



Meeting Minutes

Franklin Municipal Planning Commission

Thursday, May 28, 2020

7:00 PM

Board Room

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

The typical process for discussing an item is as follows:

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

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

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

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

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

CALL TO ORDER

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 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

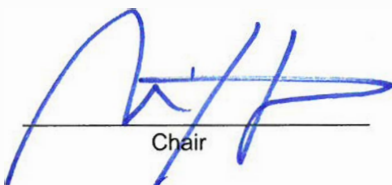
Commissioner Lindsey moved, seconded by Commissioner Allen, to Adjourn.

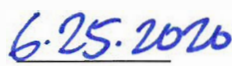
Chair Hathaway called for a roll call vote.

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

Attachment 1: page 23-185
Citizen Comment Emails for
FMPC Item 5 and 6 May 28, 2020

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Good afternoon -

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

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

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

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

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

Andrea Arnold
233 Fitzgerald St.

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

To: Members of the Franklin Planning Commission

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

Re: Amendment to Westhaven Development Plan

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

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

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

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

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

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

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

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

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

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

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

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

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

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

Hello,

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

Lana Baker

Sent from my iPhone

Sent from my iPhone

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

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

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

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Dear Sir/Madame,

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

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

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

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

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

Thank you,

Brent Baldwin
1720 Championship Blvd
Franklin, TN 37064

[Sent from Yahoo Mail on Android](#)

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

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

Tony Bassano
Tbassano@icloud.com

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

Hello,

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

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

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

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

Thank you for your time.

Anne Beaumont

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

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

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

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

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

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

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

Amy Biagini
Founders Pointe

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

Amy Biagini
Founders Pointe

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Hello,

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

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

Thank you,
Bryce Bruner
224-456-9165

Dianna Tomlin

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

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

Ms Tomlin and Diaz-Barriga

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

- There is presently a very high volume of traffic on Boyd Mill Ave and this proposed massive 750+ residential/mixed use development will add a significant number of vehicles to include heavy construction vehicles and new commuters to an already over burdened and increasingly dangerous roadway.
- Boyd Mill Ave is continually backed up with traffic, only easing up on week day evenings and Sunday nights after 7pm.
- There is a 20 mile an hour sharp bend on Boyd Mill that has been the scene of numerous traffic accidents involving excessive speed with cars running off the road, most recently vehicles crashing through the fence at 1711 New Hwy 96 W and hitting a tree on our property at 3270 Boyd Mill Ave
- The 20 mile an hour bend on Boyd Mill Ave generates excessive road noise, accentuated by the adjacent Reid Hill, as many vehicles already hit the bend at speed then purposely accelerate towards Downs Boulevard.
- It is difficult turning into or out of our property at 3270 Boyd Mill Ave. The speed that commuters drive down that stretch of road from both directions is alarming.
- There is absolutely no room for maneuvering on this road, with a large drainage ditch on one side, no shoulder, bicycle lanes or footpaths. Adding thousands more motorists, will lead to significant frustration and hazards to all citizens including children, that live along and utilize Boyd Mill Ave.
- Boyd Mill Avenue and Carlisle Lane are not meant for the high volume of traffic that they have endured over the last several years. Placing an access road to Boyd Mill will only ensure continued traffic as some potential 1,100+ vehicles daily will continue to utilize Boyd Mill and Carlisle Lane as a cut through to Mack Hatcher at Del Rio Pike.

- I would like to propose that the planning commission review and request the removal of the proposed access road to Boyd Mill Ave, and revise the plans to access this development from two access points at Mack Hatcher and New Hwy 96 W already laid out in the plan.

Richard and Tania Clark

Dianna Tomlin

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

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dianna

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

Richard and Tania Clark, 3270 Boyd Mill Ave

Dianna Tomlin

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

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

These comments are for resolution 2019-130

thanks

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

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

Ms Tomlin and Diaz-Barriga

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

- There is presently a very high volume of traffic on Boyd Mill Ave and this proposed massive 750+ residential/mixed use development will add a significant number of vehicles to include heavy construction vehicles and new commuters to an already over burdened and increasingly dangerous roadway.
- Boyd Mill Ave is continually backed up with traffic, only easing up on week day evenings and Sunday nights after 7pm.
- There is a 20 mile an hour sharp bend on Boyd Mill that has been the scene of numerous traffic accidents involving excessive speed with cars running off the road, most recently vehicles crashing through the fence at 1711 New Hwy 96 W and hitting a tree on our property at 3270 Boyd Mill Ave
- The 20 mile an hour bend on Boyd Mill Ave generates excessive road noise, accentuated by the adjacent Reid Hill, as many vehicles already hit the bend at speed then purposely accelerate towards Downs Boulevard.
- It is difficult turning into or out of our property at 3270 Boyd Mill Ave. The speed that commuters drive down that stretch of road from both directions is alarming.
- There is absolutely no room for maneuvering on this road, with a large drainage ditch on one side, no shoulder, bicycle lanes or footpaths. Adding thousands more motorists, will lead to

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

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

Richard and Tania Clark

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Franklin Planning Committee,

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

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

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

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

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

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

Sincerely,

Jackie Corino

--

Jackie Corino

336-269-3592

jcorino411@gmail.com

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Franklin Planning Committee,

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

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

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

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Sincerely,

Jackie Corino

--

Jackie Corino

336-269-3592

jcorino411@gmail.com

Dianna Tomlin

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

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

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

Board of Mayor and Alderman (BOMA),

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

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

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

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

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

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

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

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

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

No more residential housing can be supported!

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

Sincerely,
Megan Cowden
Championship Blvd

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

Dear members of the Planning Commission:

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

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

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

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

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

Thank you.

Karen Leslie Crook
602 Stonewater Blvd
Franklin, TN 37064

Sent from my iPhone

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Dear Commissioners,

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

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

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

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

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

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

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

Error! Filename not specified.

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

Please vote yes for this application.

Thanks for your time,

Will & Barbara Patrick Crunk



Virus-free. www.avg.com

Dianna Tomlin

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

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

Dianna Tomlin, City Planner,

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

Betty Cunningham
402 Cornerstone Way
Franklin, Tn 37064

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

Sent from my iPhone, please excuse typos and brevity

Dianna Tomlin

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

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

Dear Franklin Municipal Commission,

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

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

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

With kind regards,

--

Fred Daniell

1623 Cooper Creek Ln, Franklin, TN 37064

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 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

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From: Lynn D'Amico <lynnhdamico@gmail.com>
Sent: Thursday, May 28, 2020 11:51 AM
To: Planning Intake <planningintake@franklin.tn.gov>
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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
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With kind regards,

--

Fred Daniell

1623 Cooper Creek Ln, Franklin, TN 37064

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

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

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

Please do not approve this proposal!

Brenda Davis
1706 Townsend Blvd.

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

Please consider the residents.

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

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

Thank you for hearing my concerns.

Paige Dixon

Sent from my iPhone

Dianna Tomlin

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

LAST 1 OF 2

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Hi,

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

Scott

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

Dear Planners,

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

Please oppose SouthernLands increases.

Thank you,

Dr. Nancy Farris
Sent from my iPad

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

May 27, 2020

City of Franklin Planning and Sustainability Department

Franklin Municipal Planning Commission

109 3rd Avenue South, Suite 135,

Franklin, TN 37064

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

Dear Commissioners:

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

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

The attached presentation provides additional context.

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

Sincerely,

Marisa Fernandez
Franklin, TN 37064

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

We write in support of the Westhaven Concept Plan that will be considered on this coming Thursday, May 28.

We have been residents of Westhaven since August 2004, and we have watched Southern Land bring

our development steadily and thoughtfully to where it is today. The community they and the residents have created is one we totally embrace, and it is clear from the last few months that that feeling of community has only strengthened. The prospect of being able to grow old and still be in our own, smaller, home in Westhaven is of great interest to us. Southern Land has always delivered on what they have envisioned from the beginning and we expect this latest phase will be no different.

We urge you to support their latest plans going forward.

Sincerely,

Marcia and John Fraser

1306 State Boulevard

Sent from my iPhone

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Planning Commission,

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

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

Jennifer Freeman

--

Jennifer Freeman
jenfreeman315@gmail.com

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

Sent from my iPhone

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

Please stop the sprawl, including the gas station.

Thank you,

Neil Graver
412 Ripley Lane 37064

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

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

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

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

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

Chris Turner
Franklin Green

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

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

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

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

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

Please feel free to call me, if necessary.

Regards,

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

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Franklin Planning Commission,

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

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

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

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

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

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

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

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

Sincerely,

Brint Hahn

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

Sent from my iPhone

Dianna Tomlin

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

Planning Intake re: Westhaven

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

Attention Planning Committee,

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

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

Janet Haworth

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

To the City of Franklin,

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

Traffic

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

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

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

Parks & Recreation

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

Police

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

Fire

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

Environment

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

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

Thank you.

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

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

Good evening.

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

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

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

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

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

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

Sent from my iPhone

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

To whom it may concern,

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

Town and Country Plan, Please!!!

Thank you,
Holly and Fred Arnold

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

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

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

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

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

Amy Biagini
Founders Pointe

Dianna Tomlin

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

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

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

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

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

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

Bruce and Kris Johnson
1601 Cooper Creek Lane

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

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



Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

Very best,
Duane Jones
Westhaven Resident
9021 Keats St

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

Dianna Tomlin

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

Amy Diaz-Barriga, AICP Current Planning Supervisor

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

Phone: 615-550-6732

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

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

To whom it may concern,

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

Regards,

Scott Jones

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Dear Care Takers of Franklin,

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

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

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

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

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

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

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

Sincerely,

Jessica Kelly
908.963.0715
Keats St

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

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

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

Thanks for taking the time to read this.

Sincerely,
Christopher Knotts

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

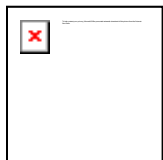
ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Board of Mayor and Aldermen,

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

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

Thank you for your consideration!



Dan Kraus - NMLS# 40222
Sr. Home Loan Specialist



CHURCHILL MORTGAGE | Call, text and fax:

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Brentwood, TN 37027

(615) 767-5208

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Churchill Mortgage Corporation (NMLS ID 1591)



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

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

CMCDisclaimer

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

Respectfully Submitted,

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

www.golfwesthaven.com

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Top Workplaces 2015, 2016 – The Tennessean

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Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

Thanks SLC!
Keith Landry

Recd S/K8
8:55am
ECE

TO:

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

FROM:

David and Michele Stephens
1644 Townsend Boulevard
Franklin, TN 37064

Also owners at:

1038 Meandering Way
Franklin, TN 37067

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

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

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

Please note citations added at end of document.

Areas of concern in this proposal:

NO NEED FOR STATION

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

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

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

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

Consider:

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

¹ Google Earth images

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

PLACEMENT of GAS STATION

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

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

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

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

SAFETY

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

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

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

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

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

² Google Earth image 1

³ Google Earth image 2

⁴ National Institutes of Health article

⁵ Google Earth Image

⁶ Hud.gov link

⁷ Vaping link

PROPERTY VALUES

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

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

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

We thank you for your thoughtful consideration of these comments.

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

Respectfully,

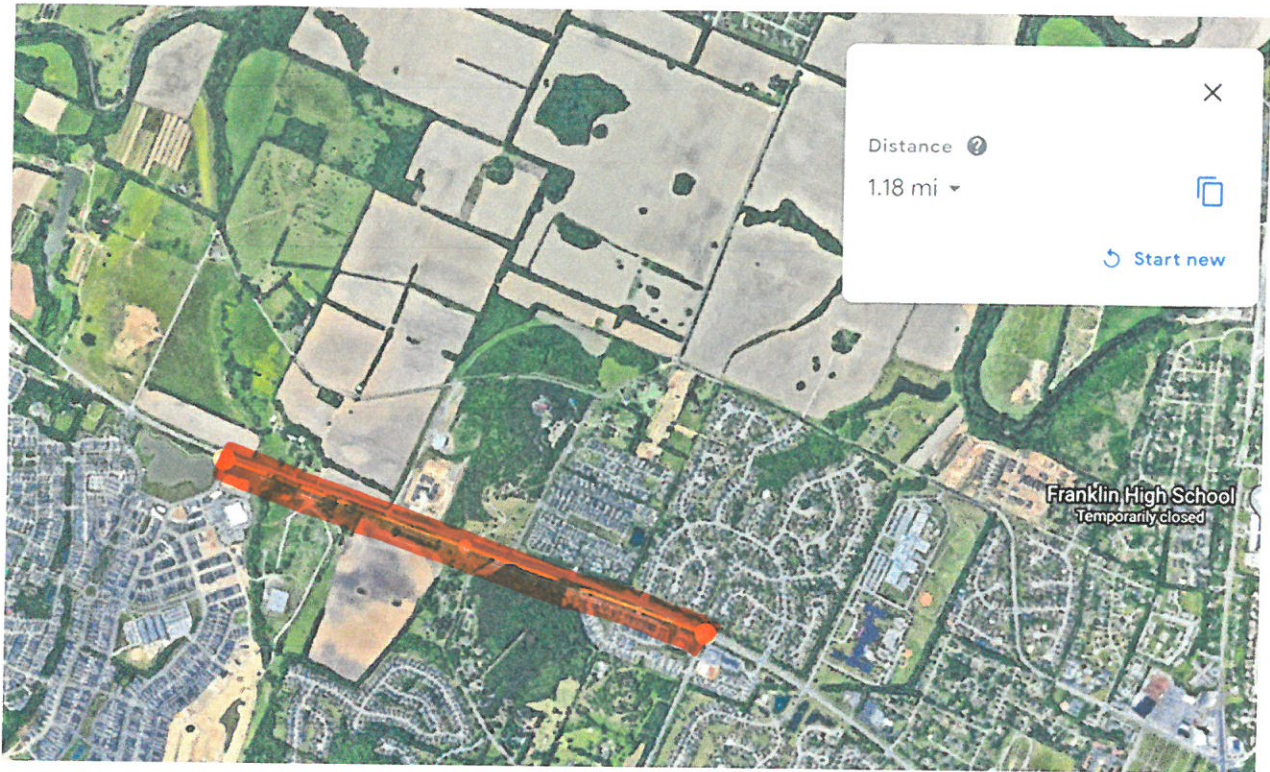


David and Michele Stephens

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

CITATIONS

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



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



CITATIONS



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



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

CITATIONS

3 Cont.

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

TABLE 2

Studies of Residential Proximity to Potential Environmental Hazards and Childhood Cancer

Italy ⁴³	case-control study; Varese Province	leukemia cases diagnosed 1978–1997	Exposure: distances of childhood addresses at time of diagnosis from highly trafficked roads; traffic densities in surrounding area; estimation of benzene concentrations with Gaussian diffusion model	Results: children were not exposed to road traffic emissions ($<0.1 \text{ ug m}^{-3}$ benzene as estimated by the model); risk of leukemia with benzene concentration $>10 \text{ ug m}^{-3}$ (OR = 3.91; 95% CI = 1.36, 11.27)
Harrison, 1999, United Kingdom ⁴⁴	Population-based case-control and retrospective cohort study designs, West Midlands	Childhood leukemia cases diagnosed between 1990 and 1994	Gas stations and roads: Exposure defined as an address at the time of diagnosis $\leq 100 \text{ m}$ from gas station or a zone 100 m from a main road	Findings ^a : From case-control study, ORs = 1.61 (95% CI = 0.90, 2.87) and 1.99 (95% CI = 0.73, 5.43) for living $\leq 100 \text{ m}$ of a main road or gas station, respectively; incidence ratios from cohort analysis = 1.16 (95% CI = 0.74, 1.72) for proximity to roads and 1.48 (95% CI = 0.65, 2.93) for proximity to gas stations. Limitations: Risk estimates not adjusted for age or gender and addresses at time of diagnosis used to assign exposure.

CITATIONS

Weng,
2009,
Taiwan⁶³

Population-
based case-
control study
of all deaths

Leukemia
deaths in
children aged
<15 y, 1996–
2006

Gas stations: Gas station
density in municipalities
in which the residents
lived at the time of death

Findings^a: AOR = 1.91 (95% CI =
1.29, 2.82) for leukemia (death)
associated with living in
municipalities with the highest gas
station density; a significant trend
was noted between increasing gas
station density and risk of death from
childhood leukemia.

Limitations: Used deaths instead of
incident cases of leukemia; exposure
classification restricted to
municipality of residence at death;
gas station density metric based on
2008 data, which might have
introduced exposure
misclassification; potential for
residual confounding.

4 – Vent Pipe Emissions Study

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



Contents lists available at ScienceDirect

Science of the Total Environment

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

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

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

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

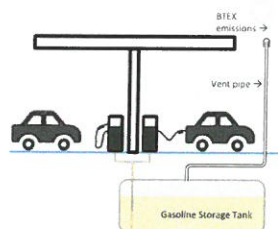
^b Department of Environmental Health and Engineering, Johns Hopkins Bloomberg School of Public Health, Baltimore, MD 21205, United States of America

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

HIGHLIGHTS

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

GRAPHICAL ABSTRACT



CITATIONS

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



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

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



ERG 2016		Pot
GUIDE 127		
FLAMMABLE LIQUIDS (WATER-MISCIBLE)		
POTENTIAL HAZARDS		
FIRE OR EXPLOSION		
• HIGHLY FLAMMABLE: Will be easily ignited by heat, sparks or flames. • Vapors may form explosive mixtures with air. • Vapors may travel to source of ignition and flash back. • Most vapors are heavier than air. They will spread along ground and collect in low or confined areas (sewers, basements, tanks). • Vapor explosion hazard indoors, outdoors or in sewers. • Those substances designated with a (P) may polymerize explosively when heated or involved in a fire. • Runoff to sewer may create fire or explosion hazard. • Containers may explode when heated. • Many liquids are lighter than water.		
HEALTH		
• Inhalation or contact with material may irritate or burn skin and eyes. • Fire may produce irritating, corrosive and/or toxic gases. • Vapors may cause dizziness or suffocation. • Runoff from fire control may cause pollution.		
PUBLIC SAFETY		
• CALL EMERGENCY RESPONSE Telephone Number on Shipping Paper first. If Shipping Paper available or no answer, refer to appropriate telephone number listed on the inside back cover. • As an immediate precautionary measure, isolate spill or leak area for at least 50 meters (150 feet) in all directions. • Keep unauthorized personnel away. • Stay upwind, uphill and/or upstream. • Ventilate closed spaces before entering.		
PROTECTIVE CLOTHING		
• Wear positive pressure self-contained breathing apparatus (SCBA). • Structural firefighters' protective clothing will only provide limited protection.		
EVACUATION		
Large Spill		
• Consider initial downwind evacuation for at least 300 meters (1000 feet).		
Fire		
• If tank, rail car or tank truck is involved in a fire, ISOLATE for 800 meters (1/2 mile) in all directions; at least 1000 meters (3/4 mile) if fire is serious. • If tank, rail car or tank truck is involved in a fire, ISOLATE for 800 meters (1/2 mile) in all directions; at least 1000 meters (3/4 mile) if fire is serious.		

CITATIONS

7 - Teen Smoking and Vaping

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

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Dear Planning Commission,

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

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

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

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

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

William Little

Dianna Tomlin

From: Gideon Long <topperlong@gmail.com>
Sent: Wednesday, May 27, 2020 4:06 PM
To: Planning Intake; Dianna Tomlin; amy.diaz-barringa@franklintn.gov; danamclendon@mac.com
Subject: Southern Land Highway 96 Proposal

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

We live at 1808 Thornbrook Lane in Carlisle and are requesting that you not approve the subject proposal. The traffic on HWY 96, Carlisle Lane, Boyd Mill Road, and Del Rio is already heavy and increasing and, when the Mack Hatcher extension to Del Rio is complete, the traffic will significantly increase again. Approving 766 additional residences and adding 16,344 trips/day to this area will create a nightmare that will impact every aspect of the lives of the people who live anywhere near the new development.

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

Gideon and Carole Long
850-974-4123

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

From: Gideon Long <topperlong@gmail.com>
Sent: Wednesday, May 27, 2020 4:06 PM
To: Planning Intake <planningintake@franklintn.gov>; Dianna Tomlin <dianna.tomlin@franklintn.gov>; amy.diaz-barriga@franklintn.gov; danamclendon@mac.com
Subject: Southern Land Highway 96 Proposal

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

We live at 1808 Thornbrook Lane in Carlisle and are requesting that you not approve the subject proposal. The traffic on HWY 96, Carlisle Lane, Boyd Mill Road, and Del Rio is already heavy and increasing and, when the Mack Hatcher extension to Del Rio is complete, the traffic will significantly increase again. Approving 766 additional residences and adding 16,344 trips/day to this area will create a nightmare that will impact every aspect of the lives of the people who live anywhere near the new development.

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

Gideon and Carole Long
850-974-4123

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Dear Commission:

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

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

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

Thank you for your consideration.

Sincerely,

Matthew D. Magallanes

514 Ardmore Place

Franklin, TN 37064

Personal Work Phone: 615-778-3939

Matthew D. Magallanes

Chairman

Education Foundation for Williamson County, LLC

118 Front Street, Suite 116-Box 76

Franklin, TN 37064

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Dear Elected Officials,

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

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

Sincerely,

Mark & Karen McCutcheon

1900 Townsend Blvd

Franklin TN 37064

615-394-7782

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@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@franklin.tn.gov>
Subject: Gas station in westhaven

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

Hi,

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

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

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

Sincerely,

A concerted mother

Sent from my iPhone

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

Thank you.

Dan Mills

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

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

Thanks in advance,
KK Moore

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Dear Members of the Franklin Planning Commission,

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

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

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

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

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

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

Respectfully,

Dale Mowry

Westhaven Resident

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Hello,

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

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

Thank you,
Sue Niedrich
818 Stonewater Blvd.

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

From: Richard Niedrich <rniedrich@comcast.net>
Sent: Wednesday, May 27, 2020 6:01 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Westhaven Growth Expansion Proposal

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

Dear Members of the Franklin Plan Commission,

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

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

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

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

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

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

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

Sincerely,

Richard Niedrich
818 Stonewater Blvd.

847-344-5731

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

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

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

Jennifer Vanden Oever
310-704-8372

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

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

Thanks,

Rob Parrish
222 Prospect Avenue
Franklin, TN 37064
615.400.1604

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

TO WHOM IT MAY CONCERN

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

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

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

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

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

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

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

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

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

I received just one acknowledgment: from the Mayor.

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

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

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

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

Yours,

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

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Hello!

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

Thank you for your time,
Tami Polak

1007 Oleander Street
Franklin TN 37064



C:615-517-4955

Dianna Tomlin

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

LAST 2 OF 2

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

Good Afternoon,

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

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

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

Thank you,
Concerned resident, Ramona Hahn

Sent from my iPhone

May 16, 2020

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

Subject: Westhaven Rezoning Plan

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

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

Please do not approve this proposal.

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

Judith A. Swartz
Westhaven resident

1 Attachment

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

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

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

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

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

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

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:34 PM
To: Dianna Tomlin
Subject: FW: Development Plan Revision/Rezoning - resident concerns

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: Jessica Robb <jessica.hart51@gmail.com>
Sent: Thursday, May 28, 2020 11:44 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Development Plan Revision/Rezoning - resident concerns

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

City of Franklin Planning and Sustainability Department:

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

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

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

Your consideration of these concerns is appreciated.

Best regards,

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Good Afternoon,

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

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

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

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

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

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

Regards,
Jeremy Robb
633 Stonewater Blvd Franklin TN 37069

Dianna Tomlin

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

Follow Up Flag: Follow up
Flag Status: Flagged

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Dear Ms. Diaz-Barriga,

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

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

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

Cordially,
Martha Rudman
Carlisle
newtonmiz@aol.com

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

To Whom It May Concern:

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

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

Sincerely,
Andy Russell

Sent from my iPad

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

To Whom It May Concern,

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

Thank you for your consideration.

With best regards,
Sandy Schlicht

Dianna Tomlin

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

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

Dear Franklin City Planner Dianna Tomlin:

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

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

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

Raymond P. Schmidt, Cornerstone Circle

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

Hi,

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

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

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

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

Dianna Tomlin

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

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

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

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

To whom it may concern,

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

Sincerely,
Heather Soriano

Sent from my iPhone

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: Susan Seifert <susanmseifert@gmail.com>
Sent: Wednesday, May 27, 2020 4:38 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Westhaven new residences meeting

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

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

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:26 PM
To: Dianna Tomlin
Subject: Fwd: Westhaven Rezoning (Revision 5)

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: Kristi Strei <akstrei@msn.com>
Sent: Tuesday, May 26, 2020 11:01 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven Rezoning (Revision 5)

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

City of Franklin Planning and Sustainability Department

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

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

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

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

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

Regards,

Adam and Kristi Strei

8024 Keats St.

Franklin, TN 37064

akstrei@msn.com

Dianna Tomlin

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

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

Mayor, Aldermen, and Planning staff:

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

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

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

Donna and Bill Sumners

1408 Primrose Lane, Franklin, TN

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

From: Jeanne <j10brink@aol.com>
Sent: Thursday, May 28, 2020 9:17 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Southern Land Development

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

Good Morning

I am a resident of Westhaven, have been for 6 years. I have watched this neighborhood grow at a tremendous rate. It is now difficult to drive through Front Street....can be very difficult at times. We are all awaiting some horrible accident with a car and a pedestrian or a person riding their bike.....especially children...and it will happen.

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

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

Thank you for your attention

Jeanne TenBrink

Sent from my iPad

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

Thank you. Sincerely, Rob Tiede

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

Thank you,

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

dkfister@bellsouth.net

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

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

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

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

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

Amy Biagini
Founders Pointe

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

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

RE: WESTHAVEN DEVELOPMENT PLAN

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

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

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

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

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

Kind regards,

Faye and Richard Sturm

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Tuesday, May 26, 2020 11:17 AM
To: Dianna Tomlin
Subject: FW: Westhaven Development

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

Amy Barriga, Planning Supervisor,

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

Betty Cunningham
402 Cornerstone Way
Franklin, Tn 37064

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

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

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Good Afternoon

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

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

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

Best regards,

Tanya Wierschke

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

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

To Franklin Planning Commission and Franklin Town Council

Your Honors

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

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

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

Thanks for your consideration. We await your responsive decision.

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

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

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

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

Thank you. Tara Baldwin
Westhaven resident

Sent from Tara's phone

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

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

Dear Members of the Franklin Municipal Planning Commission:

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

Kind regards,

R. Greg Hughes

+1.865.207.3451 (mobile)



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

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

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

To Whom it may concern:

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

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

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

Regards, Karen Peterson

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

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

City of Franklin Planning Commission:

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

Richard and Ellen Rust
1200 Porter Street — Westhaven

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

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

Dear Members of the Franklin Municipal Planning Commission:

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

Sincere Regards,

Sara Morris

BEAUTYCOUNTER

Sally Sara Morris

Executive Director

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

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



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

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

To whom it may concern,

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

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

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

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

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

Thanks for your time,

Cat Aquino

Sent from my iPhone

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

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

Good day Mayor, Alderman, & Planning Commissioners,

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

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

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

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

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

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

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

Thank you,

Cynthia Townsend

p

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