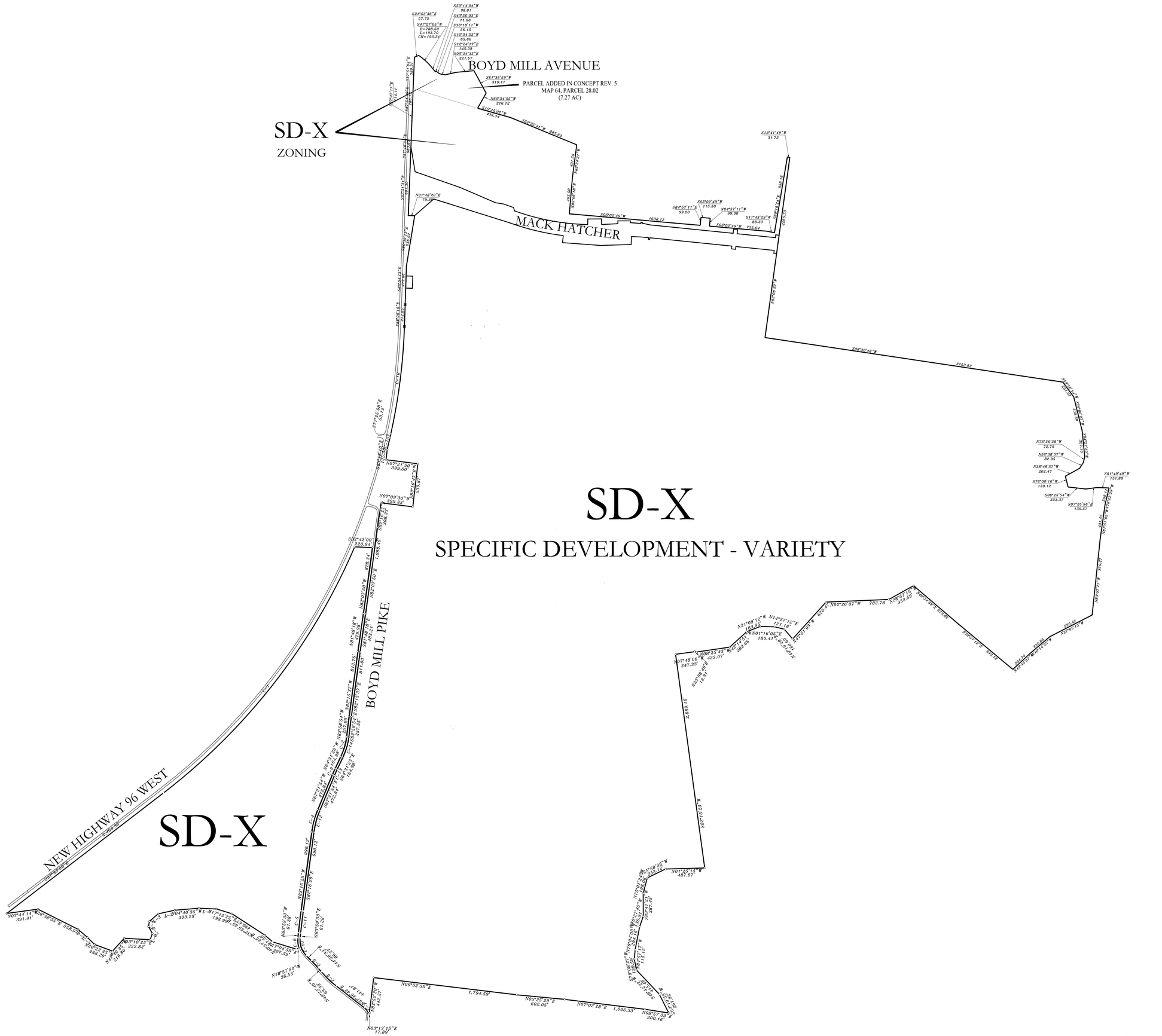
Existing Zoning: SD-X 2.87/500,000
Proposed Zoning: SD-X 2.31/250,000
Existing Land Use: Mixed
Proposed Land Use: Mixed
Character Area: WHCO-1,WHCO-2
Development Standard: Traditional
Other Overlays: FFO, HHO, FWO
Site Acreage: 1520.03 acres
Proposed Number of Dwelling Units: 3516
Proposed Building Height: 4 stories

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

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

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SOUTHERN LAND COMPANY
Southern Land Company, LLC
3990 Hillsboro Pike, Suite 400 - Nashville, Tennessee 37215
Office (615) 970-1616 FAX (615) 970-1623 www.southernlandco.com

JASON CHRISTOPHER PAUL
REGISTERED LANDSCAPE ARCHITECT
12-9-19

WESTHAVEN

CONCEPT PLAN - REVISION 5 MAJOR MODIFICATIONS

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

• THIS DESIGN AND DRAWINGS CONTAINED WITHIN ARE A DOCUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF SOUTHERN LAND COMPANY (SLC). THESE DOCUMENTS ARE PROVIDED FOR A ONE-TIME USE AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN CONSENT OF SLC.
• SLC MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND, EXPRESSED OR IMPLIED, WITH RESPECT TO THIS PLAN, AND IT SHALL HAVE NO LIABILITY FOR DIRECT, INDIRECT OR CONSEQUENTIAL DAMAGES ARISING FROM THE CONSTRUCTION IN ACCORDANCE WITH THIS PLAN.
• MODIFICATIONS TO THIS PLAN SHOULD ONLY BE PERFORMED BY A QUALIFIED ARCHITECT, ENGINEER, LANDSCAPE ARCHITECTURE OR CONTRACTOR.
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REVISIONS:

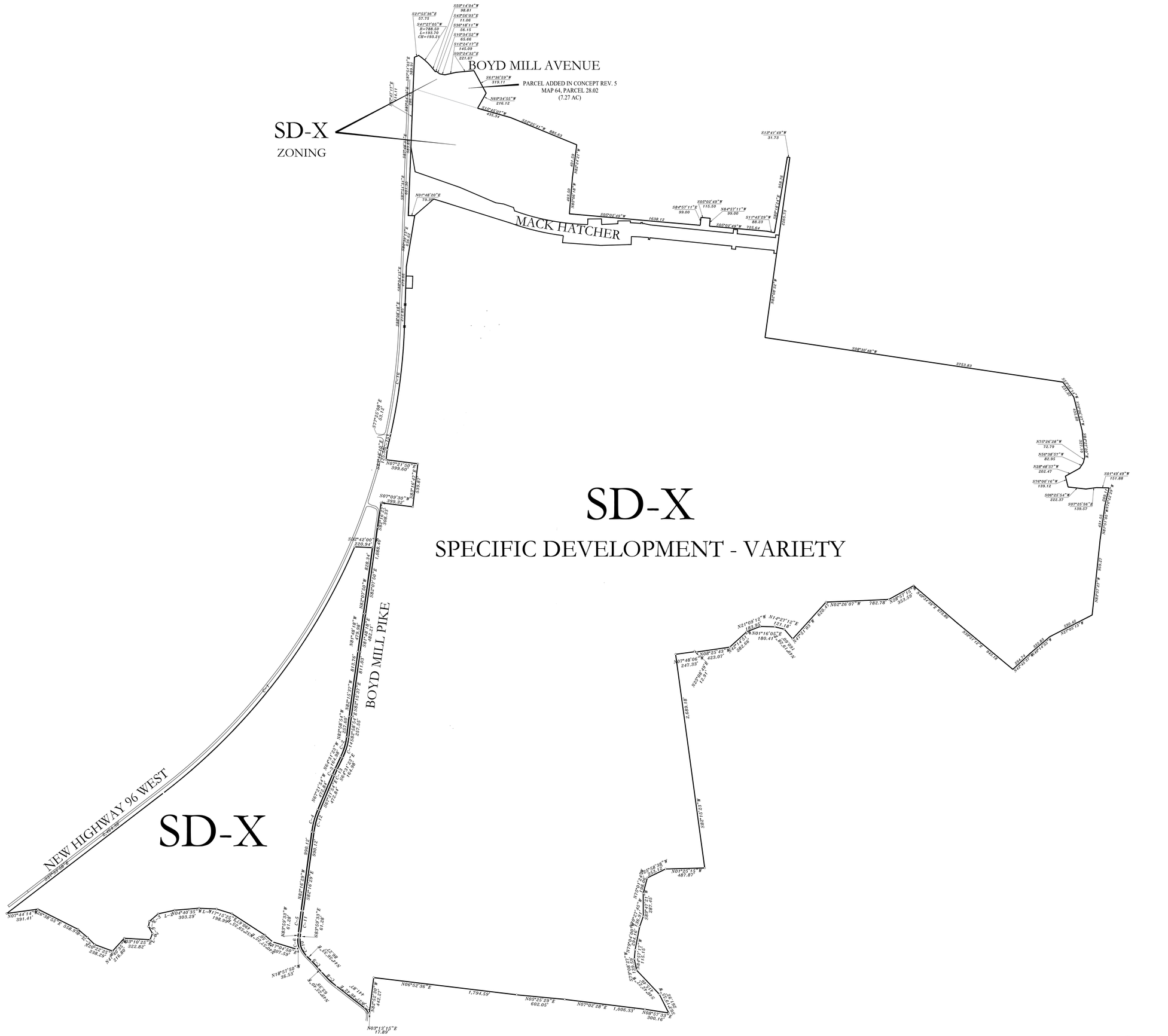
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DATE: 12/09/2019
JOB #: 284000
PROJECT #: COF

SD-X ZONING DISTRICT BOUNDARY PLAN

SHEET NO.
CP-6

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SOUTHERN LAND COMPANY
Southern Land Company, LLC
3990 Hillsboro Pike, Suite 400 - Nashville, Tennessee 37215
Office (615) 970-1616 FAX (615) 970-1623 www.southernlandco.com

JASON CHRISTOPHER LAWLER — REGISTERED LANDSCAPE ARCHITECT

12-9-19

WESTHAVEN

CONCEPT PLAN - REVISION 5 MAJOR MODIFICATIONS

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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REVISIONS:

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DATE: 12/09/2019

JOB #: 284000

PROJECT #: COF

SD-X ZONING DISTRICT BOUNDARY PLAN

SHEET NO.
CP-6

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@franklintn.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 <lana.n.baker@gmail.com>
Sent: Thursday, May 28, 2020 8:47 AM
To: Planning Intake <planningintake@franklintn.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@franklintn.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 grows in this area MUST be checked before we wind up like SpringHill,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@franklintn.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 citify 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@franklintn.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 scram 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@franklintn.gov>
Subject: "Franklin, my dear..."

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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@franklintn.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
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- 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@franklintn.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@franklintn.gov>
Subject: Westhaven Resident Opposed to SLC Development

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Franklin Planning Committee,

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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 <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

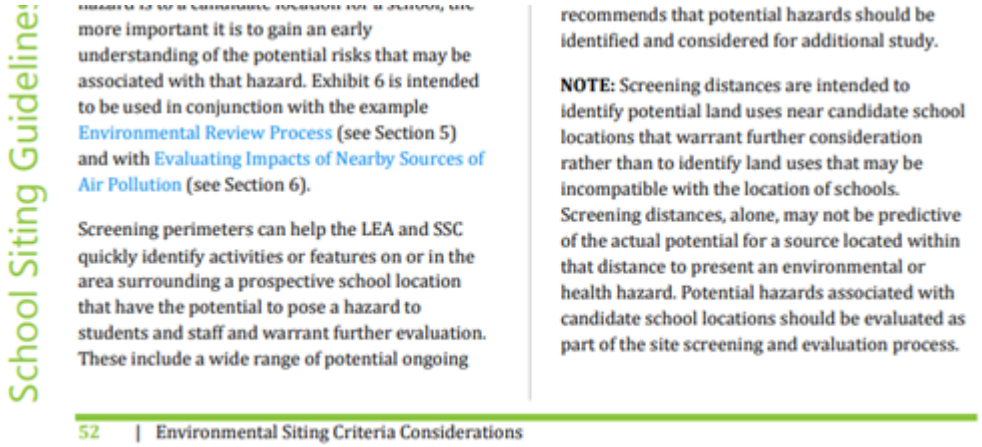
ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

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.


School Siting Guidelines

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.

52 | Environmental Siting Criteria Considerations

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@franklintn.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 graning 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@franklintn.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 graning 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@franklintn.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@franklintn.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@franklintn.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@franklintn.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 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@franklintn.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 an 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@franklintn.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@franklintn.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@franklintn.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 Frankln 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@franklintn.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@franklintn.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@franklintn.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@franklintn.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 are 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 currect station be able to provide services afor 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 Harperth 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@franklintn.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 though 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@franklintn.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 scram 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@franklintn.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@franklintn.gov>
Subject: SLC Proposed Plan

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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@franklintn.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@franklintn.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

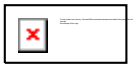
(615) 767-5208

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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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@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

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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@franklintn.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 5/28 8:55am EE

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 <u>only</u> 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.

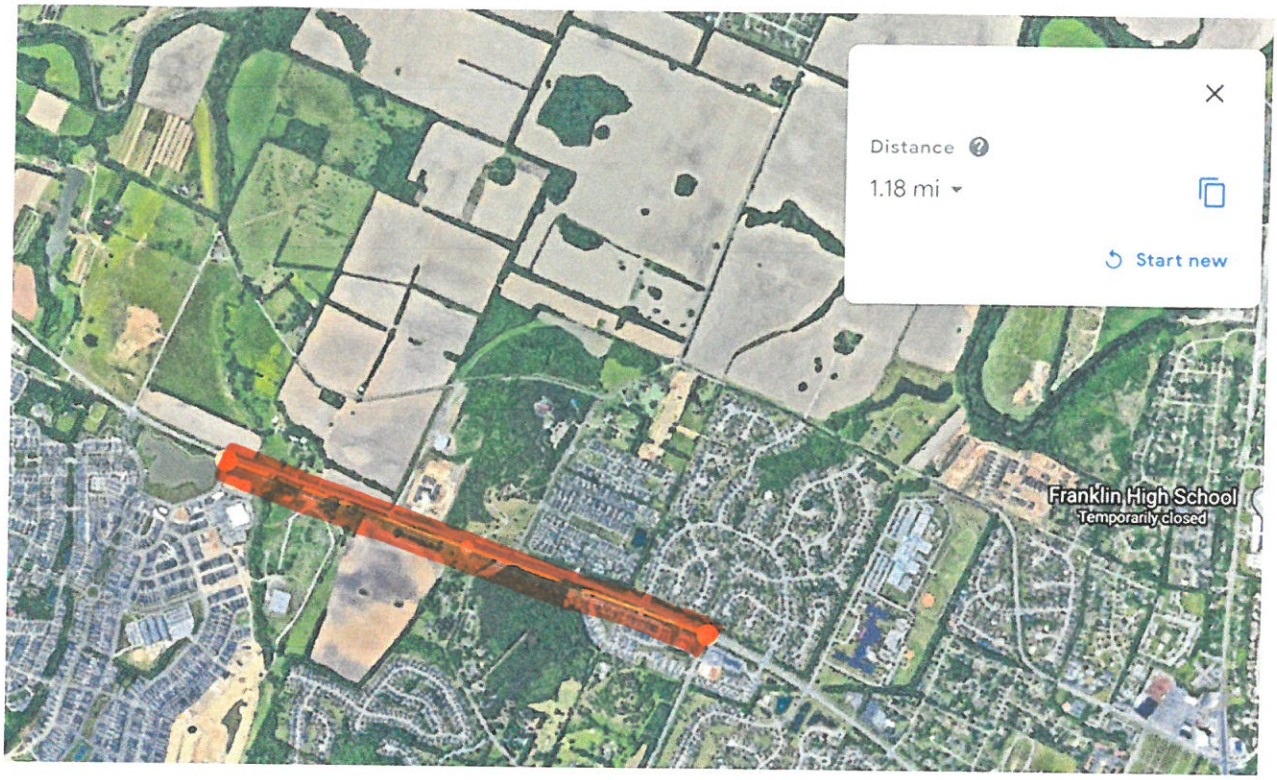
Respectfully,

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.



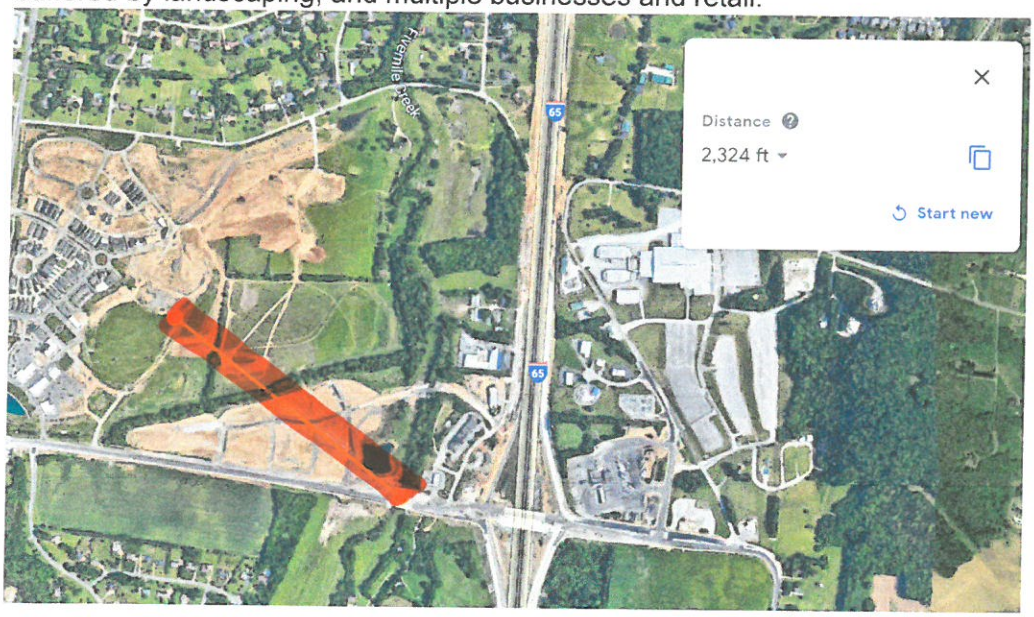
1 (cont) Google Earth Image of distance between Westhaven and MAPCO at New Highway 96 West.



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/

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]	control study; Varese Province	cases diagnosed 1978–1997	childhood addresses at time of diagnosis from highly trafficked roads; traffic densities in surrounding area; estimation of benzene concentrations with Gaussian diffusion model	traffic emissions (<0.1 ug m^3 benzene as estimated by the model), risk of leukemia with benzene concentration ≥10 ug m^3 (OR = 3.91; 95% CI = 1.36, 11.27) 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 ≤ 100 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 ≤ 100 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.

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	household incomes than case families 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

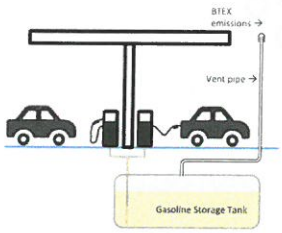
Markus Hilpert [a,*], Ana Maria Rule [b], Bernat Adria-Mora [a], Tedmund Tiberi [c]

[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



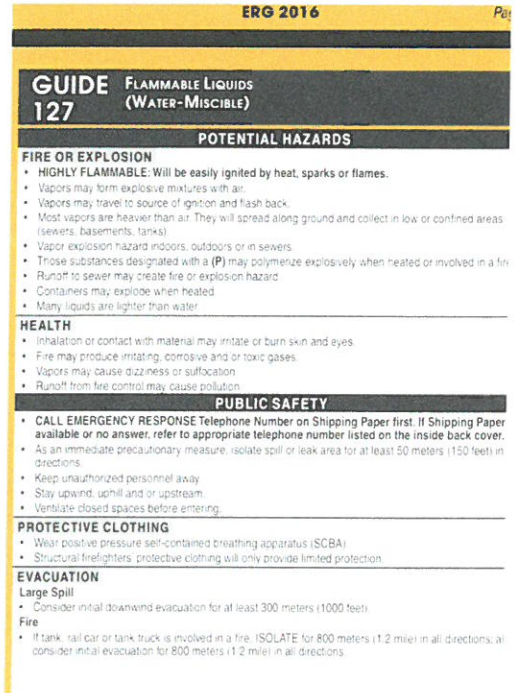
CITATIONS

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

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 fir
- 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 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; al 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@franklintn.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 Commisson,

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-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: 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@williamsoneducation.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 accustom 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@franklintn.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@franklintn.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@franklintn.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 morther

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@franklintn.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@franklintn.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@franklintn.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@franklintn.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@franklintn.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 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 Westhhaven 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@franklintn.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 quantitive 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@franklintn.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.

Judith A. Swartz

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 (ES009089)

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@franklintn.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@franklintn.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@franklintn.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@franklintn.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 Hactcher 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@franklintn.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@franklintn.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@franklintn.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 ordnances, 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@franklintn.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@franklintn.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 scram 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@franklintn.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 Commision,
>
> 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@franklintn.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

****
Confidential: This electronic message and all contents contain information from a law firm which may be privileged, confidential or otherwise protected from disclosure. The information is intended to be for the addressee only. If you are not the addressee, any disclosure, copy, distribution or use of the contents of this message is prohibited. If you have received this electronic message in error, please notify us immediately (586-465-3100) and destroy the original message and all copies.
****

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 Developmment 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



SOUTHERN LAND COMPANY

3990 HILLSBORO PIKE, SUITE 400
NASHVILLE, TN 37215
OFFICE: 615.778.3150
FAX: 615.778.2875
WWW.SOUTHERNLAND.COM

June 15, 2020

Emily Hunter
Planning Director, City of Franklin
109 3rd Avenue South
Franklin, TN 37064

This is a request to defer the review by the Planning Commission of the Rezoning Application (CoF #7154) and the Development Plan Revision (CoF #7133) for Westhaven from the June 25th Planning Commission to the meeting on July 23rd.

We request this time to further review the plans with the residents of Westhaven.

Thank you.

Ben Crenshaw
SVP, Design
Southern Land Company, LLC

From: Amy Diaz-Barriga
To: Dianna Tomlin
Subject: FW: Preserve Westhaven
Date: Tuesday, June 23, 2020 10:12:20 AM

Citizen email 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: Nancy Farris <drnancyfarris@gmail.com>
Sent: Tuesday, June 9, 2020 12:10 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Preserve 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 Sirs,

I am writing to request your thoughtful consideration to Southern Lands proposals to build a gas station and increase density for Westhaven. My home is on Keats St. and both of these sites would seriously impact the value of my home and the health and safety of the residences on my street. There are many reasons why gas stations are not standard in residential neighborhoods for most cities, such as cancer risk and fire and explosions.

I was promised by three representatives of Southern Land that there would never be any development East of Keats which is why I selected my lot. Please help preserve Westhaven.

Thank you,

Dr. Farris

Sent from my iPad

From: Amy Diaz-Barriga
To: Dianna Tomlin
Subject: FW: Westhaven future devlopement
Date: Tuesday, June 23, 2020 1:09:06 PM

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: Emily <mlydog1@yahoo.com>
Sent: Thursday, May 28, 2020 6:13 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven future devlopement

ATTENTION COF 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 and work in Westhaven as do our parents. We enjoy the community feel of our 'hood' and always have. Unfortunately it is expanding beyond its ability to keep the same character that first brought us here. We have such an issue with speeding, and crowding at the amenities as it is. The additional units added on the 96 area will exacerbate beyond what we can absorb. How will we manage the stewardship of what is now turning into a city unto itself? We have 2, yes only 2 playgrounds now. The resort pool years ago was too crowded to bother going. The events that made this community special will be impossible to pull off.

Builders cannot go unchecked or Williamson county and Westhaven will be just another area filled with unnecessary suburban sprawl. We especially do not need a gas station. It makes zero sense to build that "amenity" when our kids have no where to play as it is. Plans from even 2 years ago showed small pocket parks that have since been filled with houses. At some point you will have developed this area into a congested space that no one can enjoy. The true spirit of Westhaven has been slowly chipped away. How will SL sell "Firepit" and "Resort Pool" and 2 parks with 4 swings each, that accommodate only a fraction of the residents? I guess those that can't get a seat at the table will have to settle for long lines at Kroger and a gas station nobody want's or needs. I also wonder how you will address the already fast filling schools? How will we protect our children from the onslaught of traffic? I won't even let my kids ride their bikes to Kroger because Front street is an accident waiting to happen. We moved here because it was safe and sweet. I wanted my kids to ride their bikes, and my parents to walk in a beautiful space, now it's like living in a congested city.

I get that real estate is where the money is, but don't sell out the heart of this area for the current gold rush.

Emily Hemsath
5043 Donovan St.

From: Emily Hunter
To: Don Humkey
Cc: Dianna Tomlin; Amy Diaz-Barriga
Subject: RE: Westhaven and new gas station
Date: Tuesday, June 9, 2020 8:25:13 AM

Lynne,

Thank you for your email. Staff will provide it to the Planning Commission and Board of Mayor and Aldermen with the set of citizen emails received. The Planning Commission will consider the Westhaven rezoning and development plan at the June 25th meeting for a recommendation to the Board of Mayor and Aldermen, who have final approval authority.

Dianna, would you please ensure this email is added to the set? Thank you.

EMILY HUNTER, AICP
DIRECTOR OF PLANNING & SUSTAINABILITY
CITY OF FRANKLIN, TN
(615) 791-3212

From: Don Humkey <wdhlbh@bellsouth.net>
Sent: Monday, June 8, 2020 4:26 PM
To: Emily Hunter <emily.hunter@franklintn.gov>
Subject: Westhaven and new 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 Mrs. Hunter,
It is my understanding that there are plans for a gas station at the new intersection of Mack Hatcher and 96W. I question WHY? There is a station LESS than a mile away at the intersection of Downs Blvd. and 96, another at the intersection of Hillsboro and Mack Hatcher, a Kroger station on Hillsboro, another Daily's on 96 by the fire station, and probably more that I can't think of within a couple mile range.
The traffic from Westhaven and points west coming down 96W is pretty much already back to "normal" after the shutdown. More traffic than 96, Boyd Mill, Downs Blvd AND the new 2 lane Mack Hatcher can handle. And we haven't even mentioned all the additional almost 1000 dwelling units that are going to add on the other side of the MH divide near the Carlisle/Boyd Mill light! PLUS, I hear the farm across from Westhaven has sold and they will be developing all of that land.
PLEASE, argue NO to this gas station – for the sake of those of us already "HERE". When is Franklin going to realize that they are now "just anywhere USA" with all the traffic, development, crime, look – a -like subdivisions, and NO character or open LAND left! I guess not until all the developers have

made several MILLION more to put into their pockets.
Thanks.
Lynne – a concerned 26 year resident who lives off of Boyd Mill and 96 W

Sent from Mail for Windows 10

From: Amy Diaz-Barriga
To: Dianna Tomlin
Subject: FW: Westhaven Development
Date: Tuesday, June 23, 2020 1:08:11 PM

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 Love <palsasha@comcast.net>
Sent: Sunday, May 31, 2020 7:56 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.

I understand the proposed plan for development will add 744 homes to the area and generate over 16,000 car trips per day. I am opposed to this change.

Franklin is already outgrowing schools and infrastructure and eventually will have to raise taxes to pay for schools, fire stations as well as police, firefighters and municipal employees.

The small town I've loved is turning into just another massive subdivision with too much noisy traffic. I am very disappointed that this is even up for consideration. I do not want further housing development in this area. We've already lost too much historical farm land and have overcrowding on roads and in schools.

Westhaven and Franklin would be better served with more childcare facilities, retail stores such as a hardware store, and restaurants to support the residents already living there. Vote to make Southern Land stay with their original plan and keep the small town feel to Franklin and the surrounding area.

Patricia Love

Sent from my iPhone

From: Amy Diaz-Barriga
To: Dianna Tomlin
Subject: FW: Thank you.
Date: Tuesday, June 23, 2020 1:08:32 PM

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: Friday, May 29, 2020 10:55 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Thank you.

ATTENTION COF 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 reading all of our emails and presenting a fair summary at last night's zoning meeting.

As a resident of Westhaven, we do not want a gas station (of any type) in our front yard! I do not believe any community would want that! Not to mention the safety and healthy of our community and children with the extra traffic concerns and the health of all of our community with gasoline contaminants.

We also do not want all of the extra homes, townhouses, etc. Most of all, please do not vote for the additional space to include a GAS STATION.

Thank you for the deferment and please vote NO.

Thank you,
Carmen McKinley
1125 Westhaven Blvd

From: Amy Diaz-Barriga
To: Dianna Tomlin
Subject: FW: Westhaven Changes
Date: Tuesday, June 23, 2020 1:09:12 PM

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: Paula Mitchell <mpml@comcast.net>
Sent: Thursday, May 28, 2020 6:12 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven Changes

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

As a resident of Westhaven for 12 years I have watched Southern Land make changes in our community that are totally opposite of what we were told in 2007 when we purchased our home on Westhaven Blvd.
In 2007 in their marketing, they promised to preserve the farm land they were developing. They were developing a "walkable" community. Since that time, they have consistently changed their original plans. Green space has been used for more development. Streets have narrowed which creates more congestion and safety hazards. The increased density has added more homes and people.
Basically, I do not trust that they are developing our neighborhood to be safe, beautiful, and one worthy of our City of Franklin. The idea of a service station with a market is not in keeping with our community. It will add congestion to our neighborhood school. This latest proposal in just an example of their greed and lack of commitment to our neighborhood.
Please do not agree to their latest proposal of higher density, less commercial space, and a service station in our neighborhood.

Paula and Mike Mitchell
1181 Westhaven Blvd.

Sent from my iPad

From: Cindy
To: Dianna Tomlin
Subject: Re: Westhaven Revision 5
Date: Wednesday, June 24, 2020 8:27:14 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.

Yes thank you!

Sent from my iPhone

> On Jun 24, 2020, at 8:19 AM, Dianna Tomlin <dianna.tomlin@franklintn.gov> wrote:
>
> Cindy would you like these comments sent to the Planning Commission as well?
>
> Dianna
>
> **From:** Cindy <cindy.whitt@comcast.net>
> **Sent:** Wednesday, June 24, 2020 7:23 AM
> **To:** Dianna Tomlin <dianna.tomlin@franklintn.gov>
> **Subject:** Fwd: Westhaven Revision 5
>
> ***ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.***
>
> Just wanted you to have my comments. Thanks again for your help in understanding the zoning process and for all you do to make Franklin livable.
>
> Sent from my iPhone
>
> Begin forwarded message:
>
> **From:** Cindy <cindy.whitt@comcast.net>
> **Date:** June 24, 2020 at 7:08:45 AM CDT

To: Ben Crenshaw <ben.crenshaw@southernland.com>, brian.sewell@southerland.com, tim.downey@southerland.com, Amy Law <amy.law@southernland.com>
Subject: Westhaven Revision 5

June 24, 2020

Southern Land/Westhaven,

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

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

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

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

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

4. Maintain the wetland area behind the Kroger and partner with City of Franklin and Audubon Society or other groups to make it a bird sanctuary with easy access to the senior housing. This would be a win for all and help Franklin with it's quest to become a top green city. Use the wetlands as a teaching resource for the local school and others as it will be close to 96. Senior residents and others would love to sit and watch the water and other birds at the wetlands. If there is enough space consider putting soccer or open fields adjacent to wetlands for play to enhance the feel of open space. Seniors love watching kids play and would have chances to interact with the Westhaven Community.

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

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

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

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

I believe this offers a solution and hope you will carefully consider the ideas. I am glad to discuss via telephone.
Cindy Whitt
305 White Moss Pl
615-202-5761

Sent from my iPhone

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 20-0570

DATE: May 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 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:
The applicant has requested this item be deferred to the July 23, 2020 Franklin Municipal Planning Commission meeting.

This item was deferred from the May 28, 2020 Franklin Municipal Planning Commission meeting.

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:

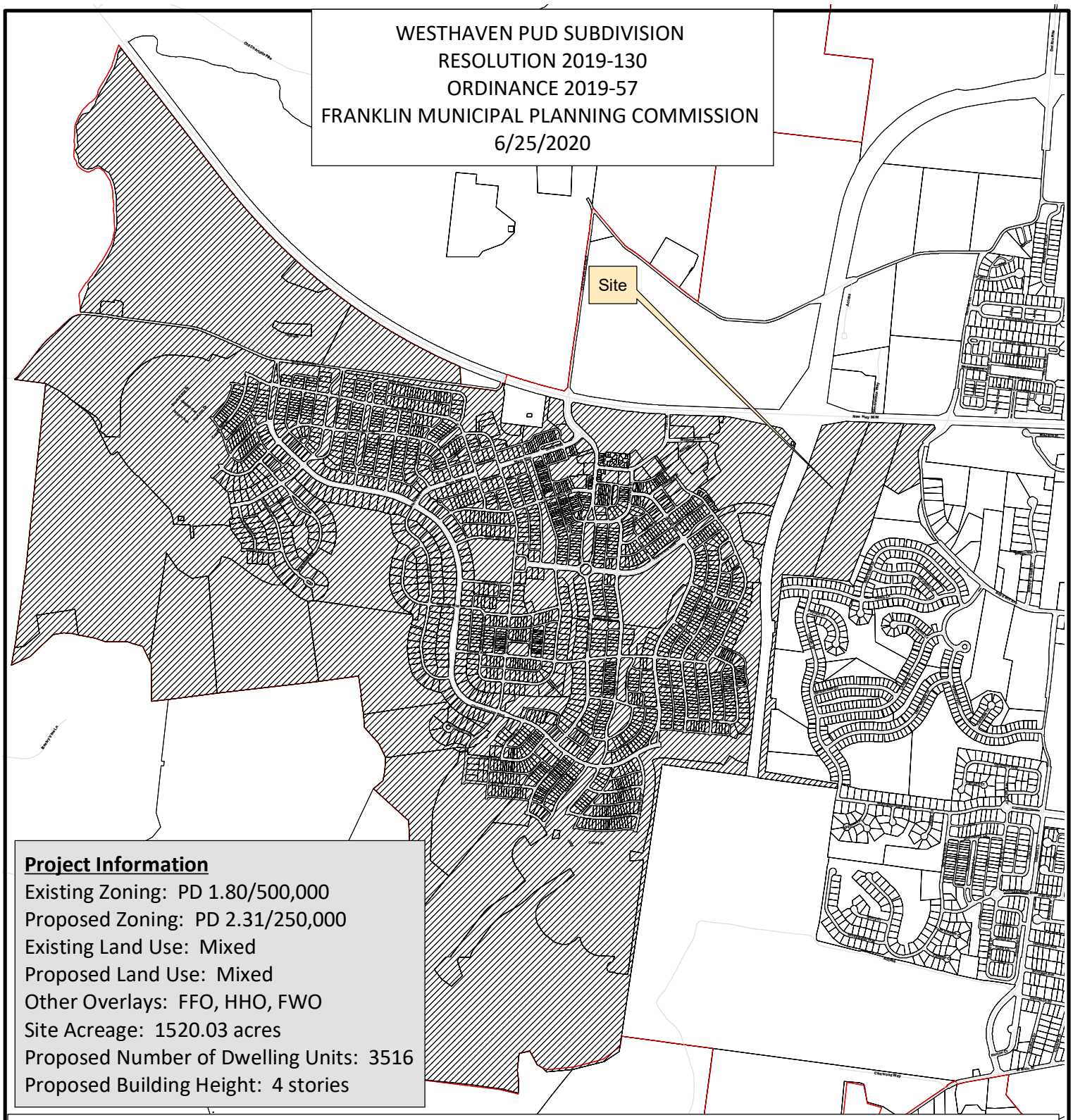
1. The applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be “clouded.” With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full 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 Deferral of Resolution 2019-130 to the July 23, 2020 FMPC meeting.

See attached sheets for Conditions of Approval.

WESTHAVEN PUD SUBDIVISION
RESOLUTION 2019-130
ORDINANCE 2019-57
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/25/2020



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

N

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

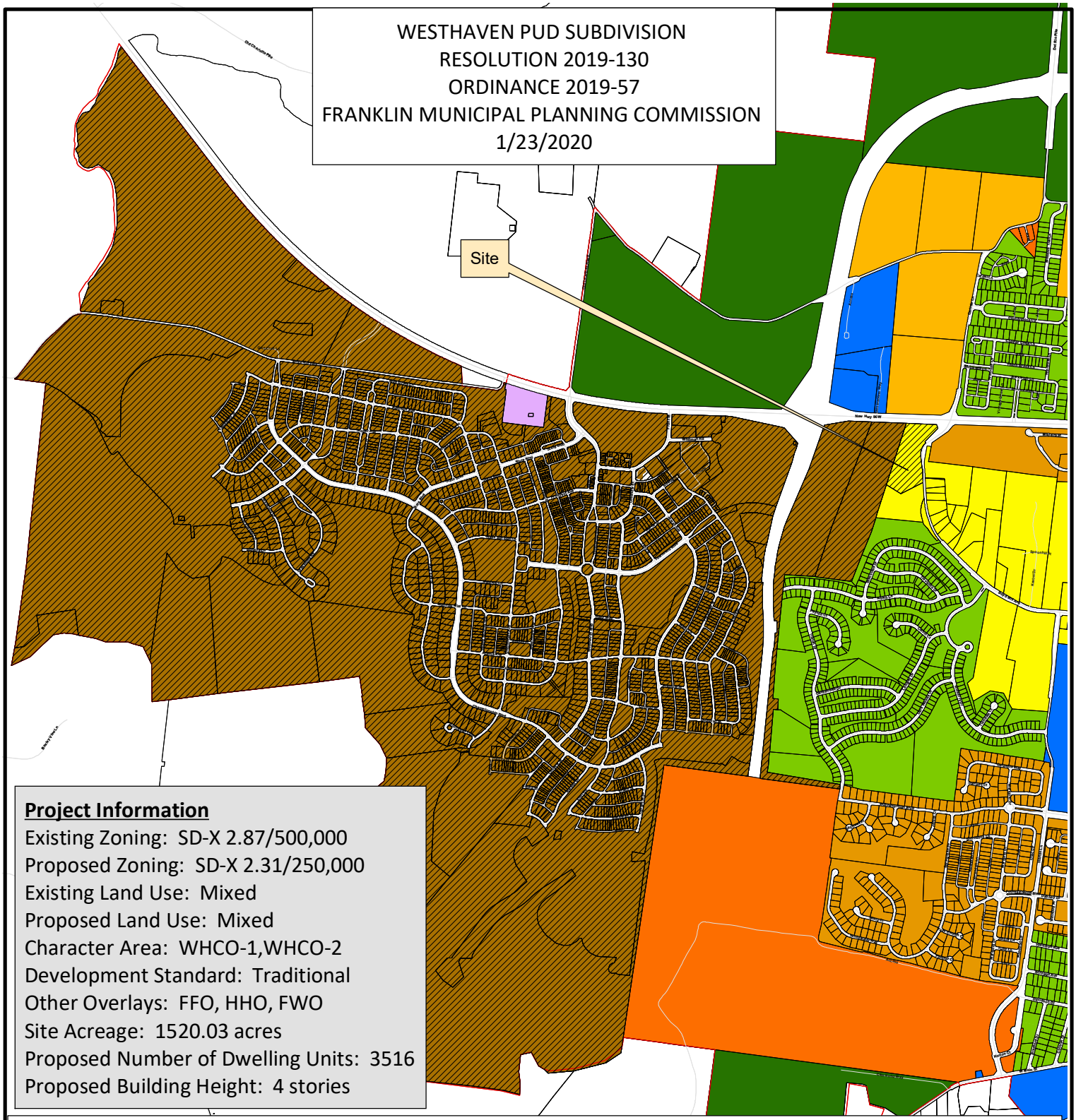
_____
DR. KEN MOORE
Mayor

Approved as to form by:

_____
Shauna 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



Project Information

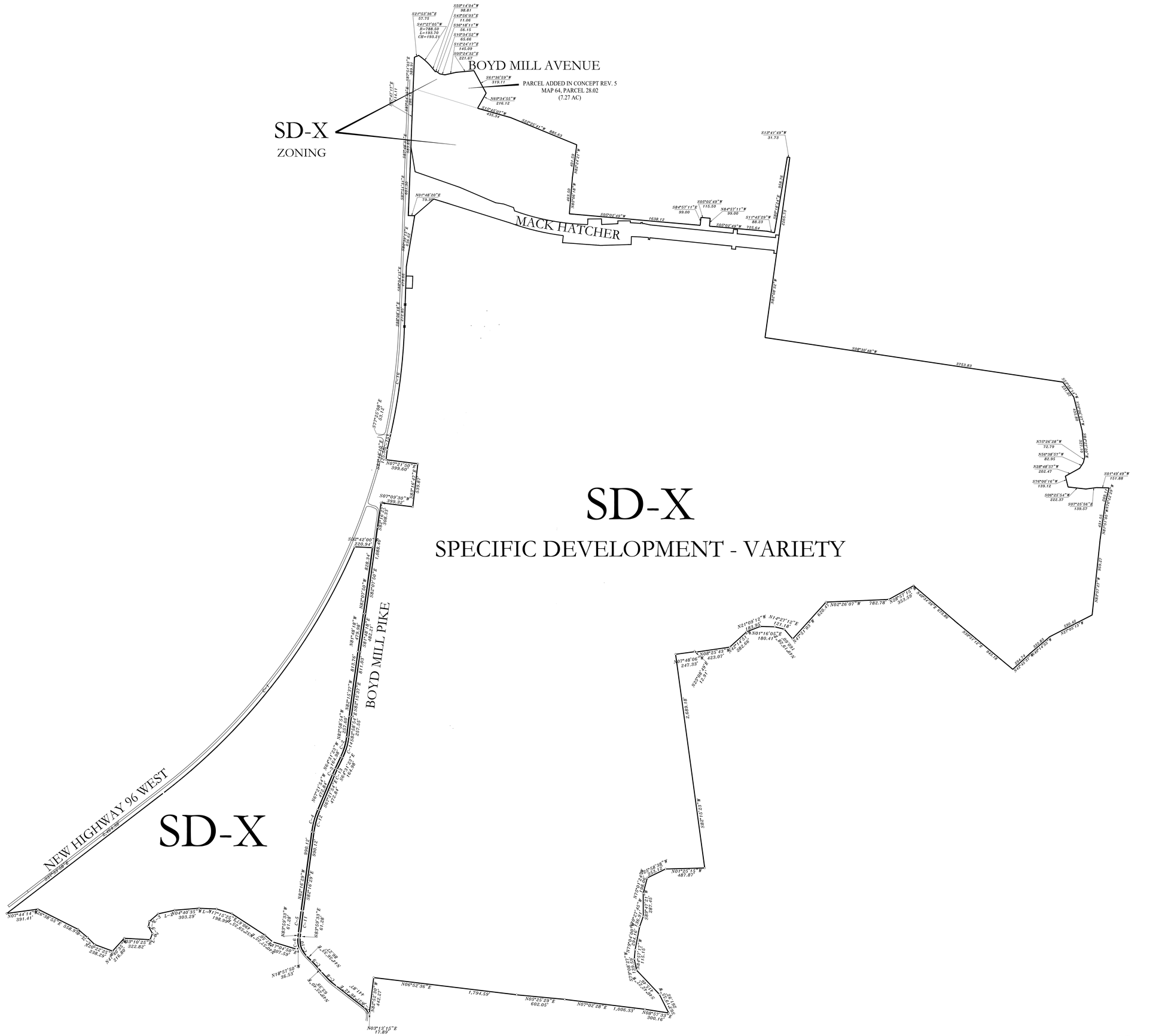
Existing Zoning: SD-X 2.87/500,000
Proposed Zoning: SD-X 2.31/250,000
Existing Land Use: Mixed
Proposed Land Use: Mixed
Character Area: WHCO-1,WHCO-2
Development Standard: Traditional
Other Overlays: FFO, HHO, FWO
Site Acreage: 1520.03 acres
Proposed Number of Dwelling Units: 3516
Proposed Building Height: 4 stories

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

N

0 500 1,000 2,000 3,000 4,000
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 hereon.
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SOUTHERN LAND COMPANY
Southern Land Company, LLC
3990 Hillsboro Pike, Suite 400 - Nashville, Tennessee 37215
Office (615) 970-1616 FAX (615) 970-1623 www.southernlandco.com

JASON CHRISTOPHER PATE REGISTERED LANDSCAPE ARCHITECT
12-9-19

WESTHAVEN

CONCEPT PLAN - REVISION 5 MAJOR MODIFICATIONS

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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

SD-X ZONING DISTRICT BOUNDARY PLAN

SHEET NO.
CP-6

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COF no: 7133

CONDITIONS OF APPROVAL:

Open Issues: 5 These issues are currently being filtered

Boyd Mill

General Issues

99. Boyd Mill

joe.marlo@franklintn.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 belowthe 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

joe.marlo@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. The developer is responsible for the following improvements:

- 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. Applicant shall add to the plan set at OneStop.

Planning

General Issues

105. Provide detail

dianna.tomlin@franklintn.gov	Number of units shown on plan shall be stated
dianna.tomlin@franklintn.gov	State the number of units shown on the plan provided and the number of units asked for in the entitlements. Include graphic or table that shows where the additional units will be located. For example Jewell Property -400 residential units, Southwest Quadrant - 150, Northeast Quadrant 150. Show approximate lines of quadrants.

Water/Sewer

General Issues

49. Sanitary sewer

ben.mcneil@franklintn.gov	This comment is to remain open as a reminder to staff. It does not hinder the approval of the proposed plan.. **Condition of approval for Planning commission and BOMA** 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.

WESTHAVEN

CONCEPT PLAN - REVISION 5 MAJOR MODIFICATIONS

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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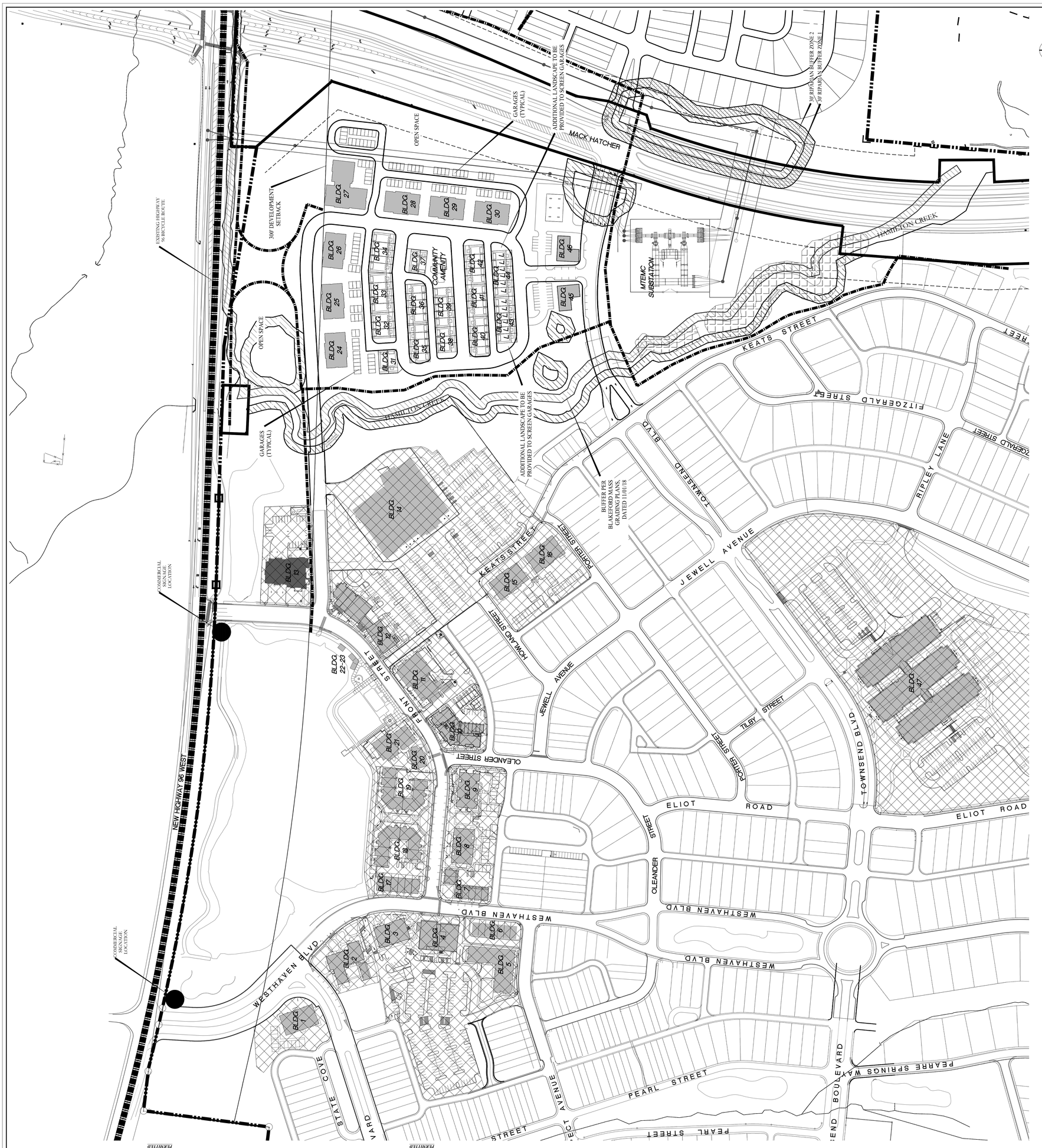
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REVISIONS:	
1.	01/02/2020 CITY STAFF COMMENTS
2.	03/05/2020 CITY STAFF COMMENTS
3.	04/02/2020 CITY STAFF COMMENTS
4.	05/07/2020 CITY STAFF COMMENTS
5.	06/04/2020 FMPC DEFERRAL
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DATE: 12/09/2019
JOB #: 284000
PROJECT #: COF 7133

CONCEPTUAL TOWN CENTER BUILDING USAGE PLAN

SHEET NO.
CP-8



BUILDING	POTENTIAL FLOORS	POTENTIAL USES
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332	1 2 3 4 5 6 7 8	RESIDENTIAL
333	1 2 3 4 5 6 7 8	RESIDENTIAL
334	1 2 3 4 5 6 7 8	RESIDENTIAL
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337	1 2 3 4 5 6 7 8	RESIDENTIAL
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341	1 2 3 4 5 6 7 8	RESIDENTIAL
342	1 2 3 4 5 6 7 8	RESIDENTIAL
343	1 2 3 4 5 6 7 8	RESIDENTIAL
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345	1 2 3 4 5 6 7 8	RESIDENTIAL
346	1 2 3 4 5 6 7 8	RESIDENTIAL
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351	1 2 3 4 5 6 7 8	RESIDENTIAL
352	1 2 3 4 5 6 7 8	RESIDENTIAL
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359	1 2 3 4 5 6 7 8	RESIDENTIAL
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414	1 2 3 4 5 6 7 8	RESIDENTIAL
415	1 2 3 4 5 6 7 8	RESIDENTIAL
416	1 2 3 4 5 6 7 8	RESIDENTIAL
417	1 2 3 4

NOTE:

SIDEWALKS IN THESE AREAS WILL BE PROVIDED TO MEET TYPICAL WESTHAVEN STANDARDS FOR PEDESTRIAN CONNECTIONS. THESE WILL BE SHOWN IN DETAIL AT SITE PLAN SUBMITTAL.

LEGEND

APPROVED BUILDINGS AND LOTS

30' RIPARIAN BUFFER ZONE 1 PER TDEC/COF STANDARDS

30' RIPARIAN BUFFER ZONE 2 PER TDEC/COF STANDARDS

EXISTING HIGHWAY 96 BICYCLE ROUTE

S.R. 96

S.R. 397

NEW HIGHWAY 96 WEST

TRAIL SYSTEM

OPEN SPACE

300' DEVELOPMENT SETBACK

PROPOSED INDEPENDENT LIVING FACILITY 135-150 BEDS 4 STORY

PROPOSED CONDOMINIUMS

COMMUNITY AMENITY

PROPOSED TOWNHOMES

PROPOSED TOWNHOMES/POTENTIAL LIVE/WORK UNITS

PROPOSED COMMERCIAL

PROPOSED GENERAL STORE/ GAS STATION

MACK HATCHER PARKWAY

BOYD MILL ROAD

PROPOSED COMMUNITY AMENITY BUILDING

PROPOSED CONDOMINIUMS (3 STORY)

30' RIPARIAN BUFFER ZONE 2
30' RIPARIAN BUFFER ZONE 1

NOTE

WESTHAVEN DESIGN STANDARDS AND TYPICAL ROAD SECTIONS WILL APPLY TO EAST AREA

PROPOSED TOWNHOMES, DUPLEX AND DETACHED LOTS

PEDESTRIAN CONNECTOR, TYP.

BUFFER PER BLAKEFORD MASS GRADING PLANS, DATED 11/01/18

MTEMC SUBSTATION

HARPETH RIVER

PORTER STREET

TOWNSEND BLVD.

ELL AVENUE

KEATS STREET

FITZGERALD STREET

RIPLEY LANE

HARPETH CREEK

NORTH

0' 50' 100' 200'

SCALE: 1" = 100'

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SOUTHERN LAND COMPANY
Southern Land Company, LLC
3990 Hillsboro Pike, Suite 400 - Nashville, Tennessee 37215
OFFICE 615.370.0670 - FAX 615.370.0673 - www.southernland.com

BENJAMIN CRESSY REFFITT
TENNESSEE
REGISTERED
LANDSCAPE ARCHITECT
06 Oct 20

WESTHAVEN

CONCEPT PLAN - REVISION 5 MAJOR MODIFICATIONS

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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DATE: 12/09/2019

JOB #: 284000

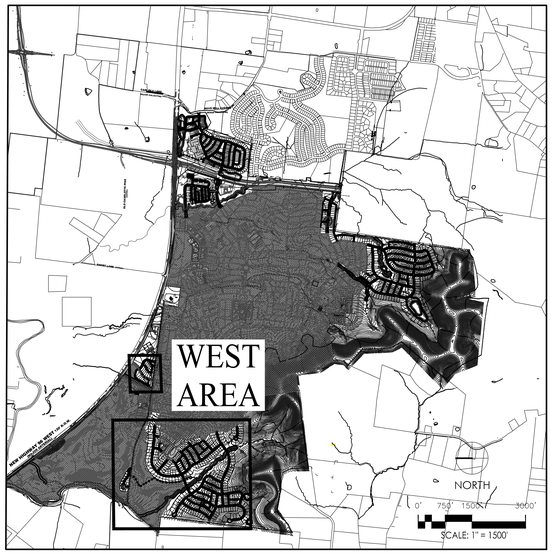
PROJECT #: COF 7133

EAST AREA CONCEPT PLAN

SHEET NO.

CP-9

KEY MAP



Westhaven PUD Lot Totals

	Approved Concept Plan Rev 4	Proposed Concept Plan Rev 5	Delta	Sections Completed Sec 1 thru Sec 55
Residential Entitlements				
Westhaven West of Mack Hatcher (Original PUD)	2750	3100	350	
Jewell Property (Original PUD)	0	400	400	
J & J Farms (7.27 Acres Added to PUD)	0	16*	16	
Total	2750	3516	766	2,116
Commercial Entitlements				
Westhaven West of Mack Hatcher	500000	250000	-250000	
Jewell Property	0	0	0	
J & J Farms (7.27 Acres)	0	0	0	
Total	500000	250000	-250000	

*Concept Plan Revision 5 Proposes an increase of 766 Residential Units and a Reduction of 250,00 sf Commercial

Residential Entitlements to be Built	
West Side	428
East Side	595
South Side	377
Total	1400

*Totals are approximate per section

LEGEND

- AREAS OF COMPLETED/PLATTED SECTIONS
- AREAS OF APPROVED SECTIONS
- 30' RIPARIAN BUFFER ZONE 1 PER TDEC/COF STANDARDS
- 30' RIPARIAN BUFFER ZONE 2 PER TDEC/COF STANDARDS
- FUTURE SANITARY SEWER MAIN, FLOW DIRECTION, AND UTILITY SERVICES
- FUTURE SANITARY FORCE MAIN

WEST AREA CONCEPTUAL UTILITY PLAN

NORTH 0' 50' 100' 200' SCALE: 1" = 100'

WEST AREA CONCEPTUAL UTILITY PLAN

NORTH 0' 50' 100' 200' SCALE: 1" = 100'

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Office (615) 776-7150 - Fax (615) 776-2693 - www.southernland.com

BENJAMIN CRESS — REGISTERED LANDSCAPE ARCHITECT — TENNESSEE REGISTRATION NUMBER 329 — 06-04-20

WESTHAVEN

CONCEPT PLAN - REVISION 5 MAJOR MODIFICATIONS

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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DATE: 12/09/2019

JOB #: 284000

PROJECT #: COF 7133

CONCEPTUAL WEST UTILITY PLAN

SHEET NO. CP-10

Westhaven PUD Lot Totals

	Approved Concept Plan Rev 4	Proposed Concept Plan Rev 5	Delta	Sections Completed Sec 1 thru Sec 55
Residential Entitlements				
Westhaven West of Mack Hatcher (Original PUD)	2750	3100	350	
Jewell Property (Original PUD)	0	400	400	
J & J Farms (7.27 Acres Added to PUD)	0	16*	16	
Total	2750	3516	766	2,116
Commercial Entitlements				
Westhaven West of Mack Hatcher	500000	250000	-250000	
Jewell Property	0	0	0	
J & J Farms (7.27 Acres)	0	0	0	
Total	500000	250000	-250000	

*Concept Plan Revision 5 Proposes an increase of 766 Residential Units and a Reduction of 250,00 sf Commercial

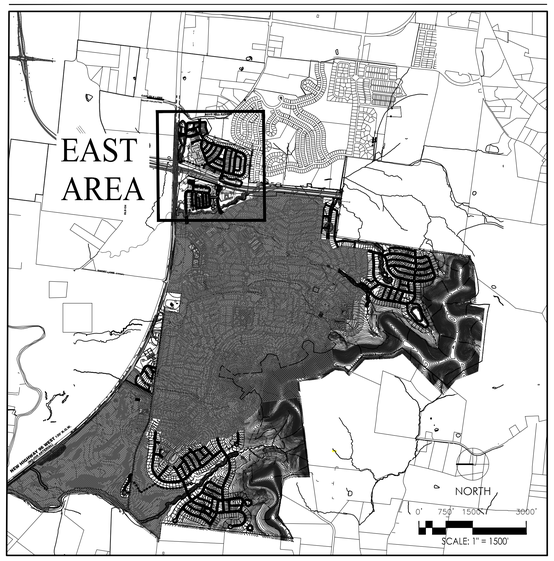
Residential Entitlements to be Built	
West Side	428
East Side	595
South Side	377
Total	1400

*Totals are approximate per section

LEGEND

- AREAS OF COMPLETED/PLATTED SECTIONS
- AREAS OF APPROVED SECTIONS
- 30' RIPARIAN BUFFER ZONE 1 PER TDEC/COF STANDARDS
- 30' RIPARIAN BUFFER ZONE 2 PER TDEC/COF STANDARDS
- FUTURE SANITARY SEWER MAIN, FLOW DIRECTION, AND UTILITY SERVICES
- FUTURE SANITARY FORCE MAIN

KEY MAP





EAST AREA CONCEPTUAL UTILITY PLAN

SOUTHERN LAND COMPANY
Southern Land Company, LLC
3990 Hillsboro Pike, Suite 400 - Nashville, Tennessee 37215
Office (615) 776-7150 - Fax (615) 776-7693 - www.southernlandco.com

BENJAMIN CRAIG WILLIAMS — LICENSED LANDSCAPE ARCHITECT — TENNESSEE — 06.04.20

WESTHAVEN

CONCEPT PLAN - REVISION 5 MAJOR MODIFICATIONS

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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DATE: 12/09/2019
JOB #: 284000
PROJECT #: COF 7133

CONCEPTUAL EAST UTILITY PLAN

SHEET NO.
CP-11

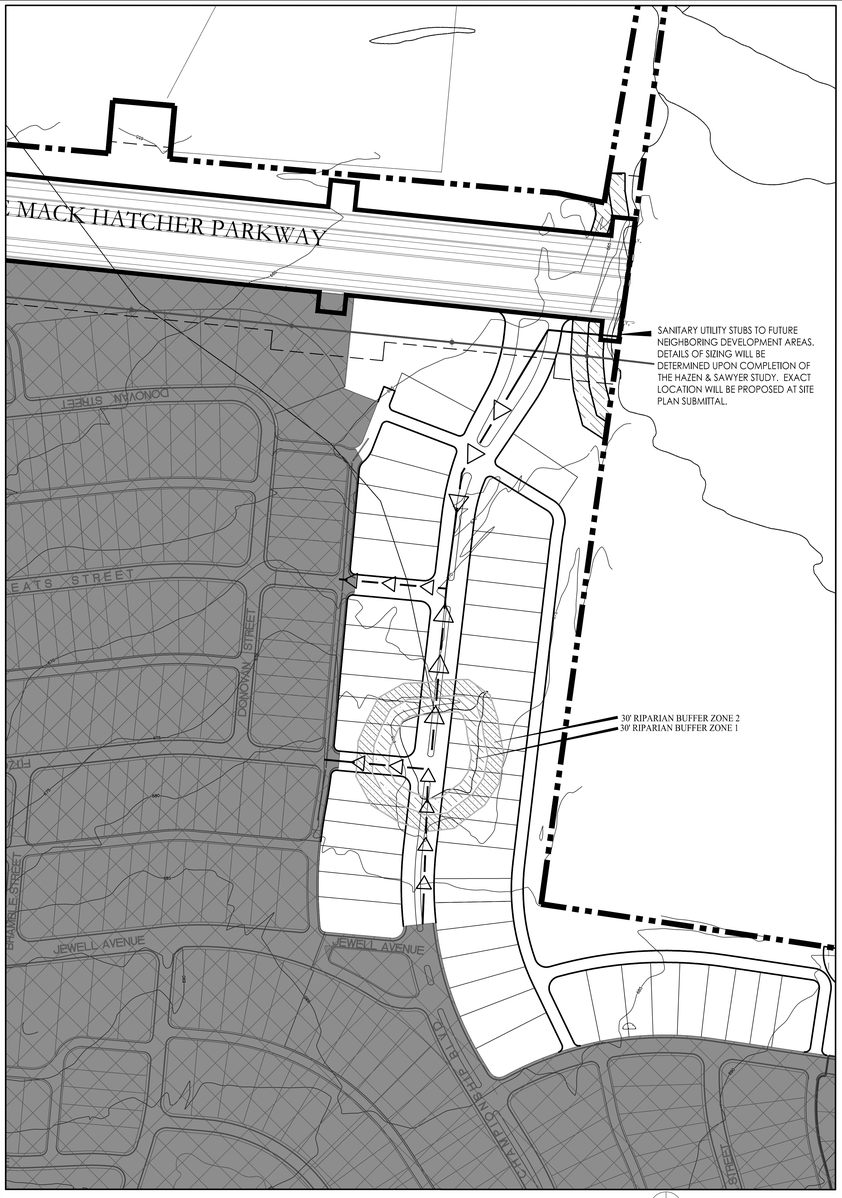
Westhaven PUD Lot Totals

	Approved Concept Plan Rev 4	Proposed Concept Plan Rev 5	Delta	Sections Completed Sec 1 thru Sec 55
Residential Entitlements				
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Jewell Property (Original PUD)	0	400	400	
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Total	2750	3516	766	2,116
Commercial Entitlements				
Westhaven West of Mack Hatcher	500000	250000	-250000	
Jewell Property	0	0	0	
J & J Farms (7.27 Acres)	0	0	0	
Total	500000	250000	-250000	

*Concept Plan Revision 5 Proposes an increase of 766 Residential Units and a Reduction of 250,00 sf Commercial

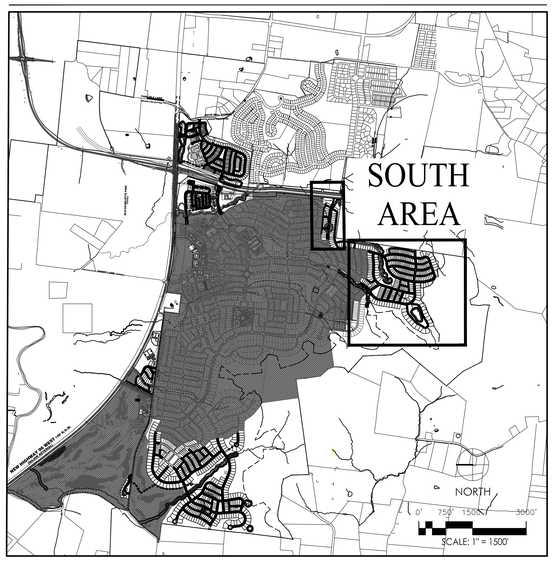
Residential Entitlements to be Built	
West Side	428
East Side	595
South Side	377
Total	1400

*Totals are approximate per section



SOUTH AREA
CONCEPTUAL UTILITY PLAN

KEY MAP



LEGEND

- AREAS OF COMPLETED/PLATTED SECTIONS
- AREAS OF APPROVED SECTIONS
- 30' RIPARIAN BUFFER ZONE 1 PER TDEC/COF STANDARDS
- 30' RIPARIAN BUFFER ZONE 2 PER TDEC/COF STANDARDS
- FUTURE SANITARY SEWER MAIN, FLOW DIRECTION, AND UTILITY SERVICES
- FUTURE SANITARY FORCE MAIN



SOUTH AREA CONCEPTUAL UTILITY PLAN

SOUTHERN LAND COMPANY
Southern Land Company, LLC
3990 Hillsboro Pike, Suite 400 - Nashville, Tennessee 37215
Office (615) 776-7150 - Fax (615) 776-7855 - www.southernland.com

BENJAMIN CREASY — TENNESSEE — REGISTERED LANDSCAPE ARCHITECT — 06.04.20

WESTHAVEN

CONCEPT PLAN - REVISION 5 MAJOR MODIFICATIONS

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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DATE: 12/09/2019
JOB #: 284000
PROJECT #: COF 7133

CONCEPTUAL SOUTH UTILITY PLAN

SHEET NO.
CP-12

CONCEPT PLANS FOR

WESTHAVEN

DEVELOPMENT PLAN - REV 5
A PLANNED RESIDENTIAL COMMUNITY

FIFTH CIVIL DISTRICT | C.O.F. PROJECT #7133

CITY OF FRANKLIN | WILLIAMSON COUNTY | TENNESSEE



VICINITY MAP
SCALE: 1" = 1000'

DEVELOPER:

SOUTHERN LAND COMPANY

Southern Land Company, LLC
3990 Hillsboro Pike, Suite 400
Nashville, Tennessee 37215
(615) 778-3150 | www.southernland.com

INDEX OF SHEETS

Sheet	Description
CP-1	COVER SHEET
CP-2	EXISTING CONDITIONS AND SITE DATA
CP-3	CONCEPT PLAN
CP-4	TRANSECT REGULATION PLAN
CP-5	OPEN SPACE PLAN
CP-6	PD ZONING DISTRICT BOUNDARY
CP-7	THOROUGHFARE DESIGNATIONS PLAN
CP-8	CONCEPTUAL TOWN CENTER BUILDING USAGE PLAN
CP-9	EAST AREA PLAN
CP-10	CONCEPTUAL WEST UTILITY PLAN
CP-11	CONCEPTUAL EAST UTILITY PLAN
CP-12	CONCEPTUAL SOUTH UTILITY PLAN
CP-13	SLOPE ANALYSIS PLAN

PROJECT OWNERSHIP:

WESTHAVEN PARTNERS, LLC
96 WEST LAND HOLDINGS, LLC
96 WEST LAND HOLDINGS II, LLC

Individual owners with 5% or greater interest:
The Verallo Foundation | ROKEPA Investment Company, L.P. |
PPMC Limited Partnership | Springlake, G.P.
c/o Southern Land Company, LLC 3990 Hillsboro Pike, Suite 400, Nashville, TN 37215

J&J FARM
OWNERSHIP: John B. Jewell III & Estate of James W. Jewell Sr.
c/o Southern Land Company, LLC 3990 Hillsboro Pike, Suite 400, Nashville, TN 37215

NOTE:

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 CONCEPT 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.

APPLICANT:

LANDSCAPE ARCHITECT:
JOSEPH BENJAMIN CRENSHAW, R.L.A.
SOUTHERN LAND COMPANY
3990 HILLSBORO PIKE
SUITE 400
NASHVILLE, TN 37215
(615) 778-3150

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Office (615) 778-3150 - Fax (615) 778-2870 - www.southernland.com

JOSEPH BENJAMIN CRENSHAW
REGISTERED
TENNESSEE NO. 301
LANDSCAPE ARCHITECT
06.04.20

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

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DATE: 12/09/2019
JOB #: 284000
PROJECT #: COF 7133

COVER SHEET

SHEET NO.
CP-1

Owners:

WESTHAVEN PARTNERS, LLC
96 WEST LAND HOLDINGS, LLC
96 WEST LAND HOLDINGS III, LLC
3990 HILLSBORO PIKE | SUITE 400 | NASHVILLE, TN 37215
(615) 778-3150

Applicant:

SOUTHERN LAND COMPANY,LLC
3990 HILLSBORO PIKE | SUITE 400 | NASHVILLE, TN 37215
(615) 778-3150
Contact: BEN CRENSHAW

Concept Plan (Rev. 5 Major Modifications)

DEVELOPMENT	C.O.F. Project No.	APPROVE DATE	DISTRICT ACRES	REMAINING DISTRICT ACRES	SINGLE FAMILY DWELLING UNITS	MULTI-FAMILY\ TOWNHOME DWELLING UNITS	CUMULATIVE SECTION DWELLING UNITS	CUMULATIVE DISTRICT DWELLING UNITS	REMAINING DISTRICT DWELLINGS	COMMERCIAL BLDG. SPACE (SF)	CUMULATIVE COMMERCIAL BLDG. SPACE (SF)	REMAINING COMMERCIAL SPACE (SF)	GOVERNMENT INSTITUTIONAL SPACE (SF)	CUMULATIVE GOVERNMENT INSTITUTIONAL SPACE (SF)
Concept Plan (Rev.3)	6408	5/25/2017	1536.23	1536.23	---	---	---	0	2750	---	---	500,000	0	0
Section 1		4/18/2002	18.91	1517.32	51	0	51	51	2699	0	0	500,000	0	0
Section 2		6/20/2002	16.68	1500.64	61	0	61	112	2638	0	0	500,000	0	0
Section 3 (Rev. 1)		2/20/2003	8.23	1492.41	0	47	47	159	2591	0	0	500,000	0	0
Section 4 (Rev. 1)		7/17/2003	17.05	1475.37	43	0	43	202	2548	0	0	500,000	0	0
Section 5 (Rev. 1)		3/14/2003	6.54	1468.83	12	15	27	229	2521	0	0	500,000	0	0
Section 6 (Rev. 1)		4/17/2003	15.21	1453.62	48	0	48	277	2473	0	0	500,000	0	0
Section 7		10/16/2003	17.88	1435.74	48	0	48	325	2425	0	0	500,000	0	0
Section 8		12/20/2003	8.16	1427.57	3	0	3	328	2422	0	0	500,000	0	0
Section 9		1/15/2004	4.65	1422.92	32	0	32	360	2390	0	0	500,000	0	0
Section 10		4/15/2004	8.53	1414.39	24	0	24	384	2366	0	0	500,000	0	0
Section 11		4/15/2004	23.33	1391.06	80	10	90	474	2276	0	0	500,000	0	0
Section 12		4/15/2004	30.14	1360.92	61	0	61	535	2215	0	0	500,000	0	0
Section 13		1/25/2005	16.95	1343.97	61	15	76	611	2139	0	0	500,000	0	0
Section 14		1/25/2005	16.70	1327.27	50	16	66	677	2073	0	0	500,000	0	0
Section 15		3/24/2005	14.25	1313.02	0	11	11	688	2062	33,403	33,403	466,597	0	0
Section 15-Lot 4005	1451	6/28/2007	0.29	---	0	4	4	692	2058	0	33,403	466,597	0	0
Section 15-Lot 4010	2142	12/10/2010	0.99	---	0	0	0	692	2058	12,051	45,454	454,546	0	0
Section 15-Lots 4001 & 4015	1953	9/16/2009	1.56	---	0	0	0	692	2058	19,033	64,487	435,513	0	0
Section 15- Resub Lot 4011			0.68	---	0	8	8	700	2050	0	64,487	435,513	0	0
Section 16		5/26/2005	7.80	1305.22	29	0	29	729	2021	0	64,487	435,513	0	0
Section 17 (Rev 2)	1452	6/28/2007	10.22	1295.00	28	0	28	757	1993	0	64,487	435,513	0	0
Section 18	1038	1/26/2006	49.69	1245.31	52	0	52	809	1941	0	64,487	435,513	0	0
Section 19	1047	2/23/2006	7.89	1237.42	23	0	23	832	1918	0	64,487	435,513	0	0
Section 20	1062	3/23/2006	180.40	1057.02	0	0	0	832	1918	0	64,487	435,513	0	0
Section 20-Lot 847	1158	6/5/2007	1.27	1055.75	0	0	0	832	1918	0	64,487	435,513	0	0
Section 20-Lot 848	1656	4/24/2008	12.60	1043.15	0	0	0	832	1918	28,876	93,363	406,637	0	0
Section 20-Lot 1158	1656	4/24/2008	1.54	1041.61	0	0	0	832	1918	0	93,363	406,637	0	0
Section 20-Lot 1159	1656	4/24/2008	8.65	1032.96	0	0	0	832	1918	0	93,363	406,637	0	0
Section 21, Rev. 1	1530	9/27/2007	3.66	1029.30	4	16	20	852	1898	0	93,363	406,637	0	0
Sec. 21, Rev 1, Lot 1140 Subdivide	1679	5/22/2008	0.00	1029.30	0	17	17	869	1881	0	93,363	406,637	0	0
Section 22	1159	6/22/2006	9.14	1020.16	22	0	22	891	1859	0	93,363	406,637	0	0
Section 23	1239	9/28/2006	4.61	1015.56	15	0	15	906	1844	0	93,363	406,637	0	0
Section 24	1257	10/26/2006	18.44	997.12	58	0	58	964	1786	0	93,363	406,637	0	0
**Section 25		10/26/2006	38.71	958.41	0	0	0	964	1786	0	93,363	406,637	0	0
*Sec. 25-Lots 4202-4204	1657	5/22/2008	7.13	---	0	0	0	964	1786	48,808	142,171	357,829	0	0
*Sec. 25-Lots 4201 & 4205	1807	11/20/2008	1.42	---	0	0	0	964	1786	16,360	158,531	341,469	0	0
**Section 25-Lot 4022	1953	9/16/2009	0.25	---	0	0	0	964	1786	0	158,531	341,469	0	0
Section 26 Rev 1	2038	4/26/2007	22.46	935.95	70	18	88	1052	1698	0	158,531	341,469	0	0
Section 27 - Rev 1	1704	6/26/2008	53.99	881.96	32	0	32	1084	1666	0	158,531	341,469	0	0
Section 28	2225	6/23/2011	3.02	878.94	23	0	23	1107	1643	0	158,531	341,469	0	0
Section 29 - Rev 1	2029	4/14/2010	11.95	866.99	22	0	22	1129	1621	0	158,531	341,469	0	0
* Section 30	2951	1/23/2014	17.11	849.88	12	0	12	1141	1609	0	158,531	341,469	0	0
Section 31	1871	3/26/2009	13.99	835.89	0	0	0	1141	1609	0	158,531	341,469	117,897	117,897
Section 32	2191	4/28/2011	2.29	833.60	0	12	12	1153	1597	0	158,531	341,469	0	117,897
Section 33	5757	1/22/2015	10.83	822.77	33	0	33	1186	1564	0	158,531	341,469	0	117,897
Section 34	2299	11/17/2011	9.12	813.65	27	0	27	1213	1537	0	158,531	341,469	0	117,897
Section 35	2388	4/26/2012	6.74	806.91	26	12	38	1251	1499	0	158,531	341,469	0	117,897
Section 15 (Live-Work Units)	2426	5/24/2012	0.34	806.57	0	7	7	1258	1492	2450	160,981	339,019	0	117,897
Section 15(Lots 4001,4041-4048)	2496	10/25/2012	1.05	805.52	0	19	19	1277	1473	2,450	163,431	336,569	0	117,897
Section 36	2519	9/27/2012	8.94	796.58	48	0	48	1325	1425	0	163,431	336,569	0	117,897
Section 37	2541	10/25/2012	4.77	791.81	6	16	22	1347	1403	0	163,431	336,569	0	117,897
Section 38	2599	12/12/2012	7.16	784.65	33	8	41	1388	1362	0	163,431	336,569	0	117,897
*Section 25 Resub of Lot 4200	2725	5/23/2013	0.93	---	0	6	6	1394	1356	10268	173,699	326,301	0	117,897
* Section 27 - Rev 2	2746	06/27/2013	6.13	*---	0	14	14	1408	1342	0	173,699	326,301	0	117,897
*Section 37, Lot 1447 (Condo Bldg.)	2808	8/12/2013	0.60	*---	0	12	12	1420	1330	0	173,699	326,301	0	117,897
Section 39	2837	9/26/2013	8.00	776.65	42	0	42	1462	1288	0	173,699	326,301	0	117,897
Section 40	2876	10/24/2013	18.72	757.93	10	29	39	1501	1249	0	173,699	326,301	0	117,897
Section 41	2876	10/24/2013	9.88	748.05	48	0	48	1549	1201	0	173,699	326,301	0	117,897
*Section 39, Rev 1, Lots 1489-1490	4585	7/7/2014	1.36	*---	0	24	24	1573	1177	0	173,699	326,301	0	117,897
Section 42	4623	8/28/2014	0.69	747.36	0	9	9	1582	1168	0	173,699	326,301	0	117,897
Section 43	4665	11/20/2014	15.28	732.08	57	0	57	1639	1111	0	173,699	326,301	0	117,897
*Section 25-Lot 4021	5965	1/22/2016	0.64	---	0	16	16	1655	1095	2091	175,790	324,210	0	117,897
Section 44 Rev. 2	6345	4/3/2017	18.82	713.26	41	16	57	1712	1038	0	175,790	324,210	0	117,897
Section 45	6044	4/8/2016	9.88	703.38	46	0	46	1758	992	0	175,790	324,210	0	117,897
Section 46 Rev. 1	6346	4/3/2017	5.54	697.84	20	8	28	1786	964	0	175,790	324,210	0	117,897
Section 47	6222	9/22/2016	5.89	691.95	33	0	33	1819	931	0	175,790	324,210	0	117,897
Section 48	6223	9/22/2016	5.15	686.80	16	0	16	1835	915	0	175,790	324,210	0	117,897
Section 49	6481	8/3/2018	10.77	676.03	26	20	46	1881	869	0	175,790	324,210	0	117,897
Section 50	6480	7/27/2017	11.96	664.07	43	8	51	1932	818	0	175,790	324,210	0	117,897
Section 51	6533	11/2/2017	7.79	656.28	36	8	44	1976	774	0	175,790	324,210	0	117,897
*Section 25 Resub of Lot 4020	6919	5/17/2019	1.58	---	0	20	20	1996	754	3112	178,902	321,098	0	117,897
Section 52	6721	2/8/2019	7.85	648.43	37	0	37	2033	717	0	178,902	321,098	0	117,897
Section 53	6747	8/3/2018	6.89	641.54	33	0	33	2066	684	0	178,902	321,098	0	117,897
Section 54	6748	11/8/2018	8.71	632.83	34	0	34	2100	650	0	178,902	321,098	0	117,897
Section 55	6805	9/12/2018	3.04	629.79	16	0	16	2116	634	0	178,902	321,098	0	117,897
Concept Plan (Revision 5)	---	---	-16.20	613.59	---	---	---	---	---	---	---	---	---	---

General Notes

1. Property can be referenced as tax maps:

Owner	Map	Parcel#
Jewell	64	28&28.01&28.02
740 Ed Temple Blvd		
Nashville, TN 37208		
Middle Tennessee Electric Membership Corporation	77	1.05
PO Box 681709		
Franklin, TN 37268		
Westhaven Partners, LLC &		
96-West Land Holdings, LLC	64	23.00,23.01,23.02,25.02
3990 Hillsboro Pike, Suite 400	64O	A-G
Nashville, TN 37215	77	1.00,1.01,1.02,1.03,1.04
	77B	A-G

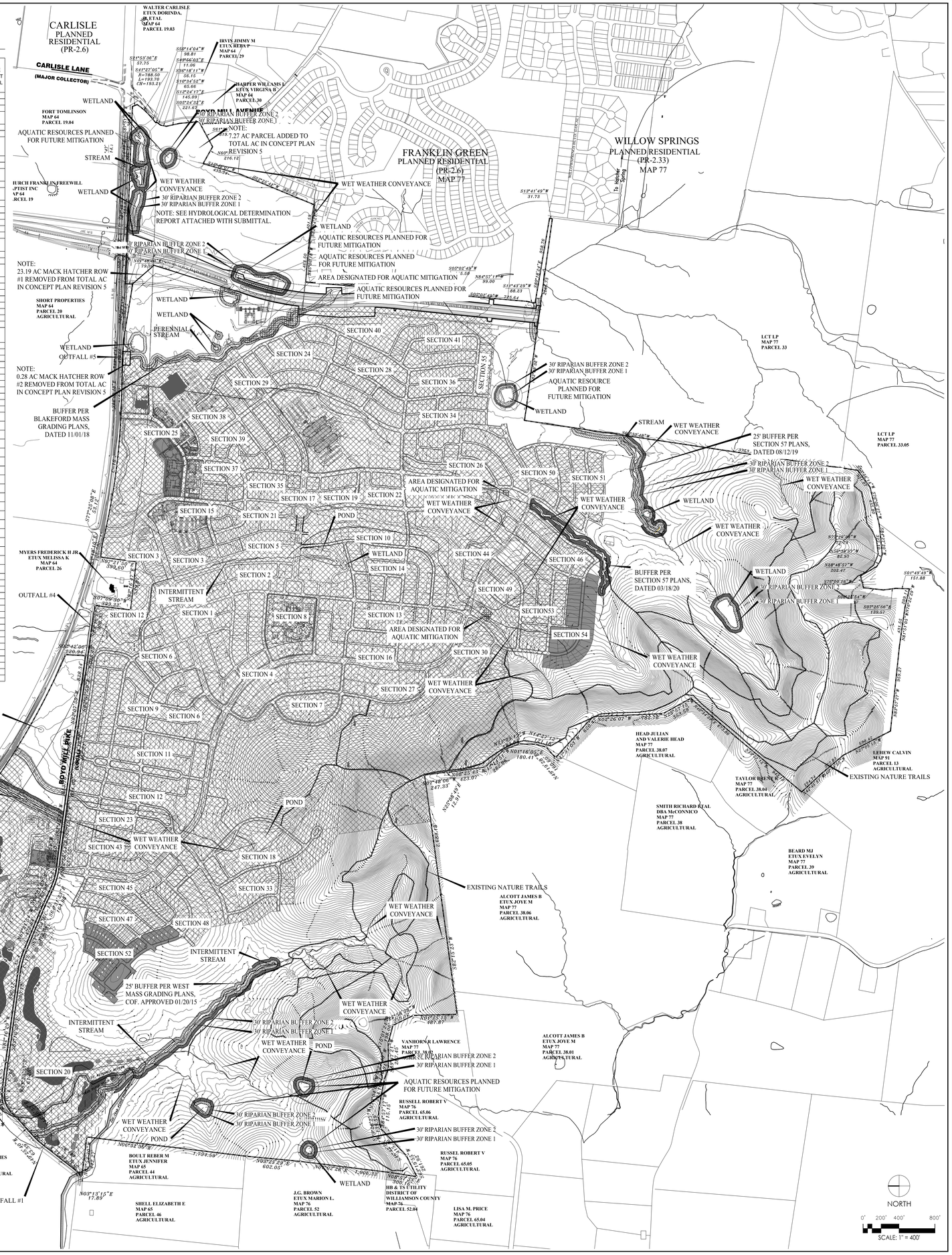
2. The site boundaries shown are based on the Alta Land Survey prepared by John M. Duffer, Gresham, Smith & Partners, 1400 Nashville City Center, 511 Union Street, Nashville, TN. 37219, (615) 770-8150, and E. Roberts Alley and Associates, Inc. 300 10th Avenue South, Nashville, TN. 37203. A boundary abstract prepared by Tim Buchanan, 130 West Harbor, Hendersonville, TN. 37075. (615) 822-7445. Site boundary information for additional 7.27 acre parcel prepared by Arrowhead Survey. 4151 Old Hillsboro Road, Franklin, TN 37064, 615-599-7347.
3. All wetland and blueline stream information provided by:
   a. Development & Environmental Planning Associates, Inc. (DEPA) 484 Hwy 70 E. Crossville, TN 38555
   b. Lord and Winter 8161 Hwy 100 Suite #209 Nashville, TN 37221
4. The topo and existing conditions provided by Gresham Smith and Partners, 1400 Nashville City Center, 511 Union St., Nashville, TN. 37219, (615) 770-8100
5. Part of the site is located within the 100-year floodplain and is found on FIRM map:
   #470204 0070 E
   #470204 0125 E
   #470204 0130 E
   #470206 0130 E
   dated January 16, 2003.
6. A benchmark is located on a highway monument on the southwest corner common open space lot within the Founders Pointe Development along New Highway 96 West with an elevation of 686.32.
7. Areas noted as pond and wetland areas shall be assessed and permitted/mitigated for before site plan approval.
8. 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.

CONCEPT PLAN REVISION 5 DISTRICT ACREAGE ADJUSTMENT	
ORIGINAL DISTRICT ACREAGE	1536.23
JEWELL TRACT ADDITION MAP 64 PARCEL 28.02	7.27
MACK HATCHER ROW#1	23.19
MACK HATCHER ROW#2	0.28
CONCEPT PLAN REV. 5 TOTAL	1520.03
REDUCTION	16.20

LEGEND

- AREAS OF COMPLETED/PLATTED SECTIONS
- AREAS OF APPROVED SECTIONS
- 100 YEAR FLOOD PLAIN
- 30' RIPARIAN BUFFER ZONE 2 PER TDEC/COF STANDARDS
- 30' RIPARIAN BUFFER ZONE 2 PER TDEC/COF STANDARDS

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BENJAMIN CRENSHAW — REGISTERED LANDSCAPE ARCHITECT — 01-02-20

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

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- MISDEMEANING TO THIS PLAN SHOULD ONLY BE PERFORMED BY A QUALIFIED ARCHITECT, ENGINEER, LANDSCAPE ARCHITECTURE OR CONTRACTOR.

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REVISIONS:

1	01/02/2020 CITY STAFF COMMENTS
2	03/05/2020 CITY STAFF COMMENTS
3	04/02/2020 CITY STAFF COMMENTS
4	05/07/2020 CITY STAFF COMMENTS
5	06/04/2020 FMPC DEFERRAL
6	
7	
8	

DATE: 12/09/2019
JOB #: 284000
PROJECT #: COF 7133

EXISTING CONDITIONS & SITE DATA

SHEET NO.
CP-2

A. TOTAL SITE ACREAGE	1,520.03 ACRES					
B. PREVIOUS APPROVALS						
PLANNED RESIDENTIAL (PR) DEVELOPMENT	2001 APPROVAL	2003 APPROVAL REV 1	2007 APPROVAL REV 2	2017 APPROVAL REV 3	2019 APPROVAL REV4 (COF Administrative Approval - Minor Modifications)	
TOTAL ACREAGE	±1,305.39 ACRES	±1,359.00 ACRES	±1,354.17 ACRES	±1,354.17 ACRES	±1,354.17 ACRES	
PROPOSED NUMBER OF DWELLING UNITS*	1,565 UNITS	1,976 UNITS*	1,976 UNITS*	1,976 UNITS*	1,976 UNITS*	
GROSS DENSITY	1.20 UNITS/ACRE	1.46 UNITS/ACRE	1.46 UNITS/ACRE	1.46 UNITS/ACRE	1.46 UNITS/ACRE	
*DOES NOT INCLUDE ALLOWABLE ACCESSORY APARTMENTS ("GRANNY FLATS").						
PLANNED COMMERCIAL (PC) DEVELOPMENT	2001 APPROVAL	2003 APPROVAL REV 1	2007 APPROVAL REV 2	2017 APPROVAL REV 3	2019 APPROVAL REV4 (COF Administrative Approval - Minor Modifications)	
TOTAL ACREAGE	±230.84 ACRES	±177.23 ACRES	±183.01 ACRES	±183.01 ACRES	±183.01 ACRES	
PROPOSED NUMBER DWELLING UNITS	435 UNITS	774 UNITS**	774 UNITS*	774 UNITS*	774 UNITS**	
GROSS DENSITY	1.88 UNITS/ACRE	2.96 UNITS/ACRE	2.87 UNITS/ACRE	2.87 UNITS/ACRE	2.87 UNITS/ACRE	
**INCLUDES UP TO FIVE HUNDRED (500) TOTAL PERMITTED CONDOMINIUM UNITS, APARTMENT UNITS, AND LIVE/WORK UNITS AND UP TO TWO HUNDRED AND FIFTY (250) TOTAL PERMITTED SENIORS HOUSING UNITS INCLUDING INDEPENDENT LIVING AND ELDERLY HOUSING UNITS.						
TOTAL PROPOSED COMMERCIAL SPACE	500,000 SQUARE FEET	500,000 SQUARE FEET	500,000 SQUARE FEET	500,000 SQUARE FEET	500,000 SQUARE FEET	
OPEN SPACE ACREAGE	2001 APPROVAL	2003 APPROVAL REV 1	2007 APPROVAL REV 2	2017 APPROVAL REV 3	2019 APPROVAL REV4 (COF Administrative Approval - Minor Modifications)	
	±813.44 ACRES	±706.50 ACRES	±787.39 ACRES	±769.12 ACRES	±769.12 ACRES	

C. CURRENT CONCEPT PLAN - REV 5

TOTAL ACREAGE (PD DISTRICT)	1520.03
TOTAL NUMBER DWELLING UNITS	3516 UNITS
GROSS RESIDENTIAL DENSITY	2.31 UNITS/ACRE
PROPOSED COMMERCIAL SPACE	250,000 SQUARE FEET
OPEN SPACE ACREAGE	±770.51 ACRES

Proposed Product Type Comparison		
	Revision 4	Revision 5
Single-Family/Townhome/Duplex-Completed	2116	2116
Single-Family/Duplex-To Go	269**	895*
Townhome	**	150*
Senior Housing	250	0*
Apartment/Condominium/Multifamily	95	330*
Live/Work	20	25*
Total	2481	3516

*Note: 20 Total Live/Work Units to date Existing or Approved

*Note: Individual product types may vary by 20% of listed totals without Planning Commission Approval. The overall total of these product types may not vary and must remain 3,516.

**Note: Townhome numbers for Revision 4 included in the Single-Family/Duplex -to go totals have been seperated for revisions 5.

Westhaven PUD Additional Lot Comparison Chart

	Concept Plan Rev 4	Concept Plan Rev 5
Residential Entitlements		
Westhaven West of Mack Hatcher (Original PUD)	2750	3100
Jewell Property (Original PUD)	0	400
J & J Farms (7.27 Acres Added to PUD)	0	16*
Total	2750	3516
Commercial Entitlements		
Westhaven West of Mack Hatcher	500000	250000
Jewell Property	0	0
J & J Farms (7.27 Acres)	0	0
Total	500000	250000

*Approximate Total Based on Total Density of PUD Applied to 7.27 Acres
Proposed Lot Configuration Crosses Original PUD Boundary.

General Notes

1. Refer to the traffic study being completed by KCT Technologies Inc. consultants (submitted concurrently) for the total daily trips generated by the proposed development.
2. Street servicing this project shall be public.
3. The applicant will dedicate the necessary utility easements for the installation of public utilities.
4. The nearest police station is located at 900 Columbia Avenue, which is approximately 3.0 miles from the development.
5. The nearest city fire station is located within Westhaven at the corner of Front Street and Tilby Street.
6. The nearest park and recreational facilites are located approximately 1.3 miles southeast of the development on Boyd Mill Avenue at Jim Warren Park. The Williamson County Soccer Association game fields are located adjacent to Twin Oaks Drive. Cheek Park and the Williamson County Recreation Center are approximately 4 miles from the development.
7. Refuse collection and disposal shall be provided by the City of Franklin.
8. Stormwater detention facilities will be constructed to minimize impacts of increased runoff on downstream properties. The existing and proposed lakes will be used for the majority of all detention/ retention requirements.
9. The applicant will cooperate with the City of Franklin Sewer and Water Department and HB & TS Utility District to provide adequate utility infrastructure to this development.
10. Lighting will be provided to ensure safe movement of pedestrians/vehicles and for security purposes. Street lighting shall be designed by a registered Professional Engineer. Directional lighting will be designed so as to minimize glare and reflection on adjacent properties.
11. Proposed lighting shall include:
    *Intermittent street lighting of streets.
    *Lighting of identification signage located at development and neighborhood entrances.
    *Lake aeration fountain lights.
    *Central Village Greens and courtyard lighting.
12. Signs will meet the requirements of City of Franklin Zoning Ordinance, Chapter 8.7 Signs. Sign controls will be established, for the development, to safely facilitate pedestrian and vehicular movement in an attractive and efficient manner. Signage will be compatible with the surroundings, will be appropriate to residential scale and express the identity of the development.
13. Majority of the vegetation and hedgerows shall be preserved to maintain a natural vegetated buffer between adjacent land and proposed uses. The applicant will endeavor to preserve existing suitable trees along the edges and the interior of the site. Existing trees to be saved will be flagged prior to the commencement of construction.
14. Preservation of trees over 8" shall be accomplished by constructing temporary tree protection fencing to prohibit construction traffic and material storage within the tree dripline, thereby protecting the tree root system.
15. The site is located on the south side of New Highway 96 West and is bisected by the Proposed Mack Hatcher Parkway. New Highway 96 West is a Major Arterial and Mack Hatcher is an Expressway. This location allows dispersal of traffic to the east and west via New Highway 96 West and north and south via Mack Hatcher.
16. All property east of Mack Hatcher Parkway shall be served by the City of Franklin Water System.
17. There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or designee.
18. Areas noted as pond and wetland areas shall be assessed and permitted/mitigated for before site plan approval.
19. For all future Site Plan submittals, the Franklin Fire Department will require review of access into, around, and leaving the property to ensure that emergency vehicles are able to negotiate turning movements without causing damage to parked vehicles, landscaping, fixtures, buildings, etc. This review will be conducted based on an owner/developer provided Autoturn illustration(s) using the "Transit 2" template at all requested intersections and roadway/alley radii which shows the full vehicle swept path showing unobstructed travel. Any areas based on this review that are not deemed feasible may require revisions during the Site Plan submittal prior to final approval.
20. 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

- AREAS OF COMPLETED/PLATTED SECTIONS
- AREAS OF APPROVED SECTIONS
- 30' RIPARIAN BUFFER ZONE 1 PER TDEC/COF STANDARDS
- 30' RIPARIAN BUFFER ZONE 2 PER TDEC/COF STANDARDS

NOTES:

1. THIS CONCEPT PLAN UPDATE PROPOSES AN INCREASE IN RESIDENTIAL DWELLING UNITS OF 766.
2. THIS CONCEPT PLAN UPDATE PROPOSES A DECREASE IN ALLOWED COMMERCIAL SPACE OF 250,000 SQUARE FEET.
3. AREAS SHOWN AT RIGHT WITHIN CLOUDS GRAPHICALLY INDICATE REVISIONS TO CONCEPT PLAN WHEN COMPARED TO 2017 REVISION 3 APPROVED PLANS.
4. THE HILLSIDE/HILLCREST OVERLAY (HHO) IS SHOWN ON THIS PLAN FOR COMPARISON AND INFORMATIONAL PURPOSES ONLY. THIS REVISION TO THE WESTHAVEN CONCEPT PLAN IS AN UPDATE TO PREVIOUSLY APPROVED DEVELOPMENT LIMITS WHICH PREDATE THE HHO AND ENCROACH THE INTO HHO BOUNDARY. BASED ON THOSE PREVIOUS APPROVALS AND AGREEMENTS WITH THE CITY OF FRANKLIN, FUTURE DEVELOPMENT MAY ENCROACH THE HHO BOUNDARY; HOWEVER, MUST REMAIN WITHIN THE LINE SHOWN AS DEVELOPMENT LIMITS OF THOSE PREVIOUSLY APPROVED PLANS.
5. AT THE FUTURE INTERSECTION OF THE PROPOSED EXTENSION OF TOWNSEND BOULEVARD AND MACK HATCHER PARKWAY:
   1. EXISTING DEVELOPMENT AND [SOON TO BE] EXISTING MACK HATCHER ALIGNMENT:
      * FULL ACCESS (T INTERSECTION) TOWNSEND @ MACK HATCHER ALLOWING ALL MOVEMENTS (THRUS, LEFTS, RIGHTS).
      * FULL ACCESS SHALL BE A SINGLE LANE FOR EACH MOVEMENT AT THE INTERSECTION.
   2. FOLLOWING MACK HATCHER SW EXTENSION ALIGNMENT:
      *AT GRADE RIGHT IN, RIGHT OUT OF TOWNSEND ONTO MACK HATCHER ON EAST AND WEST SIDE OF MACK HATCHER TO DEVELOPMENT.
      * CALCULATE/SHOW THE VIABILITY OF WEAVING (LANE/ACCELERATION LENGTH NEEDED) OF NB RIGHT OUT TRAFFIC TO TURN LEFT ON SR 96 WEST W/ SW MACK HATCHER EXTENSION IN FULL OPERATION AT 55 MPH.



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BENJAMIN CRESS TENNESSEE REGISTERED LANDSCAPE ARCHITECT 06.04.20

WESTHAVEN

CONCEPT PLAN - REVISION 5 MAJOR MODIFICATIONS

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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6	
7	
8	

DATE: 12/09/2019
JOB #: 284000
PROJECT #: COF 7133

CONCEPT PLAN

SHEET NO.
CP-3

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PROPOSED LOCAL ZONES

KEY	LOCAL DEVELOPMENT ZONE	ZONING CATEGORY	TOTAL AREA REV. 4	TOTAL AREA REV. 5	PERCENTAGE REV. 4	PERCENTAGE REV. 5
	SPECIAL DISTRICT D	PD	±268.46 Ac.	±225.77 Ac.	±18.39%	±14.85%
	URBAN CENTER T-5	PD	±71.11 Ac.	±130.05 Ac.	±4.87%	±8.56%
	GENERAL URBAN T-4	PD	±489.85 Ac.	±592.42 Ac.	±33.56%	±38.97%
	SUB-URBAN T-3	PD	±238.48 Ac.	±185.67 Ac.	±16.34%	±12.21%
	RURAL PRESERVE T-1		±391.60 Ac.	±386.12 Ac.	±26.83%	±25.41%
	BUILDING					
	PROPERTY LINE					
	30' RIPARIAN BUFFER ZONE 1 PER TDEC/COF STANDARDS					
	30' RIPARIAN BUFFER ZONE 2 PER TDEC/COF STANDARDS					

CARLISLE LANE (MAJOR COLLECTOR)

BOYD MILL AVENUE

30' RIPARIAN BUFFER ZONE 2
30' RIPARIAN BUFFER ZONE 1

OLD CHARLOTTE PIKE (LOCAL)

SHORT LANE (LOCAL)

BUFFER PER BLAKEFORD MASS GRADING PLANS, DATED 11/01/18

25' BUFFER PER SECTION 57 PLANS, DATED 08/12/19

BUFFER PER SECTION 57 PLANS, DATED 03/18/20

25' BUFFER PER WEST MASS GRADING PLANS, COF. APPROVED 01/20/15

NEW HIGHWAY 96 WEST 120' R.O.W. (MAJOR ARTERIAL)

ROSEBANK PIKE (LOCAL)

NORTH

0' 200' 400' 800'

SCALE: 1" = 400'

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SOUTHERN LAND COMPANY
Southern Land Company, LLC
3990 Hillsboro Pike, Suite 400 - Nashville, Tennessee 37215
Office (615) 370-0370 - Fax (615) 370-0373 - www.southernland.com

BENJAMIN CRESSY WHITNEY III
REGISTERED LANDSCAPE ARCHITECT
06.04.20

WESTHAVEN

CONCEPT PLAN - REVISION 5 MAJOR MODIFICATIONS

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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REVISIONS:

1	01/02/2020	CITY STAFF COMMENTS
2	03/05/2020	CITY STAFF COMMENTS
3	04/02/2020	CITY STAFF COMMENTS
4	05/07/2020	CITY STAFF COMMENTS
5	06/04/2020	FMPC DEFERRAL
6		
7		
8		

DATE: 12/09/2019

JOB #: 284000

PROJECT #: COF 7133

TRANSECT REGULATION PLAN

SHEET NO.
CP-4

OPEN SPACE: REVISION 4

FORMAL: (formally landscaped and regularly maintained)	±28.44 ACRES	3.70%
INFORMAL: (+/-3 acre, informally landscaped and minimal or no maintenance)	±712.23 ACRES	92.60%
GENERAL: (+/-3 acre, informally landscaped and minimal or no maintenance)	±14.99ACRES	1.95%
PUBLIC PARK: (To be programmed by City of Franklin)	±13.46 ACRES	1.75%
TOTAL OPEN SPACE:	±769.12 ACRES	

OPEN SPACE: REVISION 5

FORMAL: (formally landscaped and regularly maintained)	±32.69 ACRES	4.25%
INFORMAL: (+/-3 acre, informally landscaped and minimal or no maintenance)	±723.80 ACRES	93.93%
GENERAL: (+/-3 acre, informally landscaped and minimal or no maintenance)	±14.02 ACRES	1.82%
TOTAL OPEN SPACE:	±770.51 ACRES	

LEGEND

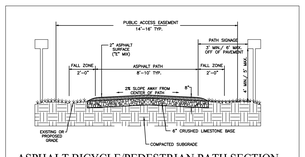
- FORMAL OPEN SPACE
- INFORMAL OPEN SPACE
- GENERAL OPEN SPACE
- PUBLIC PARK (REMOVED IN) REV. 5
- 30 ' RIPARIAN BUFFER ZONE 1 PER TDEC/COF STANDARDS
- 30 ' RIPARIAN BUFFER ZONE 2 PER TDEC/COF STANDARDS
- BICYCLE /PEDESTRIAN PATH *
- PEDESTRIAN CORRIDORS
- NATURE TRAILS
- NATURE TRAIL HEADS
- TRAIL STOPS/OVERLOOKS

WESTHAVEN OPEN SPACE DATA

"WESTHAVEN" MINIMUM COMMON OPEN SPACE: 270.666 ACRES

(10% INFORMAL, 5% FORMAL, 5% OTHER)

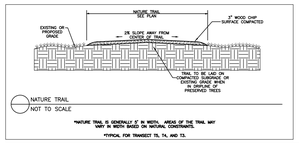
DEVELOPMENT	APPROVAL DATE	ACRES PER SECTION	ACRES CUMULATIVE	MIN. REQUIRED OPEN SPACE PER SECTION @ (20%)	MIN. REQUIRED OPEN SPACE CUMULATIVE @ (20%)	PROPOSED OPEN SPACE PER SECTION	PROPOSED OPEN SPACE CUMULATIVE	OPEN SPACE PERCENTAGE CUMULATIVE	REMAINING OPEN SPACE ACRES	MIN. REQUIRED OPEN SPACE ACRES FORMAL 5%	PROPOSED OPEN SPACE ACRES FORMAL	MIN. REQUIRED OPEN SPACE ACRES INFORMAL 10%	PROPOSED OPEN SPACE ACRES INFORMAL
HBTS Site Reduction	10/1/2015	-5.020	-5.020										
CONCEPT PLAN (Rev.3)	5/25/2017		1,348.310		269.662				269.662	13.483		26.966	
SECTION 1	4/18/2002	18.914	18.914	3.783	3.783	1.210	1.210	0.449%	268.452	0.946	1.210	1.891	0.000
SECTION 2	6/20/2002	16.679	35.593	3.336	7.119	0.815	2.025	0.751%	267.637	0.834	0.486	1.668	0.329
SEC-3 (REV.1)	2/20/2003	8.225	43.818	1.645	8.764	2.733	4.758	1.764%	264.904	0.411	1.787	0.823	0.946
SEC-4 (REV.1)	7/17/2003	17.047	60.865	3.409	12.173	0.024	4.782	1.773%	264.880	0.852	0.000	1.705	0.000
SEC. 5 (REV. 1)	3/14/2003	6.535	67.400	1.307	13.480	2.350	7.132	2.645%	262.530	0.327	2.350	0.654	0.000
SEC-6 (REV 1)	4/17/2003	15.211	82.611	3.042	16.522	0.708	7.840	2.907%	261.822	0.761	0.000	1.521	0.638
SECTION 7	10/16/2003	17.883	100.494	3.577	20.099	0.000	7.840	2.907%	261.822	0.894	0.000	1.788	0.000
SECTION 8	11/20/2003	8.163	108.657	1.633	21.731	6.654	14.494	5.37%	255.168	0.408	6.654	0.816	0.000
SECTION 9	1/15/2004	4.651	113.308	0.930	22.662	0.000	14.494	5.37%	255.168	0.233	0.000	0.465	0.000
SECTION 10	4/15/2004	8.532	121.840	1.706	24.368	0.000	14.494	5.37%	255.168	0.427	0.000	0.853	0.000
SECTION 11	4/15/2004	23.329	145.169	4.666	29.034	1.179	15.673	5.81%	253.989	1.166	1.179	2.333	0.000
SECTION 12	4/15/2004	30.141	175.310	6.028	35.062	11.450	27.123	10.06%	242.539	1.507	0.000	3.014	8.751
SECTION 13	11/18/2004	16.952	192.262	3.390	38.452	11.450	38.573	14.30%	231.089	0.848	0.805	1.695	0.000
SECTION 14	11/18/2004	16.702	208.964	3.340	41.793	4.919	43.492	16.13%	226.170	0.835	0.991	1.670	3.928
SECTION 15	3/24/2005	14.247	223.211	2.849	44.642	0.000	43.492	16.13%	226.170	0.712	0.000	1.425	0.000
SECTION 16	6/26/2005	7.804	231.015	1.561	46.203	0.000	43.492	16.13%	226.170	0.390	0.000	0.780	0.000
SEC 17 (REV2)	6/28/2007	10.225	241.240	2.045	48.248	2.008	45.500	16.87%	224.162	0.511	0.000	1.023	1.372
SECTION 18	1/26/2006	49.684	290.924	9.937	58.185	27.760	73.260	27.17%	196.382	2.484	0.000	4.968	27.760
SECTION 19	2/23/2006	7.888	298.812	1.578	59.762	1.932	75.212	27.89%	194.450	0.394	0.000	0.789	1.932
SEC. 20-LOTS 5024-5025	3/23/2006	180.400	479.212	36.080	95.842	180.400	255.612	94.79%	14.050	9.020	0.000	18.040	180.400
SEC. 20 LOT 848 (added mixed grille 07-13-10)	4/24/2008	12.600	491.812	2.520	98.362	0.900	256.512	95.12%	13.150	0.630	**0.340**	1.260	0.900
SEC 21 - LOT 1140 RESUB (REV 1)	5/22/2008	3.664	495.476	0.733	99.095	0.045	256.557	95.14%	13.105	0.183	0.000	0.366	0.000
SECTION 22	6/22/2006	9.140	504.616	1.828	100.923	1.094	257.651	95.55%	12.011	0.457	0.000	0.914	1.094
SECTION 23	9/28/2006	4.607	509.223	0.921	101.845	0.573	258.224	95.76%	11.438	0.230	0.573	0.461	0.000
SECTION 24	10/26/2006	18.437	527.660	3.687	105.532	3.533	261.757	97.07%	7.905	0.922	0.620	1.844	2.913
SECTION 25	10/26/2006	36.680	564.340	7.336	112.868	0.000	261.757	97.07%	7.905	1.834	0.000	3.668	0.000
SEC 25-Lot 4204	5/22/2008	1.711	---	---	---	1.711	263.468	97.70%	6.194	---	0.000	---	1.711
SEC 26 (REV 1)	5/19/2010	22.460	586.800	4.492	117.360	3.387	266.855	98.96%	2.807	1.123	0.000	2.246	3.322
SEC 27 (REV 1)	6/26/2008	53.989	640.789	10.798	128.158	35.566	302.421	112.15%	-32.759	2.699	0.000	5.399	35.150
SECTION 28	6/23/2011	3.960	644.749	0.792	128.950	7.404	309.825	114.89%	-40.163	0.198	0.000	0.396	0.000
SEC 29 (REV 1)	4/14/2010	11.948	656.697	2.390	131.339	0.784	310.609	115.18%	-40.947	0.597	0.784	1.195	0.000
SECTION 30	9/25/2008	17.475	674.172	3.495	134.834	11.656	322.265	119.51%	-52.603	0.874	0.000	1.748	11.547
SECTION 32	4/28/2011	2.29	676.462	0.458	135.292	0.000	322.265	119.51%	-52.603	0.1145	0.000	0.229	0.000
SECTION 33	8/25/2011	0	676.462	0	135.292	0	322.265	119.51%	-52.603	0	0.000	0	0
SECTION 33 (REV 1)	12/15/2014	0	0	0	0					0		0	0
SECTION 34	11/17/2011	7.8	684.262	1.56	136.852	1.07	323.335	119.90%	-53.673	0.39	0.000	0.78	1.07
SECTION 35	4/26/2012	6.65	690.912	1.33	138.182	0.16	323.495	119.96%	-53.833	0.3325	0.000	0.665	0.16
SEC 15 - LOT 4032 (RESUBD)	5/24/2012	0	690.912	0	138.182	0.02	323.515	119.97%	-53.853	0	0.000	0	0.02
SEC 15 - LOTS 4001 + 4041-4048	10/25/2012	0	690.912	0	138.182	0.04	323.555	119.99%	-53.893	0	0.040	0	0
SECTION 36	9/27/2012	8.94	699.852	1.788	139.970	0	323.555	119.99%	-53.893	0.447	0	0.894	0
SECTION 37	10/25/2012	4.77	704.622	0.954	140.924	0.33	323.885	120.11%	-54.223	0.2385	0	0.477	0
SECTION 38	12/12/2012	7.16	711.782	1.432	142.356	0	323.885	120.11%	-54.223	0.358	0	0.716	0
SECTION 27 Rev. 2	6/27/2013	0	711.782	0	142.356	0.731	324.616	120.38%	-54.954	0	0	0	0
SECTION 37 Lot 1447	8/12/2013	0.6	712.382	0	142.356	0	324.616	120.38%	-54.954	0.03	0	0.06	0
SECTION 39	9/26/2013	8.00	720.382	1.6	143.956	0.49	325.106	120.56%	-55.444	0.4	0	0.8	0
SECTION 40	10/24/2013	18.72	739.102	3.744	147.700	7.75	332.856	123.43%	-63.194	0.936	0.51	1.872	7.24
SECTION 41	10/24/2013	9.88	748.982	1.976	149.676	0	325.106	120.56%	-55.444	0.494	0	0.988	0
SEC 39 - LOTS 1489-1490	7/7/2014	1.36	750.342	0.272	149.948	0	325.106	120.56%	-55.444	0.068	0	0.136	0
SECTION 42	8/24/2014	0.07	750.412	0.01392	149.690	0.398	325.504	120.71%	-55.842	0.00348	0	0.00696	0.398
SECTION 43	11/20/2014	16.28	765.692	3.056	152.746	2.85	328.354	121.77%	-58.692	0.764	0	1.528	0
SECTION 33	1/22/2015	10.83	776.522	2.17	154.916	0.51	328.864	121.95%	-59.202	0.5415	0	1.083	0.51
SECTION 44		0.00	776.522	0	154.916	0	328.864	121.95%	-59.202	0	0	0	0
SECTION 25, LOT 4021		0.64	777.162	0.128	155.044	0	328.864	121.95%	-59.202	0.032	0	0.064	0
SECTION 20, LOTS 838, 1158, & 5024		4.78	781.942	0.956	156.000	4.42	333.284	123.59%	-63.622	0.239	2.06	0.478	2.36
SECTION 44 Rev. 1	7/28/2016	18.61	800.552	3.722	159.722	5.69	338.974	125.70%	-69.312	0.9305	0.83	1.861	4.86
SECTION 45	4/8/2016	9.95	810.502	1.99	161.712	0	328.864	121.95%	-63.622	0.4975	0	0.995	0
SECTION 46	7/28/2016	5.68	816.182	1.136	162.848	0	328.864	121.95%	-63.622	0.284	0	0.568	0
SECTION 47	9/22/2016	5.89	822.072	1.178	164.026	0	333.284	123.59%	-63.622	0.2945	0	0.589	0
SECTION 48	9/22/2016	5.15	827.222	1.03	165.056	0	338.974	125.70%	-63.622	0.2575	0	0.515	0
SECTION 49		10.77	837.992	2.154	167.210	2.15	331.014	122.75%	-65.772	0.5385	0	1.077	2.15
SECTION 50	1/17/2018	11.98	849.952	2.392	169.602	0.28	329.144	122.06%	-66.052	0.598	0	1.196	0.28
SECTION 51	11/2/2017	7.79	857.742	1.558	171.160	0	333.284	123.59%	-66.052	0.3895	0	0.779	0
SECTION 52	2/8/2019	13.06	870.802	2.612	173.772	0	338.974	125.70%	-66.052	0.653	0.93	1.306	0
SECTION 53	8/3/2018	6.89	877.692	1.378	175.150	0	338.974	125.70%	-66.052	0.3445	0	0.689	0
SECTION 54	11/8/2018	8.71	886.402	1.742	176.892	0	338.974	125.70%	-66.052	0.4355	0	0.871	0
SECTION 55	9/12/2018	3.04	889.442	0.608	177.500	0	338.974	125.70%	-66.052	0.152	0	0.304	0
CONCEPT PLAN (Rev.5)			-16.200	-3.74	174.260		338.974	125.70%	-66.052	0.152	0	0.304	0



ASPHALT BICYCLE/PEDESTRIAN PATH SECTION

NOT TO SCALE

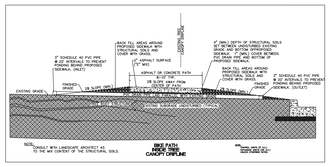
*BIKE PATH IS GENERALLY 10' IN WIDTH.
AREAS OF THE PATH ARE REDUCED TO 8' IN WIDTH DUE TO NATURAL CONSTRAINTS.
* WIDTH AND LOCATION ARE CONCEPTUAL IN NATURE AND WILL BE DEPICTED ON SECTION DRAWINGS AS CONSTRUCTION PROGRESSES.



NATURE TRAIL
NOT TO SCALE

*NATURE TRAIL IS GENERALLY 3' IN WIDTH. AREAS OF THE TRAIL MAY VARY IN WIDTH BASED ON NATURAL CONSTRAINTS.

*TYPICAL FOR TRANSECT T5, T4, AND T3.



*NOTE:

WESTHAVEN IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF BIKEWAYS AND TRAILS OUTSIDE OF THE WESTHAVEN BOUNDARY.

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CARLISLE LANE (MAJOR COLLECTOR)
NEIGHBORHOOD AMENITY CENTER OPEN SPACE
BOYD MILL AVENUE
30' RIPARIAN BUFFER ZONE 2
30' RIPARIAN BUFFER ZONE 1
MACK HARCHER BIKEWAY CORRIDOR BY OTHERS
30' RIPARIAN BUFFER ZONE 2
30' RIPARIAN BUFFER ZONE 1
EXISTING HIGHWAY 96 BICYCLE ROUTE
OLD CHARLOTTE PIKE (LOCAL)
FUTURE MACK-HATCHER PARKWAY
ELEMENTARY SCHOOL
OPEN SPACE
NEIGHBORHOOD AMENITY CENTER OPEN SPACE
BUFFER PER BLAKEFORD MASS GRADING PLANS, DATED 11/01/18
25' BUFFER PER SECTION 57 PLANS, DATED 08/12/19
PEDESTRIAN ACCESS
SHORT LANE (LOCAL)
OPEN SPACE (PRESERVATION AREA) ±392.85 ACRES
NEIGHBORHOOD AMENITY CENTER OPEN SPACE
BUFFER PER SECTION 57 PLANS, DATED 03/18/20
WESTHAVEN HOA-MAINTAINED ATHLETIC PRACTICE FIELDS (UNLIT)
ROBERT E. LEE BOULEVARD
GOLF CLUBHOUSE
EXISTING NATURE TRAIL
NEW HIGHWAY 96 WEST 120' R.O.W. (MAJOR ARTERIAL)
18 HOLE GOLF COURSE OPEN SPACE ±212.04 ACRES
25' BUFFER PER WEST MASS GRADING PLANS, COF. APPROVED 01/20/15
PEDESTRIAN ACCESS
NORTH
0' 200' 400' 800'
SCALE: 1" = 400'

SOUTHERN LAND COMPANY
Southern Land Company, LLC
3990 Hillsboro Pike, Suite 400 - Nashville, Tennessee 37215
Office (615) 970-3670 - Fax (615) 970-3671 - www.southernland.com

BENJAMIN CRESHAM PATCH, REGISTERED LANDSCAPE ARCHITECT, TENNESSEE, NUMBER 328, 06-04-20

WESTHAVEN

CONCEPT PLAN - REVISION 5 MAJOR MODIFICATIONS

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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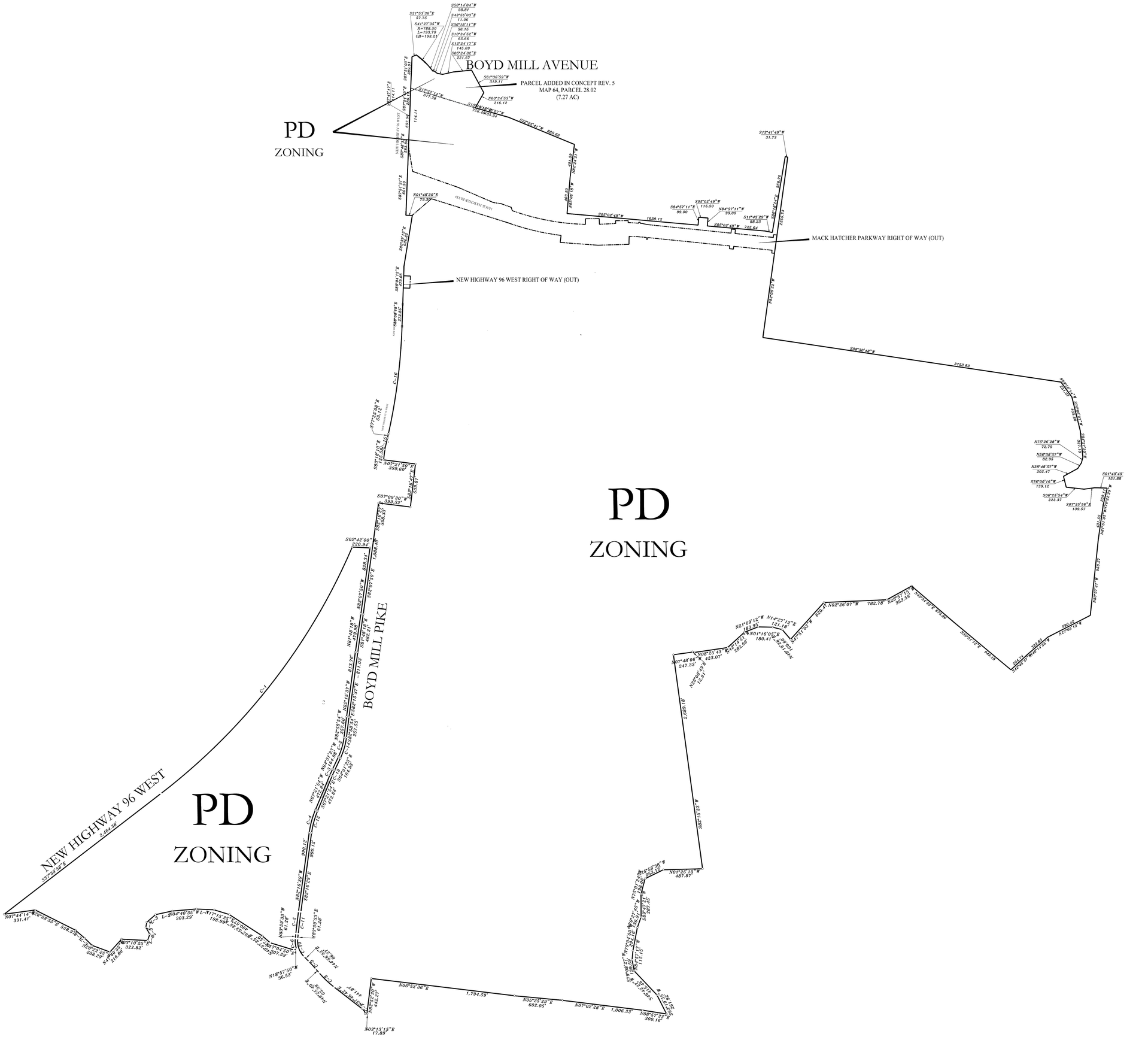
DATE: 12/09/2019

JOB #: 284000

PROJECT #: COF 7133

OPEN SPACE/ BICYCLE/ PEDESTRIAN SYSTEM PLAN

SHEET NO.
CP-5



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SOUTHERN LAND COMPANY
Southern Land Company, LLC
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(tel) 615.370.1104 - (fax) 615.370.1109 - www.southernland.com

BENJAMIN CHESTER WHITWORTH — TENNESSEE NO. 350 — REGISTERED LANDSCAPE ARCHITECT — 06.04.20

WESTHAVEN

CONCEPT PLAN - REVISION 5 MAJOR MODIFICATIONS

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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JOB #: 284000

PROJECT #: COF 7133

PD ZONING DISTRICT BOUNDARY PLAN

SHEET NO.
CP-6

PROPOSED THOROUGHFARE DESIGNATIONS

XXX-XX-XX
- Thoroughfare Type
- Right of Way Width
- Pavement Width

Thoroughfare Types

BV - Boulevard
AV - Avenue
ST - Street
OW - One Way
CAL - Commercial Alley
LN - Residential Alley

1. Refer to The Westhaven Pattern Book for Local Zones definitions/ Regulations and Thoroughfare Standards.
2. Any automobile travelway not identified shall be considered to be an alley.

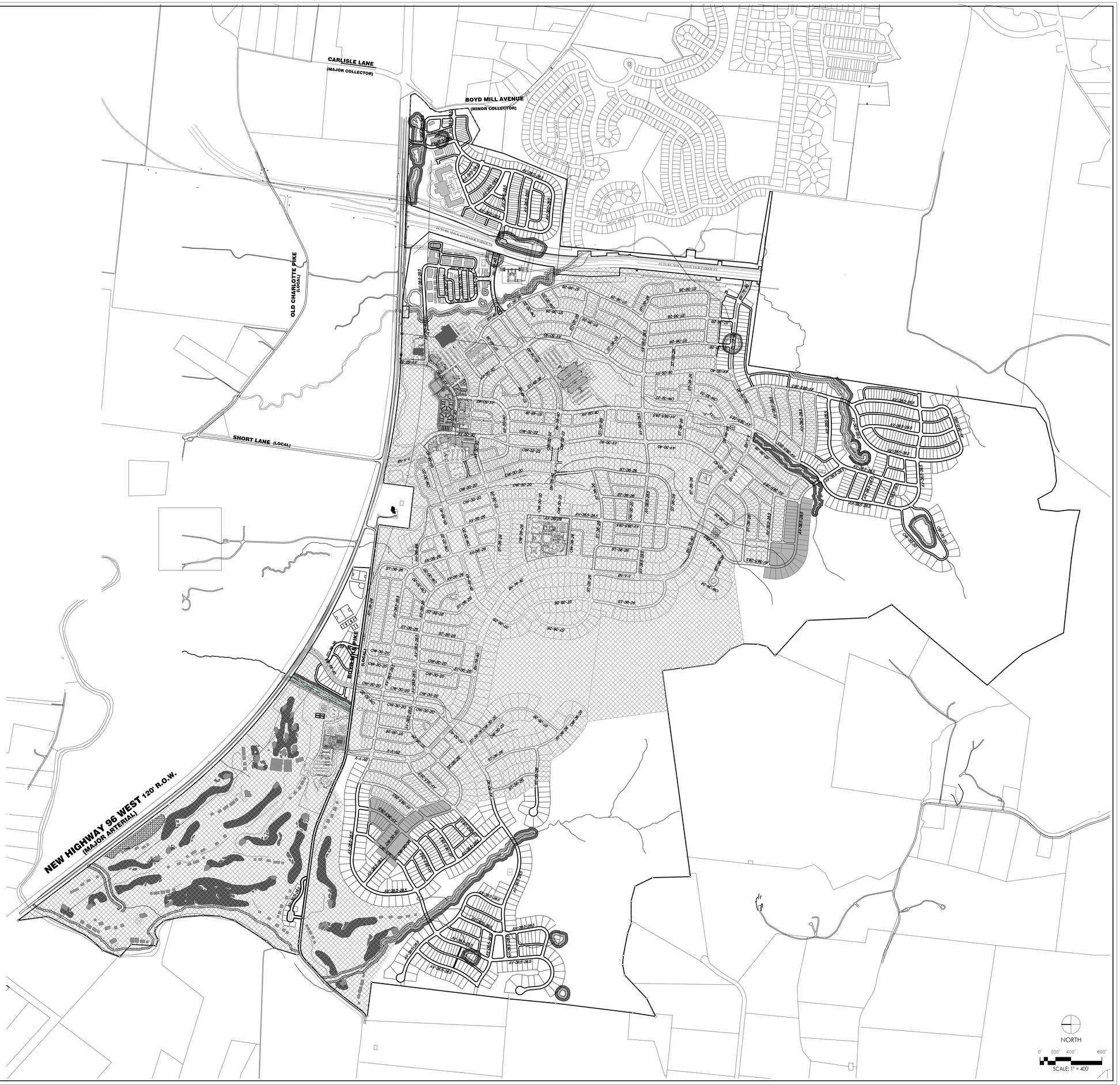
DESIGNATION	DESIGN SPEED	CATEGORY
CBV-V-V	25 M.P.H.	COLLECTOR
BV-V-40	25 M.P.H.	COLLECTOR
BV-76-40	25 M.P.H.	COLLECTOR
BV-68-40	25 M.P.H.	COLLECTOR
AV-50-40	20 M.P.H.	MINOR COLLECTOR
AV-38.5-28.5	20 M.P.H.	MINOR COLLECTOR
ST-36-26	20 M.P.H.	LOCAL
ST-27-26	20 M.P.H.	LOCAL
ST-48-38	25 M.P.H.	LOCAL
ST-46-36	25 M.P.H.	LOCAL
OW-32-22	20 M.P.H.	LOCAL
OW-30-20	20 M.P.H.	LOCAL
OW-34-24	20 M.P.H.	LOCAL
OW-36-26	20 M.P.H.	LOCAL
OW-27-26	20 M.P.H.	LOCAL
OW-31-30	20 M.P.H.	LOCAL
CAL-30-20	10 M.P.H.	ALLEY
LN-22-16	10 M.P.H.	ALLEY

AREAS OF COMPLETED/PLATTED SECTIONS

AREAS OF APPROVED SECTIONS

30' RIPARIAN BUFFER ZONE 1
PER TDEC/COF STANDARDS

30 ' RIPARIAN BUFFER ZONE 2
PER TDEC/COF STANDARDS



SOUTHERN LAND COMPANY
Southern Land Company, LLC
3990 Hillsboro Pike, Suite 400 - Nashville, Tennessee 37215
Office 615.370.0555 - Fax 615.370.0003 - www.southernland.com

BENJAMIN CRESPI #101010 REGISTERED LANDSCAPE ARCHITECT
06.04.20

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

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REVISIONS:

1	01/02/2020	CITY STAFF COMMENTS
2	03/05/2020	CITY STAFF COMMENTS
3	04/02/2020	CITY STAFF COMMENTS
4	05/07/2020	CITY STAFF COMMENTS
5	06/04/2020	FMPC DEFERRAL
6		
7		
8		

DATE: 12/09/2019

JOB #: 284000

PROJECT #: COF 7133

THOROUGHFARE DESIGNATIONS PLAN

SHEET NO.
CP-7

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WESTHAVEN

CONCEPT PLAN - REVISION 5 MAJOR MODIFICATIONS

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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Southern Land Company, LLC
3990 Hillsboro Pike, Suite 400 - Nashville, Tennessee 37215
Office (615) 778-7150 - Fax (615) 778-7875 - www.southernland.com

KIMLEY-HORN AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
PLANNING
214 OCEANSIDE DRIVE, NASHVILLE, TENNESSEE 37204
PHONE: 615-564-2701
WWW.KIMLEY-HORN.COM

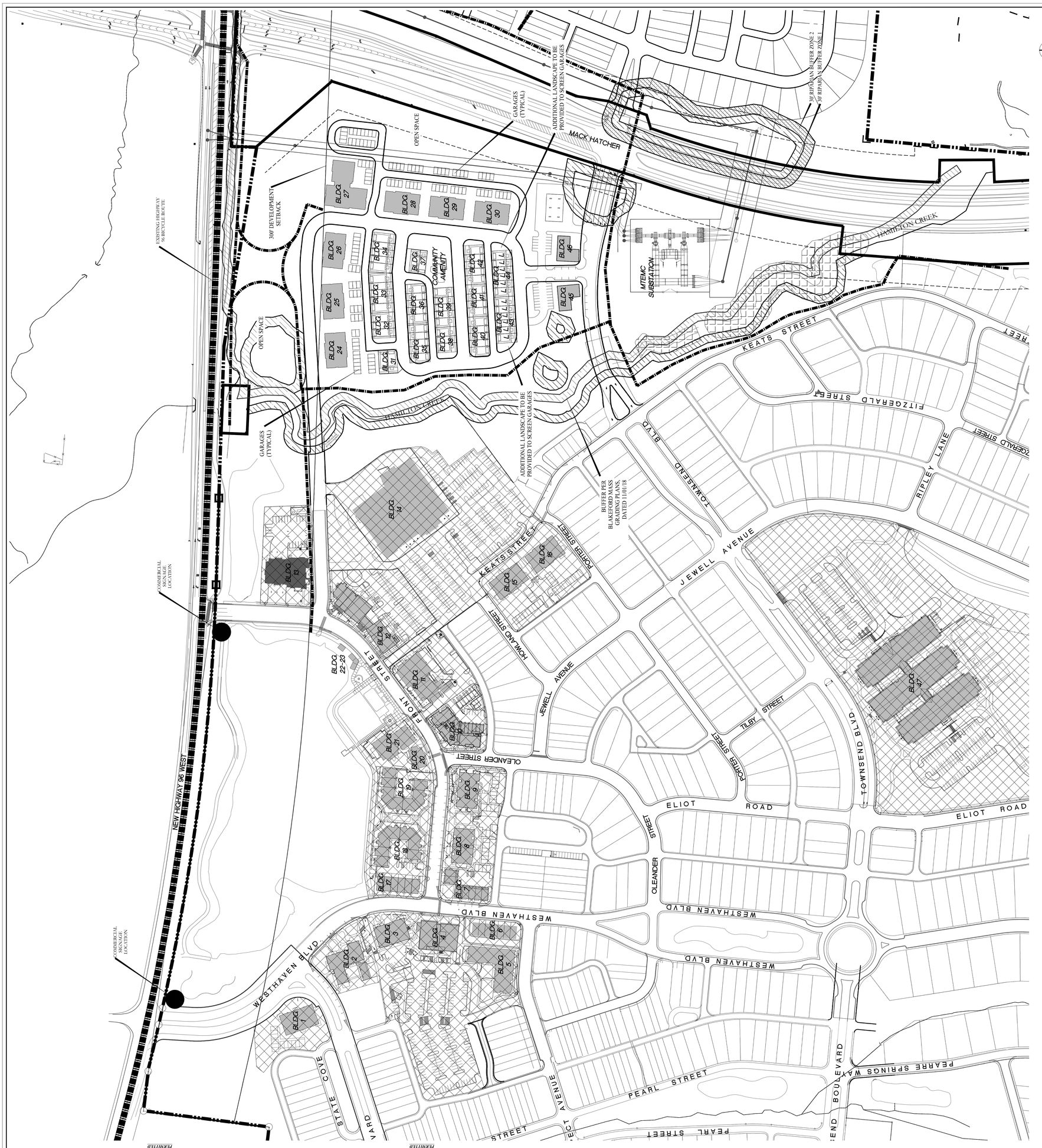
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* THE DESIGN AND DRAWING HEREIN ARE SUBJECT TO CHANGE AND REVISION AS REQUIRED BY THE PLANNING COMMISSION, BOARD OF MAYOR AND ALDERMEN AND/OR STAFF.
* MODIFICATIONS TO THIS PLAN SHOULD BE EXPECTED AS REQUIRED BY THE ARCHITECT, ENGINEER, LANDSCAPE ARCHITECT AND CONSULTANTS.
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REVISIONS:	
1	01/02/2020 CITY STAFF COMMENTS
2	03/05/2020 CITY STAFF COMMENTS
3	04/02/2020 CITY STAFF COMMENTS
4	05/07/2020 CITY STAFF COMMENTS
5	06/04/2020 FMPC DEFERRAL
6	
7	
8	

DATE: 12/09/2019
JOB #: 284000
PROJECT #: COF 7133

CONCEPTUAL TOWN CENTER BUILDING USAGE PLAN

SHEET NO.
CP-8



BUILDING	POTENTIAL FLOORS	POTENTIAL USES	
1	1 2 3 4 5 6 7	RESIDENTIAL	BUILDING AND LOT APPROVED AND PERMITTED
2	1 2 3 4 5 6 7	RESIDENTIAL	
3	1 2 3 4 5 6 7	RESIDENTIAL	
4	1 2 3 4 5 6 7	RESIDENTIAL	
5	1 2 3 4 5 6 7	RESIDENTIAL	
6	1 2 3 4 5 6 7	RESIDENTIAL	
7	1 2 3 4 5 6 7	RESIDENTIAL	
8	1 2 3 4 5 6 7	RESIDENTIAL	
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13	1 2 3 4 5 6 7	RESIDENTIAL	
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20	1 2 3 4 5 6 7	RESIDENTIAL	
21	1 2 3 4 5 6 7	RESIDENTIAL	
22-23	1 2 3 4 5 6 7	RESIDENTIAL	
24	1 2 3 4 5 6 7	RESIDENTIAL	
25	1 2 3 4 5 6 7	RESIDENTIAL	
26	1 2 3 4 5 6 7	RESIDENTIAL	
27	1 2 3 4 5 6 7	RESIDENTIAL	
28	1 2 3 4 5 6 7	RESIDENTIAL	
29	1 2 3 4 5 6 7	RESIDENTIAL	
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31	1 2 3 4 5 6 7	RESIDENTIAL	
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45	1 2 3 4 5 6 7	RESIDENTIAL	
46	1 2 3 4 5 6 7	RESIDENTIAL	
47	1 2 3 4 5 6 7	RESIDENTIAL	
1A	1 2 3 4 5 6 7	RESIDENTIAL	BUILDING AND LOT APPROVED AND PERMITTED
1B	1 2 3 4 5 6 7	RESIDENTIAL	
1C	1 2 3 4 5 6 7	RESIDENTIAL	
1D	1 2 3 4 5 6 7	RESIDENTIAL	
1E	1 2 3 4 5 6 7	RESIDENTIAL	
1F	1 2 3 4 5 6 7	RESIDENTIAL	
1G	1 2 3 4 5 6 7	RESIDENTIAL	
1H	1 2 3 4 5 6 7	RESIDENTIAL	
1I	1 2 3 4 5 6 7	RESIDENTIAL	
1J	1 2 3 4 5 6 7	RESIDENTIAL	
1K	1 2 3 4 5 6 7	RESIDENTIAL	
1L	1 2 3 4 5 6 7	RESIDENTIAL	
1M	1 2 3 4 5 6 7	RESIDENTIAL	
1N	1 2 3 4 5 6 7	RESIDENTIAL	
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1LE	1 2 3 4 5 6 7	RESIDENTIAL	
1LF	1 2 3 4 5 6 7	RESIDENTIAL	
1LG	1 2 3 4 5 6 7	RESIDENTIAL	
1LH	1 2 3 4 5 6 7	RESIDENTIAL	
1LI	1 2 3 4 5 6 7	RESIDENTIAL	
1LJ	1 2 3 4 5 6 7	RESIDENTIAL	
1LK	1 2 3 4 5 6 7	RESIDENTIAL	
1LL	1 2 3 4 5 6 7	RESIDENTIAL	
1LM	1 2 3 4 5 6 7	RESIDENTIAL	
1LN	1 2 3 4 5 6 7	RESIDENTIAL	
1LO	1 2 3 4 5 6 7	RESIDENTIAL	
1LP	1 2 3 4 5 6 7	RESIDENTIAL	
1LQ	1 2 3 4 5 6 7	RESIDENTIAL	
1LR	1 2 3 4 5 6 7	RESIDENTIAL	
1LS	1 2 3 4 5 6 7	RESIDENTIAL	
1LT	1 2 3 4 5 6 7	RESIDENTIAL	
1LU	1 2 3 4 5 6 7	RESIDENTIAL	
1LV	1 2 3 4 5 6 7	RESIDENTIAL	
1LW	1 2 3 4 5 6 7	RESIDENTIAL	
1LX	1 2 3 4 5 6 7	RESIDENTIAL	
1LY	1 2 3 4 5 6 7	RESIDENTIAL	
1LZ	1 2 3 4 5 6 7	RESIDENTIAL	
1MA	1 2 3 4 5 6 7	RESIDENTIAL	
1MB	1 2 3 4 5 6 7	RESIDENTIAL	
1MC	1 2 3 4 5 6 7	RESIDENTIAL	
1MD	1 2 3 4 5 6 7	RESIDENTIAL	
1ME	1 2 3 4 5 6 7	RESIDENTIAL	
1MF	1 2 3 4 5 6 7	RESIDENTIAL	
1MG	1 2 3 4 5 6 7	RESIDENTIAL	
1MH	1 2 3 4 5 6 7	RESIDENTIAL	
1MI	1 2 3 4 5 6 7	RESIDENTIAL	
1MJ	1 2 3 4 5 6 7	RESIDENTIAL	
1MK	1 2 3 4 5 6 7	RESIDENTIAL	
1ML	1 2 3 4 5 6 7	RESIDENTIAL	
1MM	1 2 3 4 5 6 7	RESIDENTIAL	
1MN	1 2 3 4 5 6 7	RESIDENTIAL	
1MO	1 2 3 4 5 6 7	RESIDENTIAL	
1MP	1 2 3 4 5 6 7	RESIDENTIAL	
1MQ	1 2 3 4 5 6 7	RESIDENTIAL	
1MR	1 2 3 4 5 6 7	RESIDENTIAL	
1MS	1 2 3 4 5 6 7	RESIDENTIAL	
1MT	1 2 3 4 5 6 7	RESIDENTIAL	
1MU	1 2 3 4 5 6 7	RESIDENTIAL	
1MV	1 2 3 4 5 6 7	RESIDENTIAL	
1MW	1 2 3 4 5 6 7	RESIDENTIAL	
1MX	1 2 3 4 5 6 7	RESIDENTIAL	
1MY	1 2 3 4 5 6 7	RESIDENTIAL	
1MZ	1 2 3 4 5 6 7	RESIDENTIAL	
1NA	1 2 3 4 5 6 7	RESIDENTIAL	
1NB	1 2 3 4 5 6 7	RESIDENTIAL	
1NC	1 2 3 4 5 6 7	RESIDENTIAL	
1ND	1 2 3

NOTE:

SIDEWALKS IN THESE AREAS WILL BE PROVIDED TO MEET TYPICAL WESTHAVEN STANDARDS FOR PEDESTRIAN CONNECTIONS. THESE WILL BE SHOWN IN DETAIL AT SITE PLAN SUBMITTAL.

LEGEND

APPROVED BUILDINGS AND LOTS

30' RIPARIAN BUFFER ZONE 1 PER TDEC/COF STANDARDS

30' RIPARIAN BUFFER ZONE 2 PER TDEC/COF STANDARDS

EXISTING HIGHWAY 96 BICYCLE ROUTE

S.R. 96

S.R. 397

NEW HIGHWAY 96 WEST

TRAIL SYSTEM

OPEN SPACE

300' DEVELOPMENT SETBACK

PROPOSED INDEPENDENT LIVING FACILITY 135-150 BEDS 4 STORY

PROPOSED CONDOMINIUMS

COMMUNITY AMENITY

PROPOSED TOWNHOMES

PROPOSED TOWNHOMES/POTENTIAL LIVE/WORK UNITS

PROPOSED COMMERCIAL

PROPOSED GENERAL STORE/ GAS STATION

MACK HATCHER PARKWAY

BOYD MILL ROAD

PROPOSED COMMUNITY AMENITY BUILDING

PROPOSED CONDOMINIUMS (3 STORY)

30' RIPARIAN BUFFER ZONE 2
30' RIPARIAN BUFFER ZONE 1

NOTE

WESTHAVEN DESIGN STANDARDS AND TYPICAL ROAD SECTIONS WILL APPLY TO EAST AREA

PROPOSED TOWNHOMES, DUPLEX AND DETACHED LOTS

PEDESTRIAN CONNECTOR, TYP.

BUFFER PER BLAKEFORD MASS GRADING PLANS, DATED 11/01/18

MTEMC SUBSTATION

HARPETH RIVER

PORTER STREET

TOWNSEND BLVD.

ELL AVENUE

KEATS STREET

FITZGERALD STREET

RIPLEY LANE

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NORTH

0' 50' 100' 200'

SCALE: 1" = 100'

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BENJAMIN CRESSY REFFITT TENNESSEE REGISTERED LANDSCAPE ARCHITECT

WESTHAVEN

CONCEPT PLAN - REVISION 5 MAJOR MODIFICATIONS

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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6		
7		
8		

DATE: 12/09/2019

JOB #: 284000

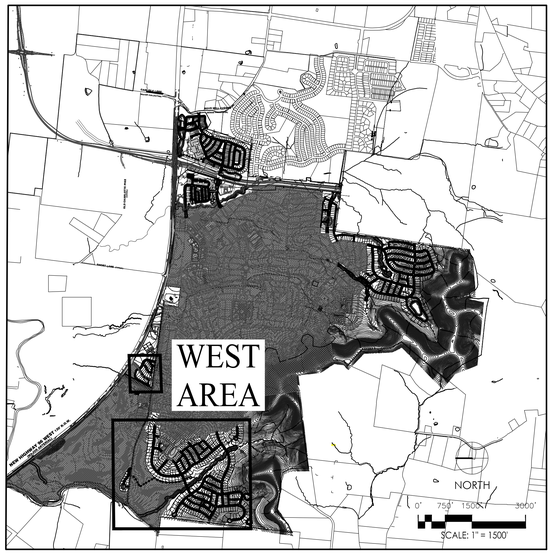
PROJECT #: COF 7133

EAST AREA CONCEPT PLAN

SHEET NO.

CP-9

KEY MAP



Westhaven PUD Lot Totals

	Approved Concept Plan Rev 4	Proposed Concept Plan Rev 5	Delta	Sections Completed Sec 1 thru Sec 55
Residential Entitlements				
Westhaven West of Mack Hatcher (Original PUD)	2750	3100	350	
Jewell Property (Original PUD)	0	400	400	
J & J Farms (7.27 Acres Added to PUD)	0	16*	16	
Total	2750	3516	766	2,116
Commercial Entitlements				
Westhaven West of Mack Hatcher	500000	250000	-250000	
Jewell Property	0	0	0	
J & J Farms (7.27 Acres)	0	0	0	
Total	500000	250000	-250000	

*Concept Plan Revision 5 Proposes an increase of 766 Residential Units and a Reduction of 250,00 sf Commercial

Residential Entitlements to be Built	
West Side	428
East Side	595
South Side	377
Total	1400

*Totals are approximate per section

LEGEND

- AREAS OF COMPLETED/PLATTED SECTIONS
- AREAS OF APPROVED SECTIONS
- 30' RIPARIAN BUFFER ZONE 1 PER TDEC/COF STANDARDS
- 30' RIPARIAN BUFFER ZONE 2 PER TDEC/COF STANDARDS
- FUTURE SANITARY SEWER MAIN, FLOW DIRECTION, AND UTILITY SERVICES
- FUTURE SANITARY FORCE MAIN

WEST AREA CONCEPTUAL UTILITY PLAN

NORTH 0' 50' 100' 200' SCALE: 1" = 100'

WEST AREA CONCEPTUAL UTILITY PLAN

NORTH 0' 50' 100' 200' SCALE: 1" = 100'

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BENJAMIN CRESS — REGISTERED LANDSCAPE ARCHITECT — TENNESSEE REGISTRATION NUMBER 329 — 06.04.20

WESTHAVEN

CONCEPT PLAN - REVISION 5 MAJOR MODIFICATIONS

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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DATE: 12/09/2019

JOB #: 284000

PROJECT #: COF 7133

CONCEPTUAL WEST UTILITY PLAN

SHEET NO. CP-10

Westhaven PUD Lot Totals

	Approved Concept Plan Rev 4	Proposed Concept Plan Rev 5	Delta	Sections Completed Sec 1 thru Sec 55
Residential Entitlements				
Westhaven West of Mack Hatcher (Original PUD)	2750	3100	350	
Jewell Property (Original PUD)	0	400	400	
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Total	500000	250000	-250000	

*Concept Plan Revision 5 Proposes an increase of 766 Residential Units and a Reduction of 250,00 sf Commercial

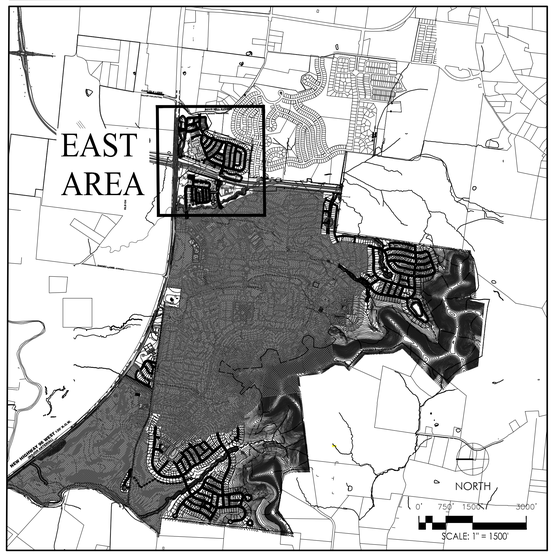
Residential Entitlements to be Built	
West Side	428
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Total	1400

*Totals are approximate per section

LEGEND

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- FUTURE SANITARY SEWER MAIN, FLOW DIRECTION, AND UTILITY SERVICES
- FUTURE SANITARY FORCE MAIN

KEY MAP





NOTE:
AREA EAST OF MACK HATCHER TO BE SERVICED BY CITY OF FRANKLIN WATER SERVICES. TWO POINTS OF WATER SERVICE CONNECTION WILL BE REQUIRED. EXACT LOCATION AND SIZING TO BE DETERMINED UPON SITE PLAN SUBMITTAL.

EAST AREA CONCEPTUAL UTILITY PLAN

NORTH 0' 50' 100' 200' SCALE: 1" = 100'

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BENJAMIN CRAIG CRESSY
REGISTERED
LANDSCAPE ARCHITECT
06.04.20

WESTHAVEN

CONCEPT PLAN - REVISION 5 MAJOR MODIFICATIONS

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

FIFTH CIVIL DISTRICT

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JOB #: 284000

PROJECT #: COF 7133

CONCEPTUAL EAST UTILITY PLAN

SHEET NO.
CP-11

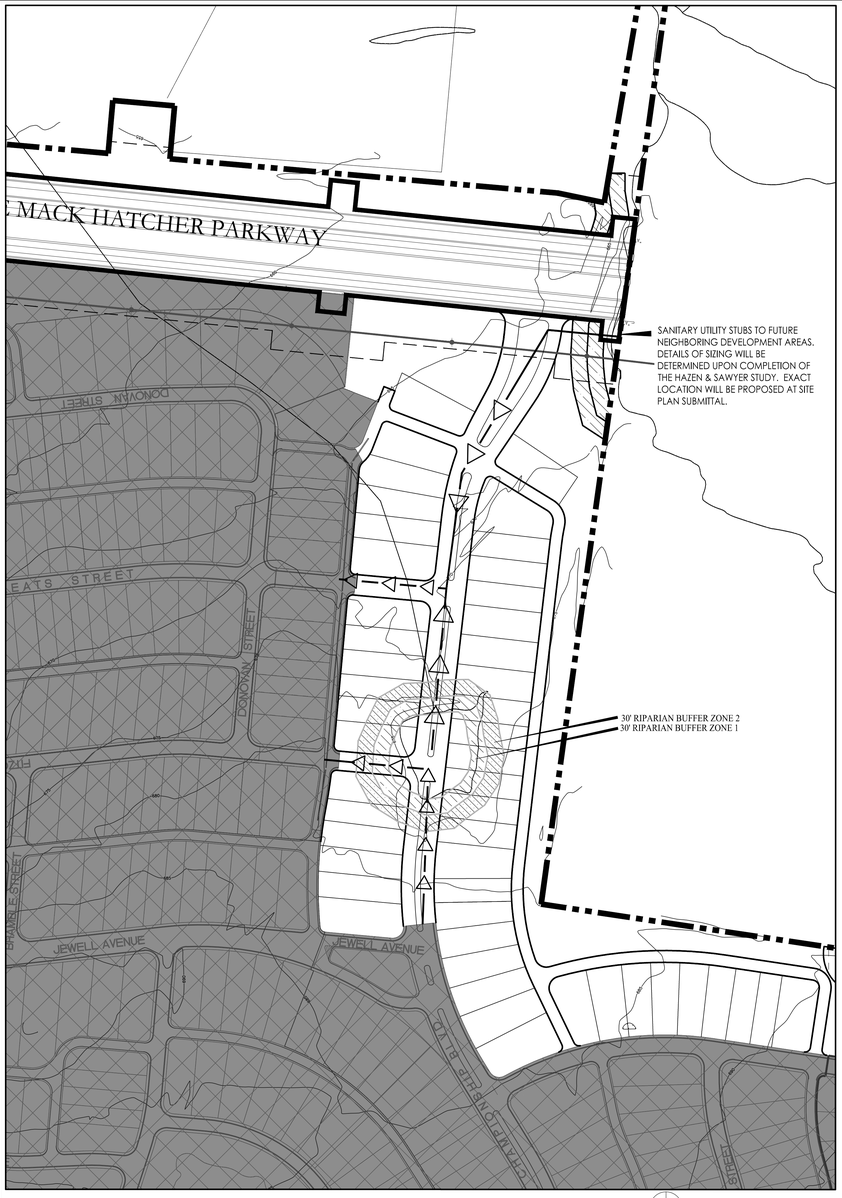
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Commercial Entitlements				
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Jewell Property	0	0	0	
J & J Farms (7.27 Acres)	0	0	0	
Total	500000	250000	-250000	

*Concept Plan Revision 5 Proposes an increase of 766 Residential Units and a Reduction of 250,00 sf Commercial

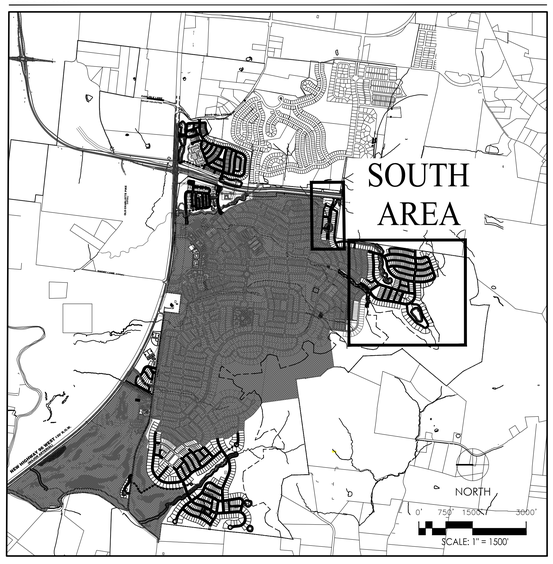
Residential Entitlements to be Built	
West Side	428
East Side	595
South Side	377
Total	1400

*Totals are approximate per section



SOUTH AREA
CONCEPTUAL UTILITY PLAN

KEY MAP



LEGEND

- AREAS OF COMPLETED/PLATTED SECTIONS
- AREAS OF APPROVED SECTIONS
- 30' RIPARIAN BUFFER ZONE 1 PER TDEC/COF STANDARDS
- 30' RIPARIAN BUFFER ZONE 2 PER TDEC/COF STANDARDS
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SOUTH AREA CONCEPTUAL UTILITY PLAN

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BENJAMIN CRAIG HOLLOWAY — REGISTERED LANDSCAPE ARCHITECT — TENNESSEE REG. NO. 328 — 06.04.20

WESTHAVEN

CONCEPT PLAN - REVISION 5 MAJOR MODIFICATIONS

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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JOB #: 284000
PROJECT #: COF 7133

CONCEPTUAL SOUTH UTILITY PLAN

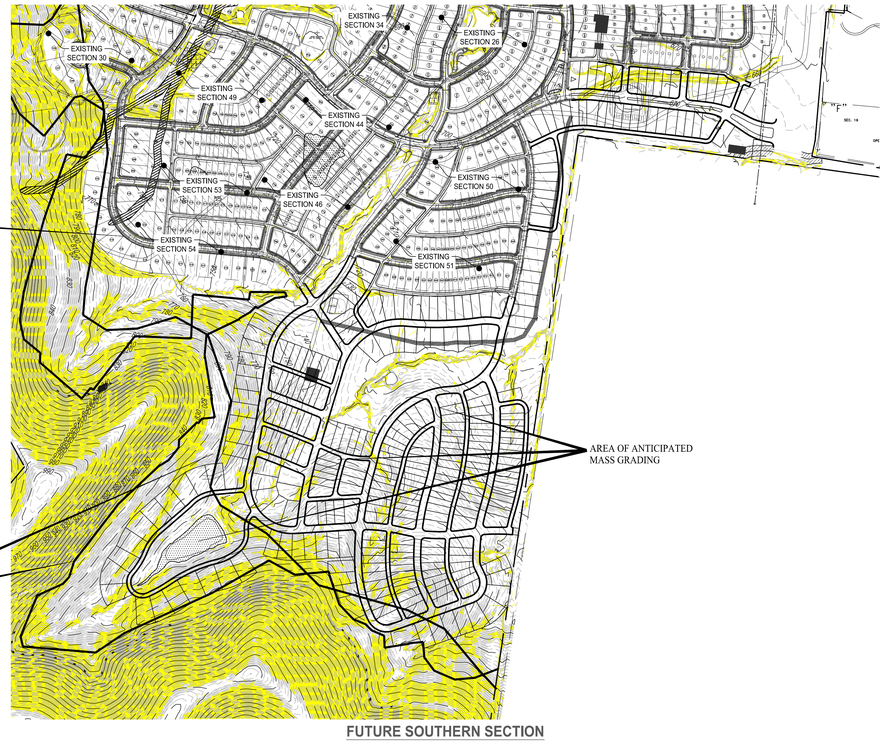
SHEET NO.
CP-12



FUTURE WESTERN SECTION



FUTURE EASTERN SECTION



FUTURE SOUTHERN SECTION

NOTE:
THE HILLSIDE/HILLCREST OVERLAY (HHO) IS SHOWN ON THIS PLAN FOR COMPARISON AND INFORMATIONAL PURPOSES ONLY. THIS REVISION TO THE WESTHAVEN CONCEPT PLAN IS AN UPDATE TO PREVIOUSLY APPROVED DEVELOPMENT LIMITS WHICH PREDATED THE HHO AND ENCROACH THE HHO BOUNDARY. BASED ON THOSE PREVIOUS APPROVALS AND AGREEMENTS WITH THE CITY OF FRANKLIN, FUTURE DEVELOPMENT MAY ENCROACH THE HHO BOUNDARY, HOWEVER, MUST REMAIN WITHIN THE LINE SHOWN AS DEVELOPMENT LIMITS OF THOSE PREVIOUSLY APPROVED PLANS. PER AGREEMENT WITH THE CITY OF FRANKLIN, ALL AREAS SHOWN AS FUTURE DEVELOPMENT DOWNHILL OF PREVIOUSLY APPROVED DEVELOPMENT LIMITS ARE NOT SUBJECT TO CITY OF FRANKLIN SLOPE REQUIREMENTS. THESE AREAS WILL BE ALLOWED BY THE CITY OF FRANKLIN TO BE MASS GRADED PENDING APPROVAL OF GRADING PLANS.

Slopes Table

Number	Minimum Slope	Maximum Slope	Color
1	14.00%	20.00%	
2	20.00%	20.00%+	

NORTH
0' 150' 300' 600'
SCALE: 1" = 300'

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BENJAMIN CROCKETT CERTIFIED LANDSCAPE ARCHITECT NUMBER 001355 TENNESSEE
06-04-20

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

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JOB #: 284000
PROJECT #: COF 7133

WESTHAVEN FUTURE SECTIONS SLOPE MAP

SHEET NO.
CP-13

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:*

Regulating Plan
A map showing the various zoning categories with precision. The regulating plan also shows the form and location of public open spaces, and the type and trajectories of the various thoroughfares.

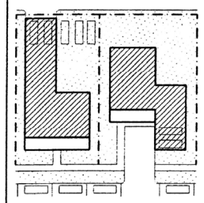
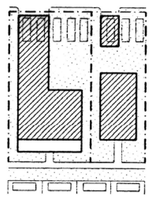
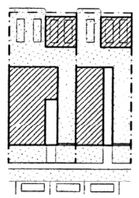
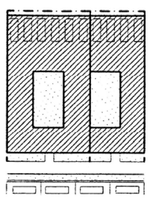
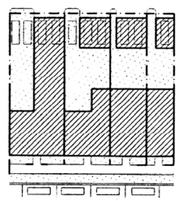
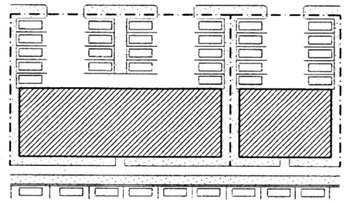
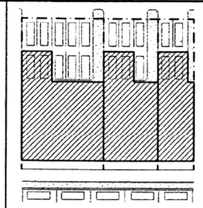
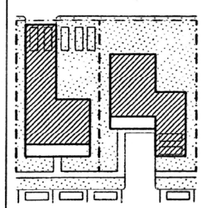
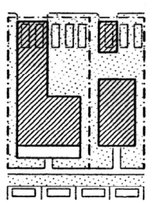
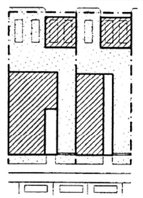
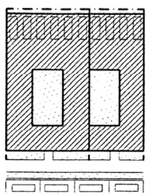
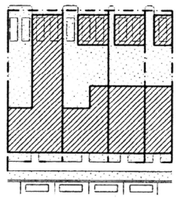
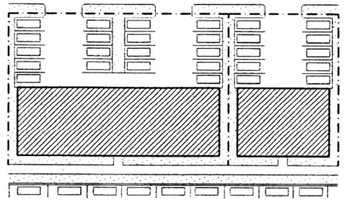
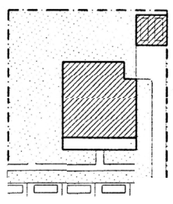
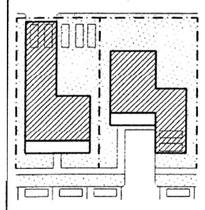
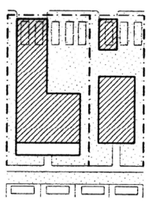
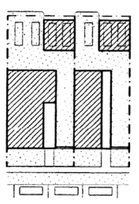
Urban Standards
A matrix of text and/or diagrams that regulates those aspects of private buildings which affect the public realm. The urban standards vary according to the zoning categories of the Regulating Plan. The urban standards define the streetscape and the building use. The standards defining streetscape encourage the provision of certain building types and frontage elements which influence social behavior. Building use is a matrix of text that describes the uses permitted in each of the zoning categories. The uses include residential, lodging, office, retail, and manufacturing, each to various degrees, with emphasis on mixed use wherever possible. Parking needs are correlated to the various uses.

Thoroughfare Standards
A matrix of drawings, specifications, and dimensions that assembles vehicular and pedestrian ways into sets specialized in both capacity and character. These specify roadways, sidewalks, planters, street trees, and street lights. The combinations range from urban to rural. They are assigned to appropriate locations in the Regulating Plan.

Architectural Standards
A matrix of text that specifies the materials and configurations permitted for walls, roofs, openings, and facades intended to produce visual compatibility among disparate building types. The standards relate to the vernacular building traditions of the region, thus inheriting a suitable response to climate. Because urban quality is enhanced by architectural harmony but is not dependent on it, the provisions of the architectural standards may range from liberal to strictly deterministic.

Landscape Standards
A recommended list of plant species with instructions regarding their location and planting pattern. The lists are separated into those pertaining to public areas and to private lots. The planting lists are coordinated toward achieving a coherent forestation of the urban fabric. The selection and disposition of the planting is intended to support the urban-to-rural transect and to create an ecosystem harmonious with the region.

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TRANSECT	VILLA	HOUSE	COTTAGE	SIDEYARD HOUSE	COURTYARD HOUSE	TOWNHOUSE	APARTMENT BUILDING	FLEXHOUSE	COMMERCIAL BUILDING
T5									YES
T4									
T3									
T2	NONE: Except buildings for agriculture or recreational use.								
T1									

- **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, Shopfront.**

  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

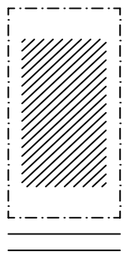
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- **Type:** an artifact intended for a specific use, having become a carrier of meaning through familiarity. A type is defined by certain constants; with buildings, these are three: function, disposition, and configuration. These constants result in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

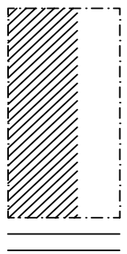
  Building types are most easily defined by their various relationships to their lots, expressed as the residual yard. There are four general categories of building types: Edge Yard, Side Yard, Rear Yard, and Court Yard. These types are able to accommodate all the common residential and commercial programs.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

RURAL ⟷ TRANSECT ⟷ URBAN

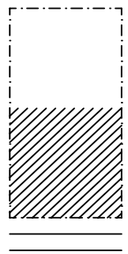
T1 RURAL				
T3 SUBURBAN				
T4 GENERAL URBAN				
	T5 URBAN CENTER			
				TSD SPECIAL DISTRICT



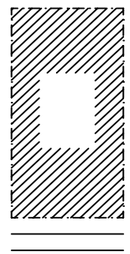
- **Edge Yard:** a building that occupies the center of its lot with setbacks on all sides. It is the least urban of types; the front yard sets it back from the frontage, while the open side yard weakens the spatial definition of the enfronting space. It is usually assigned to Suburban and Rural Zones. 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.



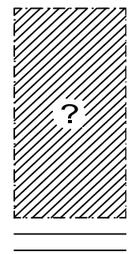
- **Side Yard:** a building that occupies one side of the lot with the primary open space to the other side. The visual opening of the side yard on the street frontage causes this building type to appear freestanding, so that it may be interspersed with edge yard buildings in General Zones. The shallow front setbacks, when completed by a streetwall coplanar with the facade also permits its use in Center Zones. The side yard can be quite private. *Syn.:* **zero lot line**



- **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.

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GENERAL TYPES	Edge Yard Types			Side Yard Types	Court Yard Types		Rear Yard Types			
SPECIFIC TYPES	• **Villa:** a single-family dwelling on a very large lot of rural character, often supplemented with an ancillary building. *Syn.:* **Estate House**	• **House:** a single-family dwelling on a separate lot, possibly shared with an ancillary building at the rear yard. *Variants:* **Double House, duplex**	• **Cottage:** a single-family dwelling, smaller than a house, on a separate lot or sharing a lot with a house as an ancillary building/ accessory building. *Syn.:* **backyard cottage**	• **Sideyard House:** a single-family dwelling which occupies one side of the lot, with the primary yard to the other side. The visual opening of the larger side yard on the street frontage causes this building type to appear freestanding so that it may be interspersed with edge yard buildings. If the adjacent building is also a side yard type with a windowless common wall, the open space can be quite private. This type permits systematic climatic orientation, with the long sideyard elevation responding to the sun or the breeze. *Variants:* **single house, double house, duplex, zero-lot line**	• **Courtyard House:** a building type which surrounds one or more private yards. This is a most robust 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. Because of its ability to internalize the activities of its yard, it is recommended for lodging, workshops, and schools. The security provided by the surrounding of the yard is useful for crime-prone sectors. *Syn.:* **Patio House.**	• **Courtyard Apartment:** a building type accommodating multiple dwellings disposed above and beside each other, sharing a common courtyard entry. Courtyard apartments show typological variations arranged as courtyard apartments, compatible with houses. Usually served by alleys as the quantity of required parking must be accommodated at the rear to preserve pedestrian continuity. *Variant:* **Inn**	• **Apartment Block:** a building type accommodating multiple dwellings disposed above and beside each other, sharing a common lobby entry. Apartment houses show typological variations, arranged as perimeter blocks and urban villas, compatible with houses. Usually served by alleys as the quantity of required parking must be accommodated at the rear to preserve pedestrian continuity. *Variant:* **Loft Building, Inn, Hotel**	• **Townhouse:** a single-family dwelling with common walls on the side lot lines, the facades reading continuously. 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 back buildings. Usually served by alleys, as front-loaded parking on such narrow frontages destroys the pedestrian continuity. *Syn.:* **rowhouse, terrace house**	• **Flexhouse:** a flexible commercial building type with one dwelling above ground-level commercial. 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. Flexhouses are always served by alleys, as trash receptacles and front-loaded parking would destroy the pedestrian continuity, that is crucial to retail. *Syn.:* **store, live-work unit, corner store, shopfront**	• **Commercial/Office Building:** a fixed commercial building type with mixed or single use throughout. Common walls are permitted on the side lot lines. Commercial/office buildings may vertically integrate any combination of commercial, office, and residential uses. They are usually confined to Center and Core Zones. Typically served by alleys or driveways as large, front-loaded parking lots destroy pedestrian continuity. *Syn.:* **Warehouse, Flex Space, Store, Office Building.** *Variant:* **Theater**

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WESTHAVEN - FRANKLIN, TN

BUILDING TYPE
SPECIFIC BUILDING TYPES

RURAL I I I

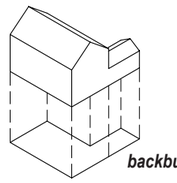
- **Boarding House:** a residential building not larger than a house having one or several bedrooms available for long-term letting. Cooking facilities are communal.
- **Inn:** a residential building compatible in scale with a single-family house having one or several bedrooms available for short-term 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*

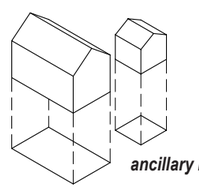
- **Clubhouse:** premises dedicated to the activities and purposes of private, not-for-profit communal organizations. Clubhouses qualify for locations on public and civic tracts.
- **Meeting Hall:** premises, usually located at the Center Zone, designed for common assembly. A meeting hall should contain 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 back building 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.



backbuilding

- **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,**



ancillary building

- **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.

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- **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.

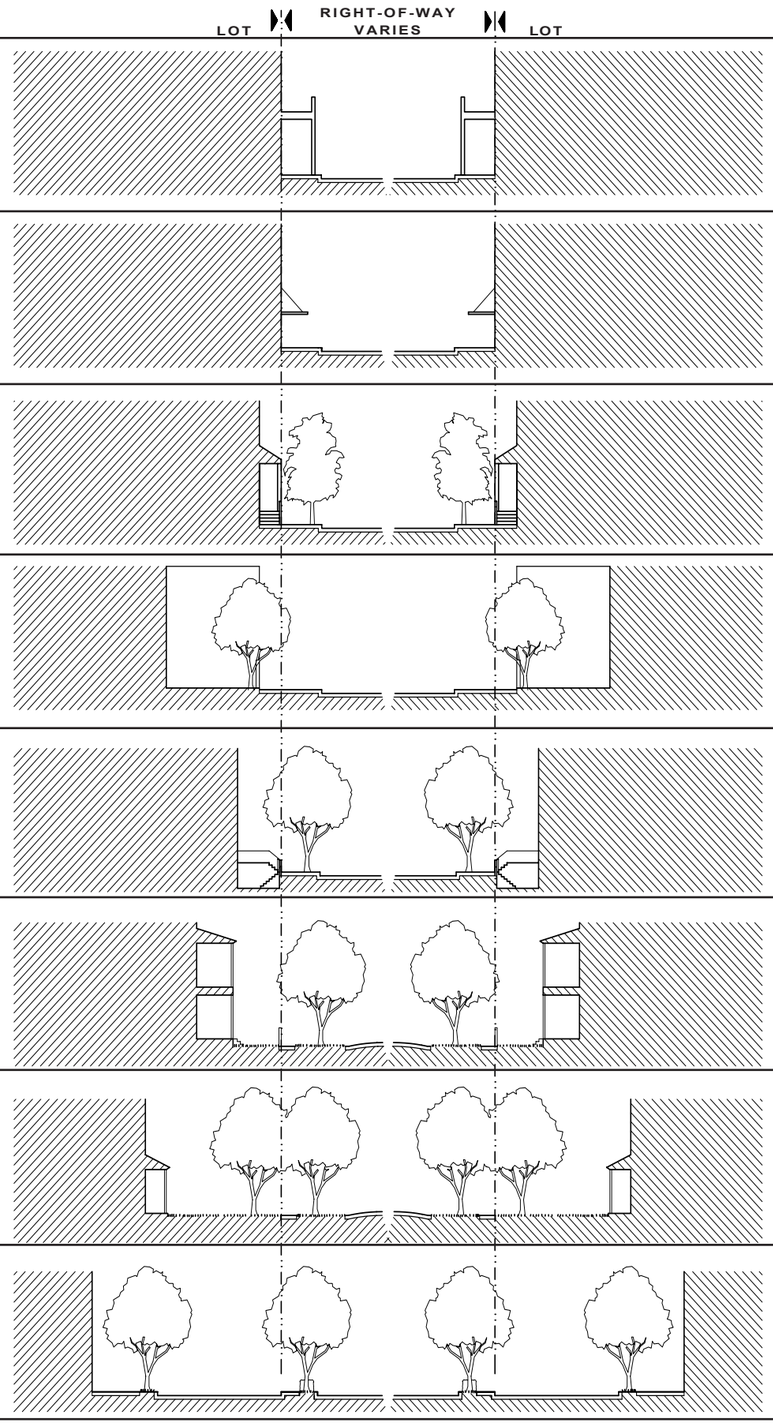
- **Belvedere:** an elevated structure intended to provide a long-distance view. A belvedere may be a pavilion within an open space or a portion of a building. Codes enabling belvederes will give access to a view (such as a waterfront) to buildings behind the front echelon. A belvedere can add substantial 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 reserrlement. *Syn.:* **patio building**

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- **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.

- **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 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. The terrace is suitable for restaurants and cafes as the eye of the sitter is level with that of the standing passerby. The light court can give light and access to a basement.

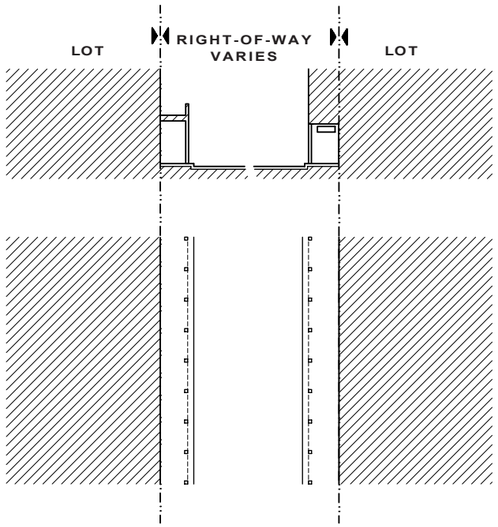
- **Porch & Fence:** a facade is set back from the frontage line with an encroaching porch appended. The porch should be within a conversational distance of the sidewalk, while a fence at the frontage line maintains the demarcation of the yard. A great variety of porches is possible.

- **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.

- **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. Appropriate transit stops are provided along the frontages, directly linked to the private sidewalk system.

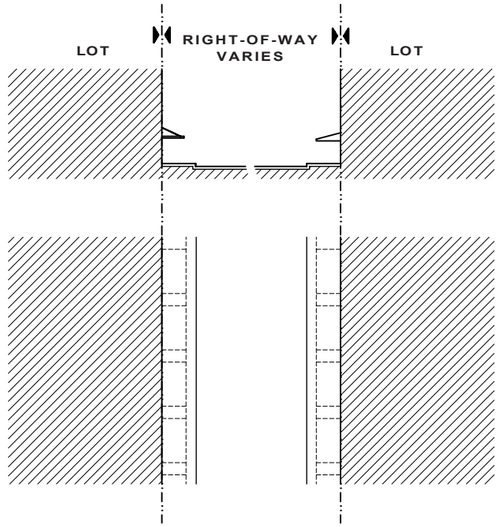
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Gallery & Arcade



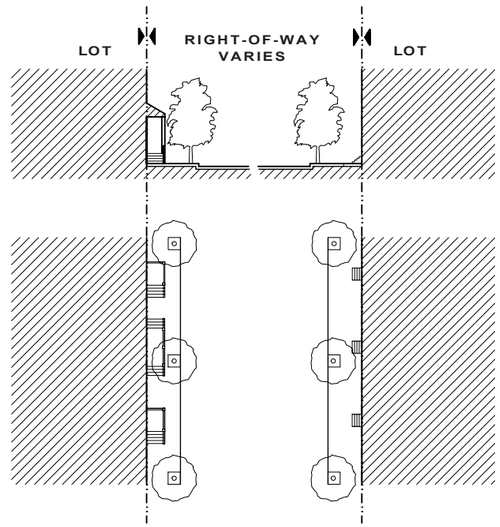
A facade of a building or an attached colonnade. The building overlaps the sidewalk above while the ground story remains set back at the lot line. This type is indicated for retail use, but only when the sidewalk is fully absorbed within the arcade so that a pedestrian cannot bypass it. An easement for private use of the right-of-way is usually required.

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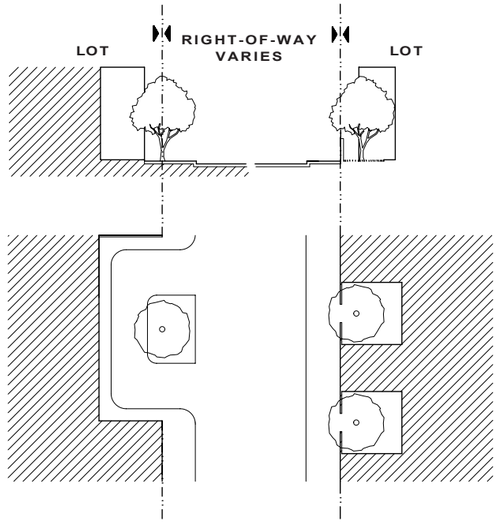
Stoop



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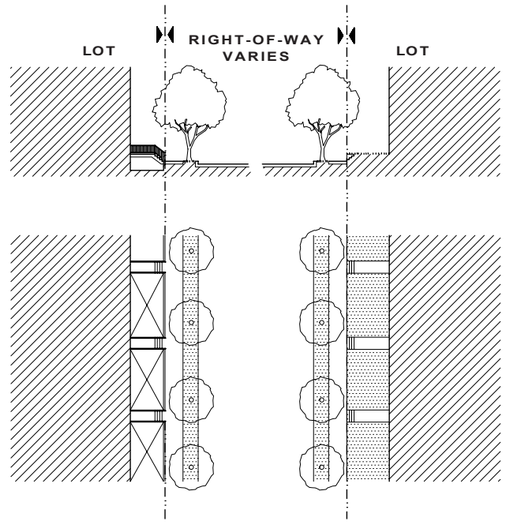
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Forecourt



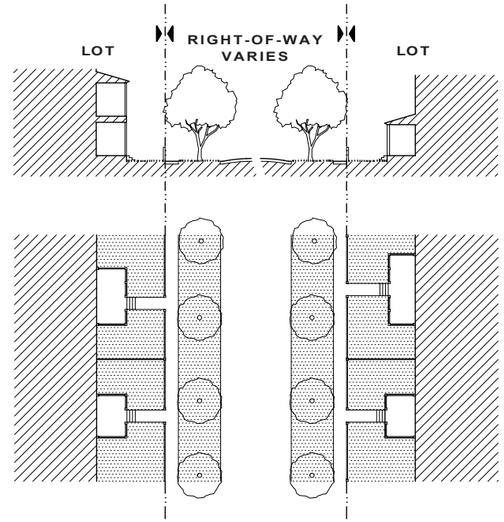
A facade is aligned close to the frontage line and a portion of it is set back. The forecourt thus created is suitable for gardens, vehicular drop-offs, and utility off-loading. This type should be used sparingly and in conjunction with the two frontage types above, as a continuous excessive setback 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.

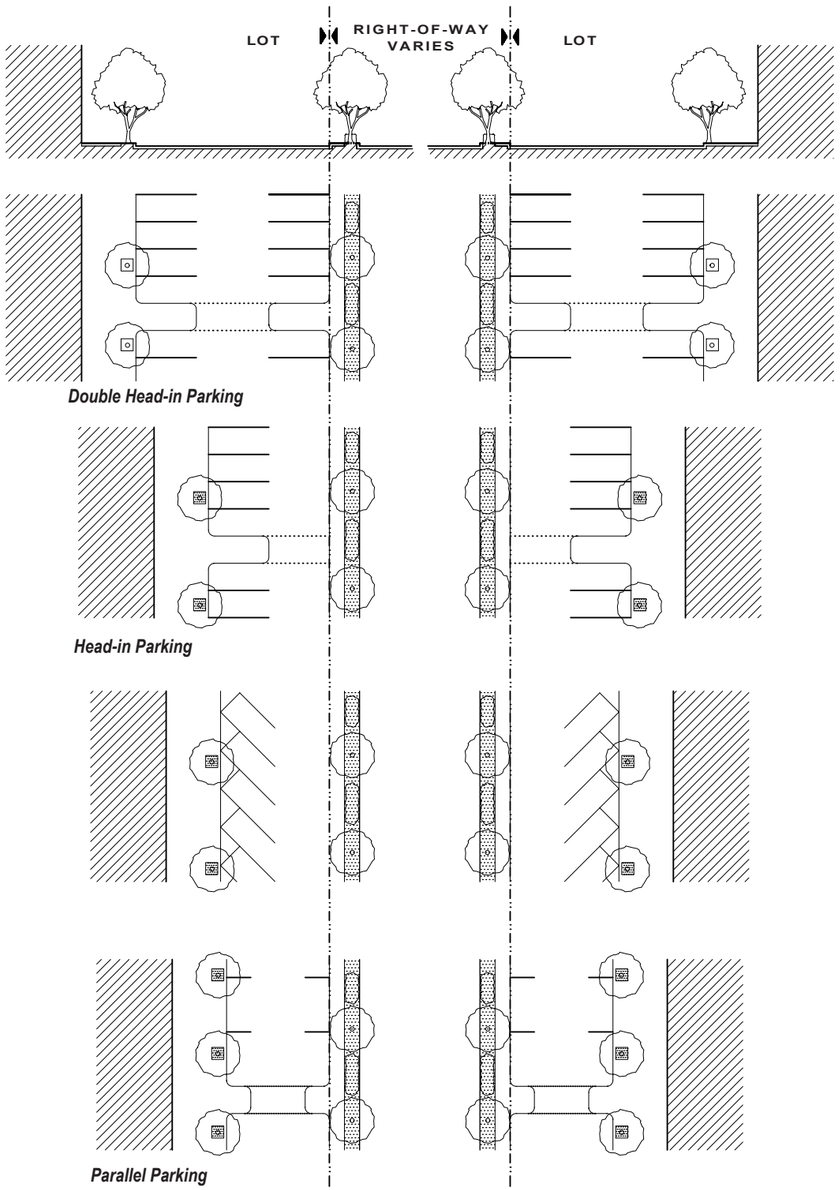
Porch & Fence



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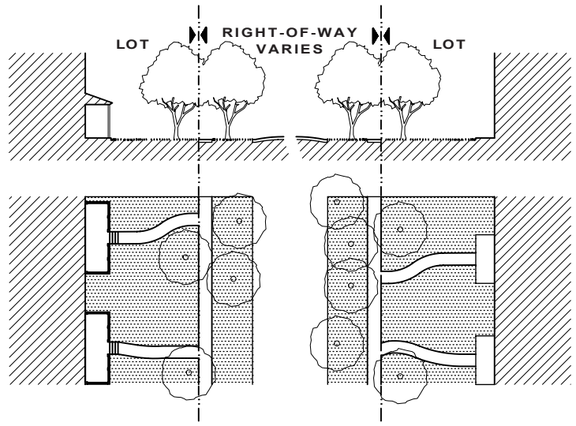
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Slip Lane



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.

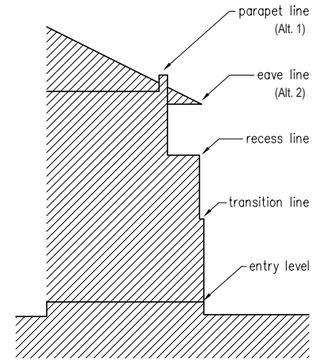
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- **Frontage:** that layer of a lot between the *facade* and the *lot line* that enfronts a public open space or a thoroughfare. Those elements of building and landscape which are within a *frontage* are held to a specific standard by the Urban Code.. 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**

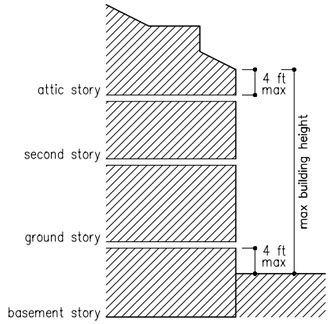
- **Alignment:** the condition of building facades cooperating to define open space in much the same way as walls define a room. An excessive number of appendages such as porches, balconies, bay windows, and loggias may obliterate the primary surface of the facade, destroying the alignment.
- **Setback:** 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



Definition 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 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**

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- **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 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.

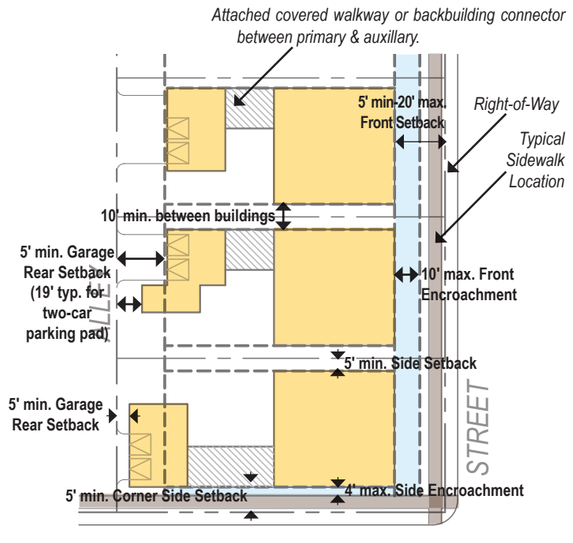
- **Lot:** a separately platted subdivision of land held privately, usually intended for the purposes of building.
- **Tract:** a separately platted subdivision of land held in common, usually a right-of-way or a public open space.

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TRANSECT ZONE: **T5 -** URBAN CENTER
BUILDING TYPES: COMMERCIAL BUILDING, APARTMENT BUILDING, FLEXHOUSES, TOWNHOUSE, SIDEYARD HOUSES

BUILDING PLACEMENT

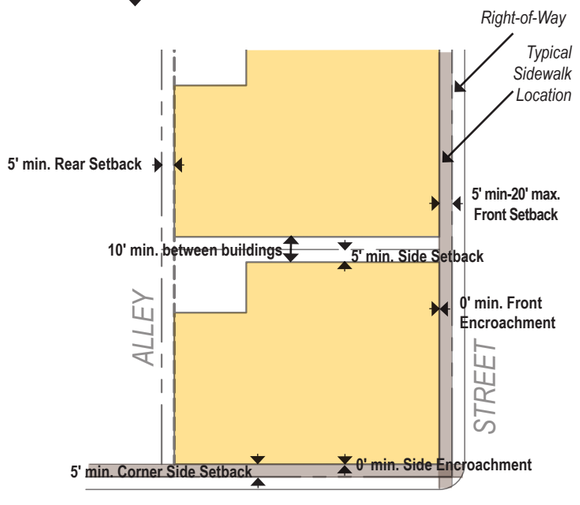
1. Lot lines enfronting thoroughfares or open spaces are designated frontage lines and subject to special code requirements. At corner lots, one of the two frontage lines shall be designated the primary one.
2. Buildings shall have facades along frontage lines and elevations along lot lines.
3. The facades 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.



RESIDENTIAL ALLEY EXAMPLE

T5 Lot Width: 18' min. (varies per lot type)*
T5 Lot Depth: 75' min. (typically 125'-130')*
* Unless otherwise specified by the Westhaven Design Review Committee

COMMERCIAL / MIXED USE ALLEY EXAMPLE



BUILDING ELEMENTS

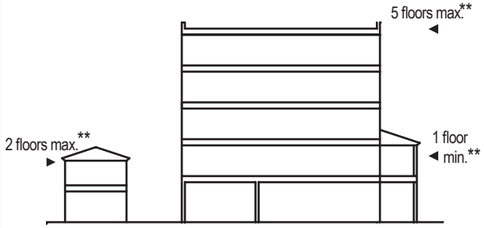
1. Porches, stoops, chimneys, bay windows and balconies may encroach into the front yard and side street setbacks as shown in the diagram (see "Front" or "Side Encroachment"). Unless otherwise specified by the Westhaven Design Review Committee each building requires at least a balcony, a stoop or an 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 enroach 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.

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

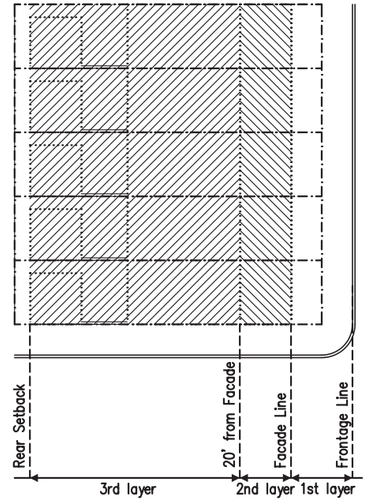
1. The maximum overall building height shall be measured in number of stories, each story not to exceed 14 ft. clear.
2. The heights of building elements shall be measured from sidewalk grade taken anywhere along the principal frontage line.
3. Stoop or porch floor shall be at +1.5 ft. min.above grade unless otherwise specified by the WDRC.
4. A portion of the building with lot coverage no greater that 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.



** Unless otherwise specified by the Westhaven Design Review Committee (WDRC).

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.



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

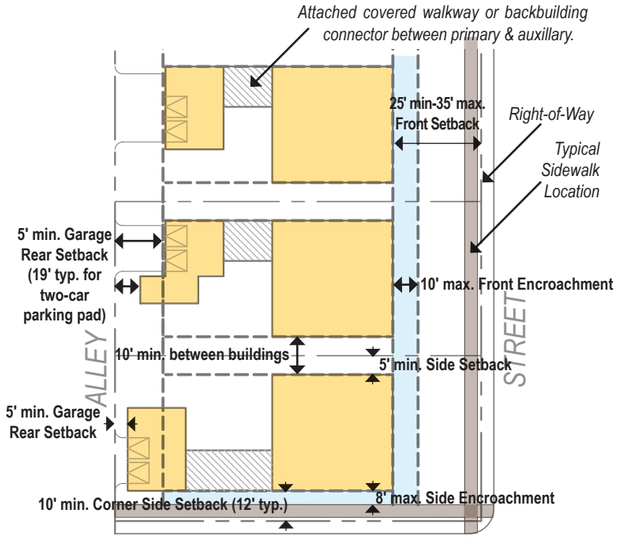
Refer to RPM Transportation Consultants, LLC's Shared Parking Study.

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Revision Date: 04-10-17

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.

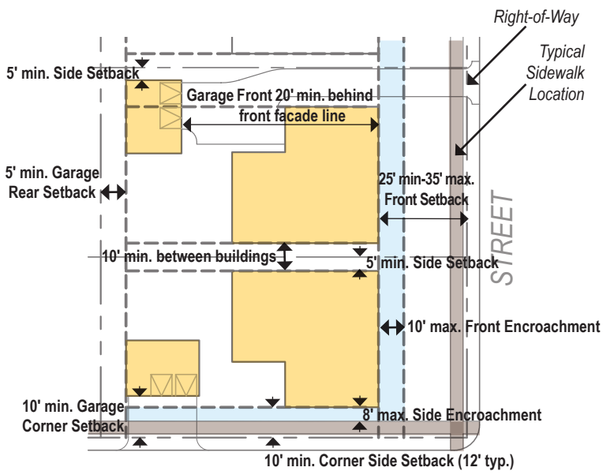


ALLEY EXAMPLE
NON ALLEY EXAMPLE

T4 Lot Width: 18' min. (varies per lot type)*
T4 Lot Depth: 100' min. (typically 135'-145')*
* 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.

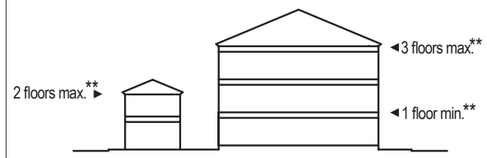


GENERAL NOTES:

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

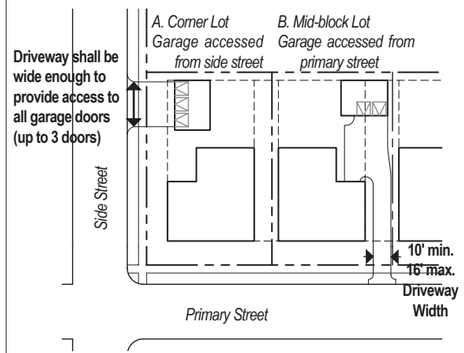
1. The maximum overall building height shall be measured in number of stories, each story not to exceed 14 ft. clear.
2. The heights of building elements shall be measured from sidewalk grade taken anywhere along the principal frontage line.
3. Porch floor shall be at +1.5 ft. min. above grade unless otherwise approved by the WDRC.
4. A portion of the building with lot coverage no greater that 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.



** Unless otherwise specified by the Westhaven Design Review Committee.

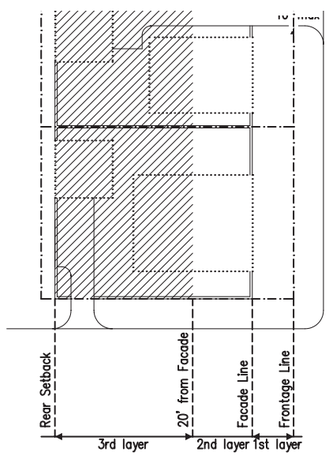
DRIVEWAY CONFIGURATION

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.

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Revision Date: 04-10-17

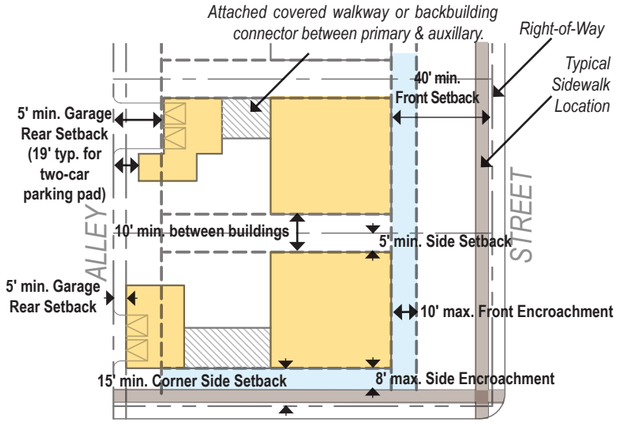
TRANSECT ZONE: **T3 -** SUB-URBAN
BUILDING TYPES: HOUSE, COTTAGE, SIDEYARD HOUSE

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.

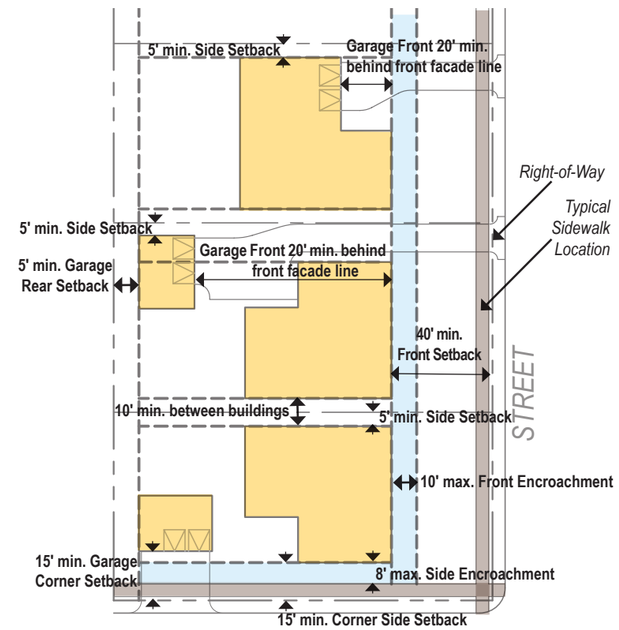
BUILDING ELEMENTS

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.



ALLEY EXAMPLE
NON ALLEY EXAMPLE

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

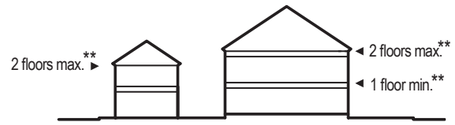


GENERAL NOTES:

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

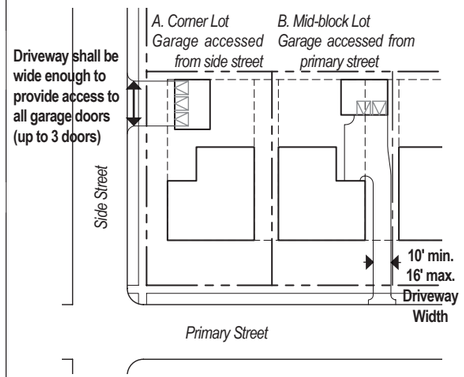
1. The maximum overall building height shall be measured in number of stories, each story not to exceed 14 ft. clear.
2. The heights of building elements shall be measured from sidewalk grade taken anywhere along the principal frontage line.
3. Porch floor shall be at +24 in. min.(30" min. on Boulevard lots) above grade unless otherwise specified by the WDRC.
4. A portion of the building with lot coverage no greater that 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)

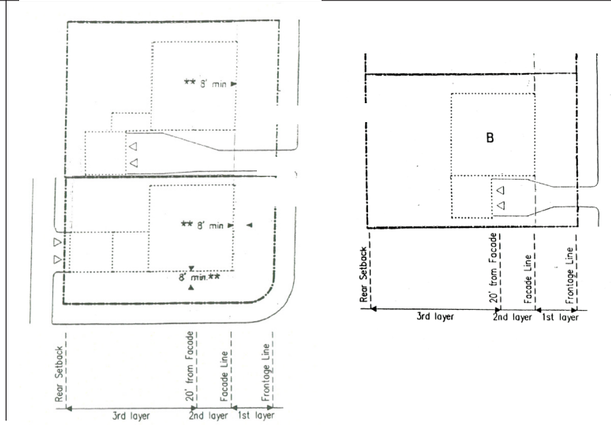
DRIVEWAY CONFIGURATION

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.

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Revision Date: 04-10-17

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@franklintn.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 <lana.n.baker@gmail.com>
Sent: Thursday, May 28, 2020 8:47 AM
To: Planning Intake <planningintake@franklintn.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@franklintn.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 grows in this area MUST be checked before we wind up like SpringHill,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@franklintn.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 citify 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@franklintn.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 scram 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@franklintn.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 scram 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@franklintn.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@franklintn.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@franklintn.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 <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

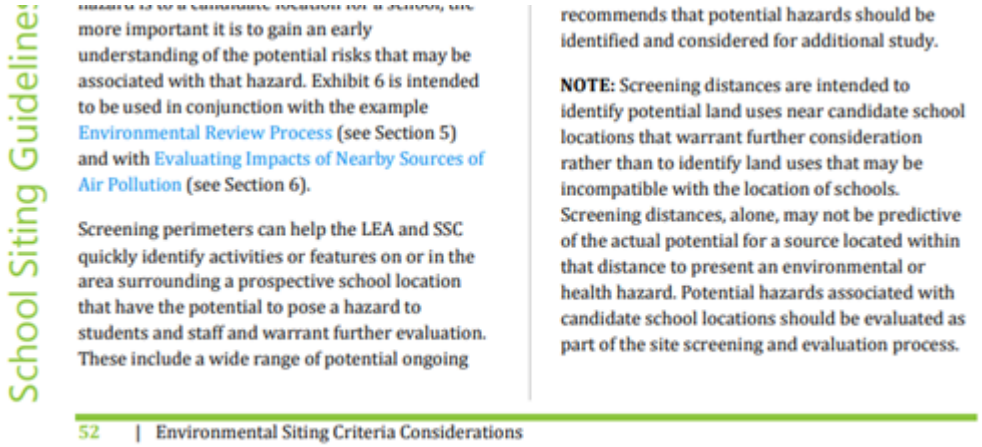
ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

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.



School Siting Guidelines

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.

52 | Environmental Siting Criteria Considerations

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@franklintn.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 graning 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@franklintn.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

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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 graning 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@franklintn.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@franklintn.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@franklintn.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@franklintn.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 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@franklintn.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 an 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@franklintn.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@franklintn.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@franklintn.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 Frankln 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@franklintn.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@franklintn.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@franklintn.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@franklintn.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 are 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 currect station be able to provide services afor 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 Harperth 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@franklintn.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 though 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@franklintn.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 scram 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@franklintn.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@franklintn.gov>
Subject: SLC Proposed Plan

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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@franklintn.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@franklintn.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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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@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

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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@franklintn.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 5/28 8:55am EE

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 <u>only</u> 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.

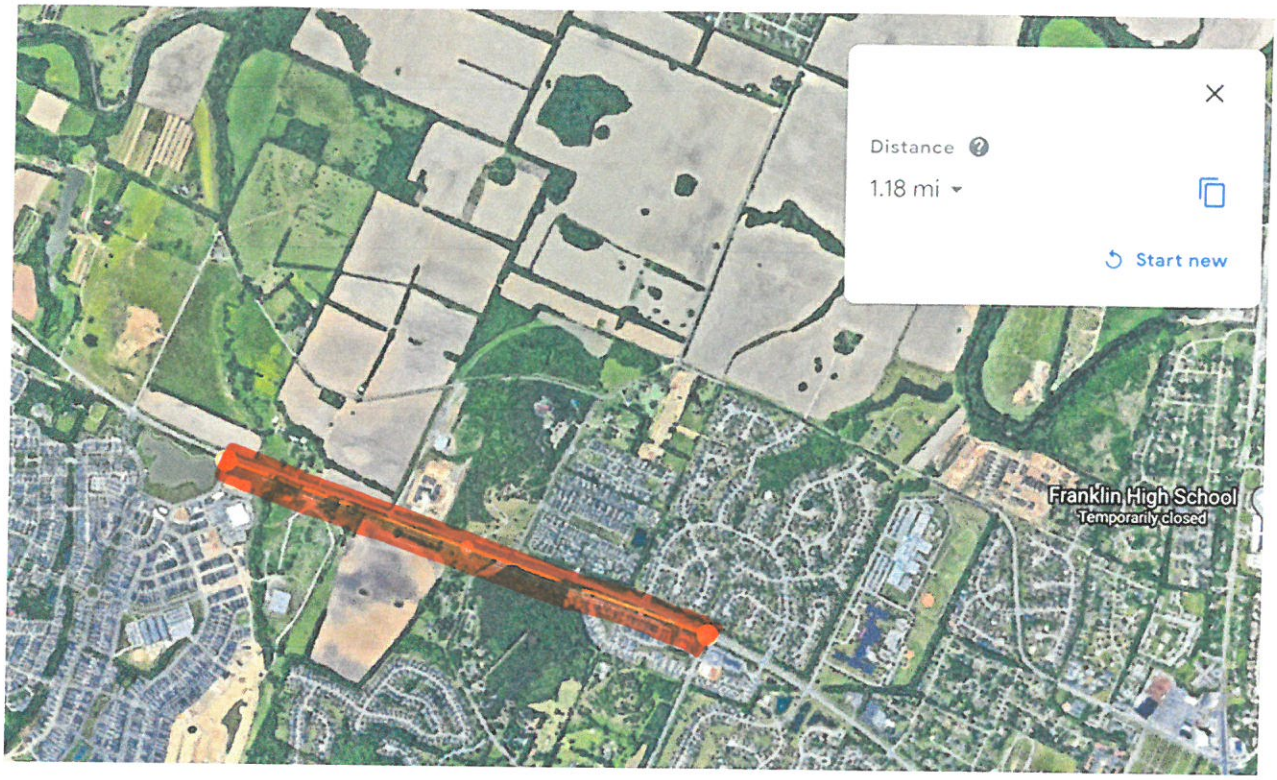
Respectfully,

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.



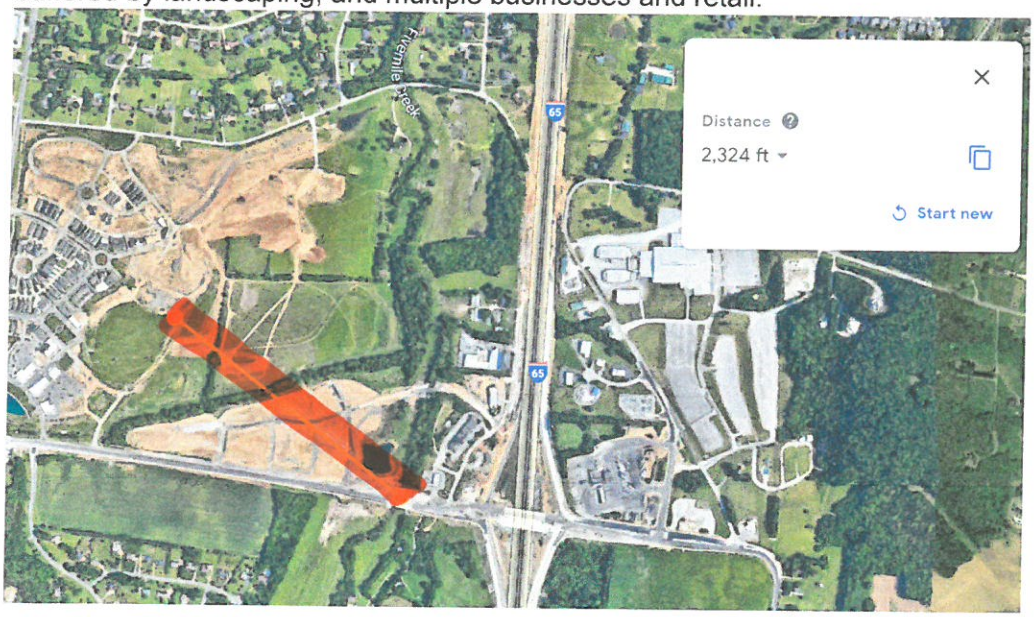
1 (cont) Google Earth Image of distance between Westhaven and MAPCO at New Highway 96 West.



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/

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]	control study; Varese Province	cases diagnosed 1978–1997	childhood addresses at time of diagnosis from highly trafficked roads; traffic densities in surrounding area; estimation of benzene concentrations with Gaussian diffusion model	traffic emissions (<0.1 ug m^3 benzene as estimated by the model), risk of leukemia with benzene concentration ≥10 ug m^3 (OR = 3.91; 95% CI = 1.36, 11.27) 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 ≤ 100 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 ≤ 100 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.

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	household incomes than case families 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

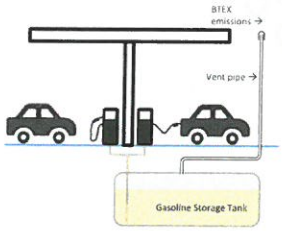
Markus Hilpert [a,*], Ana Maria Rule [b], Bernat Adria-Mora [a], Tedmund Tiberi [c]

[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



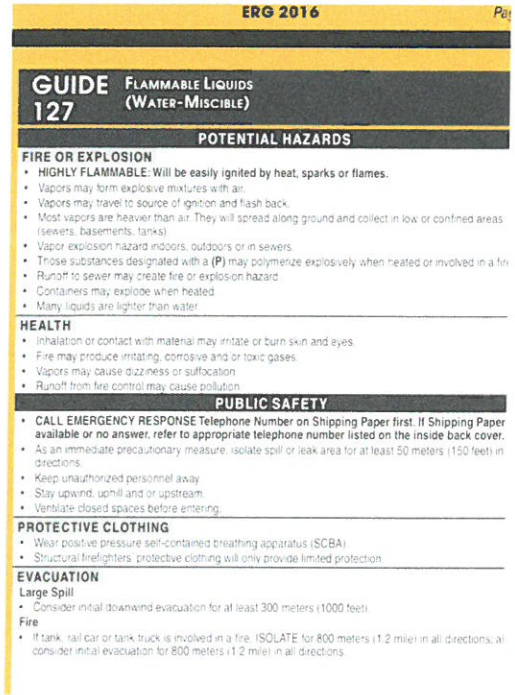
CITATIONS

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

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 fir
- 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 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; al 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@franklintn.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 Commisson,

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-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: 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@williamsoneducation.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 accustom 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@franklintn.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@franklintn.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@franklintn.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 morther

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@franklintn.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@franklintn.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@franklintn.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@franklintn.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@franklintn.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 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 Westhhaven 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@franklintn.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 quantitive 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@franklintn.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.

Judith A. Swartz

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 (ES009089)

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@franklintn.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@franklintn.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@franklintn.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@franklintn.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 Hactcher 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@franklintn.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@franklintn.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@franklintn.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 ordnances, 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@franklintn.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@franklintn.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 scram 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@franklintn.gov>
Subject: Comments on Southern Land's revised plan 5 for Westhaven

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>
> Franklin Municipal Planning Commision,
>
> 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@franklintn.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

****

Confidential: This electronic message and all contents contain information from a law firm which may be privileged, confidential or otherwise protected from disclosure. The information is intended to be for the addressee only. If you are not the addressee, any disclosure, copy, distribution or use of the contents of this message is prohibited. If you have received this electronic message in error, please notify us immediately (586-465-3100) and destroy the original message and all copies.

****

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 Developmment 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



SOUTHERN LAND COMPANY

3990 HILLSBORO PIKE, SUITE 400
NASHVILLE, TN 37215
OFFICE: 615.778.3150
FAX: 615.778.2875
WWW.SOUTHERNLAND.COM

June 15, 2020

Emily Hunter
Planning Director, City of Franklin
109 3rd Avenue South
Franklin, TN 37064

This is a request to defer the review by the Planning Commission of the Rezoning Application (CoF #7154) and the Development Plan Revision (CoF #7133) for Westhaven from the June 25th Planning Commission to the meeting on July 23rd.

We request this time to further review the plans with the residents of Westhaven.

Thank you.

Ben Crenshaw
SVP, Design
Southern Land Company, LLC

From: Amy Diaz-Barriga
To: Dianna Tomlin
Subject: FW: Preserve Westhaven
Date: Tuesday, June 23, 2020 10:12:20 AM

Citizen email 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: Nancy Farris <drnancyfarris@gmail.com>
Sent: Tuesday, June 9, 2020 12:10 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Preserve 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 Sirs,

I am writing to request your thoughtful consideration to Southern Lands proposals to build a gas station and increase density for Westhaven. My home is on Keats St. and both of these sites would seriously impact the value of my home and the health and safety of the residences on my street. There are many reasons why gas stations are not standard in residential neighborhoods for most cities, such as cancer risk and fire and explosions.

I was promised by three representatives of Southern Land that there would never be any development East of Keats which is why I selected my lot. Please help preserve Westhaven.

Thank you,

Dr. Farris

Sent from my iPad

From: Amy Diaz-Barriga
To: Dianna Tomlin
Subject: FW: Westhaven future devlopement
Date: Tuesday, June 23, 2020 1:09:06 PM

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: Emily <mlydog1@yahoo.com>
Sent: Thursday, May 28, 2020 6:13 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven future devlopement

ATTENTION COF 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 and work in Westhaven as do our parents. We enjoy the community feel of our 'hood' and always have. Unfortunately it is expanding beyond its ability to keep the same character that first brought us here. We have such an issue with speeding, and crowding at the amenities as it is. The additional units added on the 96 area will exacerbate beyond what we can absorb. How will we manage the stewardship of what is now turning into a city unto itself? We have 2, yes only 2 playgrounds now. The resort pool years ago was too crowded to bother going. The events that made this community special will be impossible to pull off.

Builders cannot go unchecked or Williamson county and Westhaven will be just another area filled with unnecessary suburban sprawl. We especially do not need a gas station. It makes zero sense to build that "amenity" when our kids have no where to play as it is. Plans from even 2 years ago showed small pocket parks that have since been filled with houses. At some point you will have developed this area into a congested space that no one can enjoy. The true spirit of Westhaven has been slowly chipped away. How will SL sell "Firepit" and "Resort Pool" and 2 parks with 4 swings each, that accommodate only a fraction of the residents? I guess those that can't get a seat at the table will have to settle for long lines at Kroger and a gas station nobody want's or needs. I also wonder how you will address the already fast filling schools? How will we protect our children from the onslaught of traffic? I won't even let my kids ride their bikes to Kroger because Front street is an accident waiting to happen. We moved here because it was safe and sweet. I wanted my kids to ride their bikes, and my parents to walk in a beautiful space, now it's like living in a congested city.

I get that real estate is where the money is, but don't sell out the heart of this area for the current gold rush.

Emily Hemsath
5043 Donovan St.

From: Emily Hunter
To: Don Humkey
Cc: Dianna Tomlin; Amy Diaz-Barriga
Subject: RE: Westhaven and new gas station
Date: Tuesday, June 9, 2020 8:25:13 AM

Lynne,

Thank you for your email. Staff will provide it to the Planning Commission and Board of Mayor and Aldermen with the set of citizen emails received. The Planning Commission will consider the Westhaven rezoning and development plan at the June 25th meeting for a recommendation to the Board of Mayor and Aldermen, who have final approval authority.

Dianna, would you please ensure this email is added to the set? Thank you.

EMILY HUNTER, AICP
DIRECTOR OF PLANNING & SUSTAINABILITY
CITY OF FRANKLIN, TN
(615) 791-3212

From: Don Humkey <wdhlbh@bellsouth.net>
Sent: Monday, June 8, 2020 4:26 PM
To: Emily Hunter <emily.hunter@franklintn.gov>
Subject: Westhaven and new 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 Mrs. Hunter,
It is my understanding that there are plans for a gas station at the new intersection of Mack Hatcher and 96W. I question WHY? There is a station LESS than a mile away at the intersection of Downs Blvd. and 96, another at the intersection of Hillsboro and Mack Hatcher, a Kroger station on Hillsboro, another Daily's on 96 by the fire station, and probably more that I can't think of within a couple mile range.
The traffic from Westhaven and points west coming down 96W is pretty much already back to "normal" after the shutdown. More traffic than 96, Boyd Mill, Downs Blvd AND the new 2 lane Mack Hatcher can handle. And we haven't even mentioned all the additional almost 1000 dwelling units that are going to add on the other side of the MH divide near the Carlisle/Boyd Mill light! PLUS, I hear the farm across from Westhaven has sold and they will be developing all of that land.
PLEASE, argue NO to this gas station – for the sake of those of us already "HERE". When is Franklin going to realize that they are now "just anywhere USA" with all the traffic, development, crime, look – a -like subdivisions, and NO character or open LAND left! I guess not until all the developers have

made several MILLION more to put into their pockets.
Thanks.
Lynne – a concerned 26 year resident who lives off of Boyd Mill and 96 W

Sent from Mail for Windows 10

From: Amy Diaz-Barriga
To: Dianna Tomlin
Subject: FW: Westhaven Development
Date: Tuesday, June 23, 2020 1:08:11 PM

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 Love <palsasha@comcast.net>
Sent: Sunday, May 31, 2020 7:56 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.

I understand the proposed plan for development will add 744 homes to the area and generate over 16,000 car trips per day. I am opposed to this change.

Franklin is already outgrowing schools and infrastructure and eventually will have to raise taxes to pay for schools, fire stations as well as police, firefighters and municipal employees.

The small town I've loved is turning into just another massive subdivision with too much noisy traffic. I am very disappointed that this is even up for consideration. I do not want further housing development in this area. We've already lost too much historical farm land and have overcrowding on roads and in schools.

Westhaven and Franklin would be better served with more childcare facilities, retail stores such as a hardware store, and restaurants to support the residents already living there. Vote to make Southern Land stay with their original plan and keep the small town feel to Franklin and the surrounding area.

Patricia Love

Sent from my iPhone

From:	Amy Diaz-Barriga
To:	Dianna Tomlin
Subject:	FW: Thank you.
Date:	Tuesday, June 23, 2020 1:08:32 PM

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: Friday, May 29, 2020 10:55 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Thank you.

ATTENTION COF 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 reading all of our emails and presenting a fair summary at last night's zoning meeting.

As a resident of Westhaven, we do not want a gas station (of any type) in our front yard! I do not believe any community would want that! Not to mention the safety and healthy of our community and children with the extra traffic concerns and the health of all of our community with gasoline contaminants.

We also do not want all of the extra homes, townhouses, etc. Most of all, please do not vote for the additional space to include a GAS STATION.

Thank you for the deferment and please vote NO.

Thank you,
Carmen McKinley
1125 Westhaven Blvd

From: Amy Diaz-Barriga
To: Dianna Tomlin
Subject: FW: Westhaven Changes
Date: Tuesday, June 23, 2020 1:09:12 PM

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: Paula Mitchell <mpml@comcast.net>
Sent: Thursday, May 28, 2020 6:12 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven Changes

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

As a resident of Westhaven for 12 years I have watched Southern Land make changes in our community that are totally opposite of what we were told in 2007 when we purchased our home on Westhaven Blvd.
In 2007 in their marketing, they promised to preserve the farm land they were developing. They were developing a "walkable" community. Since that time, they have consistently changed their original plans. Green space has been used for more development. Streets have narrowed which creates more congestion and safety hazards. The increased density has added more homes and people.
Basically, I do not trust that they are developing our neighborhood to be safe, beautiful, and one worthy of our City of Franklin. The idea of a service station with a market is not in keeping with our community. It will add congestion to our neighborhood school. This latest proposal in just an example of their greed and lack of commitment to our neighborhood.
Please do not agree to their latest proposal of higher density, less commercial space, and a service station in our neighborhood.

Paula and Mike Mitchell
1181 Westhaven Blvd.

Sent from my iPad

From: Cindy
To: Dianna Tomlin
Subject: Re: Westhaven Revision 5
Date: Wednesday, June 24, 2020 8:27:14 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.

Yes thank you!

Sent from my iPhone

> On Jun 24, 2020, at 8:19 AM, Dianna Tomlin <dianna.tomlin@franklintn.gov> wrote:
>
> Cindy would you like these comments sent to the Planning Commission as well?
>
> Dianna
>
> **From:** Cindy <cindy.whitt@comcast.net>
> **Sent:** Wednesday, June 24, 2020 7:23 AM
> **To:** Dianna Tomlin <dianna.tomlin@franklintn.gov>
> **Subject:** Fwd: Westhaven Revision 5
>
> ***ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.***
>
> Just wanted you to have my comments. Thanks again for your help in understanding the zoning process and for all you do to make Franklin livable.
>
> Sent from my iPhone
>
> Begin forwarded message:
>
> **From:** Cindy <cindy.whitt@comcast.net>
> **Date:** June 24, 2020 at 7:08:45 AM CDT

To: Ben Crenshaw <ben.crenshaw@southernland.com>, brian.sewell@southerland.com, tim.downey@southerland.com, Amy Law <amy.law@southernland.com>
Subject: Westhaven Revision 5

June 24, 2020

Southern Land/Westhaven,

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

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

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

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

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

4. Maintain the wetland area behind the Kroger and partner with City of Franklin and Audubon Society or other groups to make it a bird sanctuary with easy access to the senior housing. This would be a win for all and help Franklin with it's quest to become a top green city. Use the wetlands as a teaching resource for the local school and others as it will be close to 96. Senior residents and others would love to sit and watch the water and other birds at the wetlands. If there is enough space consider putting soccer or open fields adjacent to wetlands for play to enhance the feel of open space. Seniors love watching kids play and would have chances to interact with the Westhaven Community.

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

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

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

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

I believe this offers a solution and hope you will carefully consider the ideas. I am glad to discuss via telephone.
Cindy Whitt
305 White Moss Pl
615-202-5761

Sent from my iPhone

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 20-0854

DATE: June 12, 2020

TO: Franklin Municipal Planning Commission

FROM: Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:
201 Jordan Road Subdivision, Final Plat, Creating 1 Commercial Lot, On 1.88 Acres, Located At The Intersection of Jordan Road And Murfreesboro Road, At 201 Jordan Road. (CONSENT AGENDA)

PURPOSE:
PROJECT INFORMATION

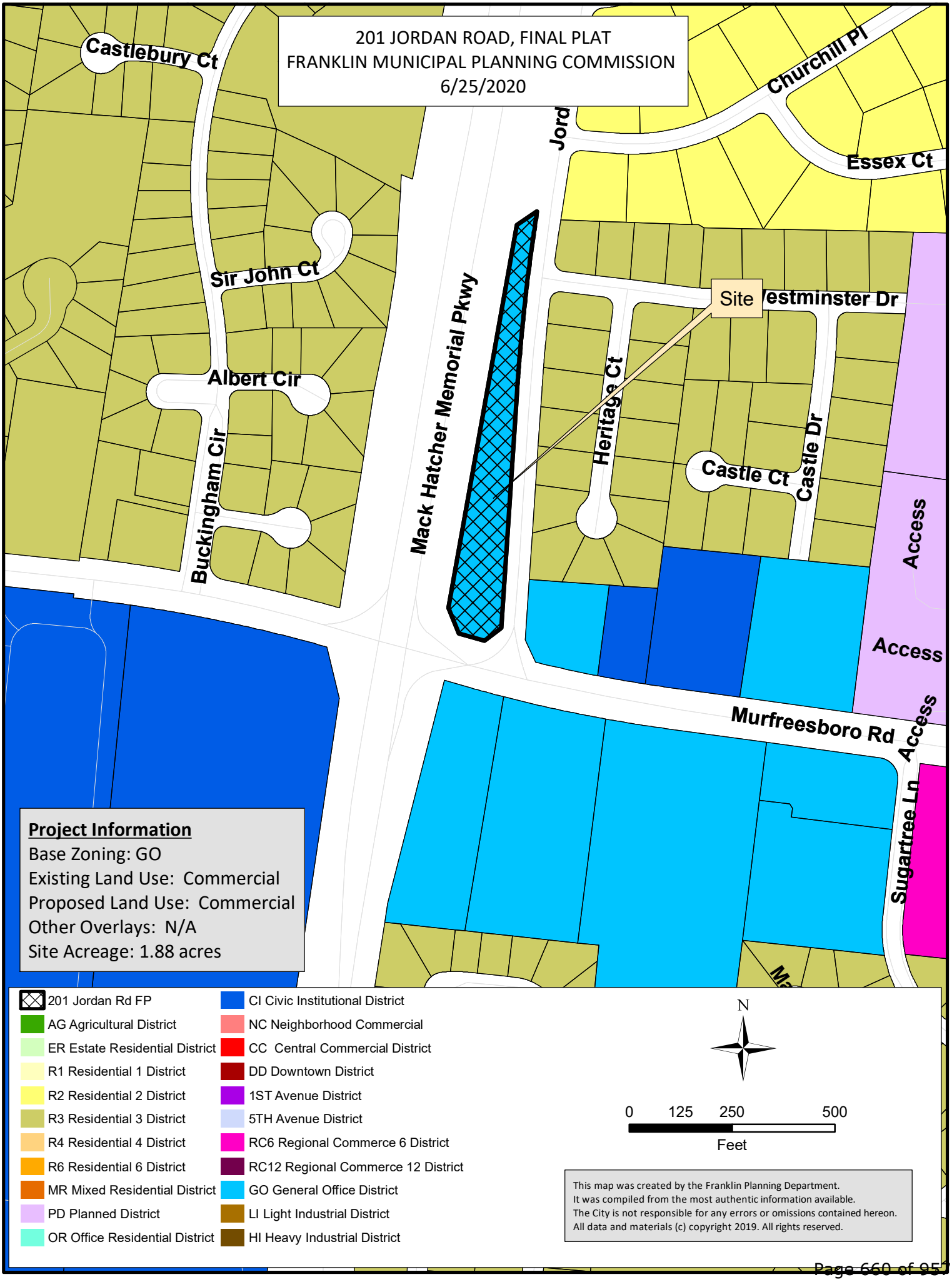
COF Project Number: 7255
Applicant: Kenneth Bau, Young Hobbs Associates
Owner: Kenneth Bau, Young Hobbs Associates

BACKGROUND/STAFF COMMENTS:
The purpose of this plat is to create one commercial lot on 1.88 acres for the property located at 201 Jordan Road. The most recent site plan for the subject property was approved in May 2020. The purpose of both the site plan was to expand the existing parking lot.

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 of 201 Jordan Road, Final Plat.


201 JORDAN ROAD, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/25/2020
Castlebury Ct
Churchill Pl
Essex Ct
Sir John Ct
Site
Westminster Dr
Albert Cir
Buckingham Cir
Mack Hatcher Memorial Pkwy
Heritage Ct
Castle Ct
Castle Dr
Access
Access
Murfreesboro Rd
Access
Sugartree Ln
Project Information
Base Zoning: GO
Existing Land Use: Commercial
Proposed Land Use: Commercial
Other Overlays: N/A
Site Acreage: 1.88 acres
201 Jordan Rd FP
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 125 250 500
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2019. All rights reserved.

COF no: 7255

CONDITIONS OF APPROVAL:

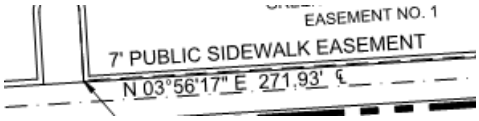
Open Issues: 5 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

18. C. Final Plat

lance.fittro@franklintn.gov Applicant shall indicate the "7' public sidewalk easement" called out on the plat as a "public access easement" and show the sidewalk to be constructed in the easement on the plat. Public sidewalk which is not yet constructed but for which sureties are to be posted with the plat may be noted as "proposed" on the plat, but should still be shown.



Performance Agreement and Surety

General Issues

4. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan **COF# 7233 (201 Jordan Road, Site Plan (Parking Lot Expansion))** shall be transferred to this final plat as a condition of approval.

Planning (Landscape)

General Issues

19. Mack Hatcher Buffer

jason.arnold@franklintn.gov Please show the Mack Hatcher Buffer on the plat

Water/Sewer

General Issues

2. Sanitary sewer

scott.andrews@franklintn.gov Applicant has failed to fully address the comment. The applicant shall show the sanitary sewer service and main line serving the property.

It appears the applicant is showing the sanitary sewer service but the not the sanitary sewer main to which the service connects.

3. Water

scott.andrews@franklintn.gov Applicant has failed to fully address the comment. Applicant is showing part of the 8" water main serving the property but not the full extent of the 8" water main along the property. The full alignment of all utilities along the property being platted and serving the property shall be shown.

SURVEY NOTES:

1. THE PURPOSE OF THIS PLAT IS TO PLAT LOT 1 AND TO CREATE EASEMENTS.

2. 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.

3. PROPERTY OWNER(S) OR THE HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES.

4. 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 EASEMENTS.

5. CONTACT PROPER AUTHORITIES BEFORE BUILDING NEAR UTILITY LINES, FOR EASEMENT WIDTH AND RESTRICTIONS. UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.

6. THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 47187C0212F & 47187C0211F, WITH AN MAP REVISED DATE OF SEPTEMBER 29, 2006, IN THE CITY OF FRANKLIN, STATE OF TENNESSEE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED."

7. THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH CHAPTER 0820-3, STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

8. UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO HEREIN AS AN "IRON PIN SET" IS A SET 1/2" DIAMETER REBAR, 18" IN LENGTH, WITH A YELLOW PLASTIC CAP STAMPED "YOUNG HOBBS"

9. I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE RECORDED INFORMATION SHOWN, AND THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED TRAVERSE IS BETTER THAN 1:10,000 AS SHOWN HEREON.

10. ALL OPEN SPACE SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.

11. Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or the HOA.

12. Green Infrastructure Easements 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.

13. 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.

14. There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee.

15. 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.

16. All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC.

17. MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ON ANY STREET: * ; SIDE YARD: 10' ; REAR YARD: 30'

* AT THE 4/24/06 MEETING BOZA GRANTED A VARIANCE TO PERMIT THE FOLLOWING FRONT YARD SETBACKS: MACK HATCHER PARKWAY - 30' ; MURFREESBORO RD - 50' AND JORDAN ROAD - SETBACK.

18. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.

PUBLIC DRAINAGE EASEMENT No. 5

BEING PART OF THE 201 JORDAN ROAD LLC PROPERTY, RECORDED IN DEED BOOK 7456, PAGE 524, IN THE REGISTER'S OFFICE FOR WILLIAMSON , TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PK NAIL SET IN THE RIGHT OF WAY INTERSECTION OF JORDAN ROAD AND MURFREESBORO ROAD; THENCE ACROSS THE PARENT TRACT, AS FOLLOWS: N 00°42'54" W A DISTANCE OF 274.29 FEET TO THE TRUE POINT OF BEGINNING OF THIS EASEMENT; THENCE N 81°14'47" W A DISTANCE OF 30.48 FEET; THENCE N 06°26'29" E A DISTANCE OF 162.52 FEET; THENCE S 81°14'47" E A DISTANCE OF 30.48 FEET; THENCE S 06°26'29" W A DISTANCE OF 162.52 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 4949 SQUARE FEET, 0.114 ACRES, MORE OR LESS.

GREEN INFRASTRUCTURE EASEMENT No. 1

BEING PART OF THE 201 JORDAN ROAD LLC PROPERTY, RECORDED IN DEED BOOK 7456, PAGE 524, IN THE REGISTER'S OFFICE FOR WILLIAMSON , TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PK NAIL SET IN THE RIGHT OF WAY INTERSECTION OF JORDAN ROAD AND MURFREESBORO ROAD; THENCE ACROSS THE PARENT TRACT, AS FOLLOWS: N 03°00'40" E A DISTANCE OF 541.33 FEET TO THE TRUE POINT OF BEGINNING OF THIS EASEMENT; THENCE N 86°03'43" W A DISTANCE OF 12.25 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3.83 FEET WITH A RADIUS OF 3.50 FEET WITH A CHORD BEARING OF S 62°34'16" W, WITH A CHORD LENGTH OF 3.64 FEET; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 2.67 FEET WITH A RADIUS OF 1.00 FEET WITH A CHORD BEARING OF N 72°25'44" W, WITH A CHORD LENGTH OF 1.94 FEET; THENCE N 03°56'17" E A DISTANCE OF 100.89 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 2.67 FEET WITH A RADIUS OF 1.00 FEET WITH A CHORD BEARING OF N 80°23'43" E, WITH A CHORD LENGTH OF 1.94 FEET; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3.84 FEET WITH A RADIUS OF 3.50 FEET WITH A CHORD BEARING OF S 54°36'17" E, WITH A CHORD LENGTH OF 3.65 FEET; THENCE S 86°03'43" E A DISTANCE OF 12.24 FEET; THENCE S 03°56'17" W A DISTANCE OF 98.00 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 1702 SQUARE FEET, 0.039 ACRES, MORE OR LESS.

UTILITY NOTE:

THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.

GREEN INFRASTRUCTURE EASEMENT No. 2

BEING PART OF THE 201 JORDAN ROAD LLC PROPERTY, RECORDED IN DEED BOOK 7456, PAGE 524, IN THE REGISTER'S OFFICE FOR WILLIAMSON , TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

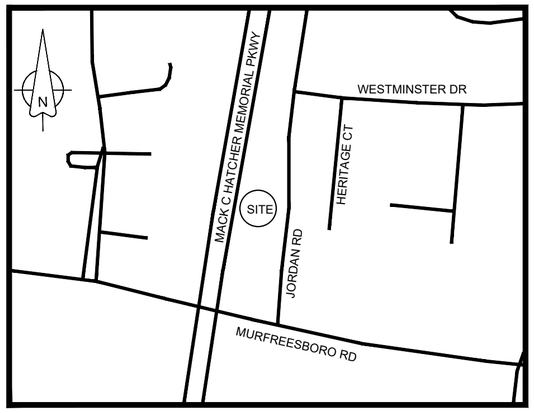
COMMENCING AT A PK NAIL SET IN THE RIGHT OF WAY INTERSECTION OF JORDAN ROAD AND MURFREESBORO ROAD; THENCE ACROSS THE PARENT TRACT, AS FOLLOWS: N 03°09'42" E A DISTANCE OF 646.32 FEET TO THE TRUE POINT OF BEGINNING OF THIS EASEMENT; THENCE N 86°03'43" W A DISTANCE OF 12.24 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3.83 FEET WITH A RADIUS OF 3.43 FEET WITH A CHORD BEARING OF S 63°09'24" W, WITH A CHORD LENGTH OF 3.63 FEET; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 2.67 FEET WITH A RADIUS OF 1.00 FEET WITH A CHORD BEARING OF N 72°25'05" W, WITH A CHORD LENGTH OF 1.94 FEET; THENCE N 03°56'17" E A DISTANCE OF 60.76 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 2.66 FEET WITH A RADIUS OF 1.00 FEET WITH A CHORD BEARING OF N 80°08'53" E, WITH A CHORD LENGTH OF 1.94 FEET; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3.70 FEET WITH A RADIUS OF 3.40 FEET WITH A CHORD BEARING OF S 54°51'07" E, WITH A CHORD LENGTH OF 3.52 FEET; THENCE S 86°03'43" E A DISTANCE OF 12.35 FEET; THENCE S 03°56'17" W A DISTANCE OF 58.00 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 1012 SQUARE FEET, 0.023 ACRES, MORE OR LESS.

GREEN INFRASTRUCTURE EASEMENT No. 3

BEING PART OF THE 201 JORDAN ROAD LLC PROPERTY, RECORDED IN DEED BOOK 7456, PAGE 524, IN THE REGISTER'S OFFICE FOR WILLIAMSON , TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PK NAIL SET IN THE RIGHT OF WAY INTERSECTION OF JORDAN ROAD AND MURFREESBORO ROAD; THENCE ACROSS THE PARENT TRACT, AS FOLLOWS: N 00°09'38" E A DISTANCE OF 755.49 FEET TO THE TRUE POINT OF BEGINNING OF THIS EASEMENT; THENCE N 03°13'38" W A DISTANCE OF 12.59 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 3.30 FEET WITH A RADIUS OF 7.00 FEET WITH A CHORD BEARING OF N 10°16'10" E, WITH A CHORD LENGTH OF 3.27 FEET; THENCE N 23°45'59" E A DISTANCE OF 2.89 FEET; THENCE N 28°54'09" E A DISTANCE OF 27.79 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 0.34 FEET WITH A RADIUS OF 2.00 FEET WITH A CHORD BEARING OF N 23°58'05" E, WITH A CHORD LENGTH OF 0.34 FEET; THENCE N 19°02'00" E A DISTANCE OF 21.88 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 0.24 FEET WITH A RADIUS OF 2.00 FEET WITH A CHORD BEARING OF N 15°33'39" E, WITH A CHORD LENGTH OF 0.24 FEET; THENCE N 12°05'17" E A DISTANCE OF 12.92 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 10.81 FEET WITH A RADIUS OF 7.00 FEET WITH A CHORD BEARING OF N 56°20'39" E, WITH A CHORD LENGTH OF 9.77 FEET; THENCE S 79°24'00" E A DISTANCE OF 13.17 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 10.02 FEET WITH A RADIUS OF 7.00 FEET WITH A CHORD BEARING OF S 38°23'15" E, WITH A CHORD LENGTH OF 9.19 FEET; THENCE S 02°37'29" W A DISTANCE OF 14.97 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 1.52 FEET WITH A RADIUS OF 7.00 FEET WITH A CHORD BEARING OF S 08°51'48" W, WITH A CHORD LENGTH OF 1.52 FEET; THENCE S 15°06'07" W A DISTANCE OF 13.44 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 1.44 FEET WITH A RADIUS OF 7.00 FEET WITH A CHORD BEARING OF S 20°58'29" W, WITH A CHORD LENGTH OF 1.43 FEET; THENCE S 26°50'52" W A DISTANCE OF 3.04 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 0.96 FEET WITH A RADIUS OF 2.00 FEET WITH A CHORD BEARING OF S 13°01'38" W, WITH A CHORD LENGTH OF 0.96 FEET; THENCE S 00°47'36" E A DISTANCE OF 10.75 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 3.89 FEET WITH A RADIUS OF 7.00 FEET WITH A CHORD BEARING OF S 15°08'27" W, WITH A CHORD LENGTH OF 3.84 FEET; THENCE S 31°04'30" W A DISTANCE OF 2.22 FEET; THENCE S 40°16'25" W A DISTANCE OF 2.82 FEET; THENCE S 47°53'47" W A DISTANCE OF 2.14 FEET; THENCE S 26°55'44" W A DISTANCE OF 11.68 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 0.64 FEET WITH A RADIUS OF 2.00 FEET WITH A CHORD BEARING OF S 17°47'23" W, WITH A CHORD LENGTH OF 0.64 FEET; THENCE S 08°39'03" W A DISTANCE OF 7.96 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 10.10 FEET WITH A RADIUS OF 7.00 FEET WITH A CHORD BEARING OF S 49°59'57" W, WITH A CHORD LENGTH OF 9.25 FEET; THENCE N 88°39'08" W A DISTANCE OF 14.15 FEET; THENCE S 87°47'16" W A DISTANCE OF 4.20 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 10.87 FEET WITH A RADIUS OF 7.00 FEET WITH A CHORD BEARING OF N 47°43'11" W, WITH A CHORD LENGTH OF 9.81 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 2860 SQUARE FEET, 0.066 ACRES, MORE OR LESS.

LOCATION MAP NTS



SHEET 1 OF 2

PUBLIC DRAINAGE EASEMENT No. 4

BEING PART OF THE 201 JORDAN ROAD LLC PROPERTY, RECORDED IN DEED BOOK 7456, PAGE 524, IN THE REGISTER'S OFFICE FOR WILLIAMSON , TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PK NAIL SET IN THE RIGHT OF WAY INTERSECTION OF JORDAN ROAD AND MURFREESBORO ROAD; THENCE ACROSS THE PARENT TRACT, AS FOLLOWS: N 03°59'25" E A DISTANCE OF 854.69 FEET TO THE TRUE POINT OF BEGINNING OF THIS EASEMENT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 25.54 FEET WITH A RADIUS OF 15.00 FEET WITH A CHORD BEARING OF S 51°48'57" W, WITH A CHORD LENGTH OF 22.57 FEET; THENCE N 79°24'00" W A DISTANCE OF 1.95 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 24.90 FEET WITH A RADIUS OF 15.00 FEET WITH A CHORD BEARING OF N 31°51'03" W, WITH A CHORD LENGTH OF 22.14 FEET; THENCE N 15°41'54" E A DISTANCE OF 6.32 FEET; THENCE N 15°41'54" E A DISTANCE OF 0.62 FEET; THENCE N 09°44'37" E A DISTANCE OF 3.15 FEET; THENCE N 07°43'47" E A DISTANCE OF 14.91 FEET; THENCE N 10°19'21" E A DISTANCE OF 1.32 FEET; THENCE N 13°07'35" E A DISTANCE OF 8.91 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 9.77 FEET WITH A RADIUS OF 15.00 FEET WITH A CHORD BEARING OF N 31°46'43" E, WITH A CHORD LENGTH OF 9.59 FEET; THENCE N 50°25'52" E A DISTANCE OF 4.26 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 5.37 FEET WITH A RADIUS OF 15.00 FEET WITH A CHORD BEARING OF N 60°41'44" E, WITH A CHORD LENGTH OF 5.35 FEET; THENCE N 70°57'36" E A DISTANCE OF 1.68 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 20.57 FEET WITH A RADIUS OF 11.00 FEET WITH A CHORD BEARING OF S 55°27'59" E, WITH A CHORD LENGTH OF 17.70 FEET; THENCE S 01°53'34" E A DISTANCE OF 3.76 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 3.03 FEET WITH A RADIUS OF 15.00 FEET WITH A CHORD BEARING OF S 03°54'00" W, WITH A CHORD LENGTH OF 3.03 FEET; THENCE S 09°41'34" W A DISTANCE OF 20.97 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 0.47 FEET WITH A RADIUS OF 4.00 FEET WITH A CHORD BEARING OF S 06°21'44" W, WITH A CHORD LENGTH OF 0.46 FEET; THENCE S 03°01'53" W A DISTANCE OF 15.86 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 1879 SQUARE FEET, 0.043 ACRES, MORE OR LESS.

NOTARIZATION

STATE OF _____, _____ COUNTY
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED A MOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY,

_____
THE WITHIN NAMED BARGAINOR(S), WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN DESCRIBED INSTRUMENT

_____ MY COMMISSION EXPIRES_____
NOTARY PUBLIC DATE

CERTIFICATE OF APPROVAL FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE _____ DAY OF _____, 20____, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

_____
SECRETARY DATE
FRANKLIN MUNICIPAL
PLANNING COMMISSION

MTEMC SIGNATURE

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.

_____
MIDDLE TENNESSEE ELECTRIC DATE
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 _____, PAGE _____, 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(S) DATE

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 SUBDIVI-SION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE ____ DAY OF _____, 20___.

_____
SURVEYOR DATE

CERTIFICATION OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY AND THE CITY OF FRANKLIN.

_____ _____
WILLIAMSON COUNTY EMERGENCY DATE
MANAGEMENT AGENCY

_____
CITY OF FRANKLIN DATE

CERTIFICATION OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE WATER AND SEWER SYSTEMS DESIGNATED IN _____ 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 SYSTEMS.

_____
DIRECTOR WATER MANAGEMENT DATE
DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

CERTIFICATION OF APPROVAL OF STREETS DRAINAGE, SIDEWALKS, & GREEN INFRASTRUCTURE

I HEREBY CERTIFY THAT:

(1) THE STREETS, DRAINAGE, SIDEWALKS AND GREEN INFRASTRUCTURE DESIGNATED IN _____ SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR STREETS, $_____ FOR DRAINAGE, $_____ FOR SIDEWALKS AND $_____ FOR GREEN INFRASTRUCTURE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

_____
DIRECTOR, STREETS DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

FINAL PLAT

201 JORDAN ROAD
BOOK 7456, PAGE 524
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE
9TH CIVIL DISTRICT
ZONING: GO GENERAL OFFICE DISTRICT
PROJECT # 7255

YOUNG HOBBS AND ASSOCIATES
1202 CROSSLAND AVE.
CLARKSVILLE, TN 37040
(931)645-2524 FAX:(931)645-2768

05/05/2020
DATE

OWNER - 201 JORDAN ROAD LLC
PROPERTY
DB 7456, PG 524
TAX MAP 79 PARCEL 014.00

TOTAL ACRES 1.884 ACRES ±
ACRES NEW ROAD 0
ACRES OPEN SPACE 0

TOTAL LOTS 1 LOTS
FEET OF NEW ROAD 0

SCALE: 1"=60'

30 0 30 60

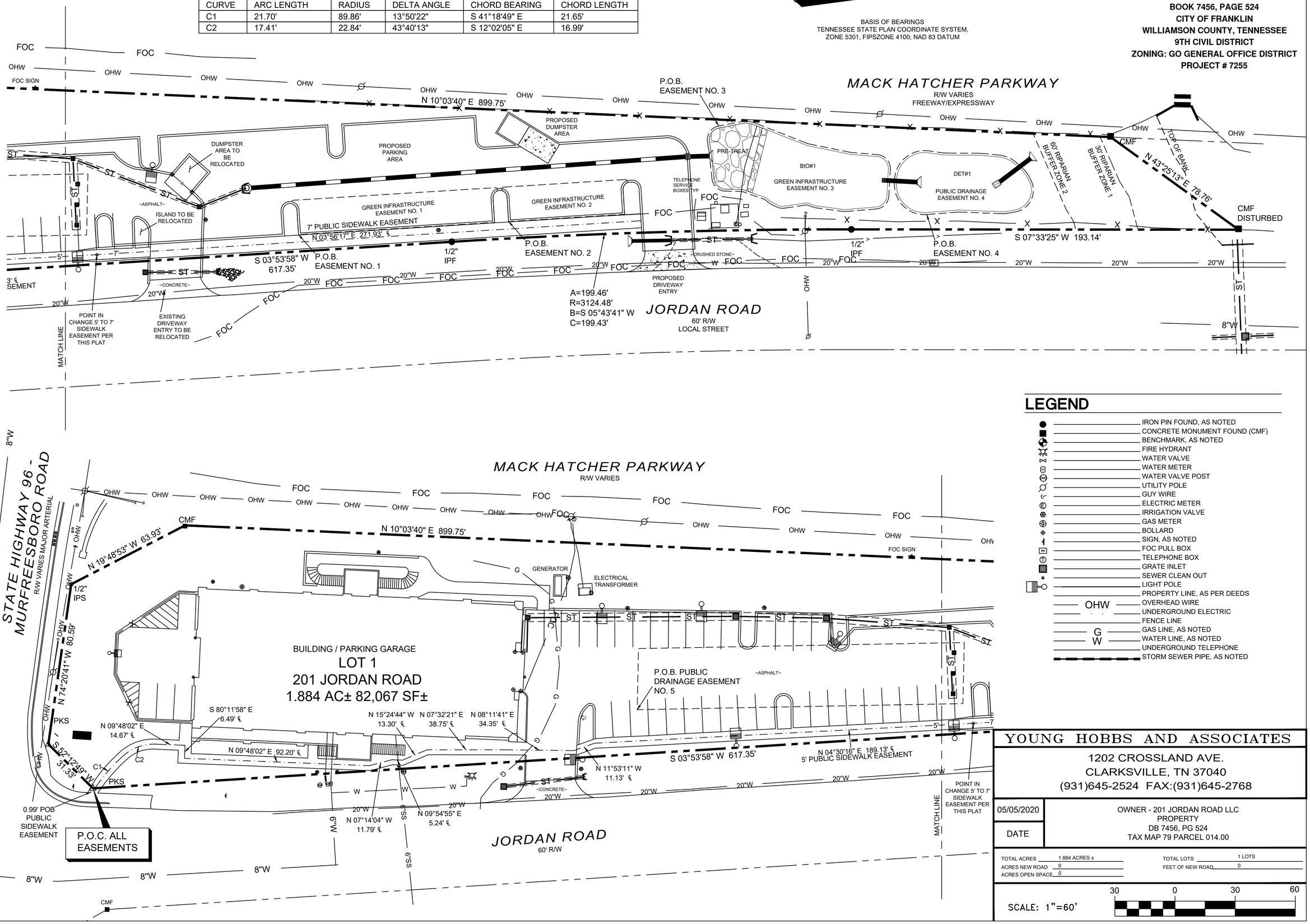
SHEET 2 OF 2

FINAL PLAT

201 JORDAN ROAD
BOOK 7456, PAGE 524
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE
9TH CIVIL DISTRICT
ZONING: GO GENERAL OFFICE DISTRICT
PROJECT # 7255

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	21.70'	89.86'	13°50'22"	S 41°18'49" E	21.65'
C2	17.41'	22.84'	43°40'13"	S 12°02'05" E	16.99'

BASIS OF BEARINGS
TENNESSEE STATE PLAN COORDINATE SYSTEM,
ZONE 5301, FIPSZONE 4100; NAD 83 DATUM



LEGEND

- IRON PIN FOUND, AS NOTED
- CONCRETE MONUMENT FOUND (CMF)
- BENCHMARK, AS NOTED
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- WATER VALVE POST
- UTILITY POLE
- GUY WIRE
- ELECTRIC METER
- IRRIGATION VALVE
- GAS METER
- BOLLARD
- SIGN, AS NOTED
- FOC PULL BOX
- TELEPHONE BOX
- GRATE INLET
- SEWER CLEAN OUT
- LIGHT POLE
- PROPERTY LINE, AS PER DEEDS
- OHW — OVERHEAD WIRE
- UNDERGROUND ELECTRIC
- FENCE LINE
- G — GAS LINE, AS NOTED
- W — WATER LINE, AS NOTED
- UNDERGROUND TELEPHONE
- STORM SEWER PIPE, AS NOTED

YOUNG HOBBS AND ASSOCIATES
1202 CROSSLAND AVE.
CLARKSVILLE, TN 37040
(931)645-2524 FAX:(931)645-2768

05/05/2020
DATE

OWNER - 201 JORDAN ROAD LLC
PROPERTY
DB 7456, PG 524
TAX MAP 79 PARCEL 014.00

TOTAL ACRES 1.884 ACRES ±
ACRES NEW ROAD 0
ACRES OPEN SPACE 0

TOTAL LOTS 1 LOTS
FEET OF NEW ROAD 0

SCALE: 1"=60'

30 0 30 60

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 20-0848

DATE: June 10, 2020

TO: Franklin Municipal Planning Commission

FROM: Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:
4404 Peytonsville Road Subdivision, Final Plat, Creating 2 Commercial Lots, On 4.61 Acres, Located At The Intersection Of Peytonsville Road And Long Lane, At 4404 Peytonsville Road. (CONSENT AGENDA)

PURPOSE:
PROJECT INFORMATION

COF Project Number: 7188
Applicant: Chris Goetz, Gresham Smith and Partners
Owner: Leslie Cherry, Tri Star Services, LLC

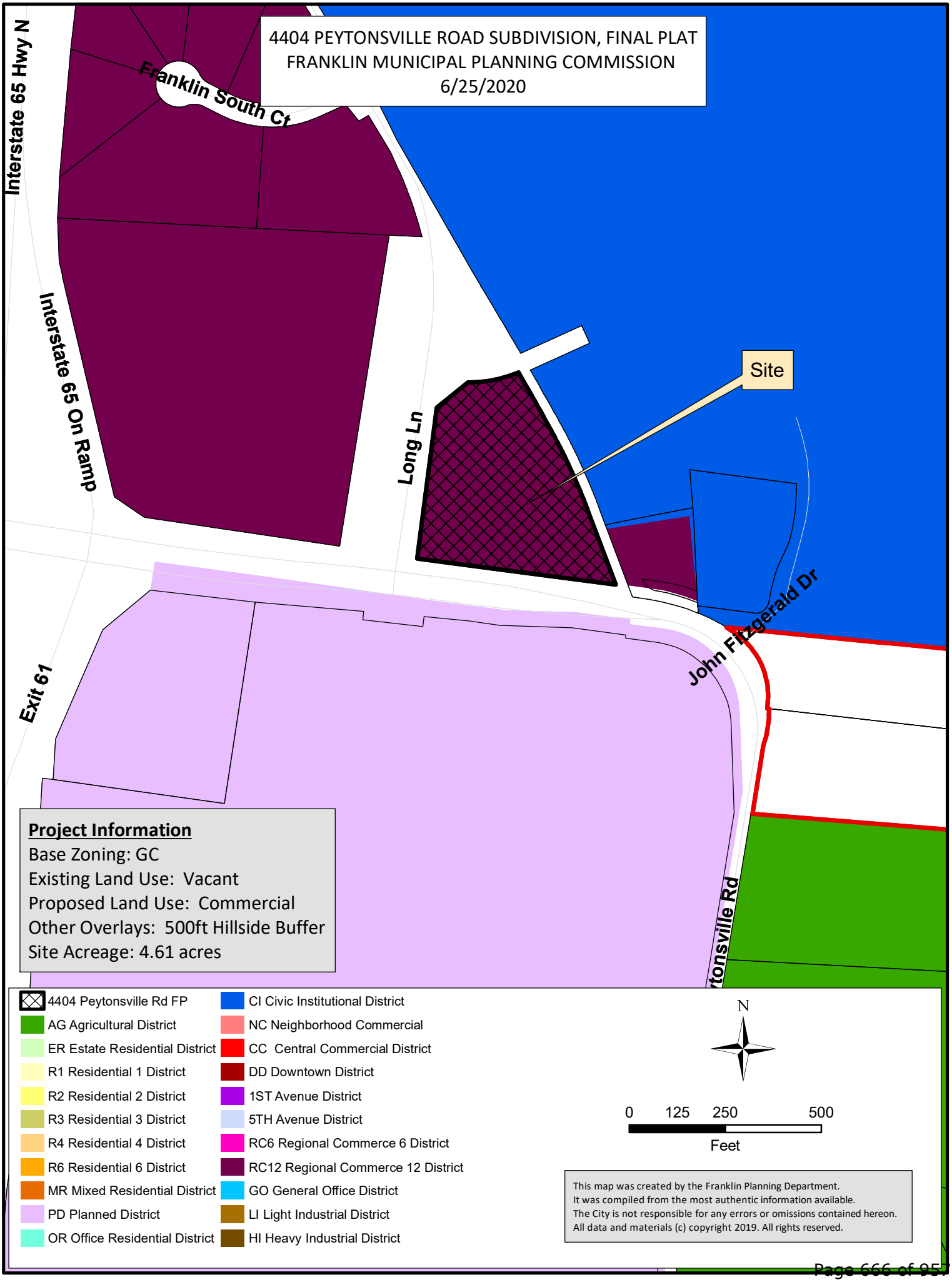
BACKGROUND/STAFF COMMENTS:
The purpose of this plat is to create two commercial lots on 4.61 acres on the parcel located at 4404 Peytonsville Road. The site plan was approved in June 2019. A site plan amendment that matches the proposed lot configuration was approved on June 17, 2020.

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 of the 4404 Peytonsville Road Final Plat.


4404 PEYTONSVILLE ROAD SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/25/2020
Interstate 65 Hwy N
Franklin South Ct
Interstate 65 On Ramp
Long Ln
Site
John Fitzgerald Dr
Exit 61
tonsville Rd
Project Information
Base Zoning: GC
Existing Land Use: Vacant
Proposed Land Use: Commercial
Other Overlays: 500ft Hillside Buffer
Site Acreage: 4.61 acres
4404 Peytonsville Rd FP
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 125 250 500
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2019. All rights reserved.

COF no: 7188

CONDITIONS OF APPROVAL:

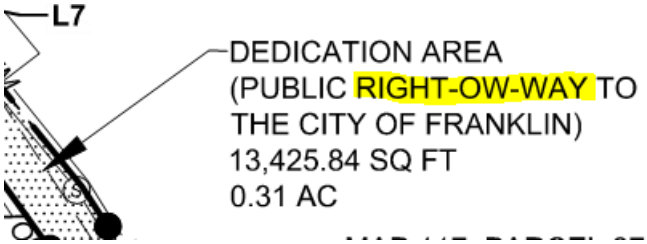
Open Issues: 5 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

6. C. Final Plat

lance.fittro@franklintn.gov Applicant shall correct the spelling of "RIGHT-OF-WAY" in the callout for the dedication area:



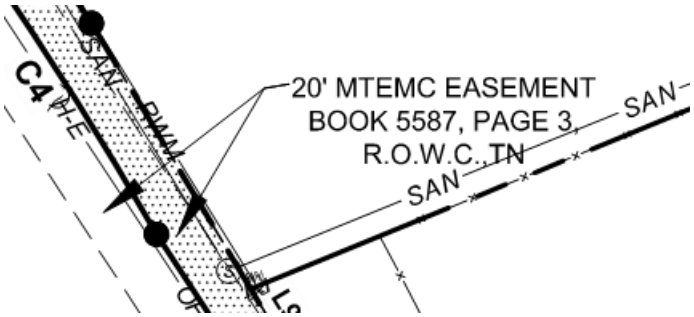
MTEMC

2995601 V-Survey-18 x 24 Plat_20-0402_sealed.pdf

20. MTEMC Easement

lance.fittro@franklintn.gov The previous comment, "*MTEMC maintains a 40' ROW. This is 20' either side of centerline. Survey appears to call out a 20' total.*" has not been addressed.

Applicant shall clarify the MTEMC easement width as directed to show 20' on either side of the centerline of the overhead electric for a total easement width of 40'.



Performance Agreement and Surety

General Issues

8. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan COF#6921 (Twice Daily Peytonsville, Site Plan) shall be transferred to this final plat as a condition of approval.

Planning

V-Survey_2995601_Plat_20-0210_sealed.pdf

11. Mineral rights

joseph.bryan@franklintn.gov Comment not addressed. Applicant shall include the mineral rights note on the plat.

Water/Sewer

General Issues

22. Water

ben.mcneil@franklintn.gov	It has come to our attention that Milcroften water district is to serve the domestic water at this location. The fire flows will be provided by Franklin Water until Milcroften has upgraded the systems to obtain the required fire flows. This information shall be added as a note on the final plat. Milcroften shall have a signature block for domestic water services added for their approvals.

MTEMC Certification of Approval for Recording

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's. Any approval is at all times, contingent upon continuing compliance with MTEMC'S Requirements.

_____ _____
Middle Tennessee Electric Membership Corporation — 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 7853, Page 746 R.O.W.C.,TN (Tax Map 117 Parcel 26.00), 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
Tri Star Energy, LLC

Certificate of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:

(1) the streets, drainage, and sidewalks designated in _____ 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 — Date
City of Franklin, Tennessee

Certificate of Approval of Water and Sewer Systems

I hereby certify that:

(1) The water and sewer systems designated in _____Subdivision have been installed in accordance with City specifications, or

(2) a performance agreement and surety in the amount of $_____ for the water and $_____ 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 Subdivision Name, Street Names an Addressing

I do hereby certify that the subdivision name and street names denoted on this final plat have been approved by the Williamson County Emergency Management Agency (EMA).

_____ _____
Williamson County Emergency Management Agency — Date

Certificate of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monumnets shown hereon have been or will placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 7th day of February, 2020.

_____ June 3, 2020
Christopher Goetz, TN RLS 2660 — Date

Certificate of Approval for Recording

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the ____ day of ____, 2020, and this plat has been approved for recording in the Register's Office of Williamson County.

_____ _____
Secretary, Franklin Municipal Planning Commission — Date

I hereby certify that this is a Category 1 Survey and was done in compliance with the Rules of Tennessee State Board of Examiners for Land Surveyors Chapter (0820-03) Standards of Practice and (0820-03-.07) Survey Types and Requirements. The ratio of precision for this unadjusted survey meets or exceeds 1: 10,000 as shown hereon.

CHRISTOPHER LYLE GOETZ 0932 REGISTERED LAND SURVEYOR TENNESSEE NO. XVI 6-03-20

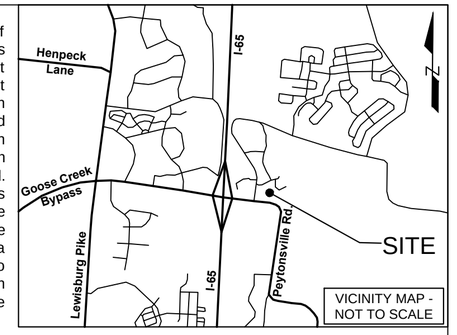
Christopher Goetz, TN RLS 2660
[P] 615.770.8100
[E] chris.goetz@greshamsmith.com

N E S W

SOURCE OF NORTH
TENNESSEE COORDINATE
SYSTEM OF 1983 (NAD83)
ZONE 5301 - FIPZONE 4100

100' 0 100' 200'
GRAPHIC SCALE
Scale: 1" = 100'

UTILITY DISCLAIMER: Gresham Smith/Land surveyor does not guarantee accuracy of marked underground utility locations on surface and location of all underground utilities not visible including underground services lines shall not be relied upon without verification from proper utility authority having jurisdiction. Gresham Smith 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. Gresham Smith makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Gresham Smith further does not warrant that the underground utilities are in the exact location indicated. Therefore reliance upon size and location of utilities shown shall be done so with this circumstance considered. Detailed verification of existence, location and depth must be made prior to any decisions relative thereto are made. Availability and cost of service should be confirmed with the appropriate utility authority. 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 owner(s), no less than three (3) nor more than then (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. TENNESSEE ONE CALL 811.



Principle Building Setbacks

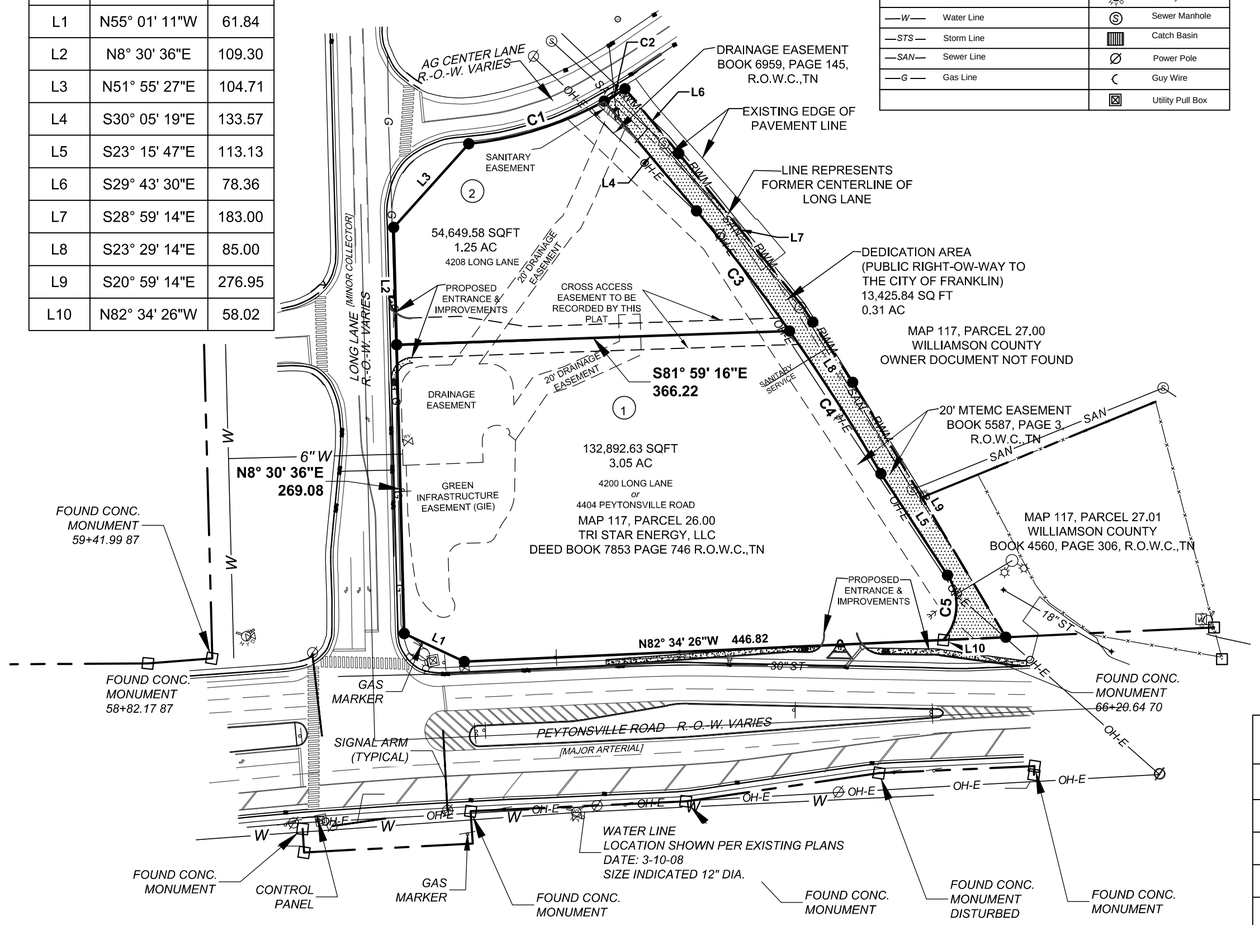
Front Yard	**5ft-30ft max (collector/local streets)**
	20ft- 85ft max (arterial streets)
Side Yard	**15ft**
Rear Yard	**25ft**

Parcel Line Table

Line #	Direction	Length
L1	N55° 01' 11"W	61.84
L2	N8° 30' 36"E	109.30
L3	N51° 55' 27"E	104.71
L4	S30° 05' 19"E	133.57
L5	S23° 15' 47"E	113.13
L6	S29° 43' 30"E	78.36
L7	S28° 59' 14"E	183.00
L8	S23° 29' 14"E	85.00
L9	S20° 59' 14"E	276.95
L10	N82° 34' 26"W	58.02

LEGEND

Set 1/2" Iron Rebar with Gresham Smith Cap	OHE Overhead Electric Line
Found Property Corner	Gas Meter
Found Concrete/ROW Monument	Gas Valve
Property Line	Water Meter
Adjacent Property Line	Water Valve
Easement Line	Fire Hydrant
W Water Line	Sewer Manhole
STS Storm Line	Catch Basin
SAN Sewer Line	Power Pole
G Gas Line	Guy Wire
	Utility Pull Box



PLAT NOTES

1. Access from Peytonsville Road to Lot 1 shall be limited to right-in right-out access only as indicated on an approved site plan. Primary access to Lot 1 shall be from Long Lane via the Cross Access Easement shown.
2. There shall be no direct access from Ag Center Lane to Lot 2. Access from Lot 2 shall be from Long Lane via the Cross Access Easement shown.
3. 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.
4. Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or the HOA.
5. 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 easements.
6. 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.
7. 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.
8. Green Infrastructure Easements 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.
9. Triangularly shaped Sanitary Easement in the northerly portion of Lot 2 is derived from a 15' offset from the main line.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	133.24	335.00	22.79	N82° 32' 07"E	132.36
C2	22.48	335.00	3.84	N69° 13' 09"E	22.47
C3	141.62	1694.68	4.79	S27° 42' 49"E	141.58
C4	157.85	1694.68	5.34	S22° 39' 04"E	157.79
C5	64.86	50.00	74.33	S13° 34' 15"W	60.41

General Notes

1. The purpose of this plat is to create 2 lots with a cross access easement & dedicate land.
2. According to the Federal Emergency Management Association (FEMA) flood map number 47187C0355F, which has an effective date of 9/29/2006, this property falls within Zone X on said map.
3. 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, with the exception of Light Industrial (LI) and Heavy Industrial (HI) Districts, where their offsite lines may be overhead.
4. All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC.
5. This survey has been prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts a current and accurate title search will reveal.
6. This survey is subject to any easements, rights-of-way, restrictions and/or exceptions which may affect said survey.
7. Locations of utilities are approximate. Contact the appropriate utility for locations of underground services. See utility disclaimer on this sheet.
8. The easterly boundary of dedicated area generally coincides with the centerline of "old" Long Lane. No formal abandonment document has been provided to this surveyor. Easements may exist within the approximate hatched area shown on this work.
9. Property rights retained by owner.

Gresham Smith
Genuine Ingenuity

GreshamSmith.com
222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

City of Franklin PROJECT NO. 7188

FINAL PLAT
4404 PEYTONSVILLE ROAD SUBDIVISION

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Total Acres: 4.61	Total Lots: 2
Map 117, Parcel 26.00	Owner-Tri Star Energy, LLC
New Streets Area: N/A	Current Zoning: Regional Commerce (RC-12)
Civil District: 10th	Project No.: 29956.01
Date: 5/15/2020	SHEET 1 OF 1

G:\29956\01\y2020 PLAT 29956 01 V.Survey.dwg - Goetz, Chris - 6/3/2020 2:04:03 PM

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 20-0855

DATE: June 15, 2020

TO: Franklin Municipal Planning Commission

FROM: Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Dianna Tomlin, Principal Planner

SUBJECT:
Huffines Ridge PUD Subdivision, Final Plat, Revision 1, Creating 4 Commercial Lots And 1 Open Space Lots, On 23.62 Acres, Located East Of Huffines Ridge Drive And South Of McEwen Drive, At 1343 Huffines Ridge Drive. (CONSENT AGENDA)

PURPOSE:
Project Information

COF Project Number:7264
Applicant: Mike Kindred, CESO
Owner: Eric Bell, Legacy Cool Springs, LLC

BACKGROUND/STAFF COMMENTS:

The purpose of this plat is to create 4 commercial lots, one open space lot and green infrastructure easements. The Development Plan was approved on April 23, 2019.

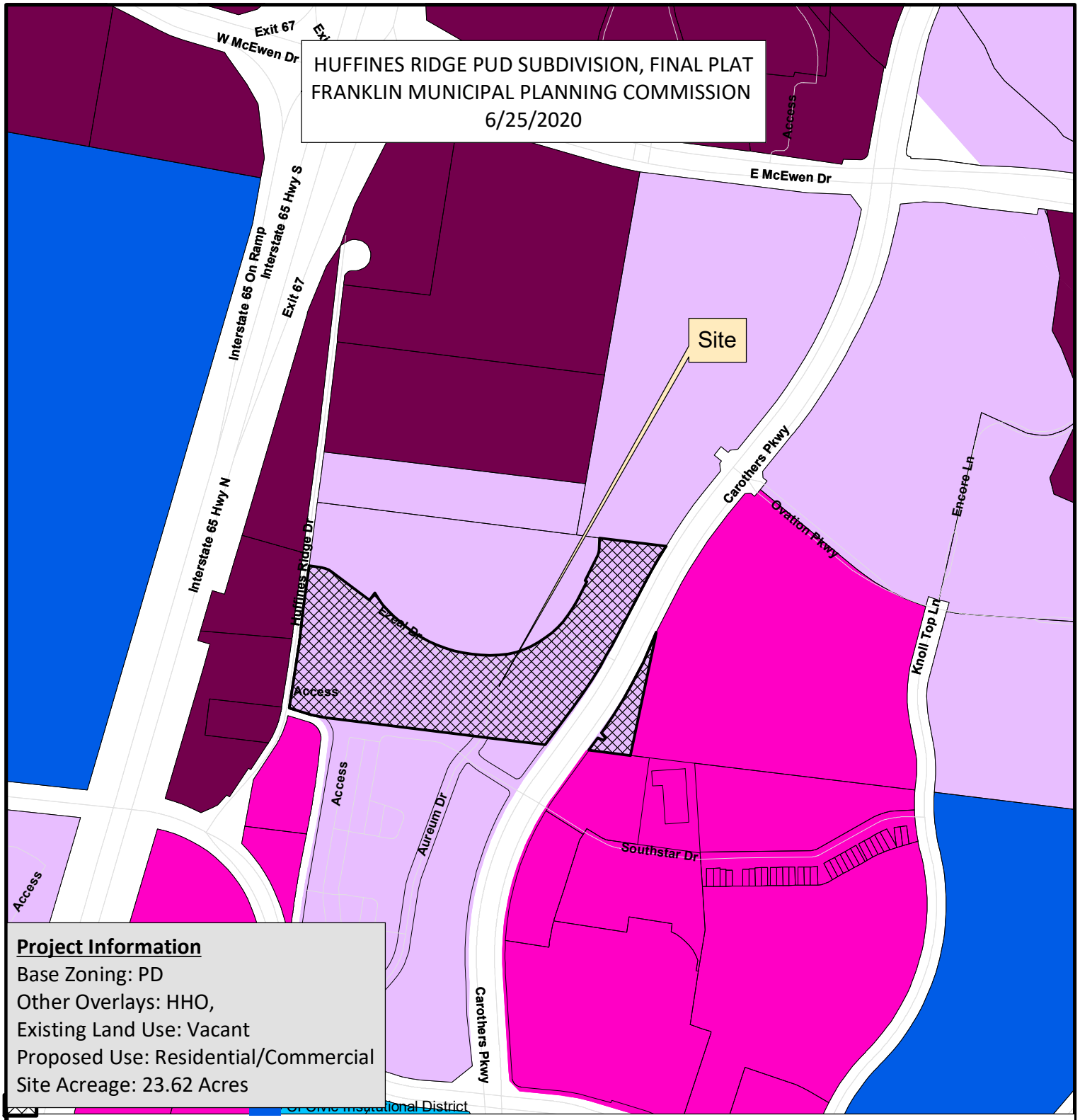
PROCEDURAL REQUIREMENTS:

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 of the Huffine Ridge PUD Final Plat, Revision 1.



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.

COF no: 7264

CONDITIONS OF APPROVAL:

Open Issues: 9 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

17. Retaining Wall Easement

joe.marlo@franklintn.gov *Note has been added (thank you), however at the time of writing the note, there was only Lot 1 to maintain the wall. With this plat, Lot 4 is a subdivision of the original Lot 1.*

Applicant shall revise Note 28 by replacing text reading "Lot 1" with text reading "Lots 1 and 4"

> *28. Retaining Wall Easement: The property owners of Lot 1, and property owners of any further subdivisions of Lot 1, are responsible for maintaining the retaining wall and wall appurtenances within the easement, including foundations, backfill, diversion ditch at the top of wall, and base plantings, in a commercially reasonable condition and state of repair.*

20. Lot Number

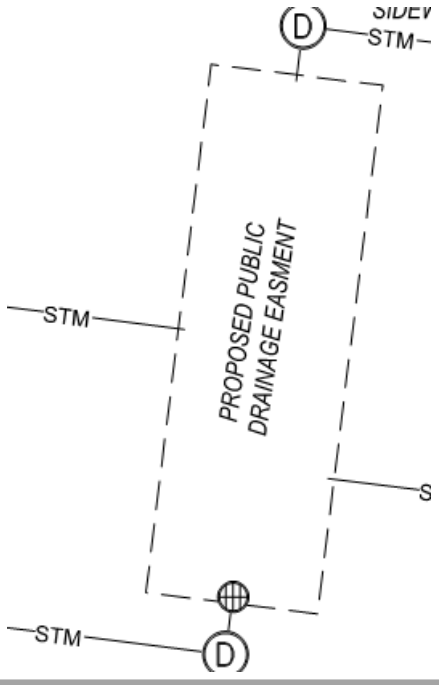
joe.marlo@franklintn.gov Applicant shall label Lot 101 as Open Space.

28. 0. General Information

lance.fittro@franklintn.gov Applicant shall ensure that any modifications to the site plan, which is being reviewed concurrently with this final plat, are reflected on the final plat. The final plat shall match the site plan.

29. C. Final Plat

lance.fittro@franklintn.gov Applicant shall add note referencing the proposed public drainage easement shown below and stating:
"The proposed public drainage easement is to provide access to the proposed stormwater detention vault to be located under the proposed structure, and shall not hinder construction of the structure itself."



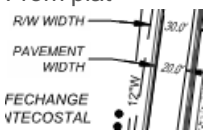
Fire-Planning

General Issues

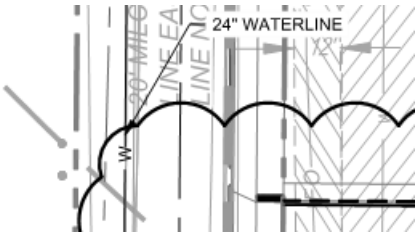
6. Utilities

curt.edelmann@franklintn.gov Information on the site plan and the plat disagree.

From plat



From site



Parks

General Issues

15. Parkland information

kevinl@franklintn.gov This plat can move forward but can not be recorded until Parkland fees have been received.

Performance Agreement and Surety

General Issues

4. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan **COF# 7105 (Huffines Ridge PUD Subdivision, Site Plan)** shall be transferred to this final plat as a condition of approval.

Water/Sewer

General Issues

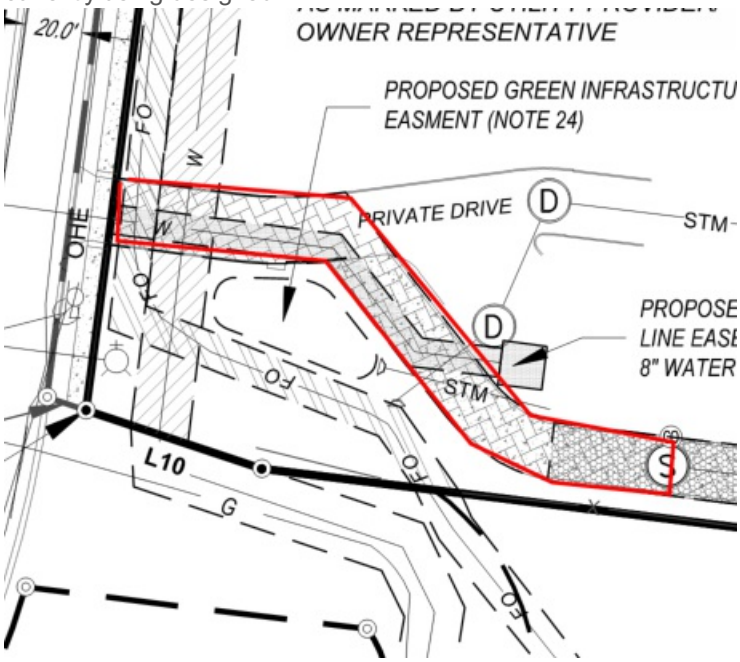
3. Sanitary sewer

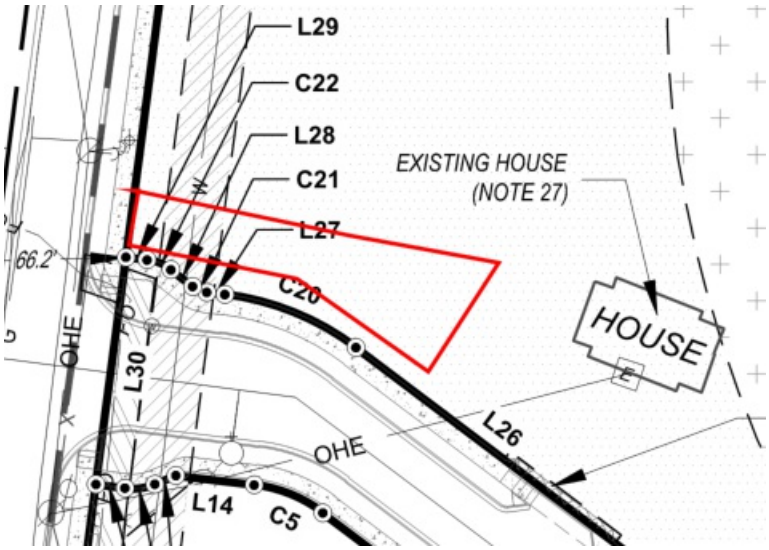
ben.mcneil@franklintn.gov The applicant shall revise note 27 on the final plat to read as follows:

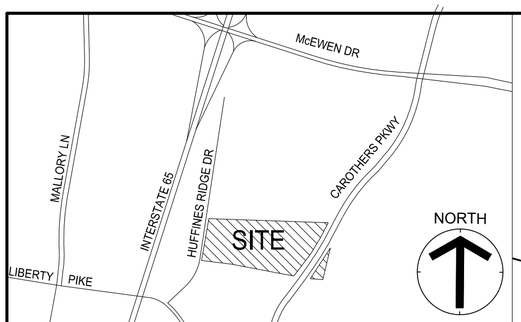
Any renovation or reconstruction of the existing house on Lot 2 shall require removal or abandonment of the existing septic system and installation of sanitary sewer service for the structure prior to issuance of a certificate of occupancy. The private sewer easement across Lot 1 shown on the plat shall permit a sanitary sewer service line for the benefit of Lot 2 to be extended to the proposed public sewer manhole on Lot 1. Upon availability of public gravity sewer along Huffines Ridge Drive, any sanitary sewer service to the existing house on Lot 2 shall be installed as a gravity sewer service to the public main and the private sewer easement abandoned. [Edited By Lance Fittro]

27. Sanitary sewer

ben.mcneil@franklintn.gov	The applicant shall show a minimum of 20' easement for the low pressure force main being extended to serve the current building on lot 2. Where the force main is out of ROW, this shall be shown. The applicant shall coordinate with the site plan revision currently being designed.







VICINITY MAP - NOT TO SCALE

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	183.00	N80° 40' 23"W
L2	59.49	N35° 59' 25"E
L3	23.77	S68° 36' 26"E
L4	12.00	N35° 59' 25"E
L5	23.77	N39° 24' 44"W
L6	18.01	N35° 59' 24"E
L7	125.85	N26° 59' 25"E
L8	280.00	N26° 59' 25"E
L9	166.58	N35° 59' 25"E
L10	63.33	N71° 29' 55"W
L11	262.90	S27° 00' 02"W
L12	9.98	S82° 29' 21"E
L13	7.78	N67° 30' 39"E
L14	26.97	S82° 59' 10"E
L15	106.72	S52° 59' 10"E
L16	299.23	S54° 47' 07"E
L17	61.37	S82° 59' 10"E
L18	13.28	S53° 51' 30"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L19	103.34	S07° 00' 50"W
L20	71.97	S27° 02' 37"W
L21	13.28	N53° 51' 30"W
L22	77.12	N82° 59' 10"W
L23	111.31	N54° 47' 07"W
L24	8.00	N35° 12' 53"E
L25	187.92	N54° 47' 07"W
L26	131.73	N52° 59' 10"W
L27	6.24	N82° 59' 10"W
L28	9.34	N52° 29' 21"W
L29	7.32	N82° 29' 21"W
L30	78.38	N07° 30' 39"E
L31	33.19	S34° 41' 17"W
L32	62.63	S34° 55' 10"W
L33	164.52	S36° 03' 10"W
L34	103.34	N07° 00' 50"E
L35	71.97	N27° 02' 37"E

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1972.02'	158.57'	158.53'	S29° 17' 38"W
C2	1847.85'	290.26'	289.96'	S31° 29' 25"W
C3	1977.91'	310.68'	310.36'	N31° 29' 25"E
C4	20.00'	10.47'	10.35'	N82° 30' 39"E
C5	49.00'	25.66'	25.36'	S67° 59' 10"E
C6	1026.00'	32.22'	32.21'	S53° 53' 08"E
C7	326.00'	160.46'	158.84'	S68° 53' 08"E
C8	74.00'	37.62'	37.22'	S68° 25' 20"E
C9	11.50'	16.02'	14.76'	S13° 56' 25"E
C10	201.00'	66.53'	66.22'	S16° 29' 45"W
C11	174.00'	74.91'	74.33'	S19° 20' 48"W
C12	282.00'	188.44'	184.96'	S07° 54' 00"W
C13	394.00'	349.99'	338.60'	S52° 29' 31"W
C14	201.00'	41.17'	41.10'	S52° 10' 26"W
C15	11.50'	16.02'	14.76'	S86° 13' 26"W
C16	126.00'	22.10'	22.07'	N58° 52' 55"W
C17	301.00'	25.48'	25.47'	N85° 24' 39"W
C18	282.00'	138.80'	137.40'	N68° 53' 08"W
C19	974.00'	30.58'	30.58'	N53° 53' 08"W
C20	93.50'	48.96'	48.40'	N67° 59' 10"W
C21	10.00'	5.32'	5.26'	N67° 44' 16"W
C22	17.00'	8.90'	8.80'	N67° 29' 21"W
C23	1959.63'	158.63'	158.59'	S29° 13' 37"W
C24	1808.38'	214.22'	214.09'	S29° 57' 44"W
C25	226.00'	73.93'	73.60'	N16° 23' 07"E
C26	149.00'	167.04'	158.43'	N39° 07' 50"E
C27	438.00'	337.92'	329.60'	N49° 08' 44"E
C28	326.00'	202.97'	199.70'	N09° 12' 27"E
C29	394.00'	11.03'	11.03'	S78° 44' 31"W
C30	301.00'	66.30'	66.17'	S85° 51' 15"W

SITE DATA TABLE

Lot Area		
Name	**SF (+/-)**	**AC (+/-)**
Lot 1	272,070	6.246
Lot 2	429,804	9.867
Lot 3	40,127	0.921
Lot 4	177,124	4.066
Lot 101	864	0.020
R/W Dedication		
Huffines	11,384	0.261
Carothers	11,761	0.270
Ezeal/Aureum	85,763	1.969
Total Area	**1,028,897**	**23.620**

Length of Public Streets

Ezeal Drive: 833 Feet
Aureum Drive: 958 Feet

NORTH

Source of North
Tennessee Grid North
(NAVD 88)
(NAD 83)

IRON PIN SET
N:582021.779
E:1726017.821

COMER & HAZEL ELLER
MAP 62 PARCEL 19.03
NO RECORDED DEED

S82° 25' 49"E 1357.49' TOTAL
1060.80'

R/W DEDICATION ALONG HUFFINES RIDGE DRIVE
11,384 SF (+/-) 0.261 AC (+/-)

HUFFINES DEVELOPMENT, LLC.
MAP 62 PARCEL 19.05
BK: 6256 PG: 709

HISTORIC PRESERVATION OVERLAY (HPO) DISTRICT
SCALED FROM CITY OF FRANKLIN GIS ZONING OVERALY MAPS
APPROXIMATE AREA
53,040 SF (+/-)
1.218 AC (+/-)

HHO - HILLSIDE/HILLCREST OVERLAY DISTRICT
SCALED FROM CITY OF FRANKLIN GIS ZONING OVERALY MAPS
APPROXIMATE AREA
386,463 SqFt (+/-)
8.87 Acres (+/-)

SS-CH FRANKLIN LLC
MAP 62 PARCEL 18.02
BK: 7357 PG: 667

HUFFINES DEVELOPMENT, LLC.
MAP 62 PARCEL 19.04
BK: 6344 PG: 325

GPS-1
MAG NAIL
ASPHALT
N:581653.590
E:1725929.022
EL:814.88

LOT 2
ZONE: PD
430,668 SF (+/-)
9.887 AC (+/-)
(THIS IS A NON-BUILDABLE LOT)
(SEE NOTE 27)

LOT 101
864 SF (+/-)
0.020 AC (+/-)

LOT 1
ZONE: PD
272,070 SF (+/-)
6.246 AC (+/-)

LOT 4
ZONE: PD
177,124 SF (+/-)
4.066 AC (+/-)

LOT 3
ZONE: PD
40,127 SF (+/-)
0.92 AC (+/-)

20' MILCROFTON UTILITY WATER LINE EASEMENT
30" WATER LINE NOT FIELD LOCATED
BK: 3476 PG: 691

12' WIDE UNDERGROUND COMMUNICATION ESMT
AS PER VOL:554 PG:661
EASEMENT LOCATION ON SUBJECT PROPETY IS NON-SPECIFIC AND IS BASED UPON LOCATION AS MARKED BY UTILITY PROVIDER/ OWNER REPRESENTATIVE

CHURCH LIFECHANGE UNITED PENTECOSTAL
MAP 79 PARCEL 39.01
BK: 5263 PG: 601

COX FAMILY REVOCABLE LIVING TRUST
MAP 79 PARCEL 38.00
BK: 7521 PG: 49

CAROTHERS PARKWAY, LLC
MAP 79 PARCEL 40.03
BK: 7663 PG: 684

HIGHWOODS REALTY LP
MAP 62 PARCEL 18.12
BK: 6428 PG: 850

TRI STAR ENERGY LLC
MAP 79 PARCEL 40.22
BK: 6915 PG: 810

HOUSE

EXISTING HOUSE (NOTE 27)

FIRE HYDRANT

PROPOSED PUBLIC ACCESS EASEMENT

PROPOSED SIDEWALK

PROPOSED GREEN INFRASTRUCTURE EASEMENTS (NOTE 24)

PROPOSED 11.2' WIDE RETAINING WALL EASEMENT START POINT (NOTE 28)

PROPOSED 11.2' WIDE RETAINING WALL EASEMENT END POINT (NOTE 28)

PROPOSED 24" WATER LINE ALONG EZEAL DR

PROPOSED HYDRANT & FIRE CONNECT (TYPICAL)

PROPOSED 18" WATER LINE ALONG AUREUM DR

PROPOSED 10' WATER LINE EASEMENT FOR 8" WATER LINE SERVICE

PROPOSED EXCLUSIVE 20' SANITARY SEWER EASEMENT ALL DESIGNED DEPTHS OF SEWER LINE ARE LESS THAN 12' (NOTE 26)

PROPOSED 20' PUBLIC ACCESS EASEMENT

PROPOSED PUBLIC DRAINAGE ESMT

PROPOSED PUBLIC DRAINAGE EASEMENT

PROPOSED SIDEWALK TIE-IN POINT TO EXISTING WALK

PROPOSED TIE TO CAROTHERS CROSSINGS WEST SEWER SYSTEM FOR LOT 1

DRAINAGE EASEMENT CAROTHERS PARKWAY EXTENTION-PHASE 2 COF PROJ. NO: 03-ST-003

SLOPE EASEMENT CAROTHERS PARKWAY EXTENTION-PHASE 2 COF PROJ. NO: 03-ST-003

R/W DEDICATION ALONG CAROTHERS PARKWAY
11,761 SF (+/-) 0.270 AC (+/-)

CAROTHERS PARKWAY (MAJOR ARTERIAL 130' R.O.W.)

HUFFINES RIDGE DRIVE (LOCAL 30' R.O.W.)

EZEAL DRIVE (LOCAL STREET, ROW VARIES)

AUREUM DRIVE (LOCAL STREET, ROW VARIES)

PRIVATE DRIVE

CATCH BASIN TC:775.97 18"RCP (E) IE: 771.92 18"RCP (W) IE: 771.97

CATCH BASIN TC:777.01 18"RCP (E) IE: 772.71

CATCH BASIN TC:774.79 18"RCP (E) IE: 770.69 18"RCP (W) IE: 770.74

CATCH BASIN TC:774.02 18"RCP (N) IE: 770.07 18"RCP (W) IE: 770.17

24" RCP IE:772.23

24" RCP IE:775.57

(2)STORM MH 3'x8' TRASH COLLECTOR VAULT TC (N):781.18 TC (S):781.25 18"RCP (N) IE:775.43 18"RCP (S) IE: 775.55

CATCH BASIN TC:786.27 18"RCP (N) IE: 782.02 18"RCP (E) IE: 782.07

CATCH BASIN TC:787.04 18"RCP (W) IE: 782.34 18"RCP (E) IE: 782.44

CATCH BASIN TC:787.17 18"RCP (W) IE: 782.67 18"RCP (E) IE: 782.72

CATCH BASIN TC:786.90 18"RCP (W) IE: 782.80

SLOPE EASEMENT CAROTHERS PARKWAY EXTENTION-PHASE 2 COF PROJ. NO: 03-ST-003

CATCH BASIN TC:789.77 18"RCP (SE) IE: 785.47

CATCH BASIN TC:790.41 18"RCP (SW) IE: 784.91 18"RCP (NW) IE: 784.96

STORM MH-11678 (JAILHOUSE-PRECAST) TC:794.20 30"RCP (SW) IE: 786.30 18" RCP (E) IE: 786.35 JAILHOUSE OPENING: 792.20

SMH-11679 TC:792.91 (PRECAST) 8"RCP (SW) IE: 782.82 8"RCP (NE) IE: 782.92 (PROPOSED SEWER SERVICE CONNECTION FOR LOT 3)

CATCH BASIN TC:794.74 18"RCP (W) IE: 787.94

PUBLIC ACCESS ESMT. PLAT BK:72 PG:56 (NOTE 23)

S11° 22' 29"W 498.35'

646.41'
N82° 58' 52"W 931.97' TOTAL

214.36'

55.90'

222.63'

46.12'

14.03'

15.30'

14.70'

13.91'

817.16'

N7° 30' 39"E 807.59'

130' R/W WIDTH

99' PAVEMENT WIDTH

R/W WIDTH 30.0'

PAVEMENT WIDTH 20.0'

- WATER LINE EASEMENT
- COMMUNICATION LINE EASEMENT
- PUBLIC ACCESS EASEMENT
- HILLSIDE/HILLCREST OVERLAY (HHO) DISTRICT
- HISTORIC PERSERVATION OVERLAY (HPO) DISTRICT
- PERMANENT DRAINAGE EASEMENT

LEGEND

BENCHMARK	CATCH BASIN
IRON PIN (FOUND)	ELECTRIC/COMM. BOX
IRON PIN (SET)	SEWER MANHOLE
MONUMENT (FOUND)	STORM MANHOLE
WATER METER	GUY WIRE
WATER VALVE	LIGHT POLE
FIRE HYDRANT	UTILITY POLE
	CLEAN OUT

P.U.D.E. PUBLIC UTILITY & DRAINAGE ESMT.
M.B.S.L. MINIMUM BUILDING SETBACK LINE

PROPERTY LINE
ADJACENT PROPERTY LINE
EASEMENT LINE
FENCE LINE
WATER LINE
STORM LINE
SEWER LINE
OVERHEAD ELECTRIC LINE
UNDEGROUND FIBER OPTIC LINE

SURVEY NOTES

1. The purpose of this plat is to create five (5) lots.
2. The recording of this plat voids, vacates and supercedes the previous recording of Lot(s) 1 - 3 shown on the Final Plat entitled "Final Plat Huffines Ridge PUD Subdivision" as recorded in Plat Book 72, Page 56, R.O.W.C.
3. This property is located in the Hillside/Hillcrest Overlay (HHO) District 4.
4. A portion of this property is located in the Historic Preservation Overlay (HPO) District.
5. This property is zoned: Planned District (PD 18.8/150,000/170)
6. As per the the PUD Resolution of the Developed Portion of the subject property is zoned PD. 50' Front (Carothers), 30' Rear (Huffines), and 5' Side Setbacks
7. Survey is in the Tennessee State Plane Coordinate System, Zone 5301, Fipszone 4100 (NAD 83).
8. FEMA Flood Panel Number: FM47187C0212F Dated: September 29, 2006 Zone "X"
9. 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.
10. All open space shall be Public Utility, Drainage, and Access Easements and shall be maintained by the property owner(s) or the HOA.
11. Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
12. No obstructions or encroachments which impede the flow of stormwater shall be permitted within 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.
13. The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowner's lot at the homeowner's expense.
15. 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, with the exception of Light Industrial and Heavy Industrial (HI) Districts, where their off-site lines may be overhead.
16. All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC.
17. It is presumed that current property owner, Legacy Cool Springs, LLC holds mineral rights to this property.
18. The location of the property boundaries depicted heron, based on the appropriate boundary law principles governed by the facts and evidence gathered during the course of this survey. Per accuracy and precision required by the State of Tennessee, in the opinion of this surveyor the monuments shown represents corners of the property. Corners have been found or set as indicated hereon. This survey represents a professional opinion, and carries no guarantees or warranties, expressed or implied.
19. Any improvements depicted may be demolished. The depiction of any improvements on this plat does not create any easement, setback, building pad, or other matter and is for informational purposes only as of the date and time of the recording of this plat.
20. Survey not final without Seal and Signature of Surveyor.
21. All set property corners are marked with 5/8" diameter rebar with a CESO cap.
22. As shown on survey, there are no gaps or gores between tracts.
23. No paving or construction of any drive within the easement is required by the property owner at this time, and the easement alignment may be adjusted as necessary to accommodate future development of Lot 3 when the required site plan and revised final plat are submitted for future development.
24. 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.
25. Parkland Information: 424 units x $4,304=1,824,896 due at the final plat.
The Parkland Impact Agreement is fully executed.
This development is entitled to receive up to 100% reimbursement when completed and accepted by the City of Franklin.
26. Exclusive Sanitary Sewer Easement: A minimum 10-foot wide temporary construction easement on each side of the permanent easement must also be provided. No trees shall be planted within the permanent easements.
27. Lot 2 is a non-buildable lot. The existing house will be preserved as a historical home and used as part of the future park being developed. The developer is interested in providing sewer service to the existing house on the Huffines property. Coordination between the developer and the City of Franklin is currently ongoing to determine the final alignment and method of sewer service to the house. The existing house is being designed with a different plan and sewer service to the house will be analyzed once a proposed alignment is provided by the City of Franklin.
28. Retaining Wall Easement: The property owners of Lot 1, and property owners of any further subdivisions of Lot 1, are responsible for maintaining the retaining wall and wall appurtenances within the easement, including foundations, backfill, diversion ditch at the top of wall, and base plantings, in a commercially reasonable condition and state of repair.

UTILITY DISCLAIMER

THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARENTEE THAT THE UTILITIES LOCATED HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES LOCATED ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

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 THREE (3) OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

Tennessee 811 Know what's below. Call before you dig.

OWNER
Legacy Cool Springs, LLC
25101 Chagrin Blvd., Suite 300
Beachwood, Ohio 44122
Office: 216-910-9106
Email: evlaeminck@gciresidential.com

SURVEYOR
William J. Huffman, TN RLS 1754
Sr. Survey Manager, CESO, INC
216 Centerview Drive, Suite 150
Brentwood, Tennessee, 37027
Office: 615-238-0690
Mobile: 423-676-3977
Email: huffman@cesoinc.com

R.O.W.C. RECORDING STAMP

100 0 100 200
GRAPHIC SCALE

REVISIONS

NO.	DATE	DESCRIPTION
1	6/4/2020	ADDRESSED PLANNING COMMENTS REVIEW 1 (5/26/2020)

HUFFINES RIDGE PUD SUBDIVISION

FINAL PLAT, REVISION 1

CITY OF FRANKLIN PROJECT NO: 7073

1343 HUFFINES RIDGE DRIVE — TAX MAP 62 PARCEL 20.00
FRANKLIN — 9TH CIVIL DISTRICT — WILLIAMSON COUNTY, TENNESSEE

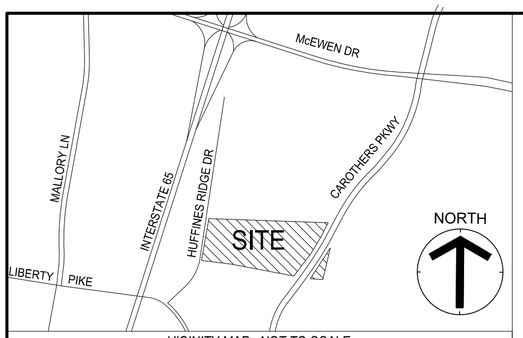
SCALE: 1" = 100' | DATE: APRIL 24, 2020 (REV 6/4/2020)

DESIGN: N/A
DRAWN: PMK
CHECKED: WJH

CESO
WWW.CESOINC.COM

JOB NO.: 755638
SHEET NO.: 1 OF 2

W:\PROJECTS\GOLDBERG\755638-1343 HUFFINES RIDGE ROAD\04-SURVEY\DWG\755638_HUFFINES_PLAT_REV2020-06-04.DWG - 6/4/2020 12:55 PM



VICINITY MAP - NOT TO SCALE

Certificate of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:
(1) The streets, drainage, and sidewalks designated in Final Plat Resubdivision Huffines Ridge PUD 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 systems.

_____ _____
Director *Date*
Streets Department, City of Franklin, 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 *Date*
Emergency Management Agency

_____ _____
City of Franklin *Date*

Certificate of Approval of Water System

I hereby certify that:
(1) The water system designated in Final Plat Resubdivision Huffines Ridge PUD Subdivision has been installed in accordance with City specifications, or
(2) A performance agreement and surety in the amount of $_____ for the water system and has been posted with the Mallory Valley Utility District, Franklin, Tennessee, to assure completion of such systems.

_____ _____
Mallory Valley Utility District *Date*

Certificate of Approval of Sewer System

I hereby certify that:
(1) The sewer system designated in Final Plat Resubdivision Huffines Ridge PUD Subdivision has been installed in accordance with City specifications, or
(2) A performance agreement and surety in the amount of $_____ for the water system and has been posted with the Franklin Water Management, Franklin, Tennessee, to assure completion of such systems.

_____ _____
Franklin Water Management *Date*

Certificate of Approval of Electric Power

I hereby certify that the requirements set forth in rules, regulations, by-laws, policy and operational bulletins, plat approval checklist and tree planting guidelines have been met for MTEMC. Any approval is at all times contingent upon continuing compliance with the MTEMC.

_____ _____
Electric Provider *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 *Date*
Franklin Municipal Planning Commission

Certificate of Ownership

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Deed Book 7656, Page 501, 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 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.

_____ _____
Eric Bell *Date*
Legacy Cool Springs, LLC
25101 Chagrin Blvd., Suite 300
Beachwood, Ohio 44122
Phone: 216-831-6100
Email: ebell@goldbergcompanies.com

Certificate of Survey

I hereby certify that to the best of my knowledge and belief the hereon shown subdivison plat represents a Class "1" survey having an unadjusted ratio of precision of at least 1:10,000 and that all of the monuments shown hereon will be placed upon completion of construction.

The field work was completed on July 8, 2019

Date of Plat or Map: April 24, 2020 (Revised 6/4/2020)



6/4/2020

R.O.W.C. RECORDING STAMP

OWNER
Legacy Cool Springs, LLC
25101 Chagrin Blvd., Suite 300
Beachwood, Ohio 44122
Office: 216-910-9106
Email: evlaeminck@gciresidential.com

SURVEYOR
William J. Huffman, TN RLS 1754
Sr. Survey Manager, CESO, INC
216 Centerview Drive, Suite 150
Brentwood, Tennessee, 37027
Office: 615-238-0690
Mobile: 423-676-3977
Email: huffman@cesoinc.com

HUFFINES RIDGE PUD SUBDIVISION

FINAL PLAT, REVISION 1

CITY OF FRANKLIN PROJECT NO: 7073

1343 HUFFINES RIDGE DRIVE — TAX MAP 62 PARCEL 20.00
FRANKLIN — 9TH CIVIL DISTRICT — WILLIAMSON COUNTY, TENNESSEE

SCALE: 1" = 100'	DATE: APRIL 24, 2020 (REV 6/4/2020)
DESIGN: N/A	JOB NO.: 755638
DRAWN: PMK	SHEET NO.: 2 OF 2
CHECKED: WJH	CESO WWW.CESOINC.COM

W:\PROJECTS\GOLDBERG\755638-1343 HUFFINES RIDGE ROAD\04-SURVEY\DWG\755638_HUFFINES_PLAT_REV2020-06-04.DWG - 6/4/2020 11:45 AM

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 20-0846

DATE: June 10, 2020

TO: Franklin Municipal Planning Commission

FROM: Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:
The Madison At Franklin PUD Subdivision, Final Plat, Creating 1 Multifamily Residential Lot, On 20.0 Acres, Located North Of Del Rio Pike And East Of Brink Place, At 801 Del Rio Pike. (CONSENT AGENDA)

PURPOSE:
PROJECT INFORMATION

COF Project Number: 7256
Applicant: Lee Horn, Ragan Smith Associates
Owner: John Berry, Franklin Meadowview Partners LLC

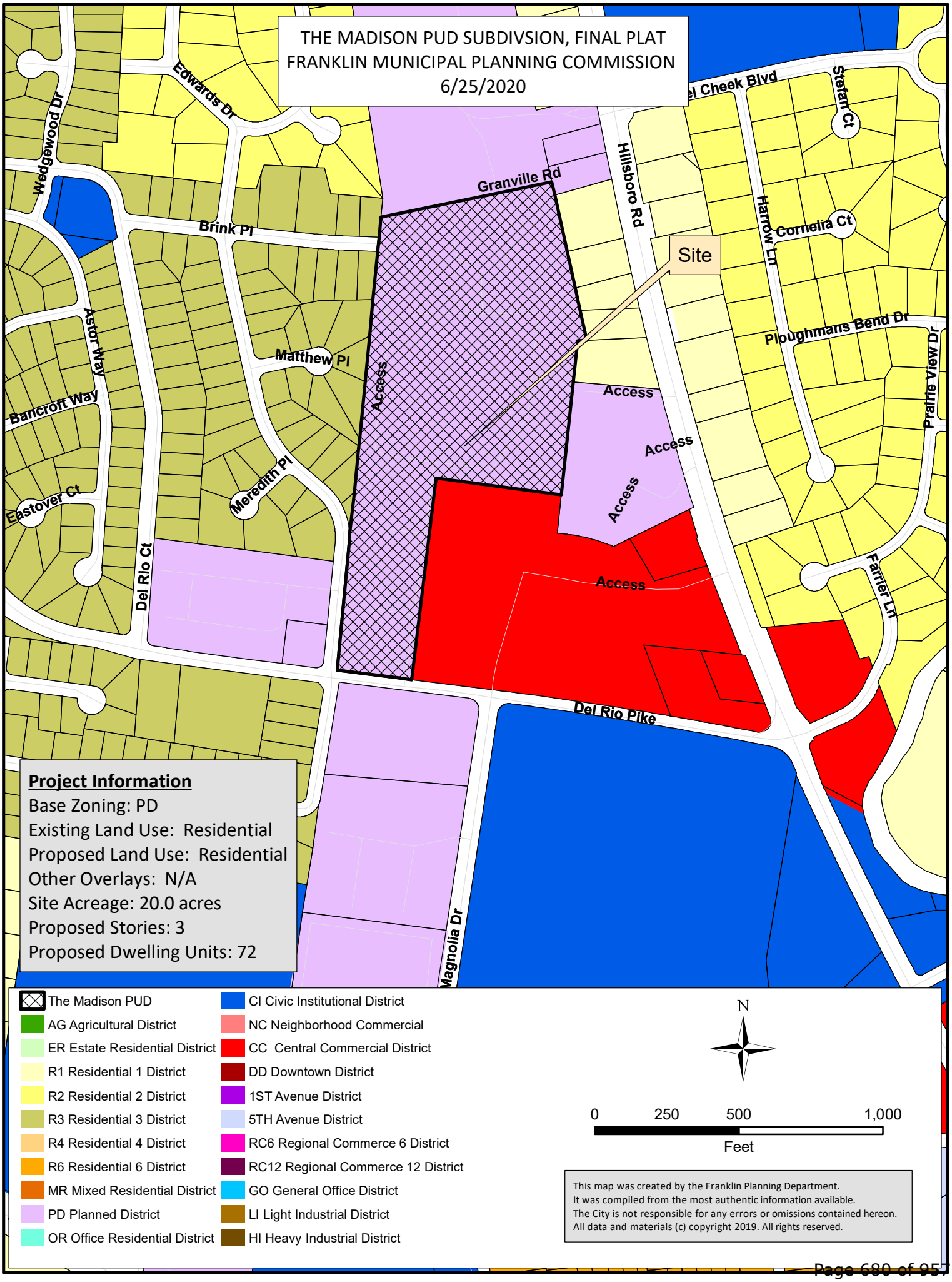
BACKGROUND/STAFF COMMENTS:
The purpose of this plat is to create 1 multifamily residential lot consisting of 20.0 acres located at 801 Del Rio Pike. This plat is for The Madison Apartment complex, previously known as Meadowview Apartments. The Development Plan for The Madison PUD Subdivision was approved in May 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 of The Madison PUD Final Plat.


THE MADISON PUD SUBDIVSION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/25/2020
Wedgewood Dr
Edwards Dr
Brink Pl
Granville Rd
Hillsboro Rd
Stefan Ct
Harrow Ln
Cornelia Ct
Site
Ploughmans Bend Dr
Prairie View Dr
Astor Way
Matthew Pl
Bancroft Way
Eastover Ct
Meredith Pl
Del Rio Ct
Access
Access
Access
Access
Access
Farrier Ln
Del Rio Pike
Magnolia Dr
Project Information
Base Zoning: PD
Existing Land Use: Residential
Proposed Land Use: Residential
Other Overlays: N/A
Site Acreage: 20.0 acres
Proposed Stories: 3
Proposed Dwelling Units: 72
The Madison PUD
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
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 hereon.
All data and materials (c) copyright 2019. All rights reserved.

COF no: 7256

CONDITIONS OF APPROVAL:

Open Issues: 5 These issues are currently being filtered

Engineering - Final Plat Checklist

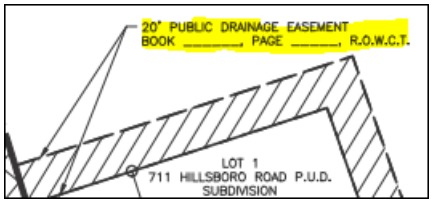
General Issues

7. Final Plat to Match Site Plan

joe.marlo@franklintn.gov Applicant shall ensure that any changes to Site Plan [COF #7257] which is being reviewed concurrently with this Final Plat, are reflected on the Final Plat. The Plat shall match the Site Plan.

12. Easements

joe.marlo@franklintn.gov Applicant shall record the offsite 20-foot public drainage easement to the north, and reference the recorded deed book and page on the final plat.



Parks

General Issues

14. Parkland information

kevinl@franklintn.gov The plan will be marked failed for tracking purposes until the fees are received. The plat can't be recorded until Fees have been paid.
[Edited By Kevin Lindsey]

Performance Agreement and Surety

General Issues

1. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts (from the associated site plan COF# 7257 (The Madison at Franklin PUD Subdivision, Site Plan)):	
I. City Water:	$ -
II. City Sewer:	$ -
III. Public Sidewalk:	$ -
IV. City Streets:	**$4,000**
V. Private Streets (Including Shared Access):	**$46,000**
VI. Street Access	**$10,000**
VII. Temporary Turnarounds	$ -
VIII. Traffic Signals:	$ -
IX. ITS Elements:	$ -
X. Stormwater Drainage:	**$94,000**
XI. Green Infrastructure:	**$864,000**

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.*

Line Items (For Reference Only:)		
LOCAL AND ALLEY PAVEMENT (1.5", 3", 8")	45	SY
CONCRETE CURB	30	LF
SIGNS/STRIPING/ETC	0.05	OF TOTAL
SHARED ACCESS DRIVE	621	SY
CONCRETE CURB	293	LF
SIGNS/STRIPING/ETC	0.05	OF TOTAL
(ANY NEW OR MODIFIED CONNECTIONS TO EXISTING PUBLIC OR PRIVATE STREETS)	1	EA
NON-STANDARD RCP (Elliptical, smaller than 15", etc., indicate dimension in description.)	239	LF
HEADWALLS (Concrete Volume)	5	CY
SINGLE INLET/JUNCTION BOX	6	EA
SPECIAL ITEM 01 (UNDERGROUND DETENTION, ETC.)	1	EA
PERMEABLE PAVEMENT/PAVERS	47000	SF
DRY POND	3990	CY
DETENTION POND OUTLET STRUCTURE	1	EA
BIORETENTION/RAIN GARDEN (Water Quality Volume)	133	CY
LEVEL SPREADER	14	LF

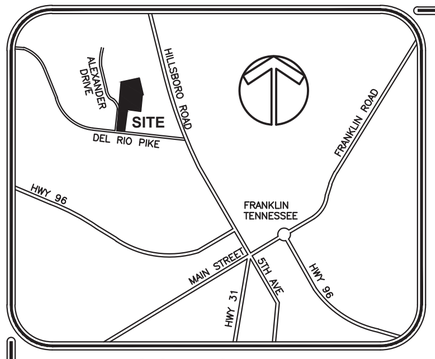
[Edited By Kevin Long]

Planning

General Issues

26. Neighboring Property Info

joseph.bryan@franklintn.gov	Applicant shall include property info for all adjacent lots along the western boundary of the site.



LOCATION MAP

NTS

GENERAL NOTES

TOTAL AREA= 870,935 SQUARE FEET OR 19.99 ACRES±

1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT AND DEDICATE EASEMENTS.

2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD83.

3. THIS PROPERTY IS CURRENTLY ZONED PD – (PLANNED DISTRICT). MINIMUM YARD REQUIREMENTS: FRONT= 40'; SIDE = 15'; REAR= 30'

4. 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. 47187C0192G, WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 47206, PANEL NO. 0192, SUFFIX G, 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.

5. BEING PARCEL NUMBER 11 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 63.

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 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 NOR 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.

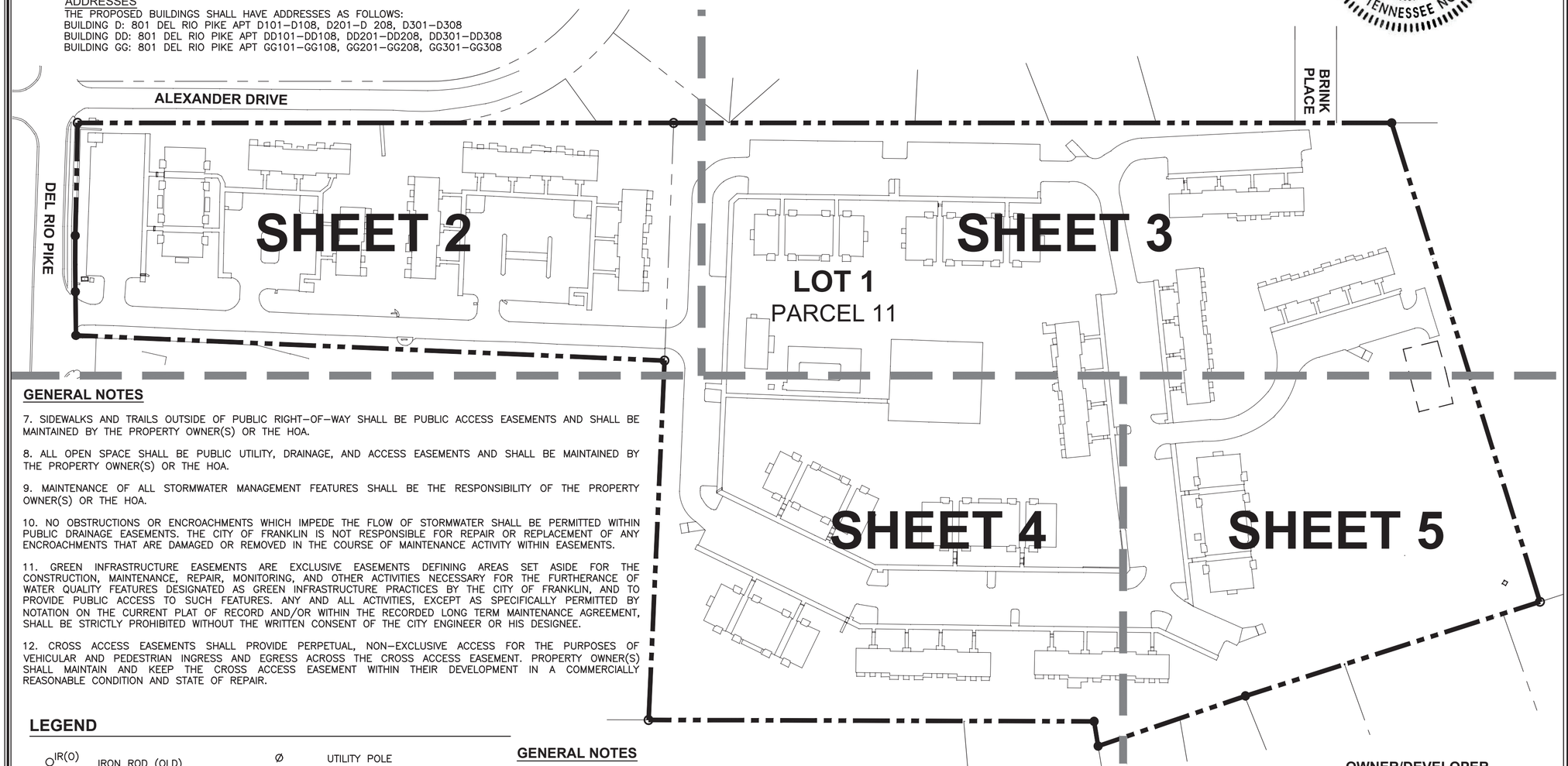
SEE NOTE 2.

0 100 200 300

THEODORE JOSEPH STEVENSON II
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
AGRICULTURE
COMMERCE
09/04/20
TENNESSEE NO. 2136

ADDRESSES

THE PROPOSED BUILDINGS SHALL HAVE ADDRESSES AS FOLLOWS:
BUILDING D: 801 DEL RIO PIKE APT D101–D108, D201–D 208, D301–D308
BUILDING DD: 801 DEL RIO PIKE APT DD101–DD108, DD201–DD208, DD301–DD308
BUILDING GG: 801 DEL RIO PIKE APT GG101–GG108, GG201–GG208, GG301–GG308



GENERAL NOTES

7. 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.

8. ALL OPEN SPACE SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.

9. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.

10. 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 EASEMENTS.

11. GREEN INFRASTRUCTURE EASEMENTS 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.

12. 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.

LEGEND

○IR(O)	IRON ROD (OLD)
●IR(N)	IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
○PK(O)	PK NAIL (OLD)
	FIRE HYDRANT
⋈	WATER VALVE
W	WATER METER
	CATCH BASIN
	SANITARY SEWER MANHOLE
○	SEWER CLEAN–OUT
	SEWER VALVE
	LIGHT STANDARD
	YARD LIGHT
E	ELECTRIC BOX
P	TRANSFORMER PAD
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE
Ø	UTILITY POLE
Ø→	UTILITY POLE W/ ANCHOR
Ø—	UTILITY POLE W/ LIGHT
G	GAS METER
T	TELEPHONE RISER
—P—	OVERHEAD ELECTRIC POWER LINE
—T—	OVERHEAD TELEPHONE LINE
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—SA—	SANITARY SEWER LINE
—W—	WATER LINE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
AC	AIR CONDITIONER
	CONCRETE SURFACE

GENERAL NOTES

13. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNER'S LOT AT THE HOMEOWNER'S EXPENSE.

14. 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.

15. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.

16. LOTS SHALL HAVE NO DIRECT ACCESS TO BRINK PLACE EXCEPT FOR GATED EMERGENCY ACCESS CONTROLLED BY AUTHORITY OF THE CITY OF FRANKLIN. MAINTENANCE OF EMERGENCY ACCESS GATES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.

17. PARKLAND IMPACT: 72 UNITS TOTAL WITH 8 PRE EXISTING; 64 UNITS X $4,304.00 = $275,456.00. FEES ARE DUE AT THE FINAL PLAT.

18. THE CITY OF FRANKLIN HAS THE RIGHT TO ENTER THE PRIVATE PROPERTY TO PERFORM EMERGENCY MAINTENANCE TO THE PRIVATE SANITARY SEWER SYSTEM AT THE PROPERTY OWNERS EXPENSE. THIS MUST BE DEEMED NECESSARY BY TDEC OF FRANKLIN WATER MANAGEMENT TO CORRECT THE SEWER SYSTEM IN THE EVENT OF DAMAGES TO PUBLIC UTILITIES RESULTING FROM THE PRIVATE SYSTEM. THE SANITARY SEWER SYSTEM SHALL REMAIN OPERATIONAL AND NOT IMPACT CITY OF FRANKLIN PUBLIC SEWER SYSTEM.

19. THE MINERAL RIGHTS FOR THIS PROPERTY ARE HELD BY THE OWNER.

OWNER/DEVELOPER

FRANKLIN MEADOWVIEW PARTNERS LLC
JOHN BERRY
4515 HARDING ROAD, SUITE 210
NASHVILLE, TN 37205
(615) 250–1628
jberry@covenantcapgroup.com

RECORDER'S INFORMATION

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS OF RECORD IN DEED BOOK 7313, PAGE 267, 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., TENNESSEE.

ROBERT N. MOORE, JR. DATE

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 28TH DAY OF JANUARY, 2020. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 70,373

06/04/20

TED J. STEVENSON II TN RLS NO. 2136 DATE

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:(A) THE WATER AND SEWER SYSTEMS DESIGNATED IN THE MADISON FRANKLIN, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (B) 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 SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF MTEMC

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.

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, SIDEWALKS AND GREEN INFRASTRUCTURE

I HEREBY CERTIFY THAT:(A) THE STREETS, DRAINAGE, SIDEWALKS AND GREEN INFRASTRUCTURE DESIGNATED IN THE MADISON FRANKLIN, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (B) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR STREETS, $_____ FOR DRAINAGE, $_____ FOR SIDEWALKS AND $_____ FOR GREEN INFRASTRUCTURE 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 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 FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE ____ DAY OF _____,20____, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY, FRANKLIN MUNICIPAL PLANNING COMMISSION DATE

FINAL PLAT

THE MADISON AT FRANKLIN PUD SUBDIVISION

801 DEL RIO PIKE

COF# 7256

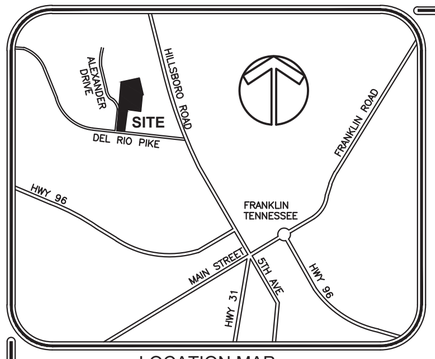
9TH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SCALE: 1"=100'
DATE: JUNE 4, 2020
JOB NO 18162 WO 1299

SHEET 1 of 5

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 WWW.RAGANSMITH.COM

G:\18162-129901-SURVEY\PLAT\FINAL\1299 PLAT SHEET 1.DWG



LOCATION MAP
N.T.S.

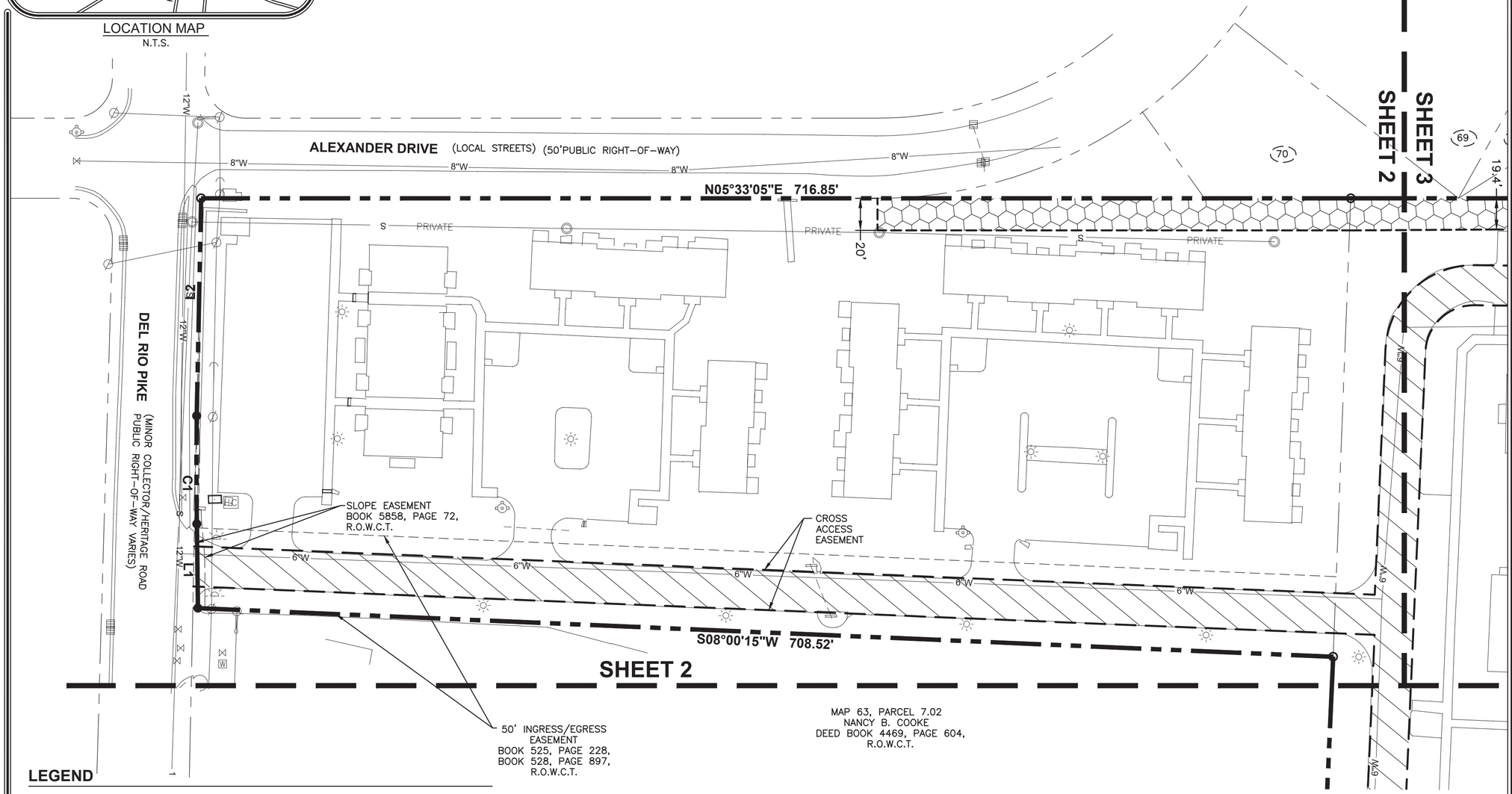
NOTE

2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD83.

SEE NOTE 2.

0 50 100 150

THEODORE JOSEPH STEVENSON II
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
AGRICULTURE
COMMERCE
06/04/20
TENNESSEE NO. 2136



LEGEND

IR(O)	IRON ROD (OLD)
IR(N)	IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
PK(O)	PK NAIL (OLD)
	FIRE HYDRANT
	WATER VALVE
W	WATER METER
	CATCH BASIN
	SANITARY SEWER MANHOLE
	SEWER CLEAN-OUT
	SEWER VALVE
	LIGHT STANDARD
	YARD LIGHT
E	ELECTRIC BOX
P	TRANSFORMER PAD
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE
Ø	UTILITY POLE
Ø→	UTILITY POLE W/ ANCHOR
Ø—○	UTILITY POLE W/ LIGHT
G	GAS METER
T	TELEPHONE RISER
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—W—	WATER LINE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
AC	AIR CONDITIONER
	CONCRETE SURFACE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N85°11'29"W	52.48'
L2	N83°17'05"W	135.67'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHD BRG	CHORD
C1	1°21'47"	2834.79'	67.43'	N84°30'39"W	67.43'

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06/04/20

TED J. STEVENSON II TN RLS NO. 2136 DATE

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DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

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WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE

CITY OF FRANKLIN DATE

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SECRETARY, FRANKLIN MUNICIPAL PLANNING COMMISSION DATE

FINAL PLAT

THE MADISON AT FRANKLIN PUD SUBDIVISION

801 DEL RIO PIKE

COF# 7256

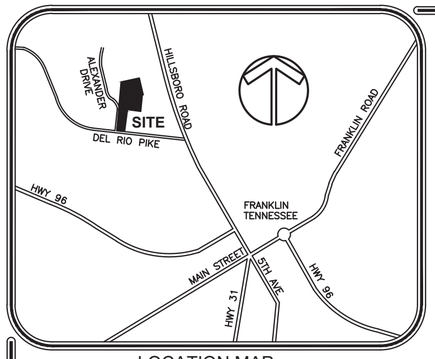
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SHEET 2 of 5

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G:\18162-1299\1-SURVEY\PLAT\FINAL\1299 PLAT SHEET 2-5.DWG



LOCATION MAP
N.T.S.

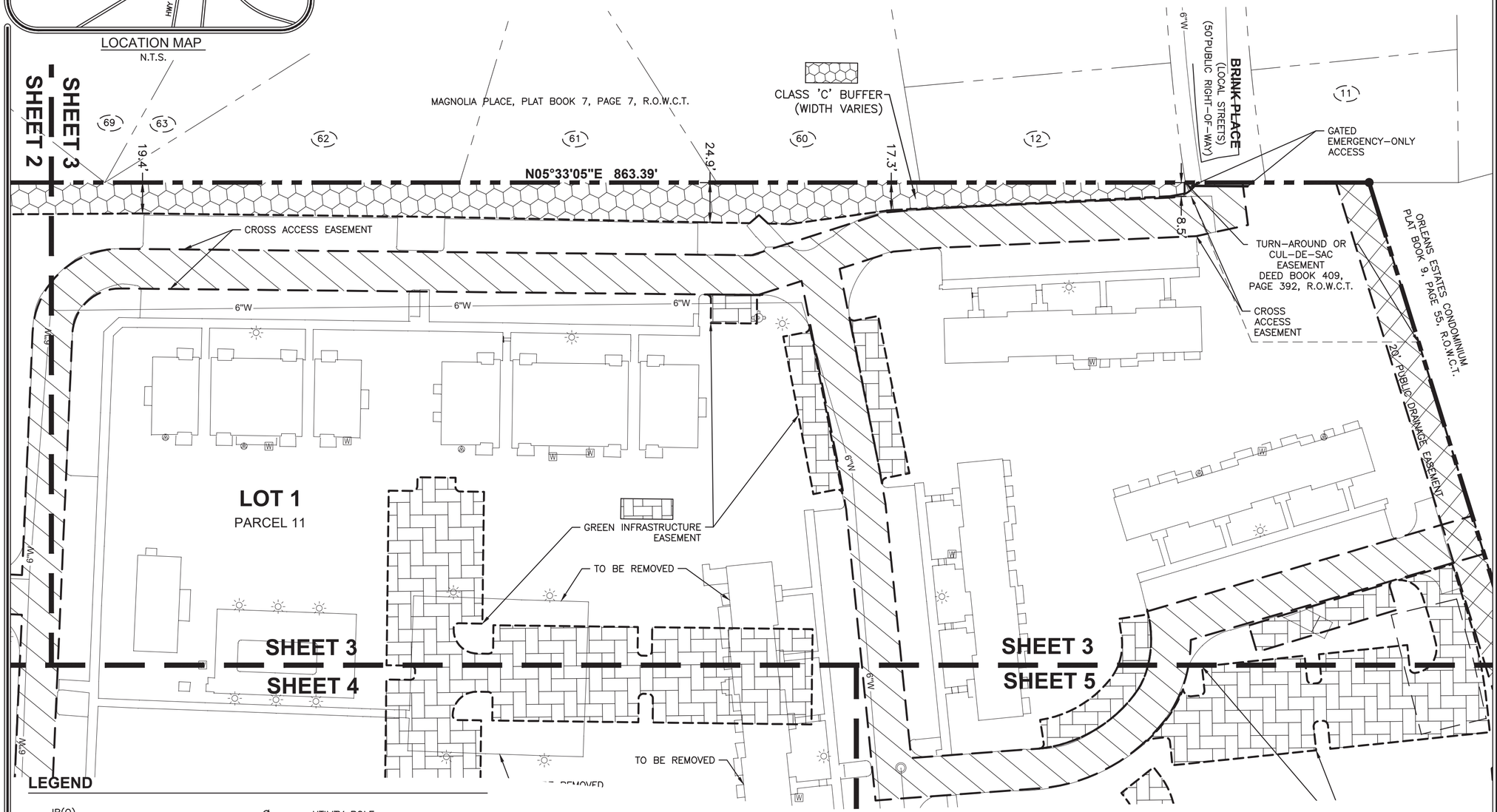
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SEE NOTE 2.

0 50 100 150

THE MOORE JOSEPH STEVENSON II
TENNESSEE NO. 2136
09/04/20



LEGEND

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IR(N)	IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")	Ø→	UTILITY POLE W/ ANCHOR
		Ø—○	UTILITY POLE W/ LIGHT
PK(O)	PK NAIL (OLD)	G	GAS METER
	FIRE HYDRANT	T	TELEPHONE RISER
	WATER VALVE	—P—	OVERHEAD ELECTRIC POWER LINE
W	WATER METER	—T—	OVERHEAD TELEPHONE LINE
	CATCH BASIN	—P&T—	OVERHEAD POWER AND TELEPHONE LINES
	SANITARY SEWER MANHOLE	—SA—	SANITARY SEWER LINE
	SEWER CLEAN-OUT	—W—	WATER LINE
	SEWER VALVE	RCP	REINFORCED CONCRETE PIPE
	LIGHT STANDARD	CMP	CORRUGATED METAL PIPE
	YARD LIGHT	AC	AIR CONDITIONER
E	ELECTRIC BOX		CONCRETE SURFACE
P	TRANSFORMER PAD		
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE		

RECORDER'S INFORMATION

CERTIFICATE OF OWNERSHIP

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ROBERT N. MOORE, JR. DATE

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06/04/20

TED J. STEVENSON II TN RLS NO. 2136 DATE

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:(A) THE WATER AND SEWER SYSTEMS DESIGNATED IN THE MADISON FRANKLIN, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (B) 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 SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF MTEMC

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MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, SIDEWALKS AND GREEN INFRASTRUCTURE

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DIRECTOR, STREETS DEPARTMENT DATE
CITY OF FRANKLIN 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 APPROVAL FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE _____ DAY OF _____,20____; AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY, FRANKLIN MUNICIPAL PLANNING COMMISSION DATE

FINAL PLAT

THE MADISON AT FRANKLIN PUD SUBDIVISION

801 DEL RIO PIKE

COF# 7256

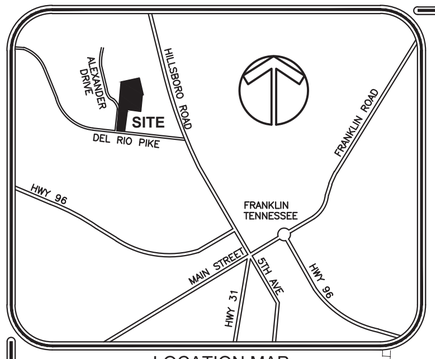
9TH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SCALE: 1"=100'
DATE: JUNE 4, 2020
JOB NO 18162 WO 1299

SHEET 3 of 5

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 WWW.RAGANSMITH.COM

G:\18162-1299\1-SURVEY\PLAT\FINAL\1299 PLAT SHEET 2-5.DWG



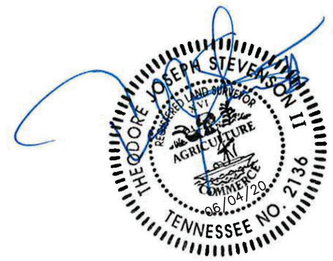
LOCATION MAP
N.T.S.

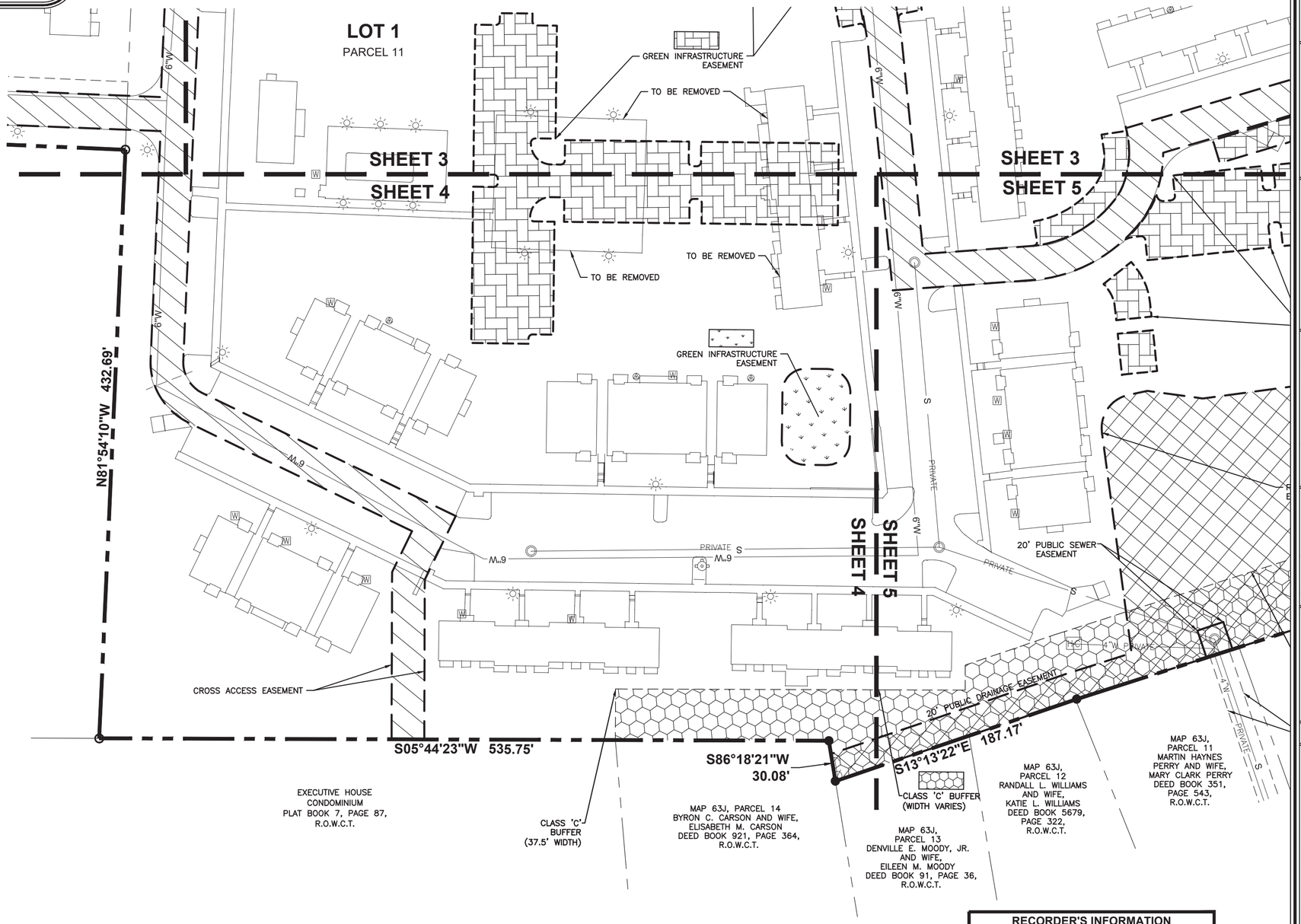
NOTE

2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD83.

SEE NOTE 2.

0 50 100 150





LEGEND

IR(O)	IRON ROD (OLD)	Ø	UTILITY POLE	SANITARY SEWER MANHOLE	—SA— SANITARY SEWER LINE
IR(N)	IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")	Ø→	UTILITY POLE W/ ANCHOR	SEWER CLEAN-OUT	—W— WATER LINE
		Ø—	UTILITY POLE W/ LIGHT	SEWER VALVE	RCP REINFORCED CONCRETE PIPE
PK(O)	PK NAIL (OLD)	G	GAS METER	LIGHT STANDARD	CMP CORRUGATED METAL PIPE
	FIRE HYDRANT	T	TELEPHONE RISER	YARD LIGHT	AC AIR CONDITIONER
	WATER VALVE	—P—	OVERHEAD ELECTRIC POWER LINE	ELECTRIC BOX	CONCRETE SURFACE
W	WATER METER	—T—	OVERHEAD TELEPHONE LINE	TRANSFORMER PAD	
	CATCH BASIN	–P&T–	OVERHEAD POWER AND TELEPHONE LINES	R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE	

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CITY OF FRANKLIN, TENNESSEE

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SECRETARY, FRANKLIN MUNICIPAL PLANNING COMMISSION DATE

RECORDER'S INFORMATION

FINAL PLAT

THE MADISON AT FRANKLIN PUD SUBDIVISION

801 DEL RIO PIKE

COF# 7256

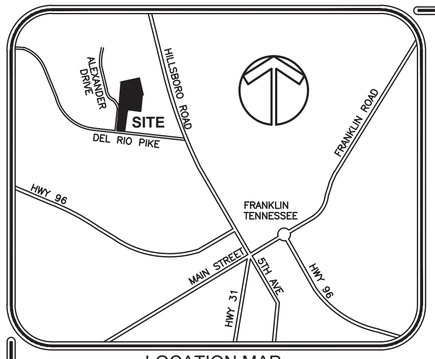
9TH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SCALE: 1"=100'
DATE: JUNE 4, 2020
JOB NO 18162 WO 1299

SHEET 4 of 5

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G:\18162-1299\1-SURVEY\PLAT\FINAL\1299 PLAT SHEET 2-5.DWG



LOCATION MAP
N.T.S.

NOTE

2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD83.

SEE NOTE 2.

0 50 100 150

THEODORE JOSEPH STEVENSON II
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE NO. 2136
06/04/20

SHEET 3
SHEET 5

N78°21'02"E 603.03'

ORLEANS ESTATES CONDOMINIUM
PLAT BOOK 9, PAGE 55, R.O.W.C.T.

GREEN INFRASTRUCTURE EASEMENT

20' PUBLIC DRAINAGE EASEMENT
BOOK _____, PAGE _____, R.O.W.C.T.

PUBLIC DRAINAGE EASEMENT

20' PUBLIC SEWER EASEMENT

LOT 1
711 HILLSBORO ROAD P.U.D.
SUBDIVISION
PLAT BOOK 58, PAGE 36,
R.O.W.C.T.

LOT 2
711 HILLSBORO ROAD P.U.D.
SUBDIVISION
PLAT BOOK 58,
PAGE 36,
R.O.W.C.T.

SHEET 4
SHEET 5

S12°11'23"E 371.81'

MAP 63J, PARCEL 10
DANIEL C. GARDNER
DEED BOOK 4426, PAGE 317,
R.O.W.C.T.

CLASS 'C' BUFFER
(50' WIDTH)

20' PUBLIC DRAINAGE EASEMENT

S13°13'22"E 187.17'

°18'21"W
30.08'

CLASS 'C' BUFFER
(WIDTH VARIES)

15' WATER AND SEWER EASEMENT
BOOK 525, PAGE 228,
BOOK 528, PAGE 897,
R.O.W.C.T.

MAP 63J,
PARCEL 11
MARTIN HAYNES
PERRY AND WIFE,
MARY CLARK PERRY
DEED BOOK 351,
PAGE 543,
R.O.W.C.T.

MAP 63J,
PARCEL 12
RANDALL L. WILLIAMS
AND WIFE,
KATIE L. WILLIAMS
DEED BOOK 5679,
PAGE 322,
R.O.W.C.T.

MAP 63J,
PARCEL 13
DENVILLE E. MOODY, JR.
AND WIFE,
EILEEN M. MOODY
DEED BOOK 91, PAGE 36,
R.O.W.C.T.

ARCEL 14
ON AND WIFE,
. CARSON
1, PAGE 364,
.C.T.

RUCTURE
ASEMENT

VED

4"W PRIVATE

SA

36" RCP

18" RCP

HILLSBORO ROAD

LEGEND

○IR(O)	IRON ROD (OLD)	⌀	UTILITY POLE	◎	SANITARY SEWER MANHOLE
●IR(N)	IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")	⌀→	UTILITY POLE W/ ANCHOR	○	SEWER CLEAN-OUT
		⌀—	UTILITY POLE W/ LIGHT	△	SEWER VALVE
○PK(O)	PK NAIL (OLD)	G	GAS METER	☼	LIGHT STANDARD
	FIRE HYDRANT	T	TELEPHONE RISER	☼	YARD LIGHT
⋈	WATER VALVE	—P—	OVERHEAD ELECTRIC POWER LINE	E	ELECTRIC BOX
W	WATER METER	—T—	OVERHEAD TELEPHONE LINE	P	TRANSFORMER PAD
	CATCH BASIN	—P&T—	OVERHEAD POWER AND TELEPHONE LINES	R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE

—SA—	SANITARY SEWER LINE
—W—	WATER LINE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
AC	AIR CONDITIONER
	CONCRETE SURFACE

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CITY OF FRANKLIN TENNESSEE

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FINAL PLAT

THE MADISON AT FRANKLIN PUD SUBDIVISION

801 DEL RIO PIKE

COF# 7256

9TH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SCALE: 1"=100'
DATE: JUNE 4, 2020
JOB NO 18162 WO 1299

SHEET 5 of 5

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G:\18162-1299\1-SURVEY\PLAT\FINAL\1299 PLAT SHEET 2-5.DWG

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 20-0847

DATE: June 10, 2020

TO: Franklin Municipal Planning Commission

FROM: Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:
Shadow Green PUD Subdivision, Final Plat, Section 1, Revision 1, Revising Building Setbacks, On 52.54 Acres, Located Near The Intersection Of Shadow Green Drive And Spring Tree Lane. (CONSENT AGENDA)

PURPOSE:
PROJECT INFORMATION

COF Project Number: 7260
Applicant: Tom Darnall, Ragan Smith Associates
Owner: Will Gayle, Clayton Properties Group, Inc.

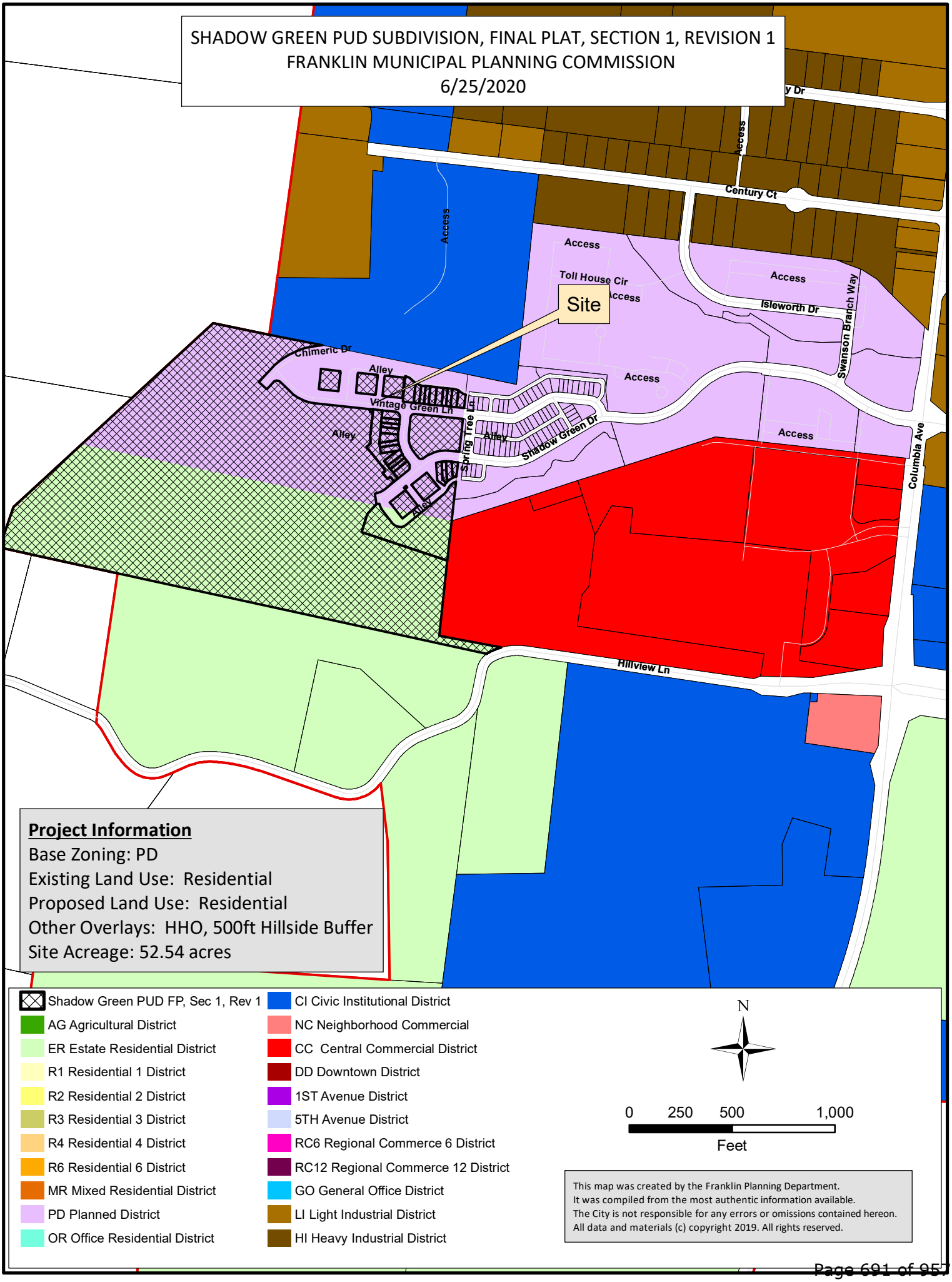
BACKGROUND/STAFF COMMENTS:
The purpose of this plat is to revise the platted setbacks for Section 1 of the Shadow Green PUD to the the setbacks that were approved with the Shadow Green PUD Subdivision Development Plan. The development plan for the Shadow Green PUD Subdivision was approved in December 2018 and the final plat for Section 1 was approved in April 2019.

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 of the Shadow Green, Final Plat, Section 1, Revision 1.


SHADOW GREEN PUD SUBDIVISION, FINAL PLAT, SECTION 1, REVISION 1
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/25/2020
Century Ct
Access
Toll House Cir
Site
Isleworth Dr
Swanson Branch Way
Chimeric Dr
Alley
Vintage Green Ln
Spring Tree Ln
Shadow Green Dr
Columbia Ave
Hillview Ln
Project Information
Base Zoning: PD
Existing Land Use: Residential
Proposed Land Use: Residential
Other Overlays: HHO, 500ft Hillside Buffer
Site Acreage: 52.54 acres
Shadow Green PUD FP, Sec 1, Rev 1
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
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 hereon.
All data and materials (c) copyright 2019. All rights reserved.

COF no: 7260

CONDITIONS OF APPROVAL:

Open Issues: 2 These issues are currently being filtered

Performance Agreement and Surety

General Issues

1. Engineering Sureties

kevin.long@franklintn.gov	No sureties are associated with this Final Plat. Any associated sureties were posted with the original final plat.

Planning

General Issues

6. Note 4

joseph.bryan@franklintn.gov	Applicant shall revise note 4 to "The property is currently zoned Planned (PD) District, Yard Setbacks established by the Shadow Green PUD Subdivision Development Plan are as follows: ...." [Edited By Joseph Bryan]

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO REVISE NOTE 4.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983, ZONE 4100; NAD 83 DATUM. GPS EQUIPMENT WAS USED DURING THE COURSE OF THE SURVEY ON THE SITE TO DETERMINE THE POSITION OF TWO CONTROL POINTS FOR ESTABLISHING THE BEARING BASE. THE EQUIPMENT USED: LEICA, MODEL GX 1230, DUAL FREQUENCY RECEIVER. THE TYPE OF SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC.
3. 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. 47187C0195F, 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. 0195, 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.
4. THIS PROPERTY IS CURRENTLY ZONED SD–R – (SPECIFIC DEVELOPMENT–RESIDENTIAL DISTRICT). MINIMUM YARD REQUIREMENTS PER CITY OF FRANKLIN ZONING ORDINANCE, DATED SEPTEMBER 29, 2014, ARE AS FOLLOWS:

   FRONT – 10' SIDE – 0'–6' REAR – 0'–20'

5. 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.
6. 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.
7. ALL OPEN SPACE SHALL BE PUBLIC UTILITY, ACCESS, AND DRAINAGE EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
8. PROPERTY OWNER(S) OR THE HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORM WATER MANAGEMENT FEATURES.
9. 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.
10. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
11. MAINTENANCE OF ALL STORM WATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
12. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES THE PREVIOUS RECORDING OF LOTS 1–24, 900–902, AND OPEN SPACE LOTS 100–107 SHOWN ON THE FINAL PLAT ENTITLED "SHADOW GREEN PUD SUBDIVISION, SECTION ONE" AS RECORDED IN PLAT BOOK P70, PAGE 142, R.O.W.C.

(GENERAL NOTES – CONTINUED)

13. 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.
14. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNER'S LOT AT THE HOMEOWNER'S EXPENSE.
15. I HEREBY STATE THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1 IN 12,196 AS SHOWN HEREON.

6/04/20
JOHN T. DARNALL, R.L.S. NO. 1571 DATE

PROPERTY MAP REFERENCE

BEING A PART OF PARCEL NUMBER 028.00 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 090.

DEED REFERENCE

BEING A PART OF THE SAME PROPERTY CONVEYED TO CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION BY SPECIAL WARRANTY DEED OF RECORD IN BOOK 7285, PAGE 144, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

SURVEYOR

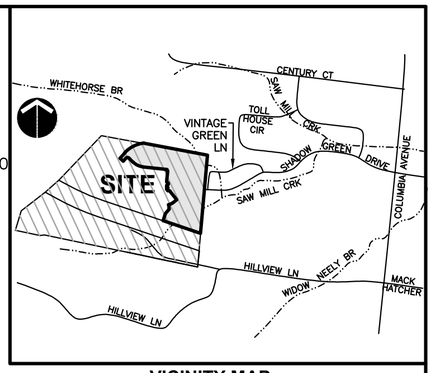
RAGAN–SMITH ASSOCIATES, INC.
TOM DARNALL, RLS
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
(615) 244–8591
tdarnall@ragansmith.com

OWNER/DEVELOPER

GOODALL HOMES
TAYLOR DEKALB
393 MAPLE STREET, SUITE 100
GALLATIN, TENNESSEE 37206
(615) 451–5029
taylor.dekalb@goodallhomes.com

SEE NOTE 2.

0 200 400 600



VICINITY MAP
NOT TO SCALE

PARKLAND INFORMATION

35 UNITS AT 1,200 SQUARE FEET = 42,000 SQUARE FEET
147 UNITS AT 600 SQUARE FEET = 88,200 SQUARE FEET
42,000 SQUARE FEET + 88,200 SQUARE FEET = 130,200

FUTURE LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
900	737,713	16.94
901	689,561	15.83
902	374,735	8.60

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
1	2,532	0.06
2	1,918	0.04
3	1,917	0.04
4	2,786	0.06
5	2,783	0.06
6	1,912	0.04
7	1,912	0.04
8	2,540	0.06
9	2,997	0.07
10	1,915	0.04
11	1,916	0.04
12	2,484	0.06
13	3,393	0.08
14	2,049	0.05
15	2,683	0.06
16	2,611	0.06
17	1,946	0.04
18	1,915	0.04
19	2,999	0.07
20	2,826	0.06
21	2,181	0.05
22	2,426	0.06

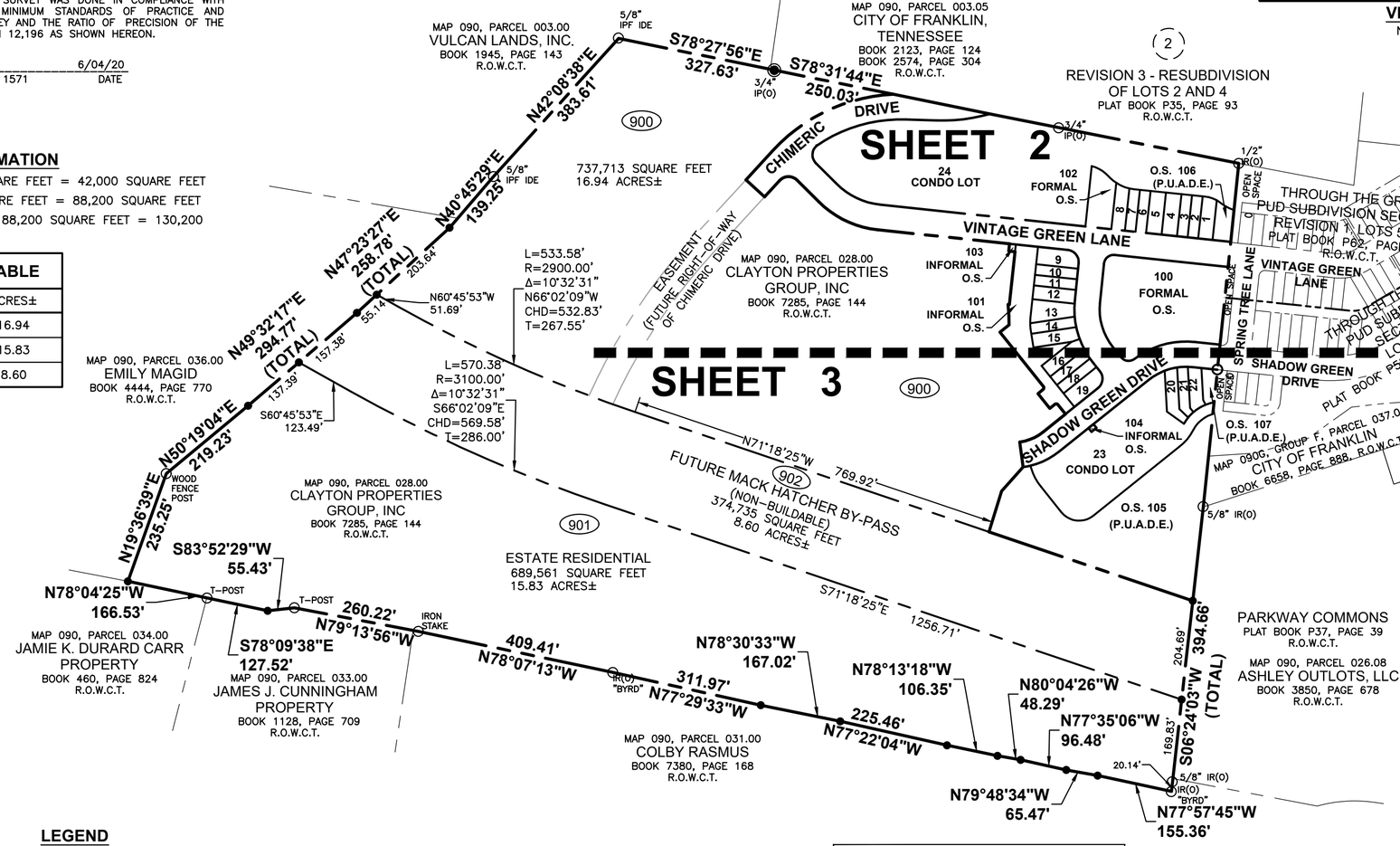
CONDO LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
23	47,710	1.10
24	126,201	2.90

FORMAL OPEN SPACE TABLE		
LOT	SQ. FT.±	ACRES±
100	44,894	1.03
102	6,083	0.14

INFORMAL OPEN SPACE TABLE		
LOT	SQ. FT.±	ACRES±
101	16,475	0.38
103	195	0.00
104	130	0.00

OPEN SPACE (P.U.A.D.E) AREA TABLE		
LOT	SQ. FT.±	ACRES±
105	76,111	1.75
106	2,746	0.06
107	1,940	0.04

RIGHT-OF-WAY AREA TABLE	
SQ. FT.±	ACRES±
111,661	2.56



LEGEND

●	IRON ROD (NEW) (1/2" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
○IR(O)	IRON ROD (OLD)
○IP(O)	IRON PIPE (OLD)
P.U.A.D.E	PUBLIC UTILITY, ACCESS AND DRAINAGE EASEMENT
(XX)	LOT NUMBER
O.S.	OPEN SPACE
HOA	HOME OWNER'S ASSOCIATION
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN

RECORDER'S INFORMATION

SHADOW GREEN
PUD SUBDIVISION
SECTION ONE
REVISION 1

C.O.F. # 7260
2ND SUBMITTAL DATE: JUNE 4, 2020
1ST SUBMITTAL DATE: MAY 11, 2020
JOB NO: 16155 W.O: 0722
DRAWN BY: S. LEWIS SCALE: 1"=100'

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 7285, PAGE 144, R.O.W.C.T. AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATED 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 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.T.

CLAYTON PROPERTIES GROUP, INC _____ DATE
PRINT NAME AND TITLE

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 26TH DAY OF NOVEMBER, 2018.

JOHN T. DARNALL RLS #1571 6/04/20 DATE

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE WATER AND SEWER SYSTEMS DESIGNATED IN "SHADOW GREEN, SECTION ONE" 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 SYSTEMS.

DIRECTOR WATER MANAGEMENT DEPARTMENT CITY OF FRANKLIN, TENNESSEE _____ DATE

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY THAT:

(1) THE STREETS AND DRAINAGE IN "SHADOW GREEN, SECTION ONE" 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.

SUPERINTENDENT, STREETS FRANKLIN, TENNESSEE _____ DATE

CERTIFICATE OF THE APPROVAL OF SUBDIVISION NAME AND STREET NAMES

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.

CITY OF FRANKLIN _____ DATE

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY _____ 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 _____, 2018, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY.

SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION _____ DATE

FINAL SUBDIVISION PLAT

CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

NET AREA:	52.54	TOTAL LOTS:	35
ACRES NEW ROAD:	2.56	CIVIL DISTRICT:	5TH
MILES NEW ROAD:	0.7	CLOSURE ERROR:	1:12,196

OWNER: CLAYTON PROPERTIES GROUP, INC
SURVEYOR: RAGAN – SMITH – ASSOCIATES, INC.
SCALE: 1"=200' 0 100' 200' 400'

SHEET 1 OF 3

G:\16155-0722\1-SURVEY\PLAT\FINAL PLAT\SECTION 1\16155-0722 SECTION ONE FINAL PLAT REVISION 1.DWG

(2)

REVISION 3 - RESUBDIVISION
OF LOTS 2 AND 4
PLAT BOOK P35, PAGE 93
R.O.W.C.T.

MAP 090, PARCEL 003.05
CITY OF FRANKLIN, TENNESSEE
BOOK 2123, PAGE 124
BOOK 2574, PAGE 304
R.O.W.C.T.

S78°31'44"E 250.03'

L=280.68'
R=359.00'
Δ=44°47'48"
N65°01'03"E
CHD=273.59'
T=147.96'

CHIMERIC DRIVE (LOCAL)

STREET TO BE EXTENDED BY AUTHORITY OF THE CITY OF FRANKLIN

N42°37'09"E 82.22'

N47°26'28"W 52.00'

S42°37'09"W 45.82'

L=40.24'
R=25.00'
Δ=92°13'23"
S88°43'51"W
CHD=36.03'
T=25.99'

EASEMENT (FUTURE RIGHT-OF-WAY OF CHIMERIC DRIVE)

N45°09'27"W 63.49'

L=135.86'
R=201.00'
Δ=38°43'43"
N64°31'19"W
CHD=133.29'
T=70.64'

S78°31'44"E 213.65' (TOTAL)
203.00'

S88°08'46"E 63.17'

L=195.48'
R=307.00'
Δ=36°28'58"
N73°36'45"E
CHD=192.19'
T=101.18'

L=110.95'
R=359.00'
Δ=17°42'28"
N83°00'00"E
CHD=110.51'
T=55.92'

S78°44'34"E 133.84'

S78°48'58"E 378.40'

L=40.69'
R=24.94'
Δ=93°29'05"
N01°21'11"E
CHD=36.33'
T=26.50'

S45°09'27"E 60.14'

L=100.72'
R=149.00'
Δ=38°43'43"
S64°31'19"E
CHD=98.81'
T=52.37'

24" RCP
18" RCP
8"W
8"SA
SIDEWALK
52' RIGHT-OF-WAY
22' P.U.A.D.E.
20' WATER LINE EASEMENT
GIP EASEMENT (TYPICAL)
25' DRAINAGE EASEMENT
36" x 96" BOX CULVERT
96.95'
OPEN SPACE
ALLEY (20' RIGHT-OF-WAY)
(P.U.A.D.E.)
BIO-RETENTION AREA
STORM WATER DETENTION FACILITY
20' DRAINAGE EASEMENT
SPRING TREE LANE
SHADOW GREEN DRIVE
SHADY STONE WAY (LOCAL)

900 VINTAGE GREEN LANE
1ST FLOOR UNITS: 101-104
2ND FLOOR UNITS: 201-206
3RD FLOOR UNITS: 301-306

800 VINTAGE GREEN LANE
1ST FLOOR UNITS: 101-104
2ND FLOOR UNITS: 201-206
3RD FLOOR UNITS: 301-306

700 VINTAGE GREEN LANE
1ST FLOOR UNITS: 101-104
2ND FLOOR UNITS: 201-206
3RD FLOOR UNITS: 301-306

24 CONDO LOT

102 FORMAL O.S.

103 INFORMAL O.S.

101 INFORMAL O.S.

100 FORMAL O.S.

106 O.S. (P.U.A.D.E.)

10'X10' MTEMC EASEMENT

N83°56'00"W 273.82'

N83°56'00"W 726.60' (TOTAL)

S83°56'00"E 120.97' (TOTAL)

S83°56'00"E 235.01'

N06°04'21"E 109.44'

N06°04'00"E 124.85'

N06°04'00"E 96.12'

S84°04'35"E 146.43' (TOTAL)

N83°55'39"W 87.00'

N83°55'39"W 87.06'

N83°55'39"W 87.11'

N83°56'00"W 87.32'

S81°28'07"W 92.73'

S81°28'07"W 93.49'

S69°41'28"W 16.73' (TOTAL)

S81°28'07"W 80.48' (TOTAL)

N38°40'08"W 27.34'

S05°55'25"E 81.63'

S05°54'35"W 710.34' (TOTAL)

N83°54'48"W 51.35'

S83°54'48"E 51.51' (TOTAL)

N51°19'52"E 24.00'

N01°56'30"W 18.88'

N03°28'32"W 23.35'

N06°04'21"E 15.00'

(SEE SHEET 1)

REMAINING
MAP 090, PARCEL 028.00
CLAYTON PROPERTIES GROUP, INC
BOOK 7285, PAGE 144
R.O.W.C.T.

THROUGH THE GREEN
PUD SUBDIVISION SECTION 3
REVISION 1, LOTS 52-83
PLAT BOOK P62, PAGE 126
R.O.W.C.T.

ALLEY (20' RIGHT-OF-WAY)
THROUGH THE GREEN
PUD SUBDIVISION, SECTION 2
LOTS 9-51
PLAT BOOK P58, PAGE 70
R.O.W.C.T.

MATCH LINE SHEET 2
SHEET 3

SHEET 2
SHEET 3

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHD BRG	CHORD	TANGENT
C4	2.59'	24.50'	6°04'04"	S85°34'34"E	2.59'	1.30
C5	39.17'	65.50'	34°15'53"	S59°20'13"E	38.59'	20.19
C6	22.69'	84.56'	15°22'38"	S49°53'45"E	22.63'	11.42
C7	39.26'	76.58'	29°22'23"	S70°07'03"E	38.83'	20.07
C8	29.53'	76.58'	22°05'50"	S66°28'47"E	29.35'	14.95
C9	9.72'	76.58'	7°16'33"	S81°09'59"E	9.72'	4.87
C10	26.06'	65.00'	22°58'14"	S72°35'28"E	25.89'	13.21
C11	9.46'	66.97'	8°05'37"	S55°58'19"E	9.45'	4.74
C12	31.65'	108.15'	16°46'09"	S61°48'14"E	31.54'	15.94
C13	39.21'	25.00'	89°51'25"	S39°00'17"E	35.31'	24.94
C14	136.98'	176.00'	44°35'33"	S16°22'21"E	133.55'	72.17
C15	6.69'	176.00'	2°10'40"	S04°50'06"W	6.69'	3.35
C16	26.54'	176.00'	8°38'27"	S00°34'28"E	26.52'	13.30
C17	22.01'	176.00'	7°10'00"	S08°28'41"E	22.00'	11.02
C18	25.33'	176.00'	8°14'51"	S16°11'07"E	25.31'	12.69
C19	23.45'	176.00'	7°38'08"	S24°07'36"E	23.44'	11.74
C23	31.47'	20.00'	90°08'35"	N50°59'43"E	28.32'	20.05
C24	133.12'	176.00'	43°20'14"	S74°25'05"W	129.97'	69.93
C25	30.92'	20.00'	88°34'54"	N82°57'35"W	27.93'	19.51
C26	96.51'	124.00'	44°35'33"	N16°22'21"W	94.09'	50.85
C49	22.43'	88.00'	14°36'13"	S01°13'46"E	22.37'	11.28
C50	11.72'	88.00'	7°37'54"	N04°42'56"W	11.71'	5.87
C51	10.71'	88.00'	6°58'20"	N02°35'11"E	10.70'	5.36

LINE TABLE		
LINE	BEARING	DISTANCE
L7	N51°19'52"E	24.00'
L8	N01°56'30"W	18.88'
L9	N03°28'32"W	23.35'
L10	N83°56'00"W	13.00'
L11	N06°04'21"E	15.00'
L12	N06°04'21"E	15.00'

LEGEND

■	CONCRETE MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 1/2" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")
●	IRON ROD (NEW) (1/2" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
IR(O) ○	IRON ROD (OLD)
IP(O) ○	IRON PIPE (OLD)
◎	SANITARY SEWER MANHOLE
—SA—	SANITARY SEWER LINE
O.S.	OPEN SPACE
GIP	GREEN INFRASTRUCTURE PRACTICE
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN
	FIRE HYDRANT
—W—	WATER LINE
W	WATER METER
	CATCH BASIN/CURB INLET
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
ST	STORM MANHOLE
XX	LOT NUMBER
P.U.A.D.E	PUBLIC UTILITY, ACCESS AND DRAINAGE EASEMENT
XXX	ADDRESS

JOHN T. DARNALL
REGISTERED
LAND SURVEYOR
TENNESSEE NO. 1571
AGRICULTURE
COMMERCE
04/04/20

RECORDER'S INFORMATION

SHADOW GREEN
PUD SUBDIVISION
SECTION ONE, REVISION 1
C.O.F. # 7260

2ND SUBMITTAL DATE: JUNE 4, 2020
1ST SUBMITTAL DATE: MAY11, 2020
JOB NO: 16155 W.O: 0722
DRAWN BY: S. LEWIS SCALE: 1"=50'

FINAL SUBDIVISION PLAT

CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

NET AREA:	52.54	TOTAL LOTS:	35
ACRES NEW ROAD:	2.56	CIVIL DISTRICT:	5TH
MILES NEW ROAD:	0.70	CLOSURE ERROR:	1:15000+

OWNER: CLAYTON PROPERTIES GROUP, INC
SURVEYOR: RAGAN – SMITH – ASSOCIATES, INC.
SCALE: 1"=50' 0 25' 50' 100'

SHEET 2 OF 3

G:\16155-0722\1-SURVEY\PLAT\FINAL PLAT\SECTION 1\16155-0722 SECTION ONE FINAL PLAT REVISION 1.D

MATCH LINE SHEET 2
SHEET 3

SHEET 2
SHEET 3

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N07°44'38"W	52.00'
L2	N51°20'12"E	58.61'
L3	N38°40'08"W	25.00'
L4	S51°19'52"W	13.50'
L5	N38°40'08"W	39.00'
L6	N51°19'52"E	13.50'
L13	S26°02'47"E	10.71'
L14	S38°25'36"E	11.10'
L15	S46°04'15"E	24.97'
L16	S54°24'16"E	42.82'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHD BRG	CHORD	TANGENT
C1	53.44'	99.06'	30°54'32"	N66°47'34"E	52.79'	27.39
C2	7.07'	4.50'	90°00'00"	N83°40'08"W	6.36'	4.50
C3	7.07'	4.50'	90°00'00"	N06°19'52"E	6.36'	4.50
C20	22.19'	176.00'	7°13'20"	S31°33'20"E	22.17'	11.11
C21	10.76'	176.00'	3°30'08"	S36°55'04"E	10.76'	5.38
C22	39.27'	25.00'	90°00'26"	S06°20'05"W	35.36'	25.00
C25	30.92'	20.00'	88°34'54"	N82°57'35"W	27.93'	19.51
C30	66.38'	151.07'	25°10'34"	N63°55'35"E	65.85'	33.73
C31	15.12'	150.49'	5°45'25"	S79°22'54"W	15.11'	7.57
C32	96.85'	124.00'	44°44'55"	N73°42'45"E	94.40'	51.04
C33	38.21'	124.00'	17°39'21"	N60°09'58"E	38.06'	19.26
C34	26.56'	124.00'	12°16'25"	N75°07'52"E	26.51'	13.33
C35	22.03'	124.00'	10°10'44"	N86°21'26"E	22.00'	11.04
C36	10.04'	124.00'	4°38'24"	S86°13'59"E	10.04'	5.02
C37	79.01'	91.00'	49°44'37"	N54°30'08"E	76.55'	42.19
C38	18.49'	91.00'	11°38'24"	S73°33'15"W	18.46'	9.28
C39	29.38'	91.00'	18°29'43"	S58°29'11"W	29.25'	14.82
C40	15.49'	91.00'	9°45'11"	S44°21'44"W	15.47'	7.76
C41	15.65'	91.00'	9°51'19"	S34°33'29"W	15.63'	7.85
C42	50.93'	68.00'	42°54'39"	N49°57'59"E	49.75'	26.72
C43	45.75'	98.47'	26°36'59"	N39°33'32"E	45.34'	23.29
C44	73.83'	47.00'	90°00'00"	N83°40'08"W	66.47'	47.00
C45	31.79'	97.69'	18°38'40"	N31°19'02"W	31.65'	16.04
C46	11.66'	111.00'	6°01'05"	N19°37'06"W	11.65'	5.83

REMAINING
MAP 090, PARCEL 028.00
CLAYTON PROPERTIES GROUP, INC
BOOK 7285, PAGE 144
R.O.W.C.T.

(SEE SHEET 1)

SHADOW GREEN DRIVE

STREET TO BE EXTENDED BY AUTHORITY OF THE CITY OF FRANKLIN

N38°40'08"W 143.04'

N41°47'07"E 66.70'

N17°14'36"E 87.70'

N71°18'25"W 443.21'

S06°24'03"W 195.64' (TOTAL)

S05°54'35"W 710.84' (TOTAL)

104 INFORMAL O.S.

23 CONDO LOT

1901 SHADOW GREEN DRIVE
1ST FLOOR UNITS: 101-104
2ND FLOOR UNITS: 201-206
3RD FLOOR UNITS: 301-306

GIP EASEMENT (TYPICAL)

UNDERGROUND DETENTION EASEMENT (P.U.D.E.)

105 O.S. (P.U.A.D.E.)

MAP 090, PARCEL 028.00
CLAYTON PROPERTIES GROUP, INC
BOOK 7285, PAGE 144
R.O.W.C.T.

FUTURE MACK HATCHER BY-PASS
(NON-BUILDABLE)
(SEE SHEET 1)

REMAINING
MAP 090, PARCEL 028.00
CLAYTON PROPERTIES GROUP, INC
BOOK 7285, PAGE 144
R.O.W.C.T.

SHADOW GREEN DRIVE

10'X10' MTEMC EASEMENT

107 O.S. (P.U.A.D.E.)

OPEN SPACE

ALLEY (20' RIGHT-OF-WAY

THROUGH THE GREEN
PUD SUBDIVISION, SECTION 2
LOTS 9-51
PLAT BOOK P58, PAGE 70
R.O.W.C.T.

MAP 090G, GROUP F, PARCEL 037.00
CITY OF FRANKLIN
BOOK 6658, PAGE 888
R.O.W.C.T.

THROUGH THE GREEN
PUD SUBDIVISION, SECTION 2
LOTS 9-51
PLAT BOOK P58, PAGE 70
R.O.W.C.T.

MAP 090, PARCEL 037.00
ASHLEY OUTLOTS, LLC
BOOK 3850, PAGE 678
R.O.W.C.T.

PARKWAY COMMONS
PLAT BOOK P37, PAGE 39
R.O.W.C.T.

LEGEND

■	CONCRETE MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 1/2" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")
●	IRON ROD (NEW) (1/2" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
IR(O)	IRON ROD (OLD)
◎	SANITARY SEWER MANHOLE
—SA—	SANITARY SEWER LINE
O.S.	OPEN SPACE
GIP	GREEN INFRASTRUCTURE PRACTICE
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN
	FIRE HYDRANT
—W—	WATER LINE
W	WATER METER
	CATCH BASIN/CURB INLET
RCP	REINFORCED CONCRETE PIPE
ST	STORM MANHOLE
XX	LOT NUMBER
P.U.A.D.E	PUBLIC UTILITY, ACCESS AND DRAINAGE EASEMENT
P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
XXX	ADDRESS

JOHN T. DARNALL
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 1571
06/04/20

RECORDER'S INFORMATION

SHADOW GREEN
PUD SUBDIVISION
SECTION ONE, REVISION 1
C.O.F. # 7260

2ND SUBMITTAL DATE: JUNE 4, 2020
1ST SUBMITTAL DATE: MAY 11, 2020
JOB NO: 16155 W.O: 0722
DRAWN BY: S. LEWIS SCALE: 1"=50'

FINAL SUBDIVISION PLAT

CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

NET AREA:	52.54	TOTAL LOTS:	35
ACRES NEW ROAD:	2.56	CIVIL DISTRICT:	5TH
MILES NEW ROAD:	0.70	CLOSURE ERROR:	1:15000+

OWNER: CLAYTON PROPERTIES GROUP, INC
SURVEYOR: RAGAN – SMITH – ASSOCIATES, INC.
SCALE: 1"=50' 0 25' 50' 100'

SHEET 3 OF 3

G:\16155-0722\1-SURVEY\PLAT\FINAL PLAT\SECTION 1\16155-0722 SECTION ONE FINAL PLAT REVISION 1.D

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 20-0852

DATE: June 12, 2020

TO: Franklin Municipal Planning Commission

FROM: Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Dianna Tomlin, Principal Planner

SUBJECT:
Williamson County Animal Care Center, Site Plan, Constructing 281,332 Square Feet Of Civic Institutional Space, On 38.67 Acres, Located North Of Old Charlotte Pike And East of Under Construction Portion Of Mack Hatcher Parkway. (CONSENT AGENDA)

PURPOSE:
Project Information

COF Project Number:7200
Applicant: CJ Murrell, Kimley Horn
Owner: Jim Cross representing Williamson County

BACKGROUND/STAFF COMMENTS:
This site plan was previously approved on the consent agenda of the March 26 Franklin Municipal Planning Commission.

The County submitted two separate site plans because of the budgeting structure of the project, one for the building and one for the driveway. In order to keep the County site preparation on schedule, staff is moving the conditions associated with the roadway project site plan to the building site plan. This allows grading permits to be issued for the roadway plan. No outstanding conditions are being removed from the project.

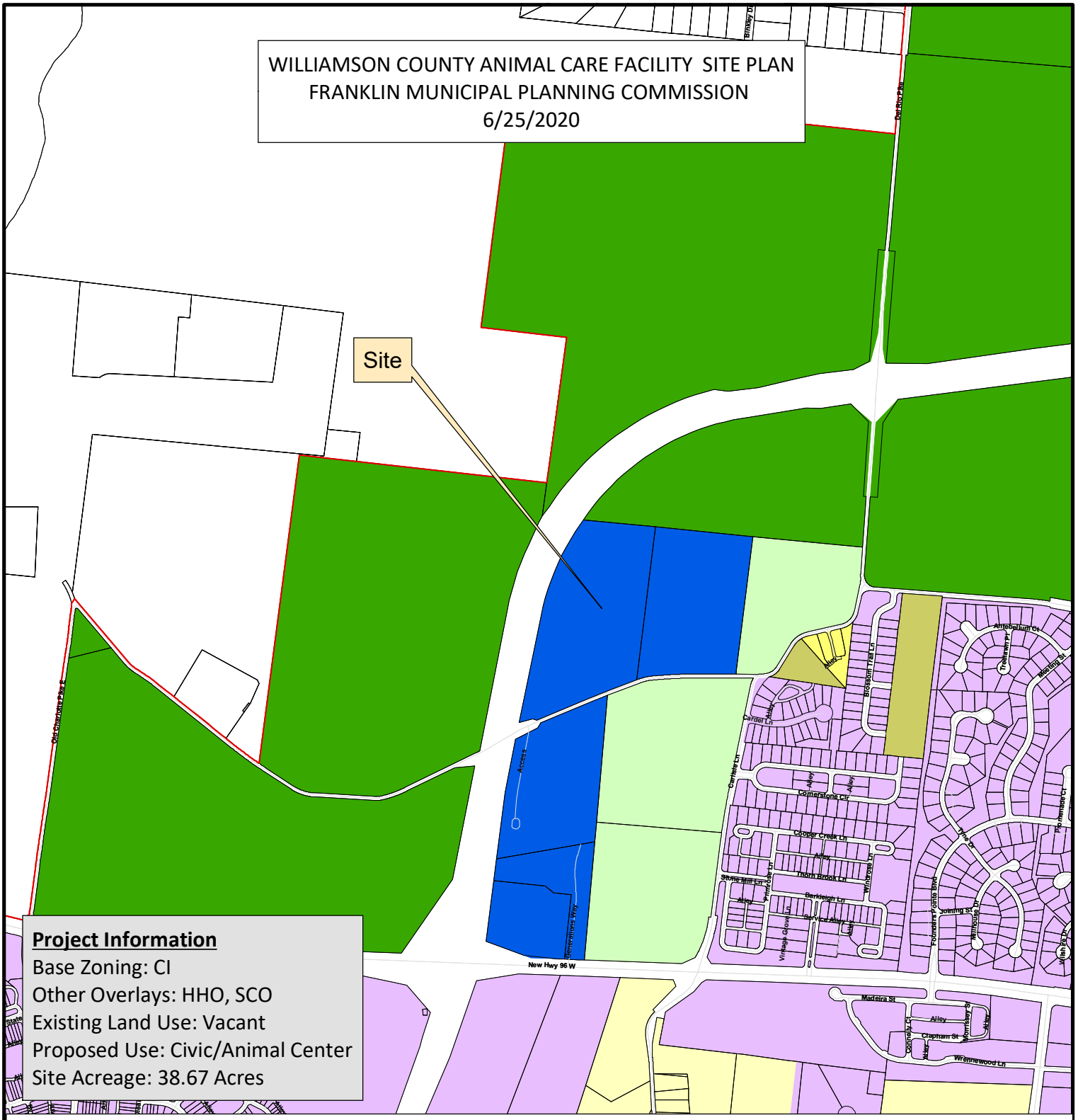
Procedural Requirements:
1. The applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be "clouded". With the resubmittal, each condition of approval/open issue in the online plan review 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.
2. 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.
3. 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.
4. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
5. 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 the Williamson County Animal Care Center, Site Plan.

WILLIAMSON COUNTY ANIMAL CARE FACILITY SITE PLAN
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/25/2020



Project Information
Base Zoning: CI
Other Overlays: HHO, SCO
Existing Land Use: Vacant
Proposed Use: Civic/Animal Center
Site Acreage: 38.67 Acres

- Williamson County Animal Care Facility Site
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

N

0 125 500 750
Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2019. All rights reserved.

COF no: 7199

CONDITIONS OF APPROVAL:

Open Issues: 13 These issues are currently being filtered

Addressing

General Issues

95. Addressing

lori.jarosz@franklintn.gov The address for this site is 1006 Roy F. Alley Court, All addresses are required to be on all plans.

Engineering - Site Plan Checklist

General Issues

11. Final Plat

joe.marlo@franklintn.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 Certificate of Occupancy, a revised final plat shall be approved and recorded to dedicate and/or incorporate abandoned right-of-way, modify/abandon existing easements on the property and create new easements as necessary for the proposed site development.
[Edited By Lance Fittro]

20. Regional Stormwater Features

joe.marlo@franklintn.gov *Comment to remain open as a reminder to COF Staff, but **does not hinder approval of the Site Plan.***

Prior to the first issuance of a Certificate of Occupancy, All regional stormwater features shall be installed and functioning properly prior to issuance of any certificate of occupancy for developments using them.

40. Offsite Improvements

joe.marlo@franklintn.gov *Comment to remain open as a reminder to COF Staff, but **does not hinder approval of the Site Plan.***

Prior to the first issuance of a Certificate of Occupancy, the Applicant shall complete the work necessary for the ROW abandonment of a portion of the adjacent ROW, including but not limited to survey and legal descriptions of the property to present to the City of Franklin BOMA for consideration. The BOMA shall approve the ROW abandonment, and the abandoned ROW shall be indicated on the project drawings.
[Edited By Lance Fittro]

96. Carlisle Lane

lance.fittro@franklintn.gov This condition of approval is being transferred from the Roadway Plan, COF #7200, to be satisfied **prior to the issuance of a building permit**:

There are safety concerns on Carlisle Lane. This roadway will be the main access to the Animal Care Facility. We recognize that the Animal Care Facility generates a low volume of traffic typically off-peak and that there is an urgent need for this facility to be constructed. The City of Franklin will continue to elevate the discussion with the Board of Mayor and Alderman to prioritize this project as we anticipate increased development and traffic with the extension of Mack Hatcher (currently under construction). This issue is currently being addressed by City and County Administration, and **shall be addressed with the interlocal agreement to be signed by both parties prior to issuance of a Building Permit**.

CARLISLE LANE 68
STONE MILL LANE TO DEL RIO PIKE

This is an upgrade to an existing 2 lane roadway. This new road will start at Del Rio Pike and end at Stone Mill Lane. This road provides an additional connection for several neighborhoods to access Highway 96 West quicker. There is no LOS in 2015 because the road was not constructed. The 2040 LOS after improvements is C.

PROJECT OVERVIEW	
OVERALL COST:	$4,186,000
TIME FRAME:	Long
PROJECT DRIVER:	City of Franklin

PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Collector
SEGMENT LENGTH:	0.55 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 (Both Sides)
BICYCLE FACILITY:	Bike-lane (Both Sides
TRANSIT FACILITY:	No



[Edited By Lance Fittro]

Preservation/HZC

General Issues

63. Stone Walls

amanda.rose@franklintn.gov Advisory only, this condition does not hinder issuance of a grading permit:

Only 40 linear feet of existing historic stone wall (20' on either side of the center line of the access drive to the property) can be removed for construction purposes. Any additional historic stone wall removal must would need to be discussed with and approved by staff beforehand, since a minimum amount of the historic wall needs to be disturbed as possible in order to meet the intent of the Zoning Ordinance.

Stormwater

General Issues

67. Riparian Buffer

jeff.willoughby@franklintn.gov Please revise "moving" in note to "mowing" on all applicable sheets

70. Riparian Buffer

jeff.willoughby@franklintn.gov	This note could not be found Provide note on landscape plans: Landscape contractor shall coordinate all riparian buffer enhancement efforts with the City's Stormwater inspector for the site. The contractor shall contact the inspector BEFORE beginning work to outline scope of work within the riparian buffers. The City inspector will document all stages of work through final stabilization. Failure to contact the City inspector may result in partial or full landscape bond withholding. [Edited By Jeff Willoughby]

74. 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. [Edited By Doug Noonan]

Water/Sewer

General Issues

42. Utility Plan

scott.andrews@franklintn.gov	*This is an advisory comment for staff which **does not hinder approval of this Site Plan:*** It is understood that sanitary sewer for the project will be submitted as a separate plan set. **No Certificates of Occupancy shall be issued** until the sanitary sewer to serve the site has been approved, installed, bonded, tested and accepted by the City of Franklin. [Edited By Lance Fittro]

45. Water

scott.andrews@franklintn.gov	The previous comment, "*The water and fire meter locations shall be revised based upon the infrastructure plan. The details showing sizing, locations and appropriate backflowdevices shall be detailed on the site plan and the infrastructure plan. The applicant shall revise*." has not been appropriately addressed. The water main serving the development shall create a looped system, and the site plan shall indicate the loop being completed with this site plan. City staff has provided a suggested layout to create the required loop for the water line. **Prior to resubmittal of the site plan to One Stop**, the applicant shall provide a revised plan and profile for the proposed water line loop for preliminary review and comment by WMD, and all comments from the preliminary review shall be addressed with the One Stop submittal for final approval. [Edited By Lance Fittro]

46. Fire line

scott.andrews@franklintn.gov	The previous comment, "*The water line is going to be revised to follow Old Charlotte Pike, the fire line shall have a meter and double check device at Old Charlotte Pike. from the double check into the property shall be a private fire line. The applicant shall revise.*" has not been appropriately addressed. The water main serving the development shall create a looped system, and the site plan shall indicate the loop being completed with this site plan. City staff has provided a suggested layout to create the required loop for the water line. **Prior to resubmittal of the site plan to One Stop**, the applicant shall provide a revised plan and profile for the proposed water line loop for preliminary review and comment by WMD, and all comments from the preliminary review shall be addressed with the One Stop submittal for final approval. [Edited By Lance Fittro]
82. Sanitary sewer	
scott.andrews@franklintn.gov	*This is an advisory comment for staff which **does not hinder approval of this Site Plan:*** It is understood that sanitary sewer for the project will be submitted as a separate plan set. **No Certificates of Occupancy shall be issued** until the sanitary sewer to serve the site has been approved, installed, bonded, tested and accepted by the City of Franklin. [Edited By Lance Fittro]

COF no: 7199

CONDITIONS OF APPROVAL:

Open Issues: 23 These issues are currently being filtered

Engineering - Site Plan Checklist

General Issues

11. Final Plat

joe.marlo@franklintn.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.

15. Survey

joe.marlo@franklintn.gov Applicant to indicate "Field-Run" on the drawings if the the survey information shown is based on a field-run survey (and not GIS). (Cover Sheet Note 4, C0.01 Note 2, and C1.0/C1.1 Note 4)

16. Work Within TVA Easement

joe.marlo@franklintn.gov The proposed site plan indicates to be performed within TVA Easements, including utilities, detention, and bioretention. **Prior to One Stop approval**, Applicant to provide documentation from TVA acknowledging the work shown within their easement.

20. Regional Stormwater Features

joe.marlo@franklintn.gov *Comment to remain open as a reminder to COF Staff, but **does not hinder approval of the Site Plan.***

Prior to the first issuance of a Certificate of Occupancy, All regional stormwater features shall be installed and functioning properly prior to issuance of any certificate of occupancy for developments using them.

40. Offsite Improvements

joe.marlo@franklintn.gov *Comment to remain open as a reminder to COF Staff, but **does not hinder approval of the Site Plan.***

Prior to the first issuance of a Certificate of Occupancy, the improvements shown on the associated Infrastructure Site Plan to Old Charlotte Road shall be constructed and accepted by the City of Franklin

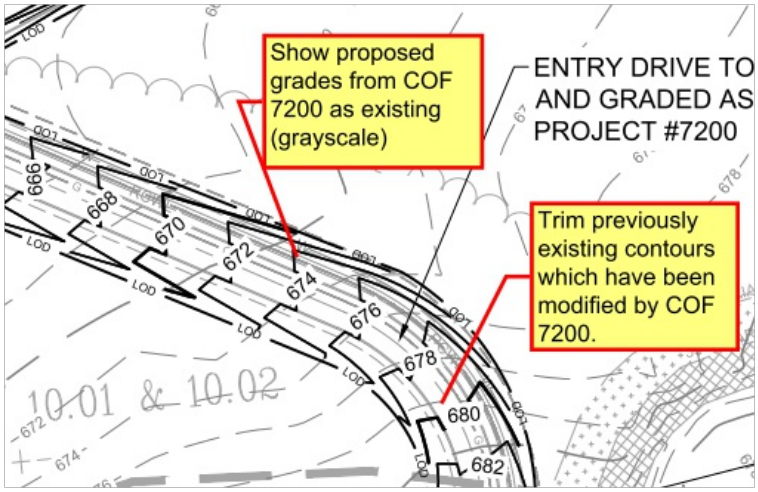
81. Existing Grades

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

Applicant shall revise proposed grading sheets (C3.0, C3.1) to clarify grades proposed with this site plan versus existing grades. Proposed grades from the associated infrastructure plan (COF 7200)

are to be shown as existing on this Site Plan (COF 7199).

See below for one example at the entry drive.



84. Stormwater Infrastructure

joe.marlo@franklintn.gov Applicant shall revise storm infrastructure labels in the provided tables to match those shown on plans. At this time, the storm structures cannot be reviewed. (C3.0, C3.1)

Applicant shall ensure that all infrastructure has positive drainage. Several pipes in the table currently appear to have a negative slope. (C3.0)

Performance Agreement and Surety

General Issues

85. Engineering Sureties

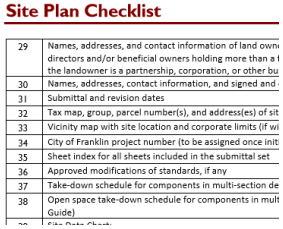
kevin.long@franklintn.gov Sureties waived, this project is owned by Williamson County government and no sureties would be collected by mutual agreement between City of Franklin and Williamson County.
[Edited By Kevin Long]

Planning

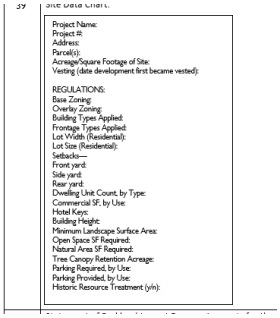
General Issues

29. Building Type

dianna.tomlin@franklintn.gov Please include information on the site data sheet. Site Data sheet should reflect the site plan checklist - see number 38.


Site Plan Checklist

29	Names, addresses, and contact information of land own directors and/or beneficial owners holding more than a the landowner is a partnership, corporation, or other bu
30	Names, addresses, contact information, and signed and
31	Submittal and revision dates
32	Tax map, group, parcel number(s), and address(es) of sit
33	Vicinity map with site location and corporate limits (if wi
34	City of Franklin project number (to be assigned once init
35	Sheet index for all sheets included in the submittal set
36	Approved modifications of standards, if any
37	Take-down schedule for components in multi-section de
38	Open space take-down schedule for components in mult Guide)



30. Frontage Type

dianna.tomlin@franklintn.gov A frontage type should be designated and regulations pertaining to it adhered to

41. Connectivity

dianna.tomlin@franklintn.gov Per Envision Franklin and the City of Franklin Zoning Ordinance connections should be made to all adjoining properties where feasible.

49. Frontage Type

dianna.tomlin@franklintn.gov Parking frontage should be adjusted to adhere to the regulation or a master plan submitted to show future buildings will front Old Charlotte
[Edited By Dianna Tomlin]

Stormwater

General Issues

2. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov Comment partiall 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. "

- Only remaining issue from checklist is the SWPPP certification needs to be signed by the Mayor.

[Edited By Doug Noonan]

74. 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.

86. Drainage

ellen.moore@franklintn.gov All roof drains shall daylight to a forebay since the flow is concentrated.

87. Bioretention

ellen.moore@franklintn.gov Gravel diaphragms are not an approved pretreatment for curb cuts (concentrated flow.) Applicant shall show two forms of pretreatment that are applicable for the flow the bioretention area is receiving. If there is a grass area between the two measures, that shall be shown on the grading and drainage plans to scale.

93. Bioretention

ellen.moore@franklintn.gov Applicant shall show elevations for the following (if applicable) for each bioretention area onsite:

Bioretention	Subgrade	Top of Stone	Underdrain	Top of Soil	Berm	Top of Casting	Spillway

	Elevation	Elevation & Depth	Invert Elevation	Elevation & Depth	Elevation	of the Outfall Structure	Elevation
Area 1							

Water/Sewer

General Issues

42. Utility Plan

ben.mcneil@franklintn.gov The infrastructure plan is amidst changes to the sanitary sewer and water layouts. The applicant shall once again adjust the site plan to match all utility changes on the infrastructure plan.

44. Sanitary sewer

ben.mcneil@franklintn.gov The sanitary sewer force main shall be labeled as a **temporary** private force main to the property line. A future gravity sewer main shall be utilized to flow sanitary sewer to the Westhaven pump station.

45. Water

ben.mcneil@franklintn.gov The water and fire meter locations shall be revised based upon the infrastructure plan. The details showing sizing, locations and appropriate backflow devices shall be detailed on the site plan and the infrastructure plan. The applicant shall revise.

46. Fire line

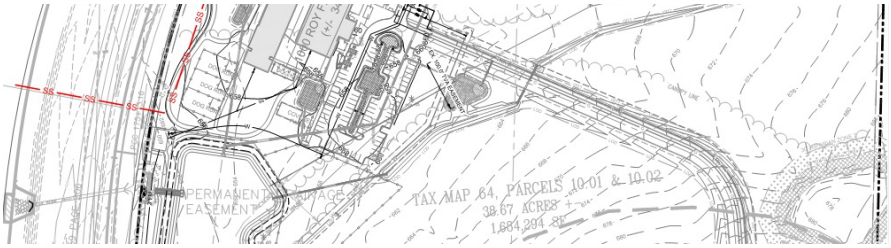
ben.mcneil@franklintn.gov The water line is going to be revised to follow Old Charlotte Pike, the fire line shall have a meter and double check device at Old Charlotte Pike. from the double check into the property shall be a private fire line. The applicant shall revise.

82. Sanitary sewer

ben.mcneil@franklintn.gov The sanitary sewer to serve the remaining Williamson County property as well as the additional drainage area is being revised. The pump station will only be allowed to serve the first building as a temporary option. The sanitary sewer will be required to cross Mach Hatcher Parkway and connect to the Westhaven pump station.

The applicant shall design the sanitary sewer across the site along the low point and serve all properties north and east of the Williamson county site. Easements shall be shown along the alignment to ensure the sanitary sewer can be installed. This will require the detention area to be revised. See the alignment below.

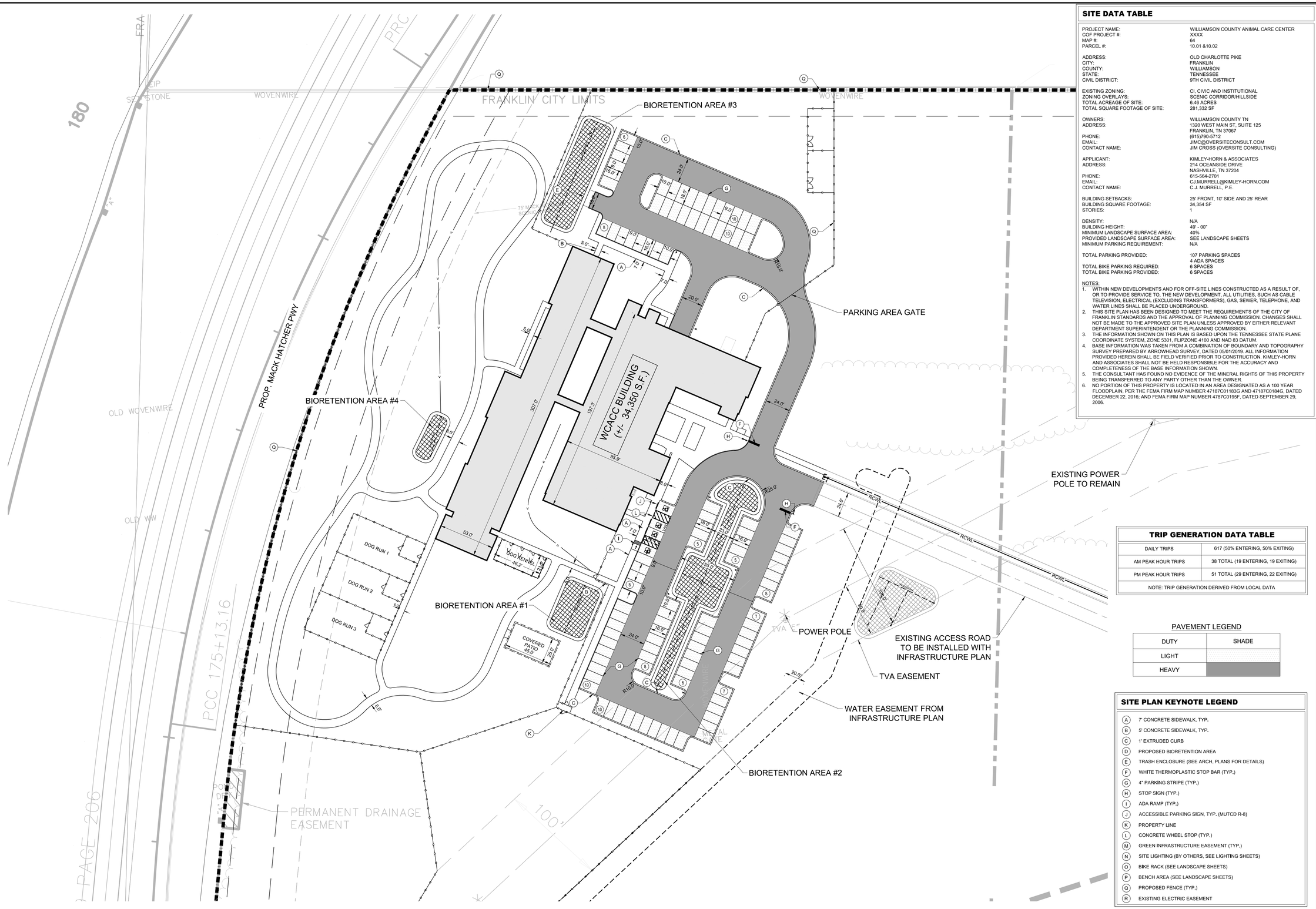




94. Utility meeting

ben.mcneil@franklintn.gov	The applicant shall meet with Water Management to discuss changes to the infrastructure plan prior to re submittal. This was discussed with Williamson County officials on 3/13/20 and Williamson county has not made a determination of the utility layout. In order to move forward, the applicant shall comply with Franklin Water management requirements.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE DATA TABLE

PROJECT NAME:	WILLIAMSON COUNTY ANIMAL CARE CENTER
COF PROJECT #:	XXXX
MAP #:	64
PARCEL #:	10.01 &10.02
ADDRESS:	OLD CHARLOTTE PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING:	CI, CIVIC AND INSTITUTIONAL
ZONING OVERLAYS:	SCENIC CORRIDOR/HILLSIDE
TOTAL ACREAGE OF SITE:	6.46 ACRES
TOTAL SQUARE FOOTAGE OF SITE:	281,332 SF
OWNERS:	WILLIAMSON COUNTY TN
ADDRESS:	1320 WEST MAIN ST, SUITE 125 FRANKLIN, TN 37067
PHONE:	(615)790-5712
EMAIL:	JIMC@OVERSITECONSULT.COM
CONTACT NAME:	JIM CROSS (OVERSITE CONSULTING)
APPLICANT:	KIMLEY-HORN & ASSOCIATES
ADDRESS:	214 OCEANSIDE DRIVE NASHVILLE, TN 37204
PHONE:	615-564-2701
EMAIL:	CJ.MURRELL@KIMLEY-HORN.COM
CONTACT NAME:	C.J. MURRELL, P.E.
BUILDING SETBACKS:	25' FRONT, 10' SIDE AND 25' REAR
BUILDING SQUARE FOOTAGE:	34,354 SF
STORIES:	1
DENSITY:	N/A
BUILDING HEIGHT:	49' - 00"
MINIMUM LANDSCAPE SURFACE AREA:	40%
PROVIDED LANDSCAPE SURFACE AREA:	SEE LANDSCAPE SHEETS
MINIMUM PARKING REQUIREMENT:	N/A
TOTAL PARKING PROVIDED:	107 PARKING SPACES 4 ADA SPACES
TOTAL BIKE PARKING REQUIRED:	6 SPACES
TOTAL BIKE PARKING PROVIDED:	6 SPACES

NOTES:
1. 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.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN FROM A COMBINATION OF BOUNDARY AND TOPOGRAPHY SURVEY PREPARED BY ARROWHEAD SURVEY, DATED 05/01/2019. ALL INFORMATION PROVIDED HEREIN SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0183G AND 47187C0184G, DATED DECEMBER 22, 2016; AND FEMA FIRM MAP NUMBER 4787C0195F, DATED SEPTEMBER 29, 2006.

TRIP GENERATION DATA TABLE

DAILY TRIPS	617 (50% ENTERING, 50% EXITING)
AM PEAK HOUR TRIPS	38 TOTAL (19 ENTERING, 19 EXITING)
PM PEAK HOUR TRIPS	51 TOTAL (29 ENTERING, 22 EXITING)
NOTE: TRIP GENERATION DERIVED FROM LOCAL DATA	

PAVEMENT LEGEND

DUTY	SHADE
LIGHT	
HEAVY	

SITE PLAN KEYNOTE LEGEND

A	7' CONCRETE SIDEWALK, TYP.
B	5' CONCRETE SIDEWALK, TYP.
C	1' EXTRUDED CURB
D	PROPOSED BIORETENTION AREA
E	TRASH ENCLOSURE (SEE ARCH. PLANS FOR DETAILS)
F	WHITE THERMOPLASTIC STOP BAR (TYP.)
G	4" PARKING STRIPE (TYP.)
H	STOP SIGN (TYP.)
I	ADA RAMP (TYP.)
J	ACCESSIBLE PARKING SIGN, TYP. (MUTCD R-8)
K	PROPERTY LINE
L	CONCRETE WHEEL STOP (TYP.)
M	GREEN INFRASTRUCTURE EASEMENT (TYP.)
N	SITE LIGHTING (BY OTHERS, SEE LIGHTING SHEETS)
O	BIKE RACK (SEE LANDSCAPE SHEETS)
P	BENCH AREA (SEE LANDSCAPE SHEETS)
Q	PROPOSED FENCE (TYP.)
R	EXISTING ELECTRIC EASEMENT

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

Kimley»Horn
214 Oceanside Drive, Nashville, TN 37204
Main: 615.564.2701 | www.kimley-horn.com
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WILLIAMSON COUNTY ANIMAL CARE CENTER
WILLIAMSON COUNTY
FRANKLIN, TENNESSEE

CJ MURRELL, P.E. — REGISTERED ENGINEER — No. 121173 — STATE OF TENNESSEE

No.	DATE	REVISIONS	BY
1			
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DESIGNED BY: ----
DRAWN BY: ----
CHECKED BY: ----
DATE: FEBRUARY 10, 2020
KIMLEY-HORN PROJECT NO. 118322000

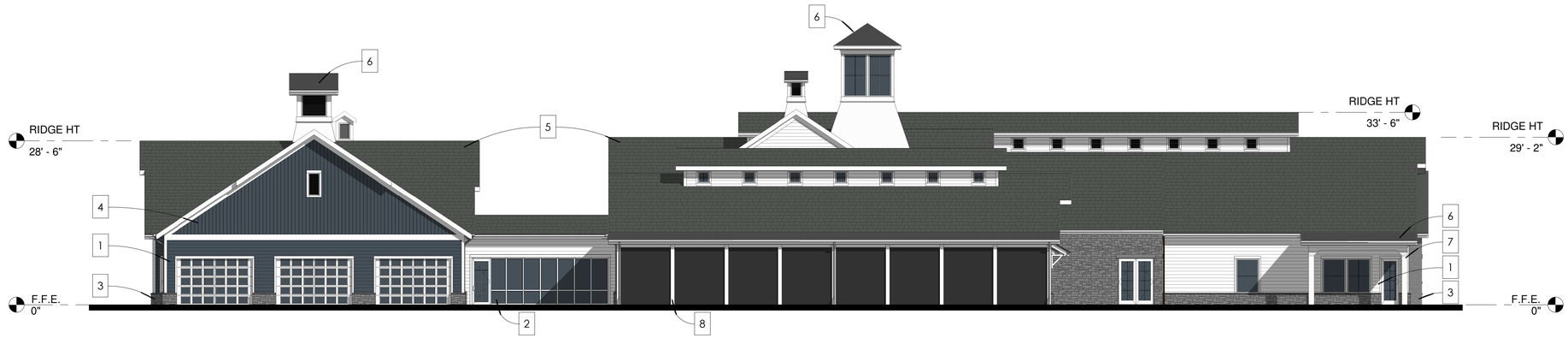
ENLARGED SITE PLAN

SHEET NUMBER
C2.1
COF# XXXX



1 ENTRY ELEVATION (NORTH)
3/32" = 1'-0"

0' 4' 8' 16'



2 SIDE ELEVATION (EAST)
3/32" = 1'-0"

0' 4' 8' 16'

EXTERIOR MATERIAL PROPORTIONS LEGEND

NORTH ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	5,532 S.F.	N/A
NET AREA OF WALL	4,284 S.F.	100%
NET HORIZONTAL / B&B SIDING	2,870 S.F.	67%
NET STONE VENEER	1,414 S.F.	33%

EAST ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	3,543 S.F.	N/A
NET AREA OF WALL	2,306 S.F.	100%
NET HORIZONTAL / B&B SIDING	1,991 S.F.	86%
NET STONE VENEER	315 S.F.	14%

EXTERIOR MATERIALS LEGEND

1. HORIZONTAL LAP SIDING
2. GLAZING
3. STONE VENEER
4. BOARD AND BATTEN SIDING
5. ASPHALT SHINGLE ROOF
6. STANDING SEAM METAL ROOF
7. 12" SQUARE COLUMN
8. 8" SQUARE COLUMN

MICHAEL A. HARDWICK — 116844 — REGISTERED ARCHITECT — STATE OF TENNESSEE — 2/10/2020

SCALE

NORTH ARROW

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

906 STUDIO
ARCHITECTS + INTERIORS

Kimley»Horn
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WILLIAMSON COUNTY ANIMAL CENTER
WILLIAMSON COUNTY
FRANKLIN, TENNESSEE

CONSIDER ADDING CLIENT LOGO IF AVAILABLE

No.	REVISIONS	DATE	BY
1			
2			
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8			
9			
10			

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 02/10/2020
KIMLEY-HORN PROJECT NO. 118322000

A-01
SHEET NUMBER

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 20-0853

DATE: June 12, 2020

TO: Franklin Municipal Planning Commission

FROM: Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Dianna Tomlin, Principal Planner

SUBJECT:
Williamson County Animal Care Center, Roadway Site Plan, Constructing A Driveway, On 38.67 Acres, Located North of Old Charlotte Pike And East Of Under Construction Portion Of Mack Hatcher Parkway. (CONSENT AGENDA)

PURPOSE:
Project Information

COF Project Number:7200
Applicant: CJ Murrell, Kimley Horn
Owner: Jim Cross representing Williamson County

BACKGROUND/STAFF COMMENTS:
This project was approved on the consent agenda of the March 26, 2020 Planning Commission.

Williamson County submitted two separate site plans for their Animal Care Facility because of the budgeting structure for the project. This site plan establishes the roadway necessary for the project. The project is coming before the Planning Commission to remove the majority of the conditions of approval associated with this site plan and place them on the building site plan. Removal of the majority of these conditions will allow for a grading permit to be pulled and allow the County to stay on schedule for the site preparation. The associated site plan for the proposed 281,332 square foot facility will hold all conditions of approval. There are no conditions being removed from the project in total.

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.
2. 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.
3. 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.
4. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
5. The city’s project identification number shall be included on all correspondence with any city department relative to this project.

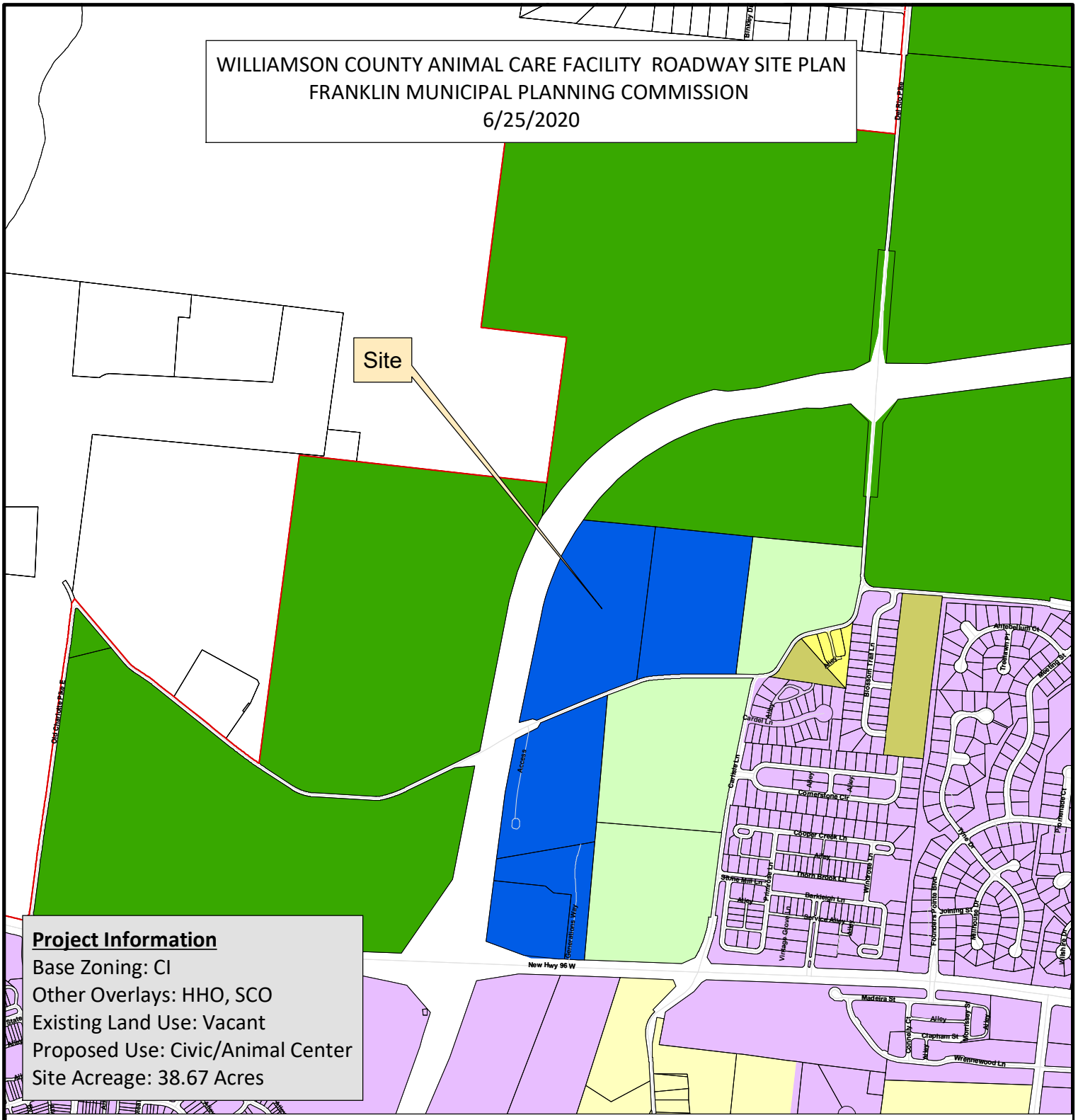
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of the Williamson County Animal Care Center, Roadway Site Plan.

WILLIAMSON COUNTY ANIMAL CARE FACILITY ROADWAY SITE PLAN
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/25/2020



Project Information
Base Zoning: CI
Other Overlays: HHO, SCO
Existing Land Use: Vacant
Proposed Use: Civic/Animal Center
Site Acreage: 38.67 Acres

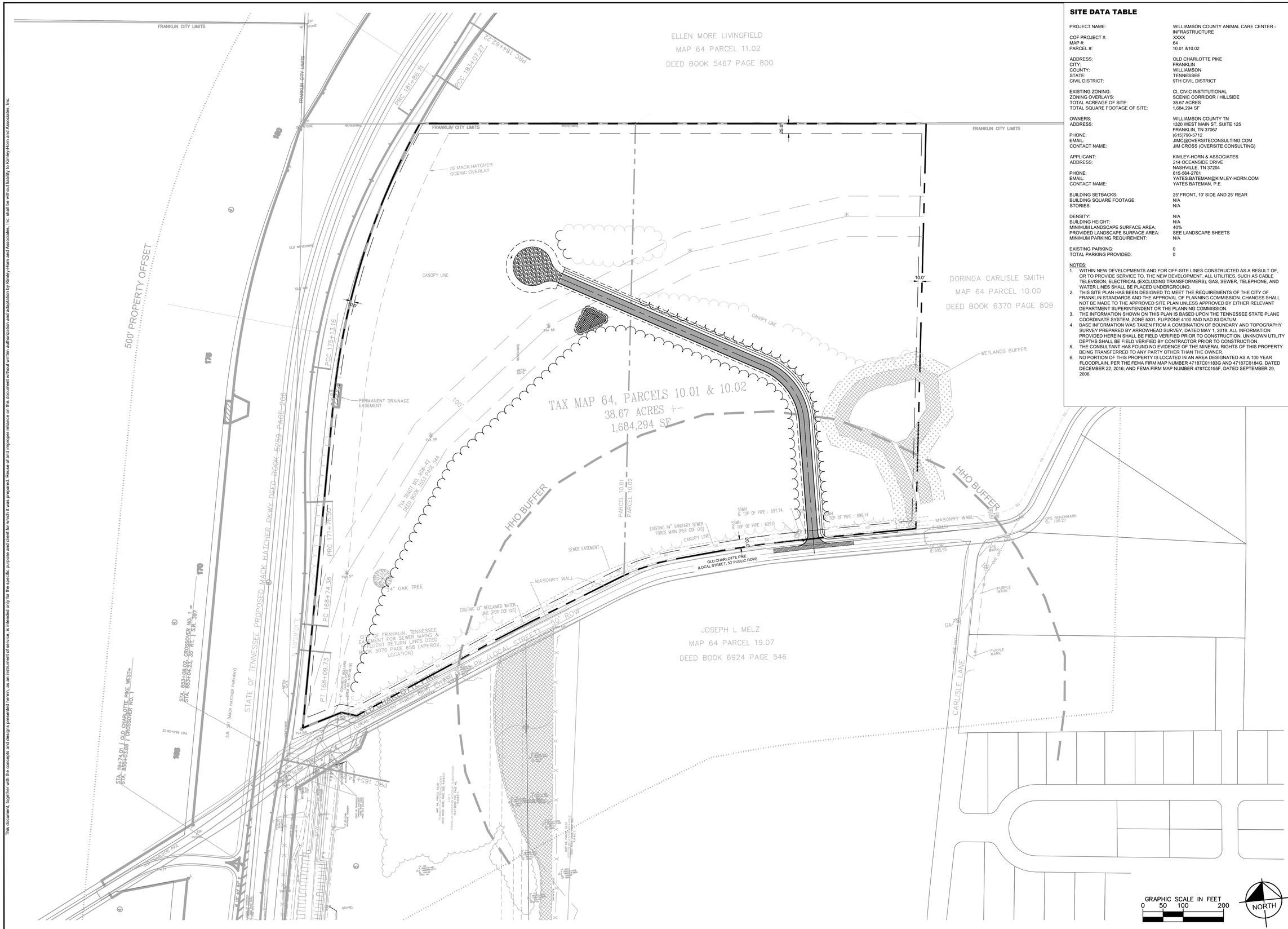
- Williamson County Animal Care Facility Site
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

N

0 125 250 500 750
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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SITE DATA TABLE

PROJECT NAME:	WILLIAMSON COUNTY ANIMAL CARE CENTER - INFRASTRUCTURE
COF PROJECT #:	XXXX
MAP #:	64
PARCEL #:	10.01 &10.02
ADDRESS:	OLD CHARLOTTE PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING:	CI, CIVIC INSTITUTIONAL
ZONING OVERLAYS:	SCENIC CORRIDOR / HILLSIDE
TOTAL ACREAGE OF SITE:	38.67 ACRES
TOTAL SQUARE FOOTAGE OF SITE:	1,684,294 SF
OWNERS:	WILLIAMSON COUNTY TN
ADDRESS:	1320 WEST MAIN ST, SUITE 125 FRANKLIN, TN 37067
PHONE:	(615)790-5712
EMAIL:	JIMC@OVERSITECONSULTING.COM
CONTACT NAME:	JIM CROSS (OVERSITE CONSULTING)
APPLICANT:	KIMLEY-HORN & ASSOCIATES
ADDRESS:	214 OCEANSIDE DRIVE NASHVILLE, TN 37204
PHONE:	615-564-2701
EMAIL:	YATES.BATEMAN@KIMLEY-HORN.COM
CONTACT NAME:	YATES BATEMAN, P.E.
BUILDING SETBACKS:	25' FRONT, 10' SIDE AND 25' REAR
BUILDING SQUARE FOOTAGE:	N/A
STORIES:	N/A
DENSITY:	N/A
BUILDING HEIGHT:	N/A
MINIMUM LANDSCAPE SURFACE AREA:	40%
PROVIDED LANDSCAPE SURFACE AREA:	SEE LANDSCAPE SHEETS
MINIMUM PARKING REQUIREMENT:	N/A
EXISTING PARKING:	0
TOTAL PARKING PROVIDED:	0

NOTES:
1. 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.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN FROM A COMBINATION OF BOUNDARY AND TOPOGRAPHY SURVEY PREPARED BY ARROWHEAD SURVEY, DATED MAY 1, 2019. ALL INFORMATION PROVIDED HEREIN SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. UNKNOWN UTILITY DEPTHS SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0118G AND 47187C0184G, DATED DECEMBER 22, 2016; AND FEMA FIRM MAP NUMBER 4787C0195F, DATED SEPTEMBER 29, 2006.

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WILLIAMSON COUNTY ANIMAL CARE CENTER - INFRASTRUCTURE
WILLIAMSON COUNTY
FRANKLIN, TENNESSEE

JOSTYN J. MURRAY
REGISTERED LANDSCAPE ARCHITECT
SIGNATURE
PROFILE
No. 122173
STATE OF TENNESSEE
2/10/2020

No.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
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7			
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9			
10			

DESIGNED BY:	JYB
DRAWN BY:	JYB
CHECKED BY:	RLM
DATE:	02/10/2020
KIMLEY-HORN PROJECT NO.	118322000

OVERALL SITE PLAN

SHEET NUMBER
C2.0

COF# XXXX

COF no: 7200

CONDITIONS OF APPROVAL:

Open Issues: 3 These issues are currently being filtered

Preservation/HZC

General Issues

62. Stone Walls

amanda.rose@franklintn.gov Advisory only, this condition does not hinder issuance of a grading permit:

Only 40 linear feet of existing historic stone wall (20' on either side of the center line of the access drive to the property) can be removed for construction purposes. Any additional historic stone wall removal must would need to be discussed with and approved by staff beforehand, since a minimum amount of the historic wall needs to be disturbed as possible in order to meet the intent of the Zoning Ordinance.

Water/Sewer

General Issues

47. Utility conflicts

scott.andrews@franklintn.gov **This issue shall not hinder issuance of a grading permit for this roadway site plan, COF #7200. It is at the owner's risk to proceed with any construction which hinders installation of the infrastructure to be constructed for the building site plan, COF #7199, including the required completion of the water line loop.**

The previous comment, "*The applicant failed to address the issue, the water alignment for the Williamson County Animal shelter and future site construction shall followOld Charlotte Pike and reconnect to the 24" water main along Del Rio pike. The water must loop with the initial installation of the infrastructure plan as TDEC has issued a non compliance order for Franklin Water due to some existing dead end water mains throughout the system. In addition, Franklin water specs do require a secondary feed for water service.*" has not been appropriately addressed.

The water main serving the development shall create a looped system, and the site plan shall indicate the loop being completed with this site plan. City staff has provided a suggested layout to create the required loop for the water line. Prior to resubmittal of the building site plan, COF #7199, to One Stop, the applicant shall provide a revised plan and profile for the proposed water line loop for preliminary review and comment by WMD, and all comments from the preliminary review shall be addressed with the One Stop submittal of COF #7199.
[Edited By Lance Fittro]

49. Water

scott.andrews@franklintn.gov	**This issue shall not hinder issuance of a grading permit for this roadway site plan, COF #7200. It is at the owner's risk to proceed with any construction which hinders installation of the infrastructure to be constructed for the building site plan, COF #7199, including the required completion of the water line loop.** The previous comment, "*The applicant failed to address the issue, the water alignment for the Williamson County Animal shelter and future site construction shall followOld Charlotte Pike and reconnect to the 24" water main along Del Rio pike. The water must loop with the initial installation of the infrastructure plan as TDEC has issued a non compliance order for Franklin Water due to some existing dead end water mains throughout the system. In addition, Franklin water specs do require a secondary feed for water service.*" has not been appropriately addressed. The water main serving the development shall create a looped system, and the site plan shall indicate the loop being completed with this site plan. City staff has provided a suggested layout to create the required loop for the water line. Prior to resubmittal of the building site plan, COF #7199, to One Stop, the applicant shall provide a revised plan and profile for the proposed water line loop for preliminary review and comment by WMD, and all comments from the preliminary review shall be addressed with the One Stop submittal of COF #7199. [Edited By Lance Fittro]

COF no: 7200

CONDITIONS OF APPROVAL:

Open Issues: 20 These issues are currently being filtered

Engineering - Site Plan Checklist

General Issues

15. Final Plat

joe.marlo@franklintn.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 grading permit**, a 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.

18. Survey

joe.marlo@franklintn.gov	Applicant to indicate "Field-Run" on the drawings if the the survey information shown is based on a field-run survey (and not GIS). (Cover Sheet Note 4, C0.01 Note 2, and C1.0/C1.1 Note 4)

23. Work Within TVA Easement

joe.marlo@franklintn.gov	The proposed site plan indicates to be performed within TVA Easements, including utilities, detention, and bioretention. **Prior to One Stop approval**, Applicant shall provide documentation from TVA acknowledging the work shown within their easement.

60. Carlisle Lane

jimmy.wiseman@franklintn.gov There are safety concerns on Carlisle Lane. This roadway will be the main access to the Animal Care Facility. We recognize that the Animal Care Facility generates a low volume of traffic typically off-peak and that there is an urgent need for this facility to be constructed. The City of Franklin will continue to elevate the discussion with the Board of Mayor and Alderman to prioritize this project as we anticipate increased development and traffic with the extension of Mack Hatcher (currently under construction). This issue is currently being addressed by City and County Administration.

CARLISLE LANE 68
STONE MILL LANE TO DEL RIO PIKE

PROJECT OVERVIEW	
OVERALL COST:	$4,186,000
TIME FRAME:	Long
PROJECT DRIVER:	City of Franklin

This is an upgrade to an existing 2 lane roadway. This new road will start at Del Rio Pike and end at Stone Mill Lane. This road provides an additional connection for several neighborhoods to access Highway 96 West quicker. There is no LOS in 2015 because the road was not constructed. The 2040 LOS after improvements is C.

PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Collector
SEGMENT LENGTH:	0.55 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 (Both Sides)
BICYCLE FACILITY:	Bike-lane (Both Sides
TRANSIT FACILITY:	No



80. Old Charlotte Pike Improvements

joe.marlo@franklintn.gov Old Charlotte Pike is presently a public city street. The existing construction of Old Charlotte Pike is substandard to support the development proposed. All public city streets shall meet City of Franklin Street Standards.

So long as Old Charlotte Pike remains a public city street, the Applicant shall improve Old Charlotte Pike to meet city standards for a Low Volume Local Street, including the following:

1. (2) 11-foot lanes constructed with a pavement section meeting COF RD-3 and extending from the intersection with the proposed drive to the intersection with Carlisle Lane. Be aware that the existing pavement section is unlikely to meet COF RD-3 without full-depth reclamation or other rehabilitation measures producing an approved equivalent section.
2. Curb and gutter with associated storm infrastructure, or 4-foot shoulder with ditch section, on both sides of road improvements.
3. 5-foot wide concrete sidewalk on the north side of Old Charlotte Pike along the extents of property frontage.
4. Right-of-way dedication encompassing the improvements. Sidewalks located away from the roadway may be placed in a Public Access Easement instead of ROW.

Street and sidewalk improvements shall be coordinated with the COF Planning Department.

Prior to One Stop Approval, Applicant shall complete either 1 or 2 below:

1. Old Charlotte Pike to remain a Public Street: Applicant shall incorporate the improvements listed above for a Public City Street. Improvements to Old Charlotte Pike shall be constructed by the developer and accepted by the City of Franklin prior to the first issuance of a Certificate of Occupancy.
2. Old Charlotte Pike to become a Private or County Street: The Applicant shall complete the work necessary for the ROW abandonment, including but not limited to survey and legal descriptions of the property to present to the City of Franklin BOMA for consideration. The BOMA shall approve the ROW abandonment, and the abandoned ROW shall be indicated on the project drawings.

88. Standard Drawings

joe.marlo@franklintn.gov *Sheets C2.2 and C2.3 do not appear to showthe details requested below.*

So long as Old Charlotte Pike remains a public city street, Applicant shall provide City of Franklin standard drawings for construction within right-of-way and public access easements, including:

DWG NO RD-3 Local, Alley, and Mews Pavement Section
DWG NO D-1 Drainage Structures, Manholes, Grates, and Endwalls
DWG NO RP-3 Local Street Curb and Gutter
DWG NO RP-8 Concrete Sidewalk
DWG NO RP-10 Sidewalk Expansion Joint

94. Storm Infrastructure

joe.marlo@franklintn.gov *The following is a newcomment due to newinformation shown.*

Applicant shall label storm structures on plan corresponding to those now shown in the pipe table on C3.0.

95. Meeting Required

joe.marlo@franklintn.gov **Prior to submitting for One Stop**, Applicant shall schedule a meeting with Engineering, Stormwater, and Water Management staff to demonstrate that the comments made herein have been corrected and incorporated into the project documents.

After the corrections have been made, contact Joe Marlo (joe.marlo@franklintn.gov) at the City of Franklin to arrange a meeting at City Hall.

Performance Agreement and Surety

General Issues

87. Engineering Sureties

kevin.long@franklintn.gov Sureties waived, this project is owned by Williamson County government and no sureties would be collected by mutual agreement between City of Franklin and Williamson County.
[Edited By Kevin Long]

Stormwater

General Issues

1. Bioretention

ellen.moore@franklintn.gov *Comment shall remain open until TVA documentation is provided:*

"Applicant shall either remove the bioretention area from the TVA easement or provide documentation from TVA stating that the bioretention area is allowed to be within their easement."

3. Bioretention

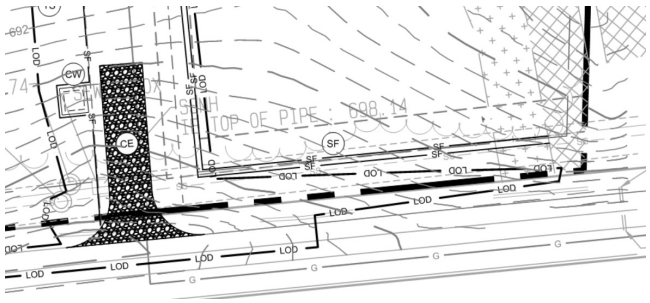
ellen.moore@franklintn.gov The pretreatment detail has conflicting depths of the forebay shown. The berm is shown as 6", but 12" is shown on the detail and the calculations.

5. Drainage

ellen.moore@franklintn.gov The storm infrastructure is shown grayed out on both site plans and no calculations can be located for the infrastructure to be installed in the access drive. Applicant shall show all calculations for storm infrastructure proposed.

69. EPSC

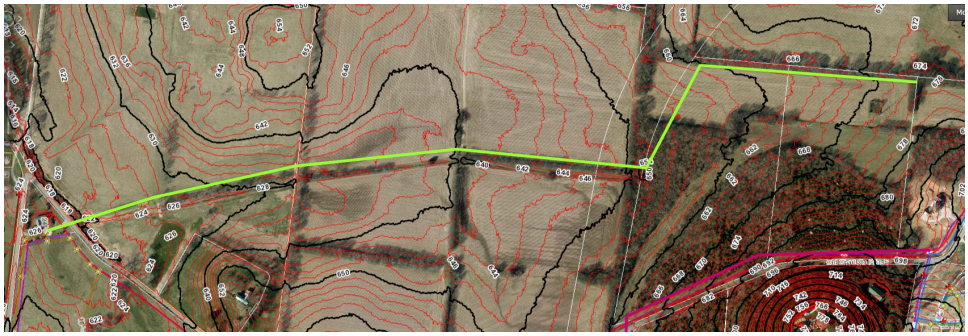
Doug.Noonan@franklintn.gov Comment not addressed, All EPSC measures shall be within LOD.



Water/Sewer

General Issues

39. Sanitary sewer

ben.mcneil@franklintn.gov	The request for a permeant sanitary sewer pumping station has been denied by Franklin Water Management Director and Assistant Director. The Water Management team will allow a temporary private sanitary sewer pump station, to serve the proposed building with a sanitary sewer force main extending to FCA manhole ending with FCA proposed project. The sanitary sewer alignment that has been provided for review with the most recent submittal shows that gravity sewer will not be available by the proposed routing. However, by extending a sanitary sewer main west to the existing Westhaven pump station, gravity sanitary sewer can be achieved to serve all properties within this general area. Williamson County will be allowed to move forward with a temporary private pump station, but prior to any additional buildings being approved, the gravity sanitary sewer must be extended from Westhaven pump station to the furthest property line of the Williamson County development. All associated easements permanent and temporary construction easements must be recorded with the plat for this site plan. This issue can be discussed with COF staff and Admin to better understand the requirement.  [Edited By Ben McNeil]

40. Sanitary sewer

ben.mcneil@franklintn.gov	The sanitary sewer plan for the Animal shelter is being revised. The gravity extension from FCA will not be required at this time. The force main shall be shown connecting to the last manhole being set at FCA. The same layout shall be shown, but the connection point shall be relocated. The force main will be required to connect to the manhole and there fore the applicant shall not that the manhole shall be lined in accordance to Franklin Water specifications. This may require a meeting prior to resubmitting to ensure the layout of the property is correct.

47. Utility conflicts

ben.mcneil@franklintn.gov	The applicant failed to address the issue, the water alignment for the Williamson County Animal shelter and future site construction shall follow Old Charlotte Pike and reconnect to the 24" water main along Del Rio pike. The water must loop with the initial installation of the infrastructure plan as TDEC has issued a non compliance order for Franklin Water due to some existing dead end water mains throughout the system. In addition, Franklin water specs do require a secondary feed for water service.

49. Water	
ben.mcneil@franklintn.gov	The applicant failed to address the issue, the water alignment for the Williamson County Animal shelter and future site construction shall follow Old Charlotte Pike and reconnect to the 24" water main along Del Rio pike. The water must loop with the initial installation of the infrastructure plan as TDEC has issued a non compliance order for Franklin Water due to some existing dead end water mains throughout the system. In addition, Franklin water specs do require a secondary feed for water service.
73. Force main/ Pump station	
ben.mcneil@franklintn.gov	The pump station has been denied as a permeant pump station. That being said, the station can be designed as a temporary pump station to serve the initial building proposed with the site plan being review concurrently. Once the county elects to move forward with additional buildings, the sanitary sewer pump station will be removed and the gravity sewer will be installed. The pump station shall be designed and submitted to ensure there is no issue with the design and the ability to serve the building. The force main shall be designed to connect to the sanitary sewer main being extended with the FCA site plan. The sizing shall be determined by the pump station designer and supporting calculations shall be submitted for review.
74. Sanitary sewer	
ben.mcneil@franklintn.gov	The applicant shall show the design of the force main being public to the property line of Williamson County property. A shut off and check valve shall be submitted at that location to end public sewer. The force main shall be shown as temporary and to be abandoned with the installation of the sanitary sewer main for future development of the site.
97. Utility meeting	
ben.mcneil@franklintn.gov	The applicant shall meet with Water Management to discuss changes to the infrastructure plan prior to re submittal. This was discussed with Williamson County officials on 3/13/20 and Williamson county has not made a determination of the utility layout. In order to move forward, the applicant shall comply with Franklin Water management requirements.

File #: 20-0860

DATE: June 15, 2020

TO: Franklin Municipal Planning Commission

FROM: Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Dianna Tomlin, Principal Planner

SUBJECT:
Longpoint Centre Subdivision, Final Plat, Creating One Lot And Establishing Easements, On 6.49 Acres, Located At South Of Long Point Way And East Of Carothers Parkway. (CONSENT AGENDA)

PURPOSE:
Project Information

COF Project Number:7245
Applicant: Matt Bryan, M2 Group, LLC
Owner: Paul Bass, Carothers Land Company, LLC

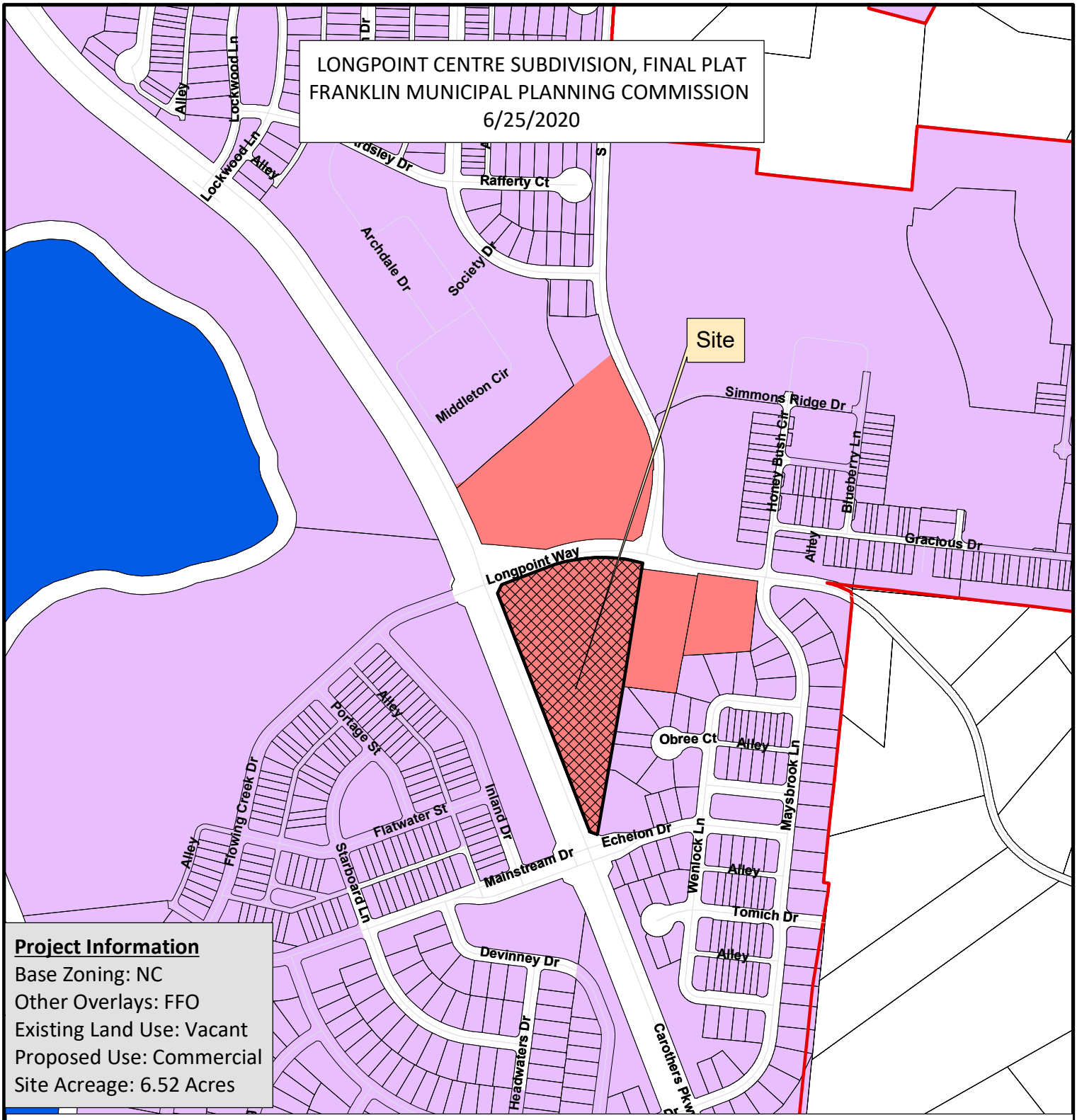
BACKGROUND/STAFF COMMENTS:
This plat is establishing easements. It is coming to the Franklin Municipal Planning Commission because there is an incompatible land use border on the eastern border. The site plan for this project was approved with conditions on April 23, 2020.

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 approve with conditions of the Longpoint Center Final Plat.



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.

COF no: 7245

CONDITIONS OF APPROVAL:

Open Issues: 8 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

14. 0. General Information

lance.fittro@franklintn.gov Applicant shall ensure that any modifications to the site plan, which is being reviewed concurrently with this final plat, are reflected on the final plat. The final plat shall match the site plan.

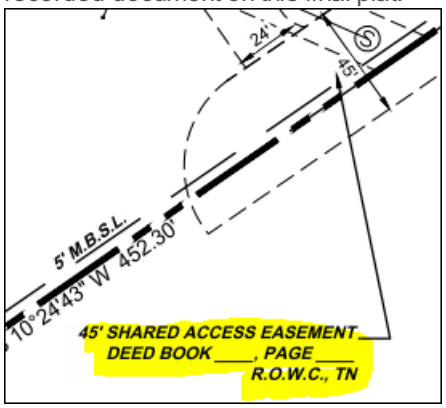
22. C. Final Plat

lance.fittro@franklintn.gov **This is an advisory comment for the future plat revision requirement, but should not hinder approval of this Final Plat**:
As per the discussion on 5/15, it is recommended that the property remain as a single buildable lot without subdivision until the grading and LOMR process has been completed to shift 100-year floodplain line outside of the desired buildable lot area. This will allow buildings to be constructed in the lot area that is currently outside of the 100-year floodplain.

A revised plat must be submitted following completion of the LOMR process and subsequent submittal to the BZA to for a corresponding shift of the FFO line. Easements required for the development may be recorded prior to completing the LOMR process, but any subdivision which creates buildable lots that contain any portion of the 100-year floodplain is not permitted.

30. Easements

joe.marlo@franklintn.gov **Prior to One Stop approval**, Applicant shall record the full shared access easement by separate instrument with the County and reference the deed book and page of the recorded document on this final plat.



Performance Agreement and Surety

General Issues

12. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan **COF# 7152 (Longpoint Centre Subdivision, Site Plan)** shall be transferred to this final plat as a condition of approval.

Planning

General Issues

41. symbology

dianna.tomlin@franklintn.gov	show in legend MON (0) I am assuming concrete monument.

42. MTEMC signature block

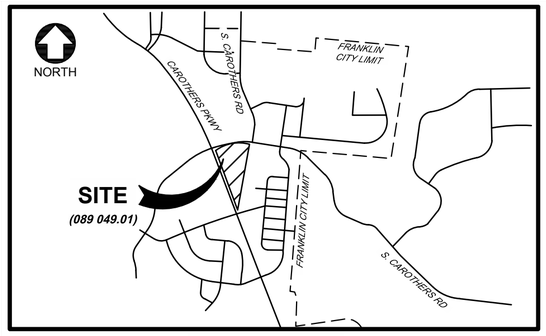
dianna.tomlin@franklintn.gov	Include the MTEMC signature block on the plat

43. adjacent property owner

dianna.tomlin@franklintn.gov	Include the adjacent property owner information for parcels to the north and west

44. Incompatiable Land Use Buffer

dianna.tomlin@franklintn.gov	The buffer is shown extending beyond the residential lots. It is only required to the lot line.



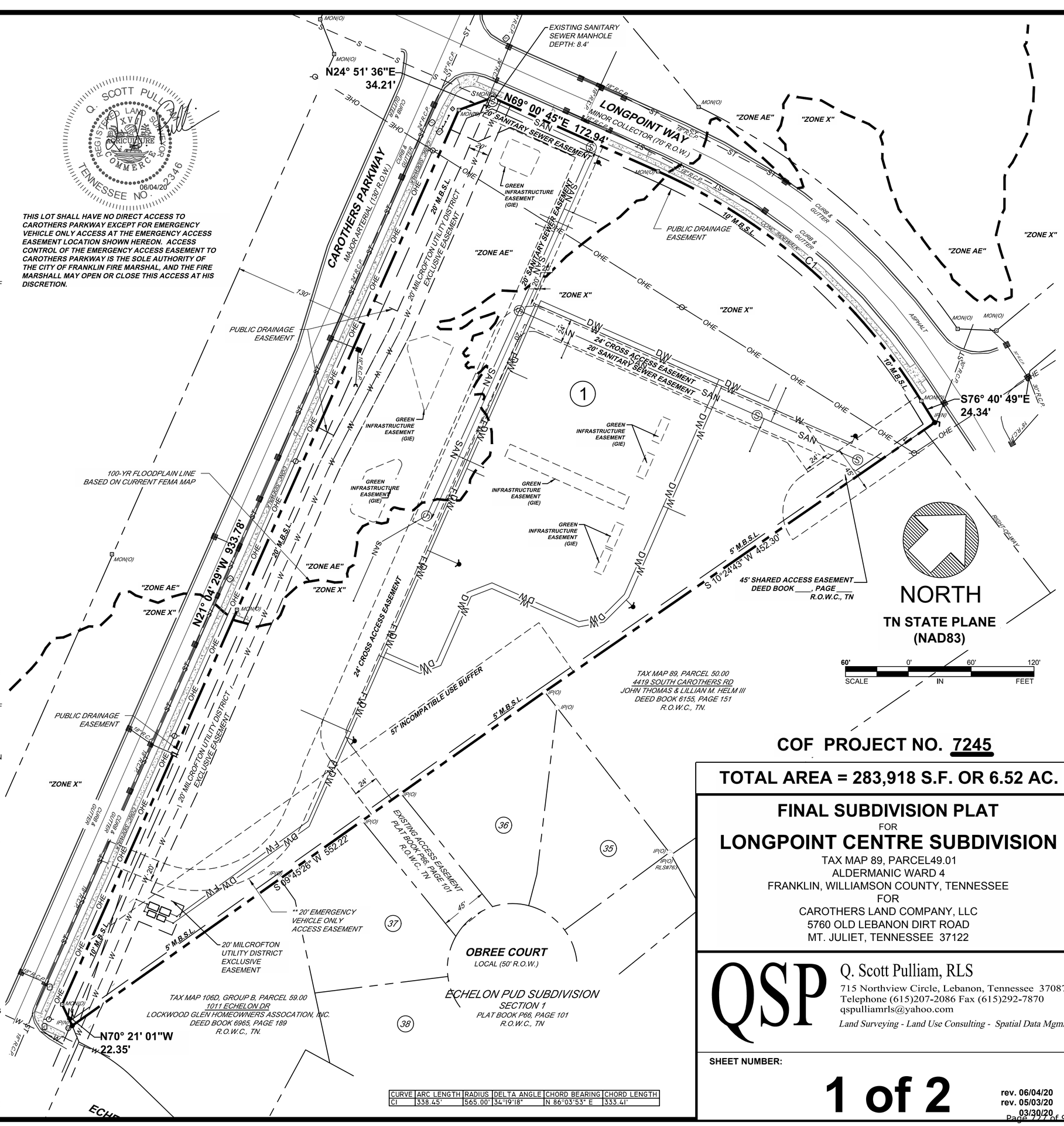
VICINITY MAP
N.T.S.

NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT, A 20' SANITARY SEWER EASEMENT, A 24-FOOT CROSS ACCESS EASEMENT, A 20' EMERGENCY ACCESS EASEMENT, A MILCROFTON UTILITY DISTRICT EASEMENT, PUBLIC DRAINAGE EASEMENTS, AND EIGHT (8) GREEN INFRASTRUCTURE EASEMENTS (GIE).
2. DEED REFERENCE: PROPERTY IS OWNED BY CAROTHERS LAND COMPANY, LLC WITH NO DEED OF RECORD FOUND. PROPERTY IS THE SAME CONVEYED TO TURNBERRY HOMES LLC, AS OF RECORD IN DEED BOOK 7568, PAGE 761, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
3. PROPERTY SHOWN AS PARCEL (049.01) ON WILLIAMSON COUNTY PROPERTY MAP 89.
4. NORTH ARROW BASED ON TENNESSEE STATE PLAN COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.
5. UTILITIES SHOWN ON THIS SURVEY HAVE BEEN TAKEN FROM VISIBLE APPURTENANCES ONSITE AND MAPS AVAILABLE TO THIS SURVEYOR AT THIS TIME. ALL CARE HAS BEEN TAKEN TO ACCURATELY SHOW THE UTILITIES HEREON; HOWEVER, IN TENNESSEE, IT IS A REQUIREMENT OF THE LAW TO LOCATE THE EXISTING UTILITIES BY CONTACTING TENNESSEE ONE-CALL (811) AT LEAST THREE WORKING DAYS BEFORE BEGINNING ANY EXCAVATING OR DIGGING.
6. A PORTION OF THIS PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE "AE" (BASE FLOOD ELEVATIONS DETERMINED); AND A PORTION OF THIS PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD) ON FEMA FIRM COMMUNITY PANEL NO. 47187C0214 G, REVISED: DECEMBER 22, 2016.
7. BASE FLOOD ELEVATION (B.F.E.) APPROXIMATED TO BE 651.66± BY INTERPOLATION OF CURRENT FEMA MAPS.
8. PROPERTY IS ZONED AS (NC) NEIGHBORHOOD COMMERCIAL DISTRICT.
9. PRINCIPAL BUILDING SETBACK:
   10' BUILD TO LINE 40'
   SIDE 5'
   REAR 5'
10. NO ENCROACHMENTS ARE VISIBLE AND/OR APPARENT ON GROUND OR IN DEED.
11. 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.
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 HOMEOWNERS ASSOCIATION (HOA).
13. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY DRAINAGE AND ACCESS EASEMENTS.
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 EASEMENTS.
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 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.
17. CLOSURE/GPS NOTES: FOR BOUNDARY ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON THE DATE OF 04-08-2017 UTILIZING A TOPCON GR-5 DUAL FREQUENCY RECEIVER. THE GRID COORDINATES OF THE FIXED STATIONS SHOWN WERE DERIVED USING A VRS NETWORD OF CORS STATIONS REFERENCED TO NAD 83 (NO TRANS) (EPOCH 2010.00), GEOID 2012AU0. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H0.05', V0.10'. COMBINED GRID FACTOR: 1.00000000 CENTERED OF FIXED STATION AS SHOWN HEREON.
18. 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.
19. 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.
20. ALL MILCROFTON UTILITY DISTRICT (MUD) EASEMENTS ARE EXCLUSIVE EASEMENTS. NO EXCAVATION, BUILDING, STRUCTURE, OR OBSTRUCTION OF ANY KIND MAY BE CONSTRUCTED OR PERMITTED WITHIN THE EASEMENTS, EXCEPT PAVEMENT FOR A DRIVEWAY THAT CROSSES AN EASEMENT. NO TREES OR SHRUBBERY MAY BE PLANTED WITHIN THE EASEMENTS. MUD WILL HAVE UNRESTRICTED ACCESS TO ALL OF ITS LINES, METERS, VALVES, VAULTS, AND OTHER WATER SYSTEM FACILITIES WITHIN THE EASEMENTS WITHOUT SEEKING ANY FURTHER PERMISSION. MUD HAS THE RIGHT TO DISTURB OR REMOVE ANY IMPERMISSIBLE ITEMS WITHIN THE EASEMENTS. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY SUCH ITEMS AT THE PROPERTY OWNER'S EXPENSE.

Q. SCOTT PULLIAM REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE & TECHNOLOGY TENNESSEE NO. 2346 06/04/20

THIS LOT SHALL HAVE NO DIRECT ACCESS TO CAROTHERS PARKWAY EXCEPT FOR EMERGENCY VEHICLE ONLY ACCESS AT THE EMERGENCY ACCESS EASEMENT LOCATION SHOWN HEREON. ACCESS CONTROL OF THE EMERGENCY ACCESS EASEMENT TO CAROTHERS PARKWAY IS THE SOLE AUTHORITY OF THE CITY OF FRANKLIN FIRE MARSHAL, AND THE FIRE MARSHALL MAY OPEN OR CLOSE THIS ACCESS AT HIS DISCRETION.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	338.45'	565.00'	34°19'18"	N 86°03'53" E	333.41'

COF PROJECT NO. 7245

TOTAL AREA = 283,918 S.F. OR 6.52 AC.

FINAL SUBDIVISION PLAT
FOR
LONGPOINT CENTRE SUBDIVISION
TAX MAP 89, PARCEL49.01
ALDERMANIC WARD 4
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
FOR
CAROTHERS LAND COMPANY, LLC
5760 OLD LEBANON DIRT ROAD
MT. JULIET, TENNESSEE 37122

QSP
Q. Scott Pulliam, RLS
715 Northview Circle, Lebanon, Tennessee 37087
Telephone (615)207-2086 Fax (615)292-7870
qspulliamrls@yahoo.com
Land Surveying - Land Use Consulting - Spatial Data Mgmnt.

SHEET NUMBER:

1 of 2

rev. 06/04/20
rev. 05/03/20
03/30/20

7245 - LONGPOINT CENTRE SUBDIVIDION FINAL PLAT 06-04-20.DWG / Thursday, June 4, 2020 8:55:34 AM

SITE DATA

PROJECT NAME:	LONGPOINT CENTRE SUBDIVISION
PROJECT NUMBER:	COF PROJECT #7245
OWNER:	CAROTHERS LAND COMPANY, LLC 5760 OLD LEBANON DIRT ROAD MT. JULIET, TENNESSEE 37122 CONTACT: PAUL B. BASS, JR., AIA
SUBDIVISION:	N/A
LOT NUMBER:	N/A
ADDRESS:	0 SOUTH CAROTHERS ROAD, FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14H CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	089 049.01
EXISTING ZONING:	NC - NEIGHBORHOOD COMMERCIAL DISTRICT
OTHER APPLICABLE OVERLAYS	FLOOD FRINGE OVERLAY
TOTAL ACREAGE:	6.52 AC
TOTAL SQUARE FOOTAGE:	283,918 S.F.
MINIMUM BUILDING SETBACKS:	
FRONT YARD:	10' BUILD TO LINE 40'
REAR YARD:	5'
SIDE YARD:	5'
TOTAL ACREAGE BY USE:	244,331 S.F. RETAIL/COMMERCIAL 39,596 S.F. OPEN SPACE

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon of record in Deed Book ____, Page ____, and adopt the plan of subdivision of the property 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 perscribed 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 leins on this property, except as follows: Book_____, Page_____, R.O.W.C., Tennessee.

BY: _____ DATE: _____

NAME: _____ TITLE: _____

OWNER OF MAP 89, PARCEL 49.01
DEED BOOK ____, PAGE ____

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 SEWER SYSTEMS

I HEREBY CERTIFY THAT:

1. THE SEWER SYSTEMS DESIGNATED IN LONGPOINT CENTRE SUBDIVISION HAVE 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 SYSTEMS.

_____ _____
DIRECTOR, WATER MANAGEMENT DEPARTMENT CITY OF FRANKLIN — DATE

LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
	FENCE
	ROAD CENTERLINE
G	GAS LINE
OHE OHE	OVERHEAD ELECTRIC
S S S	SANITARY SEWER LINE
OHT OHT	OVERHEAD TELEPHONE
W	WATER LINE
	IP(O) - IRON PIN OLD
	IP(S) - IRON PIN SET
	GAS METER
GV	GAS VALVE
	GUY WIRE
	FIRE HYDRANT
MB	MAILBOX
S	SANITARY SEWER MANHOLE
	UTILITY POLE
W	WATER METER
WV	WATER VALVE
	TREE

LOT AREA TABLE

LOT NO.	AREA (SQ. FT.)	AREA (AC.)
1	283,918	6.52

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I HEREBY CERTIFY THAT:

1. THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN LONGPOINT CENTRE SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS

OR

2. A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR DRAINAGE AND SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

_____ _____
DIRECTOR, STREETS DEPTARTMENT CIFT 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 _____, 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 OF MILCROFTON UTILITY DISTRICT

I HEREBY CERTIFY THAT:

1. THE WATER SYSTEMS DESIGNATED IN LONGPOINT CENTRE SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH M.U.D. SPECIFICATIONS.

OR

2. A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH MILCROFTON UTILITY DISTRICT TO ASSURE COMPLETION OF SUCH SYSTEMS.

_____ _____
GENERAL MANAGER MICROFTON UTILITY DISTRICT — DATE

SURVEYOR'S CERTIFICATE

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 8th DAY OF APRIL, 2019.

BY: _____ **DATE: 03-30-20**
Q. SCOTT PULLIAM TNRLS#2346

SCOTT PULLIAM REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE NO. 2346 06/04/20

COF PROJECT NO. 7245

TOTAL AREA = 283,918 S.F. OR 6.52 AC.

FINAL SUBDIVISION PLAT
FOR
LONGPOINT CENTRE SUBDIVISION

TAX MAP 89, PARCEL49.01
ALDERMANIC WARD 4
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
FOR
CAROTHERS LAND COMPANY, LLC
5760 OLD LEBANON DIRT ROAD
MT. JULIET, TENNESSEE 37122

QSP
Q. Scott Pulliam, RLS
715 Northview Circle, Lebanon, Tennessee 37087
Telephone (615)207-2086 Fax (615)292-7870
qspulliamrls@yahoo.com
Land Surveying - Land Use Consulting - Spatial Data Mgmnt.

SHEET NUMBER:

2 of 2

rev. 06/04/20
rev. 05/03/20
03/30/20

7245 - LONGPOINT CENTRE SUBDIVIDION FINAL PLAT 06-04-20.DWG / Thursday, June 4, 2020 8:55:37 AM

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 20-0670

DATE: April 30, 2020

TO: Franklin Municipal Planning Commission

FROM: Emily Hunter, Planning Director
Andrew Orr, Long Range Planning Supervisor
Eric Conner, Principal Planner

SUBJECT:
Consideration Of Resolution 2020-79, A Resolution To Adopt An Envision Franklin Plan Amendment For The Properties Located At Or Adjacent To 1190 Lewisburg Pike, Known As Map 106 Parcel 00800 And Map 105 Parcel 02801, To Change The Design Concept From Large-Lot Residential To Single-Family Residential. (PUBLIC HEARING)

PURPOSE:
To provide information on Resolution 2020-79, A Resolution To Adopt An Envision Franklin Plan Amendment For The Properties Located At Or Adjacent To 1190 Lewisburg Pike, Known As Map 106 Parcel 00800 And Map 105 Parcel 02801, To Change The Design Concept From Large-Lot Residential To Single-Family Residential.

Project Information
COF Project Number: 7266
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: James W Cross IV, Amy Cross Nance, Carolin J Cross and Cross Family Limited Partnership

BACKGROUND/STAFF COMMENTS:
This application is to amend the Envision Franklin Design Concepts Map for two parcels located at and adjacent to 1190 Lewisburg Pike. Both properties have the Large-Lot Residential Design Concept, and the applicant is requesting that both parcels receive the Design Concept of Single Family Residential. The southwest part of the site contains a forested area with steep slopes that is in the Conservation Design Concept. The applicant intends to develop the site with 42 lots on 52 acres; there are currently three homes on the 52 acres which are proposed to remain.

The current design concepts and the proposed design concept have a lot of similarities, including the protection of existing natural features, and transitioning context from nearby developments. The main difference between the two is lot size minimums. Large-Lot Residential stipulates a minimum lot size of one acre, whereas Single Family Residential has varying lot size minimums depending on design and orientation of the dwelling, varying from 4,950 square feet to 7,150 square feet. The applicant's preliminary conceptual plan provides a range of lot sizes and even though that plan is not subject to approval with this amendment request, it would be anticipated that a similar plan would be presented during the annexation and development plan review process.

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

A virtual neighborhood meeting was held on May 14, 2020. A recording of the meeting is located on the City's website at www.franklintn.gov/neighborhoodmeetings.

Project Considerations

The properties are located approximately ¼ mile south of a city boundary, and ½ mile north of a city boundary, making the properties non-contiguous to city limits, if the property were to be annexed. Due to the location, extension of City sewer will need to be extended through Lewisburg Pike right-of-way in order to serve the properties. At the time of the Envision Franklin designation, there was no sewer availability for the area, making one acre lots a necessity for septic tank usage and aligning with the County zoning of MGA-1.

The staff believes that with appropriate design and transitions to existing county subdivisions, a mix of lot sizes on this site can be appropriate. While some lots could be smaller than those found in adjacent subdivisions, the overall density would be comparable. The applicant is proposing a street connection from Lewisburg Pike to Crossway Drive with larger lots on the southern and western boundaries.

The staff is proposing a new Special Consideration be created for the area along Lewisburg Pike from Henpeck Lane to Bowman Road as a condition of approval for this Envision Franklin Amendment. The Special Consideration is for the Single-Family Residential Design Concept, stating that newly developed lots along Lewisburg be comparable in size and width to existing lots on the opposite side of Lewisburg. This Special Consideration would increase the size of the lots along Lewisburg Pike to approximately one acre, and likely reduce the overall number of units within the neighborhood and preserve the appearance of larger lots along Lewisburg Pike.

FINANCIAL IMPACT:
Unknown.

RECOMMENDATION:
Staff recommends Approval with Conditions of Resolution 2020-79.

RESOLUTION 2020-79

A RESOLUTION TO ADOPT AN ENVISION FRANKLIN PLAN AMENDMENT FOR THE PROPERTIES LOCATED AT OR ADJACENT TO 1190 LEWISBURG PIKE, KNOWN AS MAP 106 PARCEL 00800 AND MAP 105 PARCEL 02801, TO CHANGE THE DESIGN CONCEPT FROM LARGE-LOT RESIDENTIAL TO SINGLE-FAMILY RESIDENTIAL.

WHEREAS, pursuant to Tennessee Code Annotated (T.C.A.) § 13-4-201, it is the function and duty of the Franklin Municipal Planning Commission (FMPC) to adopt an official general plan for the physical development of the City of Franklin; and

WHEREAS, the City adopted *Envision Franklin* on January 26, 2017, and it provides a framework for the City to make land-use decisions, manage the quality of development, determine the timing and location of future growth, and direct investment and development activity; and

WHEREAS, the FMPC may from time to time amend, extend or add to the plan, or carry any part of subject matter into greater detail; and

WHEREAS, the amendment request, as depicted in the attached map, is to change the design concept for the properties located at and adjacent to 1190 Lewisburg Pike, from Conservation Subdivision to Single-Family Residential; and

WHEREAS, the FMPC finds that the Plan amendment request has demonstrated its need and justification in accordance with the Implementation Chapter of *Envision Franklin*; and

WHEREAS, the FMPC held a public hearing and the Plan amendment to *Envision Franklin* is found to be in the best interest of the citizens of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED by the Franklin Municipal Planning Commission of the City of Franklin, Tennessee, as follows:

SECTION I. The attached Location Map shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION II. The Envision Franklin Design Concepts Map is hereby amended as shown by the attached Location Map.

SECTION III. A copy of the adopted amendment to Envision Franklin shall be certified to the Board of Mayor and Aldermen, as required by T.C.A. § 13-4-202.

SECTION IV. That this Resolution shall take effect upon approval by the FMPC on June 25, 2020, the health, safety, and welfare of the citizens requiring it.

[Signatures on page 2]

ATTEST:

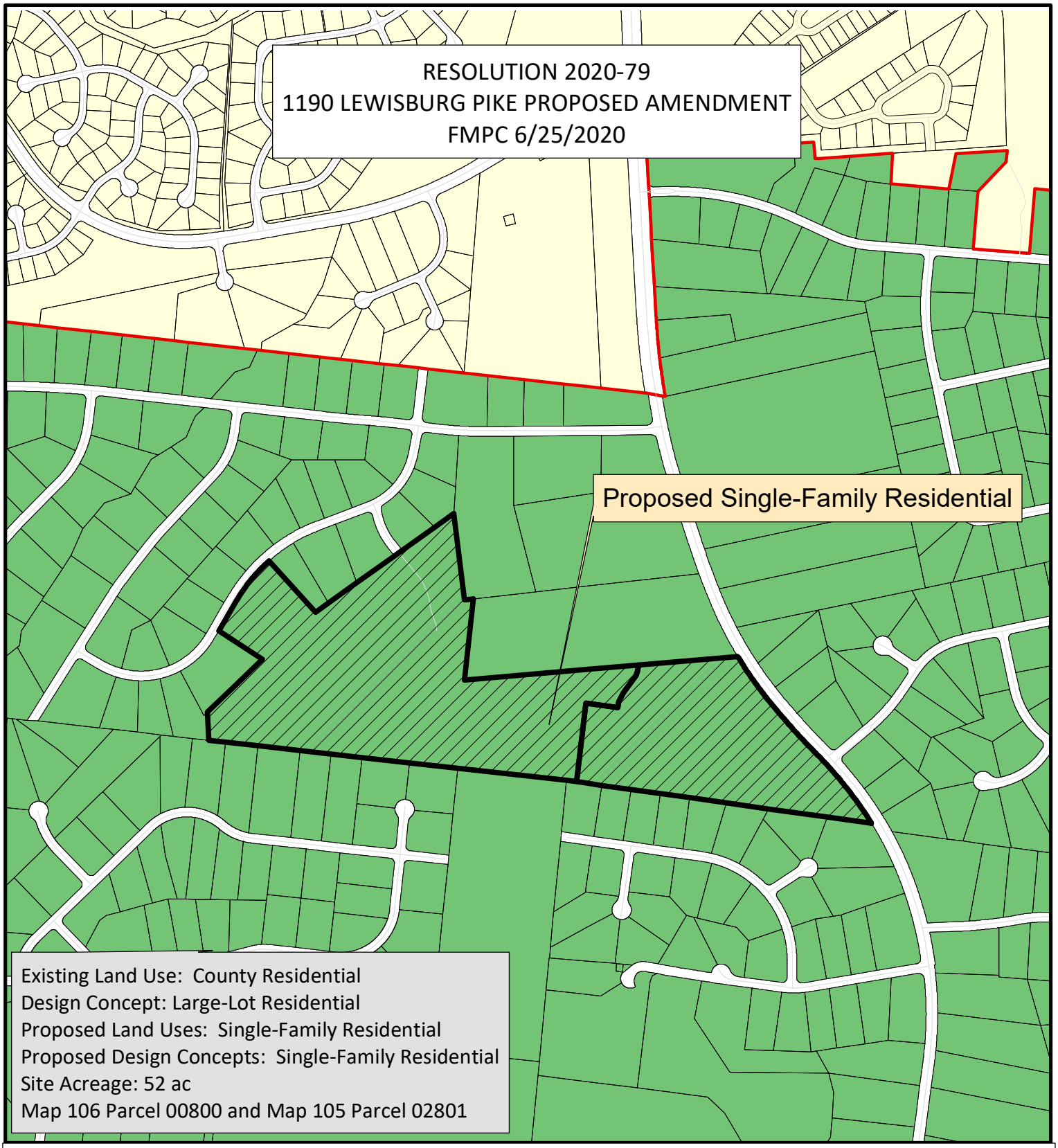
By:_____
Mike Hathaway
Chair

CITY OF FRANKLIN, TENNESSEE:

By:_____
Emily Hunter
Secretary

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney



Legend

- Streets
- City Limits
- Parcels
- Large-Lot Residential
- Single-Family Residential
- Applicant Parcels

N

0 0.2 Miles

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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1190 LEWISBURG PIKE

PUD Subdivision

Envision Franklin Amendment

June 4, 2020

Resubmittal

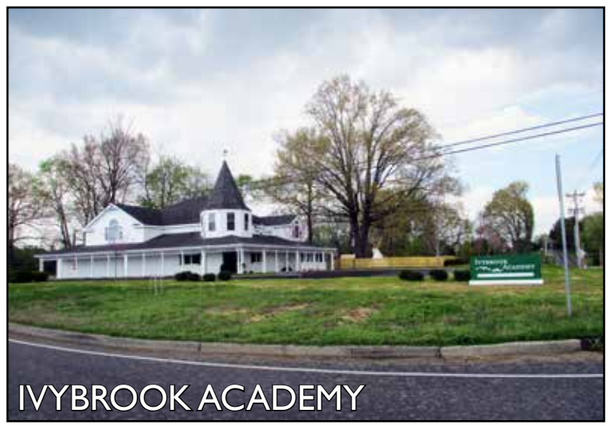


gamble design collaborative









Land Owners:
James W Cross IV
Amy Cross Nance
Caroline J Cross and Cross Family Limited Partnership

Design Team:
Gamble Design Collaborative

This area along the corridor of Lewisburg Pike is comprised of existing subdivisions developed under Williamson County regulations and are provided sewer through individual septic tanks on each lot. The Envision Franklin Land Use Policy established for this area was put in place prior to the extension of sewer through Ellington Park to Oak View Elementary School. Now that this sewer line is extended, we are requesting a Land Use Plan Amendment to change the policy of the highlighted properties from Large Lot Residential to Single Family Residential.

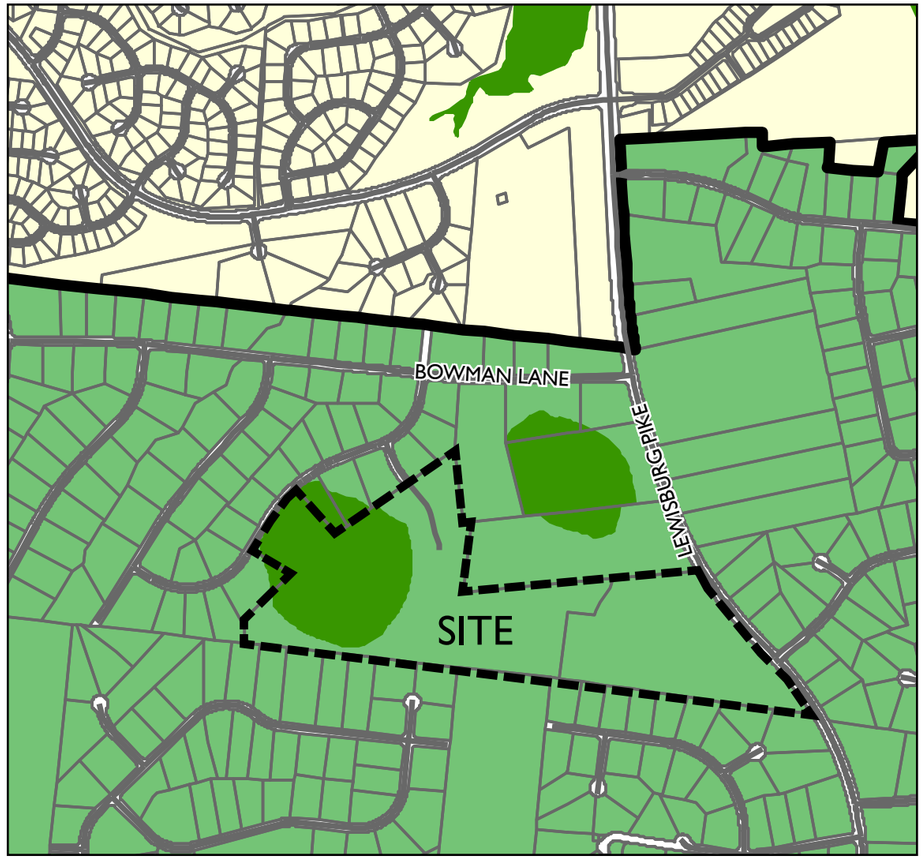
1190 LEWISBURG PIKE

Envision Franklin Land Use Plan Amendment

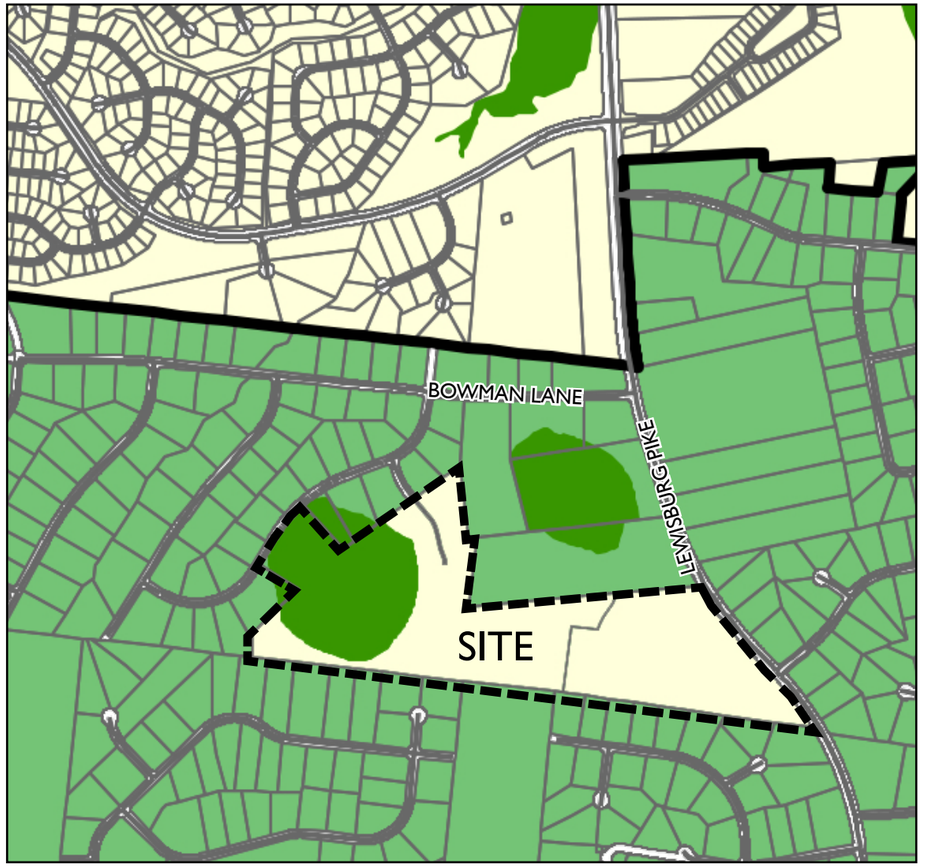
City of Franklin, Tennessee

Project Overview

Existing



Proposed



Current Policy: Large Lot Residential
This policy was established for this area due to the predominance of established Williamson County neighborhoods in this area, typically with lots one-acre in size to accommodate the septic tank and septic field requirements.

New development should have a minimum lot size of one acre or more to fit contextually with surrounding neighborhoods. Neighborhoods should be designed around natural features to highlight forested areas, hillsides and hilltops, streams, and tree rows.

Proposed Policy: Single Family Residential
The applicant is requesting a change to Single Family Residential. This policy provides a range of single family dwelling lot sizes and the defined development character varies per neighborhood.

New neighborhoods should transition from the existing development patterns in the adjacent neighborhoods. They should be walkable, connected, and designed around natural features. The transition to the existing neighborhoods will be considered through open space buffers, additional landscape, and the preservation of existing trees.

Existing Land Use

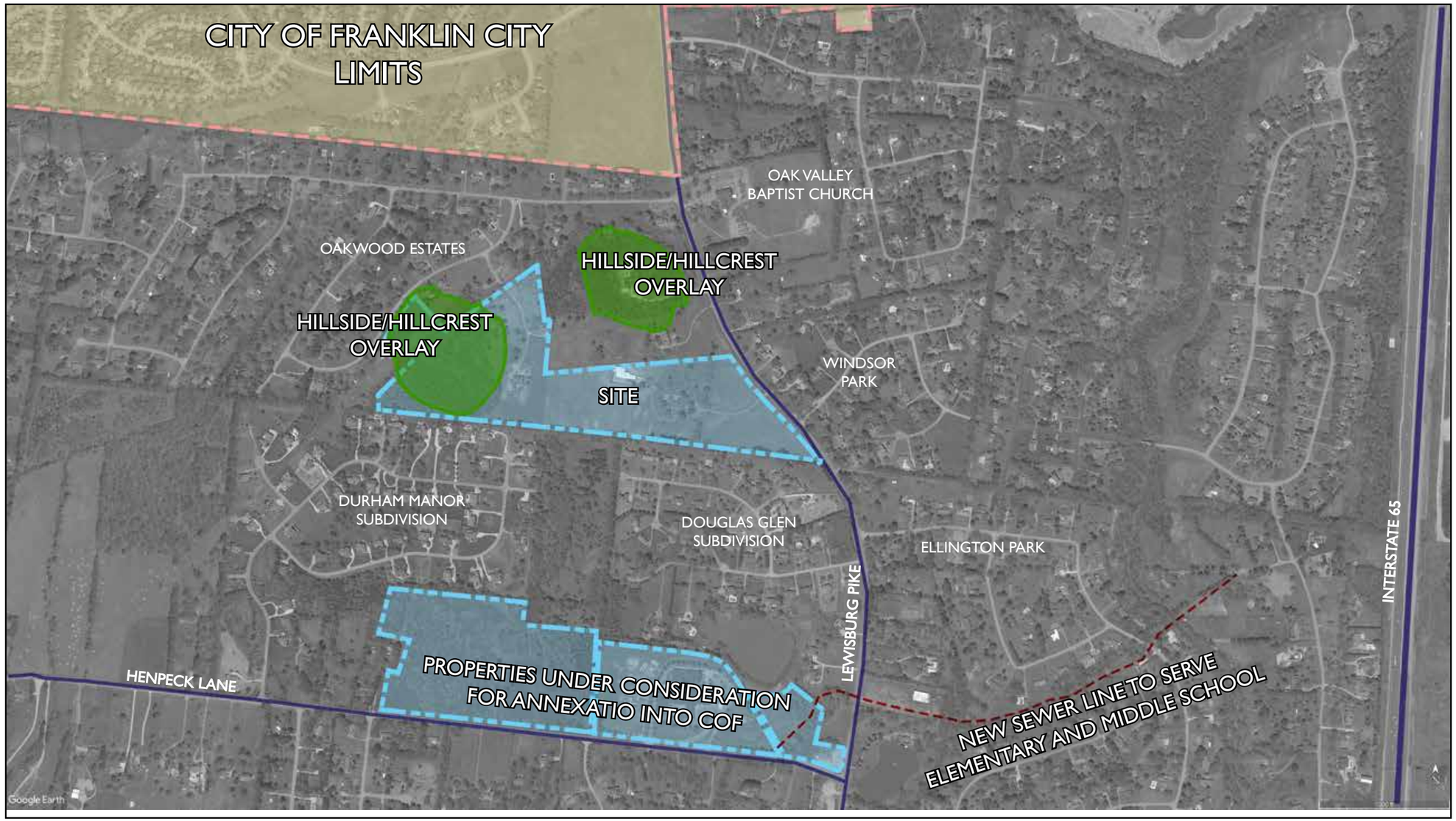
- CONSERVATION
- LARGE LOT RESIDENTIAL
- SINGLE FAMILY RESIDENTIAL

Proposed Land Use

- CONSERVATION
- LARGE LOT RESIDENTIAL
- SINGLE FAMILY RESIDENTIAL

1190 LEWISBURG PIKE
Envision Franklin Land Use Plan Amendment
City of Franklin, Tennessee

Envision Franklin Design Concept



In 2019, the City of Franklin and Williamson County completed a sewer line through Ellington Park to provide connection for Henpeck Market, Oakview Elemetary School, and Legacy Middle School. As a result, gravity sewer access is now available for the 1190 Lewisburg Pike property. This sewer access would allow for a diversity lot sizes.

The previous development pattern and resulting Large Lot designation was based on lack of sewer and neccessity of septic tanks.

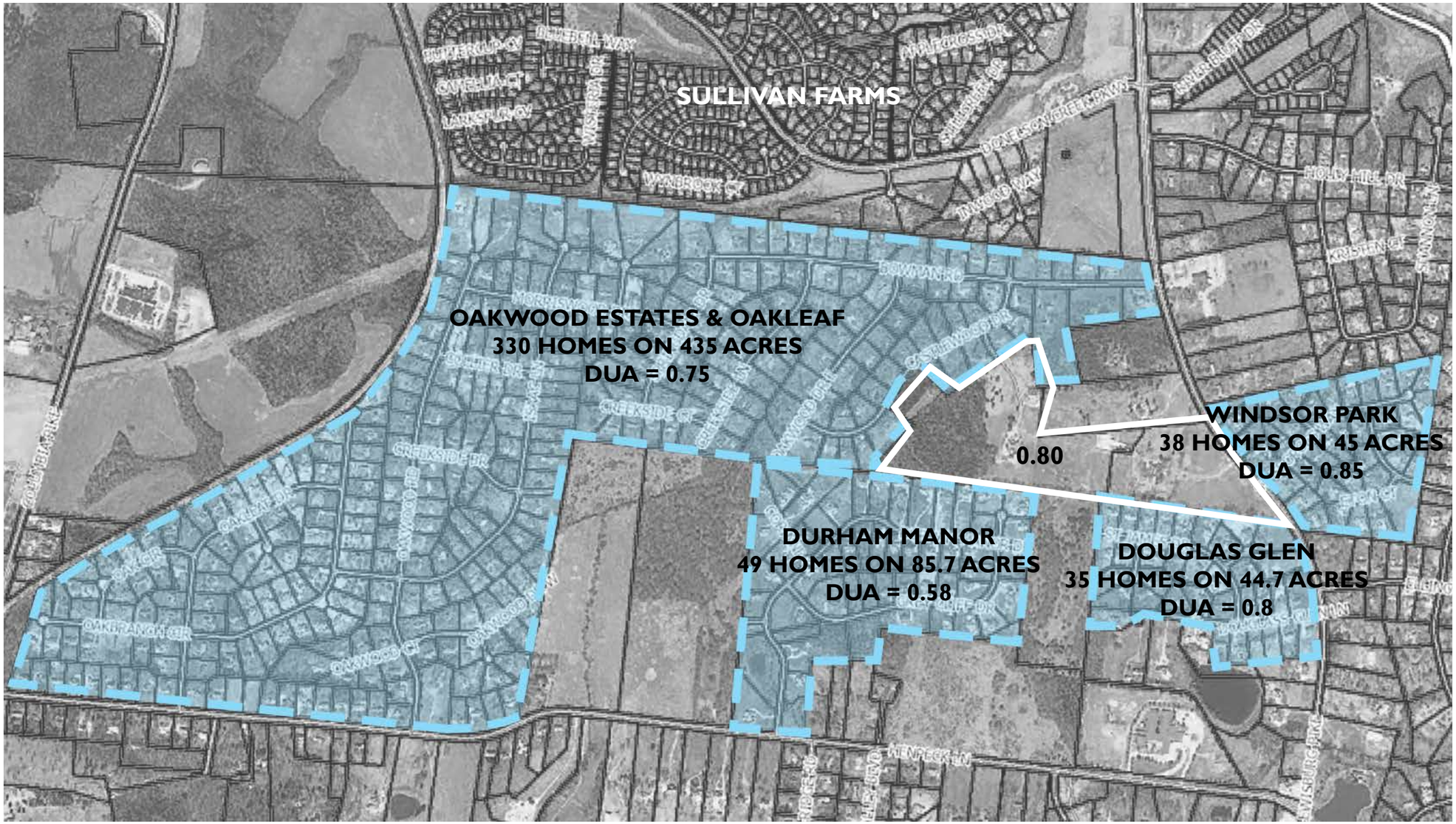
Environmental features should be preserved and special attention should be given to transition buffers along existing neighborhoods.

1190 LEWISBURG PIKE

Envision Franklin Land Use Plan Amendment

City of Franklin, Tennessee

Site Context



The proposed Master Plan takes into consideration the dwelling units per acre of neighboring developments.

Windsor Park: 0.85 DUA
Douglas Glen: 0.8 DUA
Durham Manor: 0.58 DUA
Oakwood Estates and Oakleaf: 0.75 AC

Our Site: 0.8 DUA

1190 LEWISBURG PIKE

Envision Franklin Land Use Plan Amendment
City of Franklin, Tennessee

Neighborhood Context Map



EXISTING SITE:
3 Single Family Lots totalling 52 AC

Existing roadway conncection to Lewisburg Pike and Crossway Drive

Western boundary protected by Hilltop Hillside Overlay (HHO) and the HHO Buffer

Currently located in Williamson County but within the City of Franklin Urban Growth Boundary

1190 LEWISBURG PIKE

Envision Franklin Land Use Plan Amendment

City of Franklin, Tennessee

Existing Site Conditions



The master plan address several guiding principles of the City's Land Use Plan Guidelines:

1. Preservation of natural features

2. Preserves the existing homes on the property.

3. Preserves the architectural character along Lewisburg Pike.

4. Provides Open Space buffers and preserved tree lines along property boundaries

5. Offers connectivity for vehicles and pedestrians

6. Offers a range of lot sizes.

7. Will connect to the gravity sewer line on Henpeck Lane via Lewisburg Pike.

8. Homes will sell between $1.2 and 2 million dollars

1190 LEWISBURG PIKE

Envision Franklin Land Use Plan Amendment

City of Franklin, Tennessee

Conceptual Master Plan

HISTORIC FRANKLIN TENNESSEE

MEMORANDUM

DATE: June 17, 2020

TO: Franklin Municipal Planning Commission

FROM: Eric Conner, Principal Planner
Andrew Orr, Long Range Planning Supervisor
Emily Hunter, Director of Planning and Sustainability

Subject

Consideration Of Resolution 2020-79: A Resolution To Adopt An Envision Franklin Plan Amendment For The Properties Located At Or Adjacent To 1190 Lewisburg Pike, Known As Map 106 Parcel 00800 And Map 105 Parcel 02801, To Change The Design Concept From Large-Lot Residential To Single-Family Residential (PUBLIC HEARING)

Project Information
COF Project Number: 7266
Applicant: **Greg Gamble, Gamble Design Collaborative**
Owner: **James W Cross IV, Amy Cross Nance, Carolin J Cross and Cross Family Limited Partnership**

Background/Staff Comments
This application is to amend the Envision Franklin Design Concepts Map for two parcels located at and adjacent to 1190 Lewisburg Pike. Both properties have the Large-Lot Residential Design Concept, and the applicant is requesting that both parcels receive the Design Concept of Single Family Residential. The southwest part of the site contains a forested area with steep slopes that is in the Conservation Design Concept. The applicant intends to develop the site with 42 lots on 52 acres; there are currently three homes on the 52 acres which are proposed to remain.

The current design concepts and the proposed design concept have a lot of similarities, including the protection of existing natural features, and transitioning context from nearby developments. The main difference between the two is lot size minimums. Large-Lot Residential stipulates a minimum lot size of one acre, whereas Single Family Residential has varying lot size minimums depending on design and orientation of the dwelling, varying from 4,950 square feet to 7,150 square feet. The applicant's preliminary conceptual plan provides a range of lot sizes and even though that plan is not subject to approval with this amendment request, it would be anticipated that a similar plan would be presented during the annexation and development plan review process.

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

A virtual neighborhood meeting was held on May 14, 2020. A recording of the meeting is located on the City's website at www.franklintn.gov/neighborhoodmeetings.

Project Considerations

The properties are located approximately ¼ mile south of a city boundary, and ½ mile north of a city boundary, making the properties non-contiguous to city limits, if the property were to be annexed. Due to the location, extension of City sewer will need to be extended through Lewisburg Pike right-of-way in order to serve the properties. At the time of the Envision Franklin designation, there was no sewer availability for the area, making one acre lots a necessity for septic tank usage and aligning with the County zoning of MGA-1.

The staff believes that with appropriate design and transitions to existing county subdivisions, a mix of lot sizes on this site can be appropriate. While some lots could be smaller than those found in adjacent subdivisions, the overall density would be comparable. The applicant is proposing a street connection from Lewisburg Pike to Crossway Drive with larger lots on the southern and western boundaries.

The staff is proposing a new Special Consideration be created for the area along Lewisburg Pike from Henpeck Lane to Bowman Road as a condition of approval for this Envision Franklin Amendment. The Special Consideration is for the Single-Family Residential Design Concept, stating that newly developed lots along Lewisburg be comparable in size and width to existing lots on the opposite side of Lewisburg. This Special Consideration would increase the size of the lots along Lewisburg Pike to approximately one acre, and likely reduce the overall number of units within the neighborhood and preserve the appearance of larger lots along Lewisburg Pike.

Recommendation

Approval with Conditions.

COF no: 7266

CONDITIONS OF APPROVAL:

Open Issues: 1

Planning

General Issues

5. Envision Franklin

eric.conner@franklintn.gov	Staff will be recommending a Special Consideration as a condition of approval for the lots along Lewisburg Pike, specifically that "Development fronting on Lewisburg Pike should be on lot sizes and widths comparable to those in any existing neighborhoods across Lewisburg Pike"
info@gdc-tn.com	Understood.
eric.conner@franklintn.gov	Condition of Approval: New Special Consideration shall be created for the Single-Family Residential Design Concept for the area along Lewisburg Pike from Henpeck Lane to Bowman Road. The Special Consideration is as follows: "Newly developed lots along Lewisburg Pike shall be comparable in size and width to those in existing neighborhoods on the opposite side of Lewisburg Pike."

SINGLE FAMILY RESIDENTIAL

SPECIAL CONSIDERATIONS	Columbia Pike, South of Mack Hatcher Parkway	This scenic corridor should have deep setbacks of at least 250 feet for new development. Informal landscape design and rural features, such as stone walls, wood plank fencing, and informal tree plantings, should be utilized to sustain the scenic and rural quality of the area.
	Lewisburg Pike, between Henpeck Lane and Bowman Road	Newly developed lots along Lewisburg Pike shall be comparable in size and width to those in existing neighborhoods on the opposite side of Lewisburg Pike.
	Murfreesboro Road Inside of Mack Hatcher Parkway	This corridor is an important gateway into Downtown Franklin. The presence of open space, in the form of larger lots and building setbacks, contributes to its character. Infill development that occurs along the corridor should reflect the existing character and setbacks. If development occurs on the Green Farm on the south side of Murfreesboro Road, then Ralston and Welsh Lanes should be extended. Welsh Lane should be a single-loaded street with dwellings facing Murfreesboro Road with primary access to the extension of Ralston Lane. Murfreesboro Road should have 150-foot open-space setbacks to maintain the viewshed into Downtown Franklin. Charlton Green should be used as an example for desirable site design and usable open space.
	Hillsboro Road, Inside of Mack Hatcher Parkway	This area is an important gateway and corridor into Downtown Franklin. The presence of open space, in the form of larger lots and building setbacks, contributes to the character of this area. Any infill that occurs along the corridor should reflect the existing character and setbacks. Established single-family residential uses should be preserved, and commercial intrusion is discouraged.
	Institutional Uses	Institutional uses may be appropriate if the location does not negatively impact access, scale, and traffic of the surrounding area. These uses are encouraged to be located at major intersections of arterial and collector streets. Additional stories may be appropriate for institutional uses. The conversion of dwellings in existing residential areas for institutional uses is not appropriate.





From:	Maureen Errico
To:	Emily Hunter; Andrew Orr; Eric Conner; rdlindsey@comcast.net
Subject:	Envision Franklin Amendment for 1190 Lewisburg PIke
Date:	Wednesday, May 13, 2020 2:58:39 PM

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

I am writing in reference to an upcoming Envision Franklin Amendment for 1190 Lewisburg Pike (Cross Family). We live in Douglass Glen, which is adjacent to this property.
We are extremely concerned about the proposal which will add **41 new homes under an acre** (according to the plans).
They are maintaining 4 -2 acre lots which are the existing homes.

This new development will back up directly to our neighborhood. Our concern is the possible “cut thru” where it shows a **STUB** off of Crossway. This would lead directly into our cul-du-sac.
We have families with children playing in this area, pets being walked, neighbors walking the area constantly. The safety and integrity of our neighborhood is critical to us. We have no desire and **NEVER** will have the desire to be a cut thru for other neighborhoods. One of the main reasons we do not want to part of the City of Franklin.
The extra density will add more traffic nightmares on Lewisburg Pike as we try to enter and exit our street.
We have a neighborhood meeting with Greg Gamble on May 14, hopefully what our concerns and comments are will be conveyed to your Planning Committee members.

Sincerely

Maureen Errico and Gary Sidell
2506 St James Dr
Franklin
310-666-2703

--
Maureen Errico
merrico46@gmail.com

From:	Emily Hunter
To:	Eric Conner
Subject:	FW: Cross property
Date:	Tuesday, May 12, 2020 1:08:58 PM

From: City of Franklin, TN <CityofFranklin@franklintn.gov>
Sent: Tuesday, May 12, 2020 11:34 AM
To: Emily Hunter <emily.hunter@franklintn.gov>
Subject: Cross property

Message submitted from the <City of Franklin, TN> website.

Site Visitor Name: Barbara Donner
Site Visitor Email: grammyinc@aol.com

I am opposed to slowing this property to be developed with high density of 40 home plus 2 existing. We have enough traffic on Lewisburg pike now. If u annex and approve then funding shoukd be gotten to widen Lewisburg pike between mack Hatcher and goose creek. We owners of homes on one acre or more want the integrity of our area to continue. These lots must be at least an acre. We also do not want connecting to Douglas Glenn as it will become a shortcut when traffic backs up. We have enough hi density along here as it is. The cross property goes up a hill and sitting with matchbox houses will spoil the beauty of our area and decrease the green space and pure are it provides. I am against annexation unless it comes with one acre requirement to sustain the integrity of this section of Lewisburg pike. We don't need another ugly mess like Berry Farms. Or the other ones u approved. Nature landing is okay. You can't see from road. Sullivan left acres of green space all along Lewisburg pike. If this is allowed next will be property next door and so goes it

We do not need Lewisburg pike to become another Columbia pike..a bottleneck.

Thank you for listening.

From:	Maureen Errico
To:	Emily Hunter; Andrew Orr; Eric Conner; rdlindsey@comcast.net
Subject:	Help us STOP the annexation and development of 45 homes at 1190 Lewisburg Pike and 2208 Crossway Drive, Franklin, TN.
Date:	Sunday, May 17, 2020 4:28:46 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.

We acknowledge that land development is a fact of life and a right of the landowner. However, any development must be done responsibly. That is why on January 26, 2017, the City of Franklin Municipal Planning Commission adopted Envision Franklin. It articulates the long-term vision of growth and development that Franklin's residents, businesses, and institutions want for their future. Some of the major objectives are:

- Annexation should be approached in a comprehensive manner that promotes contiguity (annexation of land that borders Franklin) and orderly growth…
- Allow small lots ONLY in high intensity areas like downtown Franklin, Westhaven and Berry Farms, while the emphasis in historic areas is to preserve the established character...
- Adhere to the Large-Lot Residential design concept that reflects the established character of existing neighborhoods and require a minimum lot size of one acre or more to fit contextually with surrounding neighborhoods.
- Existing natural features, such as hillsides, hilltops, and tree rows should be preserved.
- Emphasize active transportation for both destinations and recreation by connecting land uses through multi-use paths, sidewalks, and trails.
- Protect Franklin's natural beauty along its edges by preserving scenic corridors and viewsheds.

It is one thing to transform a massive farm into a planned community. It is entirely another matter for the City of Franklin Municipal Planning Commission to break its pact with the people by approving the annexation of a 50-acre horse farm that has no natural borders with the City of Franklin. Moreover, the only reason for annexation is to deliver the primary small-lot residential development tool – sewer lines – to complete the transformation of the beautiful rolling hills into a sub-division inconsistent with the homes and character of the surrounding neighborhoods.

What do we want?

1. We want the City of Franklin to adhere to the Envision Franklin design concepts, not the will of developers.
2. We want the practice of discontiguous, spot, or donut-hole annexation stopped for this project and all future ones.
3. We want the Large-Lot Residential design requirement of one acre or larger lots to be enforced.
4. We want the City of Franklin to build the infrastructure to support the population BEFORE they approve more development. You need more than just the [sewer] line to support development.
5. Specifically, if this plan is to be approved, we want the City of Franklin to widen Lewisburg Pike from Berry Farms up to Mack C. Hatcher Memorial Pkwy at the same time the sewers are run.
6. We want the people of Franklin to be able to vote “For" or "Against” this annexation and ALL future annexation according to Tennessee Code Annotated 6-51-105(b).

Give Us A Voice In The Future Of Greater Franklin

--
Maureen Errico
2506n St James Dr,Franklin, Tn
310-666-2703

merrico46@gmail.com

Andrew Orr

From: Vernon Gerth
Sent: Tuesday, May 26, 2020 12:41 PM
To: Ken Moore; Emily Hunter
Cc: Kelly Dannenfelser; Andrew Orr; Eric Conner
Subject: RE: PUBLIC HEARING - Annexation of 1190 Lewisburg Pike and 2208 Crossway Drive

Thank you Ken. Emily may not be avaible this evening but Kelly will be representing the City team on this issue. For clarity, the item on the BOMA agenda for a public hearing is only to initiate the annexation process at this point which I did not see Mr. Stempel acknowledged in his e-mail. Kelly do think it would help to contact him?

Vernon

From: Ken Moore <ken.moore@franklintn.gov>
Sent: Tuesday, May 26, 2020 11:53 AM
To: Vernon Gerth <vernon.gerth@franklintn.gov>; Emily Hunter <emily.hunter@franklintn.gov>
Subject: FW: PUBLIC HEARING - Annexation of 1190 Lewisburg Pike and 2208 Crossway Drive

Not sure if you have seen this.
Ken

From: Richard Stempel <richard@trackersystems.net>
Sent: Tuesday, May 26, 2020 11:46 AM
To: Scott Speedy <scott.speedy@franklintn.gov>; Ken Moore <ken.moore@franklintn.gov>
Cc: bev@aldermanburger.com; Margaret Martin <margaret.martin@franklintn.gov>; danamclendon@mac.com
Subject: PUBLIC HEARING - Annexation of 1190 Lewisburg Pike and 2208 Crossway Drive

ATTENTION COF 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 Mayor and Aldermen,

You may have received correspondence from other people in the neighborhood regarding the above topic and the proposed development there. I am possibly one of the most affected by the decisions made regarding this. I live at 2514 Saint James Drive, in the Douglass Glen neighborhood. My home backs up to the southeast edge of the 1190 Lewisburg Pike property. When we were first scouting this area and driving south on Lewisburg Pike seven years ago, Tuck-A-Way Farm caught my eyes and left an impression.

Since hearing of this project, I have learned a lot about the City of Franklin government, the Envision Franklin land-use policy, the Zoning Ordinance, and my neighbors, the Cross family. While it is not my intent to fight to prevent this development, I am concerned with the failure of the DRT and Planning Dept to follow the guidelines of Envision Franklin with regard to the annexation process, the 1190 Lewisburg Pike Master Plan as presented to me, the cavalier attitude the Planning and Sustainability Department has toward annexation and zoning variances, the lag in necessary infrastructure to support this and other developments, and the use of PD-Planned District zoning ordinance to maximize the density of homes. While not directly affecting me, your constituents should be concerned with the rate at which

their taxes have risen, especially compared to the much smaller increases of unincorporated Williamson county residents.

- **Annexation Process**
  - Envision Franklin states that annexation within the UGB should be approached in a comprehensive manner that promotes contiguity and orderly growth… and proactive planning for future development.

Can I rely on you to OPPOSE this annexation proposal because it is discontiguous to the City of Franklin, its primary aim appears to be to sidestep the use of more appropriate zoning districts for this area, it only serves to meet the interests of the developers and illegitimately attempts to build a higher tax base for the city, it is contrary to the intent of Envision Franklin, and the annexation will cause harm to the residents of Franklin by contributing to greater vehicular traffic and higher taxes, while returning no benefit to them?

- **The 1190 Lewisburg Pike Master Plan**
  - Contrary to Envision Franklin, this plan as presented to me and my neighbors does not fit contextually with the surrounding homes primarily due to the lot size and the resulting density of homes.
  - Contrary to Envision Franklin, they plan to do extensive earth moving including blasting which will affect the existing natural features, hillsides, and tree rows.
  - Contrary to Envision Franklin, the developer stated that they plan to use different architectural design elements that will be incompatible with those homes along Lewisburg Pike and nearby homes.

Can I get a commitment from you to OPPOSE the annexation proposal based on the failure of the Development Plan to adhere to the spirit and intent of Envision Franklin?

- **Cavalier attitude of the Planning and Sustainability Department**
  - During my discussion with a member of this department, I got the clear feeling they were on the side of the developer. They offhandedly mentioned for no apparent reason that they just got off the phone with Greg Gamble, the developer's consultant.
  - When I made reference to the Envision Franklin Large-Lot Residential design concept as being the most appropriate for this area, they said "times have changed"
  - I made clear to them that there are plenty of choices for homes like what has been proposed here, like in Berry Farms, Westhaven, Stream Valley, and possibly the recently approved project of Southbrook.
    - Their reply to that was if people want a home on a large lot, they can go to Brentwood.
  - They stated that the sewer line drives development. Moreover, they insinuated that the only reason to have a large lot is to accommodate a septic tank and that with sewers, large lots are not needed.

Would you consider that more than just sewer lines are required to drive development? Would you consider that some people may want to purchase homes on larger lots in Franklin and that sewer systems don't render large lots unnecessary? Would you commit to opposing this annexation proposal until a Development Plan is presented that more closely follows the Large-Lot Residential design concept of Envision Franklin thereby giving people who wish to purchase a new home on a large lot a choice to purchase a home in Franklin instead of just Brentwood?

- **Lag in Infrastructure to support growth**
  - While Envision Franklin indicates new developments should have sidewalks, bike paths and multi-use paths, and trails connecting its Open Spaces, and that these should connect to other areas outside of the development, the corridors connecting such developments are way behind the growth. It's almost as if, the sewer line drives development and nothing else.
    - Currently, all of these developments are like islands connected by roads that can no longer handle the vehicular traffic caused by development
    - It is impossible to walk or ride a bicycle outside these respective neighborhoods, and from one neighborhood to another.
  - Lewisburg Pike cannot handle the current traffic. Further development will make it worse
    - "Capital Improvement *Plans*" are not adequate. We need ACTION NOW for better roads, sidewalks, and bike paths BEFORE additional development.

- Based on the plans for Lewisburg Pike, the streets will be under construction multiple different times over many years. They will be:
    - Under construction for the traffic light at Henpeck and Lewisburg.
    - Under construction to run sewers to this proposed development.
    - Under construction to widen Lewisburg from Sullivan Farms to Mack Hatcher.
    - Under construction to widen Lewisburg from Sullivan farms south to Berry Farms.

Can I get your commitment to oppose this annexation proposal until such time that infrastructure has been built to support the EXISTING and FUTURE developments? Can I get your commitment to support the widening of Lewisburg Pike all the way from Berry Farms to Mack Hatcher along with sidewalks and bike paths concurrent to installation of sewer lines and other required traffic signals? Can I get your commitment to support only road widening projects that will include the necessary turn lanes and sight lines in order to make it safer for residents to leave and enter their homes and neighborhoods on Lewisburg Pike?

- **PD-Planned Development**
    - Vague and undefined design requirements
    - Lack of transparency to the general public
    - Can be easily misused or misapplied in order to avoid other Zoning Districts that more closely align with the intent and spirit of Envision Franklin

With respect to this proposed development, what guiding principles and design concepts of Envision Franklin can be better met by the PD zoning district than by other districts such as Estate Residential or R1 given the nature of the surrounding neighborhoods? Can I get your commitment to reject the use of the PD zoning district and/or Planned Unit Development until such time that design requirements and usage situations are more clearly defined in the Zoning Ordinance and Envision Franklin, and there is more transparency made to the general public?

I understand the Cross family wants to maximize the potential value of Tuck-A-Way Farm. I want them to as well, if they choose to develop the property. However, it must be done responsibly, with the neighbors in mind, and in accordance with Envision Franklin. Good neighbors think about how their actions will affect the people next door. I just hope you can see that the people in Douglass Glen, Durham Manor, Oakwood Estates, Redwing, Ellington Park, and Windsor Park want a community that fits in contextually with theirs and that improved infrastructure is there to support it. I look forward to hearing from you regarding my questions and concerns.

Best Regards,

Richard Stempel
561-722-1000

Andrew Orr

From: Andy and Shannon <andynorwood@comcast.net>
Sent: Tuesday, May 26, 2020 12:29 PM
To: Kelly Dannenfelser; Amy Diaz-Barriga; Joseph Bryan; Andrew Orr
Cc: Ken Moore
Subject: Proposed annexation of Cross properties

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.

Are you encouraging the development that is against the Envision Franklin plan or merely reviewing the request from the Cross family?

For your information, I am adamantly opposed to the proposed annexation of the Cross properties, by the City of Franklin, being discussed on tonight's agenda. I live in the Douglass Glen neighborhood that is directly adjacent to the property that is being considered.

First, this goes against everything that the Envision Franklin plan proposed and outlined in the recently adopted plan. All of the homes that surround this land have the large lot designation, are located in the County and don't have any access to City of Franklin services. Most of us moved here to enjoy larger lot sizes, the beautiful countryside of Williamson County and to avoid the constantly rising taxes of the City.

I think that the Cross family has every right to develop their land if they would like. After all, they developed my neighborhood over 25 years ago and also developed most of the other surrounding neighborhoods, too.

However, I feel that they should be held to the same guidelines of the Envision Franklin plan that every other person/developer that has come before your Board has had to follow. I understand that the Cross family has historically done many wonderful things for the preservation and good of the City and County and for this I applaud them. If your Board recommends, and the City of Franklin allows this annexation, that will enable the Cross family to develop and build the proposed 45 homes that they have presented as their plan, it will not only go against the master plan of Envision Franklin, it will also appear that they are receiving special treatment.

Sincerely,
Shannon Norwood

Sent from my iPad

Andrew Orr

From: Tanya Click <Tanya.Click@rate.com>
Sent: Tuesday, May 26, 2020 1:44 PM
To: Ken Moore; bev@aldermanburger.com; danamclendon@mac.com; Scott Speedy; Margaret Martin; michael.hathaway@comcast.net; roger.lindsey@nashville.gov; rdlindsey@comcast.net; Michael Orr; Scott Harrison; amclemore51@yahoo.com; Alma McLemore; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Szilagyi; Kelly Dannenfelser; Amy Diaz-Barriga; Andrew Orr; Andrew Orr
Subject: Annexation Of 2208 Crossway Drive And 1190 Lewisburg Pike

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.

Hello, I'd like to express my desire for this proposal to be denied as this would greatly affect all communities around it in a very negative way.

Please reconsider and stick with the original Envision Franklin promises which would stop this from happening.

Thank you for your consideration.

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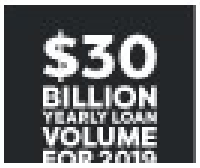
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Meet My Service Team:

Diana Fernandez - Mortgage Consultant - (949) 430-0806 - diana.fernandez@rate.com
Jennifer Keller - Loan Coordinator - (916) 778-6780 - jennifer.keller@rate.com







Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:18 PM
To: Andrew Orr
Subject: FW: Cross development

From: grammyinc@aol.com <grammyinc@aol.com>
Sent: Wednesday, June 24, 2020 9:59 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Cross 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.

Development is a fact of life around here but it must be done with style and integrity. Mass development with high density is not what franklin envisions. We have enough already. We already have traffic problems along Lewisburg pike.

The cross property is a beautiful green place and development should adhere to original franklin envisions parameter s. Please do not allow narrow lots. Please allow decent green space along Lewisburg pike. Please develop with acre lots to keep the integrity of the surrounding homes in the area. Dont have the hillside dotted with rooftops.

Development can and should be done along this section to complement the surrounding s.

Traffic is already difficult and often hard for us to exit the existing subdivisions.

Please keep the green space along Lewisburg pike to continue the country fresh feel. We do not need another moores landing in this stretch of our road.

We also do not need narrow streets in any development which impedes first responders getting through when needed.

I speak not just for myself but for all that live and moved to our area for its green space and country feel.

This pandemic is also going to increase people wanting to live at a further distance from there neighbors. Thus again increasing the desire for acre plus living and the bonus of being close to town.

Look at that developers and see your new opportunity beyond high density.

High density developments are a dime a dozen now..the premium will be spacious lots. People want their space and want to have gardens again. Fresh air!!

What a bonus to have rural feel and not be way out!

That is what this area is all about. Do not allow this to change. Please.

Thank you most sincerely.

Barbara Donner

Sent from my Boost Mobile Phone.

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:23 PM
To: Andrew Orr
Subject: FW: Grave concerns regarding Cross Property Development

From: Debbie Cornett <djcornett525@gmail.com>
Sent: Wednesday, June 24, 2020 3:18 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Grave concerns regarding Cross Property Development

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

Dear Madams and Sirs on the Franklin Planning Commission. I, and my family, live in Oakwood Estates subdivision. When we moved here the area was surrounded by rolling hills, pastures and woods. It was beautiful and considered to be "rural". Since then, over the past 25 years, we have watched as countless mediocre homes, subdivisions with tiny lots, Twice Daily's, pizza and Mexican restaurants, corporate headquarters, etc., have been crammed into our once lovely piece of heaven. We chalked ALL of that up as progress, and still have loved our homes and neighborhood, in spite of mounting traffic, the building of huge school campuses and growing concerns of ALL area residents and families of overdevelopment. Can we be heard **for once**, and considered in the case of the Cross Property development??

It is my understanding that according to the Envision Franklin initiative, the Cross Property should be developed, if it must be, **as large-lot residential, with at least one-acre lots, in every case. Why is the Planning Commission considering otherwise? Who are you serving?**

Please be reminded that it is the families who want to raise their kids with good values and a respect for their area, nature, education and other like minded people, who make the area what it is. It is not the tiny lots, convenient stores, fast food etc, that makes the area so desirable. I'm confused as to why we are even having the discussion about much smaller lot sizes on the Cross Property. WHO is it benefitting? Not the neighbors of the Cross Property. We DO NOT WANT THAT.

And how do you propose we handle more traffic and all of the other things that go along with overdevelopment? Other talking points are; the lack of water study, ecological study, traffic study, etc. This area is also a wildlife corridor with turkey, deer, fox, bobcat, coyote, owls, hawks, and many more. Soon there will be no more woods for the surviving animals to go to live.

Mayor Ken More once told me that, regarding growth, positive is preferable over negative. I GET THAT. However we have way exceeded our positive growth around Oakwood Subdivision (and all over, but that is a different discussion). **The neighbors and citizens and families in our area are crying "uncle" to overdevelopment and your duty is to hear what we are saying.** The only reason it could possibly go through as approved smaller lots in the Cross Property development is pure GREED on someone's part.

Thank you for your consideration. A compromise to the very obvious overdevelopment that exists in our community today, is that the Cross Property be developed as minimum one-acre lots in every case.

Sincerely,
Debbie Cornett
615-948-1150

Andrew Orr

From: Deborah L Blake <dblake716@gmail.com>
Sent: Wednesday, June 24, 2020 4:54 PM
To: Kelly Dannenfelser; Amy Diaz-Barriga; Andrew Orr
Subject: Envision Franklin

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

I am against the amendment to Envision Franklin for the 1190 Lewisburg Pike development. I believe this would set a precedent for more dense development in the future. Please vote no.
Sincerely,
Deborah Blake

Sent from Mail for Windows 10

Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:18 AM
To: Andrew Orr
Subject: FW: Comments for Planning Commission Meeting Tonight

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: Hillary Hatcher <hatcherhj@gmail.com>
Sent: Thursday, June 25, 2020 7:59 AM
To: Planning Intake <planningintake@franklintn.gov>; Michael Orr <michael.orr@franklintn.gov>; Scott Harrison <scott.harrison@franklintn.gov>; michael.hathaway@comcast.net; roger.lindsey@nashville.gov; rdlindsey@comcast.net; amclemore51@yahoo.com; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; jenniferzszilagyi@franklintn.gov
Subject: Comments for Planning Commission Meeting Tonight

ATTENTION COF 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 writing to submit public comment for the Planning Commission tonight in regards to item 18 on the agenda "Consideration Of Resolution 2020-79, A Resolution To Adopt An Envision Franklin Plan Amendment For The Properties Located At Or Adjacent To 1190 Lewisburg Pike, Known As Map 106 Parcel 00800 And Map 105 Parcel 02801, To Change The Design Concept From Large-Lot Residential To Single-Family Residential. (PUBLIC HEARING)"

My name is Hillary Hatcher. I am a resident of Oakwood Estates, Vice President of the HOA of Oakwood Estates, and I live at the end of Crossway Drive on Castlewood. Unfortunately my commitment to my work as a Nurse Practitioner does not allow me to be present at the public hearing this evening but I wanted to make sure my voice was heard.

I ask that collectively you make a recommendation to BOMA to NOT ADOPT the resolution to change the design concept from Large-Lot Residential to Single-Family Residential.

I am asking that the City of Franklin to adhere to the intentions set forth in the Envision Franklin Plan that was adopted on January 26, 2017. On Page 34 of the Envision Franklin Plan, it states " Lots on the periphery of developments should be sized to be consistent with the existent lots of adjacent neighborhoods." And on Page 49: "New developments should have a minimum lot size of one acre or more to fit contextually with surrounding

neighborhoods. We believe the proposed development should adhere to the Large Lot Residential design concept as laid out in the Envision Franklin Plan which requires a minimum lot size of one acre or more. We believe it should be developed in a manner that reflects the character of the existing neighborhoods surrounding it including Windsor Park, Oakwood Estates, Redwing, Douglass Glen, Durham Manor, Green Valley, and Ellington, all of which are 1+ acre lots.

On Page 36 of the Envision Franklin Plan, it states “Generally 70% open space should be preserved” and “Passive open spaces should be thoughtfully designed around natural features, to highlight these amenities, while providing convenient public access for use and enjoyment, as well as connectivity to other open spaces.” The 1190 Lewisburg Pike Master Plan Lot Layout Concept as designed by Gamble Design Collaborative does not appear to adhere to either of these guidelines.

Additionally, we question whether this development is adhering to the Franklin Tennessee Zoning Ordinance effective 07/01/08 Version 07/01/18 of as it applies to special standards for development on a legally nonconforming lot within a Hillside/Hillcrest Overlay (HHO) District and for development on steep slopes outside of the HHO District. According to Page 5-102 of the Zoning Ordinance, “Section 5.8 ENVIRONMENTAL PROTECTION STANDARDS specifies “5.8.1 Hillside Development (1) Purpose and Intent Development occurring on hillsides can result in adverse effects by destruction of natural scenic beauty and unsightly developments, increased soil erosion, fire, and flood hazards, property damage from extensive soils slippage and subsidence, or traffic circulation problems. These standards are intended to regulate development in certain hillside areas as a means of preventing such adverse effects.” Several of the lots of this proposed development are located within a Hillcrest/Hillside (HHO) District and many other properties in the development are within 500 feet of a HHO District. We, the residents of the surrounding areas around this proposed development, are very concerned with the adverse effects from the development of the proposed properties (many of which lie with the 500’ HHO buffer) in terms of the destruction of the natural scenic beauty visible on Lewisburg Pike, the increased soil erosion and flood hazards, and traffic circulation problems in an already dangerous portion of Lewisburg Pike.

I hope I can rely on you to recommend to NOT ADOPT the resolution to change the design concept as its primary aim appears to be to sidestep the use of more appropriate zoning districts for this area, it serves to meet the interests of the developers and illegitimately attempts to build a higher tax base for the city, it is contrary to the intent of Envision Franklin, infrastructure has not yet caught up to existing developments and this adopting this resolution will cause harm to the residents of Franklin by contributing to greater vehicular traffic and higher taxes, while returning no benefit to them.

Thanks in advance for your time and consideration! -Hillary

Hillary Hatcher
615-480-2099

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:14 PM
To: Andrew Orr
Subject: FW: Planning Commission Meeting, June 25, 2020

Follow Up Flag: Follow up
Flag Status: Flagged

From: James Britz <jnkbritz@gmail.com>
Sent: Wednesday, June 24, 2020 11:50 AM
To: Planning Intake <planningintake@franklintn.gov>
Cc: Michael Orr <michael.orr@franklintn.gov>; scott.harrison@franklintn.go; michael.hathaway@comcast.net; roger.lindsey@nashville.gov; rdlindsey@comcast.net; amclemore51@yahoo.com; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Szilagyi <jennifer.szilagyi@franklintn.gov>
Subject: Planning Commission Meeting, June 25, 2020

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

Please include the following in the discussion for Items #18, 19, 21 & 22 on the agenda. Please insist that development must adhere to Large-Lot Residential as prescribed by Envision Franklin.

The Members of the Franklin Municipal Planning Commission and the Franklin Board of Mayor and Aldermen would do well to visit the website Change.org and view the petition entitled - STOP the OVERDEVELOPMENT by the City of Franklin. This petition specifically addresses the proposed Lewisburg Pike/Crossway Drive development, and is noteworthy for the following reasons:

- More than 1300 residents (and counting!) have signed this petition.
    - Elected officials may want to compare this number to their margin-of-victory votes from recent elections.
- According to the comments submitted by signers of this petition, the common themes of dissatisfaction are related to the proposed use of fractional-acre lots, which is inconsistent with:
    - the Envision Franklin Land Use Policy, which seeks to maintain the existing standards of neighborhoods – which in this case are one-acre lot requirements for both...
        - the site's current neighborhood – Oakwood Estates, and
        - the site's surrounding neighborhoods.
- Also worth noting, is the fact that the developer seeks to use city acquisition as a means of applying City of Franklin Land Use Codes, which would allow fractional-acre lots, and thus bypassing the letter and intent of the Envision Franklin Land Use Policy.

James Britz

Oakwood Estates

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 4:40 PM
To: Andrew Orr
Subject: FW: Planning Commission Meeting scheduled for 6.25

From: Julia Halford Home <halfordcreek@gmail.com>
Sent: Wednesday, June 24, 2020 4:32 PM
To: Jennifer Szilagyi <jennifer.szilagyi@franklintn.gov>; mdadst@aol.com; annpetersen@comcast.net; jimmy@tennesseevalleyhomes.com; lma.mclemore@franklintn.gov; Scott Harrison <scott.harrison@franklintn.gov>; Michael Orr <michael.orr@franklintn.gov>; michael.hathaway@comcast.net
Cc: Planning Intake <planningintake@franklintn.gov>
Subject: Planning Commission Meeting scheduled for 6.25

ATTENTION COF 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 Planning Commission:

I would respectfully ask you to consider the concerns that current residents have regarding the proposed development for the Cross property at 1190 Lewisburg Pike.

I would ask that you adhere to the policies set forth by Envision Franklin listed below:

Page 34: " Lots on the periphery of developments should be sized to be consistent with the existent lots of adjacent neighborhoods."
Page 36: "Generally 70% open space should be preserved." Page 39: "...the land-use recommendation is single family residential on lots of two acres or more.' Page 49: "New developments should have a minimum lot size of one acre or more to fit contextually with surrounding neighborhoods. Neighborhoods should be designed around natural features to highlight forested areas, hillsides and hilltops, streams, and tree rows."

Thank you.

Julia Halford

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:12 PM
To: Andrew Orr
Subject: FW: Stop development!

-----Original Message-----
From: Kimberly Hubbard <kimberly.hubbard@outlook.com>
Sent: Wednesday, June 24, 2020 12:41 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Stop development!

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

Good afternoon,

With regard to tomorrow evening's session, with particular not to development of 1190 Lewisburg Pike, I would like to voice my opinion that overdevelopment needs to stop!

We have enough debt and budget pressure to fund schools and infrastructure as it is. We have lived here just over six years and in that time, our time to cross 65 from Arno Rd to South Royal on 96 has more than doubled. We cannot keep up on funding projects that we desperately need already while absorbing this constant overgrowth. The traffic is increasing at staggering rates while our quality of life decreases and the area's character declines and disappears. Please stop approving these projects and instead focus on returning Franklin to a charming town with great amenities, schools and quality of life.

Best regards,

Kimberly

Sent from my iPhone

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:17 PM
To: Andrew Orr
Subject: FW: Opposition to Item 18. Consideration Of Resolution 2020-79, A Resolution To Adopt An Envision Franklin Plan Amendment For The Properties Located At Or Adjacent To 1190 Lewisburg Pike, Known As Map 106 Parcel 00800 And Map 105 Parcel 02801, To Change T

From: Leslie Edgell <lookwhoscooking@gmail.com>
Sent: Wednesday, June 24, 2020 10:52 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Opposition to Item 18. Consideration Of Resolution 2020-79, A Resolution To Adopt An Envision Franklin Plan Amendment For The Properties Located At Or Adjacent To 1190 Lewisburg Pike, Known As Map 106 Parcel 00800 And Map 105 Parcel 02801, To Change Th...

ATTENTION COF 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 emailing to express my opposition to the proposed amendment to change from large lot residential to single family residential in regards to the project referenced above for the following reasons:

I believe the proposed development should adhere to the Large Lot Residential design concept as laid out in the Envision Franklin Plan which requires a minimum lot size of one acre or more. According to Page 49 of the Envision Franklin Plan, “New developments should have a minimum lot size of one acre or more to fit contextually with surrounding neighborhoods. I believe it should be developed in a manner that reflects the character of the existing neighborhoods surrounding it including Windsor Park, Oakwood Estates, Redwing, Douglass Glen, Durham Manor, Green Valley, and Ellington, all of which are 1+ acre lots. This new development intends to build the majority of homes on ⅓ of an acre rather than 1 acre as the surrounding neighborhoods have been built. I am strongly opposed to this amendment to change the design concept as it will not fit within the context of the surrounding neighborhoods. I would like for EVERY lot in this proposed development to be built on 1 acre or larger.

As I understand it, the intent of the Envision Franklin Plan was to “strategically manage growth while preserving historic resources and natural beauty.” I have reviewed the plan for this development and the green space in this proposed development is just an afterthought. A large portion of this “green space” is on a large hill that has TVA power lines running through it. How can this be considered intentional green space for the use and enjoyment of the residents? As of today, there have been no water studies, ecological studies, or traffic studies performed on this property to determine the effects that it would have on soil erosion, water runoff to surrounding neighborhoods, increased traffic on Lewisburg Pike, etc. This piece of land is a wildlife corridor where turkey, deer, foxes, bobcats, coyote, owls, hawks, and many types of birds call home. From my kitchen window, I watch as turkey & deer walk through the green fields on many mornings. It saddens me to think about all of the wildlife that will be displaced by the overdevelopment of this property.

As a concerned resident of Williamson County and a neighbor in close proximity to this proposed development, I am respectfully asking that you **do not approve the amendment to change from Large Lot Residential to Single Family Residential for this property**. The Envision Franklin Plan was developed after a lot of thought

and research to help manage the growth and development of Franklin. If we continue to allow amendments here and there without adhering to the intent of the plan, what good is this plan?

Kind regards,
Leslie Edgell
Oakwood Estates

Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:16 AM
To: Andrew Orr
Subject: FW: Planning commission meeting 6/25

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

-----Original Message-----
From: Comcast <wmchace@comcast.net>
Sent: Thursday, June 25, 2020 1:12 AM
To: Maureen Chace <wmchace@comcast.net>
Cc: Planning Intake <planningintake@franklintn.gov>
Subject: Planning commission meeting 6/25

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

I am writing to you concerning the Envision Franklin Plan Amendments on the agenda. My family have been residents of Williamson County for almost 26 years. Our family has enjoyed life here and have seen continued growth in Franklin and Williamson County. Along with this growth has been a remarkable increase in traffic with roads that can barely handle the issues of today.
It seems there are many proposals for some tracts of land to be developed in such a manner that the density would increase dramatically. While I am not opposed to development...it is inevitable...I am opposed to it being done in such a manner that we lose the lifestyle we have enjoyed in the past with property being developed without much thought to protecting what drew many of us to this area.
In particular I am looking at item #18, the Cross Property development, and asking you to have the developer adhere to Envision Franklin and stay with the large lot residential requirement.
Also, item #22 concerns me as well as it is looking to change Envision Franklin to allow for smaller & narrower lot sizes.
I see that Greg Gamble, the developer of the Cross Property, also is involved in the potential development of some land near the Home Depot/Post Office area on Royal Oaks Boulevard. Anyone who travels on Royal Oaks knows how heavy the traffic can be on that road now...I don't know how Royal Oaks can handle much more traffic with this dense development proposal.
I am asking you to consider rejecting the dense development of these tracts of land as well as other proposals that as proposed will disregard the Envision Franklin policies.

Thank you for your consideration of these issues as you meet tonight.

Maureen Chace
2426 Douglass Glen Lane
Franklin TN. 37064

Sent from my iPhone

Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:10 AM
To: Andrew Orr
Subject: FW: Crossway/Lewisburg pike development

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

-----Original Message-----
From: Max Fort <mfort71@gmail.com>
Sent: Wednesday, June 24, 2020 5:51 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Crossway/Lewisburg pike 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.

What is the point of spending millions in studies and time to come up with Envision Franklin mandates and recommendations, if we are going to grant any developer an amendment because they feel they need to put more houses on a piece of property? Seems like efforts to come up with a sustainable growth pattern are futile if we are going to annex and amend Mandates for every developer that comes, especially if it was just passed.
Max Fort

Sent from my iPhone

Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:14 AM
To: Andrew Orr
Subject: FW: Amending Envision Franklin

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: Richard Stempel <richard@trackersystems.net>
Sent: Wednesday, June 24, 2020 9:56 PM
To: michael.hathaway@comcast.net; roger.lindsey@nashville.gov; rdlindsey@comcast.net; Michael Orr <michael.orr@franklintn.gov>; Scott Harrison <scott.harrison@franklintn.gov>; amclemore51@yahoo.com; Alma McLemore <alma.mclemore@franklintn.gov>; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Szilagyi <jennifer.szilagyi@franklintn.gov>
Cc: Planning Intake <planningintake@franklintn.gov>
Subject: Amending Envision Franklin

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

Dear Planning Commission Members,

I am writing to formally object to the practice of constantly amending Envision Franklin to enable the construction of neighborhoods with a higher density of homes, townhomes, and apartments which benefits only city tax revenues and land developers. It is absolutely contrary to Envision Franklin to amend the design concept from Large Lot Residential to Single Family or any other small lot, high density design just because sewer lines are available. The Franklin Municipal Planning Commission (FMPC) should STOP considering this as a legitimate reason to amend Envision Franklin. Furthermore, the practice of using non-buildable land such as Hilltop Overlay or other conservation areas as “Green Space” and using that to show a more favorable DUA number to justify the small lots in areas where Envision Franklin directs Large Lot Residential is deceptive. The FMPC should STOP using this as a legitimate reason to amend Envision Franklin. It is shameful that Envision Franklin has become nothing more than a hurdle for developers to jump over. A development that adheres to it without amendments is the exception rather than the rule.

Regarding the Agenda for the 06/25/2020 meeting of the Franklin Municipal Planning Commission, I want to let it be known that I strenuously object to items 18, 19, and 21, for the reasons stated above. Item 22 should be withdrawn from consideration due to the fact that Envision Franklin design concepts are continually requested

to be amended. This permanent amendment to Envision Franklin will only serve to exacerbate the problems caused by overdevelopment of areas due to amendments to Envision Franklin and zoning variances.

Richard Stempel
561-722-1000

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 20-0669

DATE: April 30, 2020

TO: Franklin Municipal Planning Commission

FROM: Emily Hunter, Planning Director
Andrew Orr, Long Range Planning Supervisor
Eric Conner, Principal Planner

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

PURPOSE:
Project Information

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

BACKGROUND/STAFF COMMENTS:
The applicant has chosen to request deferral of this item to the August FMPC meeting in order to study the traffic impacts and traffic solutions in more detail.

This application is to amend the Envision Franklin Design Concepts Map for three parcels located along the west side of Hillsboro Road, including Brownland Farm and a portion of Christ Community Church, located roughly between Mack Hatcher Parkway and Monticello Road. The properties currently have the Conservation Subdivision Design Concept with portions of the site marked for Conservation. The applicant is requesting that the parcels receive a combination of the Neighborhood Mixed-Use, Multifamily Residential, Conservation Subdivision, and Conservation Design Concepts. The applicant intends to develop the site with a master planned approach consisting of single-family homes, townhomes, big houses, for-sale condominiums, for-rent apartments, and the possibility of senior housing or assisted living. Along with the residential component, the applicant also desires to include a mixed-use component involving residential and non-residential uses along and near Hillsboro Road, by the proposed main access point. Despite proximity to Mack Hatcher Parkway, this site will only have access to Hillsboro Road due to the environmental constraints.

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

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

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

Project Considerations

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

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

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

FINANCIAL IMPACT:
Unknown

RECOMMENDATION:

Staff recommends deferral to the August 27, 2020 FMPC meeting.

RESOLUTION 2020-78

A RESOLUTION TO ADOPT AN ENVISION FRANKLIN PLAN AMENDMENT FOR THE PROPERTIES LOCATED AT 1155 HILLSBORO ROAD (KNOWN AS BROWNLAND FARMS, AND A PORTION OF CHRIST COMMUNITY CHURCH AT 1215 HILLSBORO ROAD) MAP 63 PARCELS 2.00, 2.01, AND 2.02, TO CHANGE THE DESIGN CONCEPTS FROM CONSERVATION AND CONSERVATION SUBDIVISION TO CONSERVATION, CONSERVATION SUBDIVISION, MULTIFAMILY RESIDENTIAL, AND NEIGHBORHOOD MIXED-USE.

WHEREAS, pursuant to Tennessee Code Annotated (T.C.A.) § 13-4-201, it is the function and duty of the Franklin Municipal Planning Commission (FMPC) to adopt an official general plan for the physical development of the City of Franklin; and

WHEREAS, the City adopted *Envision Franklin* on January 26, 2017, and it provides a framework for the City to make land-use decisions, manage the quality of development, determine the timing and location of future growth, and direct investment and development activity; and

WHEREAS, the FMPC may from time to time amend, extend or add to the plan, or carry any part of subject matter into greater detail; and

WHEREAS, the amendment request, as depicted in the attached map, is to change the design concept for the properties located at 1155 Hillsboro Road, from Conservation and Conservation Subdivision, to Conservation, Conservation Subdivision, Multifamily Residential, and Neighborhood Mixed-Use; and

WHEREAS, the FMPC finds that the Plan amendment request has demonstrated its need and justification in accordance with the Implementation Chapter of *Envision Franklin*; and

WHEREAS, the FMPC held a public hearing and the Plan amendment to *Envision Franklin* is found to be in the best interest of the citizens of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED by the Franklin Municipal Planning Commission of the City of Franklin, Tennessee, as follows:

SECTION I. The attached Location Map shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION II. The Envision Franklin Design Concepts Map is hereby amended as shown by the attached Location Map.

SECTION III. A copy of the adopted amendment to Envision Franklin shall be certified to the Board of Mayor and Aldermen, as required by T.C.A. § 13-4-202.

SECTION IV. That this Resolution shall take effect upon approval by the FMPC on June 25, 2020, the health, safety, and welfare of the citizens requiring it.

ATTEST:

By:_____

Mike Hathaway
Chair

CITY OF FRANKLIN, TENNESSEE:

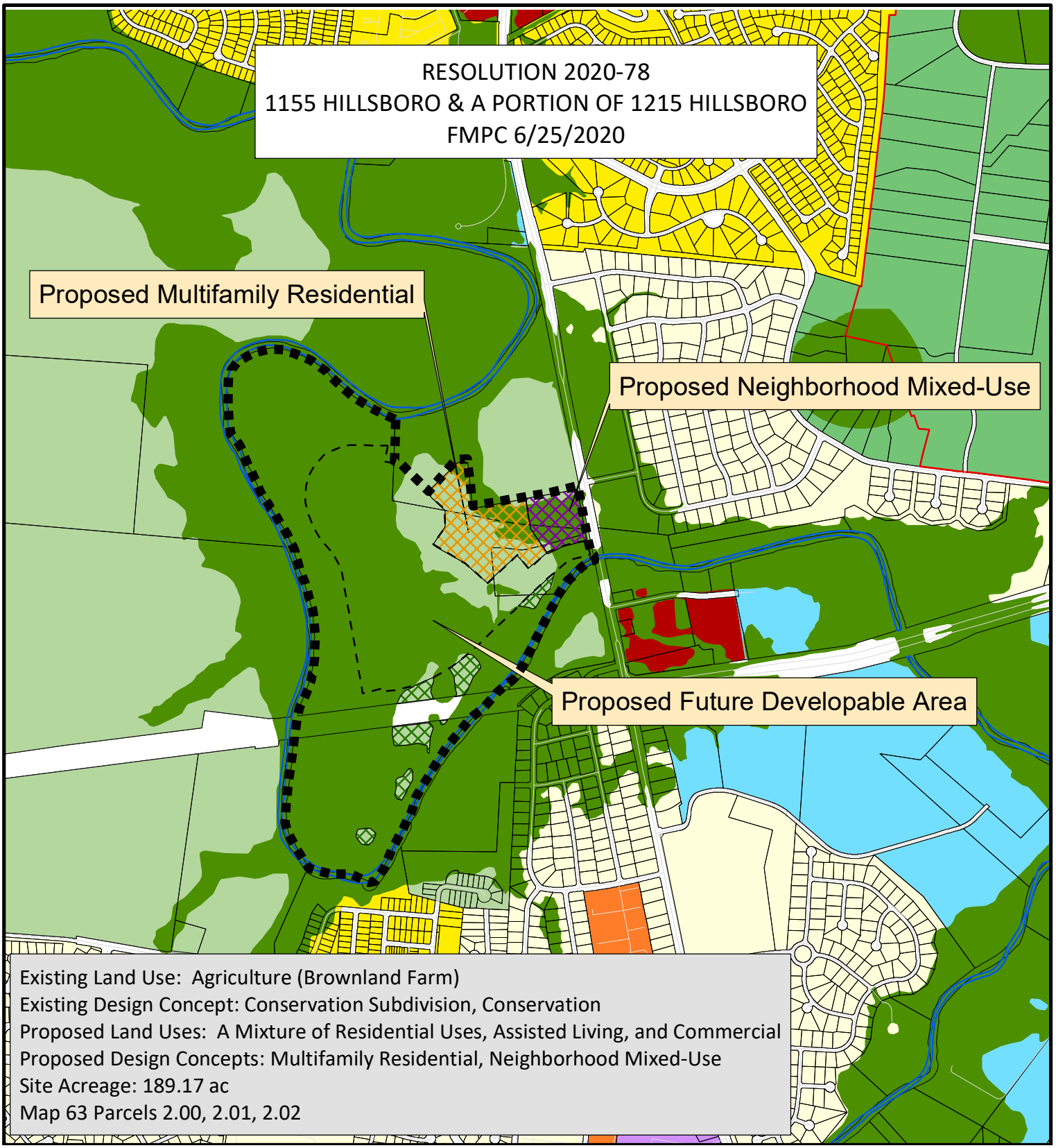
By:_____

Emily Hunter
Secretary

Approved as to Form:

By: _____

Shauna R. Billingsley
City Attorney



This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.



Brownland Farm

ENVISION FRANKLIN LAND USE PLAN AMENDMENT

JUNE 4, 2019

COF # 7267

gamble design collaborative

ENVISION FRANKLIN LAND USE PLAN AMENDMENT

DESCRIPTION

On behalf of the land owners and Miles River Properties, LLC, Gamble Design Collaborative requests an amendment to the Envision Franklin Plan map for the property known as Map 63, Parcels 2.00, 2.01, and 2.02. This request is to modify the parcels from existing Conservation Subdivision Design Concept to a proposed combination of Conservation Subdivision, Multifamily Residential, and Neighborhood Commercial Design Concepts.

Map 63 Parcels 2.00, 2.01, and 2.02

Current Design Concept:	**Conservation Subdivision**
Proposed Design Concepts:	**Conservation Subdivision**
	Multifamily
	Neighborhood Commercial

The Vision statement of Envision Franklin state that Franklin will be a connected community of vibrant neighborhoods with strategically managed growth. There is an emphasis on the preservation of our natural beauty and the design of exceptional places. Now that Hillsboro Road is improved, and Mack Hatcher Parkway is under construction. We believe that is appropriate to look to a unique and special combination of Land Use Policies for a unique and vibrant neighborhood at Brownland Farm.

Envision Franklin: “Vibrant Neighborhoods are essential to the overall health of the community and should include a range of housing options and price points (both for rent and for sale) interspersed within neighborhoods across the City.”

Gamble Design Collaborative, on behalf of the property owner, intends to participate in the future master planning of this parcel, adhering to the design concepts as outlined above and as described in the Envision Franklin Land Use Plan.

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LOCATION MAP AND SITE DATA

PARCEL 1:

MAP AND PARCEL:	MAP 063, PARCELS 00200, 00201, 00202
ADDRESS:	1155 HILLSBORO ROAD
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
EXISTING ZONING	AGRICULTURE
OTHER APPLICABLE OVERLAYS:	FLOODWAY, FLOODWAY FRINGE
EXISTING DESIGN CONCEPT:	SINGLE FAMILY RESIDENTIAL
PROPOSED DESIGN CONCEPT:	CONSERVATION SUBDIVISION
ACREAGE OF SITE:	+/-189.17 ACRES
OWNER:	ADERTON FAMILY PARTNERSHIP
ADDRESS:	1155 HILLSBORO ROAD
	FRANKLIN, TN 37069

APPLICANT:

Address:	GAMBLE DESIGN COLLABORATIVE
	324 LIBERTY PIKE, SUITE 145
	FRANKLIN, TN 37064
Phone No.:	(615) 975-5765
E-mail address:	greg.gamble@gdc-tn.com
Contact Name:	GREG GAMBLE



PHYSICAL FEATURES MAP

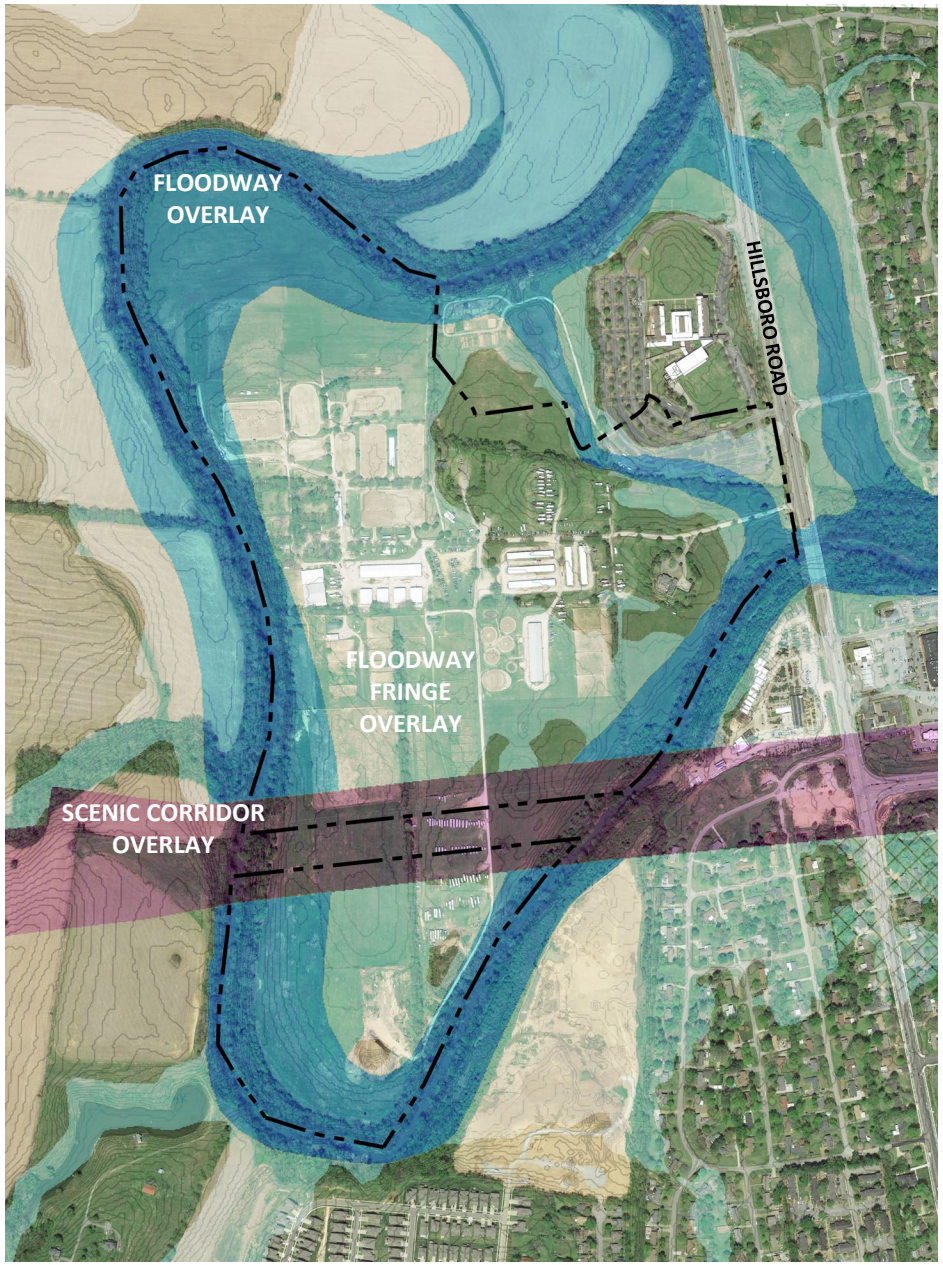
For as long as most Franklin Residents can remember, Bownland Farm has been a working horse farm with stables, arenas, and pasture land. There are certainly opportunities to capture this history on the property and tell the story of its past. This history should be evoked throughout the design in the neighborhood parks, open fields, and community spaces.

Existing Design Concept:
Conservation, Conservation Subdivision

Existing or Planned Road Network:
Parcels are adjacent to or can be served by Hillsboro Road and proposed local road connections to Hillsboro Road.

Natural Features that may limit development:
Floodway Overlay, Floodway Fringe Overlay, Scenic Corridor Overlay

Environmental Opportunities:
Reduction in High Nutrient Run-off from Livestock to the Harpeth River
Enhancement of water quality along the Harpeth River
Flood Plain Volume expansion by 150%
Re-establish tree canopy



100 YEAR FLOOD PLAIN

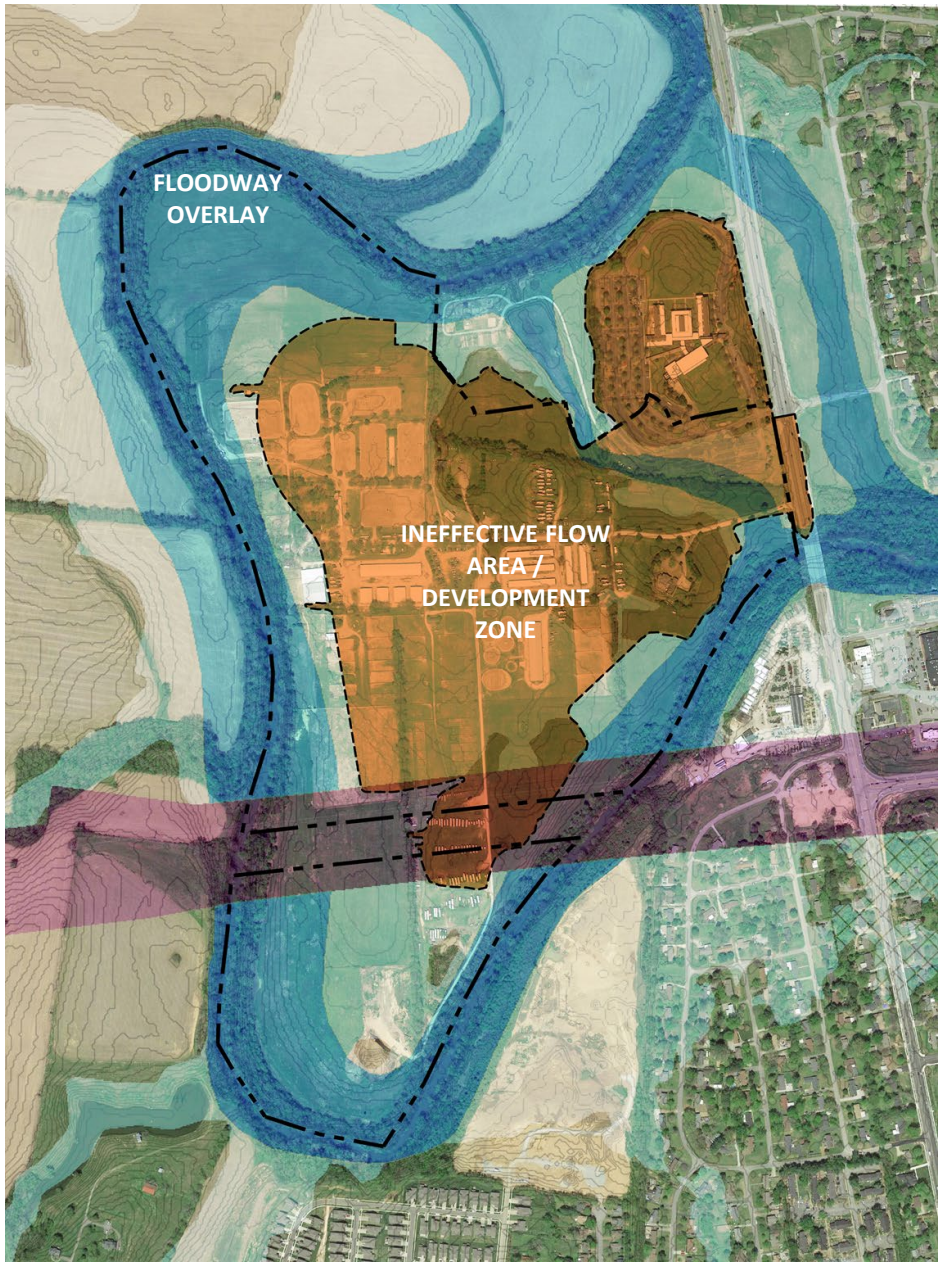
The 100 year flood plain area has been surveyed and analyzed by the Development Team. Barge Design Solutions has led the process to provide us with the Ineffective Flow Area and the design solution to provide 150% flood plain storage after development.

Total Area: **189.17 acres**

Existing Area in Flood Plain: **158.8 acres**

Proposed Area in Flood Plain: **104.32 acres**

Proposed Development Area: **83.29 acres**



EXISTING DESIGN CONCEPTS



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

EXISTING DESIGN CONCEPTS

Parcels 2.00, 2.01, 2.02: Conservation, Conservation Subdivision

The Conservation Subdivision design concept supports primarily single-family residential development that clusters lots and infrastructure, and sets aside a substantial amount of property as permanently protected open space in its natural state. New development should preserve a minimum of 50 percent open space, strategically targeted toward scenic vistas, greenways, pastures, trails, woodlands, or other uses that maintain scenic character, protect habitat value, and contribute to the quality of life for residents.

These areas generally have higher quantities of environmental resources in rural areas or along the periphery of the City that are desired to be preserved. Less dense development, planned with large, contiguous tracts of open space to be retained in perpetuity, is expected in these locations.

MASTER PLAN



The Brownland Farm master plan is proposed to be a mixed neighborhood with a wide diversity of home sizes and types. The master plan echoes the overarching Guiding Principles of Envision Franklin from the preservation of the natural beauty and environmental enhancement, to the creation of a neighborhood that is vibrant and exceptional.

“Neighborhoods should have a strong identity with intentional design and architectural features that are visually interesting. They will be beautiful places for multiple generations to enjoy, fostering community involvement and social activities, while maintaining a secure environment.”

The Brownland Farm’s Master Plan is a neighborhood within a Park.

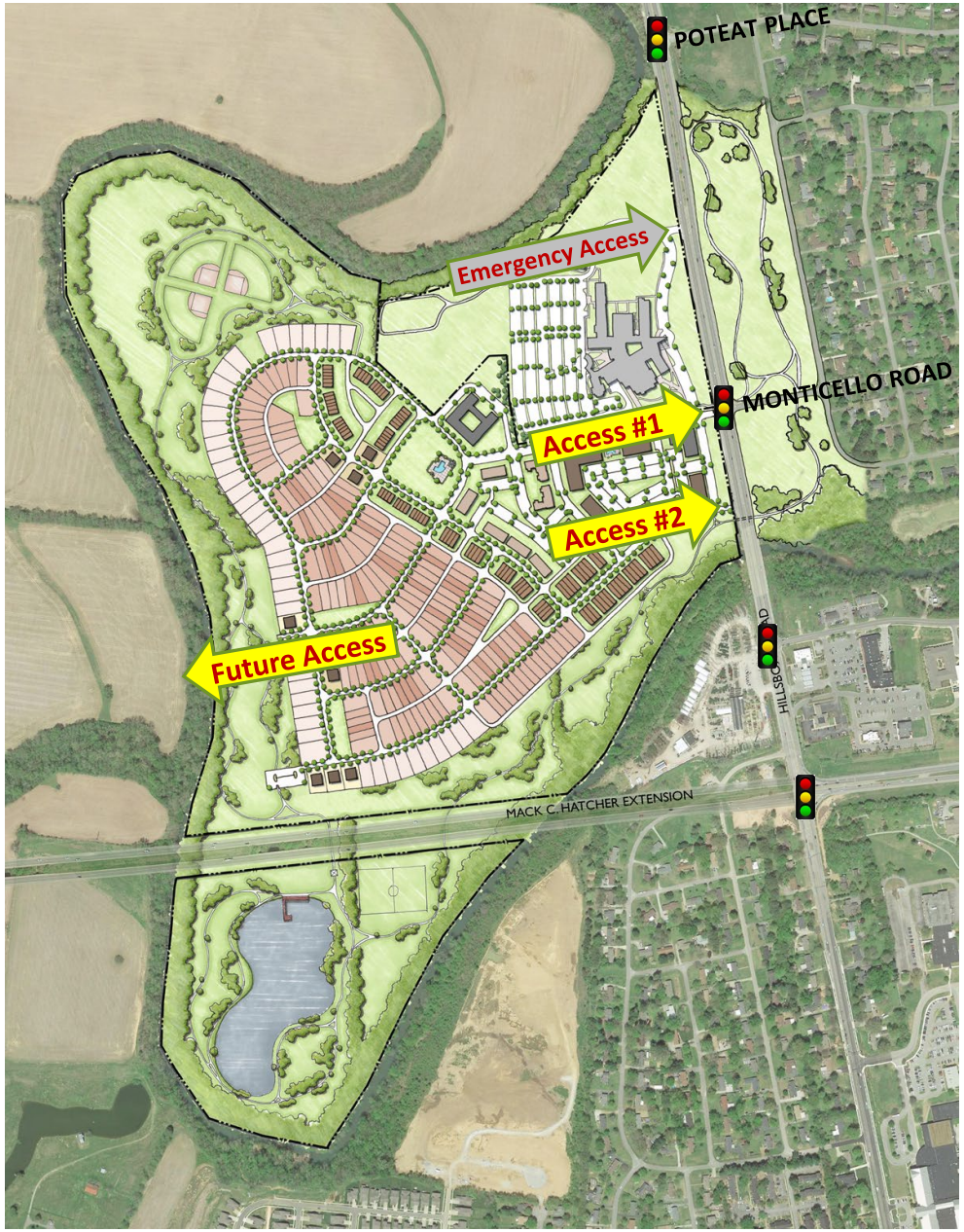
Community Design Elements:

- Integration of Christ Community Church into the neighborhood
- Mix of Housing Types including Single Family Homes, Town Homes, For-Sale Condominiums, For-Rent Apartments, and Assisted Living
- Wide Range of purchase options
- Inclusion of Affordable Housing (Collaboration with Community Housing Partnership)
- Over 60% open space
- Park Amenities to include practice fields, pool, club house
- 3+ Miles of walking trails
- Fishing Pond and riverside park

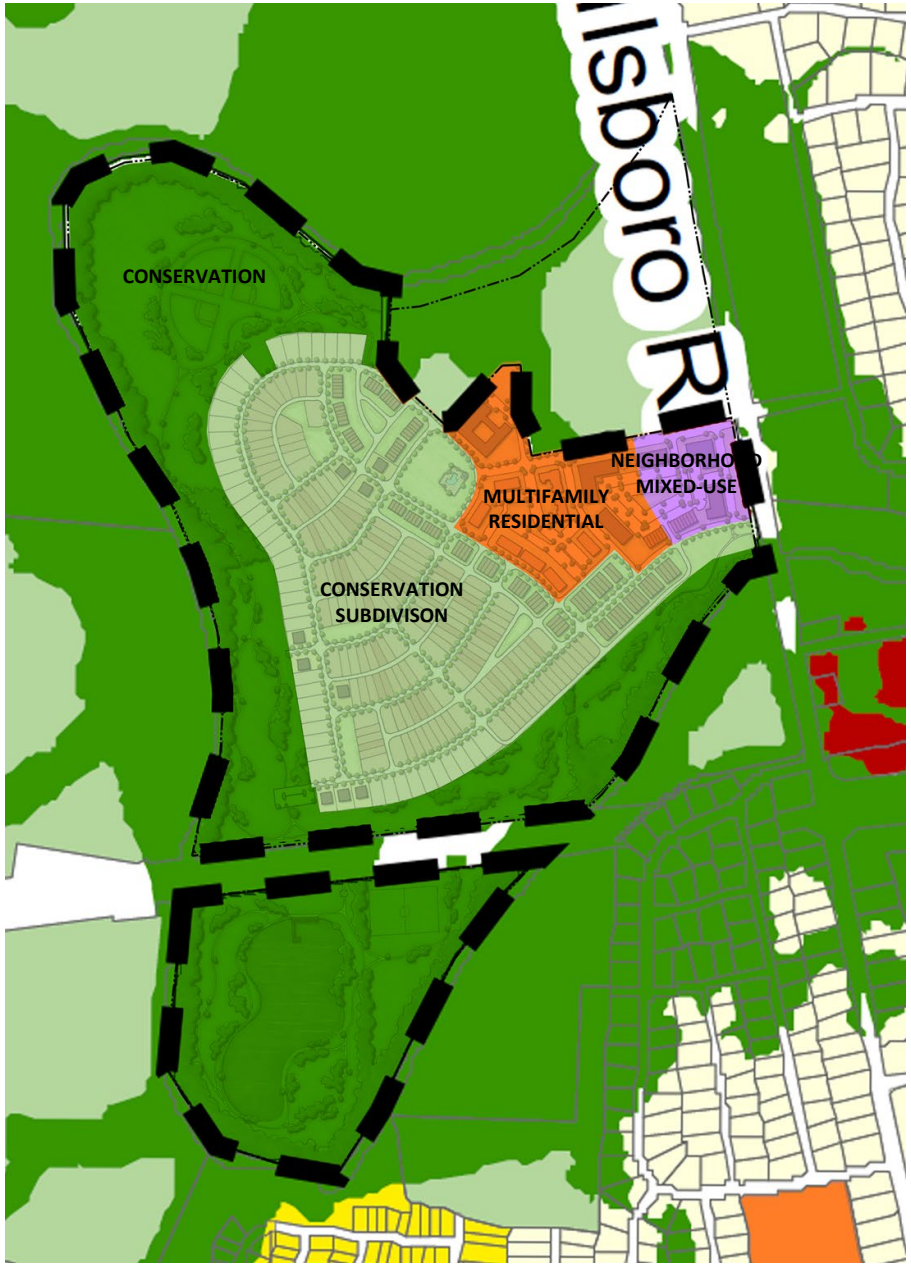
HILLSBORO ROAD ACCESS

The Brownland Farm master plan contemplates multiple access points to Hillsboro Road. It is anticipated that the access at Monticello Road will be signalized.

A future westerly connection over the Harpeth River is incorporated into the plan for future connection.



PROPOSED DESIGN CONCEPTS



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

PROPOSED LAND USE PLAN AMENDMENT (DESIGN CONCEPT) REQUEST AND JUSTIFICATION:

In addition to the existing Conservation and Conservation Subdivision Design Concepts, the applicant is requesting Multifamily Residential and Neighborhood Mixed-Use.

The City's investment in the extension of Mack Hatcher Parkway and the improvements to Hillsboro Road have changed the potential development pattern for Brownland Farm.

Given the opportunity to plan large contiguous tracts of land, it makes sense for Conservation Subdivision Policy to evolve into Multifamily and Neighborhood Mixed Use Policy along Hillsboro Road for a more vibrant neighborhood with significant preservation of the natural landscape. This proposed Design Concept is also consistent with adjacent parcels on Hillsboro Road where multifamily policy is integrated into a neighborhood.

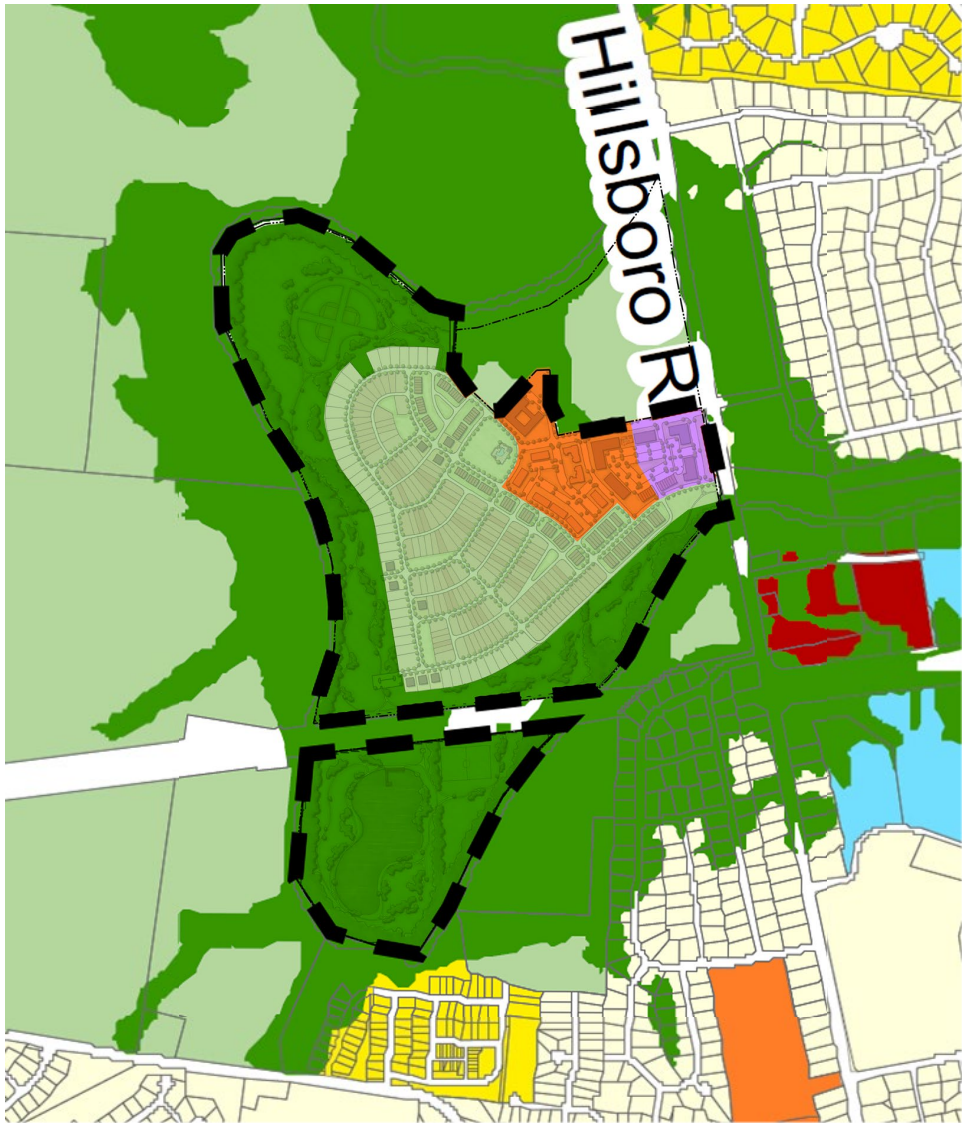
If the Envision Franklin Plan is amended as requested, the proposed mix of policies would allow for pockets of targeted density in developable areas. These pockets of density support a broader permanent preservation of contiguous environmental resources including flood plain, stream buffers, and forested areas on over 50% of the area.

DESIGN CONCEPTS COMPARISON



EXISTING

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



PROPOSED

ACCESS #1 AT MONTICELLO ROAD – VIEW WEST ACROSS HILLSBORO ROAD



MULTIFAMILY RESIDENTIAL ARCHITECTURE AND STREETSCAPE



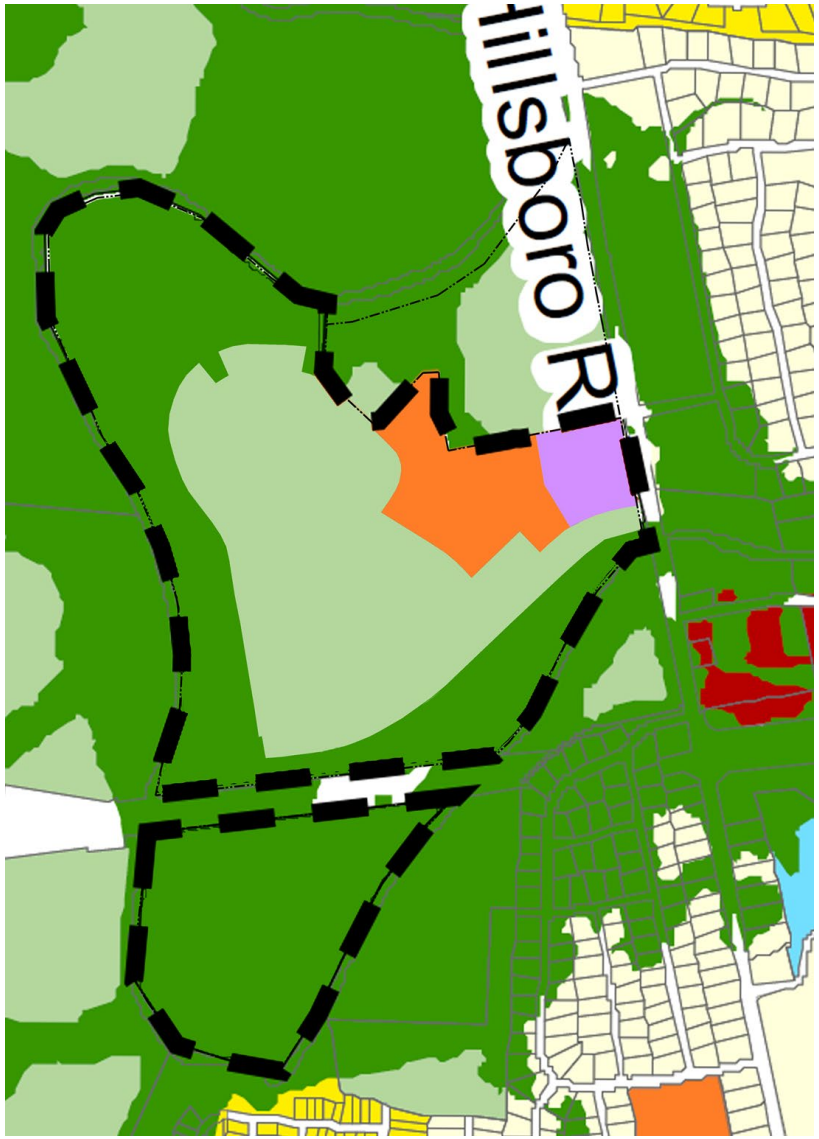
TOWNHOME ARCHITECTURE AND AMENITY AREA



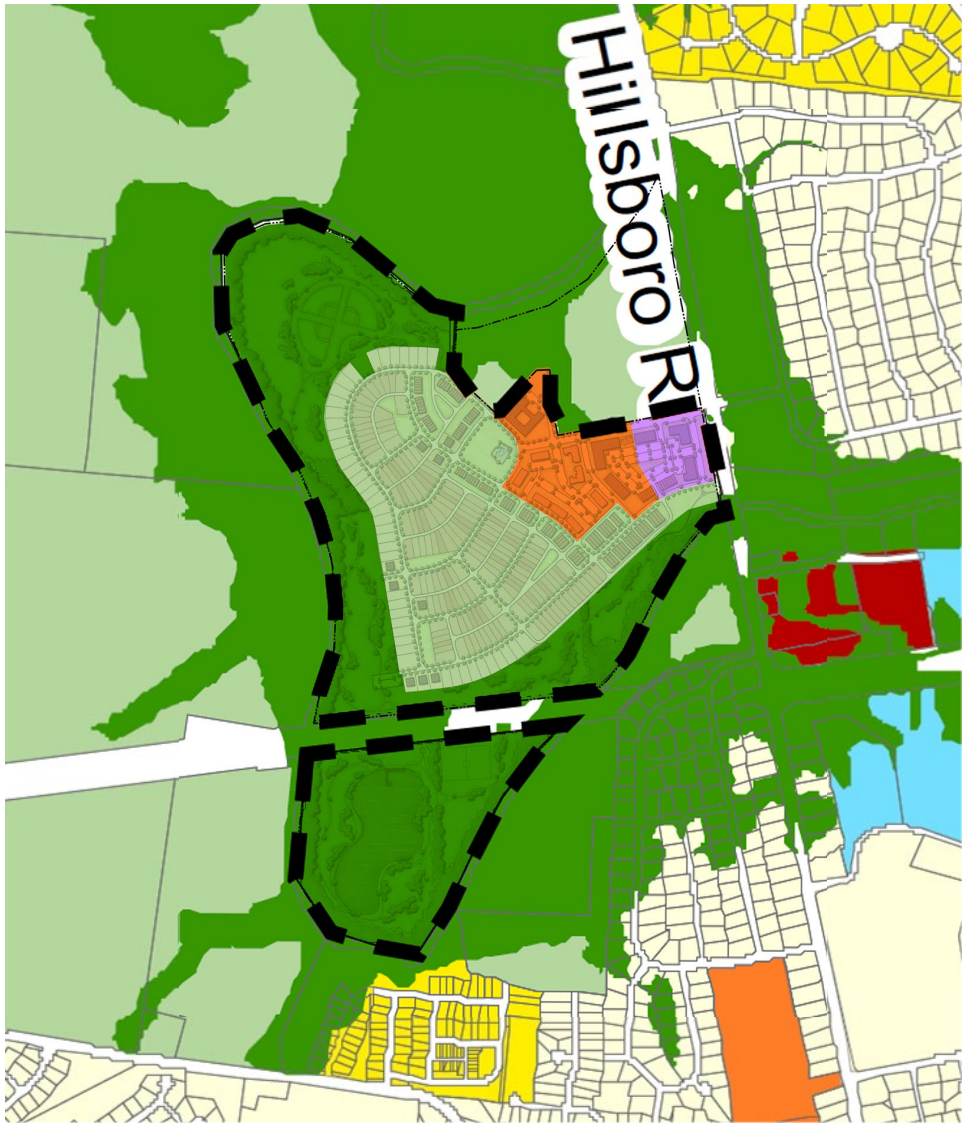
SINGLE FAMILY ARCHITECTURE AND PARK AREA



PROPOSED DESIGN CONCEPTS



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



Andrew Orr

Subject: Brownland Farm

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

From: Greg Gamble <greg.gamble@gdc-tn.com>
Sent: Tuesday, June 16, 2020 12:11 PM
To: Andrew Orr <andrew.orr@franklintn.gov>; kevin@landsolutionsco.net
Cc: Adam Moser <adam.moser@franklintn.gov>; Emily Hunter <emily.hunter@franklintn.gov>; Eric Conner <eric.conner@franklintn.gov>; Lance Fittro <lance.fittro@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>; Kelly Dannenfelser <kellyd@franklintn.gov>; Lindsay Rackley <lindsay@gdc-tn.com>
Subject: RE: Brownland Farms

Andrew,
Please accept this email as my client's request to defer the Envision Franklin request for two months to the August 27 Planning Commission Meeting. We understand that the public hearing will be held, however we are requesting more time to better evaluate the traffic impacts of the proposed development on the existing traffic pattern of Hillsboro Road.

Sincerely,

Greg Gamble

gamble design collaborative

615.975.5765
324 Liberty Pike, Suite 145
Franklin, TN 37064

From: Andrew Orr <andrew.orr@franklintn.gov>
Sent: Tuesday, June 16, 2020 12:01 PM
To: Greg Gamble <greg.gamble@gdc-tn.com>; kevin@landsolutionsco.net
Cc: Adam Moser <adam.moser@franklintn.gov>; Emily Hunter <emily.hunter@franklintn.gov>; Eric Conner <eric.conner@franklintn.gov>; Lance Fittro <lance.fittro@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>; Kelly Dannenfelser <kellyd@franklintn.gov>
Subject: Brownland Farms

Good Morning,

Per our conversation earlier today,

The public hearing for Brownland Farm was already published in the newspaper last month so the item will have to remain on the June agenda and the public hearing held. However, you can request deferral, in writing, before we publish packets, and our staff recommendation would also be for deferral. Please email us your request to defer as soon

as possible, but by no later than 5:00 pm today, and also state how long of a deferral (i.e. August FMPC). Since the initial consideration is still in June, the FMPC can choose to defer to the August meeting even though it is not a normal Envision Franklin month.

The July JCW is filling up quickly. We can get you on, but there are potentially three other items so we may have to limit this discussion to 15-20 minutes, depending.

Thanks,

Andrew

Andrew Orr, AICP, PEM | Long Range Planning Supervisor
109 3rd Avenue South | Franklin, Tennessee 37064
P: 615.550.6741 | E: andrew.orr@franklintn.gov

From: Andrew Orr
To: Eric Conner
Subject: FW: Questions for the Brownland Farm Neighborhood meeting
Date: Tuesday, May 12, 2020 6:47:16 PM
Attachments: image001.png
image002.png
image003.png

Fyi

From: Dorie Bolze <DorieBolze@harpethriver.org>
Sent: Tuesday, May 12, 2020 6:36 PM
To: greg.gamble@gdc-tn.com
Cc: Andrew Orr <andrew.orr@franklintn.gov>
Subject: Questions for the Brownland Farm Neighborhood meeting

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

Hi Greg,

How are you doing? I hope your family is adjusting alright under the circumstances.

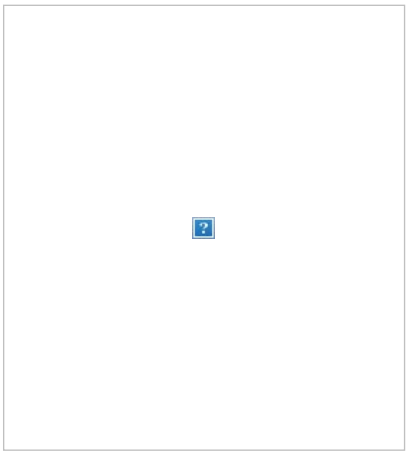
Based on your confirmation email for the Brownland Neighborhood meeting tomorrow evening, here are a few questions I would like to provide ahead of time.

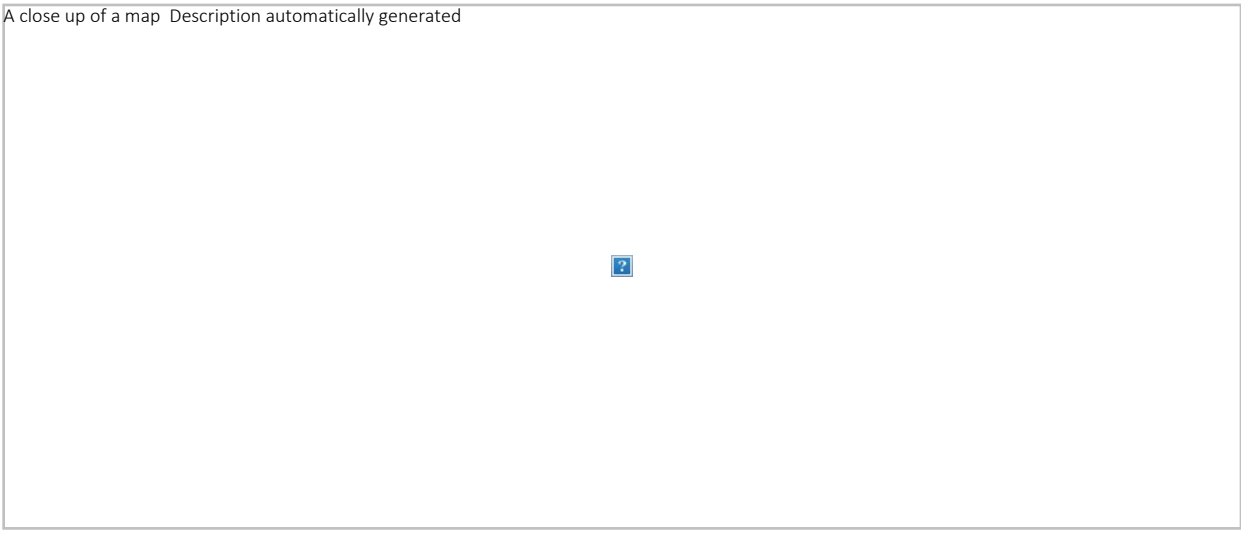
1. One of our biggest concerns on first review is that the proposed high density zoning changes are in a major bend in the Harpeth that has floodway flow that cuts off the bend to create a small island of land that is not in the 100 year floodplain. The Brownland farm current entrance is in the floodway and the neighborhood multifamily residential (orange area that wraps behind Christ Community Church) is on top of the flood way that cuts across the church property. See below where the floodway (darkest color blue/green) flows behind the church is on Map 52 parcel 7.00. How does this proposal prevent all these residents from getting cut off and isolated during a flood?

2. Is this development plan predicated on the sale of property from the church or has the church already sold some of its parking and the parcel, Map 52. Parcel 7.00, to the development interests?

3. The proposed development plan in the information packet appears to include some area that is currently in the 100-floodplain. Does that mean this plan will need cut and fill? (I am working off the floodway maps from the county web site which are included below.)

4. Is it possible to make an entrance/exit onto Mack Hatcher (toward the southern bend)? Would this be a better second entrance than having to purchase the church entrance that is already very close to the current Brownland Farm drive that is in the floodway. How does this plan protect residents during a flood if both entrances are so close on Hillsboro in the floodway/100-year floodplain? The nature of the bend in the Harpeth, current roads system, and cut-through floodway all offer a unique set of flood risks for residential development in this bend in the Harpeth since current flood patterns surround the small amount of non-floodplain property.





These zoom/webex/internet forums offer some interesting challenges. I have heard from one resident who called our office yesterday that they know of older citizens that are not familiar with the technology. As we work with TDEC on some of the recent public hearings the agency held during the COVID-19 pandemic "stay at home" emergency, there have been a number of glitches and challenges with both people sick, without access to the internet, and difficulties using the technologies. We are all working on how to make better use of these tools while also enabling all members of the public to participate in government.

"See you" tomorrow evening!

Dorie

Dorene Bolze
President/Chief Executive Officer

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

Andrew Orr

From: Andrew Orr
Sent: Tuesday, June 16, 2020 4:10 PM
To: Eric Conner
Subject: FW: Brownland Farms Development Update

From: Shanna McCoy <shanna.mccoy@franklintn.gov>
Sent: Friday, May 15, 2020 2:49 PM
To: David Lawbaugh <davel6332@yahoo.com>
Cc: Andrew Orr <andrew.orr@franklintn.gov>; Eric Conner <eric.conner@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>
Subject: RE: Brownland Farms Development Update

Good Afternoon Mr. Lawbaugh,

I cannot speak to any contact that Mr. Estes has had with Assistant Director of Engineering, Jimmy Wiseman, however, whenever the plans are submitted, Jimmy and the engineering team will be reviewing them thoroughly. When the City Engineering team has reviewed and deemed the plans correct, I, as the floodplain administrator, will sign the community acknowledgement form. Mr. Estes and his team would be responsible for submitting the application for the Letter of Map Revision to FEMA. The City of Franklin will not be applying for the LOMR.

Once FEMA reviews the application and makes a determination, the City and the applicant will get a letter from FEMA with their decision. If FEMA approves the LOMR, then it must go to BZA for reinterpretation of the FFO/FWO boundary. FEMA at that point has already approved the change to the floodplain and/or floodway and the City is mandated to adopt FEMA's maps. The only reason it must go the BZA is because the FFO and FWO are zoning overlay districts. Many jurisdictions do not have the "added" overlay districts on the floodplain, it's just designated as floodplain or floodway per the FEMA FIRM panel. So in regard to your question of speaking at BZA, yes you could, however, the maps would already be approved by FEMA at that time and again, the City must adopt/regulate from FEMA's maps.

Regarding contacting FEMA directly, I am happy to provide you with contact information for Tamara Hansen. She is the FEMA Region IV Floodplain Management Specialist. Her phone number is 770-220-5288 ext. 554. I will add that she will not have any knowledge of the project at this point as nothing has been submitted to FEMA.

I reached out to Andrew Orr, City of Franklin Long Range Planning Supervisor, and he has advised that the information regarding Conservation Subdivisions can be found at the following link to Envision Franklin on pages 34-38. https://www.franklintn.gov/home/showdocument?id=25769

Thank you and have a nice weekend!

Shanna McCoy, CFM
Zoning/Floodplain Administrator

From: David Lawbaugh <davel6332@yahoo.com>
Sent: Monday, May 11, 2020 6:01 PM

To: Shanna McCoy <shanna.mccoy@franklintn.gov>
Subject: Re: Brownland Farms Development Update

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

Hi Ms McCoy,

Thanks for your responses and answers to my questions and concerns. I have some more.

Since hearing from you I've talked with Kevin Estes and asked why he hasn't been in contact with you regarding his development of Brownland Farms. He told me that Jimmy Wiseman has been reviewing the flood models for the City of Franklin, and once Jimmy was finished with his review, he'd be the one to make the request to FEMA for the Letter of Map Revision (CLOMR). Kevin also said that you should not have to deal with this since no developed property will be in the revised floodplain. This seems odd to me. Given your position with the City of Franklin, shouldn't you be involved with this or does this seem procedurally correct?

You mentioned once the Letter of Map Revision was approved, it would then go to the City of Franklin Board of Zoning Appeals. If/when this happens, will the public be able to attend this meeting and express their concerns? The residents of Monticello would like to do this, if possible.

Also, is there any way for us (the residents of Monticello) to contact FEMA directly to effectively communicate with the proper people there to express our concerns?

I've looked through Envision Franklin and the City of Franklin Guidebook to Hamlets, Conservation Subdivisions, and Tradition Neighborhood Development to find a good explanation of the process for classifying or designating a conservation subdivision. I've yet to find this. Could you help me understand how this process takes place?

Thanks again for your help and your patience with my questions,

David Lawbaugh
Co-President
Monticello Homeowners Association

On Friday, May 1, 2020, 04:25:47 PM CDT, Shanna McCoy <shanna.mccoy@franklintn.gov> wrote:

Good Afternoon Mr. Lawbaugh,

Please see responses below. Please understand that no plans related to the floodplain/floodway mitigation has been submitted to the City or FEMA for review at this time. I hope that the explanations below help.

Feel free to contact me if I can be of further assistance.

Thank you and have a great weekend!

Shanna McCoy, CFM

Zoning/Floodplain Administrator

From: David Lawbaugh <davel6332@yahoo.com>
Sent: Thursday, April 30, 2020 2:53 AM
To: Shanna McCoy <shanna.mccoy@franklintn.gov>
Subject: Brownland Farms Development Update

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

Hi Ms McCoy

My name is David Lawbaugh. I've communicated with you several times on behalf of the Monticello Homeowners Association, of which I am Co-President. The last time we spoke was on March 2nd at the Floodplain Regulations meeting. I asked you if you knew anything about the proposed development and rezoning of the Brownland Farm. You said you'd heard the developer wanted to get the floodplain/floodway classification changed on that land so he could build there.

The Monticello HOA board met via Zoom with Kevin Estes of Land Solutions and his team. At our HOA board's request Alderman Dana McClendon was also part of the meeting. Kevin and his team presented their proposal to our board. He had some very startling and unsettling things to say and that's why I'm writing you.

Kevin said he'd hired the Barge Design Group and they'd prepared a flood study of the Brownland property. He said a flood modeler named Adrian at the Barge Design Group did all the work. Kevin also said that Adrian does all the flood models for the City of Franklin as well as some for FEMA. Do you know Adrian and is this information correct? Barge has done work for the City and I believe Adrian may be working on some of the park plans, but he does not do ALL flood studies for the City.

Kevin's group claims they have done a more detailed survey of the floodplain/floodway than FEMA has done. They claim no portion of Hillsboro Rd is in the 100 year flood plain even though the Williamson county GIS shows it is. They also claim the area of Brownland Farm where they want to build is "shallow floodplain", so this gives them the opportunity to manipulate the land so there wouldn't be as much floodplain there after development. I assume using some kind of fill is part of this but they didn't say. They also didn't say if any fill they'd use would have to come from the property itself. As far as I know that's the rule for the Eatherly property/Monticello section 1. Is it the same for the Brownland property? Fill can be brought in from offsite but the City's cut/fill requirements have to be met. Cut typically only takes place on the property itself. This is true for any property within the floodplain.

To come to their conclusions, Adrian looked at the flood model which currently exists for the Brownland property and it's Ineffective Flow Area. Kevin's residential/commercial buildings would exist in the Ineffective Flow Area - however - they will still have to provide 1.5 times the floodplain volume which currently exists. Kevin said once they do this they can decrease the floodway all over the Brownland property - to the point where they could apply for and have floodplain/floodway classifications removed from this property.

How can this be? When I talked to FEMA after the flood of 2010, they told me emphatically that the floodway and adjacent floodplain areas must be kept free of any encroachments - forever. Has FEMA somehow changed their minds and policies about this? FEMA allows for encroachments into the floodway as long as a Hydraulic & Hydrologic Study is completed, shows No Rise and is reviewed and approved by FEMA. They would have to apply for a Letter of Map

Revision from FEMA and once approved, it would have to go before the City of Franklin Board of Zoning Appeals for re-interpretation of the FFO boundary.

In addition to the Brownland Property, Kevin and his group are also considering buying the 27 acres of farmland in front of Monticello known as Monticello Section 1. He said because of how they are decreasing the floodplain/floodway on the Brownland property, he could also apply for and have the floodway/floodplain removed from Monticello Section 1 as well. Is this possible? Same as previous answer above.

I have a couple of other questions which may be out of your area but I hope you can still help. Kevin said if he would purchase Monticello Section 1 he would have it be a Conservation Subdivision. He said this wouldn't require rezoning but would be a stipulation on the land. If he buys all 27 acres, he wants to build "Big Houses" on the 7 acres North of Monticello Creek which would be developable outside of the floodway/floodplain classification. As far as I know this land is now zoned agricultural, so how could he build residential structures on it without having it rezoned? Under this scenario, the applicant would need to request an amendment to Envision Franklin to a design concept that would support big houses. If approved by the Planning Commission, a rezoning would need to be filed, which requires Planning Commission review and final approval by the BOMA. .

Yesterday I got an email from the Gamble Design Collaborative to invite me to a neighborhood Zoom meeting regarding the Brownland Property. This group is part of Kevin's team. The stated purpose of the meeting is to present the following :

"This is a proposed revision to Envision Franklin. The applicant is requesting an amendment to the Envision Franklin Design Concept on this site from Conservation Subdivision to a combination of 3 design concepts. The design concepts would transition westward from Neighborhood Commercial fronting Hillsboro Road to Multi-Family Residential behind and ending with Conservation Subdivision at the rear of the property and running along the Harpeth River."

If I'm understanding this right, Envision Franklin has all ready classified this area as Conservation Subdivision? Yes it is currently Conservation Subdivision Last I heard this was zoned agricultural. Yes, it is zoned Agricultural Has Envision Franklin all ready changed this area? No, it has not. The applicant is proposing an Envision Franklin amendment that would be considered by the Planning Commission at their June 25th meeting. If approved, the applicant would then file a rezoning request.

I'm very concerned about all the ramifications of this development. If Kevin does get approval for all he wants and develops recklessly in terms of floodwater handling, thousands of lives and a lot of property could be adversely affected in the Hillsboro Rd Corridor.

Thanks in advance for your help,

David Lawbaugh

Co-President

Monticello Homeowners Association

HISTORIC FRANKLIN TENNESSEE

MEMORANDUM

DATE: June 17, 2020

TO: Franklin Municipal Planning Commission

FROM: Eric Conner, Principal Planner
Andrew Orr, Long Range Planning Supervisor
Emily Hunter, Director of Planning and Sustainability

Subject

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

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

Background/Staff Comments
The applicant has chosen to request deferral of this item to the August FMPC meeting in order to study the traffic impacts and traffic solutions in more detail

This application is to amend the Envision Franklin Design Concepts Map for three parcels located along the west side of Hillsboro Road, including Brownland Farm and a portion of Christ Community Church, located roughly between Mack Hatcher Parkway and Monticello Road. The properties currently have the Conservation Subdivision Design Concept with portions of the site marked for Conservation. The applicant is requesting that the parcels receive a combination of the Neighborhood Mixed-Use, Multifamily Residential, Conservation Subdivision, and Conservation Design Concepts. The applicant intends to develop the site with a master planned approach consisting of single-family homes, townhomes, big houses, for-sale condominiums, for-rent apartments, and the possibility of senior housing or assisted living. Along with the residential component, the applicant also desires to include a mixed-use component involving residential and non-residential uses along and near Hillsboro Road, by the proposed main access point. Despite proximity to Mack Hatcher Parkway, this site will only have access to Hillsboro Road due to the environmental constraints.

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

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

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

Project Considerations

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

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

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

especially considering the floodplain issues. The applicant has chosen to request deferral of this item in order to study the traffic impacts and traffic solutions in more detail.

Recommendation

Deferral to the August 27, 2020 FMPC meeting.

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 4:41 PM
To: Andrew Orr
Subject: FW: No to Brownland

From: Brent Moseng <brent.moseng@gmail.com>
Sent: Wednesday, June 24, 2020 4:02 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: No to Brownland

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

I encourage you to take a strong look at the Brownland development and its impact to surrounding communities, the environment, and to the unique Franklin culture.

Community Impact:

- Schools are already full. Full capacity in class rooms should not be the target of our local community.
- Traffic becomes worse every year. Have you personally tried to go to a Friday Night football game at FHS? Hillsboro traffic from Old Hickory to Downtown Franklin is terrible. Adding more large housing developments without large investments to add more lanes to Hillsboro road is irresponsible by the local council

The Environment

- Adding more homes to a flood plain is harmful to the Harpeth River is risking down stream properties and a unique aspect of Franklin

Franklin Culture

- Franklin is voted one of the best small towns in america over and over. Adding large housing developments on small pieces of land risks this. I am not sure how the council can even entertain adding 800 homes to less than 100 acres of land. I moved from London and NYC to be in a small town. We the taxpaying public do not want this.

Please vote NO for this development. It is not right for the community, environment or our unique culture.

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

Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:14 AM
To: Andrew Orr
Subject: FW: Brownland Farms Development. June 25th comments

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

-----Original Message-----
From: Infinity <thehitch@comcast.net>
Sent: Wednesday, June 24, 2020 9:56 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Brownland Farms Development. June 25th comments

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

I want to voice my support for the proposed development of the Brownland Farms. As a resident of Monticello, the development partnership's inclusion of the Eatherly property into a community park is long overdue and has been a source of contention with long time Monticello residents. I want to be sure the following points are addressed in the final plan when approved:

*Speed barriers need to be addressed on Monticello/Jefferson Rds and Poteat Pl to reduce cut thru traffic to the new development. This is a current issue with traffic bypassing the Hillsboro/MH intersection.

* Careful consideration of the Harpeth River alteration plan introduced by the development group on the neighborhood Zoom meeting. The Harpeth River Conservatory needs to provide input on the final plan to insure the river's ability to handle 100 yr flood plain volumes and insure downriver flow is manage as part of the plan.

* The pedestrian tunnel proposed needs to access the current Hillsboro Harpeth River Bridge with city security Camera monitoring and lighting to provide safe access by residents of both subdivisions. In addition, the proses park should be incorporated into the Franklin master greenway plan to insure connectivity to the Rec center trails.

Thank you for your consideration.

Brian Hitchcock
261 Poteat Pl.
Franklin, TN. 37064-2041
C: 615-944-9873

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:12 PM
To: Andrew Orr
Subject: FW: Brownland Farm - Monticello Traffic Concern

From: bryansturtevant@comcast.net <bryansturtevant@comcast.net>
Sent: Wednesday, June 24, 2020 12:46 PM
To: Planning Intake <planningintake@franklintn.gov>
Cc: 'Dana McLendon' <danamclendon@mac.com>; allisonsturtevant@comcast.net; Bryan Sturtevant <bryansturtevant@comcast.net>
Subject: FW: Brownland Farm - Monticello Traffic Concern

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

Dear FMPC,
I'm sharing part of my conversation with our Alderman Dana McClendon.

As we approach this week's meeting on the Brownland Farm development, I believe it is impractical to make a long-term decision without the traffic impact study being released and shared with the public as has been committed to by the developers. As of 6/24, this traffic impact study has not been released and distributed.

Likewise, it is very difficult to make long-term decisions on traffic in a situation such as COVID-19 when the normal traffic pattern has been modified as well as until the city finishes the MacHatcher extension at Hillsboro Road to capture the most accurate data.

As a resident of Monticello, it is my recommendation to the FMPC that all decisions on the Brownload Development are delayed or tabled until more information is made available on traffic impact study.

Best Regards,
Bryan Sturtevant
P: 615-403-1604

> On Jun 16, 2020, at 2:21 PM, bryansturtevant@comcast.net wrote:
>
> Dear Alderman McClendon,
>
> My wife, Allison, and I wanted to write you in order to share our questions and concerns with the impending development at Brownland Farms and the potential impact on traffic through the neighborhood of Monticello where we live currently at 240 Poteat Place.
>
> Our first question is to determine if the traffic impact study has been completed. If so, is it available for public review as it was previously committed to be shared with Monticello residents during our recent Zoom calls in May on this project?

We realize that new developments come with many challenges, but we immediately recognize that the proposed 4-way Traffic Light at Monticello Road and Hillsboro Road presents a big red flag to the residents of Monticello. I brought up in the meeting the following question, but it was not officially reviewed at the time. The question was regarding if Monticello Road's access point to Hillsboro Road could be eliminated to deter cut-through traffic from occurring so easily since there is a 2nd access point for the neighborhood on Poteat to connect with Hillsboro Road to the North.

There is no solution that will satisfy all concerns, but the Monticello neighborhood has remained vigilant on finding a satisfactory solution to the open field in the front of neighborhood currently owned by the Eatherly family. The prospects of this section becoming a park for the long-term is intriguing, but my wife and I believe the side effects of a cut through for traffic will become a longer and bigger negative concern in the future if the layout of the Brownland development proceeds as planned. On the other hand, if Brownland Farm's development design results in another main entrance location without a 4-way Traffic Light to Monticello Road, there maybe less concern from the resident's perspective to keep the access point to Hillsboro Road at Monticello Road. At this time, we just like to have the chance to discuss options.

We look forward to hearing your thoughts on this topic as well as sharing any updates on the release of the traffic impact study. We are trying to do our part to make sure the concerns of current Monticello residents are heard especially my wife you has lived in the neighborhood for 41 years having been born and raised on Poteat and having purchased another home on Poteat where we live now and have decided to raise our own family.

Best Regards,
Bryan Sturtevant
P: 615-403-1604

Andrew Orr

Subject: FW: Consideration of Resolution 2020-78

From: Cassi Poorman <cassipoorman@gmail.com>
Sent: Tuesday, June 23, 2020 12:30 PM
To: Michael Orr <michael.orr@franklintn.gov>; michael.hathaway@comcast.net; roger.lindsey@nashville.gov; rdlindsey@comcast.net; amclemore51@yahoo.com; Alma McLemore <alma.mclemore@franklintn.gov>; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Szilagyi <jennifer.szilagyi@franklintn.gov>
Cc: Planning Intake <planningintake@franklintn.gov>
Subject: Consideration of Resolution 2020-78

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

Before Resolution 2020-78 is considered, there really needs to be a solid look at the impact of traffic in that location AND the impact of any change to the floodplain.

It would make sense that this project has a complete professional study of the impact on the river flow if ANY changes are made. The Mac Hatcher extension took into account the current water patterns and flow, making any changes could have damaging implications across the board.

As for traffic, the extension was added to help alleviate the congestion and now there is consideration for creating another bottleneck.

I am not adverse to development; I am averse to negatively impacting roads and homes that are down river and negating the improvement of traffic flow that should have been helped with the new extension. I believe these concerns need to be examined closely and should have outside independent professionals look at the scope of impact to traffic flow AND to the potential damage that changing any of the waterway could present. These findings should be reviewed, addressed and made public before this is approved by the Planning Commission.

Cassi Poorman

Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:16 AM
To: Andrew Orr
Subject: FW: Item #19, 6/25/20 Franklin Municipal Planning Commission Meeting

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: David Lawbaugh <davel6332@yahoo.com>
Sent: Thursday, June 25, 2020 1:30 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Item #19, 6/25/20 Franklin Municipal Planning Commission Meeting

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

To the best of my knowledge, the Applicant hasn't submitted any flood studies for this land to FEMA and therefore hasn't made an application for a Letter of Map Revision, Conditional or otherwise. I realize there are several contingencies which will affect the actual sale of this land to the Applicant for development, including population density and the limited street access to the site. The biggest contingency though has to be whether or not FEMA will approve of this development due to the amount of floodway and flood plain on the property. There may be a logical order of progression of approval for all of the resolutions and regulations needed to make this development possible, but passing this resolution doesn't seem like the best first step. It would seem the first step should be FEMA approval. If this resolution is passed without FEMA approval, it seems like the City might be opening a door for the use of this property which the City can not or may not be able to close. For this reason, I respectfully request that this resolution be deferred until such time that FEMA approval for the development of this property is in place.

David Lawbaugh
206 Revere Lane
Franklin Tn 37064

Co-President, Monticello Homeowners Association

Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:10 AM
To: Andrew Orr; Eric Conner
Subject: FW: Agenda Item 19-Brownland Farm Development Proposal

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: Glenda Gabriel <glendagabriel64@gmail.com>
Sent: Wednesday, June 24, 2020 5:47 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Agenda Item 19-Brownland Farm Development Proposal

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

We are sending this email instead of attending the Planning Commission meeting on 6/25/20 due to concerns about COVID-19. We read all of the available documents listed under the agenda item 19 for the Brownland development project. From the documents, it looks like there is real potential for cut and fill related to the Harpeth River in the Brownland Farm floodplain and in Monticello Section 1 floodplain by the developer. This alone can have disastrous results in our neighborhood and other surrounding neighborhoods. We saw how terrible the flooding in this area, including Monticello and Cottonwood, was for several days in 2010. Also, how would the cut and fill impact Monticello Creek and homes along it? Additional to the floodplain issues, we are concerned about the intense density of the development, which will bring in more traffic and congestion. The traffic density will already be increased by traffic coming from Westhaven and HWY 96 through the new part of Mack Hatcher Parkway. Has the impact of traffic from the proposed Brownland development plus the traffic from HWY 96 with the Mack Hatcher Parkway development been considered? Further, what impact would be added by the Cheekwood Golf Course proposed development? What is the impact on the schools and City services in this area due to the proposed dense Brownland development? How long would the neighborhoods have to endure the congestion caused by the construction processes of the projects? We are also very concerned about not seeing a clear plan for use of Monticello Section 1 and the impact on Monticello Subdivision.

To summarize, we object to this Brownland Farms development proposal due to

- the dangers to lives and property presented from floodplain manipulation

- the intense density of the project, especially considering the floodplain issues
- no clear plan for Monticello Section 1 and its impact on Monticello subdivision

Are those who would approve this project prepared to accept liability for the lives and property that would be put in jeopardy due to floodplain issues and manipulation?
Glenda and Gabriel Katona
Residents of Monticello Subdivision

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:14 PM
To: Andrew Orr
Subject: FW: Planning Commission Meeting, June 25, 2020

Follow Up Flag: Follow up
Flag Status: Flagged

From: James Britz <jnkbritz@gmail.com>
Sent: Wednesday, June 24, 2020 11:50 AM
To: Planning Intake <planningintake@franklintn.gov>
Cc: Michael Orr <michael.orr@franklintn.gov>; scott.harrison@franklintn.go; michael.hathaway@comcast.net; roger.lindsey@nashville.gov; rdlindsey@comcast.net; amclemore51@yahoo.com; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Szilagyi <jennifer.szilagyi@franklintn.gov>
Subject: Planning Commission Meeting, June 25, 2020

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

Please include the following in the discussion for Items #18, 19, 21 & 22 on the agenda. Please insist that development must adhere to Large-Lot Residential as prescribed by Envision Franklin.

The Members of the Franklin Municipal Planning Commission and the Franklin Board of Mayor and Aldermen would do well to visit the website Change.org and view the petition entitled - STOP the OVERDEVELOPMENT by the City of Franklin. This petition specifically addresses the proposed Lewisburg Pike/Crossway Drive development, and is noteworthy for the following reasons:

- More than 1300 residents (and counting!) have signed this petition.
    - Elected officials may want to compare this number to their margin-of-victory votes from recent elections.
- According to the comments submitted by signers of this petition, the common themes of dissatisfaction are related to the proposed use of fractional-acre lots, which is inconsistent with:
    - the Envision Franklin Land Use Policy, which seeks to maintain the existing standards of neighborhoods – which in this case are one-acre lot requirements for both...
        - the site's current neighborhood – Oakwood Estates, and
        - the site's surrounding neighborhoods.
- Also worth noting, is the fact that the developer seeks to use city acquisition as a means of applying City of Franklin Land Use Codes, which would allow fractional-acre lots, and thus bypassing the letter and intent of the Envision Franklin Land Use Policy.

James Britz

Oakwood Estates

Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:13 AM
To: Andrew Orr
Subject: FW: Brownland Farms development - oppose changes

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: James Savage <james.savage@comcast.net>
Sent: Wednesday, June 24, 2020 9:21 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Brownland Farms development - oppose changes

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

To Whom It May Concern:

I am writing to express my concerns regarding the Brownland Farms proposed development. This development will increase the density to an unreasonable level for the area. The addition of cars and houses will ruin the character of the area and congest the streets, shops and town. Proposed changes to the floodplain and floodway sound dubious at best. Please do not rezone this area or allow this proposed development to be approved.

Thanks for listening.

Jim Savage
Cottonwood

James A. Savage
james.savage@comcast.net

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:19 PM
To: Andrew Orr
Subject: FW: Brownland Farms Development

From: John Vaughn <j.vaughn7272@att.net>
Sent: Wednesday, June 24, 2020 9:52 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Brownland Farms Development

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

I attended a Neighborhood Meeting held by Greg Gamble in which he presented the proposal for the Brownland Farms Development. I believe this type of Development in this area would be a great addition and also provide the City of Franklin residents many nice benefits. The development of the 20 acres in front of the Monticello Subdivision for a park would be very beneficial to the residents of this subdivision and improve the appearance greatly.

The Developers seem committed to working with the City and residents to address any concerns related to additional traffic for the area and avoiding any negative impact to Harpeth River.

I support the Brownland Development and would likely consider moving into to this Development due to the excellent location and the many features that are provided within the Development.

Thank-you,

John Vaughn
(presently a resident on the East Side of Franklin)

Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:13 AM
To: Andrew Orr
Subject: FW: Brownland Farm

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: Kate Reynolds <kreynolds.arch@gmail.com>
Sent: Wednesday, June 24, 2020 9:49 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Brownland Farm

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

Please accept my statement on the proposed Brownland Farm development in my absence at the 6/25/2020 meeting.

Brownland Farm has been such a beautiful piece of land, and I believe they've been running their farm for 57 years. The proposed Brownland Farm high density development doesn't seem to be sensitive to the history of the site, our environment, the surrounding neighbors, or all those who travel this stretch of Hillsboro Road and will have to deal with the increase in traffic.

My number one concern is the density of the development and what that will do for all the neighbors downstream. It will make flooding worse.

I often hear people argue for a not-great or not-appropriate development by saying, "If this doesn't go in, the next option may be so much worse!" It's our community. Why don't we instead focus on what other better, more appropriate options that might come before us. I want to continue to be proud of the city I live in and was raised in.

Kate Reynolds
Registered Architect, LEED AP

Andrew Orr

From: Kathryn Webber <kathrynwebber@bellsouth.net>
Sent: Wednesday, June 24, 2020 12:32 AM
To: Planning Intake
Cc: Andrew Orr
Subject: Brownland Farms - Public June 25, 2020

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

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

Dear commissioners,

The above was deferred by the applicant until 8-27. RE letter from Planning Staff to you on April 30, 2020, attached in your agenda packet. I am hoping there will be an opportunity to comment at that time. This should not be on your agenda at this time as Christ Community Church has not yet voted to sell the land, the land needed for a second entrance. This is a mute issue until that event takes place as the church, current owner of land, is not requesting the rezoning of their land.

This proposed development is too dense to be located in a floodplain area not only for future citizens living there, but also to the surrounding established communities. This creates a definite safety issue for all living in the area. The traffic conditions are already disastrous and this would create a huge bottleneck, especially in the event of a disaster like the flood of 2010.

I am not in support of changing the current zoning for this property. The Envision Franklin Plan is already accommodating enough, because it has been changed from Ag to Conservation Development.

Below are a few pictures taken on the back of the Church's property and Hillsboro Road during the flood of 2010. Do you really want to cut and fill and permit tragedy for future residents of Franklin in this area of the river? Is not the primary concern for you to provide, good healthy, welfare and safety to your citizens? The defined floodplain maps were redone after this flood and should not be changed for obvious reasons. This land will flood as well as Brownland as it is surrounded by the river also.

I am a member of Christ Community and know that Hillsboro Road was closed during the 2010 flood coming from the North and from the South towards the church as two Pastors living in those areas were not able to get to the building. Hillsboro Road was flooded and closed as well as Mack Hatcher.

Please do not permit this intense and very dense development to be approved as it will endanger all residents in the area and set a very unwanted precedent for future development.

Please confirm receipt of this email and that it will be included for public record. Thank you also for the opportunity to express my concerns.

Best regards,

Kathy Webber
Franklin, TN





Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:17 AM
To: Andrew Orr
Subject: FW: No To BrownLand

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: Marie Mazzara <mkmazzara@yahoo.com>
Sent: Thursday, June 25, 2020 7:40 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: No To BrownLand

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

As a parent of 4 children I am highly concerned on the impact 800 additional high density homes will cause on Brownland. Class sizes are already large and this will make them larger. Franklin High School is already stretched to capacity.

In conjunction with this. I am concerned about the traffic impact. Even with the improvements made this is still crowded. Especially right before classes start at Franklin High. Adding more traffic and stop lights is going to make this a nightmare equal to green hills!

Please do not approve this Brownland development.

Marie

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 4:41 PM
To: Andrew Orr
Subject: FW: Opposition to Resolution 2020-78 (proposed Brownland Farms development)

From: Laura Smith <lbts1048@aol.com>
Sent: Wednesday, June 24, 2020 4:40 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Opposition to Resolution 2020-78 (proposed Brownland Farms development)

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

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

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

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

1. First, there are already condominiums, townhomes, apartments and senior and assisted living dwellings as well as business spaces available both north and south of the proposed development. Passing this amendment would result in an addition of 750+ homes, plus businesses, to this area. A lower density Conservation Subdivision development would have a lower traffic impact, maintain the character of the area, and not create a further burden on the schools.
2. If the amendment is passed, traffic volume (which is already high) will increase dramatically. Additionally, adding a four-way traffic intersection with a light at Monticello Road will lead to increased traffic cutting through the neighborhood to get to Spencer Creek Road. This is already a significant problem which we don't think can be remedied by simply adding "traffic calming" devices as the developers suggest. To suggest that the traffic will turn right and get on Mack Hatcher rather than cutting through Monticello (and avoiding lights) is disingenuous.
3. There has been a proposal to build five "big box homes" along the north end of the vacant lot in front of Monticello. In addition to the flood plain concerns discussed below, this design concept does not match any existing homes that we are aware of in the area and would change the look of the area while negatively impacting the scenic approach into Franklin. Single family homes, built on land not currently in the flood plain would be more appropriate.

4. Lastly, although not a part of the current resolution, building this new development would require significant cut and fill to build in what is now in a flood plain. In 2010, while our neighbors to the south had their properties flooded, we watched as the formerly dry gully along our street filled to the brim and moved toward our homes. This gully continues into Monticello Creek on the part of Monticello where they propose that big box homes be built after altering the topography. I am attaching pictures we took during the Flood of 2010. The first shows a red car on Jefferson approaching Monticello Road. You can see the road sign in the background. The second shows a portion of the Monticello property where they propose to cut and fill in order to build the big box homes – the area of Monticello Creek mentioned above. The brick home was demolished, but the small white garage remains. As you can see, both areas are flooded. Altering the flood plain will not alter the volume of water, just where it goes. I would hate for it to impact more structures than it did in 2010.





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

Best regards,

Michael and Laura Smith

106 Poteat Place

Franklin, TN 37064

615-545-4594

Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:14 AM
To: Andrew Orr
Subject: FW: Amending Envision Franklin

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: Richard Stempel <richard@trackersystems.net>
Sent: Wednesday, June 24, 2020 9:56 PM
To: michael.hathaway@comcast.net; roger.lindsey@nashville.gov; rdlindsey@comcast.net; Michael Orr <michael.orr@franklintn.gov>; Scott Harrison <scott.harrison@franklintn.gov>; amclemore51@yahoo.com; Alma McLemore <alma.mclemore@franklintn.gov>; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Szilagyi <jennifer.szilagyi@franklintn.gov>
Cc: Planning Intake <planningintake@franklintn.gov>
Subject: Amending Envision Franklin

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

Dear Planning Commission Members,

I am writing to formally object to the practice of constantly amending Envision Franklin to enable the construction of neighborhoods with a higher density of homes, townhomes, and apartments which benefits only city tax revenues and land developers. It is absolutely contrary to Envision Franklin to amend the design concept from Large Lot Residential to Single Family or any other small lot, high density design just because sewer lines are available. The Franklin Municipal Planning Commission (FMPC) should STOP considering this as a legitimate reason to amend Envision Franklin. Furthermore, the practice of using non-buildable land such as Hilltop Overlay or other conservation areas as “Green Space” and using that to show a more favorable DUA number to justify the small lots in areas where Envision Franklin directs Large Lot Residential is deceptive. The FMPC should STOP using this as a legitimate reason to amend Envision Franklin. It is shameful that Envision Franklin has become nothing more than a hurdle for developers to jump over. A development that adheres to it without amendments is the exception rather than the rule.

Regarding the Agenda for the 06/25/2020 meeting of the Franklin Municipal Planning Commission, I want to let it be known that I strenuously object to items 18, 19, and 21, for the reasons stated above. Item 22 should be withdrawn from consideration due to the fact that Envision Franklin design concepts are continually requested

to be amended. This permanent amendment to Envision Franklin will only serve to exacerbate the problems caused by overdevelopment of areas due to amendments to Envision Franklin and zoning variances.

Richard Stempel
561-722-1000

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 20-0667

DATE: April 30, 2020

TO: Franklin Municipal Planning Commission

FROM: Emily Hunter, Planning Director
Andrew Orr, Long Range Planning Supervisor
Eric Conner, Principal Planner

SUBJECT:
Consideration Of Resolution 2020-77, A Resolution To Adopt An Envision Franklin Plan Amendment To Amend The "Liberty Pike/ Eddy Lane" Special Consideration For The Industrial Flex Design Concept. (PUBLIC HEARING)

PURPOSE:
To provide information on Resolution 2020-77, A Resolution To Adopt An Envision Franklin Plan Amendment To Amend The "Liberty Pike/ Eddy Lane" Special Consideration For The Industrial Flex Design Concept.

Project Information
COF Project Number: 7268
Applicant: Greg Gamble, Gamble Design Collaborative

BACKGROUND/STAFF COMMENTS:
This application is to amend the Envision Franklin "Liberty Pike/ Eddy Lane" Special Consideration for the Industrial Flex Design Concept. The Special Consideration area is for all Industrial Flex designated properties generally bound by Liberty Pike on the north, approximately Sycamore Drive on the east, and railroad tracks on the west, and along Eddy Lane. The applicant intends to propose a multifamily development within the Special Consideration area if this amendment is approved.

The Industrial Flex Design Concept is generally used to provide for a wide range of lower intensity commercial uses. Because of the location of this section of Industrial Flex designated properties, a Special Consideration was created to allow for a transition of multifamily residential uses for properties adjacent to existing residential uses. This would create the potential for an orderly transition to multifamily residential uses starting from the outside and working inward, to gradually create a mixture of uses throughout the area.

The proposed amendment would allow the potential for multifamily uses to occur throughout the area, without needing to be adjacent to existing residential. The proposed language for the amendment is provided on the attached resolution.

A virtual neighborhood meeting was held on May 19, 2020. A recording of the meeting has been

placed online at www.franklintn.gov/neighborhoodmeetings.

Project Considerations

The staff has identified this area as an area for possible redevelopment away from industrial uses because of development and redevelopment in the nearby area. Some of this development has occurred along the exterior of the Industrial Flex zone, causing the potential for redevelopment of properties unlikely in the near future with the current Special Consideration verbiage.

The Special Consideration as amended would allow for the possibility of redevelopment on a site-by-site basis in an appropriate manner. This amendment would not give blanket approval for multifamily within the Special Consideration area, but rather would continue to support it in the appropriate context, but throughout the area as opposed to needing to begin at the periphery.

During the review process, the applicant stated that they are seeking to partner with the Franklin Housing Authority on a multifamily project.

FINANCIAL IMPACT:
Unknown.

RECOMMENDATION:
Staff recommends Approval of Resolution 2020-77.

RESOLUTION 2020-77

A RESOLUTION TO ADOPT AN ENVISION FRANKLIN PLAN AMENDMENT TO AMEND THE "LIBERTY PIKE/ EDDY LANE" SPECIAL CONSIDERATION FOR THE INDUSTRIAL FLEX DESIGN CONCEPT

WHEREAS, pursuant to Tennessee Code Annotated (T.C.A.) § 13-4-201, it is the function and duty of the Franklin Municipal Planning Commission (FMPC) to adopt an official general plan for the physical development of the City of Franklin; and

WHEREAS, the City adopted *Envision Franklin* on January 26, 2017, and it provides a framework for the City to make land-use decisions, manage the quality of development, determine the timing and location of future growth, and direct investment and development activity; and

WHEREAS, the FMPC may from time to time amend, extend or add to the plan, or carry any part of subject matter into greater detail; and

WHEREAS, the amendment request, as depicted in the attached excerpt, is to change the "Liberty Pike/ Eddy Lane" Special Consideration of the Industrial Flex Design Concept to potentially expand Multifamily Residential uses within the area; and

WHEREAS, the "Liberty Pike/ Eddy Lane" area is a central location within the City and contains a variety of uses; and

WHEREAS, the FMPC finds that the Plan amendment request has demonstrated its need and justification in accordance with the Implementation Chapter of *Envision Franklin*; and

WHEREAS, the FMPC held a public hearing and the Plan amendment to *Envision Franklin* is found to be in the best interest of the citizens of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED by the Franklin Municipal Planning Commission of the City of Franklin, Tennessee, as follows:

SECTION I. The Envision Franklin "Liberty Pike/ Eddy Lane" Special Consideration of the Industrial Flex Design Concept is hereby amended as shown by the attached excerpt.

SECTION II. A copy of the adopted amendment to Envision Franklin shall be certified to the Board of Mayor and Aldermen, as required by T.C.A. § 13-4-202.

SECTION III. That this Resolution shall take effect upon approval by the FMPC on June 25, 2020, the health, safety, and welfare of the citizens requiring it.

ATTEST:

By:_____
Emily Hunter
Secretary

CITY OF FRANKLIN, TENNESSEE:

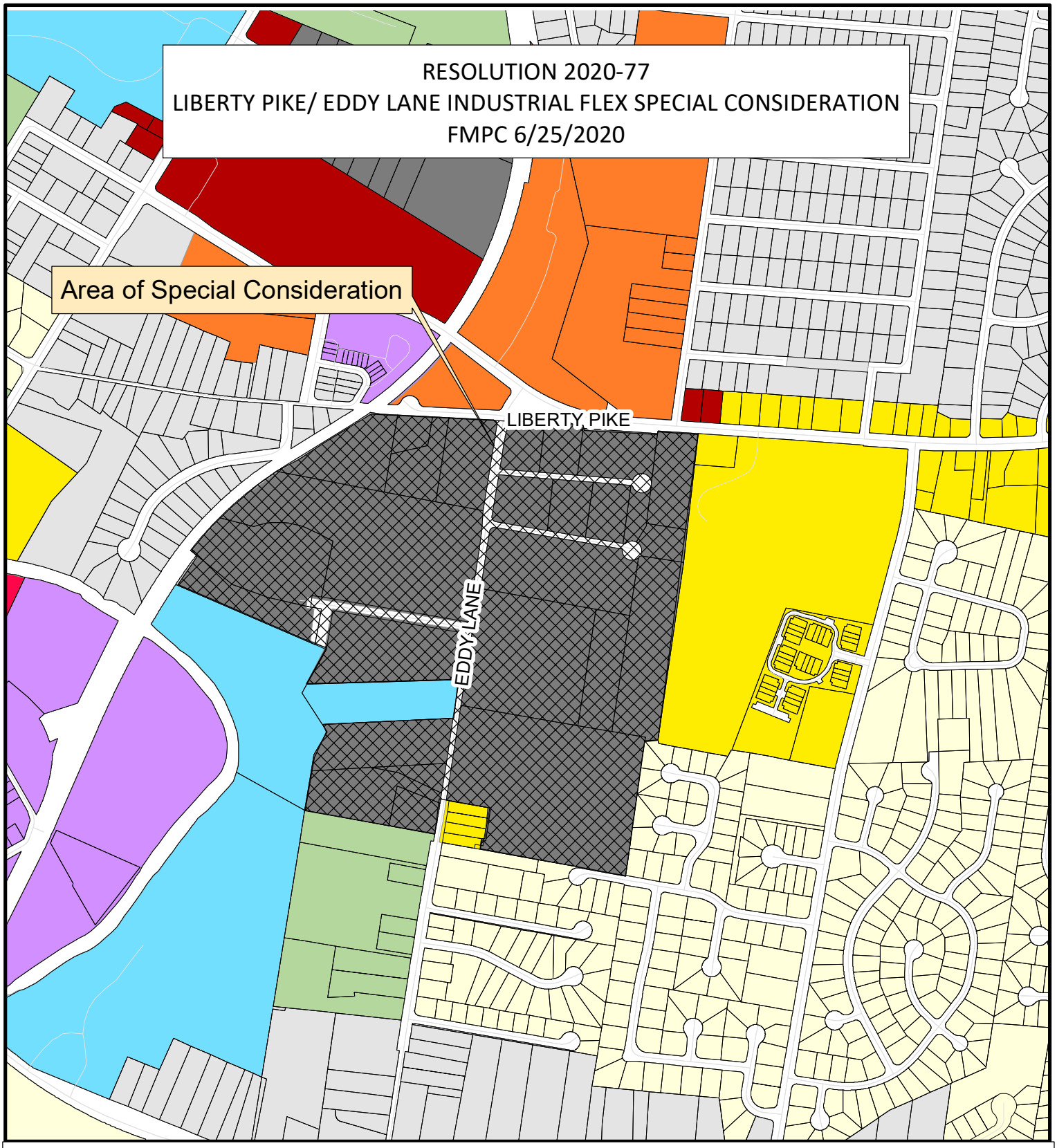
By:_____
Mike Hathaway
Chair

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney

INDUSTRIAL FLEX

TRANSPORTATION	Vehicular	New streets should be designed per the Corridor Character Matrix and Connect Franklin.
	Bicycle and Pedestrian	Bicycle, multi-use path, and pedestrian connections should be designed and provided per the Corridor Character Matrix, Connect Franklin, Parks Master Plan, and this Plan.
	Transit	Transit stops should be provided along existing or planned routes.
SPECIAL CONSIDERATIONS	Liberty Pike/Eddy Lane	The area east of Franklin Road along Liberty Pike and Eddy Lane has an established industrial character that is expected to become a mix of commercial and multifamily residential uses as redevelopment occurs. Architectural design should retain or provide elements of the established industrial character. When multifamily uses will be located adjacent to an existing industrial use, significant spatial buffering and opaque screening should be provided. Connectivity should be improved by providing sidewalks, trails, and a connection to Fort Granger
	Harpeth Industrial Court	Future redevelopment should reflect the traditional low-scale character along Franklin Road.



Legend

- City Limits
- Parcels
- Recreation
- Conservation Subdivision
- Historic Residential
- Single-Family Residential
- Mixed Residential
- Multifamily Residential
- Main Street
- Neighborhood Mixed-Use
- Neighborhood Commercial
- Industrial Flex

N

0 0.2 Miles

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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HISTORIC FRANKLIN TENNESSEE

MEMORANDUM

DATE: June 17, 2020

TO: Franklin Municipal Planning Commission

FROM: Eric Conner, Principal Planner
Andrew Orr, Long Range Planning Supervisor
Emily Hunter, Director of Planning and Sustainability

Subject

Consideration Of Resolution 2020-77: A Resolution To Adopt An Envision Franklin Plan Amendment To Amend The "Liberty Pike/ Eddy Lane" Special Consideration For The Industrial Flex Design Concept (PUBLIC HEARING)

Project Information
COF Project Number: 7268
Applicant: Greg Gamble, Gamble Design Collaborative

Background/Staff Comments
This application is to amend the Envision Franklin "Liberty Pike/ Eddy Lane" Special Consideration for the Industrial Flex Design Concept. The Special Consideration area is for all Industrial Flex designated properties generally bound by Liberty Pike on the north, approximately Sycamore Drive on the east, and railroad tracks on the west, and along Eddy Lane. The applicant intends to propose a multifamily development within the Special Consideration area if this amendment is approved.

The Industrial Flex Design Concept is generally used to provide for a wide range of lower intensity commercial uses. Because of the location of this section of Industrial Flex designated properties, a Special Consideration was created to allow for a transition of multifamily residential uses for properties adjacent to existing residential uses. This would create the potential for an orderly transition to multifamily residential uses starting from the outside and working inward, to gradually create a mixture of uses throughout the area.

The proposed amendment would allow the potential for multifamily uses to occur throughout the area, without needing to be adjacent to existing residential.

A virtual neighborhood meeting was held on May 19, 2020. A recording of the meeting has been placed online at www.franklintn.gov/neighborhoodmeetings.

Project Considerations

The staff has identified this area as an area for possible redevelopment away from industrial uses because of development and redevelopment in the nearby area. Some of this development has occurred along the exterior of the Industrial Flex zone, causing the potential for redevelopment of properties unlikely in the near future with the current Special Consideration verbiage.

The Special Consideration as amended would allow for the possibility of redevelopment on a site-by-site basis in an appropriate manner. This amendment would not give blanket approval for multifamily within the Special Consideration area, but rather would continue to support it in the appropriate context, but throughout the area as opposed to needing to begin at the periphery.

During the review process, the applicant stated that they are seeking to partner with the Franklin Housing Authority on a multifamily project.

Recommendation
Approval.

Envision Franklin Text Amendment to Liberty Pike/Eddy Lane Special Consideration in the Industrial Flex Design Concept

205 Eddy Lane

Franklin, Tennessee

LAND SOLUTIONS COMPANY, LLC

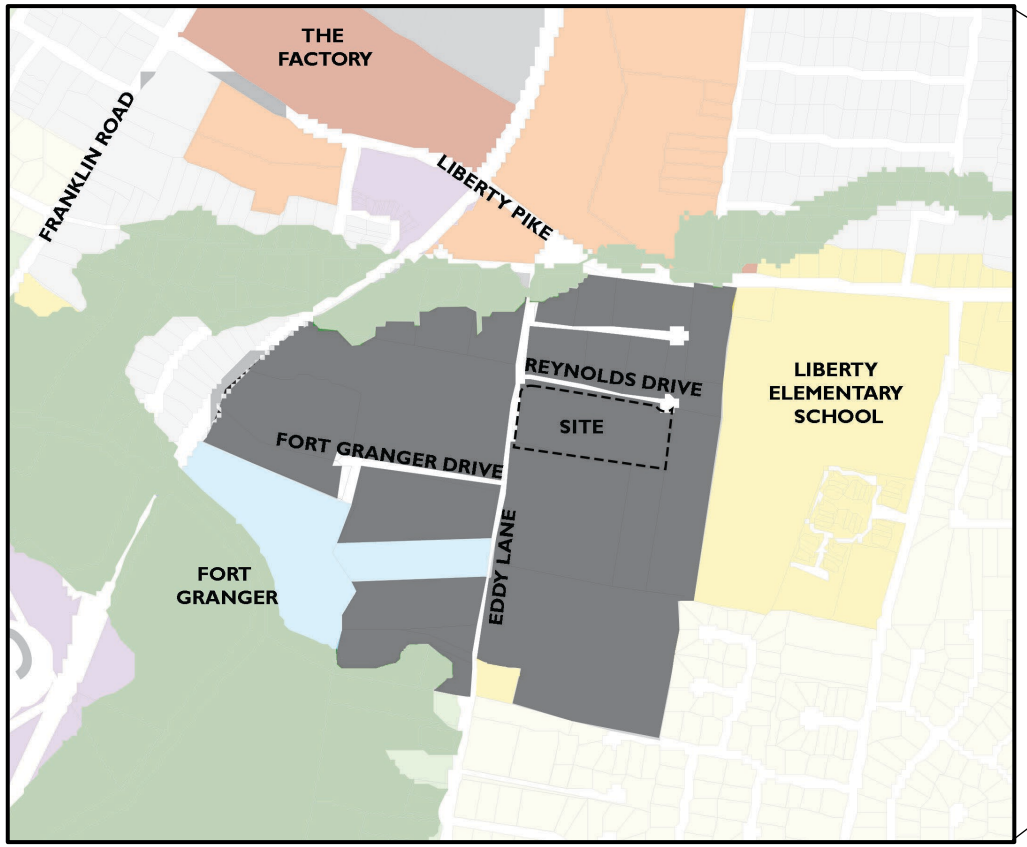


FRANKLIN HOUSING AUTHORITY
FRANKLIN, TENNESSEE
Lighting your path to affordable housing.

GDC gamble design collaborative

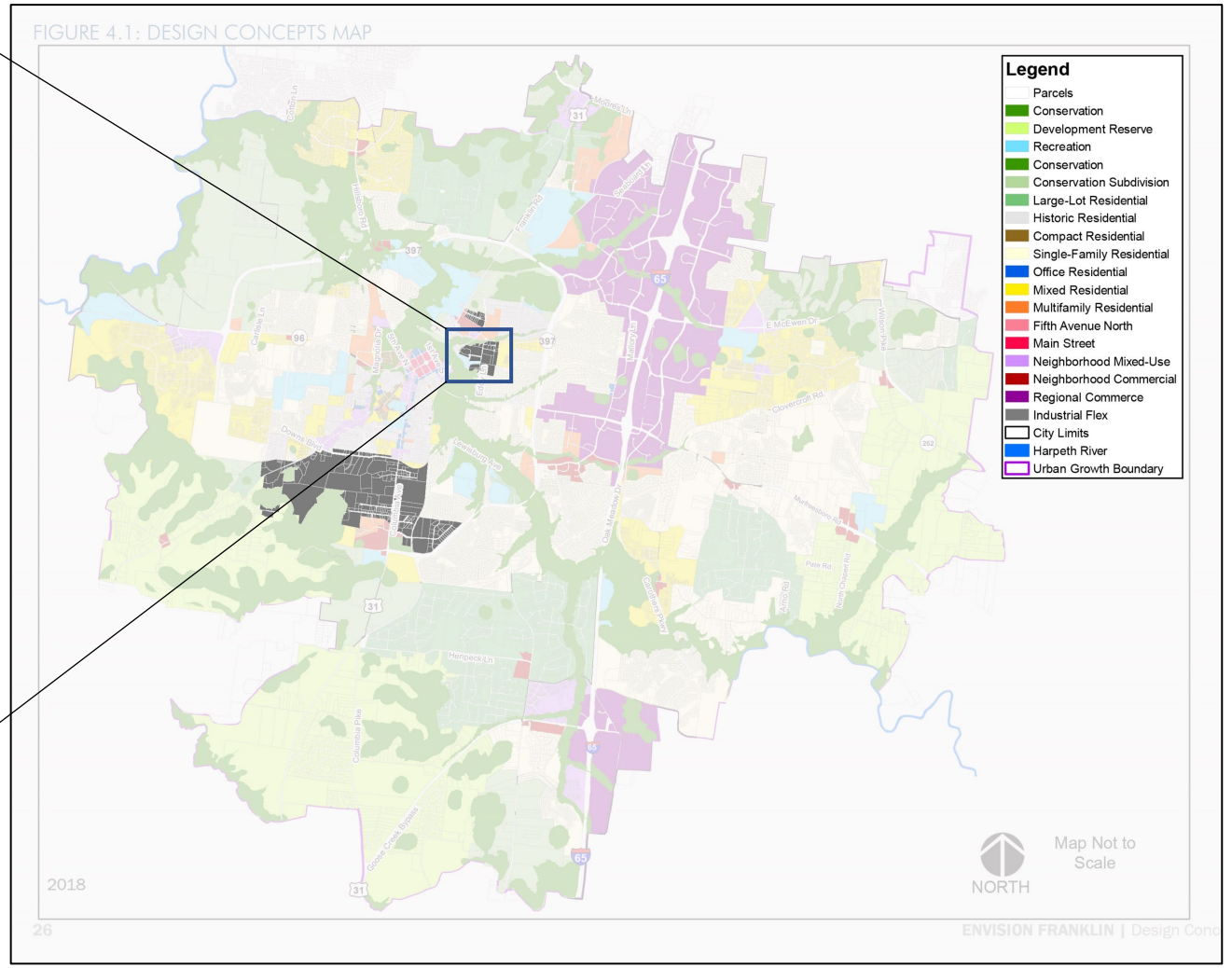
906 STUDIO ARCHITECTS

ENVISION FRANKLIN



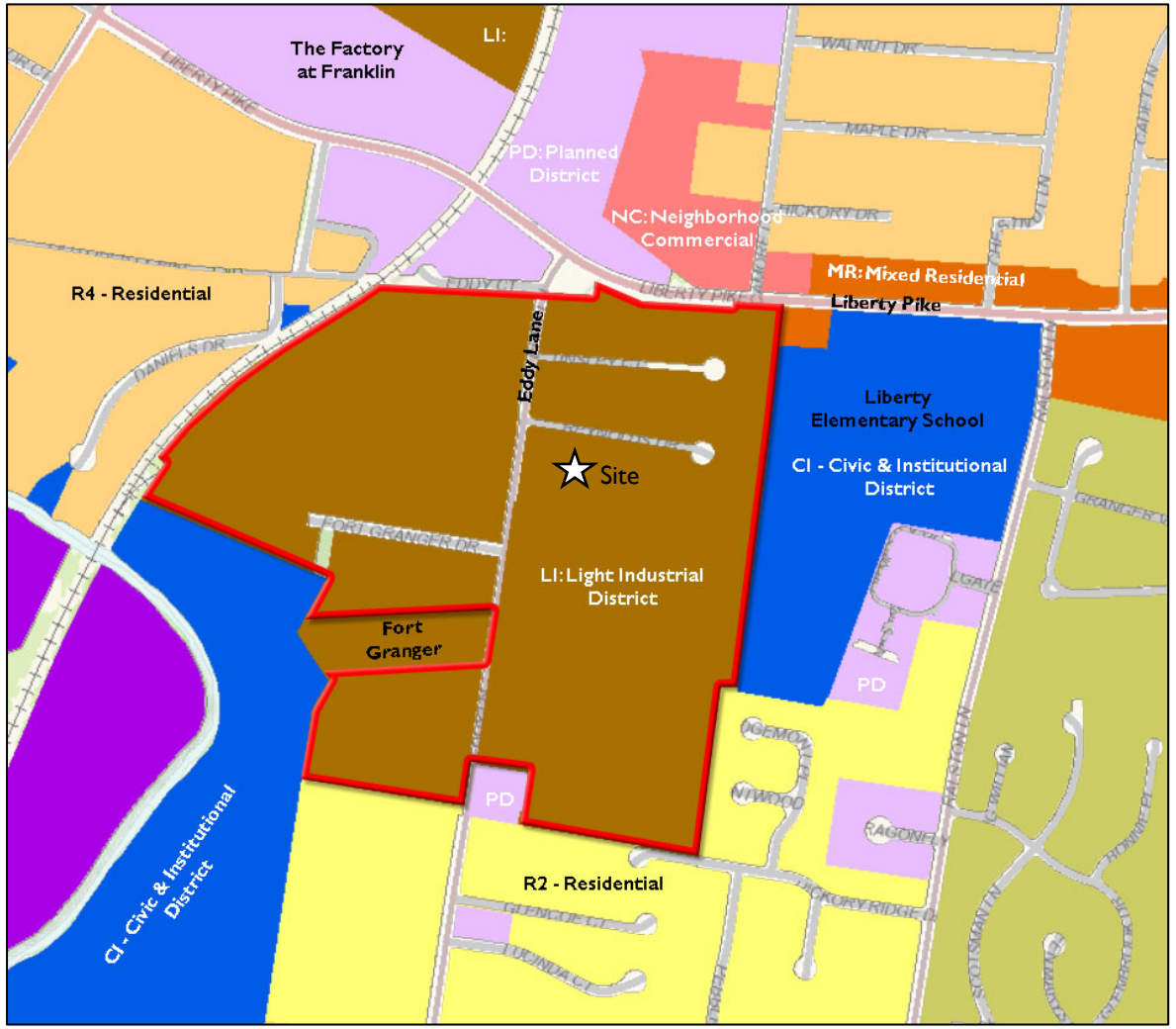
Liberty Pike/Eddy Lane Special Consideration Area
in the Industrial Flex Design Concept Area

The proposed text amendment would impact all properties in this Special Consideration Area. The applicant is currently seeking to propose a future multi-family development at 209 Eddy Lane (indicated as "site" on the map above).



Industrial Flex Design Concept Areas

ZONING AND ZONING OVERLAYS

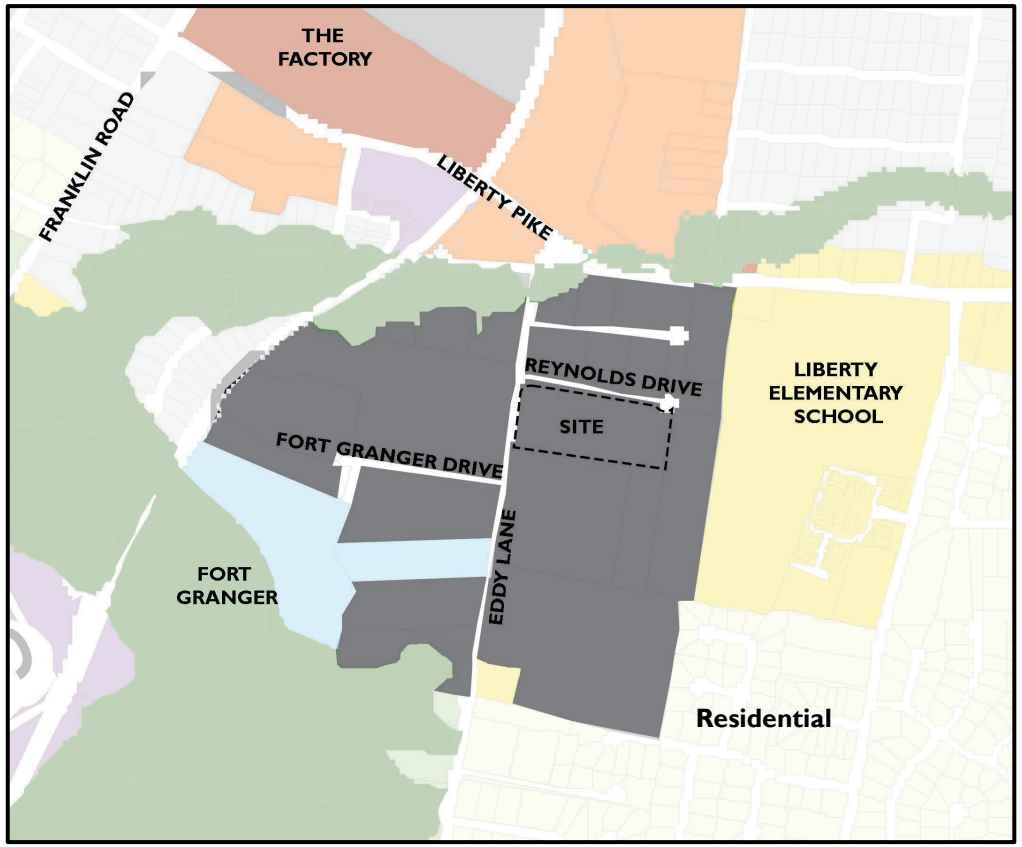


The Special Consideration Area, shown in red, is currently zoned in the Light Industrial District.



The entire area is within the Central Franklin Overlay District, with small impacts from the Flood Fringe and Floodway Overlay Districts.

ENVISION FRANKLIN TEXT AMENDMENT



The transition from vacant and light industrial use property to multi-family residential uses is expected in this area. The current text requires that the transition should only occur adjacent to other residential uses, which limits the transition to just a few properties. The applicant is requesting the text change to allow additional properties to be considered for this redevelopment opportunity. Specifically, the applicant would like to redevelop 209 Eddy Lane for multi-family residential uses.

Original Text:

The area east of Franklin Road along Liberty Pike and Eddy Lane has an established industrial character. Architectural design should retain or provide elements of the established industrial character.
Multifamily residential uses may be appropriate for properties adjacent to existing residential uses. This provision allows the area to gradually transition to multifamily residential uses, starting from the edges.
Connectivity should be improved by providing sidewalks, trails, and a connection to Fort Granger

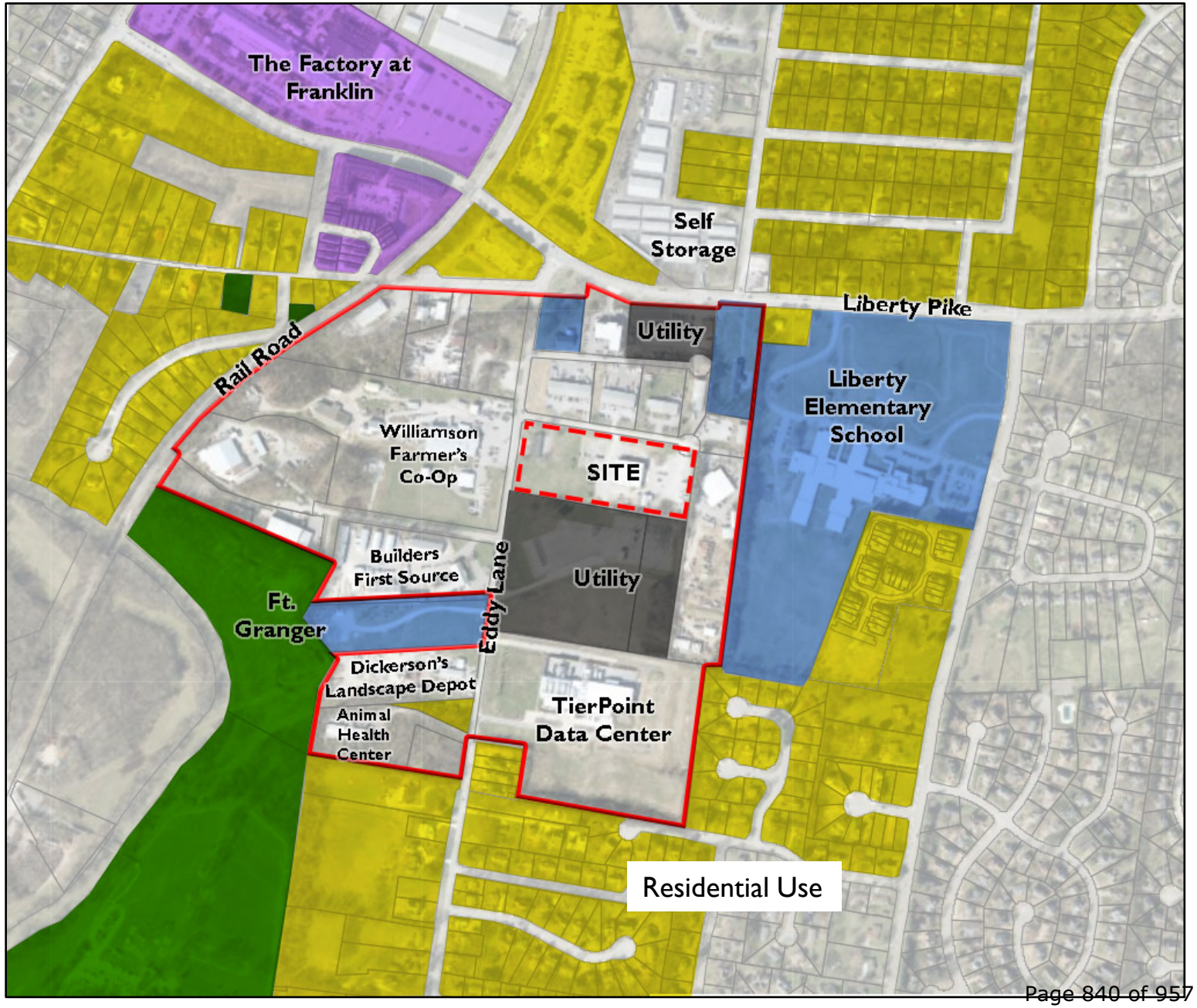
Proposed Text:

The area east of Franklin Road along Liberty Pike and Eddy Lane has an established industrial character that is expected to become a mix of commercial and multifamily residential uses as redevelopment occurs. Architectural design should retain or provide elements of the established industrial character. When multifamily uses will be located adjacent to an existing industrial use, significant spatial buffering and opaque screening should be provided. Connectivity should be improved by providing sidewalks, trails, and a connection to Fort Granger.

SITE CONTEXT

How have conditions have changed, thereby making the Amendment valid?

- With the construction of the new Data Center on Eddy Lane, the parcels available for the construction of multi-family or mixed use development were severely reduced, thereby restricting additional transition to multi-family residential development as discussed in Envision Franklin.
- Very few parcels abut residential uses and have frontage along Eddy Lane. Redevelopment along Eddy Lane will require and/or allow creation of new sidewalks and pedestrian connections between Liberty Pike and Ft. Granger/Franklin Road. These connections are needed now and will become even more vital as redevelopment occurs in this area.



Civic/Institutional
Residential
Utility
Mixed Use

SITE CONTEXT

How is the proposed amendment compatible with the existing land use patterns and design concepts for nearby properties?

- This area was previously expected to redevelop with multi-family and commercial uses. The transitional language in the original text no longer applies as redevelopment is expected to occur on parcels that are not immediately adjacent to residential uses.
- With the text change, each parcel that seeks redevelopment in this area can propose multi-family regardless of proximity to existing residential uses.
- Additional buffers can be applied as necessary
- Redevelopment of parcels along Eddy Lane can create pedestrian connections along Eddy Lane.

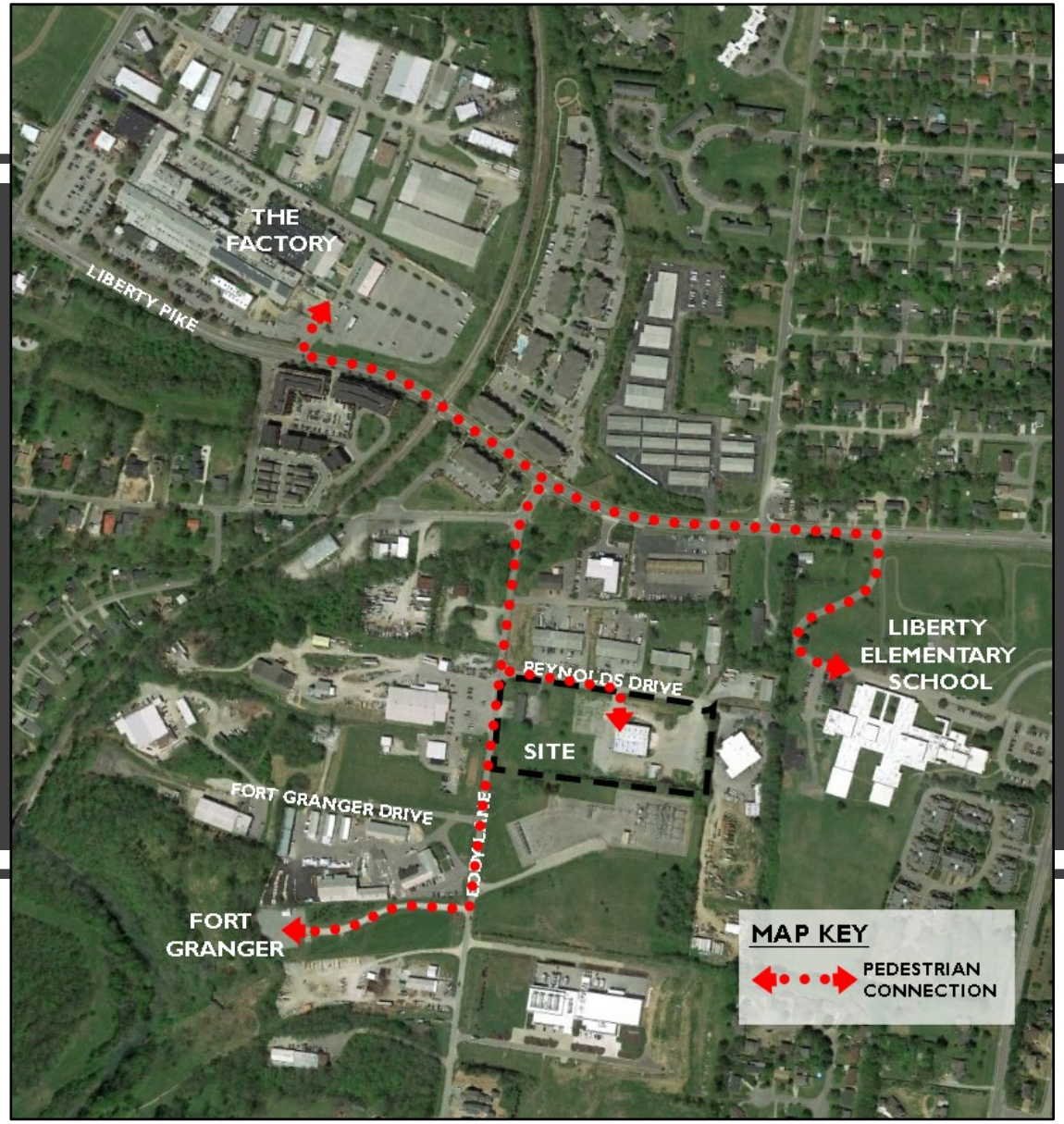


MASTER PLAN

Through a partnership between the Franklin Housing Authority and a private development company, a multi-family residential development will be proposed. The proposed three-story residential building will have frontage along both Reynolds Drive and Eddy Lane. A two-level parking deck will be at the rear of the property. Site amenities such as a swimming pool and dog park will be provided for residents.



PEDESTRAIN CONNECTIVITY



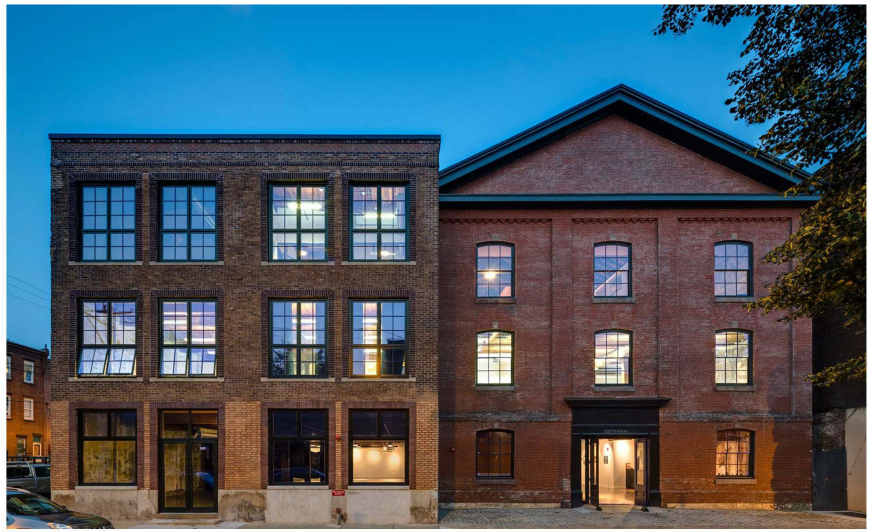


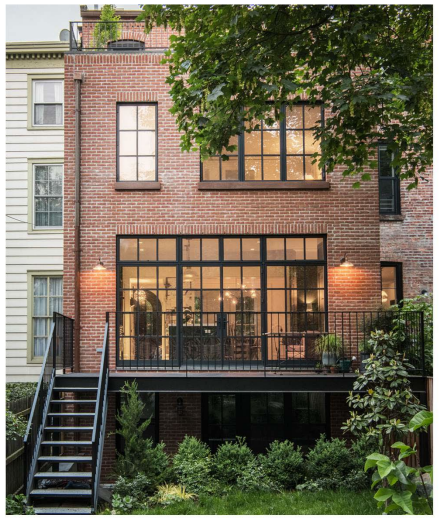




Pedestrian connectivity plays a large role in the site selection for this project. Centrally located, the property will provide walking connections to Liberty Elementary School and retail/restaurants at The Factory, Jamison Station, and to downtown Franklin via connections at Fort Granger. Recreational opportunities at Fort Granger and Pinkerton Park will also be accessible by pedestrians.


Hampton Inn
welcome











Next Steps

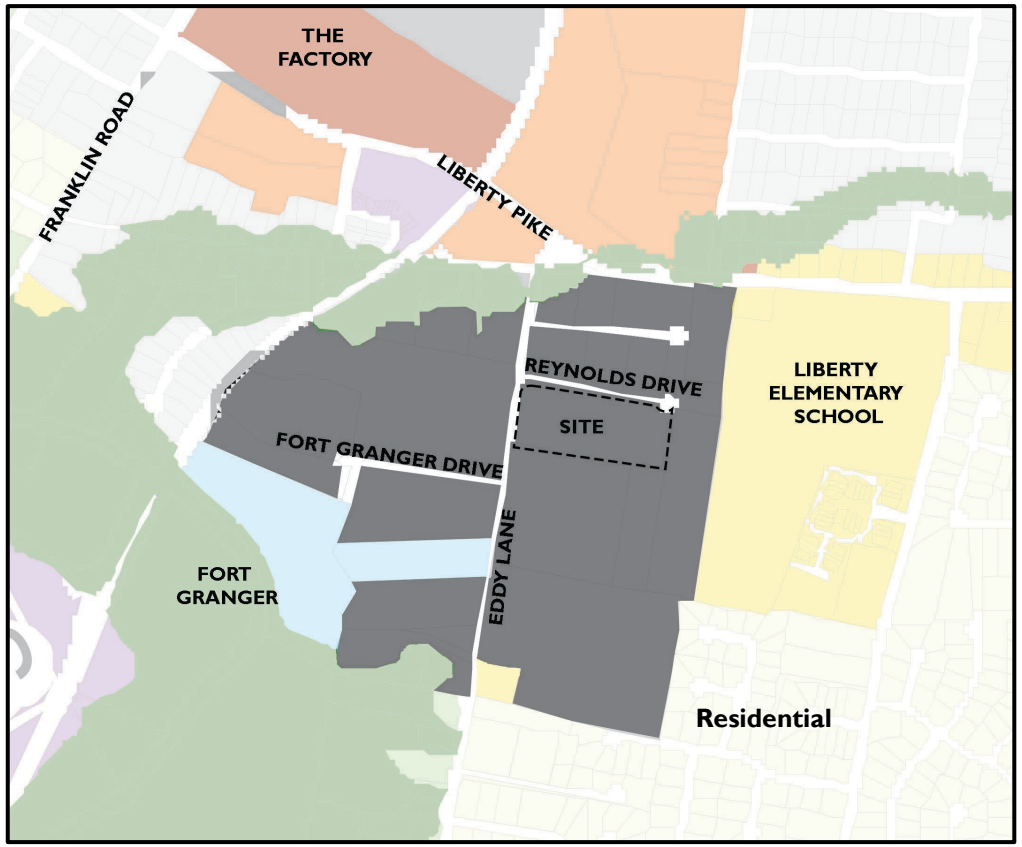
Envision Franklin Amendment
- Neighborhood Meeting 5/19/2020
- Planning Commission 6/25/2020

Development Plan /Rezoning
- Neighborhood Meeting
- Planning Commission
- BOMA public hearing

Site Plan



ENVISION FRANKLIN TEXT AMENDMENT



Original Text:

The area east of Franklin Road along Liberty Pike and Eddy Lane has an established industrial character. Architectural design should retain or provide elements of the established industrial character.
Multifamily residential uses may be appropriate for properties adjacent to existing residential uses. This provision allows the area to gradually transition to multifamily residential uses, starting from the edges.
Connectivity should be improved by providing sidewalks, trails, and a connection to Fort Granger

Proposed Text:

The area east of Franklin Road along Liberty Pike and Eddy Lane has an established industrial character that is expected to become a mix of commercial and multifamily residential uses as redevelopment occurs. Architectural design should retain or provide elements of the established industrial character. When multifamily uses will be located adjacent to an existing industrial use, significant spatial buffering and opaque screening should be provided. Connectivity should be improved by providing sidewalks, trails, and a connection to Fort Granger.

File #: 20-0668

DATE: April 30, 2020

TO: Franklin Municipal Planning Commission

FROM: Emily Hunter, Planning Director
Andrew Orr, Long Range Planning Supervisor
Eric Conner, Principal Planner

SUBJECT:
Consideration Of Resolution 2020-18, A Resolution To Adopt An Envision Franklin Plan Amendment For 26 Parcels Generally Located East Of I-65 And South Of Long Lane Along Peytonsville Road And Pratt Lane, In The Goose Creek Area, To Give Them Design Concepts And Special Considerations. (PUBLIC HEARING)

PURPOSE:
The purpose of this memorandum is to provide information concerning an Envision Franklin Plan Amendment for 26 parcels generally located east of I-65 and south of Long Lane along Peytonsville Road and Pratt Lane, in the Goose Creek area. The Parcels described and shown in attachments need Design Concept designations now that they are within City limits.

Project Information
Applicant: City of Franklin

BACKGROUND/STAFF COMMENTS:

On October 22, 2019 a referendum was held and 26 parcels totaling 474 acres were annexed into the City of Franklin that were outside the Urban Growth Boundary (UGB). Parcels that are annexed from outside the UGB must be annexed according to procedures established by the State of Tennessee, and thus are annexed by Referendum.

The City of Franklin has no ability to plan for any areas outside the UGB, therefore when the properties were annexed, they entered the City with no Envision Franklin Design Concept Designation. Design Concepts act as general guidelines for future development. For Staff to make proper recommendations for the future, Design Concepts must be given to the annexed parcels.

Design Concepts were drafted by Staff and then presented to the public at a community meeting that was held at the Eastern Flank Battlefield Park Clubhouse on January 15, 2020. Staff sent mailed notices to all property owners within 500 feet of one of the annexed parcels about the project and community meeting. The meeting had 56 attendees and Staff received 23 comment cards about the project and materials shown during the meeting.

Staff reviewed the feedback from the community meeting before presenting the recommendations and feedback to the Franklin Municipal Planning Commission (FMPC) and Board of Mayor and Alderman (BOMA) at a joint work session in January to receive additional feedback. City Staff then made a minor change to the recommendations because of additional immediate interest in annexation by property owners in the subject area.

Staff then presented the new recommendations to BOMA and FMPC at a joint work session in February to again discuss the project and the new information Staff had received. The formal recommendations from Staff have not changed since the February Joint Conceptual Workshop.

Project Considerations

Staff reviewed the project area as a whole in order to better provide Design Concept recommendations for the area that will interact positively with the other parcels, as well as the future transportation network in the area.

Mixed Residential is recommended for the area directly south of Long Lane near the future Carothers Parkway extension. This area would serve as a transitional zone from the higher density residential and commercial uses in Neighborhood Mixed Use further south and the existing single-family residential uses within Ladd Park. The Mixed Residential Design Concept allows for residential neighborhoods with a combination of single-family dwellings, big houses, duplexes, and townhomes.

Neighborhood Mixed Use is recommended for most of the study area, ranging from north of the future Carothers Parkway and Goose Creek Bypass intersection to the future Carothers Parkway and Pratt Lane intersection. Neighborhood Mixed Use was utilized heavily because of its flexibility and wide variety of approved uses. Because of the future Regional Commercial buildout of the Goose Creek area along I-65, there will likely be a large number of full-time workers in the area, which will provide a need for both residential and commercial uses in the area; both of which can be provided on properties with the Neighborhood Mixed Use Design Concept in a connected and walkable block layout.

The furthest southern tip of the study area is recommended for the Conservation Subdivision Design Concept to act as a transition area away from denser development and towards State Route 840 and Williamson County. The Conservation Subdivision Design Concept supports primarily single-family residential uses on clustered lots, while requiring a minimum of 50% open space across any development. Due to the steep slopes in the area, and the likelihood of Pratt Lane remaining a cul-de-sac, Staff identified this area as one of low density.

Within the study area, there are 3 main areas of the Conservation Design Concept identified that coincide with major hilltops or steep slopes. Staff identified these areas based on existing tree canopy and density, hillside slope, elevation and viewsheds.

Because of the intricacy of these recommendations and the Goose Creek area, Staff has also recommended the adoption of new Special Considerations to be placed on both the Mixed Residential and Neighborhood Mixed Use Design Concepts for the Goose Creek area. These Special Considerations would help guide recommendations and decisions in the future to better align with the information gathered in this study and the uniqueness of the area.

FINANCIAL IMPACT:

RECOMMENDATION:
Staff recommends Approval of Resolution 2020-18

HISTORIC FRANKLIN TENNESSEE

MEMORANDUM

DATE: June 17, 2020

TO: Franklin Municipal Planning Commission

FROM: Eric Conner, Principal Planner
Andrew Orr, Long Range Planning Supervisor
Emily Hunter, Director of Planning and Sustainability

Subject

Consideration of Resolution 2020-18: A Resolution To Adopt An Envision Franklin Plan Amendment For 26 Parcels Generally Located East of I-65 And South Of Long Lane Along Peytonsville Road And Pratt Lane, In The Goose Creek Area, To Give Them Design Concepts And Special Considerations, As Shown In Attachment. [Public Hearing]

Project Information
Applicant: **City of Franklin**

Background/Staff Comments
On October 22, 2019 a referendum was held and 26 parcels totaling 474 acres were annexed into the City of Franklin that were outside the Urban Growth Boundary (UGB). Parcels that are annexed from outside the UGB must be annexed according to procedures established by the State of Tennessee, and thus are annexed by Referendum.

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Attachments

Attachment 1: Map of Design Concepts

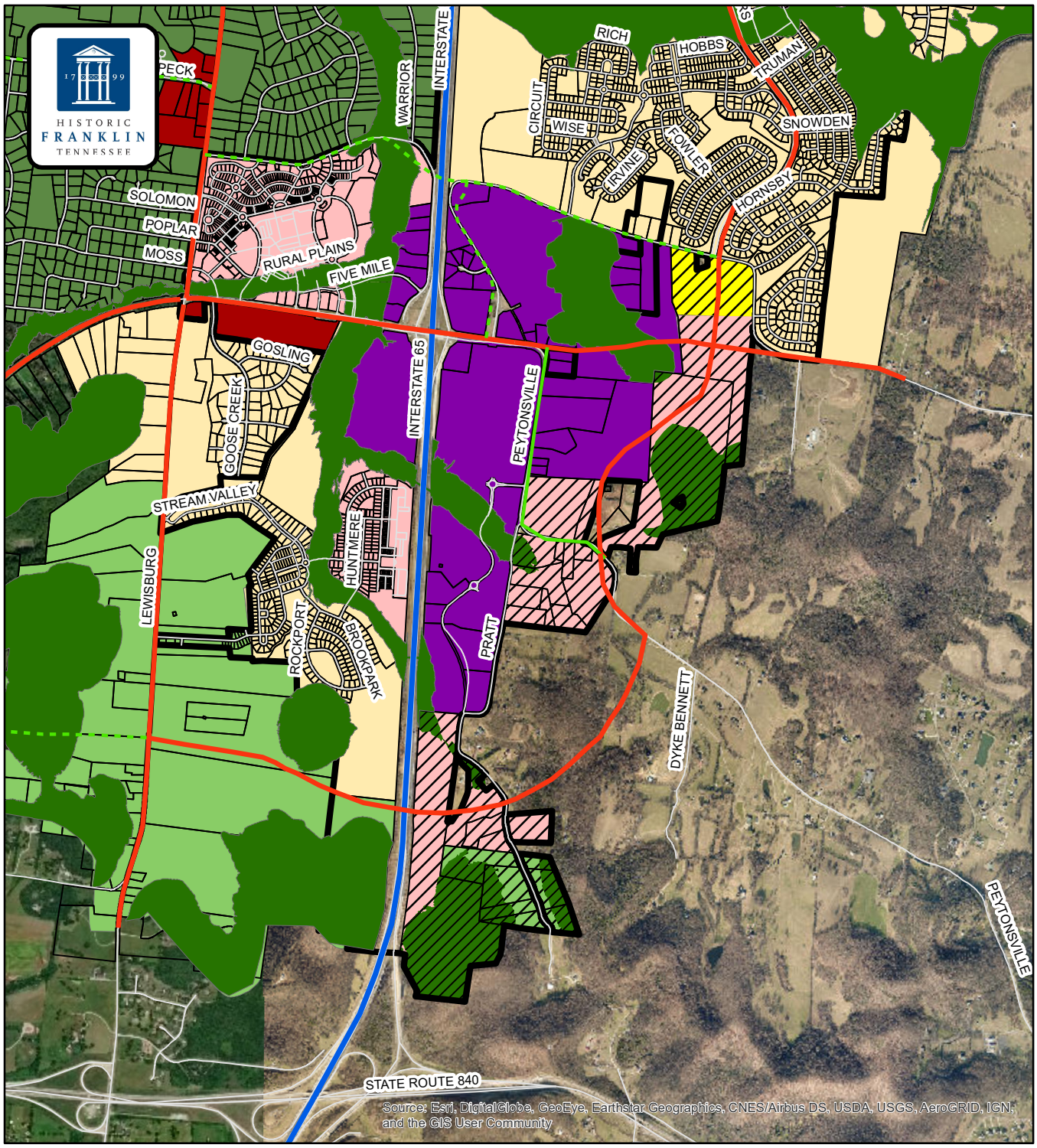
Attachment 2: Special Considerations

Recommendation

Approval.

Envision Franklin Goose Creek Study

Resolution 2020-18 Attachment 1



Legend

- City Limits

Potential Design Concepts

- Conservation Subdivision
- Mixed Residential
- Neighborhood Mixed-Use
- Potential Conservation Area

Design Concepts

- Conservation Subdivision
- Historic Residential
- Large Lot Residential
- Mixed Residential
- Multifamily Residential
- Neighborhood Commercial
- Neighborhood Mixed Use
- Recreation
- Regional Commerce
- Single Family Residential
- Conservation Area

Conceptual Major Thoroughfare Plan

- Freeway/Expressway
- Major Arterial
- Major Collector
- Minor Collector

N

0 0.5 1 Miles

MIXED RESIDENTIAL

SPECIAL CONSIDERATIONS	Intersection of Carothers Parkway and Long Lane	New development on the south side of the Long Lane and Carothers Parkway intersection should provide a comparable setback off Long Lane to that of the existing development pattern established by Ladd Park and Foxglove Farm. The intersection should include gateway features such as fieldstone walls, wood plank fencing, enhanced landscaping, and monument signage in order to preserve some of the rural character. The location of the southern boundary with Neighborhood Mixed-Use is approximate. The intent is to create a transition from the single-family residential uses found in Ladd Park to higher intensity uses located near the future intersection of Carothers Parkway and Goose Creek Bypass.

NEIGHBORHOOD MIXED-USE

SPECIAL CONSIDERATIONS	Columbia Avenue between Five Points to Fowlkes Street	The potential redevelopment site at the northwest corner of Columbia Avenue and Fowlkes Street, known as the HG Hill property, should orient future buildings toward a street/internal driveway designed to include elements of, and resemble, a street. New development on this site should be two stories in height along Columbia Avenue, but three stories in height is appropriate internal to the site and may be achieved through step-backs in height. This corridor should include an overall mix of uses, but each parcel is not expected to have a mix of uses. Commercial nodes within these corridors are encouraged at intersections. Transition should be addressed between commercial buildings and their parking areas and adjacent residential uses. A consideration for future infill along the corridor is preserving existing buildings, shown in light gray, because many are historically significant buildings that contribute to the overall character of the corridor. The existing, established grid network of streets in the area along Columbia Avenue should be preserved to support infill and redevelopment. See Figure 4.3.
	Goose Creek Area, East of I-65	The area should include an overall mix of uses, but smaller individual parcels are not expected to have a mix of uses. The intensity and scale of new development south of the Reams-Fleming Tract will heavily depend upon the timing, location, and level of access of the proposed east-west connector over I-65.





RESOLUTION 2020-18

A RESOLUTION TO ADOPT AN ENVISION FRANKLIN PLAN AMENDMENT FOR 26 PARCELS GENERALLY LOCATED EAST OF I-65 AND SOUTH OF LONG LANE ALONG PEYTONSVILLE ROAD AND PRATT LANE, IN THE GOOSE CREEK AREA, TO GIVE THEM DESIGN CONCEPTS AND SPECIAL CONSIDERATIONS, AS SHOWN IN ATTACHMENT.

WHEREAS, pursuant to Tennessee Code Annotated (T.C.A.) § 13-4-201, it is the function and duty of the Franklin Municipal Planning Commission (FMPC) to adopt an official general plan for the physical development of the City of Franklin; and

WHEREAS, the City adopted *Envision Franklin* on January 26, 2017, and it provides a framework for the City to make land-use decisions, manage the quality of development, determine the timing and location of future growth, and direct investment and development activity; and

WHEREAS, the FMPC may from time to time amend, extend, or add to the plan, or carry any part of subject matter into greater detail; and

WHEREAS, these amendments generally result from special studies or because of changes within the market, infrastructure, a specific issue/policy change, changes in State law, or a substantial change in situation or public sentiment; and

WHEREAS, 26 properties outside the Urban Growth Boundary were annexed into the City of Franklin during 2019; and

WHEREAS, the City of Franklin does not have the authority to plan for parcels outside the Urban Growth Boundary, the annexed parcels need to receive Envision Franklin Design Concepts; and

WHEREAS, this amendment request is to provide the annexed properties with Envision Franklin Design Concepts and establish special considerations for this unique area; and

WHEREAS, the FMPC finds that the Plan amendment request has demonstrated its need and justification in accordance with the Implementation Chapter of *Envision Franklin*; and

WHEREAS, the FMPC held a public hearing and the Plan amendment to *Envision Franklin* is found to be in the best interest of the citizens of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED by the Franklin Municipal Planning Commission of the City of Franklin, Tennessee, as follows:

SECTION I. That the Envision Franklin Design Concept Map shall be amended to include the changes shown in Attachment 1.

SECTION II. That *Envision Franklin* shall be amended to include the special considerations added to the Mixed Residential and Neighborhood Mixed-Use Design Concepts as shown in Attachment 2.

SECTION III. A copy of the adopted amendment to *Envision Franklin* shall be certified to the Board of Mayor and Aldermen, as required by T.C.A. § 13-4-202.

SECTION IV. That this Resolution shall take effect upon approval by the FMPC on March 26, 2020, the health, safety, and welfare of the citizens requiring it.

ATTEST:

By: _____
Mike Hathaway
Chair

CITY OF FRANKLIN, TENNESSEE:

By: _____
Emily Hunter
Secretary

Approved as to Form:

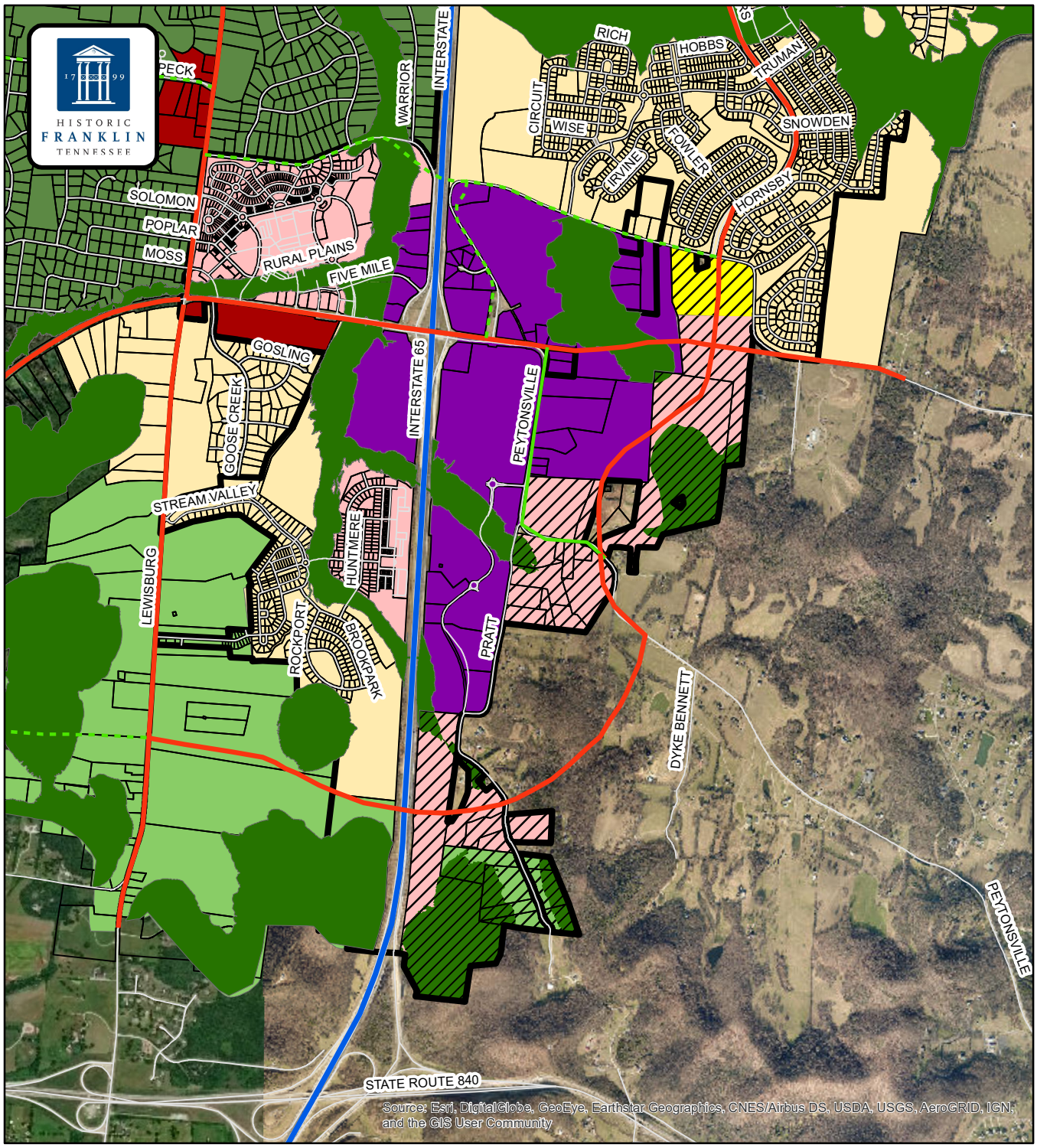
By: _____
Shauna R. Billingsley
City Attorney

COMMUNITY MEETING: 1/15/2020

PUBLIC HEARING: 3/26/2020

Envision Franklin Goose Creek Study

Resolution 2020-18 Attachment 1



Legend

- City Limits

Potential Design Concepts

- Conservation Subdivision
- Mixed Residential
- Neighborhood Mixed-Use
- Potential Conservation Area

Design Concepts

- Conservation Subdivision
- Historic Residential
- Large Lot Residential
- Mixed Residential
- Multifamily Residential
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- Neighborhood Mixed Use
- Recreation
- Regional Commerce
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- Freeway/Expressway
- Major Arterial
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N

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Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:14 PM
To: Andrew Orr
Subject: FW: Planning Commission Meeting, June 25, 2020

Follow Up Flag: Follow up
Flag Status: Flagged

From: James Britz <jnkbritz@gmail.com>
Sent: Wednesday, June 24, 2020 11:50 AM
To: Planning Intake <planningintake@franklintn.gov>
Cc: Michael Orr <michael.orr@franklintn.gov>; scott.harrison@franklintn.go; michael.hathaway@comcast.net; roger.lindsey@nashville.gov; rdlindsey@comcast.net; amclemore51@yahoo.com; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Szilagyi <jennifer.szilagyi@franklintn.gov>
Subject: Planning Commission Meeting, June 25, 2020

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

Please include the following in the discussion for Items #18, 19, 21 & 22 on the agenda. Please insist that development must adhere to Large-Lot Residential as prescribed by Envision Franklin.

The Members of the Franklin Municipal Planning Commission and the Franklin Board of Mayor and Aldermen would do well to visit the website Change.org and view the petition entitled - STOP the OVERDEVELOPMENT by the City of Franklin. This petition specifically addresses the proposed Lewisburg Pike/Crossway Drive development, and is noteworthy for the following reasons:

- More than 1300 residents (and counting!) have signed this petition.
    - Elected officials may want to compare this number to their margin-of-victory votes from recent elections.
- According to the comments submitted by signers of this petition, the common themes of dissatisfaction are related to the proposed use of fractional-acre lots, which is inconsistent with:
    - the Envision Franklin Land Use Policy, which seeks to maintain the existing standards of neighborhoods – which in this case are one-acre lot requirements for both...
        - the site's current neighborhood – Oakwood Estates, and
        - the site's surrounding neighborhoods.
- Also worth noting, is the fact that the developer seeks to use city acquisition as a means of applying City of Franklin Land Use Codes, which would allow fractional-acre lots, and thus bypassing the letter and intent of the Envision Franklin Land Use Policy.

James Britz

Oakwood Estates

Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:14 AM
To: Andrew Orr
Subject: FW: Amending Envision Franklin

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: Richard Stempel <richard@trackersystems.net>
Sent: Wednesday, June 24, 2020 9:56 PM
To: michael.hathaway@comcast.net; roger.lindsey@nashville.gov; rdlindsey@comcast.net; Michael Orr <michael.orr@franklintn.gov>; Scott Harrison <scott.harrison@franklintn.gov>; amclemore51@yahoo.com; Alma McLemore <alma.mclemore@franklintn.gov>; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Szilagyi <jennifer.szilagyi@franklintn.gov>
Cc: Planning Intake <planningintake@franklintn.gov>
Subject: Amending Envision Franklin

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

Dear Planning Commission Members,

I am writing to formally object to the practice of constantly amending Envision Franklin to enable the construction of neighborhoods with a higher density of homes, townhomes, and apartments which benefits only city tax revenues and land developers. It is absolutely contrary to Envision Franklin to amend the design concept from Large Lot Residential to Single Family or any other small lot, high density design just because sewer lines are available. The Franklin Municipal Planning Commission (FMPC) should STOP considering this as a legitimate reason to amend Envision Franklin. Furthermore, the practice of using non-buildable land such as Hilltop Overlay or other conservation areas as “Green Space” and using that to show a more favorable DUA number to justify the small lots in areas where Envision Franklin directs Large Lot Residential is deceptive. The FMPC should STOP using this as a legitimate reason to amend Envision Franklin. It is shameful that Envision Franklin has become nothing more than a hurdle for developers to jump over. A development that adheres to it without amendments is the exception rather than the rule.

Regarding the Agenda for the 06/25/2020 meeting of the Franklin Municipal Planning Commission, I want to let it be known that I strenuously object to items 18, 19, and 21, for the reasons stated above. Item 22 should be withdrawn from consideration due to the fact that Envision Franklin design concepts are continually requested

to be amended. This permanent amendment to Envision Franklin will only serve to exacerbate the problems caused by overdevelopment of areas due to amendments to Envision Franklin and zoning variances.

Richard Stempel
561-722-1000

Andrew Orr

Subject: FW: Comments for meeting

-----Original Message-----
From: William Pfaender <bill.pfaender1956@gmail.com>
Sent: Monday, June 22, 2020 8:46 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Comments for 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.

Help folks, thanks for considering comments in your planning. We live on Bagsby Lane; our property borders the new outlined planned developments...never thought we would have to worry about so much development so far off the interstate. We would request the following:
1. Zone the distant properties from I-65 as only residential ; no mixed use.
2. Request to keep big box stores closer to interstate away from residential 3. Keep as much of the evergreen tree barrier between the development property and long lane properties ...thanks Thanks for considering our comments.
Bill and Karen Pfaender
4407 Bagsby Lane

Sent from my iPhone

File #: 20-0731

DATE: May 12, 2020

TO: Planning Commission

FROM: Emily Hunter, Planning Director
Andrew Orr, Long Range Planning Supervisor

SUBJECT:
Consideration Of Resolution 2020-19, A Resolution By The Franklin Municipal Planning Commission To Adopt An Amendment To Envision Franklin To Reduce The Lot Width And Lot Size Minimums While Allowing A Percentage To Be On Narrower Lots For Alley-Loaded Single Family Dwellings In The Conservation Subdivision, Mixed Residential, And Single Family Residential Design Concepts. (PUBLIC HEARING)

PURPOSE:
To provide information on Resolution 2020-19, A Resolution By The Franklin Municipal Planning Commission To Adopt An Amendment To Envision Franklin To Reduce The Lot Width And Lot Size Minimums While Allowing A Percentage To Be On Narrower Lots For Alley-Loaded Single Family Dwellings In The Conservation Subdivision, Mixed Residential, And Single Family Residential Design Concepts.

Project Information
COF Project Number: N/A
Applicant: City of Franklin
Owner: N/A

BACKGROUND/STAFF COMMENTS:
Envision Franklin includes lot width and lot size minimums for single-family dwellings in the Conservation Subdivision, Mixed Residential, and Single-Family Residential design concepts. Prior to the adoption of Envision Franklin, the previous land use plan did not comprehensively address lot size and lot width minimums for single-family lots. During the public outreach process and the formation of Envision Franklin, concerns were raised about the increasingly small size of single-family lots and its effects on quality of life and future infrastructure planning. The existing lot width and lot size minimums are rooted in what was deemed acceptable and desirable at the time of adoption and based upon several existing developments in Franklin.

Since the adoption of Envision Franklin, there have been development requests to build alley-loaded single-family dwellings on lots narrower than the prescribed minimum of 45 feet which has caused the reevaluation of the standard. A presentation was delivered at the August 22, 2019 Joint Conceptual Workshop on the topic and a mobile workshop with the Planning Commission and Board of Mayor and Aldermen occurred on February 3, 2020 to see lot size and lot width examples

throughout the city. The staff’s recommendations were shared at a community meeting on February 13, 2020 and at the February 27, 2020 and May 28, 2020 Joint Conceptual Workshops.

The staff's recommendation pertains to alley-loaded single-family dwellings and is based upon feedback received from the FMPC and BOMA, recognizing that varying opinions on this policy exist. The recommendation is to reduce the lot width minimum to 40 feet and the lot size minimum to 4,000 square feet while allowing up to 15% of total units to be on lots narrower than 40 feet, if infrastructure, drainage, and parking concerns are adequately addressed and if the lots are interspersed throughout the proposed development. The recommendation provides opportunities for additional housing options by reducing the minimum lot width and supporting the ability to build on narrower lots, if certain conditions can be achieved.

FINANCIAL IMPACT:
Unknown.

RECOMMENDATION:
Staff recommends approval of Resolution 2020-19.

RESOLUTION 2020-19

A RESOLUTION BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION TO ADOPT AN AMENDMENT TO ENVISION FRANKLIN TO REDUCE THE LOT WIDTH AND LOT SIZE MINIMUMS WHILE ALLOWING A PERCENTAGE TO BE ON NARROWER LOTS FOR ALLEY-LOADED SINGLE-FAMILY DWELLINGS IN THE CONSERVATION SUBDIVISION, MIXED RESIDENTIAL, AND SINGLE-FAMILY RESIDENTIAL DESIGN CONCEPTS.

WHEREAS, pursuant to Tennessee Code Annotated (T.C.A.) § 13-4-201, it is the function and duty of the Franklin Municipal Planning Commission (FMPC) to adopt an official general plan for the physical development of the City of Franklin; and

WHEREAS, the City adopted *Envision Franklin* on January 26, 2017, and it provides a framework for the City to make land-use decisions, manage the quality of development, determine the timing and location of future growth, and direct investment and development activity; and

WHEREAS, the FMPC may from time to time amend, extend or add to the plan, or carry any part of subject matter into greater detail; and

WHEREAS, these amendments generally result from special studies or because of changes within the market, infrastructure, a specific issue/policy change, changes in State law, or a substantial change in situation or public sentiment; and

WHEREAS, changes in the market have caused for the reevaluation of the lot size minimums for alley-loaded single-family dwellings; and

WHEREAS, this text amendment will support additional housing options and price points; and

WHEREAS, this amendment request is to change the lot width minimum to 40 feet and the lot size minimum to 4,000 square feet for alley-loaded single-family dwellings in the Conservation Subdivision, Mixed Residential, and Single-Family Residential Design Concepts while allowing up to 15% of total units to be interspersed on narrower lots with a reduced minimum lot size if infrastructure, drainage, and parking concerns are adequately addressed; and

WHEREAS, the FMPC finds that the Plan amendment request has demonstrated its need and justification in accordance with the Implementation Chapter of *Envision Franklin*; and

WHEREAS, the FMPC held a public hearing and the Plan amendment to *Envision Franklin* is found to be in the best interest of the citizens of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED by the Franklin Municipal Planning Commission of the City of Franklin, Tennessee, as follows:

SECTION I. That Envision Franklin shall be amended to include the changes described in the attachments.

SECTION II. A copy of the adopted amendment to Envision Franklin shall be certified to the Board of Mayor and Aldermen, as required by T.C.A. § 13-4-202.

SECTION III. That this Resolution shall take effect upon approval by the FMPC on March 26, 2020, the health, safety, and welfare of the citizens requiring it.

ATTEST:

By: _____
Mike Hathaway
Chair

CITY OF FRANKLIN, TENNESSEE:

By: _____
Emily Hunter
Secretary

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney

COMMUNITY MEETING: 2/13/2020

PUBLIC HEARING: 3/26/2020

Law Dept. approved 03.06.20

CONSERVATION SUBDIVISION

USES	Primary	Single-Family Residential
	Secondary	Big Houses, Duplexes, Farmstead Compound, Institutional, and Recreation
FORM	Building Placement	Residential lots and infrastructure should be located to respect natural features and to maximize the proximity of lots to open space. Residential lots should be clustered to preserve a minimum of 50 percent of natural open space. Grading techniques that dramatically alter site vegetation and topography should be prohibited. Developments should use the natural, existing topography and minimize grading to the maximum extent practicable. Buildings and their main entrances should be oriented toward the street. Double frontage, reverse frontage, and flag lots are discouraged. Front-yard setbacks should be consistent along each block, but may vary between neighborhoods or between sections of neighborhoods. Side- and rear-yard setbacks of new buildings should be designed to maintain privacy for both new and existing neighboring properties.
	Building Character	Architectural sensitivity for new developments should be observed. The style and architecture should draw from the character of the surrounding area and historically significant buildings. Detached garages and attached garages that face the side or rear are encouraged over attached, front-facing garages for single-family residential development. If attached, front-facing garages are proposed, the garage should be recessed from the front facade of the dwelling. Other dwelling types, such as big houses and duplexes, should have rear-entry garages.
	Building Height	Maximum of two and one-half stories
	Lot Size	Lots on the periphery of developments should be sized to be consistent with the existing lots of adjacent neighborhoods. Single-family lots with dwellings having attached garages that face the front, side, or rear should have a minimum width of 65 feet and a minimum lot size of 7,150 square feet. Single-family lots with dwellings having front-facing detached garages should have a minimum width of 50 feet and a minimum lot size of 5,500 square feet. ~~Single-family lots with dwellings accessed by an alley should have a minimum lot width of 45 feet and a minimum lot size of 4,950 square feet.~~ Lots with single-family dwellings accessed by alleys should have a minimum lot width of 40 feet and a minimum lot size of 4,000 square feet. However, if infrastructure, drainage, and parking concerns are adequately addressed, up to 15% of the total number of residential units could be on narrower lots with a reduced minimum lot size as long as they are interspersed throughout the proposed development.

MIXED RESIDENTIAL

FORM	Building Character (continued)	Detached garages and attached garages that face the side or rear are encouraged over attached, front-facing garages for single-family residential development. If attached, front-facing garages are proposed, the garage should be recessed from the front facade of the dwelling. Development inside Mack Hatcher Parkway: The small-town identity of the area should be preserved through special attention to massing and scale of new developments. Infill developments should be designed so that duplexes resembling single-family dwellings are located on the periphery in order to transition to existing single-family neighborhoods.
	Building Height	Maximum of three stories. New buildings on the periphery of developments should appear to be within one-half story of surrounding building heights in order to ensure compatibility.
	Lot Size	Development should be designed so that single-family dwellings, or, in some cases, duplexes, are located on the periphery in order to transition to existing single-family neighborhoods. The lot and yard sizes along the periphery of the development should be consistent with those of existing adjacent lots. Smaller, single-family lots, big houses, duplexes, and townhouses may be located internally within new developments and should be served by active park amenities within walking distance. For new development outside of Mack Hatcher Parkway, single-family lots should include a range of lot sizes. The following are recommended minimums, but lot sizes should vary to provide more diverse housing options. Larger developments are expected to have a wide range of sizes: Lots with dwellings having attached garages that face the front, side, or rear should have a minimum width of 65 feet and a minimum lot size of 7,150 square feet. Lots with dwellings having front-facing detached garages should have a minimum width of 50 feet and a minimum lot size of 5,500 square feet. ~~Lots with dwellings accessed by an alley should have a minimum lot width of 45 feet and a minimum lot size of 4,950 square feet.~~ Lots with single-family dwellings accessed by alleys should have a minimum lot width of 40 feet and a minimum lot size of 4,000 square feet. However, if infrastructure, drainage, and parking concerns are adequately addressed, up to 15% of the total number of residential units could be on narrower lots with a reduced minimum lot size as long as they are interspersed throughout the proposed development. For redevelopment and infill development inside of Mack Hatcher Parkway, duplex or single-family lots located on the exterior of a development should be a minimum of 6,500 square feet.

SINGLE FAMILY RESIDENTIAL

USES	Primary	Single-Family Residential
	Secondary	Institutional and Recreation
FORM	Building Placement	Buildings and their main entrances should address the street. Double frontage, reverse frontage, and flag lots are discouraged. Front-yard setbacks should be consistent along each block, but may vary between neighborhoods or between sections of neighborhoods. Side- and rear-yard setbacks of new buildings should be designed so as to maintain privacy for both new and existing neighboring properties.
	Building Character	New buildings along established streets should be designed to be compatible with the predominant character along the street. The integrity of existing neighborhoods and subdivisions should be preserved. Dwellings within new developments should provide a mix of architectural styles and building materials that enhance the City's character. Architecture should contain a rich blending of designs that complement each other yet not be overly repetitive. Proportion, design, and facade width of dwelling should not be dominated by garages. Rear and side facing garages are encouraged, as well as front-facing garages that are substantially recessed from the front facade of the dwelling.
	Building Height	Maximum of two and one-half stories
	Lot Size	New development should include a range of lot sizes, the following are recommended minimums, but lot sizes should vary to provide more diverse housing options. Larger developments are expected to have a wide range of sizes. Lots with dwellings having attached garages that are front, side, or rear facing should have minimum widths of 65 feet and minimum sizes of 7,150 square feet. Lots with dwellings having front-facing detached garages should have minimum widths of 50 feet and minimum sizes of 5,500 square feet. ~~Lots with dwellings accessed by alleys should have minimum widths of 45 feet and minimum sizes of 4,950 square feet.~~ Lots with single-family dwellings accessed by alleys should have a minimum lot width of 40 feet and a minimum lot size of 4,000 square feet. However, if infrastructure, drainage, and parking concerns are adequately addressed, up to 15% of the total number of residential units could be on narrower lots with a reduced minimum lot size as long as they are interspersed throughout the proposed development. Lots on the periphery of new developments should be sized to be consistent with the existing lots of adjacent neighborhoods. Smaller lots may be located internally within new developments and should be served by active park amenities within walking distance.

Envision Franklin Amendment for Lot Width and Lot Size

Community Meeting Comments

February 13, 2020

21 attendees

10 comment cards received

1. With the amount of growth in Williamson County, specifically Franklin, there is a gap in affordability in this amazing market. In keeping with Envision Franklin, we have to keep growing this community in a responsible way and allowing for diversity in our developments. Inclusivity versus exclusivity is vital to the continual growth of Franklin.
2. I am for more affordable smaller lots. I believe this would lead to more economical diversity.
3. Removing the minimum lot size of 45' allows for a variety of products and densities. This variety allows for the creativity of neighborhood design and creates really great communities.
4. We support increasing the inventory of lots under 40! This supports market pricing and demand and the feel of small town Franklin.
5. I support the initiative to permit alley lots less than 45' wide. I encourage a higher percentage of lots below 40' but I agree that architectural character and quality is very important.
6. I would support more than 10% of the lots being less than 40 feet wide in conservation and other subdivisions. People need different pricing options.
7. I support the recommendation to make 40' lots the standard vs current 45' lots.
8. Smaller lots are critical to maintain economic diversity.
9. Current Envision Franklin standards I feel are acceptable. We need to reduce the total number of units per development and increase quality of life.
10. I'm for smaller lots, affordable. I support lots as small as 32'; % does not matter to me.

Andrew Orr

From: Chad Story <Chad.Story@williamsoncounty-tn.gov>
Sent: Monday, February 10, 2020 9:15 AM
To: Andrew Orr; Scott Harrison; Michael.hathaway@comcast.net; rdlindsey@comcast.net; roger.lindsey@nashville.gov; amclemore51@yahoo.com; Alma McLemore; jimmy@tennesseevalleyhomes.com; Ann Petersen; mdadst@aol.com; Jennifer Szilagyi
Subject: Envision Franklin Lot Size Review

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

Dear Franklin Planning Commission Members,

My name is Chad Story, I live at 1110 Olde Cameron Lane in McKay's Mill. I am also a County Commissioner representing the 4th District. I would like to express concern regarding the upcoming discussion of reducing lot width minimums for residential units. I would be against this change for a number of reasons. I wanted to outline a few issues as a resident and as a representative who consistently hear from residents who are against any tool that continues to increase density and it's affect on the character of our County..

The County and City Governments have been working more closely over the past few years and is an important relationship for the future of this County. One of the top concerns that every resident survey points out is growth and preserving the character and feel of our City/County. As we continue to grow, the key is how we grow, and do so in a manor that should not only continue the community, rural and historic character which attracts people to our County, but should further enhance these aspects. This is the ongoing struggle at the heart of the expressed concerns of our residents. We must do a better job with planning and executing how we will grow and what growth means.

Over the last week, Williamson County has released it's initial public draft of our comprehensive land use plan. This plan provides a path for ongoing growth for the next 20 years which requires coordination with our municipalities in order to succeed in a vision we feel aligns with the voiced concerns of our communities. I completely understand and even agree with density structures of the new development concentrated around more planned centers such as Cool Springs and the growing Goose Creek Areas. The level of density of the new areas are currently at an overall acceptable level. As long as the currently set standards are adhered to and within the already defined areas, i believe there is a balance most people can live with.

However, one of the driving forces with the growth outside of the UGB is the desire for families to find a more traditional residential lot size. Single family detached homes, with family friendly usable yards. With the increase of higher density developments within municipalities, this seems to have driven a lot of demand outside the UGB and is affecting the the preservation efforts of the unincorporated counties. Opening up the opportunities of changing minimum lot widths will only increase the pressures of development outside the municipal boundaries. There is a balance between maximizing the unit count of a development and ensuring long term viability and appeal of a community that I believe these potential changes will have a negative affect.

If anyone would like to have a conversation on this or any topic, please do not hesitate to reach out to me. I want to help be a partner in our planned growth and I thank you for your time and consideration.

Best regards;

Chad Story
Williamson County Commissioner
District 4 - 615.618.0139
https://www.facebook.com/ChadStoryWCC/

Andrew Orr

From: MD <cmartindunn@bellsouth.net>
Sent: Thursday, February 13, 2020 5:38 PM
To: Andrew Orr
Subject: Comment on Lot Width Minimums for Envision Franklin

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

Reducing lot width minimums to less than 45 ft will either create smaller homes or multistory houses. Older citizens and the disabled who can't climb stairs would be forced out from purchasing multistory homes.

If the reduction in lot size is included in Envision Franklin, I believe that it should also be required that these homes include elevators.

C. Martin Dunn
147 Lancaster Dr.

Andrew Orr

From: Jack and Starr Beaudoin <jackandstarr@comcast.net>
Sent: Saturday, February 15, 2020 12:20 PM
To: Andrew Orr
Subject: Holding the Line!

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

Dear Mr. Orr,

As Franklin is such a desirable place to live, let us courageously hold the line on lot sizes and the Envision Franklin plan. The developers WILL do what they are REQUIRED to do. We know high density will greatly increase traffic, infrastructure and school concerns. If we boldly hold the line, Franklin will continue to be a desirable place to live. Frankly, we are already on the edge.

Thank you for this opportunity for input! We count on you to be wise, bold and courageous concerning this issue!!
Starr Beaudoin
Franklin Resident

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:18 PM
To: Andrew Orr
Subject: FW: Item 22 envision franklin

From: grammyinc@aol.com <grammyinc@aol.com>
Sent: Wednesday, June 24, 2020 10:04 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Item 22 envision franklin

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

DO NOT ALLOW SMALLER NARROWER LOTS . DO NOT ALLOW CHANGES TO THE EXISTING ENVISION FRANKLIN.

Keep our community unique and beautiful as we envision. Leave a beautiful desirable heritage.

Thank you.

Barbara Donner

Sent from my Boost Mobile Phone.

Andrew Orr

From: Beth Kickirillo <bkickirillo@hmka.com>
Sent: Wednesday, June 24, 2020 5:18 PM
To: Planning Intake
Cc: Andrew Orr
Subject: Please do not amend Envision Franklin for smaller lots

ATTENTION COF 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 Planning Commission Members,

Please do not amend the current Envision Franklin lot sizes to allow even smaller lots with greater housing density. Traffic congestion (except during recent stay-at-home orders) is already at an all-time high in and around Franklin. And the county school system can barely keep up with the population growth as it is! If developers were allowed to use smaller lot sizes strictly for the purpose of creating more green space within a development, but NOT increase the overall number of houses any higher than it would be under the current lot size restrictions, then perhaps that would be acceptable. But please DO NOT ALLOW more houses per development than the current Envision Franklin standards would allow. Our infrastructure is already strained as it is.

Thank you,

Beth Kickirillo
410 Briksbury Drive
Franklin, TN 37067

Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:12 AM
To: Andrew Orr
Subject: FW: Envision Franklin

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

-----Original Message-----
From: Karla Verpoort <karlaverpoort@yahoo.com>
Sent: Wednesday, June 24, 2020 9:20 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Envision Franklin

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

Dear Franklin leaders,

I moved to Franklin a few years ago when my husband got transferred to Nissan's Corporate HQ. We were looking at several surrounding cities. The reason we chose Franklin to make this our home was the beautiful charm the city has with large lots and no overcrowding. I understand the proposed amendment to Envision Franklin to reduce the lot size widths. I believe this is a huge mistake as it will turn into mass overcrowding, congested roads and will not have the city charm that it has now.

Envision Franklin articulates the long-term vision of the kind of place family residence, businesses want for their future. Please make a decision for future development to strengthen the city with a no to reducing lot sizes to offset land costs. The city would not be the same.

Thank you,
Karla Verpoort

Sent from my iPhone

Andrew Orr

From: Higginbotham, Carrie <Carrie.Higginbotham@nissan-usa.com>
Sent: Wednesday, June 24, 2020 12:06 PM
To: Planning Intake
Cc: Andrew Orr
Subject: Envision Franklin proposed 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'm writing to express serious concern as a residence of Watkins Creek regarding the upcoming proposal of the Envision Franklin Amendment to reduce the minimum lot size at the June 25th Franklin Municipal Planning Commission meeting. I do not want Envision Franklin amended to allow smaller lots and higher density neighborhood. This is a grave disservice to our community and goes against the guidelines set forth in Envision Franklin for this very reason. The residents see very clearly that this amendment would benefit no one other than the developers (clearly not the residents). Higher density housing has an impact on the quality of life for existing residents... congested roads, crowded schools, etc. Please strongly consider voting no on this proposal.

Regards,
Carrie Higginbotham

Andrew Orr

From: Chad Story <Chad.Story@williamsoncounty-tn.gov>
Sent: Tuesday, June 23, 2020 3:55 PM
To: Andrew Orr
Subject: Re: Envision Franklin Lot Width 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.

Thank you Andrew for your reminder. After talking with several Aldermen and representatives in the development community, i am still very much opposed to the lowering of the lot width standards. During the presentation, it was mentioned several neighborhoods that had many exception approvals that allowed lot widths that were smaller than the current standards. Though I do not agree the City of Franklin should allow the large number of exceptions, I do understand why the lot widths were allowed due to certain situations. But the minimum lot widths are already very narrow and based on the majority of citizen feedback, smaller lots and condos are not what they are looking for regarding future development.

We need to continue the ideal of diversity in development, but over the last 10 years, the diversity is being removed and replaced by condo/apartment and smaller lot more density developments. I know this is largely based on an attempt to bring price points down and slow sprawl. However, price points are not going down without sacrificing quality of development. I also believe that the density is not where most people are looking to live long term. Lowering the lot width only creates an expectation of smaller lots and opens the door to the exceptions for even smaller lots that we allow today.

I appreciate the work everyone puts into these processes and the discussion it brings. But for the future of the city which has been centered around maintaining a certain quality of life, increasing density as a new standard does not meet the majority of what is desired by the majority moving to the area.

The only other issue I share an opinion on is the ability to properly landscape smaller lots. The city mandates trees and landscape. I have 2 maple trees that were mandated by the city for each lot. The problem is, even my larger width lot is now having an issue with the 2 maple trees in the front yard. My neighbors are having issues with roots disrupting sidwalks and driveways. a 40 ft wide lot, over time will have issues with tree roots disrupting foundation, sidewalk, driveway and utilities over time. We want our communities to be manageable and appealing as they mature and I fear these smaller lots leave less footprint for people to have for even 1 tree in the front yard without causing major issues. I understand these are not cut and dry issues but the current Envision Franklin plan, better aligns with the overall desired results of the majority of people. Deviating to smaller lot sizes moves away from the desire of the majority.

Please vote against the decrease of lot sizes.

Best regards;

Chad Story
Williamson County Commissioner
District 4 - 615.618.0139

https://www.facebook.com/ChadStoryWCC/

From: Andrew Orr <andrew.orr@franklintn.gov>
Sent: Wednesday, June 17, 2020 4:43 PM
Subject: Envision Franklin Lot Width Amendment

Good Afternoon,

You are receiving this email because you have expressed interest in the Envision Franklin Lot Width/Lot Size Update.

The Envision Franklin Amendment is set on the agenda for the June 25th Franklin Municipal Planning Commission meeting (item #22). This meeting will be held virtually via Zoom and streamed on the City's Facebook and YouTube pages for those interested in viewing.

If you wish to make an additional public comment, you may email comments to planningintake@franklintn.gov and please CC me, up until 8 AM on June 25th. The comments will be compiled and sent to the Commissioners, included in the staff report packet and also as part of the meeting minutes; or you may make an in-person comment in City Hall. If you wish to make an in-person comment, you will be asked to keep social distance within the City Hall Training Room until the item is up for discussion, at which time staff will assist you in forming a line to make your comment in-person. Please enter the building on the Church Street side.

These slides provide an overview of the proposed changes: https://www.franklintn.gov/home/showdocument?id=32248 and additional information regarding the project is still available at www.franklintn.gov/lotwidth.

The full agenda is available on the City's website (item #22):
https://franklintn.civicclerk.com/Web/Player.aspx?id=190&key=-1&mod=-1&mk=-1&nov=0

Please let me know if you have any questions.

Thank you,

Andrew Orr, AICP, PEM | Long Range Planning Supervisor
109 3rd Avenue South | Franklin, Tennessee 37064
P: 615.550.6741 | E: andrew.orr@franklintn.gov

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Andrew Orr

From: Cheryl Nesbit <flowerlady2222@icloud.com>
Sent: Tuesday, June 23, 2020 11:01 PM
To: Planning Intake
Cc: Andrew Orr
Subject: Higher density requests

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

Williamson county is a wonderful place to live. The Franklin small town feel can not be kept if we continue at the pace and in the direction we are growing. Instead of Maintaining charm by creating a walkable community with trails connecting neighborhoods to parks (like Brentwood) We are crowding our subdivisions with smaller lots and more people. Changing the density will benefit the developers. I do not understand why it is so hard for you to see the traffic, and the vanishing countryside which is being eaten by hardy board houses with front entrance garages. Cars parked on the streets because the houses are too small to hold the owners belongings so the garage is a storage unit. Crowded neighborhoods where the people can not walk to a nearby park or playground , so they drive. Pollution, traffic and noise. It can be made better if you would just listen to the residents that want controlled wise growth. If you are going to do something, don't just do it- do it right.
Cheryl Nesbit
2015 Canyon Echo
Franklin TN 37064

Sent from my iPhone
Cheryl Nesbit
Cheryls Flowers Franklin TN

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:27 PM
To: Andrew Orr
Subject: FW:

-----Original Message-----
From: Christian Currey <christianbcurrey@icloud.com>
Sent: Tuesday, June 23, 2020 7:03 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject:

ATTENTION COF 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, It is my hope that you do not lower the lot and building size width. It feels every day there is an erosion of Envision Franklin plan by developers. We have a plan and let's stick to it. I have been in Franklin since 1977. Thank you for your time. Christian

Christian Currey
FarmVet
1254 Old Hillsboro Rd
Franklin TN 37069
D. 615.277.5618
C. 615.300.8307
F. 615.370.8502
E. Christian@Farmvet.com

Andrew Orr

From: Connie Hartman <conniehartman@comcast.net>
Sent: Wednesday, June 24, 2020 4:14 PM
To: Planning Intake
Cc: Andrew Orr
Subject: Vote on Envision Franklin

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

I would like the leaders of Franklin to know I do not want Envision Franklin to be amended to allow smaller lots and higher density neighborhoods

Thank you,
Connie and Steve Hartman
1517 Decatur Cir
Franklin, TN 37067

Andrew Orr

From: Donna S. <piglet10021@yahoo.com>
Sent: Wednesday, June 24, 2020 2:51 PM
To: Planning Intake
Cc: Andrew Orr
Subject: OPPOSED TO THE LOT WIDTH 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.

Planning Commissioners,
Please use this email as my **staunch opposition** to amending the Lot Widths in Single Family, Mixed Residential and Subdivision Designs.

The number one reason listed in the slide show asking for the amendment was Development Request!

Of course the Developers want to be able to cram more houses onto existing land…that is how they make their money! Most of them do not live in Franklin or even in the State of Tennessee and all they are seeking is the ability to cram as many properties onto the land, cash out and leave the mess behind!

Residents of this town are already dealing with the ramifications of the current overdevelopment! Our schools are overcrowded and the District is struggling to keep up! The roads we drive on are not sufficient for the traffic currently…which is never estimated correctly in traffic studies! And there is no need to give the developers any more incentive to develop our city than they already have! When will the Planning Commission stop recommending this nonsense!

Well, I am demanding that they stop TODAY!
Sincerely,
Donna Sava
A VERY disgruntled homeowner and resident of Franklin!

Andrew Orr

From: elisha delaney <erdelaney@yahoo.com>
Sent: Wednesday, June 24, 2020 10:06 AM
To: planningintake@franklintn.gove
Cc: Andrew Orr
Subject: Envision Franklin

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

As a 20 year Franklin resident, I **DO NOT** want Envision Franklin amended to allow smaller lots and higher density neighborhoods.

Sincerely,
Elisha Delaney
615-478-9931

Andrew Orr

From: Elliott Franklin <elliott@elliottfranklin.com>
Sent: Wednesday, June 24, 2020 1:45 PM
To: Planning Intake; Andrew Orr
Subject: minimum lot size

ATTENTION COF 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:

Thank you for all of your work in keeping Franklin a safe place to live and raise a family. In response to the proposed amendment, my family and I are opposed to it. We need to keep the larger lot sizes because we do not have the infrastructure to support the smaller lots. We already have roads that aren't maintained and traffic flow issues. Water and sewer are also an issue as we grow. While we can't and shouldn't prevent growth, we must manage the growth and make it smart. The larger the lot sizes the better to prevent erosion and other issues with flooding and impervious cover.

Thank you!

Elliott Franklin
1068 Amelia Park Dr
Franklin, TN 37067

Andrew Orr

From: Israel Holliday <israel@hollidayre.com>
Sent: Thursday, June 25, 2020 6:56 AM
To: Andrew Orr
Subject: Lot size decrease

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

Andrew -

Please DO NOT decrease the lot size in Franklin! Franklin is already struggling under the massive weight of infrastructure, school needs and decreasing quality of life! Higher taxes are coming. Please control the speed of development! Thank you!

Sent from my iPhone

Andrew Orr

From: Jack D <f15srd@gmail.com>
Sent: Wednesday, June 24, 2020 11:22 AM
To: Planning Intake
Cc: Andrew Orr
Subject: Franklin Minimum Lot Size

ATTENTION COF 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 BE CLEAR:

We do NOT want Envision Franklin to reduce the lot size at all. The lots are already too small. This is another attempt to make money, not to improve life for residents of Franklin.

I am very disappointed in the constant building going on in Franklin without regard to us. The commission has already sanctioned too much building--the infrastructure is not even close to being ready or able to handle the demand. Also, higher density leads to poorer life in Franklin.

Do not reduce the lot size in Franklin.

Thank you,
Jack Davidson

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:14 PM
To: Andrew Orr
Subject: FW: Planning Commission Meeting, June 25, 2020

Follow Up Flag: Follow up
Flag Status: Flagged

From: James Britz <jnkbritz@gmail.com>
Sent: Wednesday, June 24, 2020 11:50 AM
To: Planning Intake <planningintake@franklintn.gov>
Cc: Michael Orr <michael.orr@franklintn.gov>; scott.harrison@franklintn.go; michael.hathaway@comcast.net; roger.lindsey@nashville.gov; rdlindsey@comcast.net; amclemore51@yahoo.com; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Szilagyi <jennifer.szilagyi@franklintn.gov>
Subject: Planning Commission Meeting, June 25, 2020

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

Please include the following in the discussion for Items #18, 19, 21 & 22 on the agenda. Please insist that development must adhere to Large-Lot Residential as prescribed by Envision Franklin.

The Members of the Franklin Municipal Planning Commission and the Franklin Board of Mayor and Aldermen would do well to visit the website Change.org and view the petition entitled - STOP the OVERDEVELOPMENT by the City of Franklin. This petition specifically addresses the proposed Lewisburg Pike/Crossway Drive development, and is noteworthy for the following reasons:

- More than 1300 residents (and counting!) have signed this petition.
    - Elected officials may want to compare this number to their margin-of-victory votes from recent elections.
- According to the comments submitted by signers of this petition, the common themes of dissatisfaction are related to the proposed use of fractional-acre lots, which is inconsistent with:
    - the Envision Franklin Land Use Policy, which seeks to maintain the existing standards of neighborhoods – which in this case are one-acre lot requirements for both...
        - the site's current neighborhood – Oakwood Estates, and
        - the site's surrounding neighborhoods.
- Also worth noting, is the fact that the developer seeks to use city acquisition as a means of applying City of Franklin Land Use Codes, which would allow fractional-acre lots, and thus bypassing the letter and intent of the Envision Franklin Land Use Policy.

James Britz

Oakwood Estates

Andrew Orr

From: Janet Tiarsmith Varrin Curtis <jtvarrin@hotmail.com>
Sent: Wednesday, June 24, 2020 11:16 PM
To: Planning Intake
Cc: annpetersen@comcast.net; Andrew Orr
Subject: Envision Franklin

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

I am writing because I have serious issues with the Envision Franklin Plan being changed. It seems that every time a builder/developer wants higher density or other changes to the plan the zoning board and/or City Aldermen tend to approve the request against the wishes of the people that live in The City of Franklin/Williamson County. People expressed that they wanted less density and their voices are ignored. The infrastructure needs to be in place before this project moves forward. The safety hazards are numerous.

I am strongly requesting that you either defer the vote or vote no for Resolution 2020-19 to change Envision Franklin lot widths and sizes.

Thank you for your service and I appreciate your time viewing my comments.

Janet Curtis
N Chapel Rd., Franklin, TN
Sent from my iPad

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:27 PM
To: Andrew Orr
Subject: FW: lot widths and lot restrictions

-----Original Message-----
From: musicpartners.com <jc@musicpartners.com>
Sent: Tuesday, June 23, 2020 4:53 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: lot widths and lot restrictions

ATTENTION COF 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 planning committee members:

Totally without merit. That sums up what I've concluded about proposed minimums to benefit builders and developers in our city of Franklin.

Your position on this committee is to make wise choices about density, traffic, and respect for the land.

Please do your job.

J. C. & Susan Meyer

Andrew Orr

From: Butler Jeff - Franklin <Jeff.Butler1@hcahealthcare.com>
Sent: Tuesday, June 23, 2020 9:48 PM
To: Planning Intake; Andrew Orr
Subject: Proposed Changes to Minimum Lot Size - Franklin

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

Hello Commissioners and Mr Orr, I'll keep this brief. I want to put my voice on record *against* reducing minimum lot size in Franklin. We have already swamped our schools, our streets, and our once comfortable small town. Further reducing lot sizes will absolutely exacerbate these problems while also damaging some of our town's beauty and charm.

I assume developers are pushing for this change - so that they can make more money. I'm all for capitalism, but there are basic guardrails that we need to keep in place to protect our quality of life, for us and for our children and generations to come. We don't need to jam ever-more people more densely into Franklin. Please hold the line and reject this attempt to further reduce minimum lot sizes.

Thank you for your time and consideration, we all appreciate your help.

-Jeff Butler

HCA Healthcare
RISE UP APPLICATION SERVICES

Jeff Butler
Director of Application Services
HCA/Parallon Business Performance Group
✉:Jeff.Butler1@hcahealthcare.com
☎:(p) 615-807-8992 · (m) 615-424-2345
1100 Dr. Martin L. King Jr. Blvd, Nashville, TN 37203
www.healthcareinspired.com

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Andrew Orr

From: br638 <br638@peoplepc.com>
Sent: Wednesday, June 24, 2020 9:02 AM
To: Planning Intake
Cc: Andrew Orr
Subject: Franklin Changes to Minimum Lot Size

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

Dear Planning Commission Members:

I urge each of you to vote against allowing change to the minimum lot size for building in the City of Franklin. Reducing the lot size will only add to the increased traffic congestion, the need for increased infrastructure, the need for more schools and will increase the problematic issues attributive to higher population densities. Franklin does not need to face these unnecessary burdens at this time.

I ask that you vote against this change. I do not want Envision Franklin amended to allow smaller lots and higher density neighborhoods.

Thank you for your consideration.

John Walsh
111 Bayhill Circle
Franklin, TN 37067

Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:15 AM
To: Andrew Orr
Subject: FW: lot size

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

-----Original Message-----
From: Judy Morris <sailokc@icloud.com>
Sent: Wednesday, June 24, 2020 11:10 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: lot size

ATTENTION COF 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 do not pass this change. Franklin will cease to be what we all love if the developers get their way.

JoAnn Morris
Clovercroft Rd

Andrew Orr

From: karen smith <smithkaren222@gmail.com>
Sent: Wednesday, June 24, 2020 10:55 PM
To: planningintake@franklin.gov
Cc: Andrew Orr
Subject: NO - TO AMENDING MINIMUM LOT SIZES & HIGHER DENSITY NEIGHBORHOODS

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

Less than 4 months ago, the city council voted against high density housing - what has changed since then??? except greedy developers who do not live in this area and do not have to deal with the inadequate infrastructure to support their greed.

I am imploring our city council leaders not to cave to these developers. We should stay with the existing policy that was just voted in! Once you make concessions for this group, the next group of developers will want even more leeway and concessions granted for even more reduction of lot sizes. And soon we are nothing like the Envision Franklin Plan but a quagmire of town homes, condos, multi unit houses and tiny lot subdivisions with congested roads, crowded schools, and no quality of life for existing residents.

DO NOT AMEND ENVISION FRANKLIN

Respectfully,
Karen Smith
Franklin, TN Resident

Andrew Orr

From: Kelly Davis <kldavis42@gmail.com>
Sent: Tuesday, June 23, 2020 9:11 PM
To: Planning Intake
Cc: Andrew Orr
Subject: Envision Franklin

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

Please know that we are strictly against smaller lots and higher density neighborhoods for Franklin!

This will have a negative
impact on the quality of life for existing residents... congested roads and an even more crowded school system.

In fact there are no positive impacts at all other than for the developers. Enough already, please stop this mentality.

Sincerely,

Kelly and Danny Davis
26-year Franklin residents

Sent from my iPhone. kelly davis

Andrew Orr

From: Lori Johnsen <lorijohnsen1@gmail.com>
Sent: Wednesday, June 24, 2020 9:04 PM
To: Andrew Orr; Ken Moore; bev@aldermanburger.com; danamclendon@mac.com; Scott Speedy; Margaret Martin; annpetersen@comcast.net; Clyde Barnhill; Brandy Blanton; Pearl Bransford; amclemore51@yahoo.com; Jennifer Szilagyi; jimmy@tennesseevalleyhomes.com; mdadst@aol.com; Michael Orr; michael.hathaway@comcast.net; rdlindsey@comcast.net; Scott Harrison; Planning Intake
Subject: Amendments to Envision Franklin

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

Dear Franklin Leaders,

I understand the proposed amendment to Envision Franklin to reduce the minimum lot size will be discussed this week.

As a resident of Franklin since the mid 1990s, I have seen this area change and grow immensely...some of the growth good, some of it not so good.

According to Envision Franklin, the goal for this plan was to "articulate the long-term vision that will direct future development in a way that strengthens the city and creates exceptional places for people...the plan will provide guidance in making land use decisions, managing the quality of development", etc.

If that is indeed the purpose of Envision Franklin and if you have truly listened to what the citizens of this town are saying which is slow down growth, then you will NOT amend the Envision plan to lower the lot size widths to accommodate higher density in new developments. What is the point of having a plan for growth if a decision is made to change it every time there is pushback from a developer? There is enough development taking place that lowering lot size does not need to be the answer. It will not make housing any less expensive, but will tax our roads, services, schools, and more. For a developer concerned about the bottom line, no doubt an easy way out is to lower lot sizes...but just because they want it doesn't mean the rules need to be bent to serve their purposes.

Several of our roads have been graded E and F - the two worst possible scores and several of them are near mixed use developments currently under construction or approved for development which will only make things worse.

A current alderman has stated..."road expansion should've happened years ago in tandem with development but the failure is not on the current group that is representing you. The failure to address this road (referencing McEwen) was years ago when previous boards allowed development to happen...It was a lack of foresight and solid policy." In other words, some of the mess we are in today is due to decisions made in the past. And looking around the city today, it feels like we are pretty much allowing that pattern to continue. You have the opportunity to do the right thing for Franklin by not approving a change in lot size so that the same words will not be said of you several years down the road.

We all know that growth will happen, but I encourage you to do it responsibly by adhering to the Envision plan which does contain foresight and solid policy, and listening to the voices of the citizens who live, work, and engage in this community, who have the desire to make Franklin the best it can be.

Thank you,

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:25 PM
To: Andrew Orr
Subject: FW: Opposition to smaller lots and higher density neighborhoods

-----Original Message-----
From: Martin Cregg <martin.cregg@icloud.com>
Sent: Tuesday, June 23, 2020 8:45 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Opposition to smaller lots and higher density neighborhoods

ATTENTION COF 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 city leaders,

Please take note that I am vehemently opposed to the concept of amending Envision Franklin to allow smaller lots and higher density neighborhoods.

We moved here from the Detroit area 7 years ago primarily because of wonderful character that Franklin exhibits. I believe that character will be lost if you go ahead and allow smaller lots and higher density neighborhoods.

Sincerely,

Martin

Martin Cregg
248-763-9162

Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:16 AM
To: Andrew Orr
Subject: FW: Planning commission meeting 6/25

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

-----Original Message-----
From: Comcast <wmchace@comcast.net>
Sent: Thursday, June 25, 2020 1:12 AM
To: Maureen Chace <wmchace@comcast.net>
Cc: Planning Intake <planningintake@franklintn.gov>
Subject: Planning commission meeting 6/25

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

I am writing to you concerning the Envision Franklin Plan Amendments on the agenda. My family have been residents of Williamson County for almost 26 years. Our family has enjoyed life here and have seen continued growth in Franklin and Williamson County. Along with this growth has been a remarkable increase in traffic with roads that can barely handle the issues of today.
It seems there are many proposals for some tracts of land to be developed in such a manner that the density would increase dramatically. While I am not opposed to development...it is inevitable...I am opposed to it being done in such a manner that we lose the lifestyle we have enjoyed in the past with property being developed without much thought to protecting what drew many of us to this area.
In particular I am looking at item #18, the Cross Property development, and asking you to have the developer adhere to Envision Franklin and stay with the large lot residential requirement.
Also, item #22 concerns me as well as it is looking to change Envision Franklin to allow for smaller & narrower lot sizes.
I see that Greg Gamble, the developer of the Cross Property, also is involved in the potential development of some land near the Home Depot/Post Office area on Royal Oaks Boulevard. Anyone who travels on Royal Oaks knows how heavy the traffic can be on that road now...I don't know how Royal Oaks can handle much more traffic with this dense development proposal.
I am asking you to consider rejecting the dense development of these tracts of land as well as other proposals that as proposed will disregard the Envision Franklin policies.

Thank you for your consideration of these issues as you meet tonight.

Maureen Chace
2426 Douglass Glen Lane
Franklin TN. 37064

Sent from my iPhone

Andrew Orr

From: Melanie Ching <Ching412@aol.com>
Sent: Wednesday, June 24, 2020 7:42 PM
To: Planning Intake
Cc: Andrew Orr
Subject: Envision Franklin Amendment

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

Aloha All,

Recently, I saw a post on Next Door about plans to reduce minimum lot size for residential homes. I moved here from Hawaii about 9 years ago and have seen Franklin become more and more developed and crowded. We are losing the peace and quiet of our neighborhood. Please, please, do not pass the Envision Franklin Amendment! Higher density in Franklin will only cause more traffic congestion, crowded schools, and other issues.

Thank you for your time and consideration of this matter.

Sincerely,
Melanie Ching
Resident of Franklin

Andrew Orr

From: mike clear <mpklier@yahoo.com>
Sent: Wednesday, June 24, 2020 8:49 PM
To: Planning Intake; Andrew Orr
Subject: Opposition to reduced lot size

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

I am writing to strongly oppose the reduced lot size for the City of Franklin. I oppose this not only for aesthetic purposes, as one of the things that makes Franklin so special is all of the green space and nice looking homes, but also because our schools are already overcrowded. By reducing the lot size, this will directly impact the quality of life, current home prices and the school system, which is a main reason people move to Franklin.

I strongly oppose any change.

Michael Klier
Franklin, TN

Andrew Orr

From: Mike Higginbotham <higginbo007@gmail.com>
Sent: Wednesday, June 24, 2020 1:28 PM
To: Planning Intake; Andrew Orr
Subject: Envision Franklin proposed 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'm writing to express serious concern as a residence of Watkins Creek regarding the upcoming proposal of the Envision Franklin Amendment to reduce the minimum lot size at the June 25th Franklin Municipal Planning Commission meeting. I do not want Envision Franklin amended to allow smaller lots and higher density neighborhood. This is a grave disservice to our community and goes against the guidelines set forth in Envision Franklin for this very reason. The residents see very clearly that this amendment would benefit no one other than the developers (clearly not the residents). Higher density housing has an impact on the quality of life for existing residents... congested roads, crowded schools, etc. Please strongly consider voting no on this proposal.

Regards,

Mike Higginbotham

Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:13 AM
To: Andrew Orr
Subject: FW: Envision Franklin Amendment

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: Nancyclovercroft@aol.com <Nancyclovercroft@aol.com>
Sent: Wednesday, June 24, 2020 9:48 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Envision Franklin Amendment

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

Please be advised that we do not want the Envision Franklin proposal to be amended to allow for smaller lots and higher density neighborhoods. We very much oppose higher density housing which will negatively impact quality of life for existing residents. Currently our roads are already congested and schools are crowded. Developers need to heed and conform to the existing policy. It's time to consider the "growth factor" …for the present…and for the future.

Sent from Mail for Windows 10

Andrew Orr

From: Nelson Tucker <nelson@wordstomusic.us>
Sent: Wednesday, June 24, 2020 4:00 PM
To: Andrew Orr
Subject: Lot size minimums

ATTENTION COF 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 OPPOSE the proposed change to lot size minimums. They should actually be increased.

Thank you.

Nelson Tucker

Sent from Mail for Windows 10

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 4:00 PM
To: Andrew Orr
Subject: FW: Lot size minimums

From: Nelson Tucker <nelson@wordstomusic.us>
Sent: Wednesday, June 24, 2020 3:59 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Lot size minimums

ATTENTION COF 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 do NOT support the proposal to reduce lot size minimums. Please OPPOSE the change. Thank you.

Nelson Tucker

Sent from Mail for Windows 10

Andrew Orr

From: Pat Garmezy <pparker@garmezymedia.com>
Sent: Wednesday, June 24, 2020 10:55 AM
To: Andrew Orr
Subject: Fwd: Why changes?

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

---------- Forwarded message ---------
From: **Pat Garmezy** <pparker@garmezymedia.com>
Date: Wed, Jun 24, 2020 at 10:54 AM
Subject: Why changes?
To: <planningintake@franklintn.gov>

It seems the specifications are already in place... stop bending the rules each time. For each developer...

Please do not make changes ; protect Franklin

Thank you
Pat Garmezy
--
Pat Parker Garmezy
Garmezy Media
615-351-4610
--
Pat Parker Garmezy
Garmezy Media
615-351-4610

Andrew Orr

From: Pat Walker <pbhwalker@comcast.net>
Sent: Wednesday, June 24, 2020 6:36 PM
To: Planning Intake
Cc: Andrew Orr
Subject: Item #22 Lot Sizes

ATTENTION COF 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 leaders are supposed to represent their constituents

In the last few years there have been resident surveys and events where residents were asked specifically about growth and development in Franklin.

The overwhelming response was to slow down growth and have it be more sustainable.

In many of the outlying areas of the city where the new growth will occur, the feedback was actually for LARGER lots and lower density.

Reducing the minimum lot size goes against what the majority of residents want.

Please leave the guidelines as they are.

Thank you

Pat Walker
1069 Watkins Creek Drive
Franklin, TN 37067

Andrew Orr

From: rlsbf99 <rlsbf99@gmail.com>
Sent: Wednesday, June 24, 2020 4:23 PM
To: Ken Moore; Bev Burger; danamclendon@mac.com; Scott Speedy; Margaret Martin; annpetersen@comcast.net; Clyde Barnhill; Brandy Blanton; Pearl Bransford; amclemore51@yahoo.com; Jennifer Szilagyi; jimmy@tennesseevalleyhomes.com; mdadst@aol.com; Michael Orr; michael.hathaway@comcast.net; rdlindsey@comcast.net; Scott Harrison
Cc: Andrew Orr
Subject: Request that Envision Franklin minimum lot size proposal be deferred

ATTENTION COF 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 like to request that the amendment to Envision Franklin to lower the minimum lot size be deferred to a later date as many are distracted by the Covid-19 pandemic. This is a very important change to Envision Franklin that should not be undertaken when so many are focused on other issues.

I have spoken with several people today who felt this was a terrible time to be making important changes like this and were unaware that this was up for discussion this week. Please consider deferring this to a time more conducive to citizen input.

Thank you,

Randall Fosler

Andrew Orr

From: rlsbf99 <rlsbf99@gmail.com>
Sent: Wednesday, June 24, 2020 3:53 PM
To: Ken Moore; Bev Burger; danamclendon@mac.com; Scott Speedy; Margaret Martin; annpetersen@comcast.net; Clyde Barnhill; Brandy Blanton; Pearl Bransford; amclemore51@yahoo.com; Jennifer Szilagyi; jimmy@tennesseevalleyhomes.com; mdadst@aol.com; Michael Orr; michael.hathaway@comcast.net; rdlindsey@comcast.net; Scott Harrison
Cc: Andrew Orr
Subject: Envision Franklin minimum lot size 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 am sending this to the Franklin BOMA and FMPC members. I understand the proposed amendment to Envision Franklin to reduce the minimum lot width for alley load lots will be discussed this week. Earlier this year I sent an e:mail discussing why I feel the minimum lot sizes should NOT be amended and reinforcing that with my message below.

Franklin has a great problem… the city is very desirable and many want to live here. One of the problems is land owners now want a premium for their land in Franklin. But does that mean we continually shrink the lot sizes of homes to offset the spike in prices land owners are demanding? Do you see Brentwood cutting lot requirements because their community is desirable and land is so expensive?

Let us remember what Envision Franklin was designed to do.
"Envision Franklin articulates the long-term vision of the kind of places that Franklin's residents, businesses, and institutions want for their future. The Plan provides policies that reinforce this collective vision by directing future development in a way that strengthens the City and creates exceptional places for people."

If you believe in that statement and you believe in what the residents of the city OVERWHELMINGLY have stated in city surveys and city meetings for new developments then you will not amend Envision Franklin to lower the lot size widths. It is not what residents have told you they want for their future.

Below are some additional points to consider when you debate making this change:

1. What is driving the need to reduce the lot size and lot width?
I see this is being driven by very high land prices demanded by the land owners. Developers then need to put more homes on a parcel of land due to their desired profits and the high land prices in Franklin.
Just down the road I see new homes advertised for sale by builders in Murfreesboro and Spring Hill for much lower than in Franklin. Ryan Homes has Forest Ridge with homesites in the 1/3rd acre to 1 acre starting in the mid-$300's. These are 2200 - 3000 square foot homes. Why can they do this… primarily because the land is more reasonably priced.
Spring Hill has a new subdivision (Copper Ridge) that is advertising new homes from the low $300,000's on 1/4 acre lots.

2. A developer at the informational meeting earlier this year said these smaller lots are selling and are what buyers want. County Commissioner Chad Story stated the small lots are selling because that is all that is being offered. I have spoken with several realtors since that meeting. They said they have very few clients looking in Franklin for these small

lots but many have to settle for them due to that is all that is available. It is NOT what people want, but what you are allowing developers to build.

3. What happens if you keep the lot widths as they are? I bet the developers and land owners will figure out how to make sufficient money by following the current guidelines. It is not the city's responsibility to lower lot sizes to help land owners sell their land for higher prices. Trust me, they will find a way without Franklin lowering lot size guidelines.

4. This puts an unnecessary burden on the current residents as it increases the homes built on the available land. More traffic, more pressure on infrastructure, more over-crowding in schools. Let's focus on the quality of life for the current residents, not helping the land owners and developers with their financial models. Remember this is what the residents have told you in recent surveys… slow down growth. Not change the rules to allow more houses on the same land.

5. These small alley load lots work in a large planned development like Westhaven where you almost have a small city within a city with other services (food, retail, etc) within walking distance. But these small alley lots do not fit in with the character of many areas where it could happen if you amend Envision Franklin. I will use Tap Root Farm as an example as it is near my home. That land is surrounded by larger lot county homes. A development with a large number of small alley load lots does not fit in the character of that area. If you make this change then out of fairness you should look at also changing how some of the areas surrounded by existing county developments are zoned.

6. Affordable Housing. I have heard this come up at several Franklin city meetings lately. It is a great and honorable goal but it does not seem to be realistic within Franklin. Again, this is primarily due to the high costs of land. I suggest we first calculate what "affordable" would really mean. Is it a $250,000 home? I don't know. I hear how workers in Franklin can't afford to live here. I understand that problem but let's not use that as a reason in this case to change the minimum lot width unless you can hold developers responsible for building "affordable" homes on those lots. A study would need to be done to see what these Franklin workers who can't afford to live can actually afford. Then see if it is even feasible to build homes in this price range in Franklin. Again, please don't use "affordable housing" as a reason to change Envision Franklin as you have no way of holding developers accountable to build affordable homes on smaller lots. Those small alley load lots in Westhaven are definitely NOT affordable.

7. How will Franklin be viewed in 20 years? Do you want Franklin 20 years from now to be the city with all those small lots compared to all the neighboring communities? Brentwood has much larger minimum lot sizes. I see most developments in Spring Hill, Thompson Station and Murfreesboro with 1/4 to 1/3rd acre lots. You want to drop our minimum to 1/10th of an acre? Franklin will not fit in with the surrounding areas if more of these high density neighborhoods are allowed.

8. If you decide to head in the direction of lowering the minimum lot widths, please do not include an automatic 15 percentage variance of even smaller allowed lot sizes. This is giving too broad of a brush for developers to do this. Consider alternatives. Consider keeping the lot minimums as they are but including a small variance allowance (10-15%) below the current minimums. This will give the city staff what they need to help with their infrastructure projections. But don't do both… drop the minimum and then allow a further automatic variance along with it. There is no reason for this.

There have been many variances in the past several years under the current guidelines. In fact city staff recently noted to the board how it was blowing up their infrastructure projections due to all these variances. Instead of taking the easy option of just lowering the minimum lot size, let's push back on the developers and land owners for them to find another way to develop their land under the current guidelines. As I stated earlier… I bet they will find a way. Don't just give them a broad brush to create higher density developments that do not align with what Envision Franklin was designed to do. Don't create "Franklin, the tiny lot town" as our future.

Thank you,

Randall Fosler
3475 Stagecoach Drive, Franklin, TN
630-319-6545

Andrew Orr

From: Rebecca Krueger <gilrerk@yahoo.com>
Sent: Wednesday, June 24, 2020 10:49 PM
To: Planning Intake
Cc: Andrew Orr
Subject: Envision Franklin

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

I do not want Envision Franklin amended to allow for smaller lots and higher density neighborhoods.

Thank you.

Sent from my iPhone

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:11 PM
To: Andrew Orr
Subject: FW: Lot sizes

From: Rebecca Schidlowski <rebecca.schidlowski@gmail.com>
Sent: Wednesday, June 24, 2020 12:56 PM
To: Planning Intake <planningintake@franklintn.gov>
Cc: Andrew Orr <andrew.orr@franklintn.gov>
Subject: Lot sizes

ATTENTION COF 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 all commisioners,

I do not support reducing lot sizes in the city of Franklin.

I am concerned about more houses being built at even higher density on new developments in Franklin. Higher density housing has an impact on the quality of life for existing residents, congested roads, crowded schools, etc.

Growth is happening but we must do it in a way that maintains the quality of life that brings new neighbors everyday.

Let's not live to regret that short sighted changes led to a community we no longer recognize and no longer enjoy.

Regards,
Rebecca Schidlowski
312 Springhouse Circle
Franklin, TN

Sent via the Samsung Galaxy Note8, an AT&T 5G Evolution capable smartphone

Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:14 AM
To: Andrew Orr
Subject: FW: Amending Envision Franklin

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: Richard Stempel <richard@trackersystems.net>
Sent: Wednesday, June 24, 2020 9:56 PM
To: michael.hathaway@comcast.net; roger.lindsey@nashville.gov; rdlindsey@comcast.net; Michael Orr <michael.orr@franklintn.gov>; Scott Harrison <scott.harrison@franklintn.gov>; amclemore51@yahoo.com; Alma McLemore <alma.mclemore@franklintn.gov>; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Szilagyi <jennifer.szilagyi@franklintn.gov>
Cc: Planning Intake <planningintake@franklintn.gov>
Subject: Amending Envision Franklin

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

Dear Planning Commission Members,

I am writing to formally object to the practice of constantly amending Envision Franklin to enable the construction of neighborhoods with a higher density of homes, townhomes, and apartments which benefits only city tax revenues and land developers. It is absolutely contrary to Envision Franklin to amend the design concept from Large Lot Residential to Single Family or any other small lot, high density design just because sewer lines are available. The Franklin Municipal Planning Commission (FMPC) should STOP considering this as a legitimate reason to amend Envision Franklin. Furthermore, the practice of using non-buildable land such as Hilltop Overlay or other conservation areas as “Green Space” and using that to show a more favorable DUA number to justify the small lots in areas where Envision Franklin directs Large Lot Residential is deceptive. The FMPC should STOP using this as a legitimate reason to amend Envision Franklin. It is shameful that Envision Franklin has become nothing more than a hurdle for developers to jump over. A development that adheres to it without amendments is the exception rather than the rule.

Regarding the Agenda for the 06/25/2020 meeting of the Franklin Municipal Planning Commission, I want to let it be known that I strenuously object to items 18, 19, and 21, for the reasons stated above. Item 22 should be withdrawn from consideration due to the fact that Envision Franklin design concepts are continually requested

to be amended. This permanent amendment to Envision Franklin will only serve to exacerbate the problems caused by overdevelopment of areas due to amendments to Envision Franklin and zoning variances.

Richard Stempel
561-722-1000

Andrew Orr

From: sanjeev.ghimire28 <sanjeev.ghimire28@gmail.com>
Sent: Thursday, June 25, 2020 7:49 AM
To: Planning Intake
Cc: Andrew Orr
Subject: No to minimum lot size item #22

ATTENTION COF 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 don't want Envision Franklin amended to allow smaller lots and higher density neighborhoods.

Thank you.
Sanjeev Ghimire
161 Harold Ct.
Franklin, TN 37064

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:30 PM
To: Andrew Orr
Subject: FW: Lot size in Franklin!

-----Original Message-----
From: burley turley <burleyturley@yahoo.com>
Sent: Wednesday, June 24, 2020 3:29 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Lot size in Franklin!

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

Dear Franklin Planning Committee, The plan in place by the builders is to encourage you as representatives of the people to cave to their wants and needs.

The people of Franklin voted you in position and can easily vote you out of position if you shrink lot sizes of planned subdivisions to appease the builders of the world.

Franklin city streets and Williamson county cannot handle denser population and more traffic.Please think twice before allowing smaller lots in this beautiful place to live, thanks so much Scott Turley a concerned resident since 1995!

Sent from my iPhone

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:10 PM
To: Andrew Orr
Subject: FW: Envision Franklin Amendment

-----Original Message-----
From: Shauna Howell <shaunasanfordhowell@mail.com>
Sent: Wednesday, June 24, 2020 1:44 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Envision Franklin Amendment

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

I do not support the minimum lot size changes in this amendment. Our communities are not in need of higher density. We should attempt to slow development, not accelerate it. It's important not to overtax our infrastructure until we can catch our breath from the existing growth.
Best,
Shauna Sanford Howell
1801 Turning Wheel Lane
Franklin, TN 37067
415.298.0264

Andrew Orr

From: Shauna Howell <shaunasanfordhowell@mail.com>
Sent: Wednesday, June 24, 2020 1:47 PM
To: Andrew Orr
Subject: Fwd: Envision Franklin Amendment

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

Thanks in advance for your consideration.
Best,
Shauna Sanford Howell
415.298.0264

Begin forwarded message:

> **From:** Shauna Howell <shaunasanfordhowell@mail.com>
> **Date:** June 24, 2020 at 1:44:16 PM CDT
> **To:** planningintake@franklintn.gov
> **Subject: Envision Franklin Amendment**
>
> I do not support the minimum lot size changes in this amendment. Our communities are not in need of higher density. We should attempt to slow development, not accelerate it. It's important not to overtax our infrastructure until we can catch our breath from the existing growth.
> Best,
> Shauna Sanford Howell
> 1801 Turning Wheel Lane
> Franklin, TN 37067
> 415.298.0264

Andrew Orr

From: Stacy Robbins <stacyleighrobbins@gmail.com>
Sent: Thursday, June 25, 2020 6:53 AM
To: Andrew Orr; Ken Moore; bev@aldermanburger.com; danamclendon@mac.com; Scott Speedy; Margaret Martin; annpetersen@comcast.net; Clyde Barnhill; Brandy Blanton; Pearl Bransford; amclemore51@yahoo.com; Jennifer Szilagyi; jimmy@tennesseevalleyhomes.com; mdadst@aol.com; Michael Orr; michael.hathaway@comcast.net; rdlindsey@comcast.net; Scott Harrison
Subject: Envision Franklin Amendment

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

Dear Franklin Leaders,

I am sending this to the Franklin BOMA and FMPC members. I understand the proposed amendment to Envision Franklin to reduce the minimum lot width for alley load lots will be discussed this week. Earlier this year I sent an e:mail discussing why I feel the minimum lot sizes should NOT be amended and reinforcing that with my message below.

Franklin has a great problem… the city is very desirable and many want to live here. One of the problems is land owners now want a premium for their land in Franklin. But does that mean we continually shrink the lot sizes of homes to offset the spike in prices land owners are demanding? Do you see Brentwood cutting lot requirements because their community is desirable and land is so expensive?

Let us remember what Envision Franklin was designed to do.
"Envision Franklin articulates the long-term vision of the kind of places that Franklin's residents, businesses, and institutions want for their future. The Plan provides policies that reinforce this collective vision by directing future development in a way that strengthens the City and creates exceptional places for people."

If you believe in that statement and you believe in what the residents of the city OVERWHELMINGLY have stated in city surveys and city meetings for new developments you will not amend Envision Franklin to lower the lot size widths. It is not what residents have told you they want for their future.

Below are some additional points to consider when you debate making this change:

1. What is driving the need to reduce the lot size and lot width?
I see this is being driven by very high land prices demanded by the land owners. Developers then need to put more homes on a parcel of land due to their desired profits and the high land prices in Franklin.
Just down the road I see new homes advertised for sale by builders in Murfreesboro and Spring Hill for much lower than in Franklin. Ryan Homes has Forest Ridge with homesites in the 1/3rd acre to 1 acre starting in the mid-$300's. These are 2200 - 3000 square foot homes. Why can they do this… primarily because the land is more reasonably priced. Spring Hill has a new subdivision (Copper Ridge) that is advertising new homes from the low $300,000's on 1/4 acre lots.

2. A developer at the informational meeting earlier this year said these smaller lots are selling and are what buyers want. County Commissioner Chad Story stated the small lots are selling because that is all that is being offered. I have spoken with several realtors since that meeting. They said they have very few clients looking in Franklin for these small

lots but many have to settle for them due to that is all that is available. It is NOT what people want, but what you are allowing developers to build.

3. What happens if you keep the lot widths as they are? I bet the developers and land owners will figure out how to make sufficient money by following the current guidelines. It is not the city's responsibility to lower lot sizes to help land owners sell their land for higher prices. Trust me, they will find a way without Franklin lowering lot size guidelines.

4. This puts an unnecessary burden on the current residents as it increases the homes built on the available land. More traffic, more pressure on infrastructure, more over-crowding in schools. Let's focus on the quality of life for the current residents, not helping the land owners and developers with their financial models. Remember this is what the residents have told you in recent surveys… slow down growth. Not change the rules to allow more houses on the same land.

5. These small alley load lots work in a large planned development like Westhaven where you almost have a small city within a city with other services (food, retail, etc) within walking distance. But these small alley lots do not fit in with the character of many areas where it could happen if you amend Envision Franklin. I will use Tap Root Farm as an example as it is near my home. That land is surrounded by larger lot county homes. A development with a large number of small alley load lots does not fit in the character of that area. If you make this change then out of fairness you should look at also changing how some of the areas surrounded by existing county developments are zoned.

6. Affordable Housing. I have heard this come up at several Franklin city meetings lately. It is a great and honorable goal but it does not seem to be realistic within Franklin. Again, this is primarily due to the high costs of land. I suggest we first calculate what "affordable" would really mean. Is it a $250,000 home? I don't know. I hear how workers in Franklin can't afford to live here. I understand that problem but let's not use that as a reason in this case to change the minimum lot width unless you can hold developers responsible for building "affordable" homes on those lots. A study would need to be done to see what these Franklin workers who can't afford to live can actually afford. Then see if it is even feasible to build homes in this price range in Franklin. Again, please don't use "affordable housing" as a reason to change Envision Franklin as you have no way of holding developers accountable to build affordable homes on smaller lots. Those small alley load lots in Westhaven are definitely NOT affordable.

7. How will Franklin be viewed in 20 years? Do you want Franklin 20 years from now to be the city with all those small lots compared to all the neighboring communities? Brentwood has much larger minimum lot sizes. I see most developments in Spring Hill, Thompson Station and Murfreesboro with 1/4 to 1/3rd acre lots. You want to drop our minimum to 1/10th of an acre? Franklin will not fit in with the surrounding areas if more of these high density neighborhoods are allowed.

8. If you decide to head in the direction of lowering the minimum lot widths, please do not include an automatic 15 percentage variance of even smaller allowed lot sizes. This is giving too broad of a brush for developers to do this. Consider alternatives. Consider keeping the lot minimums as they are but including a small variance allowance (10-15%) below the current minimums. This will give the city staff what they need to help with their infrastructure projections. But don't do both… drop the minimum and then allow a further automatic variance along with it. There is no reason for this.

There have been many variances in the past several years under the current guidelines. In fact city staff recently noted to the board how it was blowing up their infrastructure projections due to all these variances. Instead of taking the easy option of just lowering the minimum lot size, let's push back on the developers and land owners for them to find another way to develop their land under the current guidelines. As I stated earlier… I bet they will find a way. Don't just give them a broad brush to create higher density developments that do not align with what Envision Franklin was designed to do. Don't create "Franklin, the tiny lot town" as our future.

Thank you

Sincerely,

Stacy Robbins
Mobile: (801) 592-8511
Email: stacyleighrobbins@yahoo.com

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:21 PM
To: Andrew Orr
Subject: FW: Envision Franklin

-----Original Message-----
From: Stephanie Bain <stephbain@comcast.net>
Sent: Wednesday, June 24, 2020 5:22 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Envision Franklin

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

I am very concerned that you would even consider changing what has already been established as what is best for Franklin.
Why would you listen to a builder instead of YOUR community?
Franklin is Franklin because we have kept it from becoming concrete!!!
Items number 19, 21, and 22 are very concerning. We don't want houses on top of houses with tiny narrow lots. We don't want the farm land turned into houses with garage being all that you see of a house.
If you have any self respect, you will not allow the small lots and houses on top of houses to happen!
Sincerely,
Stephanie Bain
Oakleaf Neighborhood

Sent from my iPhone

Andrew Orr

From: Stephanie Lindner <stephanielindner42@gmail.com>
Sent: Tuesday, June 23, 2020 8:44 PM
To: Andrew Orr
Subject: Fwd: Envision Franklin

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

Subject: Envision Franklin

Dear Franklin City Leaders,

Please DO NOT PASS the Envision Franklin Amendment to reduce minimum lot size! We do not need higher density housing in Franklin. The area is already overcrowded with houses, apartments, offices and townhomes. Higher density housing will negatively impact our quality of life here, causing congested roads and crowded schools.

Thank you.

Sincerely,
Stephanie Lindner
712 Pebble Springs Drive
Franklin 37067

Andrew Orr

From: Sudhir Havaligi <shavaligi@gmail.com>
Sent: Thursday, June 25, 2020 7:49 AM
To: Planning Intake
Cc: Andrew Orr
Subject: Regarding Minimum Lot Size decision

ATTENTION COF 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 just want to let you know that I'm opposed to decreasing the minimum lot size. Higher density housing an impact on the quality of life of existing residents.

Please do not decrease the minimum lot size.

Please let me know if you need any of my information.
Thanks,
Sudhir Havaligi
517-896-5729
Sent from my iPhone

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:27 PM
To: Andrew Orr
Subject: FW: Lot size reduction

-----Original Message-----
From: Susan Floor <scfloor@gmail.com>
Sent: Tuesday, June 23, 2020 6:40 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Lot size reduction

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

Reducing lot sizes in Franklin is wrong and affects current residents adversely. More people means more traffic congestion that is already bad! Developers just want to cram as many houses and/or apartments in a smaller area. This is a HORRIBLE IDEA!!!

Sent from my iPhone

Andrew Orr

From: Mrsmd2000 <mrsmaryland2000@aol.com>
Sent: Wednesday, June 24, 2020 10:46 AM
To: Planning Intake
Cc: Andrew Orr
Subject: Envision Franklin - Reduction in Lot SIzes - Item 22

ATTENTION COF 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 Leaders,

I am a concerned resident of the Watkins Creek Community in Franklin, TN. I am a healthcare worker, mother of two and a wife. We moved our family to Franklin, TN for several reasons all which include the schools systems, property values, county living, etc. The same reasons EVERYONE moves to Franklin. Why am I telling you this... because I represent the demographic.

I truly believe Item 22 is being driven by developers obviously wanting to make the largest profit no matter the community concern or expense. Seriously, we all moved here for a reason! I moved AWAY from high density housing and I cant believe we are considering something different than the Envision Franklin Plan that took into consideration all of my concerns. Why does it feel like this is being discarded? I ask everyone to please question their moral compass by asking... Are you supporting developers with deep pockets who in-turn support political campaigns? I am not trying to sound disrespectful in the least, but we know how this works.

Please DO NOT allow the reduction of lot sizes which would allow high density housing. We do not have the infrastructure/ community/ schools/ roads etc. to support this. If I wanted to live in a McKay's Mill area, I would have purchased in there. I don't want these high density communities built around or in back of me to drive down my property values so a developer can turn a quick buck. Please consider your community and the people who already live here. Please stay true to the Envision Franklin plan.

Best regards,
Tammy Masnica

Andrew Orr

From: Tiffany Crosby <tacrosby2015@gmail.com>
Sent: Wednesday, June 24, 2020 5:09 PM
To: Planning Intake
Cc: Andrew Orr

ATTENTION COF 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 do not want Envision Franklin amended to allow smaller lot sizes and higher density neighborhoods.

Andrew Orr

From: d tomczak <d_tomczak@bellsouth.net>
Sent: Wednesday, June 24, 2020 12:12 PM
To: Planning Intake
Cc: Andrew Orr
Subject: small lot sizes

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

Our family is 15-year residents of McKays Mill in Franklin. PLEASE don't make the minimum lot sizes any smaller! We are GREATLY concerned by the overcrowding of our roads, schools, services, etc. already by the influx of new residents. We've fled 3 cities with overcrowding and hoped we might retire here. Thank you, Larry and Doris Tomczak and Melanie Tomczak (adult daughter 1312 Wolverton Dr. Franklin, TN

Andrew Orr

From: tynameers@comcast.net
Sent: Thursday, June 25, 2020 5:35 AM
To: Planning Intake; Andrew Orr
Subject: Density 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.

No!!!! to amending the lot size density in Franklin. Residents have watched our beautiful community become a concrete jungle of noise and traffic as our leaders bow to the dollars thrown their way by developers who will be on to the next town as soon as ours is covered. The very reason people want to move here is being removed by the high density building madness.
Please, Please, Please…stop acquiescing to the almighty dollar of these builders!
Tyna Meers

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:21 PM
To: Andrew Orr
Subject: FW: Envision Franklin Amendment Proposed Changes

-----Original Message-----
From: Holland, William <HollandWilliam@bfusa.com>
Sent: Wednesday, June 24, 2020 12:34 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Envision Franklin Amendment Proposed Changes

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

City of Franklin Planners and Leaders:

I am sending this email in order to communicate my concern as well as the concern of others regarding the proposed Envision Amendment changes that will result in smaller lot sizes. I believe these changes can and will be a detriment to what makes the Franklin area so great. I moved here 5 years ago from Texas and was very pleased with the fact that you didn't see so many subdivisions with houses on top of each other. The practice of allowing builders to cram as many homes as possible in an area only devalues what makes Franklin so pretty as well as devaluing properties by increasing home inventories with cheaper priced homes. Additionally, this practice leads to over crowded schools, further congested traffic, and less capacity for a number of services. As a business professional in the greater Nashville area, I know a number of professionals that have relocated to Franklin and were drawn to it because of its beauty. Hopefully the opinion of one Franklin citizen, an opinion shared by many, adds to the list of others that feel this way and our it leads to our voice being heard.

Thanks,
Josh

Vice President of Field Operations
GCR|Bridgestone
915-449-4033
hollandwilliam@bfusa.com

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 20-0728

DATE: May 12, 2020

TO: Franklin Municipal Planning Commission

FROM: Emily Hunter, Planning Director
Andrew Orr, Long Range Planning Supervisor

SUBJECT:
Consideration Of Resolution 2020-17, A Resolution By The Franklin Municipal Planning Commission To Adopt A Clean Up Amendment To The Envision Franklin Design Concepts Map For The Chadwell Tract Of The Berry Farms PUD Subdivision, To Correct The Northeastern Urban Growth Boundary Line With Brentwood And Provide A General Update To Several Maps. (PUBLIC HEARING)

PURPOSE:
To provide information on Resolution 2020-17, A Resolution By The Franklin Municipal Planning Commission To Adopt A Clean Up Amendment To The Envision Franklin Design Concepts Map For The Chadwell Tract Of The Berry Farms PUD Subdivision, To Correct The Northeastern Urban Growth Boundary Line With Brentwood And Provide A General Update To Several Maps.

Project Information
COF Project Number: N/A
Applicant: City of Franklin
Owner: N/A

BACKGROUND/STAFF COMMENTS:
This amendment request provides updates to the following maps located in Envision Franklin:

The Design Concepts Map has been updated to reflect existing entitlements for the Chadwell Tract of Berry Farms by changing the design concept from Single Family Residential to Neighborhood Mixed-Use. The Chadwell Tract is located at the southwestern quadrant of the I-65 and Goose Creek Parkway interchange and has approval for a mix of office, retail, hotel, civic, and residential uses.

In 2007, an agreement was made with the City of Brentwood to adjust the contiguous Urban Growth Boundary (UGB) in the area south of Split Log Road. The Design Concepts Map has mistakenly shown the UGB and has been updated to reflect this agreement along the northeastern border with the City of Brentwood.

The “City and Urban Growth Boundary” map has been updated to reflect annexations since the plan was adopted in 2017.

The “Existing Land Use” map has also been updated to reflect annexations and changes in land use since the plan was adopted in 2017.

Lastly, the “Corridor Character Map” has been updated to reflect approved amendments to the Design Concepts Map as well as approved changes to the Connect Franklin Plan.

Project Considerations

The staff will provide annual updates to the “City and Urban Growth Boundary” and “Existing Land Use” maps and regularly update the “Corridor Character” map as amendments are approved to the Design Concepts Map and Connect Franklin.

FINANCIAL IMPACT:
Unknown

RECOMMENDATION:
Staff recommends Approval of Resolution 2020-17.

RESOLUTION 2020-17

A RESOLUTION BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION TO ADOPT A CLEAN-UP AMENDMENT TO THE ENVISION FRANKLIN DESIGN CONCEPTS MAP FOR THE CHADWELL TRACT OF THE BERRY FARMS PUD SUBDIVISION, TO CORRECT THE NORTHEASTERN URBAN GROWTH BOUNDARY LINE WITH BRENTWOOD AND PROVIDE A GENERAL UPDATE TO SEVERAL MAPS.

WHEREAS, pursuant to Tennessee Code Annotated (T.C.A.) § 13-4-201, it is the function and duty of the Franklin Municipal Planning Commission (FMPC) to adopt an official general plan for the physical development of the City of Franklin; and

WHEREAS, the City adopted Envision Franklin on January 26, 2017, and it provides a framework for the City to make land-use decisions, manage the quality of development, determine the timing and location of future growth, and direct investment and development activity; and

WHEREAS, the FMPC may from time to time amend, extend or add to the plan, or carry any part of subject matter into greater detail; and

WHEREAS, this amendment will correct inadvertent mapping errors to the Design Concepts Map and provide general updates to several maps within the plan; and

WHEREAS, this amendment will change the design concept for the Chadwell Tract of Berry Farms PUD Subdivision from Single Family Residential to Neighborhood Mixed-Use to reflect existing entitlements; and

WHEREAS, this amendment will correct the Urban Growth Boundary line along the northeastern Brentwood city limits; and

WHEREAS, this amendment will update the Corridor Character Map to reflect previously approved amendments to the Design Concepts Map and updates to the Connect Franklin Plan; and

WHEREAS, this amendment will provide general updates to the Existing Land Uses Map and the City and Urban Growth Boundary Map to reflect annexations and land use changes; and

WHEREAS, the FMPC finds that the Plan amendment requests have demonstrated its need and justification in accordance with the Implementation Chapter of Envision Franklin; and

WHEREAS, the FMPC held a public hearing and the Plan amendment to Envision Franklin is found to be in the best interest of the citizens of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED by the Franklin Municipal Planning Commission of the City of Franklin, Tennessee, as follows:

SECTION I. That the Envision Franklin Design Concepts Map is hereby amended to change the design concept from Single Family Residential to Neighborhood Mixed-Use for the Chadwell Tract of Berry Farms PUD Subdivision, as depicted on the attached map.

SECTION II. That the Envision Franklin Design Concepts Map is hereby amended to correct the northeastern Urban Growth Boundary line, as depicted on the attached map.

SECTION III. That Envision Franklin shall be amended to include the updated "City and Urban Growth Boundary" map, as shown on the attached map.

SECTION IV. That Envision Franklin shall be amended to include the updated "Existing Land Use" map, as depicted on the attached map.

SECTION V. That Envision Franklin shall be amended to include the updated Corridor Character Map, as shown on the attached map.

SECTION VI. A copy of the adopted amendment to Envision Franklin shall be certified to the Board of Mayor and Aldermen, as required by T.C.A. § 13-4-202.

SECTION VII. That this Resolution shall take effect upon approval by the FMPC on March 26, 2020, the health, safety, and welfare of the citizens requiring it.

ATTEST:

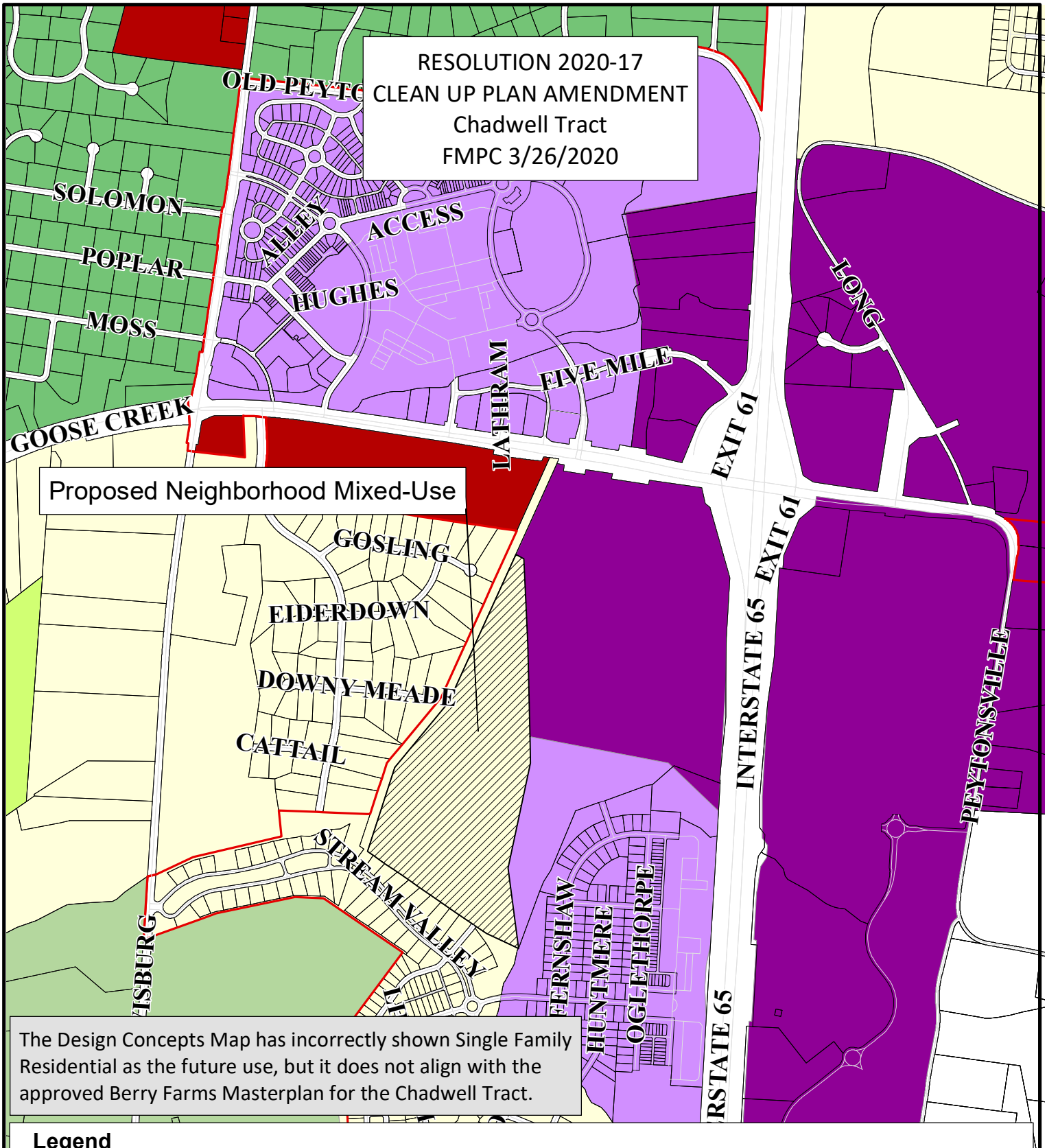
By: _____
Mike Hathaway
Chair

CITY OF FRANKLIN, TENNESSEE:

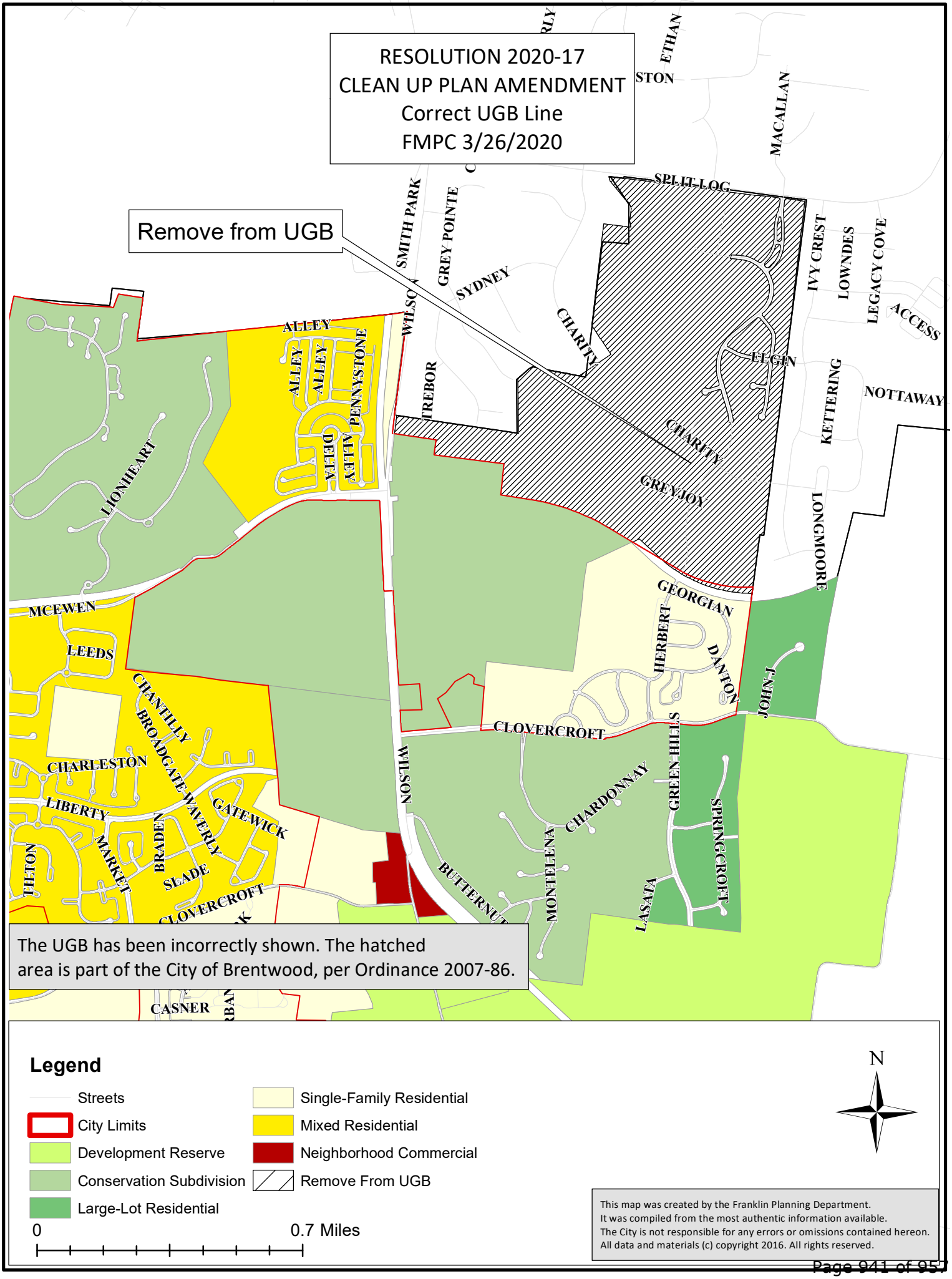
By: _____
Emily Hunter
Secretary

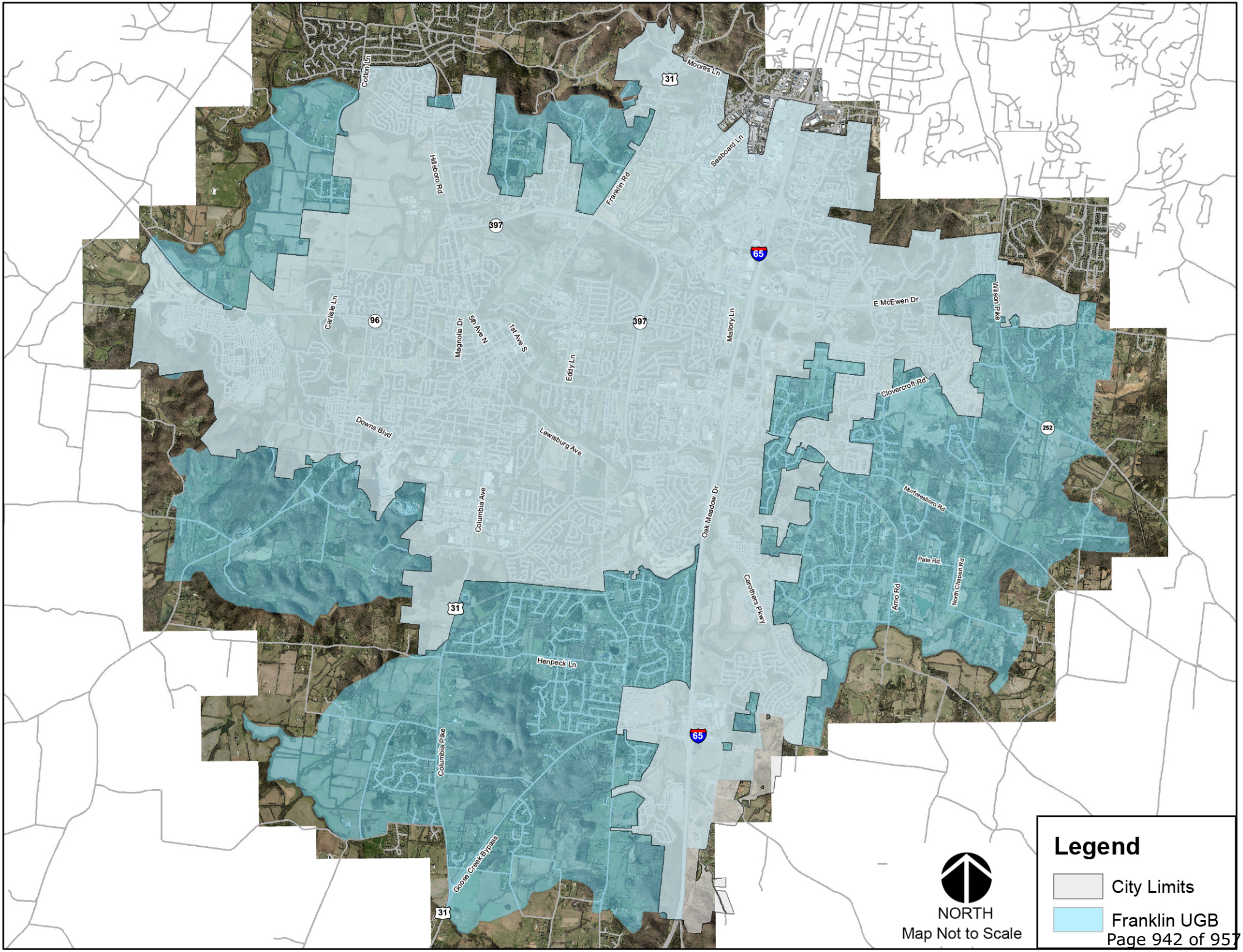
Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney

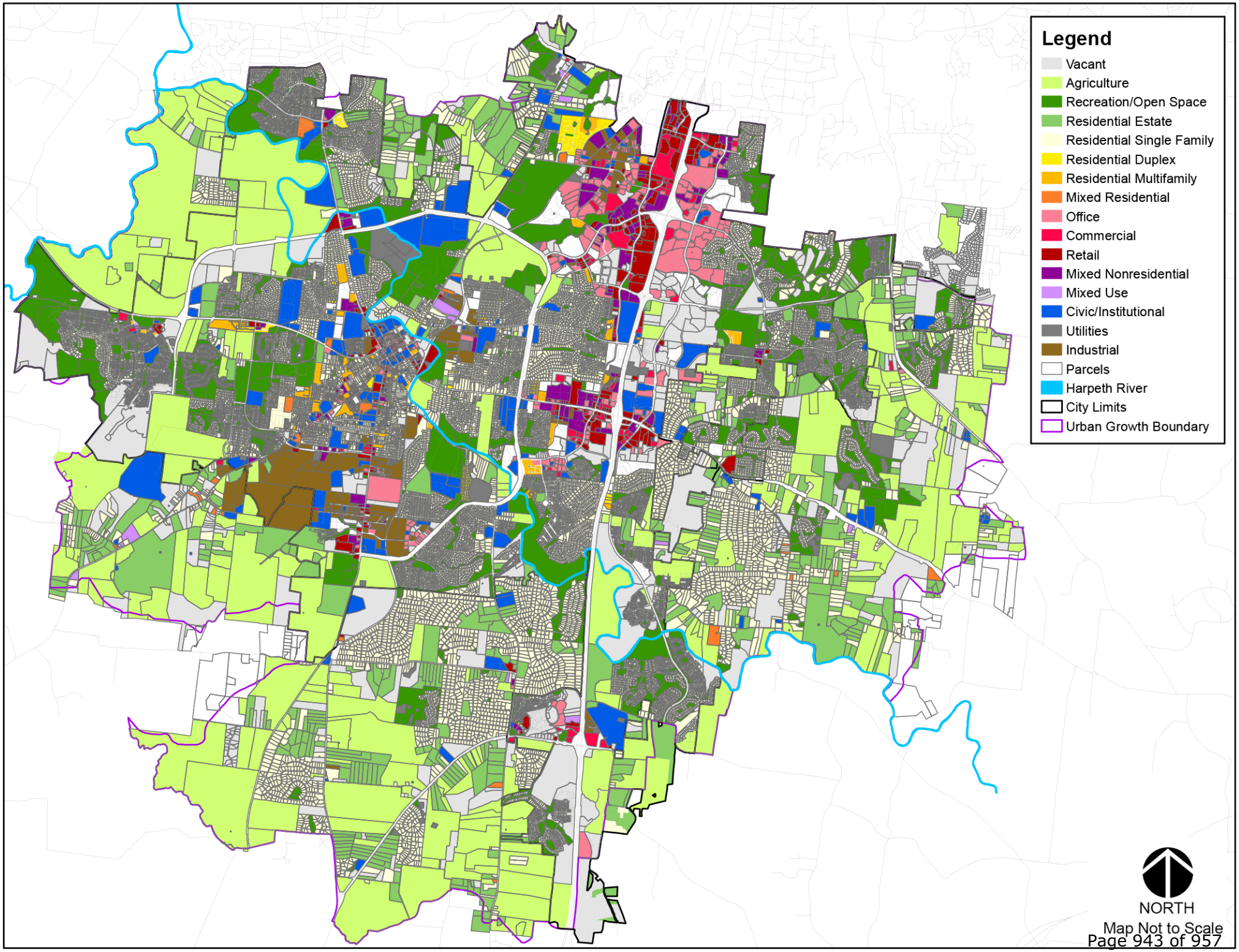


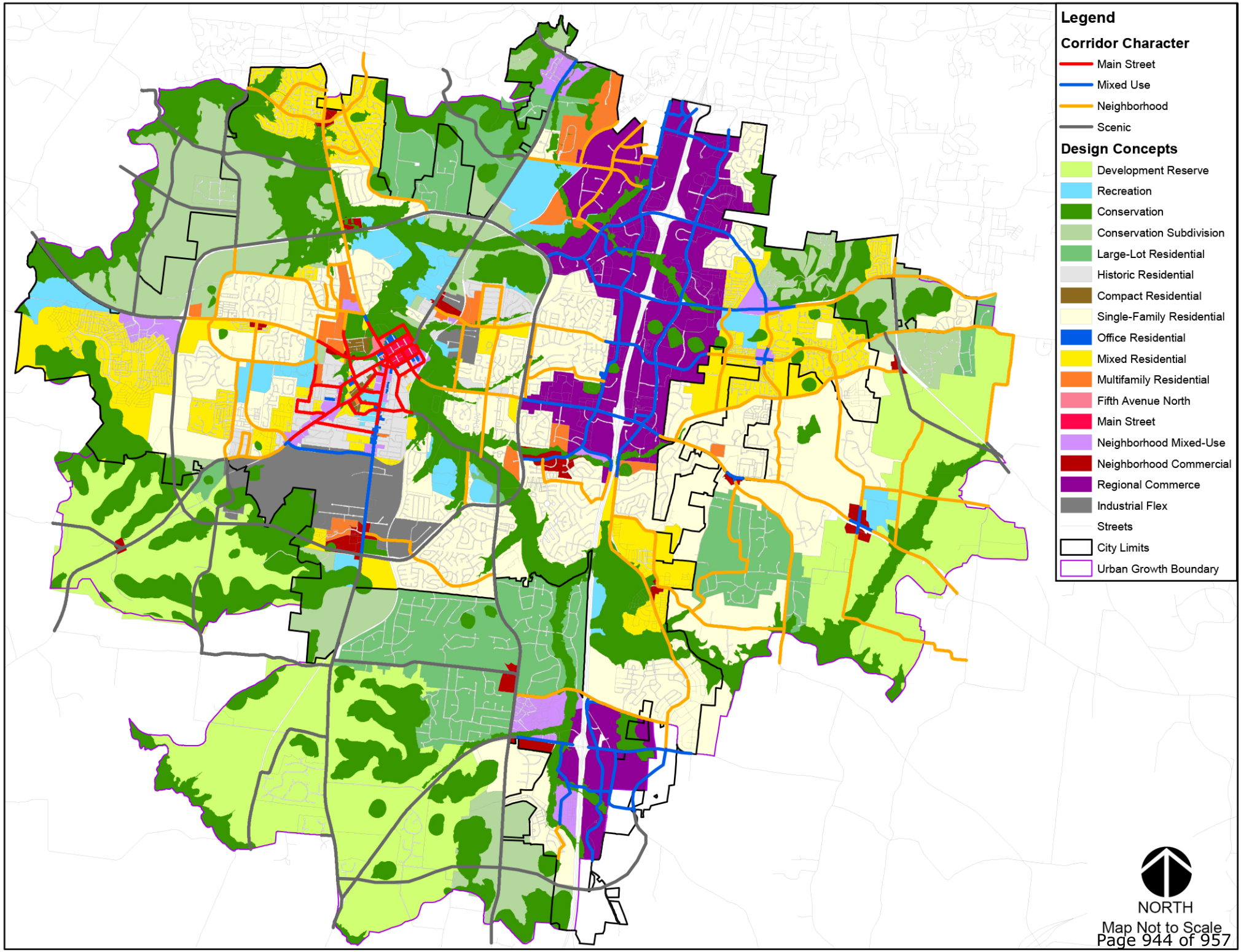
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.


RESOLUTION 2020-17
CLEAN UP PLAN AMENDMENT
Correct UGB Line
FMPC 3/26/2020
Remove from UGB
The UGB has been incorrectly shown. The hatched area is part of the City of Brentwood, per Ordinance 2007-86.
ETHAN
STON
MACALLAN
SPLIT LOG
SMITH PARK
GREY POINTE
SYDNEY
WILSON
CHARITY
IVY CREST
LOWNDES
LEGACY COVE
ACCESS
ELGIN
KETTERING
NOTTAWAY
TREBOR
ALLEY
ALLEY
ALLEY
PENNYSTONE
DELTA
ALLEY
LIONHEART
GREYJOY
LONGMOORE
GEORGIAN
HERBERT
DANTON
JOHN J
MCEWEN
LEEDS
CHANTILLY
BROADGATE
WAVERLY
CHARLESTON
LIBERTY
GATEWICK
TILTON
MARKET
BRADEN
SLADE
CLOVERCROFT
CLOVERCROFT
WILSON
CHARDONNAY
GREEN HILLS
SPRINGCROFT
BUTTERNUT
MONTELENA
LASATA
CASNER
Legend
Streets
City Limits
Development Reserve
Conservation Subdivision
Large-Lot Residential
Single-Family Residential
Mixed Residential
Neighborhood Commercial
Remove From UGB
0
0.7 Miles
N
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It was compiled from the most authentic information available.
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Cotton Ln
Moores Ln
31
Hillsboro Rd
Seaboard Ln
Franklin Rd
397
65
Carlisle Ln
96
Magnolia Dr
5th Ave N
1st Ave S
397
Eddy Ln
Mallory Ln
E McEwen Dr
Wilson Pike
Clovercroft Rd
Downs Blvd
Lewisburg Ave
252
Murfreesboro Rd
Columbia Ave
Oak Meadow Dr
Pate Rd
Carothers Pkwy
Amo Rd
North Chapel Rd
31
Henpeck Ln
65
Columbia Pike
Goose Creek Bypass
31
NORTH
Map Not to Scale
Legend
City Limits
Franklin UGB

EXISTING LAND USE MAP




Legend
Corridor Character
Main Street
Mixed Use
Neighborhood
Scenic
Design Concepts
Development Reserve
Recreation
Conservation
Conservation Subdivision
Large-Lot Residential
Historic Residential
Compact Residential
Single-Family Residential
Office Residential
Mixed Residential
Multifamily Residential
Fifth Avenue North
Main Street
Neighborhood Mixed-Use
Neighborhood Commercial
Regional Commerce
Industrial Flex
Streets
City Limits
Urban Growth Boundary
NORTH
Map Not to Scale

REC'D SEP 19 2007

ORDINANCE 2007-86

TO BE ENTITLED: "AN ORDINANCE TO AUTHORIZE THE MAYOR TO EXECUTE AN AGREEMENT BY AND BETWEEN THE CITY OF FRANKLIN, TENNESSEE AND THE CITY OF BRENTWOOD, TENNESSEE TO ADJUST A CONTIGUOUS BOUNDARY SEPARATING THE TWO CITIES IN THE AREA SOUTH OF SPLIT LOG ROAD"

WHEREAS, *Tennessee Code Annotated*, Section 6-51-302 allows municipalities to adjust their contiguous boundaries by agreement in certain circumstances; and

WHEREAS, the Cities of Brentwood and Franklin desire to adjust their boundaries southward so that the contiguous boundary will lie north of the right-of-way line for a section of the proposed McEwen Drive extension, and areas which naturally drain into Brentwood will lie within the Brentwood corporate limits.

NOW, THEREFORE:

SECTION 1. BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, Tennessee, that the Mayor be and he is hereby authorized to execute an agreement by and between the City of Franklin, Tennessee and the City of Brentwood, Tennessee to adjust a contiguous boundary separating the two cities in the area south of Split Log Road, a copy of said agreement being attached hereto by reference. Such boundary line shall be adjusted on or after October 24, 2007.

SECTION II: BE IT FINALLY ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, Tennessee, that this ordinance and the agreement shall take effect from and after its passage on second and final reading, the public health, safety and welfare of the citizens of Franklin requiring it.

ATTEST:

By: _____
JAMES R. JOHNSON
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
THOMAS R. MILLER
Mayor

PASSED FIRST READING July 10, 2007

PASSED SECOND READING September 11, 2007

AGREEMENT CONCERNING ADJUSTMENT OF BOUNDARIES OF FRANKLIN AND BRENTWOOD SOUTH OF SPLIT LOG ROAD AND NORTH OF THE PROPOSED McEWEN DRIVE EXTENSION

This Agreement is entered into by and between the City of Franklin ("Franklin") and the City of Brentwood ("Brentwood") pursuant to T.C.A. § 6-51-302, for the purpose of adjusting a contiguous boundary.

WHEREAS, the corporate limits of Franklin currently include certain properties (hereinafter, the "Properties") located south of Split Log Road and north of the proposed extension of McEwen Drive, and identified as:

1. The Drees/Morgan tract (209.1± acres);
2. The England property (15.06± acres);
3. JSP Properties (5.1± acres); and
4. JSP Properties (142.2± acres)

on Exhibit A, which is attached hereto; and

WHEREAS, drainage from the Properties naturally flows into Brentwood; and

WHEREAS, given the location of the Properties within Brentwood's drainage basin, they would be more logically located within the corporate limits and sewer service area of Brentwood; and

WHEREAS, the southernmost boundary of the area encompassed by the Properties will lie along the northern right-of-way for the proposed McEwen Drive extension to be constructed by Franklin; and

WHEREAS, the extension of McEwen Drive is included in the long range, comprehensive transportation plans for both Franklin and Brentwood; and

WHEREAS, the parties agree that the contiguous boundary between Franklin and Brentwood should be adjusted in recognition of the natural drainage patterns existent in the Properties, and to conform the boundary to the proposed right-of-way line for McEwen Drive along the Properties.

NOW THEREFORE, in light of the foregoing recitals, which are incorporated herein by reference, Franklin and Brentwood agree as follows:

1. From October 24, 2007 and thereafter, the northern boundary line of Franklin and the southern boundary line of Brentwood shall be as depicted on Exhibit A hereto, which is made a part of this Agreement by reference.
2. Upon approval of this Agreement by Franklin and Brentwood, Franklin will fund an alignment study to set the centerline and the northern right-of-way boundary for the McEwen Drive extension, to be commenced by August 31, 2007, so that the boundary separating Brentwood and Franklin may be adequately described. The parties agree that their mutual boundary line will be adjusted as needed to accommodate right-of-way shifts associated with the final alignment and design of McEwen Drive, so that the limits of Brentwood extend to the McEwen Drive northern right-of-way boundary (except for the area identified as "Tracts in Franklin"), as indicated on Exhibit A.
3. Following the boundary line adjustment as contemplated herein, Brentwood will make public sewer available to the Properties in accordance with Brentwood policies in place at the time of connection.
4. Brentwood will allow access from the Drees/Morgan tract (as shown on Exhibit A) to Split Log Road at the north (at points to be approved by Brentwood) and McEwen

Drive to the south, once McEwen Drive is extended, provided that the access to Split Log Road will be contingent upon:

a. dedication of right-of-way and easements by the developer of the Drees/Morgan tract for the Split Log Road improvements at no cost to Brentwood.

b. receipt of funding from the developer of the Drees/Morgan tract for the costs to be incurred by Brentwood for property acquisition, design and construction for the Split Log Road improvements abutting the Drees/Morgan tract and the two tracts directly west of the Morgan property, such funding to be received within 30 days of the approval of an OSRD plan for the Morgan property by Brentwood. It is also understood that Brentwood will not move forward with expanded improvements to Split Log Road until receipt of this funding from the developer.

5. Following approval of an alignment study, Brentwood will coordinate with Franklin on the design of the McEwen Drive extension from Wilson Pike to the Taramore subdivision in Brentwood to ensure proper alignment and consistency in roadway design. Franklin will initiate initial design of the improvements by October 1, 2007 and complete the project for public use no later than December 31, 2012. Franklin will allow access to McEwen Drive from the Drees/Morgan tract and the larger JSP Properties tract, as identified on Exhibit A.

6. The cost to be incurred by Franklin for the alignment study, design, engineering and construction of the McEwen Drive extension from Wilson Pike to the Taramore

subdivision in Brentwood will be prorated on the basis of total acreage of the area (hereinafter "Contributing Properties") consisting of:

a. the Drees/Morgan tract;

b. the larger JSP Properties tract north of the McEwen Drive extension;

c. the Breezeway subdivision;

d. the JSP Properties tract south of the McEwen Drive extension; and

e. the five (5) parcels contiguous to McEwen and Wilson Pike, identified on Exhibit A as "Tracts in Franklin;"

all as shown on Exhibit A. The England property and the smaller JSP Properties tract (5.1± acres) directly south of Split Log Road shall not be included in the Contributing Properties unless such properties are combined into a development plan with the Drees/Morgan tract or the larger JSP Properties tract.

(By way of example, if the Drees/Morgan tract consists of 200 acres and if the total acreage of the Contributing Properties is 600 acres, then the Drees/Morgan property would be responsible for 200 acres/600 acres (or 33.33%) of the total cost of the McEwen Drive extension.)

Brentwood will require developers to pay Franklin for their percentage of McEwen Drive as a condition of approval of the Contributing Properties located in Brentwood.

7. Where right-of-way is needed outside of dedication in new developments, each city will acquire the right-of-way within their city limits by negotiation or eminent domain, if necessary.

8. Upon approval of this Agreement by both cities, the parties will enter into an Agreed Final Order in Franklin's lawsuit against Brentwood, and Franklin will raise no further objection to Brentwood's acquisition of right-of-way and easements for improvements to Split Log Road as proposed by the current project that is the subject of the lawsuit. This Agreement, once adopted by both governing bodies, will be attached to and become a part of the Agreed Final Order by reference.
9. In the event the boundary line adjustment is not consummated as contemplated herein for any reason, then this Agreement shall be null and void.

This Agreement shall become binding upon the parties hereto only upon approval by each party's governing body.

CITY OF FRANKLIN

By: _____ Witness: _____
Mayor

Date: 9-11-07

Approved as to Form:

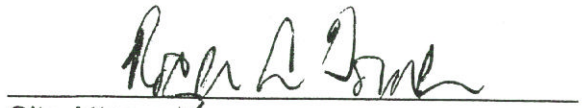
_____
City Attorney

CITY OF BRENTWOOD

By: _____ Witness: Deborah Hedgepath
Mayor

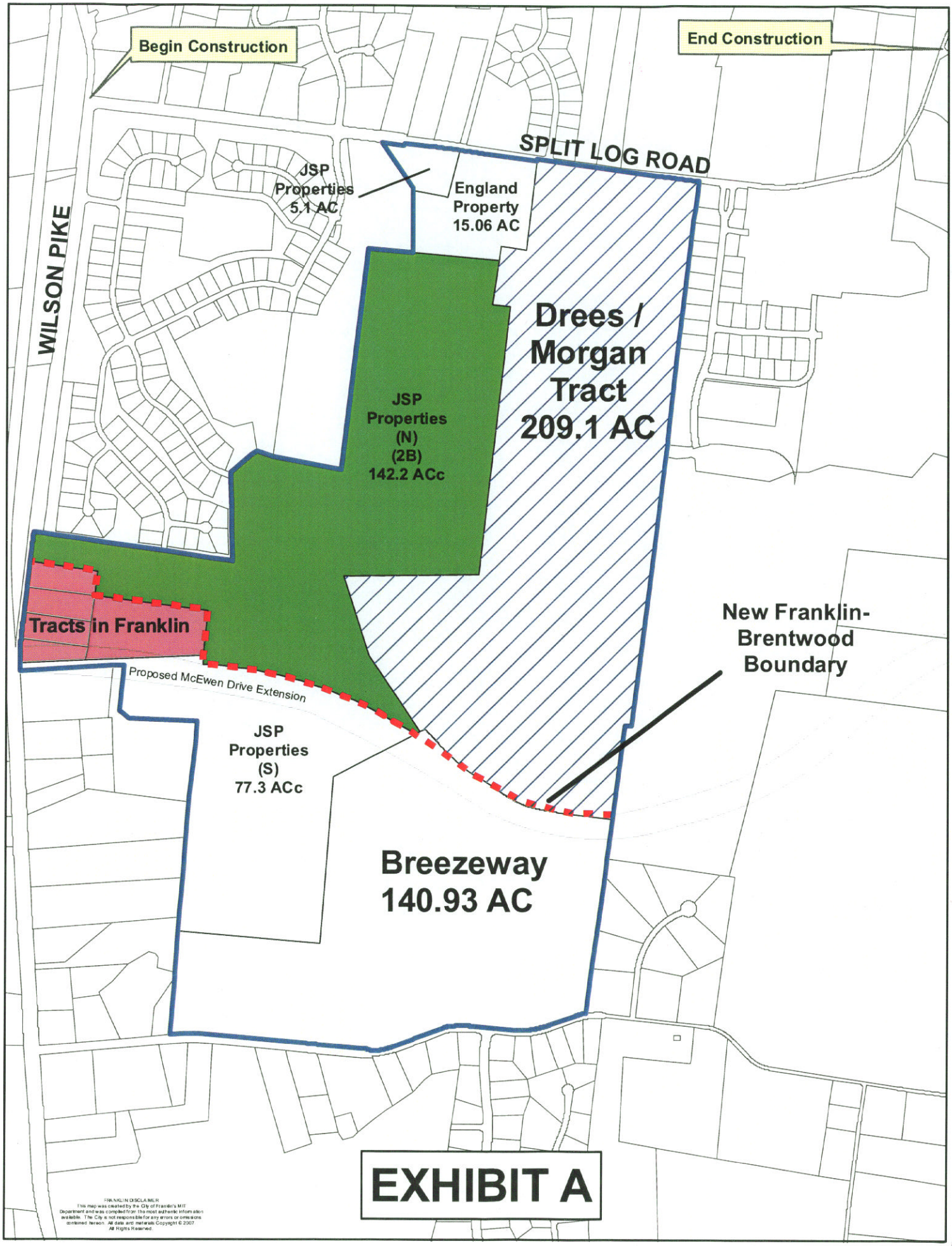
Date: 7/9/07

Approved as to Form:



City Attorney

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Andrew Orr

From: Andrew Orr
Sent: Wednesday, November 13, 2019 3:52 PM
To: Adam Ballash
Cc: Greg Gamble
Subject: RE: Envision Franklin Map

Yes, we think it is. If you plan to present the FMPC with a development plan revision before March, we can explain the mapping error during the staff report for the development plan and review the development plan as though it were NMU in Envision Franklin.

Thanks,

Andrew

From: Adam Ballash <aballash@boyle.com>
Sent: Wednesday, November 13, 2019 9:11 AM
To: Andrew Orr <andrew.orr@franklintn.gov>
Cc: Greg Gamble <greg.gamble@gdc-tn.com>
Subject: RE: Envision Franklin Map

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Thanks, Andrew. I guess my question is if it is an admitted mistake, is that policy still necessary to follow?

Adam J. Ballash
Boyle Investment Company
2000 Meridian Blvd., Suite 250
Franklin, Tennessee 37067
(615) 550-5583 (615) 550-5576 Fax
Visit us on the web at www.boyle.com

From: Andrew Orr <andrew.orr@franklintn.gov>
Sent: Wednesday, November 13, 2019 9:03 AM
To: Adam Ballash <aballash@boyle.com>
Cc: Greg Gamble <greg.gamble@gdc-tn.com>
Subject: RE: Envision Franklin Map

Amendments to Envision Franklin occur quarterly—December, March, June, September and all amendments require 30-day public notice in the newspaper so the next available slot is March.

From: Adam Ballash <aballash@boyle.com>
Sent: Wednesday, November 13, 2019 8:54 AM

To: Andrew Orr <andrew.orr@franklintn.gov>; Greg Gamble <greg.gamble@gdc-tn.com>
Subject: RE: Envision Franklin Map

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Thanks, Andrew. One item I don't understand is if it is an admitted error, why we would have to wait until March to be on the agenda? We are anticipating some rezoning efforts on Chadwell and I really don't want this mapping error to slow down the process or cause confusion from the Board or FMPC.

Adam J. Ballash
Boyle Investment Company
2000 Meridian Blvd., Suite 250
Franklin, Tennessee 37067
(615) 550-5583 (615) 550-5576 Fax
Visit us on the web at www.boyle.com

From: Andrew Orr <andrew.orr@franklintn.gov>
Sent: Wednesday, November 13, 2019 8:50 AM
To: Greg Gamble <greg.gamble@gdc-tn.com>; Adam Ballash <aballash@boyle.com>
Subject: RE: Envision Franklin Map

That's correct. It is an error and we will prepare a brief staff report and resolution for this item as well as other clean-up items at the March meeting. We have used this process before to correct mapping errors and we want to be transparent to the FMPC and to the public with any changes to Envision Franklin. Adam, we are sorry for the confusion and look forward to getting this corrected.

Thanks,

Andrew

From: Greg Gamble <greg.gamble@gdc-tn.com>
Sent: Tuesday, November 12, 2019 9:04 PM
To: Andrew Orr <andrew.orr@franklintn.gov>; Adam Ballash <aballash@boyle.com>
Subject: Re: Envision Franklin Map

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Andrew
I think the time line is ok, but I dont understand why this cant just be addressed as a scribner's error. Can you elaborate on the process? And I'm assuming that this correction will be a City led effort and that you do not need any action from us.

Thanks for your help.

Greg

Sent from my iPhone

> On Nov 12, 2019, at 4:52 PM, Andrew Orr <andrew.orr@franklintn.gov> wrote:
>
> Greg,
>
> Unfortunately, we are unable to achieve the 30-day pubic notice requirement needed for the December meeting so we'll need to do the map clean-up at the March FMPC meeting. We're very sorry for the inconvenience.
>
> Thanks,
>
> Andrew
>
> ---
>
> **From:** Greg Gamble <greg.gamble@gdc-tn.com>
> **Sent:** Tuesday, November 12, 2019 4:42 PM
> **To:** Andrew Orr <andrew.orr@franklintn.gov>
> **Subject:** Re: Envision Franklin Map
>
> ***ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.***
>
> Yes. Thats correct. i should have mentioned that.
>
> Thanks
>
> Greg
>
> Sent from my iPhone
>
> > On Nov 12, 2019, at 4:36 PM, Andrew Orr <andrew.orr@franklintn.gov> wrote:
> >
> > Hey Greg,
> >
> > I'm assuming you are acting on behalf of Boyle and they are on board with this?
> >
> > Thanks,
> >
> > Andrew
> >
> > ---
> >
> > **From:** Greg Gamble <greg.gamble@gdc-tn.com>
> > **Sent:** Tuesday, November 12, 2019 3:03 PM

To: Andrew Orr <andrew.orr@franklintn.gov>
Subject: Re: Envision Franklin Map

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Thank you! I was worried.

Probably January/February Submittal.

Greg

Sent from my iPhone

> On Nov 12, 2019, at 2:47 PM, Andrew Orr <andrew.orr@franklintn.gov> wrote:
>
> Hey Greg,
>
> You are correct. What's your timeline on revising the concept plan?
>
> ---
>
> **From:** Greg Gamble <greg.gamble@gdc-tn.com>
> **Sent:** Tuesday, November 12, 2019 12:32 PM
> **To:** Andrew Orr <andrew.orr@franklintn.gov>
> **Subject:** Envision Franklin Map
>
> ***ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.***
>
> Andrew,
> I have a question about the Envision Franklin map for Berry Farms Chadwell property. The Chadwell Property is the southwestern quadrant of I-65 and Goose Creek By-pass. The property adjacent to Stream Valley and Goose Creek Estates is shown on the map as Single Family Policy, however it is currently entitled for multifamily and commercial. The PUD was approved around 2005. I think the wrong color was put on the property, and looks like a GIS mistake. Would you mind looking into this for me? I appreciate it.

Thanks!

Greg Gamble

<image001.jpg>

615.975.5765
324 Liberty Pike, Suite 145
Franklin, TN 37064